



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-1304

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 1/9/2019

**Title:** PLAN AMENDMENT CASE # PA-2018-900018 (Council District 5): A request by Rene Saucedo, representative, for approval of a Resolution to amend the Nogalitos/South Zarzamora 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 Lots 23 and 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900062)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA-2018-900018  
(Associated Zoning Case Z-2018-900062)

**SUMMARY:**

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

**Plan Adoption Date:** September, 2004

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 9, 2018

**Case Manager:** Dominic Silva, Planner

**Property Owner:** Betty Garcia Alaniz

**Applicant:** Rene Saucedo

**Representative:** Rene Saucedo

**Location:** 308 Espinosa Street

**Legal Description:** Lots 23 & 24, Block 9, NCB 3912

**Total Acreage:** 0.1435

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Espinosa Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Thoroughfare:** Recio Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Thoroughfare:** Interstate Highway 35

**Existing Character:** Highway

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Comprehensive Plan**

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

**Plan Adoption Date:** September, 2004

**Plan Goals:**

- Objective 3.1 Attract and support a variety of businesses in a walkable, mixed-use environment.
- Objective 4.1 Enhance the pedestrian environment to encourage residents to walk to commercial centers, schools, parks and all parts of the community.

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as 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.

**Related Zoning Districts:** R-20, R-6, R-5, R-4

**Land Use Category:** “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 Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. 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.

**Related Zoning Districts:** MXD, TOD, IDZ, C-1, C-2 P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, NC

**Land Use Category:** “Neighborhood Commercial”

Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5000 square feet. These include less intense commercial uses with low-impact convenience, retail, or service functions. No drive-through establishments are permitted. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential units above retail, and townhouses. Examples of uses include small insurance or doctor’s offices, bakery, small restaurant, convenience store without gas pumps, copy service, veterinary office, bank without drive-through, gift shops, social services, and cafes. Community green areas with benches, trees and landscaping; small plazas; and public gathering spaces are encouraged as part of the neighborhood commercial area. Parking is encouraged in the rear of the buildings and should be appropriately buffered from adjacent residential uses through landscaping screening and lighting controls. Buildings should have a predominant percentage of windows across the ground level façades. Service yards are screened from view at the rear of the site. Locations for Neighborhood Commercial uses include arterials and the intersection of two collectors.

**Related Zoning Districts:** NC, C-1, O-1

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Low Density Residential

Direction: North

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Low Density Residential

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Low Density Residential

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Low Density Residential

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Low Density Residential

**FISCAL IMPACT:**

None.

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

The property is located within 1 mile of the Downtown Regional Center and is not located within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Mixed Use” is requested in order to rezone the property to “C-2 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District. The subject property is well suited for the “Mixed Use” land use designation proposed as it is located within 1 mile of Interstate Highway 35 while also being located at the border between a major highway and the residential neighborhood along Recio and Espinosa Street. The subject property also makes use of a once abandoned building for mixed-use development. The Nogalitos/South Zarzamora Plan economic development objective includes attracting and supporting a variety of businesses in a walkable, mixed-use environment.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Nogalitos/South Zarzamora Plan.
2. Make an alternate recommendation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900062**

Current Zoning: “R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Region Airport Hazard Overlay District

Requested Zoning: “C-2 CD MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio.

Zoning Commission Hearing Date: January 15, 2018