



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5421

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/26/2018

**Title:** PLAN AMENDMENT CASE # 18089 (Council District 1): A request by Patrick Christensen, representative, 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" and "Low Density Mixed Use" to "Low Density Mixed Use" on Lot 3 and Lot 4, Block 30, NCB 392, located at 306 East Park and 310 East Park. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018317)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 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 18089  
(Associated Zoning Case Z2018317)

**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 26, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Texas PN Investments, LP

**Applicant:** Texas PN Investments, LP

**Representative:** Patrick Christensen

**Location:** 306 and 310 East Park

**Legal Description:** Lot 3 and Lot 4, Block 30, NCB 392

**Total Acreage:** 0.6702

**Notices Mailed**

**Owners of Property within 200 feet:** 27

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

**Applicable Agencies:** Office of Historic Preservation, Fort Sam Base

**Transportation**

**Thoroughfare:** East Park Avenue

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There are bus stops within walking distance on McCullough Avenue along Bus Routes 5 and 204.

**ISSUE:**

**Comprehensive Plan**

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

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

**Plan Goals:**

**OBJECTIVE 2.1: HOUSING QUALITY**

Encourage investment in the rehabilitation and maintenance of the existing housing stock in the neighborhood.

2.1.4 Diminish occurrences of commercial encroachment into residential areas.

**OBJECTIVE 2.2: HOUSING DESIGN GUIDELINES AND STANDARDS**

Create Design guidelines and when appropriate design standards to promote appropriate rehabilitation and new development in the neighborhood's residential areas.

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.

2.2.3 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 Mixed Use” and “Low Density Residential”

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

“Low Density Mixed Use” and “Low Density Residential”

**Current Land Use Classification:**

Retail Shops, Duplexes

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Duplexes, Apartments

Direction: South

**Future Land Use Classification:**

“Medium Density Residential” and “Low Density Mixed Use”

**Current Land Use Classification:**

Duplex, Vacant Lot, Restaurant

Direction: West

**Future Land Use Classification:**

“Low Density Mixed Use”

**Current Land Use:**

Vacant Lot

**FISCAL IMPACT:**

None known.

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

The subject property is located within the Midtown Regional Center and is located within a half-mile of the

New Braunfels Avenue and San Pedro Avenue Premium Transit Corridors.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The requested Plan Amendment is consistent with the surrounding area and is being requested to permit the “IDZ” Infill Development Zone District. The request is to develop ten (10) residential dwelling units on the subject property, which is appropriate for the area. There are uses such as duplexes, apartments, and retail in the surrounding vicinity. The request is consistent with goals of the Tobin Hill Neighborhood Plan and will maintain a reasonable density.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Tobin Hill Neighborhood Plan Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018317**

Current Zoning: "C-2 H UC-5 AHOD" Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District" and "RM-4 H HS UC-5 AHOD" Residential Mixed Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District

Proposed Zoning: "IDZ H HS UC-5 AHOD" Infill Development Zone Tobin Hill Historic Significant McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow for 10 residential dwelling units

Zoning Commission Hearing Date: October 2, 2018