



City of San Antonio

Agenda Memorandum

File Number:18-6424

Agenda Item Number: 16.

Agenda Date: 11/28/2018

In Control: Planning Commission

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

