



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-2291

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**Agenda Item Number:** P-1.

**Agenda Date:** 4/19/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 18029

(Associated Zoning Case Z2018105)

**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:** “Medium Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 28, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** TIGG, LLC

**Applicant:** Donald Oroian

**Representative:** Donald Oroian

**Location:** 416 Kendall Street

**Legal Description:** the south 50 feet of Lot 1 and 2, Block 15, NCB 1742

**Total Acreage:** 0.130

## **Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:** Office of Historic Preservation

## **Transportation**

**Thoroughfare:** Kendall Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** East Locust Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 5 and 8 are within walking distance of subject property.

## **ISSUE:**

### **Comprehensive Plan**

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

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

**Plan Goals:** Goal 5: Development Type and Design - Promote development that is compatible with existing development and encourage design that takes into account the existing character and scale of the neighborhood.

### **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. The location would ideally be 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:** “R-3”, “R-4”, “R-5” and “R-6”

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

**Description of Land Use Category:** Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. They are generally placed at the perimeter of residential areas and on collector streets. Low density residential uses are also allowed

**Permitted Zoning Districts:** “R-3”, “R-4”, “R-5”, “R-6”, “RM-4”, “RM-5” and “RM-6”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Residence

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Residence

Direction: South

**Future Land Use Classification:**

“Institutional”

**Current Land Use Classification:**

Church

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use:**

Duplex

**FISCAL IMPACT:**

None.

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

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

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested in order to rezone the property from “MF-33 H AHOD” Multi-Family Historic Airport Hazard Overlay District to “IDZ H AHOD” Infill Development Zone Historic Airport Hazard Overlay District for three (3) Attached Single-Family Residences. The proposed plan amendment does not appear to conflict the goals and objectives of the Tobin Hill Neighborhood Plan which encourages a diverse mix of housing densities where appropriate. The future land use of “Medium Density Residential” is prevalent on Kendall Street and additional streets to the northwest of the subject property.

Relevant Goals and Objectives of the Tobin Hill Neighborhood Plan:

- Objective 2.4: Housing Diversity - Promote a diverse variety of housing stock in the neighborhood that sustains all ages and economic groups.
- Objective 2.4.1: While preserving the neighborhood’s historic housing inventory, encourage the utilization of available land to develop single family homes in the residential core of the neighborhood and, where appropriate, higher density housing (townhomes, condos, and apartments) in areas designated as Low Density and High Density Mixed Use.
- Goal 5: Development Type and Design - Promote development that is compatible with existing

development and encourage design that takes into account the existing character and scale of the neighborhood.

**ALTERNATIVES:**

1. Recommend Denial 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: Z2018105**

Current Zoning: "MF-33 H AHOD" Multi-Family Historic Airport Hazard Overlay District

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Historic Airport Hazard Overlay District for three (3) Attached Single-Family Residences

Zoning Commission Hearing Date: March 6, 2018