



City of San Antonio

Legislation Details (With Text)

File #: 17-5839
Type: Plan Amendment
In control: City Council A Session
On agenda: 11/2/2017
Title: PLAN AMENDMENT CASE # 17078 (Council District 1): An 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 Residential" and "Low Density Mixed Use" to "Low Density Mixed Use," on 1.26 acres out of NCB 2870, located at 2734 North St. Mary's Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z201766)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes & Bounds, 5. Ordinance 2017-11-02-0860

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 17078
(Associated Zoning Case Z2017266)

SUMMARY:

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: February 21, 2008

Current Land Use Category: "Low Density Residential" and "Low Density Mixed Use"

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 27, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Harman Properties, INC.

Applicant: Richard E. Hartman

Representative: Richard E. Hartman

Location: 2734 North Saint Mary's Street

Legal Description: 1.26 acres out of NCB 2870

Total Acreage: 1.26

Notices Mailed

Owners of Property within 200 feet: 55

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

Applicable Agencies: Office of Historic Preservation

Transportation

Thoroughfare: North Saint Mary's Street

Existing Character: Collector Street

Proposed Changes: None Known

Thoroughfare: East Russell Place

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Valdez Place

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: Via bus route 8 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: February 21, 2008

Plan Goals: Goal 4: Support existing businesses in the neighborhood and create and provide opportunities for future businesses.

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Low Density Residential includes single-family homes on individual lots, on streets with low traffic volume. The single-family homes are would ideally be within walking distance of schools and neighborhood commercial uses.

Permitted Zoning Districts: R3, R4, R5, R6

Comprehensive Land Use Categories

Land Use Category: Low Density Mixed Use

Description of Land Use Category: Low Density Mixed Use typically includes a mix of low intensity residential and commercial uses. The commercial and residential uses should be compatible. 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 Overview

Subject Property

Future Land Use Classification:

Low Density Mixed Use, Low Density Residential

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Low Density Mixed Use, Low Density Residential

Current Land Use Classification:

Live Music Venue and Bar, Single Family Residences

Direction: East

Future Land Use Classification:

None

Current Land Use Classification:

U.S. Highway 281

Direction: South

Future Land Use Classification:

Low Density Mixed Use, Low Density Residential

Current Land Use Classification:

Nightclub, Single Family Residences

Direction: West

Future Land Use Classification:

Low Density Mixed Use

Current Land Use:

Corporate Engineering Office

Proximity to Regional Center/Premium Transit Corridor

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

FISCAL IMPACT:

None.

RECOMMENDATION:

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

The subject property is currently zoned “C-3NA” and “C-1”, which does not align with the current land use of “Low Density Residential”. The proposed land use amendment to “Low Density Mixed Use” for the entire project area is an appropriate land use classification for the existing zoning categories and provides more flexibility for development between North Saint Mary’s Street and U.S. Highway 281.

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: Z2017215

Current Zoning: “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-3NA HS UC-4 AHOD” General Commercial Nonalcoholic Sales Historic Significant North Saint Mary’s Urban Corridor Airport Hazard Overlay District

Proposed Zoning: “C-2P HS UC-4 AHOD” Commercial Pedestrian Historic Significant North Saint Mary’s Urban Corridor Airport Hazard Overlay District and C-2P HS AHOD” Commercial Pedestrian Historic Significant Airport Hazard Overlay District

Zoning Commission Hearing Date: October 3, 2017