



City of San Antonio

Agenda Memorandum

Agenda Date: September 14, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment PA-2022-11600073
(Associated Zoning Case Z-2022-10700199)

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 14, 2022. This item was continued from the August 24, 2022 hearing.

Case Manager: Ann Benavidez, Planner

Property Owner: Karina Rodriguez

Applicant: Karina Rodriguez

Representative: Karina Rodriguez

Location: 827 Viendo

Legal Description: Lot 15, Block 5, NCB 6176

Total Acreage: 0.1435 Acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Los Angeles Heights NA

Applicable Agencies: NA

Transportation

Thoroughfare: Viendo

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Angeles Drive

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 651, 509, 296, 97, 96, 95

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

- Objective 3.3: Design Standards Protect and preserve the Near Northwest's unique housing character.
- Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

Comprehensive Land Use Categories

Land Use Category: Urban Low Density Residential

Description of Land Use Category: Urban Low Density Residential 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: R-4, R-5, R-6

Land Use Category: Neighborhood Commercial

Description of Land Use Category: Neighborhood Commercial 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. The 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, C-1

Land Use Overview

Subject Property

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Salon, Residential Dwelling

Direction: North

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: East

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: South

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Electric Tower, Self Service Carwash

Direction: West

Future Land Use Classification:

Mixed Use

Current Land Use:

Vacant lot, Urgent Care

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.

The proposed land use amendment from “Urban Low Density Residential” to “Neighborhood Commercial” is requested in order to rezone the property to “NC” Neighborhood Commercial. The proposed land use is not consistent with the established development pattern in the area. While the property is in proximity to both the Fredericksburg and the West Avenue commercial corridors, it is part of an established single-family neighborhood. The future land use designation “Neighborhood Commercial” can be found fronting along both West Avenue and Fredericksburg, serving as a transitional buffer between the neighborhood and corridors. However, to allow for “Neighborhood Commercial” for this property would constitute commercial creepage and encroachment into a primarily residential block.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700199

Current Zoning: “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Barber Shop/ Beauty Salon

Proposed Zoning: “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: September 6, 2022