



# City of San Antonio

## Agenda Memorandum

**File Number:**16-6298

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**Agenda Item Number:** 19.

**Agenda Date:** 1/11/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 17011

(Associated Zoning Case Z2017031)

**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:** Medium Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 11, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** Enrique Lavintman

**Applicant:** Enrique Lavintman

**Representative:** Enrique Lavintman

**Location:** 640 E. Evergreen Street

**Legal Description:** 0.082 acres out of NCB 1716

**Total Acreage:** 0.082

## **Notices Mailed**

**Owners of Property within 200 feet:** 34

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

**Applicable Agencies:** None

## **Transportation**

**Thoroughfare:** Evergreen

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus route is #11 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**

**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.

**Example Zoning Districts:**

R3, R4, R5, R6, RM-4, RM-5, RM-6

## **Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residence

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

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 two residential units. The properties that are located around the subject property include several single-family dwellings and duplexes. The proposed amendment to Medium Density Residential will not significantly alter the land use pattern and character of the immediate area. The Medium Density Residential Land 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 Neighborhood 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 Medium Density Residential land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017031**

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

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a Duplex

Zoning Commission Hearing Date: January 17, 2017