



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** October 12, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600094

(Associated Zoning Case Z-2022-10700264)

**SUMMARY:**

**Comprehensive Plan Component:** North Central Neighborhoods Community Plan

**Plan Adoption Date:** February 14, 2002

**Current Land Use Category:** “Low Density Residential

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 12, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Hussain Ali

**Applicant:** Hussain Ali

**Representative:** Hussain Ali

**Location:** 823 Fresno Street

**Legal Description:** the east 60 feet of Lot 37, Block 11, NCB 9214

**Total Acreage:** 0.1722 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Edison Neighborhood Association

**Applicable Agencies:** NA

**Transportation**

**Thoroughfare:** Fresno Street

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known.

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known.

**Public Transit:** 3, 2, 4, 202, 204, 651

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Central Neighborhoods Community Plan

**Plan Adoption Date:** February 14, 2002

**Plan Goals:**

- GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.
  - Objective 3.1: Promote the maintenance of existing properties.
- GOAL 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.
  - Objective 4.1: Discourage encroachment of businesses into existing residential neighborhoods.

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:** Low Density Residential supports the principles of concentrating urban growth, 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. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. 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

**Permitted Zoning Districts:** R-4, R-5, R-6

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** Community Commercial development includes medium to high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

**Permitted Zoning Districts:** NC, C-1

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Residential Dwelling

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Residential Dwelling

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Residential Dwelling

Direction: South

**Future Land Use Classification:**

Neighborhood Commercial, Public Institutional

**Current Land Use Classification:**

Restaurant, Highschool

Direction: West

**Future Land Use Classification:**

Neighborhood Commercial  
**Current Land Use:**  
Retail Strip

**ISSUE:**  
None.

**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 land use amendment from “Low Density Residential” to “Community Commercial” is requested to rezone the property to “C-2” Commercial District to permit the expansion of the retail strip abutting the property to the west. While the retail strip directly abuts Blanco Road, the subject property itself is part of an established single-family neighborhood. If recommended for approval, the Plan Amendment would allow for commercial encroachment into a residential area. The subject property is not located on an intersection or along an arterial with established commercial arterials as the description, it is only abutting one. Furthermore, the property currently accommodates a residential structure, and could technically accommodate two dwelling units given that the property meets the standards for the “B” to “R-4” conversion in the UDC. North Central Neighborhoods Community Plan specifies the maintenance of residential areas by means of maintaining individual properties with residential uses. The request also does not align with the goals specified by the Strategic Housing Implementation Plan (SHIP), which also promote the rehabilitation and preservation of existing residences and protection of neighborhoods through compatible infill development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700264**

Current Zoning: “R-4” Residential Single-Family District

Proposed Zoning: “C-2” Commercial District

Zoning Commission Hearing Date: October 18, 2022