



City of San Antonio

Legislation Details (With Text)

File #: 16-6298

Type: Plan Amendment

In control: Planning Commission

On agenda: 1/11/2017

Title: PLAN AMENDMENT # 17011 (Council District 1): A request by Enrique Lavintman, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.082 acres out of NCB 1716, located at 640 East Evergreen Street from "Low Density Residential" to "Medium Density Residential". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017031)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed Land Use Maps, 2. Aerial Map, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 17011
(Associated Zoning Case Z2017031)

SUMMARY:

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: February 21, 2008

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Medium Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 11, 2017

Case Manager: Erica Greene, Planner

Property Owner: Enrique Lavintman

Applicant: Enrique Lavintman

Representative: Enrique Lavintman

Location: 640 E. Evergreen Street

Legal Description: 0.082 acres out of NCB 1716

Total Acreage: 0.082

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: None

Transportation

Thoroughfare: Evergreen

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #11 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: February 21, 2008

Update History: None

Goal 2: Improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

Comprehensive Land Use Categories

Low Density Residential: Single-family homes on individual lots, on streets with low traffic volumes. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category. Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes. A limited number of duplexes are acceptable if they were originally built for that purpose.

Example Zoning Districts:

R3, R4, R5, R6

Comprehensive Land Use Categories

Medium Density Residential: Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. Generally placed at the perimeter of residential areas and on collector streets. Low density residential uses are also allowed.

Example Zoning Districts:

R3, R4, R5, R6, RM-4, RM-5, RM-6

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential
Current Use
Single-Family Residence

North
Future Land Use Classification
Low Density Residential
Current Use
Single-Family Residences

East
Future Land Use Classification
Low Density Residential
Current Use
Single-Family Residences

South
Future Land Use Classification
Low Density Residential
Current Use
Single-Family Residences

West
Future Land Use Classification
Low Density Residential
Current Use
Single-Family Residences

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to allow for two residential units. The properties that are located around the subject property include several single-family dwellings and duplexes. The proposed amendment to Medium Density Residential will not significantly alter the land use pattern and character of the immediate area. The Medium Density Residential Land Use supports the Tobin Hill Community Plan purpose to improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Tobin Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Medium Density Residential land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible

with the existing pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017031

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

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a Duplex

Zoning Commission Hearing Date: January 17, 2017