



City of San Antonio

Agenda Memorandum

File Number:19-7578

Agenda Item Number: 6.

Agenda Date: 10/9/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2019-11600059

(Associated Zoning Case Z-2019-10700207)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September, 2001

Plan Update History: October, 2010

Current Land Use Category: “Low Density Mixed Use”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 9, 2019. This case was automatically continued from September 25, 2019 due to lack of a motion.

Case Manager: Patricia Franco, Planner

Property Owner: Promised Land Investment Properties

Applicant: Roi Biton

Representative: Roi Biton

Location: 1403 North Pine Street, 1405 North Pine Street and 527 Duval Street

Legal Description: approximately 0.3535 acres out of NCB 495

Total Acreage: .3535

Notices Mailed

Owners of Property within 200 feet: 32

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

Applicable Agencies: None.

Transportation

Thoroughfare: North Pine Street

Existing Character: Minor Secondary Arterial B

Proposed Changes: N/A

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: None.

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September, 2001

Plan Update History: October, 2010

Plan Goals:

1. Housing
 - i. Conserve, rehabilitate and/or replace (if necessary) housing stock.
2. Land Use/Revitalization
 - i. Redevelop and revitalize the neighborhood.
3. Community Initiatives
 - i. Increase community involvement and influence.
 - ii. Increase the safety and security of the neighborhood
4. Community Facilities/ Recreation
 - i. Improve neighborhood open spaces and community facilities and make the neighborhood pedestrian friendly.
5. Transportation/Infrastructure
 - i. Improve the streetscape and make the neighborhood a pedestrian friendly environment.

Comprehensive Land Use Categories

Land Use Category: “Low Density Mixed Use”

Description of Land Use Category:

Provides a mix of low intensity residential and commercial uses. May be located in adjacent lots or integrated in one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses. Shared parking located to the rear of structures, limited curb cuts and monument signs encouraged. 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. Examples include professional/personal services, shop front re-tail with restaurants, cafes, and gift shops

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, NC, C-1, IDZ, TOD, MXD, UD, O-1, FBZD

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:

“Low Density Mixed Use”

Current Land Use Classification:

Residential Single-Family

Direction: North

Future Land Use Classification:

“Low Density Mixed Use”

Current Land Use Classification:

Residential Single-Family

Direction: East

Future Land Use Classification:

“Low Density Mixed Use”

Current Land Use Classification:

Residential Single-Family

Direction: South

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

Light Industrial

Direction: West

Future Land Use Classification:

“Low Density Mixed Use”

Current Land Use:

Commercial

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center and is within a ½ a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Mixed Use” to “Mixed Use” is requested in order to rezone the property to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental. This is not consistent with the Government Hill Neighborhood Plan’s call for “Mixed Use” uses such as Commercial or more intense uses, to be located adjacent to single family residential. If the applicant opts to amend their request to “C-1 CD”, they can request to rezone within the current “Low Density Mixed Use” land use classification.

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-2019-10700207

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental

Zoning Commission Hearing Date: October 1, 2019