



City of San Antonio

Agenda Memorandum

Agenda Date: July 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600048
(Associated Zoning Case Z-2024-10700136)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 2002

Current Land Use Category: “Urban Low Density Residential”

Proposed Land Use Category: “Neighborhood Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 24, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Argo Real Estate Investments LLC

Applicant: Argo Real Estate Investments LLC

Representative: Argo Real Estate Investments LLC

Location: 1529 Lee Hall

Legal Description: Lots 17 and 18, Block 91, NCB 7091

Total Acreage: 0.20 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Los Angeles Heights

Applicable Agencies: Planning Department, TxDOT

Transportation

Thoroughfare: Lee Hall Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Interstate Highway 10 Frontage Road

Existing Character: Interstate Highway Frontage Road

Proposed Changes: None known.

Public Transit: There is no public transit within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 2002

Plan Goals:

- Goal 3 Objective 3.2: Encourage investment in housing improvement and maintenance.
- Goal 3 objective 3.3: Protect and preserve the Near Northwest's unique housing character.
- Goal 3 Objective 3.4: Encourage new housing development that is compatible with the community's character.

Comprehensive Land Use Categories:

Land Use Category: "Urban Low Density Residential"

Description of Land Use Category: Urban Low-Density Residential mainly includes single family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. 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. The community also recognizes the varying densities found in their Urban Low-Density Residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in an Urban Low-Density Residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use with or without an accessory dwelling. If returning the structure to a single-family use with or without an accessory dwelling is infeasible, the neighborhoods would support a reduction in density.

Permitted Zoning Districts: Single-family residential is permitted, with up to one additional detached or attached accessory dwelling unit permitted on the same lot as the principle residence. Multi-family residential is permitted. Schools, places of worship, and parks, are also permitted in these areas.

Comprehensive Land Use Categories:

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category: Neighborhood Commercial provides for offices, professional services, and shopfront retail uses that are pedestrian oriented. Neighborhood Commercial uses

should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. 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 angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses. Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, as well as a limited number of apartments are permitted.

Permitted Zoning Districts: Offices, professional services, and shopfront retail uses are permitted. Mixed-use residential and commercial use is permitted, and a limited number of apartments are permitted.

Land Use Overview

Subject Property

Future Land Use Classification: “Urban Low Density Residential”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: UZROW - NA

Current Land Use Classification: Interstate Highway, Interstate Highway Access Road

Direction: South

Future Land Use Classification: “Urban Low Density Residential”

Current Land Use Classification: Single-Family Dwellings

Direction: East

Future Land Use Classification: UZROW - NA

Current Land Use Classification: Interstate Highway, Interstate Highway Access Road

Direction: West

Future land Use Classification: “Urban Low Density Residential”

Current Land Use Classification: Single-Family Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “Urban Low Density Residential” to “Neighborhood Commercial” is requested to rezone the property to "C-1" Light Commercial District. The proposed “Neighborhood Commercial” is inconsistent with abutting land uses. The existing “Urban Low Density Residential” permits single-family residential uses, which is characteristic of the existing surrounding area. Introducing “Neighborhood Commercial” to the area would allow commercial encroachment into the established single-family residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700136

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: August 6, 2024