



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-9385

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 1/16/2020

**Title:** PLAN AMENDMENT CASE PA-2019-11600090 (Council District 2): Ordinance amending 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 and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700256)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance

Date	Ver.	Action By	Action	Result
1/16/2020	1	City Council A Session	continued	Pass

**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 and Planning Commission (8-0) recommend 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