



City of San Antonio

Agenda Memorandum

Agenda Date: March 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: "Neighborhood Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 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: the east 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: "Neighborhood Commercial"

Description of Land Use Category: Neighborhood Commercial includes low-intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas and/or collectors and within walking distance of residential areas. Neighborhood 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 and should be

appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.

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

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 Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Neighborhood Commercial” is requested in order to rezone the property to “O-1” Office District. The proposed “Neighborhood Commercial” is appropriate and compatible with surrounding land uses. The subject property is abutting “Neighborhood Commercial” land uses to the South and West. Additionally, the proposed development aligns with the plan description of “Neighborhood Commercial” being located “between an arterial and Low Density Residential”.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700320

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

Proposed Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

Zoning Commission Hearing Date: March 1, 2022