



City of San Antonio

Agenda Memorandum

Agenda Date: September 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment Case PA-2023-11600059 (Associated Zoning Case Z-2023-10700213)

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: September 13, 2023

Case Manager: Adolfo Gonzalez

Property Owner: Jesse A. Sepulveda

Applicant: Jesse A. Sepulveda

Representative: Killen, Griffin & Farrimond

Location: 1802 & 1806 West Wildwood

Legal Description: Lots 9 and 10, Block 117, NCB 8813

Total Acreage: 0.2754

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: W Wildwood
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: Brad
Existing Character: Local
Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 97, 296

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 3.3: Protect and preserve the Near Northwest's unique housing character.
- Objective 3.4: Encourage new housing development that is compatible with the community's character.
- Objective 3.5: Promote the strengths of the Near NW Community as a place to live, work and play.
- Objective 7.2: Focus on maintenance and creative community-based efforts to enhance the community's appearance.

Comprehensive Land Use Categories

Comprehensive Land Use Categories:

Land Use Category: Urban Low-Density Residential

Description of Land Use Category: 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: R3, R4, R5, R6

Land Use Category: Neighborhood Commercial

Description of Land Use Category: 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, C1

Land Use Overview

Subject Property

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Residential Use and Vacant Lot

Direction: North

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Offices

Direction: East

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Commercial Use

Direction: South

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Residential Use

Direction: West

Future Land Use Classification: Urban Low Density Residential

Current Land Use Classification: Residential Use

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 not within a ½ mile of any 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 land use amendment from “Urban Low Density” to “Neighborhood Commercial” is requested to rezone the property from “R-4” Residential Single-Family District to “C-1 S” Light Commercial District with a Specific Use Authorization for a Parking Lot. The land use “Neighborhood Commercial” is not an appropriate land use for the property and surrounding area. The subject property is surrounded entirely by properties with future land use designation “Urban Low Density Residential”. Introducing “Neighborhood Commercial” would be out of character for the area. There is established “Neighborhood Commercial” on the opposite end of the block face. Introducing commercial future land use designation on the subject property could allow future commercial uses that may negatively impact the surrounding residential uses. Properties with future land use “Neighborhood Commercial” are intended for pedestrian-oriented uses similar to offices, professional services, or shopfront retail in an established commercial area. The proposed land use amendment would not be compatible with the established land use designation in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700213

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot

Zoning Commission Hearing Date: September 19, 2023