



City of San Antonio

Legislation Details (With Text)

File #: 16-3254

Type: Plan Amendment

In control: City Council A Session

On agenda: 6/16/2016

Title: PLAN AMENDMENT # 16040 (Council District 5): An Ordinance amending the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.989 acres of land out of NCB 3736 located at 4407 IH 35 S Expressway from "Mixed Use" to "Regional Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016149)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Map, 2. Aerial-PA_16040, 3. signed resolution PA 16040, 4. Ordinance 2016-06-16-0496

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 16040
(Associated Zoning Case Z2016149)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 30, 2004

Plan Update History: Updated June 18, 2009

Current Land Use Category: Mixed Use

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 11, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Sagrario Flores

Applicant: Patricia Flores

Representative: Patricia Flores

Location: 4407 Interstate Highway 35 South.

Legal Description: Approximately 0.9895 acres of land out of NCB 3736

Total Acreage: 0.9895

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Interstate Highway 35 South

Existing Character: Freeway 250' - 500

Proposed Changes: None

Public Transit: There is a VIA bus stop located at the intersection of Gladstone Avenue at Collingsworth, two blocks West from the subject property.

ISSUE:

Plan Adoption Date: September 30, 2004

Update History: June 18, 2009

Goal 3 Economic Development, Objective 3.1 Diverse Businesses: Attract and support a variety of businesses in a walkable, mixed-use environment.

Comprehensive Land Use Categories

Mixed Use: 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 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-2P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MXD, TOD, IDZ & C-2

Comprehensive Land Use Categories

Regional Commercial: Regional Commercial development includes land uses that are automobile related or draw their customer base from a larger region, thus bringing more traffic and parking.

Permitted Zoning Districts: NC, C-1, C-2P, C-2, C-3, O-1, O-2.

Land Use Overview

Subject Property

Future Land Use Classification: Mixed Use

Current Use Classification: General Industrial District

Direction: North

Future Land Use Classification: UZROW
Current Use: Gladstone Street

Direction: East
Future Land Use Classification: UZROW
Current Use: Interstate Highway 35 South

Direction: South
Future Land Use Classification: Mixed-Use
Current Use: General Commercial District

Direction: West
Future Land Use Classification: Mixed Use
Current Use: Single Family Residential District

Land Use Analysis

The applicant requests this Plan Amendment to Regional Commercial in order to bring into compliance the commercial retail center and uses. The subject property consists of a retail center and is zoned "I-1" General Industrial District. The general commercial uses (C-3) are not allowed by right under this land use classification and zoning designation. The properties to the south are developed with general commercial uses and the property is located next to IH 35 South. The Regional Commercial land use classification for the subject property is appropriate at this location and would allow the property to be redeveloped in the future with commercial uses that are appropriate for the property.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Nogalitos/South Zarzamora Community Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The Regional Commercial land use designation is consistent and compatible with the existing development pattern.

PLANNING COMMISSION RECOMMENDATION: Approval (7-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016149

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District.

Proposed Zoning: "C-3 AHOD" General Commercial District Airport Hazard Overlay District

Zoning Commission Hearing Date: May 17, 2016