



City of San Antonio

Agenda Memorandum

Agenda Date: February 9, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600111
(Associated Zoning Case Z-2021-10700320)

SUMMARY:

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: March 2001

Plan Update History: August 2008

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 9, 2022

Case Manager: Summer McCann, Planner

Property Owner: Danval Management LLC

Applicant: Alma Letticia Ascacio

Representative: Alma Letticia Ascacio

Location: 112 East Sunset Road

Legal Description: 78-feet of Lot 35, NCB 11889

Total Acreage: 0.2686 Acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Oak Park-Northwood Neighborhood Association

Applicable Agencies: None.

Transportation

Thoroughfare: East Sunset Road

Existing Character: Minor

Proposed Changes: None Known.

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 9, 209, 647

COMPREHENSIVE PLAN

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: March 2001

Relevant goals/recommendations/strategies of the Northeast Inner Loop Neighborhood Plan may include:

- Goal 2: Economic and Physical Redevelopment of Austin Highway
 - Objective 2.3: Business Development Attract new neighborhood-friendly businesses and infill development that will meet the resident's daily needs and bring new vitality to the neighborhoods' commercial centers.

- Objective 1.3: Neighborhood Appearance Maintain and improve the physical appearance and landscaping of the neighborhoods.
 - 1.3.9. Increase communication with developers and neighborhood awareness of the development process to avoid development that is inconsistent or incompatible with neighborhood character/design. Contact vacant property owners to discuss possible future development.

Comprehensive Land Use Categories

Land Use Category: "Low Density Residential"

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots within walking distance of schools and parks. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included. Larger residential estates are characteristic to the Oak Park/Northwood Neighborhood. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, NP-8, NP10, NP-15

Land Use Category: "Community Commercial"

Description of Land Use Category: Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods. Example of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial uses should be located along arterial roads near intersections or in established commercial areas. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential

uses through landscaping, screening and lighting controls. Monument signage, is strongly recommended, as are pedestrian amenities. Shared access is required. A commercial retrofit pattern, a type of infill development, is allowed by right in commercial zoning districts. This type of infill work could transform surface parking lots into a town center with a mix of office, residential and commercial uses.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, O-1

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: South

Future Land Use Classification: “Neighborhood Commercial”

Current Land Use Classification: Apartments

Direction: West

Future Land Use Classification: “Neighborhood Commercial”

Current Land Use: Dentist Office

ISSUE: None.

FISCAL IMPACT: There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff Recommends Denial, with an Alternate recommendation of “Neighborhood Commercial”.

The proposed land use amendment from “Low Density Residential” to “Community Commercial” is requested in order to rezone the property to “C-2” Commercial District. The proposed “Community Commercial” is not appropriate given surrounding residential uses. The Alternate Recommendation of “Neighborhood Commercial” is consistent with neighboring land use

designations and is more appropriate along a minor street.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700320

Current Zoning: "R-5 AHOD" Residential Estate Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: February 15, 2022