



City of San Antonio

Agenda Memorandum

Agenda Date: August 23, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment Case PA-2023-11600046
(Associated Zoning Case Z-2023-10700173)

SUMMARY:

Comprehensive Plan Component: Midtown Neighborhoods Neighborhood Plan

Plan Adoption Date: October 12, 2000

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 23, 2023. This item was continued from the August 9, 2023 hearing.

Case Manager: Adolfo Gonzalez

Property Owner: 1002 W Huisache LLC

Applicant: Edgar Onyeagu

Representative: Edgar Onyeagu

Location: 1002 West Huisache Avenue

Legal Description: Lots 17-23, Block 31, NCB 1822

Total Acreage: 0.5022

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Huisache Avenue
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: Grant Avenue
Existing Character: Local
Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 2, 202

Comprehensive Plan

Comprehensive Plan Component: Midtown Neighborhoods Neighborhood Plan

Plan Adoption Date: October 12, 2000

Plan Goals:

- Objective 1.3: Business Development: Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers.
- Objective 2.3: Home Improvement and Maintenance: Improve the condition, appearance and maintenance of the neighborhoods' housing and yards.
- Objective 2.1: Neighborhood Appearance/ Streetscape/Landscape: Preserve and enhance the neighborhood character and pedestrian-friendly environment.

Comprehensive Land Use Categories

Land Use Category: "Low Density Residential"

Description of Land Use Category: Low-Density Residential uses include single-family houses on individual lots. Low-Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot is not considered to be a Low-Density Residential use.

One of the neighborhoods' highest priorities is to conserve the existing housing stock. The neighborhoods also recognize and appreciate the varying densities found in their residential areas. In recognition of the varying residential densities, the neighborhoods would like to see the structures built as multifamily housing continue in this use, even when located within a Low-Density Residential area. However, if a structure was built as a single-family house and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to single-family use when located within the Low-Density Residential classification. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density. For example, if a property owner finds it infeasible to convert a four-unit structure into a single-family dwelling, the neighborhood would support reducing the density to a duplex.

Permitted Zoning Districts: R-5, R-6, NP-8, NP-10, NP-15, and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.

Land Use Category: "Mixed Use"

Description of Land Use Category: This classification includes a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential. Commercial development, potentially at a higher intensity than found in the Neighborhood Commercial classification, would be the most common land use. This classification calls for the development of design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit.

The neighborhoods support the use or adaptive use of existing commercial or residential areas identified for Mixed-Use development while maintaining the buildings' architectural character. Businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.

Permitted Zoning Districts: IDZ, MXD, MPCD, TOD and FBZD.

Land Use Overview

Subject Property

Future Land Use Classification: "Low-Density Residential"

Current Land Use Classification: Community Center

Direction: North

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Church

Direction: East

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Residential Dwelling

Direction: South

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Residential Dwelling

Direction: West

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Residential Dwelling

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center and within ½ a mile from the Fredericksburg and San Pedro Premium 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, with Alternate Recommendation for Neighborhood Commercial.

The proposed Plan Amendment from “Low Density Residential” to “Mixed Use” is requested in order to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “C-2” Commercial District. The proposed “Mixed Use” land use is not consistent with the surrounding properties.

The surrounding properties have future land use designation of “Low Density Residential” which is appropriate for the established single-family residential dwellings in the area. The proposed “Mixed Use” would permit a combination of Commercial, Medium-Density Residential, and High-Density Residential which is too intense for the surrounding area. Therefore, staff recommends Neighborhood Land use which would allow neighborhood appropriate uses. This will also allow the applicant to rezone to “NC” Neighborhood Commercial to accommodate the fitness center and gym that has recently occupied the vacant building.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700173

Current Zoning: “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: “IDZ-2 NCD-5 AHOD” Medium Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-2” Commercial District

Zoning Commission Hearing Date: September 5, 2023 (tentatively)