



City of San Antonio

Legislation Details (With Text)

File #: 18-4625

Type: Plan Amendment

In control: City Council A Session

On agenda: 9/20/2018

Title: PLAN AMENDMENT CASE # 18078 (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 Mixed Use” and “Low Density Residential” to “High Density Mixed Use” on 0.5880 acres out of NCB 829, located at 1817 North St. Mary’s Street and 824 East Euclid Street. Staff and Planning Commission recommend Denial, with an Alternate Recommendation. (Associated Zoning Case Z2018250)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Draft Ordinance

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18078
(Associated Zoning Case Z2018250)

SUMMARY:

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: February 21, 2008

Current Land Use Category: “Low Density Mixed Use” and “Low Density Residential”

Proposed Land Use Category: “High Density Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 11, 2018

Case Manager: Kayla Leal

Property Owner: Robert Melvin

Applicant: Robert Melvin

Representative: Robert Melvin

Location: 1817 North St. Mary's Street and 824 East Euclid Street

Legal Description: 0.5880 acres out of NCB 829

Total Acreage: 0.588

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Tobin Hill Neighborhood Association

Applicable Agencies: Fort Sam, Texas Department of Transportation

Transportation

Thoroughfare: North St. Mary's Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Euclid Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop directly in front of the subject property on North Saint Mary's Street along Bus Routes 11 and 8.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: February 21, 2008

Plan Goals:

OBJECTIVE 2.1: HOUSING QUALITY

Encourage investment in the rehabilitation and maintenance of the existing housing stock in the neighborhood.

2.1.4 Diminish occurrences of commercial encroachment into residential areas.

OBJECTIVE 2.2: HOUSING DESIGN GUIDELINES AND STANDARDS

Create Design guidelines and when appropriate design standards to promote appropriate rehabilitation and new development in the neighborhood's residential areas.

2.2.1 Encourage and facilitate the development of quality, compatible infill housing where appropriate. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.

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 Category: High Density Mixed Use

Description of Land Use Category: Well planned and integrated blend of higher density residential with retail, office, entertainment, or other land uses

Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels

Preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop

New mixed use developments on larger scale sites should complement existing uses and road and pedestrian networks

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, NC, C1, C2-P; C2, IDZ, TOD, MXD, UD, O-1, O-2, FBZD

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential” and “Low Density Mixed Use”

Current Land Use Classification:

Vacant commercial buildings and structures

Direction: North

Future Land Use Classification:

Low Density Mixed Use and Low Density Residential

Current Land Use Classification:

Triplex, Fourplex, Vacant Building

Direction: East

Future Land Use Classification:

Low Density Mixed Use

Current Land Use Classification:

Credit Union, Gas Station (northeast), Parking Lot, Office

Direction: South

Future Land Use Classification:

Low Density Mixed Use

Current Land Use Classification:

Office Building

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Midtown Regional Center and is within a ½ mile of the New Braunfels Avenue Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Denial, with an Alternate Recommendation of “Low Density Mixed Use.”

The applicant is requesting the Plan Amendment in order to redevelop the property consisting of five (5) vacant structures and permit a higher density than the plan currently allows. The proposed density is too high for the area, which consists of “Low Density Mixed Use” and “Low Density Residential” land use designation in the surrounding area. The Tobin Hill Neighborhood Plan designates the majority of the subject property as “Low Density Mixed Use” which permits the highest density of twenty-five (25) units per acre. This density is appropriate for the surrounding area. The proposed density is sixty-five (65) units per acre, which is too dense and not recommended. Staff recommends an Alternate Recommendation of “Low Density Mixed Use” in order to remain consistent with the Tobin Hill Neighborhood Plan with a maximum density of twenty-five (25) units per acre.

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: Z2018250

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District

Zoning Commission Hearing Date: July 17, 2018