



City of San Antonio

Legislation Details (With Text)

File #: 14-1288

Type: Plan Amendment

In control: City Council A Session

On agenda: 8/7/2014

Title: PLAN AMENDMENT #14045 (District 1): An Ordinance amending 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 5, the east part of Block 4, NCB 844 located at 617 East Euclid Avenue, from Low Density Residential to Medium Density Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014147)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. Ordinance 2014-08-07-0547

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Plan Amendment 14045

SUMMARY:

An Ordinance amending 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 5, Block 4, NCB 844 located at 617 East Euclid Avenue, from **Low Density Residential** to **Medium Density Residential**.

The Department and Planning Commission recommend approval. The subject property is located in an area that has seen extensive development for commercial, mixed use and higher density residential uses. Although the subject property is classified as Low Density Residential, it is located in area that has existing multi-family residences to the north, east and west. Its location on a local street that functions as a collector street and the mix of existing multi-family uses adjacent to the subject property, along with varied commercial uses to the south on Euclid Avenue and to the west on Brooklyn Avenue make it appropriate for the Medium Density Residential classification.

BACKGROUND INFORMATION:

Applicant: Julian Rotnofsky

Owner: Arachangelos, Inc.

Property Location: 617 East Euclid Avenue

Acreage: 0.1917

Current Land Use of site: Vacant Lot

Adjacent Land Uses:

N: Designated Low Density Residential; occupied by Single and Multi-Family Homes

E: Designated Low Density Residential; occupied by Single and Multi-Family Homes

S: Designated Public Institutional and Mixed Use; occupied by Commercial Uses

W: Designated Medium Density Residential; occupied by Single and Multi-Family Homes

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: September 24, 1987

Update History: February 21, 2008

Plan Goals:

Goal- 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.

Goal- 2.4.2 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood

LAND USE ANALYSIS:

The subject property is located on the north side of East Euclid between Erie Street and Atlanta Street with the Tobin Hill Neighborhood Plan. The subject property consists of a vacant lot and has single and multi-family homes to the north, east and west, and commercial uses to the south. The Tobin Hill Neighborhood Plan classifies the subject property and area to the north and east as Low Density Residential, the area to the south as Public Institutional and Mixed Use and the area to the West as Medium Density Residential. The applicant requests to change the future land use from Low Density Residential to Medium Density Residential.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the subject property as a multi-family residential development. The subject property is located in an area that has seen extensive development for commercial, mixed use and higher density residential uses. Although the subject property is classified as Low Density Residential, it is located in area that has existing multi-family residences to the north, east and west. Its location on a local street that functions as a collector street and the mix of existing multi-family uses adjacent to the subject property, along with varied commercial uses to the south on Euclid Avenue and to the west on Brooklyn Avenue make it appropriate for the Medium Density Residential classification. The Medium Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified Brooklyn Avenue as a Secondary Arterial Type B, Elmira Street as a Primary Arterial Type A and IH-35 as a freeway. Euclid Avenue, Erie Avenue and Atlanta Street are identified as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop one block west at the corner of East Euclid Avenue and Brooklyn Avenue. The existing transportation infrastructure could support any additional traffic generated by the requested land use change

COMMUNITY FACILITIES ANALYSIS:

The San Antonio River Authority, Methodist Metropolitan Hospital, and Central Catholic High School are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

ALTERNATIVES:

No action will maintain the current future land use classification of Low Density Residential.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION: Approval

Although the subject property is classified as Low Density Residential, it is located in area that has existing multi-family residences to the north, east and west. Its location on a local street that functions as a collector street and the mix of existing multi-family uses adjacent to the subject property, along with varied commercial uses to the south on Euclid Avenue and to the west on Brooklyn Avenue make it appropriate for the Medium Density Residential classification. The Medium Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 14, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: April 24, 2014

No. of notices mailed 10 days prior to Public Hearing: 27 to owners of property within 200 feet; 13 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Tobin Hill Community Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014147

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

Proposed zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Zoning Commission Public Hearing Date: June 3, 2014

Approval.