



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 22, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

PLAN AMENDMENT PA-2021-11600076  
(Associated Zoning Case Z-2021-10700233 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** June 2011

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 22, 2021

**Case Manager:** Forrest Wilson, Planner

**Property Owner:** Brambila Management LLC

**Applicant:** Juan Diaz

**Representative:** Juan Diaz  
**Location:** 10229 Culebra Road  
**Legal Description:** Lot 1, Block 17, NCB 18837  
**Total Acreage:** 1.5

**Notices Mailed**

**Owners of Property within 200 feet:** 21  
**Registered Neighborhood Associations within 200 feet:** None  
**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Culebra Road  
**Existing Character:** Primary Arterial A  
**Proposed Changes:** None Known  
**Public Transit:** VIA bus routes are within walking distance of the subject property.  
**Routes Served:** 606

**ISSUE:**

**Comprehensive Plan Component:** Northwest Community Plan  
**Plan Adoption Date:** June 2011

**Plan Goals:**

Land Use and Zoning

Goal-1: Encourage neighborhood-friendly business development

Strategies-1:

1. Promote more businesses to be with neighborhood scale
2. Commercial uses to be easily accessible

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:** “Neighborhood Commercial”

**Description of Land Use Category:** Neighborhood Commercial includes lower intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

**Permitted Zoning Districts:** “NC”, “C-1”, and “O-1”

**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.

**Permitted Zoning Districts:** “O-1.5”, “C-1”, “C-2”, “C-2P”, and “UD”

Subject Property

**Future Land Use Classification:** Neighborhood Commercial

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** Low Density Residential

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

Direction: East

**Future Land Use Classification:** Neighborhood Commercial

**Current Land Use Classification:** Auto Repair

Direction: South

**Future Land Use Classification:** Civic Center

**Current Land Use Classification:** Church

Direction: West

**Future Land Use Classification:** Parks Open Space

**Current Land Use Classification:** Drainage Canal

#### **FISCAL IMPACT:**

There is no fiscal impact.

#### **ALTERNATIVES:**

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

#### **RECOMMENDATION:**

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

The applicant seeks a Plan Amendment to “Community Commercial” to rezone to “C-2 CD” Commercial District with Conditional Use for Auto Paint and Body. “Community Commercial” land uses often abut residential land use and zoning.

The current land use of “Neighborhood Commercial” restricts the consistent zoning districts to

“C-1” or less. However, this district has a square footage limitation that creates a non-conforming structure should the property be downzoned to “C-1”. The proposed “Community Commercial” land use is appropriate along Culebra Road a local arterial street and allows slightly more intensity than the existing “Neighborhood Commercial.” The change of land use will allow a downzoning from “C-3” General Commercial to “C-2” Commercial District.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700233 CD**

**Current Zoning:** “C-2” Commercial District, “C-3 CD” General Commercial District with a Conditional Use for a Contractor’s Yard with Outside storage.

**Proposed Zoning:** “C-2 CD” Commercial District with a Conditional Use for Auto Paint and Body.

**Zoning Commission Hearing Date:** October 5, 2021