



City of San Antonio

Agenda Memorandum

Agenda Date: November 7, 2024

In Control: City Council

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: September 24, 1998

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. Planning Commission recommends Approval.

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. Furthermore, staff finds that the property does not meet the locational criteria for the high intense

commercial use of auto repair. Additionally, introducing the proposed land use category of “Community Commercial” would increase the potential for commercial encroachment into the abutting established residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700212 CD

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