



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6359

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 12/6/2018

**Title:** PLAN AMENDMENT CASE # 18106 (Council District 4): Ordinance amending the Nogalitos/S. Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018342)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2018-12-06-0984

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment 18106  
(Associated Zoning Case Z2018342)

**SUMMARY:**

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

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

**Current Land Use Category:** "Low Density Residential"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 24, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Arturo Vazquez

**Applicant:** Arturo Vazquez

**Representative:** Arturo Vazquez

**Location:** 6614 South Zarzamora Street

**Legal Description:** Lot 408, NCB 7853

**Total Acreage:** 0.1234

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Tiera Linda Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base, Planning Department

**Transportation**

**Thoroughfare:** South Zarzamora Street

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** West Pyron

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 520 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** June 18, 2009

**Plan Goals:** Goal 3: Economic Development: Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.

**Comprehensive Land Use Categories**

**Land Use Category:** "Low Density Residential"

**Description of Land Use Category:** Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as a granny flats, garage apartments, and "echo" (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. 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 oriented toward the center of the neighborhood and located away from major arterials.

**Permitted Zoning Districts:** "R-20", "R-6", "R-5", "R-4"

**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.

**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”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Parking Lot/Restaurant

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Residence

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Used Auto Sales

Direction: West

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use:**

Retail Center

**FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not located within a Regional Center. The property is located within ½ of a mile of the Zarzamora Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The proposed “Mixed Use” is generally consistent with the goals and objectives of the Nogalitos/South Zarzamora Community Plan. The requested land use amendment is in agreement with the current development of the area. The applicant is requesting “Mixed Use” in order to rezone the property from “C-2” to “IDZ” with uses permitted in “C-2” Commercial District. The lot is an irregular size with little developable space. The requested “Mixed Use” is a more appropriate future land use along South Zarzamora, which is a primary arterial.

**Relevant Goals and Objectives of the Nogalitos/South Zarzamora Community Plan:**

**Goal 3: Economic Development:** Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents’ daily needs and bring vitality to the area.

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

**Objective 3.2 Business Character** Build upon the historic, walkable character of the Nogalitos corridor to create a unique place to walk for shopping, working, and relaxing.

**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: Z2018342**

Current Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "IDZ MLOD-2 MLR-1 AHOD" Infill Development Zone Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District  
Zoning Commission Hearing Date: November 6, 2018