



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6424

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 11/28/2018

**Title:** (Continued from 11/14/18) PLAN AMENDMENT CASE # 18092 (Council District 3): A request by Anh Tien Pham, applicant, for approval of a resolution to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018326 S)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 18092  
(Associated Zoning Case Z2018326 S)

**SUMMARY:**

**Comprehensive Plan Component:** Highlands Community Plan

**Plan Adoption Date:** April 4, 2002

**Current Land Use Category:** "Low Density Residential"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 28, 2018. This case is continued from November 14, 2018.

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Anh Tien Pham

**Applicant:** Anh Tien Pham

**Location:** 123 Waleetka

**Legal Description:** Lot 21 and Lot 22, Block 12, NCB 2950

**Total Acreage:** 0.14

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Highland Park Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Waleetka Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 20, 34, 232, and 515

**Comprehensive Plan**

**Comprehensive Plan Component:** Highlands Community Plan

**Plan Adoption Date:** April 4, 2002

**Plan Goals:**

- Improve the appearance of the community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.
- Enhance and improve the distinctive character of the Highlands neighborhoods and encourage compatible infill housing within the neighborhoods.

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:**

Low-density residential uses include single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

**Land Use Category:** “Mixed Use”

**Description of Land Use Category:**

Mixed Use development is a concentrated blend of residential, retail, service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of experiences in one place. Nodal development around a transit stop is preferred, with density decreasing toward the edge of the node. Mixed Use incorporates urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Instead of surface parking, centralized parking has pedestrian linkages to a multi-modal transportation system with an option for light rail transit service, making this use pedestrian/transit oriented rather than automobile oriented. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking and vehicle use areas.

Uses include those in the residential and commercial categories including low, mid and high rise office

buildings and hotels. A mix of uses is allowed in the same building. A Mixed Use Town Center also provides a central civic function.

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Parking Lot and Office Building

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residence

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single-Family Residences

**FISCAL IMPACT:**

None.

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

The property is located half a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Mixed Use” is requested in order to rezone the property to “C-1 S” Light Commercial District with Specific Use Authorization for a Chiropractor Office. This is inconsistent with the Highlands Community Plan’s goal to enhance and improve the distinctive character of the Highlands neighborhoods and encourage compatible infill housing within the neighborhoods. A majority of the land use in the block is “Low Density Residential”. Therefore, commercial encroachment into a predominantly residential area is not recommended.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018326 S**

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Chiropractor Office

Zoning Commission Hearing Date: November 6, 2018