



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-4735

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/16/2018

**Title:** PLAN AMENDMENT CASE # 18046 (Council District 1): Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed Use” on 0.2831 acres out of NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2018154) (Continued from August 2, 2018)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-08-16-0638

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 18046  
(Associated Zoning Case Z2018154)

**SUMMARY:**

**Comprehensive Plan Component:** Tobin Hill Neighborhood Plan

**Plan Adoption Date:** September 24, 1987

**Plan Update History:** February 21, 2008

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Low Density Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 25, 2018. This case was continued from the April 11, 2018 Planning hearing.

**Case Manager:** Nyliah Acosta

**Property Owner:** Carlos Mendoza

**Applicant:** Gilley Mendoza

**Representative:** Brown & Ortiz, P.C.

**Location:** 146 Valdez Avenue

**Legal Description:** 0.2831 acres out of NCB 2870

**Total Acreage:** 0.2831

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** The Tobin Hill Community Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Valdez Avenue

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 8 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Tobin Hill Neighborhood Plan

**Plan Adoption Date:** September 24, 1987

**Update History:** February 21, 2008

**Plan Goals:** 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. Goal 2.2.3- Encourage mixed use development where appropriate.

**Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** 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.

**Permitted Zoning Districts:** R3, R4, R5, R6

**Land Use Category:** Low Density Mixed Use

**Description of Land Use Category:** Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure) Compatibility between commercial and residential uses. Shared parking located to rear of structure, limited curb cuts. Monument signs encouraged. Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops

**Permitted Zoning Districts:** R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories) NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1, FBZD

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Low Density Residential, Low Density Mixed Use

**Current Land Use Classification:**

Single Family Residences, Vacant Lot

Direction: East

**Future Land Use Classification:**

None

**Current Land Use Classification:**

Highway 281

Direction: South

**Future Land Use Classification:**

Low Density Residential, Parks

**Current Land Use Classification:**

Single Family Residences, Brackenridge Park Golf Course

Direction: West

**Future Land Use Classification:**

Low Density Residential, Low Density Mixed Use

**Current Land Use:**

Single Family Residences

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within the Midtown Regional Center, but not within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial. Planning Commission recommends Approval (5-4).

The applicant proposes to put five (5) detached townhomes on the property. The “Low Density Mixed Use” designation will alter the character of the neighborhood. The location of the property at the end of the block surrounded by “Low Density Residential” land uses and “R-6” Residential Single-Family zoning is appropriate for the area. Staff recommends Denial of the Plan Amendment and recommends that the applicant rezone to “R-3” Residential Single-Family, with replatted 3,000 square foot lots for a maximum of four (4) units, which

would not require a Plan Amendment.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018154**

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

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for Five (5) Townhomes

Zoning Commission Hearing Date: May 1, 2018