



# City of San Antonio

## Agenda Memorandum

**File Number:**19-3507

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**Agenda Item Number:** 10.

**Agenda Date:** 4/24/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600021

(Associated Zoning Case Z-2019-10700059)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Current Land Use Category:** “Low Density Residential” and “Medium Density Residential”

**Proposed Land Use Category:** “Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 24, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** John Feik

**Applicant:** Erin Bley

**Representative:** Erin Bley

**Location:** 808 Quitman, 512 Pierce and 516 Pierce

**Legal Description:** East 51.7 feet of Lot 35, Lot 36, Lot 43, Lot 44, Lot 47, NCB 1260

**Total Acreage:** 0.883

### **Notices Mailed**

**Owners of Property within 200 feet:** 53

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

**Applicable Agencies:** Fort Sam Houston

### **Transportation**

**Thoroughfare:** Quitman Street

**Existing Character:** Local

**Thoroughfare:** Pierce Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 20

### **Comprehensive Plan**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Plan Goals:**

- 2.1 Redevelop and revitalize the neighborhood.
- 5.1 Improve the streetscape and make the neighborhood a pedestrian friendly environment.

### **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

### **Comprehensive Land Use Categories**

**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

### **Comprehensive Land Use Categories**

**Land Use Category:** “Mixed Use”

**Description of Land Use Category:**

Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, MF-25, MF-40, MF-50, NC, C-1, C-2, C-2P, IDZ, TOD, MXD, UD, O-1, O-1.5, FBZD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Low Density Residential and Medium Density Residential

Direction: North

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Multi-Family Residences and Meeting Hall

Direction: East

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

Public Institutional, Low Density Residential, Medium Density Residential

**Current Land Use Classification:**

Church, Single Family Residence, Multi-Family Residences

Direction: West

**Future Land Use Classification:**

Public Institutional

**Current Land Use:**

Post Office

**FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

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

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” and “Medium Density Residential” to “Mixed Use” is requested in order to rezone the property to “IDZ H MLOD-3 MLR-2 AHOD” with uses permitted in “MF” multi-family up to 75 units per acre and “C-2” Commercial uses. This is consistent with the Government Hill Neighborhood Plan’s objective to encourage and support any revitalization and redevelopment efforts consistent with the Neighborhood Plan and improve the visual appearance of the streetscape. Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses.

**ALTERNATIVES:**

1. Recommend approval 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: Z-2019-10700059**

Current Zoning: “C-2 H MLOD-3 MLR-2 AHOD” Commercial Historic Martindale Army Air Field Military Lighting Overlay District Airport Hazard Overlay District

Proposed Zoning: “IDZ H MLOD-3 MLR-2 AHOD” Infill Development Zone Historic Martindale Army Air Field Military Lighting Overlay District Airport Hazard Overlay District with uses permitted in “MF” multi-family up to 75 units per acre and “C-2” Commercial uses.

Zoning Commission Hearing Date: May 7, 2019