



City of San Antonio

Agenda Memorandum

File Number:16-3926

Agenda Item Number: 24.

Agenda Date: 7/13/2016

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 16054

(Associated Zoning Case Z2016193)

SUMMARY:

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: February 21, 2008

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Low Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 13, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: SAMA Developers, LLC

Applicant: Armando Saide

Representative: Brown & Ortiz, P.C.

Location: 846 Erie Avenue

Legal Description: 0.17 acres out of NCB 395

Total Acreage: 0.17

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: San Antonio Aviation Department

Transportation

Thoroughfare: Erie Avenue

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: East Laurel Street

Existing Character: Local Road

Proposed Changes: None known

Public Transit: The nearest VIA bus route is #5 which stops at the intersection of McCullough Avenue and Brooklyn Avenue to the southwest of the property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Tobin Hill Community Plan

Plan Adoption Date: February 21, 2008

Plan Goals: Goal 2: Housing: Improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

Goal 2.4: Housing Diversity: 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, apartments) in areas designated as Low Density and High Density Mixed Use (see Development Guidelines).

Comprehensive Land Use Categories

Medium Density Residential: Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses, generally placed at the perimeter of residential areas and on collector streets. Low density residential uses are also allowed.

Permitted Zoning Districts: R3, R4, R5, R6, RM-4, RM-5, RM-6

Comprehensive Land Use Categories

Low Density Mixed Use: 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 o 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

Medium Density Residential

Current Use

Attached Residential Use

North

Future Land Use Classification

Medium Density Residential, Low Density Residential

Current Use

Residential Use

East

Future Land Use Classification

Low Density Residential

Current Use

Residential Use

South

Future Land Use Classification

Medium Density Residential, Institutional

Current Use

Parking Lot, Medical Offices, Residential Uses

West

Future Land Use Classification

Institutional

Current Use

Hospital

Land Use Analysis

The applicant requests this plan amendment and associated zoning change in order to pursue future subdivision of the property and build 5 single-family detached homes. The property currently has one structure with multiple residential units which the applicant proposes demolishing. The proposed lot sizes will not be less than 1,250 square feet which is the minimum required lot size required for “IDZ” base zoning. The proposed amendment to Low Density Mixed Use future land use classification will provide additional residential stock within the Tobin Hill Neighborhood Plan area and meet the plan’s goal of encouraging 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, apartments) in areas designated as Low Density and High Density Mixed Use (see Development Guidelines).

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Tobin Hill Neighborhood Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The proposed amendment from Medium Density Residential to Low Density Mixed Use future land use classification will meet the goal of the Tobin Hill Neighborhood Plan encouraging the utilization of available land to develop single family homes in the residential core of the neighborhood and, where appropriate, higher density housing such as townhomes, condos, apartment. In addition, the proposed amendment meets the goal of improving the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the

area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016193

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

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Five (5) Single-Family Units

Zoning Commission Hearing Date: July 19, 2016