



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3176

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**Agenda Item Number:** 19.

**Agenda Date:** 5/13/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Plan Amendment PA 2020-11600016

(Associated Zoning Case Z-2020-11600067)

**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:** May 13, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Victoria Garza

**Applicant:** Victoria Garza

**Representative:** Hector Perez

**Location:** 7239 Still Brook Drive

**Legal Description:** Lot 24 and Lot 25, Block 4, NCB 18655

**Total Acreage:** 0.3283

### **Notices Mailed**

**Owners of Property within 200 feet:** 38

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Still Brook Drive

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** Timberhill

**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

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** June 2011

**Goal-1:** Encourage neighborhood-friendly business development

#### **Strategies-1:**

Promote more businesses to be with neighborhood scale

### **Comprehensive Land Use Categories**

**Land Use Category:** "Low Density Residential"

**Description of Land Use Category: Low-Density Residential** is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in a low density residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density.

**Permitted Zoning Districts:** "R-4", "R-5", "R-6"

**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 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:** “NC”, “C-1”, “C-2P”, “C-2”, “O-1”

**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”, “O-1”

### **Land Use Overview**

Subject Property

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

**Current Land Use Classification:** Vacant Convenience Store

Direction: North

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

**Current Land Use Classification:** Home

Direction: East

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

**Current Land Use Classification:** Home

Direction: South

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

**Current Land Use Classification:** Home

Direction: West

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

**Current Land Use:** Home

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not within a Regional Center but is within a Premium Transit Corridor.

### **RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff recommends Denial with an Alternate Recommendation for “Neighborhood Commercial.”

The applicant seeks a Plan Amendment to “Community Commercial” to rezone from “R-6” Residential Single-Family District to “C-1” Light Commercial District. The property was originally built with a small neighborhood grocery store in 1979, and has maintained commercial activity until recently. To allow continued commercial activity, staff recommends the alternative of “Neighborhood Commercial” land use because it is less intense and more appropriate as a land use designation. The “C-1” Light Commercial zoning district is also classified as a permitted district in the “Neighborhood Commercial” land use category.

A plan amendment to “Neighborhood Commercial” is in line with the plan goal to encourage neighborhood-friendly business development that are at a neighborhood scale.

The applicant has indicated that they will be amending their request to “Neighborhood Commercial.”

**ALTERNATIVES:**

1. Recommend Approval of the proposed amendment to the Near Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700067**

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: May 19, 2020