



City of San Antonio

Agenda Memorandum

File Number:21-3541

Agenda Item Number: 28.

Agenda Date: 5/12/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2021-11600031

(Associated Zoning Case Z2021-10700081)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: October 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 12, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Tobin City Partners, LLC

Applicant: Patrick Christensen

Representative: Patrick Christensen

Location: 429 East Carson

Legal Description: Lot 1, Block 2, NCB 992

Total Acreage: 0.1631 acres

Notices Mailed

Owners of Property within 200 feet: 34

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

Applicable Agencies: Office of Historic Preservation

Transportation

Thoroughfare: East Carson Street

Existing Character: Collector

Proposed Changes: None

Thoroughfare: Muth Street

Existing Character: Local

Proposed Changes: None

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

Route: 20

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: October 2010

Plan Goals:

Low Density Mixed Use “provides a mix of low intensity residential and commercial uses.”

Low Density Residential “should not exceed 9 dwelling units per acre.”

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: “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 retail 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

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Three dwelling units

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single and multi-family dwellings

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single and multi-family dwellings

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single and multi-family dwellings

Direction: West

Future Land Use Classification: “Low Density Residential”

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 is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant is seeking a Plan Amendment to “Low Density Mixed Use” to rezone to "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted for three (3) dwelling units. The three (3) residential units have been in the same footprint since 1943. Typically, the land use could remain the same as well as the base zoning district and the additional units could be addressed with a Conditional Use, however the “IDZ-1” is needed to resolve existing building footprint encroachments.

The proposed “Low Density Mixed Use” is appropriate for the subject property and would essentially allow the continued use of the property as three (3) dwelling units.

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: Z2021-10700081

Current Zoning: "R-6 HS AHOD" Residential Single-Family Historic Significant Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units

Zoning Commission Hearing Date: May 18, 2021