



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 14, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600050  
(Associate Zoning Case Z-2024-10700050 S)

**SUMMARY:**

**Comprehensive Plan Component:** Near Northwest Community Plan

**Plan Adoption Date:** February 2002

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

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 14, 2024

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Alicia Gamboa

**Applicant:** Venami LLC

**Representative:** Jorge Gamboa

**Location:** 1921 North Zarzamora Street

**Legal Description:** Lot 27 and Lot 28, Block 12, NCB 2043

**Total Acreage:** 0.3718 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Woodlawn Lake and West End Hope  
in Action Neighborhood Association

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** North Zarzamora Street

**Existing Character:** Principal Secondary Arterial B

**Proposed Changes:** None Known

**Thoroughfare:** Texas Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** None

**Comprehensive Plan**

**Comprehensive Plan Component:** Near Northwest Community Plan

**Plan Adoption Date:** February 2002

**Plan Goals:**

- Goal 2 – Economic Development – Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.
- Objective 2.3 – Improve the appearance of area commercial corridors.

**Comprehensive Land Use Categories:**

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

**Description of Land Use Category:** Neighborhood Commercial provides for offices, professional services, and shopfront retail uses that are pedestrian oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses. Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, as well as a limited number of apartments are permitted.

**Permitted Zoning Districts:** NA

**Comprehensive Land Use Categories:**

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

**Description of Land Use Category:** Community Commercial development includes medium and high density land uses that draws its customer base from a larger community. This classification

can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive through establishments are permissible. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial Community Commercial Neighborhood Commercial Near Northwest Community Plan 39 streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

**Permitted Zoning Districts:** NA

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Bar/Tavern

Direction: North

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Check Cashing, Duplex, Offices

Direction: East

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Restaurant, Single Family Dwelling

Direction: South

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Vacant Building, Single Family Dwelling, Restaurant

Direction: West

**Future land Use Classification:** “Neighborhood Commercial”, “Urban Low Density Residential”

**Current Land Use Classification:** Single Family Dwelling

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

The subject property is not located within a of a regional center, but is within ½ a mile from the Zarzamora Metro Premium Plus Transit Corridor.

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

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

The proposed Plan Amendment from “Neighborhood Commercial” to “Community Commercial” is requested to rezone the property to "C-2 S" Commercial District with a Specific Use Authorization for Bar and/or Tavern Without Cover Charge 3 or More Days Per Week. The proposed “Community Commercial” is consistent with abutting commercial uses. The existing “Neighborhood Commercial” is not appropriate for the area considering all of the zoning within the commercial corridor exceed the intensity permitted within the existing “Neighborhood Commercial” land use designation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700050 S**

Current Zoning: "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District

Proposed Zoning: "C-2 S NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week

Zoning Commission Hearing Date: August 8, 2024. Zoning Commission recommended Approval.