



City of San Antonio

Agenda Memorandum

File Number:19-6427

Agenda Item Number: 18.

Agenda Date: 9/11/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment Case PA2019-11600054
(Associated Zoning Case Z2019-10700191)

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: September 11, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: Clara Johnson

Applicant: PSW Real Estate (c/o Hank Parker)

Representative: Brown & Ortiz, P.C.

Location: 931 North Olive Street

Legal Description: 0.761 acres out of NCB 530

Total Acreage: 0.761 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Fort Sam Houston, Historic Design Review Commission, Texas Department of Transportation

Transportation

Thoroughfare: Fayn Way

Existing Character: Local

Proposed Changes: None

Thoroughfare: Lamar St.

Existing Character: Local

Proposed Changes: None

Thoroughfare: Olive St.

Existing Character: Local

Proposed Changes: None

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

Routes: 22, 222

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Plan Goals:

Goal 9: Well maintained and diverse housing stock

The Plan's Future Land Use Vision encourages the current mix of density within the low density residential areas to remain as they are.

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:

High Density Residential

Current Land Use Classification:

Multi-Family Residential

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single Family Dwelling

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single Family Dwellings

Direction: West

Future Land Use Classification:

Low Density Mixed Use

Current Land Use:

Single Family Dwellings

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center but within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The existing “Low Density Residential” land use is consistent with the existing zoning of “RM-6,” which allows up to twelve (12) residential mixed units, if subdivided appropriately. The applicant seeks an amendment in order to rezone to “IDZ-2” for 16 residential units. The proposed “Low Density Mixed Use” would allow excessive density for 16 residential units, resulting in inappropriate massing for the character of the neighborhood. There are already sufficient areas of “Low Density Mixed Use” to the north and the west. Additionally, “Low Density Mixed Use” is intended for mixed use development of commercial and residential uses not solely for utilizing infill development for additional density.

The subject properties are appropriately developable with the current land use and zoning.

ALTERNATIVES:

1. Recommend Approval 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: Z2019-10700191

Current Zoning: “RM-6 H AHOD” Residential Mixed Historic Airport Hazard Overlay District

Proposed Zoning: “IDZ-2 H AHOD” Medium Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for 16 residential units

Zoning Commission Hearing Date: September 17, 2019