



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-606

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 4/3/2014

**Title:** PLAN AMENDMENT # 14026 (District 2): An Ordinance amending the land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of an 1.2020 acre tract of land located at 301, 305, 309, 313, 315, 319, 323, and 327 North Olive Street from Low Density Residential land use to Low Density Mixed Use land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014094 S)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 1 - Adopted and Proposed LU Maps, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2014-04-03-0211

Date	Ver.	Action By	Action	Result
4/3/2014	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Roderick J. Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:** Plan Amendment 14026

### SUMMARY:

An Ordinance amending the future land use plan contained in the **Dignowity Hill Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.2020 acres of land out of NCB 584 located at 301, 305, 309, 313, 315, 319, 323, and 327 North Olive Street from **Low Density Residential** to **Low Density Mixed Use** land use.

The Department recommends approval. Low Density Mixed Use is consistent with the established pattern of uses in the area. Expanding the Low Density Mixed Use land use classification to further east, where the subject property is located, is consistent with the overall character of this small mixed-use block. This location has high-degree of accessibility due to the established grid street pattern in the area. Further, providing parking spaces for the Carver Cultural Center is consistent with Objective 1.2 of the Dignowity Hill Neighborhood Plan, which states the community's desire to provide parking at community centers.

### BACKGROUND INFORMATION:

**Applicant:** City of San Antonio

**Owner:** City of San Antonio and IDEA Public Schools

**Property Location:** 301, 305, 309, 313, 315, 319, 323, and 327 North Olive Street

**Acreage:** 1.2020

**Current Land Use of site:** Mostly vacant and developed with two residential structures

**Adjacent Land Uses:**

**N:** designated Low Density Residential; vacant parcel

**E:** designated Low Density Residential; occupied by single-family homes

**S:** designated Public/Institutional; occupied by Carver Cultural Center

**W:** designated Low Density Residential and Low Density Mixed Use; occupied by single-family homes and office of a non-profit organization

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**Comprehensive Plan Analysis**

**Comprehensive Plan Component:** Dignowity Hill Neighborhood Plan

**Plan Adoption Date:** December 3, 2009

**Update History:** N/A

**Plan Goals:**

**Goal 1, Objective 1.2:** Expand safety measures and parking at community centers in order to ensure the centers are utilized by neighborhood residents and visitors.

**Goal 15:** Create pedestrian safe and friendly environment.

**LAND USE ANALYSIS:**

The subject property is located between Center and Crockett Streets along Olive Street, immediately north of the Carver Community Cultural Center and the Carver Academy. The subject property consists of eight abutting lots of which two of them are developed with single-family structures on their individual lots. The area is mostly developed with single-family homes with the exception of Carver campus to the south and various non-residential uses to the west along North Hackberry Street. The Dignowity Hill Neighborhood Plan classifies the parcels along North Hackberry Street as Low Density Mixed Use. Remaining surrounding properties to the east and north are classified as Low Density Residential. However, the Carver Cultural Center and the Carver Academy is classified as Public/ Institutional.

The Carver Community Cultural Center was established in 1930 with a mission for education and community outreach for the City's east side and broader San Antonio. The Center was placed on the National Register for Historic Places in 2007. Today, the Center provides educational, social, and cultural services on the east side and the San Antonio metropolitan area. In 2009, the planning team of the Dignowity Hill Neighborhood Plan recognized the need for parking space for the Center and drafted the Objective 1.2: *Expand safety measures and parking at community centers in order to ensure the centers are utilized by neighborhood residents and visitors* . The Center was awarded \$1 million dollars in funding under the 2012-2017 Bond Program for improvements to include, but not limited to, a parking lot expansion to accommodate patrons, staff members, visitors, artists and entertainers of the Center. The proposed project will increase the parking capacity of the Center significantly.

The applicant requests this plan amendment and associated zoning change in order to achieve the aforementioned objective of the Neighborhood Plan. The Low Density Residential land use classification does not allow any non-residential zoning district which is required by the Unified Development Code (UDC) for developing a noncommercial parking lot. The associated zoning district required to implement the proposed noncommercial parking lot on the subject property requires a higher intensity land use classification.

Abutting the subject property to the west, YWCA family services center and a mortuary are classified as Low Density Mixed Use. Expanding the Low Density Mixed Use land use classification to further east, where the subject property is located, is consistent with the overall character of this small mixed-use block. This location has high-degree of accessibility due to the established grid street pattern in the area. The proposed Low Density Mixed Use will be consistent with the established Public/Institutional center occupied by the Carver Community Cultural Center and is not anticipated to negatively affect the abutting low density residential lots. Further, providing parking spaces for the Center is consistent with Objective 1.2 of the Dignowity Hill Neighborhood Plan, which states the community's desire to provide parking at community centers.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

North Hackberry Street, located one block west of the subject property, is a Secondary Arterial Type B roadway. East Commerce Street, a Primary Arterial Type B roadway, is two blocks south of the subject property. Similarly, East Houston Street, a Secondary Arterial Type B roadway, is one block north of the subject property. North Olive, Center and Crockett are local streets. Several VIA bus stops are located nearby on North Hackberry, East Commerce and East Houston streets. North Hackberry is served by route 516. East Commerce is served by route 25. East Houston is served by route 24. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property will be accessible from North Olive Street.

**COMMUNITY FACILITIES ANALYSIS:**

The subject property is part of a community facility, the Carver Community Cultural Center. Other nearby facilities includes Fairchild Park, Historic Cemeteries, Dignowity and Lockwood Parks, Ella Austin Community Center and several neighborhood-scale churches. The requested land use change should not create any additional demand for community facilities. Rather, it will complement the existing community facilities in the area.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Low Density Residential.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

Approval. Low Density Mixed Use is consistent with the established pattern of uses in the area. Expanding the Low Density Mixed Use land use classification to further east, where the subject property is located, is consistent with the overall character of this small mixed-use block. This location has high-degree of accessibility due to the established grid street pattern in the area. Further, providing parking spaces for the Center is consistent with Objective 1.2 of the Dignowity Hill Neighborhood Plan, which states the community's desire to provide parking at community centers.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 26, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: February 7, 2014

No. of notices mailed 10 days prior to Public Hearing: 32 to property owners within 200 feet; 23 to Planning team members, 1 to applicant and 1 to registered neighborhood association.

Registered Neighborhood Association Notified: Dignowity Hill Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014094 S**

Current zoning: “RM-4 H AHOD”, “RM-4 H CD AHOD (Conditional Use for a Triplex)”

Proposed zoning: “C-1 S H AHOD (Specific Use Authorization for a noncommercial parking lot requiring demolition of dwelling units)”

Zoning Commission Public Hearing Date: March 4, 2014

Approval