



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3203

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 4/18/2019

**Title:** PLAN AMENDMENT CASE # PA-2019-11600007 (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 “Medium Density Residential” to “Low Density Mixed Use” on Lot 5, Block E, NCB 844, located at 617 East Euclid Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700033)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-04-18-0335

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA-2019-11600007  
(Associated Zoning Case Z-2019-10700033)

**SUMMARY:**

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

**Plan Adoption Date:** February 21, 2008

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 13, 2019

**Case Manager:** Dominic Silva, Planner

**Property Owner:** Archangelos Inc., Viviana Frank

**Applicant:** Julian Rotnofsky

**Representative:** Mario Pena

**Location:** 617 East Euclid Avenue

**Legal Description:** Lot 5, Block E, NCB 844

**Total Acreage:** 0.1917

**Notices Mailed**

**Owners of Property within 200 feet:** 28

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

**Applicable Agencies:** Fort Sam

**Transportation**

**Thoroughfare:** East Euclid Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Thoroughfare:** Atlanta Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Comprehensive Plan**

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

**Plan Adoption Date:** February 21, 2008

**Plan Goals:**

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.

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

**Comprehensive Land Use Categories**

**Land Use Category:** “Medium Density Residential”

Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses; Generally placed at the perimeter of residential areas and on collector streets; Low density residential uses are also allowed.

**Related Zoning Districts:** R3, R4, R5, R6, RM-4, RM-5, RM-6

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

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.

**Related 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:**

Low Density Residential

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Medium Density Residential

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Low Density Residential

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Low Density Residential

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Low Density Residential

**FISCAL IMPACT:**

None.

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

The subject property is within a ½ of a mile of the Midtown Regional Center.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The proposed land use amendment from “Medium Density Residential” to “Low Density Mixed Use” is requested in order to rezone the property to "IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-25” Multi-Family District and “C-2” Commercial District. The subject property is well suited for the “Low Density Mixed Use” land use designation proposed as it is located along East Euclid Avenue which has a mix of “Medium Density,” “Low Density,” and “Institutional” land uses. It is also in line with the Tobin Hill Neighborhood Plan in supporting diverse housing options. All lots fronting East Euclid Avenue, which serves as a through street for traffic of commercial uses a block away, could potentially become medium density in the future.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Tobin Hill Neighborhood Plan.
2. Make an alternate recommendation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700033**

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

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Multi-Family District and "C-2" Commercial District

Zoning Commission Hearing Date: March 19, 2019