



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-6905

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**Agenda Item Number:** 16.

**Agenda Date:** 12/19/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA-2018-900014

(Associated Zoning Case Z-2018-900045 CD)

**SUMMARY:**

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

**Plan Adoption Date:** September 30, 2004

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 19, 2018

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Salehi Family LTD

**Applicant:** Jafar Salehi

**Representative:** Marek Sieczynski

**Location:** 930 Fitch Street

**Legal Description:** Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951

**Total Acreage:** 0.5587

## **Notices Mailed**

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** Tierra Linda Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

## **Transportation**

**Thoroughfare:** Fitch Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 46, 515

**Thoroughfare:** IH-35

**Existing Character:** Freeway

**Proposed Changes:** None Known

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

Routes Served: 46, 515

## **Comprehensive Plan**

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

**Plan Adoption Date:** September 30, 2004

**Plan Goals:**

- Objective 3.1 Diverse Businesses Attract and support a variety of businesses in a walkable, mixed-use environment.
- Objective 4.1 Pedestrian Mobility Enhance the pedestrian environment to encourage residents to walk to commercial centers, schools, parks and all parts of the community.

## **Comprehensive Land Use Categories**

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

High-density residential uses include multi-family residential developments with more than four units, such as apartments, condominiums, and assisted living facilities, but can also include Low-density and Medium-density residential uses.

This form of development should be located along or in the vicinity of major arterials or collector streets, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between lower density residential uses and non-residential uses. High-density residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls, and should be located in a manner that does not route traffic through other residential areas.

**Related Zoning Districts:** RM-6, RM-5, RM-4, MF-25, MF-33, MF-40

**Land Use Category:** “Regional Commercial”

Regional Commercial development includes land uses that are automobile related or draw their customer base from a larger region, thus bringing more traffic and parking needs.

The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, and limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage.

Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use.

Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials, and are typically 20 acres or greater in size.

**Related Zoning Districts:** NC, C-1, C-2P, C-2, C-3, O-1, O-2

**Land Use Category:** “Neighborhood Commercial”

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.

**Related Zoning Districts:** NC, C-1, O-1

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

UZROW

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

OCL

**Current Land Use Classification:**

Freeway

Direction: West

**Future Land Use Classification:**

Low Density Residential and Medium Density Residential

**Current Land Use:**

Single-Family Residences

**FISCAL IMPACT:**

None.

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

The property is not located within a Regional Center or a Premium Transit Corridor

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial, with Alternate Recommendation for “Neighborhood Commercial”.

The proposed land use amendment from “High Density Residential” to “Regional Commercial” is requested in order to rezone the property to "R-4 CD MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Noncommercial Parking Lot, and “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District. The subject property is not suited for a “Regional Commercial” land use designation as it is not located at nodes formed by highways and major arterials, or two major arterials and is not 20 or more acres in size.

**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-2018-900045 CD**

Current Zoning: “R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “O-2 MLOD-2 MLR-2 AHOD” High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard overlay District and "C-2 NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 CD MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Noncommercial Parking Lot, and “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: December 18, 2018