



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3925

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/8/2015

**Title:** (Continued from 06/24/15) PA 15055: A request by TIHC Corp, for approval of a resolution to amend 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 0.180 acres of land being a portion of Lot 17, NCB 568, located at 532 Dawson Street and 417 North Mesquite Street, from "Low Density Residential" to "Low Density Mixed Use". Staff recommends Approval . (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA15055 Aerial Map, 2. PA15055 Adopted and Proposed LU Maps, 3. PC Resolution PA 15055.pdf

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Plan Amendment 15055  
(Associated Zoning Case # Z2015227)

**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:** June 24, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Logan Fullmer

**Applicant:** Temple Investment Holdings Corporation

**Representative:** Temple Investment Holdings Corporation

**Location:** Approximately 0.180 acres of land being Lot 8, Block 22 in NCB 568, located at 532 Dawson Street and 417 Mesquite Street.

**Total Acreage:** 0.180 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Dignowity Neighborhood Association

**Planning Team:** 25

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Dawson Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Mesquite Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop three blocks south at the corner of East Houston Street and Mesquite 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 Residential

**Current Use**

Single-Family Residences

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single Family Residences

South

**Future Land Use Classification**

Low Density Mixed Use and Low Density Residential

**Current Use**

Single-Family Residences, industrial business

West

**Future Land Use Classification**

Low Density Residential and Low Density Mixed Use

**Current Use**

Single-Family Residences

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to construct five live-work units on the subject property. In order to accommodate this development the applicant will request an 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. The property's location is adjacent to an existing Low Density Mixed Use node and its close proximity to a Low Density Mixed Use residential and commercial uses along North Mesquite Street and to the west of the property, makes the request 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 Mesquite Street makes it appropriate for the Low Density Mixed Use classification.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015227**

Current Zoning: "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses for five (5) single-family/live-work units

Zoning Commission Hearing Date: July 7, 2015