



City of San Antonio

Legislation Details (With Text)

File #: 18-2750
Type: Plan Amendment
In control: Planning Commission
On agenda: 4/11/2018
Title: PLAN AMENDMENT CASE # 18046 (Council District 1): A request by Brown & Ortiz, P.C. for approval of a resolution to amend 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" to "Low Density Mixed Use" on Lot 5, and the west triangular 60.2 feet of Lot 6, Block 5, NCB 2870, located at 1469 Valdez Avenue. Staff recommends Denial. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018154)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Land Use Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18046
(Associated Zoning Case Z2018154)

SUMMARY:

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: September 24, 1987

Plan Update History: February 21, 2008

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 11, 2018

Case Manager: Nyliah Acosta

Property Owner: Carlos Mendoza

Applicant: Gilley Mendoza

Representative: Brown & Ortiz, P.C.

Location: 146 Valdez Avenue

Legal Description: Lot 5, and the west triangular 60.2 feet of Lot 6, Block 5, NCB 2870

Total Acreage: 0.2831

Notices Mailed

Owners of Property within 200 feet: 31

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

Applicable Agencies: None

Transportation

Thoroughfare: Valdez Avenue

Existing Character: Local Road

Proposed Changes: None Known

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

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: September 24, 1987

Update History: February 21, 2008

Plan Goals: 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. Goal 2.2.3- Encourage mixed use development where appropriate.

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. 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.

Permitted Zoning Districts: R3, R4, R5, R6

Land Use Category: Low Density Mixed Use

Description of Land Use Category: 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

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 Residential

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Low Density Residential, Low Density Mixed Use

Current Land Use Classification:

Single Family Residences, Vacant Lot

Direction: East

Future Land Use Classification:

None

Current Land Use Classification:

Highway 281

Direction: South

Future Land Use Classification:

Low Density Residential, Parks

Current Land Use Classification:

Single Family Residences, Brackenridge Park Golf Course

Direction: West

Future Land Use Classification:

Low Density Residential, Low Density Mixed Use

Current Land Use:

Single Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Midtown Regional Center, but not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The applicant proposes to put up to seven (7) detached townhomes on the property. The “Low Density Mixed Use” designation will alter the character of the neighborhood. The location of the property at the end of the block surrounded by “Low Density Residential” land uses and “R-6” Residential Single-Family zoning is appropriate for the area. Staff recommends Denial of the Plan Amendment and recommends that the applicant rezone to “R-3” Residential Single-Family, with replatted 3,000 square foot lots for a maximum of four (4) units, which would not require a Plan Amendment.

ALTERNATIVES:

1. Recommend Approval 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: Z2018154

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

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for Seven (7) Townhomes

Zoning Commission Hearing Date: April 17, 2018