



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-1800  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 4/18/2019  
**Title:** PLAN AMENDMENT CASE # 18102 (Council District 5): Ordinance amending the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Low Density Mixed Use" to "Low Density Mixed Use" on Lot 9-21, Block 3, NCB 6128, generally located Southwest of Colima Street and South Zarzamora Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018346)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-04-18-0344

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 18102  
(Associated Zoning Case Z2018346)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 3, 2007

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

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

**BACKGROUND INFORMATION:**

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

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Miriam and Tomas Chicoj

**Applicant:** Fernando De Leon

**Representative:** Brown & Ortiz, P.C. (c/o Ken Brown)

**Location:** Generally located southwest of Colima Street and South Zarzamora Street

**Legal Description:** Lot 9-21, Block 3, NCB 6128

**Total Acreage:** 0.48

**Notices Mailed**

**Owners of Property within 200 feet:** 45

**Registered Neighborhood Associations within 200 feet:** Historic Westside Residents Association

**Applicable Agencies:** Lackland Air Force Base

**Transportation**

**Thoroughfare:** South Zarzamora Street

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None Known

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

Routes Served: 68, 268, 520

**Thoroughfare:** Colima Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 68, 268, and 520

**Comprehensive Plan**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Plan Goals:**

- 20.1.3 Reduce occurrences of commercial encroachment into residential areas.

**Comprehensive Plan Component:** SA Tomorrow Comprehensive Plan

**Plan Adoption Date:** August 11, 2016

**Plan Goals:**

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Single-family homes on individual lots, on streets with low traffic volumes
- Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this

category

- Pre-existing commercial buildings under 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

**Recommended Zoning District:**

R3, R4, R5, R6

**Sample Allowable Uses:**

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

**Description of Land Use Category:**

- Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure)
- Compatibility between commercial and residential uses Shared parking located to rear of structure, limited curb cuts
- Monument signs encouraged
- Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops

**Recommended Zoning District:**

R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories), NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential and Low Density Mixed Use

**Current Land Use Classification:**

Auto Repair, Parking Lot, and Two-Family Residence

Direction: North

**Future Land Use Classification:**

Low Density Residential and Low Density Mixed Use

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

Low Density Residential and Low Density Mixed Use

**Current Land Use Classification:**

Single-Family Residences, Barber Shop, and Mobile Phone Shop

Direction: South

**Future Land Use Classification:**

Low Density Residential and Low Density Mixed Use

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single-Family Residences

**FISCAL IMPACT:**

None.

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

The property is located within half a mile of a Premium Transit Corridor

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (5-1) recommend Approval.

The proposed land use amendment from “Low Density Residential” and “Low Density Mixed Use” to “Low Density Mixed Use” is requested in order to rezone the property to “C-2 CD” Commercial District with Conditional Use for Auto & Light Truck Repair. This is consistent with the Guadalupe Westside Community Plan’s goal to support residential uses with limits on commercial development. The proposed Plan Amendment to “Low Density Mixed Use” is a compatible future land use to the surrounding residential areas.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018346**

**Current Zoning:** "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "C3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Proposed Zoning:** "C-2 CD MLOD2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto & Light Truck Repair

**Zoning Commission Hearing Date:** February 5, 2019