



City of San Antonio

Legislation Details (With Text)

File #: 19-9030

Type: Plan Amendment

In control: Planning Commission

On agenda: 12/11/2019

Title: PLAN AMENDMENT CASE PA-2019-11600090 (Council District 2): A request by Michael and Teresa Garansuay, applicant, 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 north 92.5 feet of Lot 13 and Lot 14, Block 2, NCB 529, located at 909 North Hackberry Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700256) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Draft Resolution

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-2019-11600090
(Associated Zoning Case Z-2019-10700256)

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: December 11, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Michael and Teresa Garansuay

Applicant: Michael and Teresa Garansuay

Representative: Michael and Teresa Garansuay

Location: 909 North Hackberry Street

Legal Description: The north 92.5 feet of Lot 13 and Lot 14, Block 2, NCB 529

Total Acreage: 0.2541

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Parks and Recreation Department; Office of Historic Preservation

Transportation

Thoroughfare: North Hackberry Street

Existing Character: Secondary Arterial B

Proposed Changes: Lamar Street (Austin Street to North New Braunfels Avenue) -- Reconstruct Lamar Street from Austin Street to N. New Braunfels with curbs, sidewalks and driveway approaches as appropriate and within available funding.

Thoroughfare: Fayn Way

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 22

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
- Goal 10: Preserve the unique historic character of Dignowity Hill

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 has varying densities included within the low density residential land use area.

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

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.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM4, 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 Mixed Use

Current Land Use Classification:

Retail

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Bank

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center but located within the Premium Transit Corridor.

STAFF ANALYSIS & RECOMMENDATION: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Low Density Mixed Use” is requested in order to rezone the property to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District to allow for six (6) residential units. This is consistent with the Dignowity Hill Neighborhood Plan’s objective to increase homeownership through infill development and housing rehabilitation and preserve the unique historic character of Dignowity Hill. The future land use classification for the property is “Low Density Residential”, which is compatible with the existing uses in the entire block and the entire block to the east. The proposed Plan Amendment to “Low Density Mixed Use” is a compatible along North Hackberry Street. Also, the “Low Density Mixed Use” future land use classification will add diverse housing options in the east side, while also promoting infill development on an existing vacant lot.

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: Z-2019-10700256

CURRENT ZONING: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District to allow for three (3) residential units

PROPOSED ZONING: "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District to allow for six (6) residential units

Zoning Commission Hearing Date: December 3, 2019