



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 25, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600030  
(Associated Zoning Case Z-2022-10700094 CD)

**SUMMARY:**

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

**Plan Adoption Date:** 2002

**Current Land Use Category:** "Neighborhood Commercial"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 25, 2022

**Case Manager:** Despina Matzakos, Planner

**Property Owner:** Jesse & Stella Castillo

**Applicant:** Rene Zamora

**Representative:** Rene Zamora

**Location:** Generally located at 1016/1024 Cincinnati Avenue

**Legal Description:** Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026

**Total Acreage:** 0.8815 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Woodlawn Lake Neighborhood

Association

**Applicable Agencies:** Planning Department, Neighborhood Conservation

**Transportation**

**Thoroughfare:** Cincinnati Avenue

**Existing Character:** Minor

**Proposed Changes:** None

**Public Transit:** There is one VIA bus route within proximity to the property.

**Routes Served:** 103

**COMPREHENSIVE PLAN**

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

**Plan Adoption Date:** 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.

Goal 7 - Community Appearance and Safety Transform the community into one that is physically appealing in terms of aesthetics and safety.

**COMPREHENSIVE LAND USE CATEGORIES**

**Land Use Category:** "Neighborhood Commercial"

**Description of Land Use Category:**

- 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.

**Permitted Zoning Districts:**

- O-1, NC, and C-1
- Uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffeshops, 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.

**Land Use Category:** "Community Commercial"

**Description of Land Use Category:**

- 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 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:**

- O-1.5, NC, C-1, and C-2

**LAND USE OVERVIEW**

Subject Property

**Future Land Use Classification:** Neighborhood Commercial

**Current Land Use Classification:** Lighthouse Bar, Restaurant

Direction: North

**Future Land Use Classification:** Neighborhood Commercial

**Current Land Use Classification:** Woodlawn Gym Parking, Woodlawn Gym

Direction: East

**Future Land Use Classification:** Neighborhood Commercial

**Current Land Use Classification:** Housing, Offices, Metal Fabricator

Direction: South

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

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

Direction: West

**Future Land Use Classification:** Public Institutional, Parks Open Space

**Current Land Use Classification:** Woodlawn Lake Dog Park and Casting Pond, Woodlawn Gym

**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 applicant seeks a Plan Amendment to “Community Commercial” to rezone to “C-2 CD” Commercial District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or more days per week. The proposed “Community Commercial” land use is not appropriate for the area. Surrounding residential land use consists of “Urban Low Density Residential” and “Neighborhood Commercial”. Land use to the West, adjacent to Woodlawn Lake, consists of “Public Institutional” and “Parks Open Space”. The existing “Neighborhood Commercial” land use is fitting, as there is a mix of single-family residential uses, light commercial uses, and park space in the area. “Community Commercial” would introduce a medium to higher intensity land use that is not aligned with the existing neighborhood character.

The Zoning Commission recommended Approval on May 17, 2022.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2022-10700094 CD**

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

Proposed Zoning: "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week

Zoning Commission Hearing Date: May 17, 2022