



City of San Antonio

Agenda Memorandum

File Number:16-5481

Agenda Item Number: 17.

Agenda Date: 11/18/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 16070

(Associated Zoning Case Z2016239)

SUMMARY:

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: February 21, 2008

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Low Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 18, 2016. This case was continued from the September 14, 2016 and October 12, 2016 hearings.

Case Manager: Erica Greene, Planner

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC

Representative: John Cooley

Location: 425 East Mistletoe Avenue

Legal Description: Lot 14, NCB 863

Total Acreage: 0.376 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: None

Transportation

Thoroughfare: East Mistletoe Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus routes is #8 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: February 21, 2008

Update History: None

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.

Comprehensive Land Use Categories

Low Density Residential: 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.

Example Zoning Districts:

R3, R4, R5, R6

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 use. 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.

Example 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 Use

Two-Family Residence

North

Future Land Use Classification

Low Density Residential

Current Use

Two-Family Residence

East

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to allow for single-family detached dwellings, not to exceed 17 units per acre on the subject property. The properties that are located around the subject property include several single-family dwellings. The proposed amendment to Low Density Mixed Use will not significantly alter the land use pattern and character of the immediate area. The Low Density Mixed Use supports the Tobin Hill Community Plan purpose to improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Low Density Mixed use land use will not significantly alter the land use pattern or character of the immediate area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016239

Current Zoning: "RM-4 AHOD" Residential Mixed Use Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses not to exceed 17 units per acre

Zoning Commission Hearing Date: September 20, 2016