



# City of San Antonio

## Agenda Memorandum

**File Number:** 13-1320

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**Agenda Item Number:** P-4.

**Agenda Date:** 1/16/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 5

**SUBJECT:**

Plan Amendment 14012

**SUMMARY:**

An Ordinance amending the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 29.035 acre tract of land located at the southwest corner of Culberson Avenue and South Zarzamora from Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed Use to Regional Commercial.

The Department and Planning Commission recommend approval. The subject property's location along a major arterial roadway, and the general surrounding conditions, which include a mix of community-scale commercial uses, as well as, light industrial areas to the east and south, and its close proximity to the intersection of two major arterials, make it appropriate for the Regional Commercial classification.

**BACKGROUND INFORMATION:**

**Applicant:** Kaufman & Killen, Inc.

**Owner:** City of San Antonio

**Property Location:** Approximately 29.035 acres of land out of NCB 8786 located at the southwest corner of Culberson Avenue and South Zarzamora Street

**Acreage:** 29.035

**Current Land Use of site:** Vacant buildings

**Adjacent Land Uses:**

**N:** designated Low Density Residential; occupied by Single-Family Homes

**E:** designated Neighborhood Commercial; occupied by Medical Clinic, Commercial uses and Single-Family Homes

**S:** designated Mixed Use; occupied by Educational Development Center and Day Care Facility and Business Park

**W:** designated Parks Open Space: occupied by Normoyle Park and Community Center

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** Nogalitos/South Zarzamora Community Plan

**Plan Adoption Date:** September 30, 2004

**Update History:** June 18, 2009

**Plan Goals:**

**Objective 2.1: Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance**

**Objective 3.1: Attract and support a variety of businesses in a walkable, mixed-use environment**

**LAND USE ANALYSIS:**

The subject property is located just north of the intersection of Nogalitos and South Zarzamora at the southwest corner of Culberson Avenue and South Zarzamora Street, within the Nogalitos/S. Zarzamora Community Plan. The subject property consists of several vacant buildings and storage area and has single-family homes to the north, a medical clinic, commercial uses and single-family homes to the east, an educational development center and day care facility to the south and a park and community center to the west. The Nogalitos Community Plan classifies the subject property as Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed use, the area to the north as Low Density Residential, the area to the east as Neighborhood Commercial and the area to the south as Mixed Use and Medium Density Residential. The applicant requests to change the future land use from Parks/Open Space, High Density Residential, Neighborhood Commercial and Mixed Use to Regional Commercial.

The applicant requests this plan amendment and associated zoning change in order to allow for the development of the property as a commercial development. The current classification of Neighborhood Commercial and Mixed Use allow commercial uses by right, however the associated zoning district required to implement the proposed commercial development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan.

The subject property's location along a major arterial roadway, and the general surrounding conditions, which include a mix of community-scale commercial uses, as well as, light industrial areas to the east and south, and its close proximity to the intersection of two major arterials, make it appropriate for the Regional Commercial classification. The requested land use classification could potentially increase opportunities for commercial development in the planning area and would allow for the adaptive reuse of an unoccupied former City of San Antonio service center and fire department training facility which would eliminate potential vacant buildings in the planning area. The Regional Commercial land use classification would support the goals of the Nogalitos/S. Zarzamora Community Plan of protecting and preserving the character of the neighborhoods and commercial corridors by improving their physical appearance and attracting a variety of businesses in a walkable mixed use environment.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City's Major Thoroughfare Plan identifies Zarzamora Street as a Primary Arterial Type B and Nogalitos Street and New Laredo Highway as Secondary Arterial Type B. Culberson Avenue and Centennial are local streets that function as collector streets. Jennings Street and Burke Street are local streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of Culberson Avenue and South Zarzamora Street. The existing transportation infrastructure could support any additional demand generated by the requested change.

**COMMUNITY FACILITIES ANALYSIS:**

Normoyle Park, University Hospital Neighborhood Clinic, San Antonio CAN High School and Development Center and St. Anthony’s Day Care facility are within walking distance. Graebner Elementary and San Antonio Fire Station 16 are in close proximity. The existing community facilities could support any additional demand generated by the requested future land use change.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed Use.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

Approval. The subject property’s location along a major arterial roadway, and the general surrounding conditions, which include a mix of community-scale commercial uses, as well as, light industrial areas, and its close proximity to the intersection of two major arterials, make it appropriate for the Regional Commercial classification. The requested land use classification could potentially increase opportunities for commercial development in the planning area and would allow for the adaptive reuse of an unoccupied former City of San Antonio service center and fire department training facility which would eliminate potential vacant buildings in the planning area. The Regional Commercial land use classification would support the goals of the Nogalitos/S. Zarzamora Community Plan of protecting and preserving the character of the neighborhoods and commercial corridors while improving their physical appearance and by attracting a variety of businesses in a walkable mixed use environment.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: December 4, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: November 15, 2013

No. of notices mailed 10 days prior to Public Hearing: 48 to owners of property within 200 feet; 31 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Quintana Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014046**

Current zoning: R-6 AHOD

Proposed zoning: C-3 AHOD

Zoning Commission Public Hearing Date: December 17, 2013

Approval.