



City of San Antonio

Agenda Memorandum

File Number:18-2381

Agenda Item Number: 20.

Agenda Date: 3/28/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18044

(Associated Zoning Case Z2018139)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Plan Update History: August 11, 2010

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 28, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Arlene R. Tey, Oscar Tey

Applicant: Peggy Brimhall

Representative: Peggy Brimhall

Location: 421 Pierce Avenue

Legal Description: Lot 5 and the south 51 feet of Lot 4, Block 1, NCB 1265

Total Acreage: 0.3388

Notices Mailed

Owners of Property within 200 feet: 27

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

Applicable Agencies: None.

Transportation

Thoroughfare: Pierce Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: East Carson Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Colita Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 20 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Update History: August 11, 2010

Plan Goals: Goal: Conserve, rehabilitate and/or replace (if necessary) 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. Recommended development densities in Low Density Residential areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

Permitted Zoning Districts: “R-3”, “R-4”, “R-5”, “R-6”

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential includes a variety of detached or attached dwellings, including single-family homes, townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities in Medium Density Residential should not exceed 18 dwelling units per acre. This form of development should be located along collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses like commercial. This classification includes certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: “R-3”, “R-4”, “R-5”, “R-6”, “RM-4”, “RM-5”, “RM-6”, “MF-18”

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residence, Vacant Lot

Direction: North

Future Land Use Classification:

“Low Density Residential”, “Public Institutional”

Current Land Use Classification:

Single-Family Residences, Church

Direction: East

Future Land Use Classification:

“Low Density Residential”, “Medium Density Residential”

Current Land Use Classification:

Single-Family Residence, Duplex

Direction: South

Future Land Use Classification:

“Low Density Residential”, “Public Institutional”

Current Land Use Classification:

Apartments, Church

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Single-Family Residence, Duplex

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center. The property is within a ½ of a mile of the New Braunfels Avenue Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested in order to rezone the property from “R-6 H” Residential Single-Family Government Hill Historic District to “RM-4 H” Residential Mixed Government Hill Historic District. The Government Hill neighborhood includes a wide variety of future land use designations to include “Low Density Residential”, “Medium Density Residential”, “Public Institutional”, and “Mixed Use”. The requested “Medium Density Residential” is consistent with the neighborhood and the goals and objectives of the Government Hill Neighborhood Plan.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P1: Incentivize the development of housing and employment uses in the city's priority growth areas.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P10: Develop a plan to preserve and maintain affordable housing within revitalizing neighborhoods and along transit corridors.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P30: Ensure infill development is compatible with existing neighborhoods.

The land use change and associated rezoning request are consistent with several of the goals and policies of the SA Tomorrow Comprehensive Plan. Likewise, the proposal is generally consistent with the recommendations of the Government Hill Neighborhood Plan to allow limited medium density residential land uses within the area classified as low density residential.

ALTERNATIVES:

1. Recommend Denial 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: Z2018139

Current Zoning: "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District

Proposed Zoning: "RM-4 H AHOD" Residential Mixed Government Hill Historic Airport Hazard Overlay District

Zoning Commission Hearing Date: April 3, 2018