



City of San Antonio

Legislation Details (With Text)

File #: 19-1330
Type: Plan Amendment
In control: City Council A Session
On agenda: 1/17/2019
Title: PLAN AMENDMENT CASE # 18092 (Council District 3): Ordinance amending 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 "Neighborhood Commercial" on Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018326 S)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Draft Ordinance, 3. Ordinance 2019-01-17-0069

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: "Neighborhood Commercial"

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: “Neighborhood Commercial”

Description of Land Use Category:

Neighborhood Commercial includes small offices and shop-front retail establishments that can be served by pedestrian access, generally less than 5000 square feet. No drive-through establishments are permissible. Residential uses can be in the same building with retail and office uses. This includes small apartment buildings and townhouses. Live/work units and residential units above retail are encouraged. Uses are in scale with the surrounding residential development.

Uses include (Dentist, insurance, professional, and non- profit offices; coffee shop, cafe, shoe repair, gift shop, hair salon, dry cleaners, deli, pet grooming, bakery, bed and breakfast; as well as residential uses, especially live/work units and residential over retail.

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 and Planning Commission (5-1) recommend 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