



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5038

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 10/12/2016

**Title:** (Continued from 09/14/16) PLAN AMENDMENT # 16070 (Council District 1): A request by John Cooley, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 14, NCB 863, located at 425 E. Mistletoe Avenue from "Low Density Residential" to "Low Density Mixed Use". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016239)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PC Resolution PA 16070

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

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 16070  
(Associated Zoning Case Z2016239)

**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:** Low Density Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 12, 2016. This case was continued from September 14, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC

**Representative:** John Cooley

**Location:** 425 East Mistletoe Avenue

**Legal Description:** Lot 14, NCB 863

**Total Acreage:** 0.376 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 29

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** East Mistletoe Avenue

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus routes is #8 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**

**Low Density Mixed Use:** Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure. Compatibility between commercial and residential use. 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.

**Example 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 Use**

Two-Family Residence

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Two-Family Residence

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 single-family detached dwellings, not to exceed 17 units per acre on the subject property. The properties that are located around the subject property include several single-family dwellings. The proposed amendment to Low Density Mixed Use will not significantly alter the land use pattern and character of the immediate area. The Low Density Mixed 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 Community 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 Low Density Mixed use land use will not significantly alter the land use pattern or character of the immediate area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016239**

Current Zoning: "RM-4 AHOD" Residential Mixed Use Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses not to exceed 17 units per acre

Zoning Commission Hearing Date: September 20, 2016