



City of San Antonio

Legislation Details (With Text)

File #: 18-4063

Type: Plan Amendment

In control: Planning Commission

On agenda: 6/27/2018

Title: PLAN AMENDMENT CASE # 18072 (Council District 1): A request by Patrick Christensen 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 Mixed Use" and "Low Density Residential" to "Low Density Mixed Use" on 0.628 acres out of NCB 2995, located at 305 East Courtland Place. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018235)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18072
(Associated Zoning Case Z2018235)

SUMMARY:

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: September 14, 1987

Plan Update History: February 21, 2008

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

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 27, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Midtown Restorations, LLC

Applicant: Midtown Restorations, LLC

Representative: Patrick Christensen

Location: 305 East Courtland Place

Legal Description: 0.628 acres out of NCB 2995

Total Acreage: 0.628

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: Fort Sam Air Force Base

Transportation

Thoroughfare: East Courtland Place

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: McCullough

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 5 and 204 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Tobin Hood Neighborhood Plan

Plan Adoption Date: September 14, 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 2.2.1: 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.

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, NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1, FBZD

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density mixed Use and Low Density Residential

Current Land Use Classification:

Car Wash and Vacant Lot

Direction: North

Future Land Use Classification:

Low Density Mixed Use and Low Density Residential

Current Land Use Classification:

Bar, Single-Family Residences

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

Low Density Mixed Use, Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Low Density Mixed Use, High Density Mixed Use

Current Land Use:

Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center, but is within ½ a mile of the New Braunfels Avenue Metro Premium Plus Route.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The subject property is currently composed of a vacant lot and a car wash. The applicant proposes to develop the property for nine single-family dwelling units. The lot fronting McCullough and East Courtland is currently "Low Density Mixed Use" the request will extend that into the adjacent lot, to allow the applicant to request the appropriate zoning district. Allowing the change will increase housing option, and will not drastically alter the character of the neighborhood. In addition, a portion of the property is Historic, and will need conceptual approval of the design to ensure the appropriate scale and aesthetic is in keeping with the surrounding area.

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: Z2018235

Current Zoning: "C-3NA H UC-5 AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District and "C-3NA UC-5 AHOD" General Commercial Nonalcoholic Sales Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District
Proposed Zoning: "IDZ H UC-5 AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for 9 dwelling units and "IDZ UC-5 AHOD" General Commercial Nonalcoholic Sales Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for 9dwelling units

Zoning Commission Hearing Date: July 3, 2018