



City of San Antonio

Agenda Memorandum

File Number:20-1595

Agenda Item Number: P-3.

Agenda Date: 2/20/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2019-11600079

(Associated Zoning Case Z-2019-10700275)

SUMMARY:

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Current Land Use Category: "High Density Residential"

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 11, 2019

Case Manager: Michael Pepe, Planner

Property Owner: TSTMann, LLC

Applicant: Douglas Miller

Representative: Brown & Ortiz, P.C.

Location: 707 Dawson Street

Legal Description: South 104.22 feet of Lot 11, Lot 12 and Lot 13, Block 8, NCB 562

Total Acreage: 0.3739

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Dignowity Hill

Applicable Agencies: Fort Sam Houston, Office of Historic Preservation, Solid Waste Department

Transportation

Thoroughfare: Dawson

Existing Character: Local

Proposed Changes: None

Thoroughfare: N Hackberry

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.

Routes Served: 22, 24, 222

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Goals:

Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy

5.1.6. Improve and rehabilitate properties including commercial and vacant properties

Comprehensive Land Use Categories

Land Use Category: “High Density Residential”

Description of Land Use Category:

High Density Residential Development includes multifamily developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

Permitted Zoning Districts: R-3, R-4, R-6, PUD, RM4, RM-5, RM-6, MF-18, MF-25, MF-33 & MF-40

Land Use Category: “Low Density Mixed Use”

Description of Land Use Category:

Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM4, RM-5, RM-6, MF-18, MF-25, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, & O-1

Land Use Overview

Subject Property

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Vacant Apartments

Direction: North

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Homes

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Homes

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Vacant

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center but it is within a Premium Transit Corridor.

STAFF ANALYSIS & RECOMMENDATION: Staff and Planning Commission (8-0) recommend Approval.

The request to amend this larger site is an appropriate placement of “Low Mixed Use” along Hackberry, an active corridor. “Low Density Mixed Use” will allow the applicant to request “IDZ-2” Medium Intensity Infill Development Zone District with “C-2” Commercial District and a Reception Hall, Party House, or Meeting Facility and develop a small office building. The proposed “Low Density Mixed Use” also provides appropriate transition between the existing “High Density Residential” and “Low Density Residential” to the north and east of the subject property.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Dignowity Hill Neighborhood Plan, as presented above.

2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700275

Current Zoning: "MF-33" Multifamily District

Proposed Zoning: "IDZ-2" Medium Intensity Infill Development Zone District with used permitted in "C-2" Commercial District and a Reception Hall, Party House, or Meeting Facility

Zoning Commission Hearing Date: December 17, 2019