



# City of San Antonio

## Agenda Memorandum

**File Number:**17-5839

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**Agenda Item Number:** P-2.

**Agenda Date:** 11/2/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA 17078

(Associated Zoning Case Z2017266)

**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 27, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Harman Properties, INC.

**Applicant:** Richard E. Hartman

**Representative:** Richard E. Hartman

**Location:** 2734 North Saint Mary’s Street

**Legal Description:** 1.26 acres out of NCB 2870

**Total Acreage:** 1.26

### **Notices Mailed**

**Owners of Property within 200 feet:** 55

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

**Applicable Agencies:** Office of Historic Preservation

### **Transportation**

**Thoroughfare:** North Saint Mary's Street

**Existing Character:** Collector Street

**Proposed Changes:** None Known

**Thoroughfare:** East Russell Place

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Valdez Place

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** Via bus route 8 is within walking distance of the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

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

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

**Plan Goals:** Goal 4: Support existing businesses in the neighborhood and create and provide opportunities for future businesses.

#### **Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Low Density Residential includes single-family homes on individual lots, on streets with low traffic volume. The single-family homes are would ideally be within walking distance of schools and neighborhood commercial uses.

**Permitted Zoning Districts:** R3, R4, R5, R6

#### **Comprehensive Land Use Categories**

**Land Use Category:** Low Density Mixed Use

**Description of Land Use Category:** Low Density Mixed Use typically includes a mix of low intensity residential and commercial uses. The commercial and residential uses should be compatible. 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, Low Density Residential

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Low Density Mixed Use, Low Density Residential

**Current Land Use Classification:**

Live Music Venue and Bar, Single Family Residences

Direction: East

**Future Land Use Classification:**

None

**Current Land Use Classification:**

U.S. Highway 281

Direction: South

**Future Land Use Classification:**

Low Density Mixed Use, Low Density Residential

**Current Land Use Classification:**

Nightclub, Single Family Residences

Direction: West

**Future Land Use Classification:**

Low Density Mixed Use

**Current Land Use:**

Corporate Engineering Office

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

The subject property is within a ½ of a mile of the Midtown Regional Center and the New Braunfels Avenue Premium Transit Corridor.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff and Planning Commission (9-0) recommend approval.

The subject property is currently zoned “C-3NA” and “C-1”, which does not align with the current land use of “Low Density Residential”. The proposed land use amendment to “Low Density Mixed Use” for the entire project area is an appropriate land use classification for the existing zoning categories and provides more flexibility for development between North Saint Mary’s Street and U.S. Highway 281.

**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: Z2017215**

Current Zoning: “C-1 AHOD” Light Commercial Airport Hazard Overlay District, “C-3NA HS UC-4 AHOD” General Commercial Nonalcoholic Sales Historic Significant North Saint Mary’s Urban Corridor Airport Hazard Overlay District

Proposed Zoning: “C-2P HS UC-4 AHOD” Commercial Pedestrian Historic Significant North Saint Mary’s Urban Corridor Airport Hazard Overlay District and C-2P HS AHOD” Commercial Pedestrian Historic

## Significant Airport Hazard Overlay District

Zoning Commission Hearing Date: October 3, 2017