



City of San Antonio

Agenda Memorandum

File Number: 15-2203

Agenda Item Number: 11.

Agenda Date: 4/8/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Plan Amendment 15029

(Associated Zoning Case Number Z2015136)

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: Medium-Density Residential

Proposed Land Use Category: Mixed Use - Residential/Office/and Commercial Land Use and to include "C-2" Commercial District as a related zoning district for the Mixed Use land use classification.

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 8, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Graciano Ramirez

Applicant: Graciano Ramirez

Representative: Graciano Ramirez

Location: Approximately .2870 acres of land being Lots 6, 7, 8, & 9, Block 60, out of NCB 7990, located at 1510 West Southcross Boulevard

Total Acreage: 0.2870

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Tierra Linda

Planning Team: 26

Applicable Agencies: None

Transportation

Thoroughfare: Southcross Boulevard

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None

Public Transit: There is a VIA bus stop located at the intersection of W. Southcross Boulevard at Zarzamora, few feet 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

Medium-Density Residential: Medium-density residential uses include the uses in the Low-Density Residential category as well as duplexes, triplexes, fourplexes, townhomes, row houses and zero lot line configuration. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be located along residential trail roads or collector streets and can serve as a buffer between Low-density residential and more intense land uses such as commercial structures.

Permitted Zoning Districts: R-6, R-5, R-4, RM-6, RM-5, & RM-4

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 (proposed)

Land Use Overview

Subject Property

Future Land Use Classification: Medium-Density Residential

Current Use Classification: Commercial District Nonalcoholic sales.

Direction: North

Future Land Use Classification: UZROW

Current Use: W. Southcross Boulevard

Direction: East

Future Land Use Classification: Medium-Density Residential
Current Use: Light Commercial District

Direction: South
Future Land Use Classification: Mixed-Use / Low Density Residential
Current Use: Single Family Residential District

Direction: West
Future Land Use Classification: Mixed-Use
Current Use: Light Commercial District

Land Use Analysis

The applicant requests this Plan Amendment to Mixed Use and to include “C-2” Commercial District as a related zoning district for the “Mixed Use” land use classification and associated zoning change in order to have convenience store on the property. The subject property consists of a Taxidermy Studio and is zoned “C-2NA” Commercial Nonalcoholic Sales District. Convenience store uses, with alcohol sales, are not allowed by right under this land use classification and zoning designation. The property to the west and northwest are designated as Mixed Use and developed with commercial uses. The Mixed Use land use classification for the subject property is appropriate at this location and would allow the property to be redeveloped in the future with small scale commercial uses or mixed residential uses.

Currently, the Nogalitos/S. Zarzamora Community Plan only allows “C-2” Commercial District as a consistent zoning district in one (1) land use category, Regional Commercial. As per the text of the plan, Regional Commercial land uses are typically “big box” and “power center” retailers, automotive repair shops, storage facilities and mid to high rise office buildings. Other adopted Neighborhood and Community Plans include “C-2” as a consistent zoning district within the Mixed Use land use classification or include an additional land use category of Community Commercial that includes “C-2” and other light commercial and office districts as consistent zoning districts. The addition of this district in the Mixed Use will provide an option for applicants and developers when seeking to rezone property to “C-2”, and still provide a public input process for the rezoning to determine appropriateness at certain locations.

ALTERNATIVES:

1. Recommend denial of the proposed amendment and requested change to plan text 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 Mixed-Use land designation is consistent and compatible with the Nogalitos/South Zarzamora Plan and the existing development pattern. Inclusion of “C-2” within the Mixed Use Land Use classification is consistent with other adopted Neighborhood and Community Plans.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015136

Current Zoning: “C-2NA AHOD” Commercial District Nonalcoholic Sales Airport Hazard Overlay District.
Proposed Zoning: “C-2 AHOD” Commercial District Airport Hazard Overlay District
Zoning Commission Hearing Date: April 21, 2015