



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4625

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**Agenda Item Number:** P-1.

**Agenda Date:** 9/20/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 18078

(Associated Zoning Case Z2018250)

**SUMMARY:**

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

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

**Current Land Use Category:** “Low Density Mixed Use” and “Low Density Residential”

**Proposed Land Use Category:** “High Density Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 11, 2018

**Case Manager:** Kayla Leal

**Property Owner:** Robert Melvin

**Applicant:** Robert Melvin

**Representative:** Robert Melvin

**Location:** 1817 North St. Mary’s Street and 824 East Euclid Street

**Legal Description:** 0.5880 acres out of NCB 829

**Total Acreage:** 0.588





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

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

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Denial, with an Alternate Recommendation of “Low Density Mixed Use.”

The applicant is requesting the Plan Amendment in order to redevelop the property consisting of five (5) vacant structures and permit a higher density than the plan currently allows. The proposed density is too high for the area, which consists of “Low Density Mixed Use” and “Low Density Residential” land use designation in the surrounding area. The Tobin Hill Neighborhood Plan designates the majority of the subject property as “Low Density Mixed Use” which permits the highest density of twenty-five (25) units per acre. This density is appropriate for the surrounding area. The proposed density is sixty-five (65) units per acre, which is too dense and not recommended. Staff recommends an Alternate Recommendation of “Low Density Mixed Use” in order to remain consistent with the Tobin Hill Neighborhood Plan with a maximum density of twenty-five (25) units per acre.

**ALTERNATIVES:**

1. Recommend Approval 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: Z2018250**

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District

Zoning Commission Hearing Date: July 17, 2018