



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6775

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/25/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600059 (Council District 2): A request by Roi Biton, applicant, 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 Mixed Use" to "Mixed Use" on approximately 0.3535 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duvall Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700207) (Patricia Franco, Planner, (210) 207-5876, Patricia.Franco@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600059  
(Associated Zoning Case Z-2019-10700207)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September, 2001

**Plan Update History:** October, 2010

**Current Land Use Category:** "Low Density Mixed Use"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 25, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Promised Land Investment Properties

**Applicant:** Roi Biton

**Representative:** Roi Biton

**Location:** 1403 North Pine Street, 1405 North Pine Street and 527 Duval Street

**Legal Description:** approximately 0.3535 acres out of NCB 495

**Total Acreage:** .3535

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance Neighborhood Association

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** North Pine Street

**Existing Character:** Minor Secondary Arterial B

**Proposed Changes:** N/A

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Routes Served:** None.

**Comprehensive Plan**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September, 2001

**Plan Update History:** October, 2010

**Plan Goals:**

1. Housing
  - i. Conserve, rehabilitate and/or replace (if necessary) housing stock.
2. Land Use/Revitalization
  - i. Redevelop and revitalize the neighborhood.
3. Community Initiatives
  - i. Increase community involvement and influence.
  - ii. Increase the safety and security of the neighborhood
4. Community Facilities/ Recreation
  - i. Improve neighborhood open spaces and community facilities and make the neighborhood pedestrian friendly.
5. Transportation/Infrastructure
  - i. Improve the streetscape and make the neighborhood a pedestrian friendly environment.

**Comprehensive Land Use Categories**

**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 re-tail 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

### **Comprehensive Land Use Categories**

**Land Use Category:** “Mixed Use”

#### **Description of Land Use Category:**

Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged.

Mixed Use is preferred along arterials, preferably in a nodal pat-tern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should de-crease in density with distance from the roadway. 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.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, MF-25, MF-40, MF-50, NC, C-1, C-2, C-2P, IDZ, TOD, MXD, UD, O-1, O-1.5, FBZD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Mixed Use”

**Current Land Use Classification:**

Residential Single-Family

**Direction:** North

**Future Land Use Classification:**

“Low Density Mixed Use”

**Current Land Use Classification:**

Residential Single-Family

**Direction:** East

**Future Land Use Classification:**

“Low Density Mixed Use”

**Current Land Use Classification:**

Residential Single-Family

**Direction:** South

**Future Land Use Classification:**

“Public Institutional”

**Current Land Use Classification:**

Light Industrial

**Direction:** West

**Future Land Use Classification:**

“Low Density Mixed Use”

**Current Land Use:**

Commercial

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center and is within a ½ a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Mixed Use” to “Mixed Use” is requested in order to rezone the property to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental. This is not consistent with the Government Hill Neighborhood Plan’s call for “Mixed Use” uses such as Commercial or more intense uses, to be located adjacent to single family residential. If the applicant opts to amend their request to “C-1 CD”, they can request to rezone within the current “Low Density Mixed Use” land use classification.

**ALTERNATIVES:**

1. Recommend approval 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: Z-2019-10700207**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Proposed Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental

**Zoning Commission Hearing Date:** October 1, 2019