



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 25, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600063  
(Associated Zoning Case Z-2024-10700212 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** June 2011

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 25, 2024

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

**Property Owner:** JAJ Capital LLC Gilbutnaru

**Applicant:** Bazan Family Holdings Inc dba ATL Total Car Care

**Representative:** Veronica Bazan

**Location:** 5650 Cliffbrier Drive

**Legal Description:** Lot 1, Block 1, NCB 15097

**Total Acreage:** 1.0150 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** Great Northwest Homeowner’s Association

**Applicable Agencies:** Planning Department

**Transportation****Thoroughfare:** Cliffbrier Drive**Existing Character:** Collector**Proposed Changes:** None**Thoroughfare:** Culebra Road**Existing Character:** Principal Primary Arterial A**Proposed Changes:** None**Thoroughfare:** Pine Village**Existing Character:** Local**Proposed Changes:** None**Public Transit:** There is no public transit within walking distance of the subject property**Routes Served:** None**Comprehensive Plan Component:** Northwest Community plan**Plan Adoption Date:** June 2011**Plan Goals:**

- Goal-1: Encourage neighborhood – friendly business development
- Strategies 1:1 Promote more businesses to be with neighborhood scale
- Goal-2: Encourage commercial development at nodes
- Strategies 2:7 Encourage appropriate commercial development and uniform signage at major arterials and neighborhood nodes

**Land Use Category:** “Low Density Residential”**Description of Land Use Category:** Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.**Permitted Zoning Districts:** R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD**Land Use Category:** “Community Commercial”**Description of Land Use Category:** Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.**Permitted Zoning Districts:** O-1.5, C-1, C-2, C-2P and UD**Subject Property****Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Small Auto Service Warehouse

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Dwellings

Direction: East

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Shopping Center, Convenient Store

Direction: South

**Future Land Use Classification:**

”Neighborhood Commercial”

**Current Land Use Classification:**

Shopping Center

Direction: West

**Future Land Use Classification:**

“Public Institutional”, “Neighborhood Commercial”

**Current Land Use Classification:**

Middle School, Shopping Center

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

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

The proposed Plan amendment from “Low Density Residential” to “Community Commercial” is requested to rezone the property to “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair. Given the proximity to single-family residential uses with a “Low Density Residential” land use classification, the proposed plan amendment is not appropriate. Within the Northwest Community Plan, the “Community Commercial” land use designation recommends that commercial developments be located at nodes on arterials at major intersections

or where an existing commercial area has been established. Even though the property's current zone aligns with the proposed request, staff finds that the proposed "Community Commercial" designation would increase the potential for commercial encroachment into the established residential neighborhood to the north of the subject area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: "C-2" Commercial District

Proposed Zoning: 'C-2 CD' Commercial District with a Conditional Use for Auto and Light Truck Repair

Zoning Commission Hearing Date: October 1, 2024