City of San Antonio

Legislation Details (With Text)

File #:	19-8775
Type:	Plan Amendment
In control:	Planning Commission
On agenda:	11/27/2019
Title:	(Continued from 11/13/19) PLAN AMENDMENT CASE PA-2019-11600082 (Council District 2): A request by Cesar Sosa, representative, for approval of a Resolution to amend the Dignowity 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 the east 42-feet of the north 134.09-feet of Lot 8, Block 24, NCB 519, located at 334 Burleson Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700258) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Plan Amendment PA2019-11600082
(Associated Zoning Case Z2019-10700258)

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: November 27, 2019. This case is continued from the November 13, 2019 hearing.

Case Manager: Lorianne Thennes, Planner

Property Owner: 5 Elements International, LLC

Applicant: Ruben Lara

Representative: Cesar Sosa

Location: 334 Burleson Street

Legal Description: The east 42-feet of the north 134.09-feet of Lot 8, Block 24, NCB 519

Total Acreage: 0.1292 acres

Notices Mailed
Owners of Property within 200 feet: 36
Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association
Applicable Agencies: Planning Department, Solid Waste Management, Fort Sam Houston, Historic Design Review Commission

Transportation
Thoroughfare: Burleson Street
Existing Character: Local
Proposed Changes: None

Thoroughfare: North Mesquite Street
Existing Character: Local
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 2, 22

ISSUE: None.

Comprehensive Plan
Comprehensive Plan Component: Dignowity Hill Neighborhood Plan
Plan Adoption Date: December 3, 2009
Plan Goals:
Goal 5: Enhance public safety by participating in beautification efforts
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

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:
"Low Density Residential"
Current Land Use Classification:
Vacant

Direction: North
Future Land Use Classification:
"Low Density Residential"
Current Land Use Classification:
Single-family dwellings

Direction: East
Future Land Use Classification:
"Low Density Residential"
Current Land Use Classification:
Single-family dwellings, duplexes

Direction: South
Future Land Use Classification:
"Low Density Residential"
Current Land Use Classification:
Single-family dwellings, duplexes

Direction: West
Future Land Use Classification:
"Low Density Residential" and "Low Density Mixed Use"
Current Land Use:

Single-family dwellings, duplexes

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is not within a regional center but is within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval.

The proposed "Low Density Mixed Use" land use designation is well established in the area to the west and the south of the subject property. The applicant is seeking the Plan Amendment to rezone to "IDZ-1" with uses permitted for two (2) residential dwelling units. The Dignowity Hill Neighborhood Plan encourages infill housing that matches the existing housing character and calls for increased homeownership through infill development and a diverse housing stock. The proposed land use designation is appropriate in an area, based on existing land uses and densities.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700258
Current Zoning: "R-5 H AHOD" Residential Single-Family District Historic Airport Hazard Overlay District
Proposed Zoning: "IDZ-1 H AHOD" Low Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for two (2) dwelling units
Zoning Commission Hearing Date: November 19, 2019