



City of San Antonio

Agenda Memorandum

Agenda Date: February 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment PA-2022-11600002
(Associated Zoning Case Z-2022-10700005)

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: February 23, 2022. This case is continued from the February 9, 2022 hearing.

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Shahram Mahmoudi

Applicant: Shahram Mahmoudi

Representative: Shahram Mahmoudi

Location: 917 Nolan Street

Legal Description: Lot 14, Block G, NCB 1659

Total Acreage: 0.2479

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Fort Sam Houston, Office of Historic Preservation

Transportation

Thoroughfare: Nolan Street

Existing Character: Collector

Proposed Changes: None

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

Routes Served: 22, 222

ISSUE:

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Plan Update History: None

Plan Goals:

- Goal 8: Increase homeownership through infill development and housing rehabilitation
- Goal 9: Well maintained and diverse housing stock
- Goal 10: Preserve the unique historic character of Dignowity Hill
- Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy
- Goal 15: Create a pedestrian safe and friendly environment
- Goal 17: Beautify the area to add upon and reflect the character of the area

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.

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, RM4, 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 Structure

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residence

Direction: East

Future Land Use Classification:

Public Institutional

Current Land Use Classification:

Assisted Living Facility

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant Commercial Building

Direction: West

Future Land Use Classification:

Low Density Mixed Use

Current Land Use:

Auto Repair

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Low Density Mixed Use” to rezone to “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for one (1) dwelling unit and “C-1” Light Commercial District to develop a food service establishment with an upstairs residential unit. “Low Density Mixed Use” land use designations are found in the area, including the properties to the West and South of the subject site. The proposed land use category will meet the housing and economic goals listed under the Dignowity Hill Neighborhood Plan. This includes integrating residential and commercial developments to serve the community and add additional housing options while still limiting the intensity of uses permitted in close proximity of a residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700005

Current Zoning: "R-6 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Historic Dignowity Hill Airport Hazard Overlay District with uses permitted for one (1) dwelling unit and “C-1” Light Commercial District

Zoning Commission Hearing Date: February 15, 2022