



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1445

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 2/10/2016

**Title:** PLAN AMENDMENT # 16027 (Council District 2): A request by K/T TX Holdings, LLC c/o John Cooley, 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 1.65 acres out of NCB 531 located at 901 North Pine, 914 North Olive, and 918 and North Olive from "Public/Institutional" and "Low Density Residential" to "Low Density Mixed-Use". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16027, 2. Aerial-PA \_16027, 3. PC Resolution - PA 16027

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

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16027  
(Associated Zoning Case Z2016091)

**SUMMARY:**

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

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

**Current Land Use Category:** Public/Institutional and Low Density Residential

**Proposed Land Use Category:** Low Density Mixed-Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 10, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC

**Representative:** John Cooley

**Location:** 901 North Pine, 914 and 918 North Olive

**Legal Description:** 1.65 acres of land out of NCB 531

**Total Acreage:** 1.65

**Notices Mailed**

**Owners of Property within 200 feet:** 44

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** North Olive Street

**Existing Character:** Local Street

**Proposed Changes:** None.

**Thoroughfare:** North Pine Street

**Existing Character:** Local Street

**Proposed Changes:** None.

**Public Transit:** VIA Bus Routes 22 and 222 stop near the subject property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Plan Goals:**

Goal 8: Increase homeownership through infill development and housing rehabilitation Goal 9: Well maintained and diverse housing stock

**Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** 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.

The neighborhood has varying densities included within the low density residential land use area. In recognition of these existing multifamily uses, attached or detached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. It is also recommended that structures built as multifamily housing continue its multifamily use, even when located within the low density residential areas. If a structure was built as a single-family use and was later converted into a multifamily structure, it is recommended that the structure return to a single-family use.

This form of development should be located away from major arterials, and may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood

access.

Pre-existing commercial buildings 3,000 square feet or less located at the corners of residential streets may be used for neighborhood commercial purposes.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

### **Comprehensive Land Use Categories**

**Land Use Category:** Public/Institutional

**Description of Land Use Category:** Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc. The ideal location for these services include where they currently reside, as well as along major arterials or collectors or where they meet the future needs of neighborhood residents.

**Permitted Zoning Districts:** Varies

### **Comprehensive Land Use Categories**

**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, 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**

Public/Institutional, Low Density Residential

**Current Use**

Vacant Lot, Office, Church

North

**Future Land Use Classification**

Low Density Residential, Public/Institutional, High Density Residential

**Current Use**

Single-Family Residences, Multi-Family Residences, Community Center

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

South

**Future Land Use Classification**

Low Density Residential, Parks/Open Space

**Current Use**

Single-Family Residences, Park

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Lot, Single-Family Residence

**Land Use Analysis**

The current land use designation, under the Dignowity Hill Neighborhood Plan, is Low Density Residential and Public/Institutional, which are both suitable for the subject property. However, this plan amendment and associated rezoning are being requested for the development and improvement of the subject property as higher density, mixed infill development. The requested "IDZ" Infill Development Zone is permitted under Low Density Mixed Use land use designation. The requested Low Density Mixed Use land use designation is appropriate as the property is primarily surrounded by residential uses, which are permitted under this designation. The existing structures on the property have suffered fire damage and the property has been dormant since 2013. The requested land use classification will allow for the proposed development of 14 single-family homes, four live-work units, and the repurposing of the existing church annex and supports the Dignowity Hill Neighborhood Plan's objective of discouraging vacant lots and encouraging infill.

**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. The requested land use change will allow the development of 14 single-family homes, four live-work units, and mixed residential/commercial uses and will not have any significant negative impact on the surrounding land. The requested land use change will also assist in decreasing the number of vacant lots and housing through the marketing of properties for infill housing.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016091**

Current Zoning: "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District

Zoning Commission Hearing Date: February 16, 2016