



City of San Antonio

Agenda Memorandum

Agenda Date: April 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600017 (Associated Zoning Case Z-2024-10700048)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Neighborhood Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 24, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Uriel Villarreal

Applicant: Uriel Villarreal

Representative: Uriel Villarreal

Location: 420 Eads Avenue

Legal Description: Lot 2, Block 22, NCB 3577

Total Acreage: 0.1607 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: St. Leo’s Neighborhood Association

Applicable Agencies: Parks and Recreation, Office of Historical Preservation, World Heritage Organization, Planning Department, TxDOT

Transportation

Thoroughfare: Eads Avenue

Existing Character: Collector

Proposed Changes: None

Thoroughfare: Roosevelt Avenue

Existing Character: Principal Primary Arterial B

Proposed Changes: None

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 34, 36, 42, 232, 242

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Plan Goals:

Goal 1: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.

Goal 2: Encourage a pattern of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.

Goal 3: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio

- Objective 2 – Housing: Encourage the rehabilitation of existing homes and the construction of new housing
- Objective 3 – Environment: Create a healthy environment for families and businesses

Comprehensive Land Use Categories:

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single-family residences to densities higher than a duplex is not permitted in low density residential use.

Permitted Zoning Districts: Residential Single-Family Districts, Neighborhood Preservation Districts

Comprehensive Land Use Categories:

Land Use Category: “Community Commercial”

Description of Land Use Category:

Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on

arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Community Commercial should be located at nodes at major the intersections of arterials or higher order streets or where an existing commercial area has been established.

Permitted Zoning Districts: Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)

Land Use Overview

Subject Property

Future Land Use Classification:

"Low Density Residential"

Current Land Use Classification:

Contractor Facility

Direction: North

Future Land Use Classification:

"Low Density Residential"

Current Land Use Classification:

Single-family dwellings

Direction: East

Future Land Use Classification:

"Low Density Residential"

Current Land Use Classification:

Single-family dwellings

Direction: South

Future Land Use Classification:

"Low Density Residential"

Current Land Use Classification:

Single-family dwellings

Direction: West

Future Land Use Classification:

Parks Open Space

Current Land Use Classification:

Golf Course

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

Subject property is not located within an Area Regional Center but is within ½ a mile from the Rockport Subdivision Metro Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Community Commercial” is requested to rezone the property to “C-2” Commercial District. Given the proximity to single-family residential uses with “Low Density Residential” land use classifications, staff considers the proposed plan amendment unsuitable. Within the South Central San Antonio Community Plan, the “Community Commercial” land use designation recommends that commercial developments be located at nodes on arterials at major intersections or where an existing commercial area has been established. Being located within a residential street, staff finds that the subject property does not meet the location recommendation stated in the community plan regarding commercial developments. Additionally, introducing an intense land use category like “Community Commercial” would increase the potential for commercial encroachment into an established residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Proposed Zoning: "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: May 7, 2024