



City of San Antonio

Agenda Memorandum

Agenda Date: May 5, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700015

(Associated Plan Amendment PA-2022-11600005)

SUMMARY:

Current Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Hardware Sales

Requested Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022. This case is continued from the March 1, 2022 hearing.

Case Manager: Summer McCann, Planner

Property Owner: Reyna Symns

Applicant: Reyna Symns

Representative: Reyna Symns

Location: 714 Vance Jackson

Legal Description: Lots 13-16, Block 33, NCB 8430

Total Acreage: 0.2755 Acres

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1845, dated May 5, 1940 and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District. The property was rezoned to the current "R-4 CD" Residential Single-Family District with a Conditional Use for Hardware Sales by Ordinance 2019-11-07-0926, dated November 7, 2019.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Pool Sales

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information: None.

Transportation**Thoroughfare:** Vance Jackson Road**Existing Character:** Secondary Arterial B**Proposed Changes:** None Known**Thoroughfare:** West Wildwood Drive**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** There are VIA bus routes within walking distance of the subject property.**Routes Served:** 96, 296

Traffic Impact: : Preliminary Review Only— Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502** A TIA Report is Not Required

Parking Information: The minimum parking requirement for a Tailor Shop is 1 per 300sf GFA.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The existing "CD" allows a Conditional Use for Hardware Sales.

Proposed Zoning: “NC” Neighborhood Commercial provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Near Northwest Community Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “NC” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff and the Planning Commission recommend Denial.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-4 CD” Residential Single-Family District with a Conditional Use for Hardware Sales is an appropriate zoning for the property and surrounding area. The proposed “NC” Neighborhood Commercial is not an appropriate zoning for the property and surrounding area. The proposed development is not consistent with the established residential uses in the area. The subject property is fronting a local street and abutting single-family dwellings. Although the property is along a Secondary Arterial, the proposed development would not be consistent with the east side of Vance Jackson which is primarily residential. Additionally, further encroachment of commercial uses is not encouraged or supported at this location.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The proposed rezoning does appear to conflict with the following goals, principles, and objectives of the Near Northwest Community Plan:
6.
 - 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.
 - 2.2.2 Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement. · Encourage a mix of uses within the commercial areas including business and residential development.

- Goal 3 - Housing Preserve and revitalize the community's unique mix of quality housing.

7. **Size of Tract:** The 0.2755-acre site is of sufficient size to accommodate the proposed Commercial development.
8. **Other Factors:** The applicant is rezoning to "NC" Neighborhood Commercial to allow for operation of both a Tailor Shop and Hardware Retail within the existing structure.