



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5918

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 11/15/2018

**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) (Continued from October 18, 2018)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Draft Ordinance, 3. Ordinance 2018-11-15-0921

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