



City of San Antonio

Agenda Memorandum

File Number:18-5717

Agenda Item Number: 29.

Agenda Date: 10/24/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 18106

(Associated Zoning Case Z2018342)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 30, 2004

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 24, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Arturo Vazquez

Applicant: Arturo Vazquez

Representative: Arturo Vazquez

Location: 6614 South Zarzamora Street

Legal Description: Lot 408, NCB 7853

Total Acreage: 0.1234

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Tiera Linda Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: South Zarzamora Street

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: West Pyron

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 520 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 30, 2004

Update History: June 18, 2009

Plan Goals: Goal 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.

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 a 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", "R-4"

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.

Permitted Zoning Districts: "NC", "C-1", "C-2P", "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:

“Low Density Residential”

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Parking Lot/Restaurant

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residence

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Used Auto Sales

Direction: West

Future Land Use Classification:

“Community Commercial”

Current Land Use:

Retail Center

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed “Mixed Use” is generally consistent with the goals and objectives of the Nogalitos/South Zarzamora Community Plan. The requested land use amendment is in agreement with the current development of the area. The applicant is requesting “Mixed Use” in order to rezone the property from “C-2” to “IDZ” with uses permitted in “C-2” Commercial District. The lot is an irregular size with little developable space. The requested “Mixed Use” is a more appropriate future land use along South Zarzamora, which is a primary arterial.

Relevant Goals and Objectives of the Nogalitos/South Zarzamora Community Plan:

Goal 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.

Objective 3.1: Diverse Businesses: Attract and support a variety of businesses in a walkable, mixed-use environment.

Objective 3.2 Business Character Build upon the historic, walkable character of the Nogalitos corridor to create a unique place to walk for shopping, working, and relaxing.

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: Z2018342

Current Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "IDZ MLOD-2 MLR-1 AHOD" Infill Development Zone Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District
Zoning Commission Hearing Date: November 6, 2018