



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-2450  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 3/11/2020  
**Title:** (Continued from 02/26/2020) PLAN AMENDMENT CASE PA-2020-11600002 (Council District 1): A request by Oscar Flores, 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 "Low Density Residential" to "Neighborhood Commercial" on Lot 87, Block 5, NCB 9009 and Lot 95, Block 6, NCB 9012, located at 5230 and 5118 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700011) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 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-2020-11600002  
(Associated Zoning Case Z2020-10700011)

**SUMMARY:**

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

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

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 11, 2020. This case is continued from the February 26, 2020 hearing.

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Flores Business Enterprises, LLC

**Applicant:** Oscar Flores

**Representative:** Oscar Flores

**Location:** 5230 and 5118 San Pedro Avenue

**Legal Description:** Lot 87, Block 5, NCB 9009 and Lot 95, Block 6, NCB 9012

**Total Acreage:** 0.5643 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Northmoor Neighborhood Association and Olmos Park Terrace Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation, Planning Department

**Transportation**

**Thoroughfare:** San Pedro Avenue

**Existing Character:** Primary Arterial B

**Proposed Changes:** None

**Thoroughfare:** Mandalay Drive

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes:** 3, 4, 204

**ISSUE:**

**Comprehensive Plan**

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

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

**Plan Goals:**

Goal 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

Goal 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility. Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:** Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the

neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. 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 accessibility.

**Permitted Zoning Districts:** R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15

**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. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

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

### **Land Use Overview**

#### **Subject Properties**

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Graduation business, tax service, insurance agency, hair and nail salon

**Direction:** North

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Shopping centers, home occupations, print shop, beauty salon

**Direction:** East

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single-family dwellings

**Direction:** South

**Future Land Use Classification:** “Low Density Residential” and “Community Commercial”

**Current Land Use Classification:** Vacant, WellMed, dental care

**Direction:** West

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use:** Spa, law offices, home buying business

**FISCAL IMPACT:** None

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

The property is not within a regional center but is within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The proposed land use amendment is consistent with the well-established, existing land uses at these properties and the surrounding area. The corner lots on every block of San Pedro to the north and south of the subject properties are used commercially. This plan amendment request fulfills the North Central Community Plan's goals of "support[ing] and promot[ing] business and employment development along the commercial corridors that provide for a healthy business climate" and "encouraging the establishment of neighborhood-friendly businesses along the commercial corridors."

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2020-10700011**

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: March 3, 2020