



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-2700

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 3/27/2019

**Title:** PLAN AMENDMENT CASE # PA-2019-116-00006 (Council District 5): A request by Brad McMurray, applicant, for approval of a Resolution to amend the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" and "Medium Density Residential" to "Mixed Use" on Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700, located at 3727 Nogalitos Street, and 127 Ames Avenue and 131 Ames Avenue. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700027)

**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-2019-11600006  
(Associated Zoning Case Z-2019-10700027)

**SUMMARY:**

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

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

**Plan Update History:** June 18, 2009

**Current Land Use Category:** "Neighborhood Commercial" and "Medium Density Residential"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 27, 2019

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Randall S. Vail, Eddie Rodriguez, and Lucina M. Guerrero

**Applicant:** Brad McMurray

**Representative:** Brad McMurray

**Location:** 3727 Nogalitos, and 127 Ames Avenue and 131 Ames Avenue

**Legal Description:** Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700

**Total Acreage:** 1.6139

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Texas Department of Transportation, Planning Department, and Lackland Airforce Base

**Transportation**

**Thoroughfare:** Nogalitos Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known

**Thoroughfare:** Ames Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus route are within walking distance of the subject property

Routs Served: 51, 251, 521

**ISSUE:**

**Comprehensive Plan**

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

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

**Plan Update History:** June 18, 2009

**Plan Goals:**

- Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.
- Provide a variety of housing types that sustain all ages and economic groups.
- Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.
- Attract and support a variety of businesses in a walkable, mixed-use environment.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

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 Category:** "Medium Density Residential"

**Description of Land Use Category:**

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 configurations. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain nonresidential 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 roads or collector streets and can serve as a buffer between Low-density residential and more intense land uses such as commercial structures.

**Related Zoning Districts:** R-6, R-5, R-4, RM-6, RM-5, RM-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.

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:** NC C-1 C-2 P 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:**

“Neighborhood Commercial” and “Medium Density Residential”

**Current Land Use Classification:**

Duplexes and Vacant

Direction: North

**Future Land Use Classification:**

“Neighborhood Commercial” and “Medium Density Residential”

**Current Land Use Classification:**

Residential Dwellings and Restaurant

Direction: East

**Future Land Use Classification:**

“Mixed Use”, “Neighborhood Commercial”, and “Low Density Residential”

**Current Land Use Classification:**

Motor Vehicle Sales, Restaurant, and Auto & Light Truck Repair

Direction: South

**Future Land Use Classification:**

“Mixed Use”

**Current Land Use Classification:**

Motor Vehicles Sales, Animal Feed Store and Vacant Lot

Direction: West

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use:**

Residential Dwellings

**FISCAL IMPACT:**

None.

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

The subject property is located half a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Neighborhood Commercial” and “Medium Density Residential” to “Mixed Use” is requested in order to rezone the property to "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "MF-65, "C-2", Motor Vehicle Sales and a Duplex. This is consistent with the Nogalitos/South Zarzamora Community Plan’s goal to provide a variety of housing types that sustain all ages and economic groups. The request also attracts and supports a variety of businesses in a walkable, mixed-use environment.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at

this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

**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: Z-2019-10700027**

Current Zoning: "R-5 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Duplex, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcohol Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District  
Proposed Zoning: "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "MF-65, "C-2", Motor Vehicle Sales and a Duplex

Zoning Commission Hearing Date: March 19, 2019

The Zoning Commission recommended Approval of the zoning request on March 19, 2019.