



City of San Antonio

Agenda Memorandum

Agenda Date: March 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600009
(Associated Zoning Case Z-2025-10700028)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: “Urban Low Density Residential”

Proposed Land Use Category: “Neighborhood Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 12, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Dryvn Systems LLC

Applicant: Nathan Moore

Representative: Nathan Moore

Location: 1837 Santa Monica

Legal Description: Lot 19, Block 37, NCB 8805

Total Acreage: 0.1377 acres

Notices Mailed

Owners of Property within 200 feet: 48

Registered Neighborhood Associations within 200 feet: Los Angeles Heights and San Antonio Texas District One Resident District

City-wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Office of Historic Preservation, Planning Department

Transportation

Thoroughfare: Santa Monica

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: West Avenue

Existing Character: Minor Secondary Arterial B

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 97, 296, 651, 509

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

- Goal 3 - Housing Preserve and revitalize the community's unique mix of quality housing.
 - Objective 3.4: Housing Development 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: R-3, R-4, R-5, R-6

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: NC, C-1

Land Use Overview

Subject Property

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single-Family Residence

Direction: North

Future Land Use Classification:

“Office”, “Urban Low Density Residential”, “Neighborhood Commercial”

Current Land Use Classification:

Single-Family Residence, Photography Studio, Tire and Auto Repair

Direction: East

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single-Family Residence

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”, “Urban Low Density Residential”

Current Land Use Classification:

Single-Family Residence, Vacant

Direction: West

Future land Use Classification:

“Neighborhood Commercial”, “Urban Low Density Residential”

Current Land Use Classification:

Auto Title Services, Beauty Salon

ISSUE:

None

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center but is within a ½ mile of the Zarzamora and Fredericksburg Metro Premium Plus Transit Corridors.

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 “NC CD S” Neighborhood Commercial District with a Conditional Use for a Rooming House and Specific Use Authorization for a Bed and Breakfast. Within the Near Northwest Community Plan the “Urban Low Density Residential” land use designation recommends a max density of one accessory dwelling unit per single-family residence per lot. Introducing the proposed “Neighborhood Commercial” land use is out of character and increases the potential for commercial encroachment in an established single-family residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700028

Current Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units

Proposed Zoning: "NC CD S" Neighborhood Commercial Airport Hazard Overlay District with a Conditional Use for a Rooming House and a Specific Use Authorization for a Bed and Breakfast

Zoning Commission Hearing Date: March 18, 2025