



City of San Antonio

Legislation Details (With Text)

File #: 16-1076

Type: Plan Amendment

In control: City Council A Session

On agenda: 2/18/2016

Title: PLAN AMENDMENT # 16007 (Council 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 0.1465 acres of land out of NCB 520, located at 432 Burleson Street from "Neighborhood Commercial" to "Low Density Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016027)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16007, 2. Aerial-PA _16007, 3. PA 16007 Signed Resolution, 4. Draft Ordinance, 5. Ordinance 2016-02-18-0121

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16007

(Associated Zoning Case Z2016027)

SUMMARY:

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category: Low Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 16, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: MS410 Partners LLC

Applicant: MS410 Partners LLC

Representative: MS410 Partners LLC (Marcelo Andonie)

Location: 432 Burleson Street

Legal Description: 0.1465 acres of land out of NCB 520

Total Acreage: 0.1465

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Dignowity Hill

Planning Team: Dignowity Hill

Applicable Agencies: None

Transportation

Thoroughfare: Burleson Street

Existing Character: Local Street

Proposed Changes: None.

Thoroughfare: Hackberry Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Public Transit:

There are no bus routes near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Update History: None.

Goal 8: Increase homeownership through infill development and housing rehabilitation.

Objective 8.1: Decrease the number of vacant lots and housing through rehabilitation and marketing of properties for infill housing.

Comprehensive Land Use Categories

Neighborhood Commercial: Includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include a convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores.

Related Zoning Districts: NC, O-1, & C-1

Comprehensive Land Use Categories

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.

Related 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

Neighborhood Commercial

Current Use

Vacant Lot

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial (Glass Sales and Manufacturing)

East

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot, Single-Family Residences

South

Future Land Use Classification

Low Density Mixed Use

Current Use

Single-Family Residences

West

Future Land Use Classification

Neighborhood Commercial

Current Use

Single-Family Residences

LAND USE ANALYSIS:

The current land use designation, under the Dignowity Hill Neighborhood Plan, is Neighborhood Commercial, which does not allow for residential zoning. This plan amendment and associated rezoning are being requested for the development and improvement of the subject property as two (2) single-family dwellings. The requested Low Density Mixed Use land use designation is appropriate as the property is primarily surrounded by residential uses, which are permitted under Low Density Mixed Use. The requested land use classification 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 two (2) single-family dwellings 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.

PLANNING COMMISSION RECOMMENDATION: Approval, 8-0.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016027

Current Zoning: "NC-H AHOD" Neighborhood Commercial Historic Airport Hazard Overlay District

Proposed Zoning: "IDZ-H AHOD" Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for two (2) single-family dwellings.

Zoning Commission Hearing Date: January 19, 2016