



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5265  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 7/24/2019  
**Title:** PLAN AMENDMENT # PA-2019-11600015 (Council District 1): A request by The NRP Group, applicant, for approval of a Resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on Lot 2, NCB 9200, located at 4415 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2019-10700046) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA-2019-11600015  
(Associated Zoning Case Z-2019-10700046)

**SUMMARY:**

**Comprehensive Plan Component:** North Central Community Plan

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

**Current Land Use Category:** "Neighborhood Commercial"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 24, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Amtul Property Group LLC

**Applicant:** The NRP Group

**Representative:** Brown & Ortiz, P.C.

**Location:** 4415 San Pedro Avenue

**Legal Description:** Lot 2, NCB 9200

**Total Acreage:** 1.5674

**Notices Mailed**

**Owners of Property within 200 feet:** 38

**Registered Neighborhood Associations within 200 feet:** Edison Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** San Pedro Rd

**Existing Character:** Primary Arterial B

**Proposed Changes:** None Known

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

Routes Served: 3, 4, 204

**Comprehensive Plan**

**Comprehensive Plan Component:** North Central Community Plan

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

**Plan Goals:**

- Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.
- Objective 1.2: Initiate Neighborhood Commercial Revitalization of Blanco Road.

**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 shopfront retail uses that can be served by pedestrian access.
- Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people.
- It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas.
- Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established.

**Permitted Zoning Districts:** NC, C-1

**Comprehensive Land Use Categories**

**Land Use Category:** “Mixed Use”

**Description of Land Use Category:**

- Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people

can enjoy a wide range of fulfilling experiences in one place.

- Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node.
- Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established.
- Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes.

**Permitted Zoning Districts:** MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Car Sales

Direction: North

**Future Land Use Classification:**

Parks Open Space

**Current Land Use Classification:**

Street Medium

Direction: East

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Commercial uses

Direction: South

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Vehicle Services

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single-Family Residential

### **FISCAL IMPACT:**

None.

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

The subject property is within the North Central Regional Center and located within the Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Neighborhood Commercial” to “Mixed Use” is requested in order to rezone the property to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for multi-family not to exceed 75 total units and Motor Vehicle Sales (Full Service). This is consistent with the North Central Community Plan’s objective to market San Pedro Avenue as the place to live, work, shop and play with their central location and convenient access to all San Antonio. The future land use classification for the property is “Neighborhood Commercial”, which is compatible with the existing uses along San Pedro Avenue. The proposed Plan Amendment to “Mixed Use” is a compatible transition for the “C-3” base zoning to the north, south and east and the “MF-33” base zoning to the west. Also, the “Mixed Use” future land use classification will add diverse housing options on San Pedro Avenue, while also promoting infill development.

**ALTERNATIVES:**

1. Recommend denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018130**

**CURRENT ZONING:** “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region - 2 Airport Hazard Overlay District

**PROPOSED ZONING:** “IDZ-3 MLOD-2 MLR-2 AHOD” High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region - 2 Airport Hazard Overlay District for multi-family uses not to exceed 90 total units and Non-Commercial Parking  
Zoning Commission Hearing Date: July 16, 2019