



# City of San Antonio

## Legislation Details (With Text)

<b>File #:</b>	15-3977		
<b>Type:</b>	Staff Briefing - Without Ordinance	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	7/8/2015		
<b>Title:</b>	PA 15060: A request by Joel Castillo, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1036 acres of land being Lot S IRR 44 FT of 25 and 26 in NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends denial. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Adopted and Proposed LU Maps, 2. Aerial-PA 15060, 3. PC Resolution - PA 15060		

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**  
Plan Amendment 15060  
(Applicant has not filed an Associated Zoning Case)

**SUMMARY:**  
**Comprehensive Plan Component:** Near Northwest Community Plan

**Plan Adoption Date:** February 14, 2002

**Current Land Use Category:** Neighborhood Commercial

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**  
**Planning Commission Hearing Date:** July 8, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Joel and Julieta Castillo

**Applicant:** Joel and Julieta Castillo

**Representative:** Joel and Julieta Castillo

**Location:** Approximately 0.1036 acres of land being Lot S IRR 44 FT of 25 and 26 in NCB 1989 located at 2327 North Zarzamora Street.

**Total Acreage:** 0.1036

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Woodlawn Lake Community Association

**Planning Team:** 17

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Zarzamora Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None

**Thoroughfare:** Woodlawn Avenue

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None

**Thoroughfare:** West Craig Place

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** West French Place

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop along side of the subject property on Zarzamora Street.

**ISSUE:**

**Plan Adoption Date:** February 14, 2002

**Update History:** None

**Goal 2, Objective 2.2: Business Development** - Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environment.

**Comprehensive Land Use Categories**

**Neighborhood Commercial:** The Neighborhood Commercial land use category provides for offices, professional services, and shop front 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 of 5,000 square feet of the square footage of an existing building. 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. Drive-through establishments are not desirable. Live/ work units, allowing for residential use above commercial space, as well as a limited number of apartments are preferred.

**Example Zoning Districts:**

NC, C1

### **Comprehensive Land Use Categories**

**Community Commercial:** Community Commercial development includes a medium and high density land use that draws its customer base from a larger community. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include convenience stores with gas stations, grocery stores, apartments, and community shopping centers. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, and limited curb cuts to arterial streets, ample sidewalks, and well-designed monument signage. Community Commercial centers should be designed to create safe, attractive, and convenient vehicular and pedestrian linkages with adjoining land uses.

### **Example Zoning Districts:**

NC, C-1, C-2P, C-2, O-1

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Neighborhood Commercial

#### **Current Use**

Commercial Use

North

#### **Future Land Use Classification**

Neighborhood Commercial

#### **Current Use**

Multi-Family Residences

East

#### **Future Land Use Classification**

Neighborhood Commercial

#### **Current Use**

Commercial Uses

South

#### **Future Land Use Classification**

Neighborhood Commercial

#### **Current Use**

Commercial Uses

West

#### **Future Land Use Classification**

Neighborhood Commercial

#### **Current Use**

Single and Multi-Family Residences

### **LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject property is currently zoned “C-2” Commercial District. The applicant was cited by Code Enforcement for a zoning violation; utilizing the property as a

construction trades contractor facility, which requires industrial zoning. In order to accommodate this use, the applicant will be requesting to rezone to “C-2 CD” Commercial District with a Conditional Use for a Construction Trades Contractor Facility. Rezoning to a Conditional Use avoids a land use change to Industrial. The subject property’s location along Zarzamora Street, a major arterial, together with its close proximity to existing neighborhood commercial uses and residential uses, make it inappropriate for the Community Commercial land use classification. The development of the subject property with the Community Commercial land use classification and proposed industrial use would significantly alter the existing development pattern and conflict with the goals of the Near Northwest Plan of promoting compatibility and appropriateness between uses.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Near Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends denial. The subject property’s location along Zarzamora Street, a major arterial, together with its close proximity to existing neighborhood commercial uses and residential uses, make it inappropriate for the Community Commercial land use classification. The development of the subject property with the Community Commercial land use classification and proposed industrial use would significantly alter the existing development pattern and conflict with the goals of the Near Northwest Plan of promoting compatibility and appropriateness between uses.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: "C-2 NCD AHOD" Commercial District Neighborhood Conservation District Airport Hazard Overlay District

Proposed Zoning: "C-2 CD NCD AHOD" Commercial Woodlawn Conservation Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor Facility

Zoning Commission Hearing Date: Not Scheduled