



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1330

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**Agenda Item Number:** P-8.

**Agenda Date:** 1/17/2019

**In Control:** City Council A Session

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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