



City of San Antonio

Agenda Memorandum

File Number:18-5554

Agenda Item Number: 12.

Agenda Date: 10/10/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 18092

(Associated Zoning Case Z2018326)

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: October 10, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Anh Tien Pham

Applicant: Anh Tien Pham

Location: 123 Waleetka

Legal Description: 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

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” Light Commercial District. 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. Therefore, it is recommended that land use changes that promote commercial encroachment be denied.

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

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District
Proposed Zoning: “C-1 AHOD” Light Commercial Airport Hazard Overlay District
Zoning Commission Hearing Date: October 16, 2018