



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1026

**Type:** Plan Amendment

**In control:** City Council A Session

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

**Title:** PLAN AMENDMENT CASE PA-2019-11600082 (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 east 42-feet of the north 134.09-feet of Lot 8, Block 24, NCB 519, located at 334 Burleson Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700258)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2020-01-16-0022

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

**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 and Planning Commission (8-0) recommend 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