



City of San Antonio

Legislation Details (With Text)

File #: 20-2483

Type: Plan Amendment

In control: Planning Commission

On agenda: 3/11/2020

Title: PLAN AMENDMENT CASE PA-2020-11600012 (Council District 5): A request by Richard Lira, representative, for approval of a Resolution to amend the Nogalitos/ South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on Lot 26, Block 11, NCB 2648, located at 619 South Panam Expressway. Staff recommends Approval. (Associated Zoning Case Z-2020-10700008) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment PA 2020-11600012
(Associated Zoning Case Z-2020-10700008)

SUMMARY:

Comprehensive Plan Component: Nogalitos/ South Zarzamora Community Plan

Plan Adoption Date: September 2004

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 11, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Richard Lira

Applicant: Richard Lira

Representative: Richard Lira

Location: 619 South Panam Expressway

Legal Description: Lot 26, Block 11, NCB 2648

Total Acreage: 0.1438

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Palm Heights Neighborhood Association

Applicable Agencies: Lackland Airforce Base, Texas Department of Transportation, and the Solid Waste Management Department

Transportation

Thoroughfare: 619 South Panam Expressway

Existing Character: Access Road

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/ South Zarzamora Community Plan

Plan Adoption Date: September 2004

Plan Goals:

Goal 1: Housing

Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

- Objective 1.1 Home Improvement and Maintenance
 - Encourage investment in housing rehabilitation and maintenance.
- Objective 1.2 Diversity of Housing
 - Provide a variety of housing types that sustain all ages and economic groups.

Goal 2: Community Character and the Environment

Preserve and enhance the walkable, neighborhood-friendly character of the neighborhoods in a way that incorporates the arts and improves the environment.

- Objective 2.1 Neighborhood Character and Appearance
 - Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.
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Comprehensive Land Use Categories

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category:

Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail

uses that can be served by pedestrian access and are generally less than 5000 square feet. These include less intense commercial uses with low-impact convenience, retail, or service functions. No drive-through establishments are permitted. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential units above retail, and townhouses. Examples of uses include small insurance or doctor's offices, bakery, small restaurant, convenience store without gas pumps, copy service, veterinary office, bank without drive-through, gift shops, social services, and cafes. Community green areas with benches, trees and landscaping; small plazas; and public gathering spaces are encouraged as part of the neighborhood commercial area. Parking is encouraged in the rear of the buildings and should be appropriately buffered from adjacent residential uses through landscaping screening and lighting controls. Buildings should have a predominant percentage of windows across the ground level façades. Service yards are screened from view at the rear of the site. Locations for Neighborhood Commercial uses include arterials and the intersection of two collectors.

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

Land Use Category: "Mixed Use"

Description of Land Use Category:

Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

Permitted Zoning Districts: NC, C-1, C-2, P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MXD, TOD, IDZ

Land Use Overview

Subject Property

Future Land Use Classification:

"Neighborhood Commercial"

Current Land Use Classification:

Residential

Direction: North

Future Land Use Classification:

"Neighborhood Commercial"

Current Land Use Classification:

Residential

Direction: East

Future Land Use Classification:

ROW

Current Land Use Classification:

IH-35 South

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Undeveloped Land

Direction: West

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Residential

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center and is not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The requested Plan Amendment from “Neighborhood Commercial” to “Mixed Use” will allow the applicant to rezone to “IDZ-1”. Further, this will provide more consistency with the current land use pattern in the area.

The subject property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “IDZ-1” base zoning district is not consistent with the future land use designation. Therefore, the applicant is seeking a Plan Amendment to “Mixed Use.”

The Plan Amendment meets the goals of the Nogalitos/South Zarzamora Community Plan to advance the City of San Antonio Housing Goals and Strategies by encouraging investment in housing rehabilitation and maintenance and by providing a variety of housing types that sustain all ages and economic groups.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Nogalitos/ South Zarzamora Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700008

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units

Zoning Commission Hearing Date: March 3, 2020