



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-2616  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 4/2/2020  
**Title:** PLAN AMENDMENT CASE PA-2020-11600012 (Council District 5): Ordinance amending 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" to "Mixed Use" on Lot 26, Block 11, NCB 2648, located at 619 South Panam Expressway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700008)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2020-04-02-0234

Date	Ver.	Action By	Action	Result
4/2/2020	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA 2020-11600012  
(Associated Zoning Case Z-2020-10700008)

**SUMMARY:**

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

**Plan Adoption Date:** September 2004

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 11, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Richard Lira

**Applicant:** Richard Lira

**Representative:** Richard Lira

**Location:** 619 South Panam Expressway

**Legal Description:** Lot 26, Block 11, NCB 2648

**Total Acreage:** 0.1438

**Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** Palm Heights Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base, Texas Department of Transportation, and the Solid Waste Management Department

**Transportation**

**Thoroughfare:** 619 South Panam Expressway

**Existing Character:** Access Road

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Routes Served:** None

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** September 2004

**Plan Goals:**

**Goal 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.

- Objective 1.1 Home Improvement and Maintenance
  - Encourage investment in housing rehabilitation and maintenance.
- Objective 1.2 Diversity of Housing
  - Provide a variety of housing types that sustain all ages and economic groups.

**Goal 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.

- Objective 2.1 Neighborhood Character and Appearance
  - Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.
  -

**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, O-1

**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.

**Permitted 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"

**Current Land Use Classification:**

Residential

Direction: North

**Future Land Use Classification:**

"Neighborhood Commercial"

**Current Land Use Classification:**

Residential

Direction: East

**Future Land Use Classification:**

ROW

**Current Land Use Classification:**

IH-35 South

Direction: South

**Future Land Use Classification:**

"Neighborhood Commercial"

**Current Land Use Classification:**

Undeveloped Land

Direction: West

**Future Land Use Classification:**

"High Density Residential"

**Current Land Use Classification:**

Residential

**FISCAL IMPACT:**

None

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

The subject property is not within a Regional Center and is not within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff and Planning Commission (7-0) recommend Approval.

The requested Plan Amendment from "Neighborhood Commercial" to "Mixed Use" will allow the applicant to rezone to "IDZ-1". Further, this will provide more consistency with the current land use pattern in the area.

The subject property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "IDZ-1" base zoning district is not consistent with the future land use designation. Therefore, the applicant is seeking a Plan Amendment to "Mixed Use."

The Plan Amendment meets the goals of the Nogalitos/South Zarzamora Community Plan to advance the City of San Antonio Housing Goals and Strategies by encouraging investment in housing rehabilitation and maintenance and by providing a variety of housing types that sustain all ages and economic groups.

**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-2020-10700008**

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units

Zoning Commission Hearing Date: March 3, 2020