



City of San Antonio

Agenda Memorandum

File Number:18-6448

Agenda Item Number: 21.

Agenda Date: 11/28/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment ZONING-PA-2018-900012
(Associated Zoning Case Z-2018-900013)

SUMMARY:

Comprehensive Plan Component: Downtown Plan

Plan Adoption Date: May 13, 1999

Plan Update History: None

Current Land Use Category: "Residential"

Proposed Text Amendment: To amend the Downtown Plan to allow a text amendment to "G. Denver Heights" to allow for uses consistent with up to 25 units per acre

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 28, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Gilley Properties International, LLC

Applicant: Gilley Mendoza

Representative: Brown & Ortiz, P.C.

Location: 115 Gravel Street and 618 Pine Street

Legal Description: S 50 FT of W 23.6 FT of LOT 23, S 50 FT of Lot 24, Lot 22, and E 27.8 FT OF 23, BLK

Total Acreage: 0.2817

Notices Mailed

Owners of Property within 200 feet: 54

Registered Neighborhood Associations within 200 feet: Denver Heights

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Pine

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Gravel

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 26 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Downtown Plan

Plan Adoption Date: May 13, 1999

Update History: None

Plan Goals: Create urban neighborhoods and increase the number of residents living downtown. Encourage affordable housing for a wider range of people and create new housing incentives

Comprehensive Land Use Categories

Land Use Category: Residential

Description of Land Use Category: Residential uses include single family, multifamily and mixed use activities. In the area shown there are approximately 17,200 residents (Appendix A). There are a number of mixed use and mid-rise residential buildings in the center of downtown along the River Walk, Houston Street, Broadway and St. Mary's Street. Historic neighborhood districts include King William to the south (which has warehouse lofts) and Dignowity Hill to the east. Public housing is currently found predominantly in south downtown at the Victoria Courts site which is pending redevelopment (public or private) based on feasibility results.

Permitted Zoning Districts: NA

Land Use Overview

Subject Property

Future Land Use Classification:

Residential

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Residential

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

Residential, Medium Density

Current Land Use Classification:

Vacant Lots, Single-Family Residences

Direction: South

Future Land Use Classification:

Residential, Medium Density

Current Land Use Classification:

Single-Family Residences, Church, Vacant Lots

Direction: West

Future Land Use Classification:

Residential

Current Land Use:

Single-Family Residences, Vacant Lots

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center, nor a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The Applicant is seeking a text amendment to allow for 7 residential units. Section G of the land use plan currently reads as “Single family housing at a maximum density of 8 units per gross acre; continuation of infill and housing rehabilitation development to maintain existing neighborhood character”. This density would only allow for 2 units across the 3 lots. Allowing the change in text to allow for uses consistent with up to 25 units per acre on the subject property would give the applicant the requested 7 units the applicant is proposing.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Downtown Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900013

Current Zoning: “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District

Proposed Zoning: “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District

Zoning Commission Hearing Date: December 4, 2018