



City of San Antonio

Legislation Details (With Text)

File #: 19-7171

Type: Plan Amendment

In control: Planning Commission

On agenda: 10/9/2019

Title: PLAN AMENDMENT CASE PA-2019-11600070 (Council District 5): A request by Esequiel Campos, 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 "Low Density Residential" to "Neighborhood Commercial" on 0.157 acres out of NCB 8965, located at 815 Brighton Avenue. Staff recommends Denial. (Associated Zoning Case Z-2019-10700230) (Patricia Franco, Planner, (210) 207-5876, patricia.Franco@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location map

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-2019-11600070
(Associated Zoning Case Z-2019-10700230 CD)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September, 2004

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Neighborhood Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 9, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Esequiel Campos

Applicant: Esequiel Campos

Representative: Esequiel Campos

Location: 815 Brighton Avenue

Legal Description: 0.157 acres out of NCB 8965

Total Acreage: 0.157

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Brighton Avenue

Existing Character: Local

Proposed Changes: N/A

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

Routes Served: None.

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September, 2004

Plan Goals:

1. Housing-Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.
2. Community Character and the Environment-Preserve and enhance the walkable, neighborhood -friendly character of the neighborhoods in a way that incorporates the arts and improves the environment.
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.
4. Multi-Modal Transportation System- Provide an interconnected, coordinated, efficient and aesthetic transportation system that is accessible to all throughout the community.
5. Improved Infrastructure Network- Assess current infrastructure and work to develop a modern, functional, safe, well maintained and aesthetically pleasing network of streets, alleys, drainage rights of way, and utilities.
6. Open Space, Parks and Recreational Facilities- Support and enhance the area's parks and recreational facilities and expand programs for all ages.
7. Community Safety- Improve the overall welfare of the neighborhood by ensuring safety, lowering crime rates, and minimizing hazards.
8. Community Facilities and Programs- Expand community facilities and programs for all ages, especially for the seniors and youth.
9. Community Health and Wellness- Provide and promote services that contribute to a healthy lifestyle and environment.
10. Plan Implementation- Organize to inform the community about the Nogalitos/S. Zarzamora Community Plan and work to implement the goals, objectives, and action steps in the plan.

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 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 and R-4**

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.
Permitted Zoning Districts: NC, C-1 and O-1

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Residential Single-Family

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Residential Single-Family

Direction: East

Future Land Use Classification:

None

Current Land Use Classification:

TxDOT ROW

Direction: South

Future Land Use Classification:

None

Current Land Use Classification:

City Road

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Residential Single-Family

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Neighborhood Commercial” is requested in order to rezone the property to “C-1 CD MLOD-2 MLR-2 AHOD” Light Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service). This is not consistent with the Nogalitos/South Zarzamora Community Plan’s call for “Low Density Residential” uses such as 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.

Although the property is adjacent to I-35, the entire western portion of properties has maintained “Low Density Residential” land use from Flanders Avenue to Keats Avenue with single-family homes. There has not been any commercial encroachment. There already appear to be sufficient areas of established “Neighborhood Commercial” land use on the other side of the Interstate for light commercial uses.

ALTERNATIVES:

1. Recommend approval 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-2019-10700230

Current Zoning: “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Airforce Base Military

Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: “C-1 CD MLOD-2 MLR-2 AHOD” Light Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

Zoning Commission Hearing Date: October 15, 2019