



City of San Antonio

Legislation Details (With Text)

File #: 15-1505
Type: Plan Amendment
In control: City Council A Session
On agenda: 3/5/2015
Title: PLAN AMENDMENT #15012 (District 2): 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 0.2521 acres of land being Lot 5, Block 22 in NCB 537, located at 422 Hays Street from Low Density Residential land use to Low Density Mixed Use land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2015067)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. DRAFT ORDINANCE, 4. Ordinance 2015-03-05-0164

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15012

(Associated Zoning Case Number Z2015067)

SUMMARY:

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Low Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 28, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Sandalwood LCC

Applicant: Sandalwood LCC

Representative: Sandalwood LCC

Location: Approximately 0.2521 acres of land being Lot 5, Block 22 in NCB 537, located at 422 Hays Street.

Total Acreage: 0.2521 acres

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Dignowity Neighborhood Association

Planning Team: 25

Applicable Agencies: None

Transportation

Thoroughfare: Hays Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Cherry Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Hackberry Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Public Transit:

There is a VIA bus stop one block east at the corner of Hays Street and Hackberry Street.

ISSUE:

Plan Adoption Date: December 3, 2009

Update History: None

Goal 8: Increase homeownership through infill development and housing rehabilitation

Goal 9: Well maintained and diverse housing stock

Goal 10: Preserve the unique historic character of Dignowity Hill

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots. The Dignowity Hill Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock whenever possible. It is recommended that all infill housing match existing housing in character, lot layout, and size.

Example Zoning Districts:

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Comprehensive Land Use Categories

Low Density Mixed Use: 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 walk ability 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.

Example Zoning Districts:

R-3, R-4, R-5, R-6, RM-4, 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

Low Density Residential

Current Use

Vacant Lot

North

Future Land Use Classification

Low Density Mixed Use and Low Density Residential

Current Use

Single and Multi-Family Residences

East

Future Land Use Classification

Low Density Residential and Medium Density Residential

Current Use

Single and Multi-Family Residences

South

Future Land Use Classification

Low Density Mixed Use and Low Density Residential

Current Use

Multi and Single-Family Residences

West

Future Land Use Classification

Low Density Residential and Low Density Mixed Use

Current Use

Single-and Multi-Family Residences

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct four single-family residences on the subject property. In order to accommodate this development the applicant is requesting the IDZ zoning district which provides some design flexibility, to include setback and parking requirements. The development meets the intent of the IDZ which is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures within existing built-up areas. However, while the Low Density Residential land use classification allows for the construction of single-family homes by right; the associated zoning district required to implement the proposed development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan.

The subject property is located in an area that has seen extensive development for commercial and higher density residential uses. Its location adjacent to an existing Low Density Mixed Use node and its close proximity to varied Low Density Mixed Use residential and commercial uses along North Cherry Street to the west make it appropriate for the Low Density Mixed Use classification. The change to Low Density Mixed Use will not significantly alter the land use pattern or character of the immediate area as the existing Low Density Residential classification allows for development that is compatible with the proposed Low Density Mixed Use classification. The Low Density Mixed Use land use classification supports the goals of the Dignowity Neighborhood Plan of encouraging and facilitating the development of quality, diverse housing that is compatible with the character of the neighborhood.

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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. Its location adjacent to an existing Low Density Mixed Use node and its close proximity to varied Low Density Mixed Use residential and commercial uses along North Cherry Street to the west make it appropriate for the Low Density Mixed Use classification.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

Current Zoning: "H R-6 AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

Proposed Zoning: "H IDZ AHOD" Infill Development Zone Dignowity Hill Airport Hazard Overlay District with single-family residential uses not to exceed 16 units an acre

Zoning Commission Hearing Date: February 3, 2015

Zoning Commission Recommendation: Approval.