



City of San Antonio

Agenda Memorandum

File Number:19-3203

Agenda Item Number: P-1.

Agenda Date: 4/18/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2019-11600007

(Associated Zoning Case Z-2019-10700033)

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: March 13, 2019

Case Manager: Dominic Silva, Planner

Property Owner: Archangelos Inc., Viviana Frank

Applicant: Julian Rotnofsky

Representative: Mario Pena

Location: 617 East Euclid Avenue

Legal Description: Lot 5, Block E, NCB 844

Total Acreage: 0.1917

Notices Mailed

Owners of Property within 200 feet: 28

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

Applicable Agencies: Fort Sam

Transportation

Thoroughfare: East Euclid Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Thoroughfare: Atlanta Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Tobin Hill Neighborhood Plan

Plan Adoption Date: February 21, 2008

Plan Goals:

2.2.1 Encourage and facilitate the development of quality, compatible infill housing where appropriate. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.

2.4.2 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

Comprehensive Land Use Categories

Land Use Category: “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.

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

Land Use Category: “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; Monument signs encouraged; Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops.

Related 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 Land Use Classification:

Low Density Residential

Direction: North

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Medium Density Residential

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Low Density Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within a ½ of a mile of the Midtown Regional Center.

RECOMMENDATION:

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

The proposed land use amendment from “Medium Density Residential” to “Low Density Mixed Use” is requested in order to rezone the property to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-25” Multi-Family District and “C-2” Commercial District. The subject property is well suited for the “Low Density Mixed Use” land use designation proposed as it is located along East Euclid Avenue which has a mix of “Medium Density,” “Low Density,” and “Institutional” land uses. It is also in line with the Tobin Hill Neighborhood Plan in supporting diverse housing options. All lots fronting East Euclid Avenue, which serves as a through street for traffic of commercial uses a block away, could potentially become medium density in the future.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Tobin Hill Neighborhood Plan.
2. Make an alternate recommendation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700033

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

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-25” Multi-Family District and “C-2” Commercial District

Zoning Commission Hearing Date: March 19, 2019