



City of San Antonio

Legislation Details (With Text)

File #: 18-6444

Type: Plan Amendment

In control: Planning Commission

On agenda: 11/28/2018

Title: PLAN AMENDMENT CASE # PA-2018-900003 (Council District 2): A request by Brown & Ortiz, P.C., representative, for approval of a resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on 0.402 acres out of NCB 1276, located at 1943 IH 35 North. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900014).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. PC Resolution- PA-2018-900003

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 2018-900003
(Associated Zoning Case Z2018-900014)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Plan Update History: November 4, 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 28, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Anaxor Investments LLC & Gilley Properties International LLC

Applicant: Gilley Mendoza

Representative: Brown & Ortiz, P.C.

Location: 1943 Interstate 35 North

Legal Description: 0.402 acres out of NCB 1276

Total Acreage: 0.402 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Office of Historic Preservation, Texas Department of Transportation, Fort Sam

Transportation

Thoroughfare: North Palmetto Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Gloucester Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: IH 35 N

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA route 20 is 3 block north of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Update History: November 4, 2010

Plan Goals: 2.1 Redevelop and revitalize the neighborhood.

- Conserve, rehabilitate and/or replace (if necessary) 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. Recommended development densities in Low Density Residential areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient

neighborhood access.

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

Land Use Category: Low Density Mixed Use

Description of Land Use Category: Provides a mix of low intensity residential and commercial uses. May be located in adjacent lots or integrated in one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses Shared parking located to the rear of structures, limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, NC, C-1, IDZ, TOD, MXD, UD, O-1, FBZD

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant Lots

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: South

Future Land Use Classification:

None

Current Land Use Classification:

Highway

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center, but is within half a mile of the New Braunfels Metro Premium Plus Route.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant proposes to develop the lot for ten residential units. The requested “Low Density Mixed Use” will allow the applicant to request the “IDZ” base zoning district. The change to “Low Density Mixed Use” will not negatively impact the neighborhood, as the lot fronts IH-35 where it would be appropriate facing an interstate highway and other residential uses. In addition, the applicant is required to go before Historic Design Review Commission to ensure the scale and design of the development is within keeping of the surrounding area. Furthermore, it is a goal within the Government Hill Neighborhood Plan to redevelop and revitalize the neighborhood.

This property is located within the Government Hill Historic District. Any new construction will require approval from the Historic and Design Review Commission. Approval of a site plan or materials submitted as part of a zoning application **does not** supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Historic and Design Review Commission for this project. Additionally, based on the submitted site plan, there are several conflicts with the Historic Design Guidelines and the proposed project. **Thus it is extremely unlikely that the proposed site plan will receive approval from the Historic and Design Review Commission (HDRC) as proposed. It is strongly recommended that the applicant apply for conceptual approval from the HDRC prior to proceeding with the zoning application.**

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Government Hill Neighborhood Plan, as presented above.

2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018-900014

Current Zoning: R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District and "R-5 H HS AHOD" Residential Single-Family Government Hill Historic Historic Significant Airport Hazard Overlay District Overlay District.

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Government Hill Historic Airport Hazard Overlay District for 10 residential units and "IDZ H HS AHOD" Infill Development Zone Government Hill Historic Historic Significant Airport Hazard Overlay District for 10 residential units

Zoning Commission Hearing Date: December 4, 2018