



City of San Antonio

Agenda Memorandum

Agenda Date: February 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600005
(Associated Zoning Case Z-2022-10700015)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Update History: June 2011

Current Land Use Category: "Urban Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date:

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.

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

COMPREHENSIVE PLAN

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: September 24, 1998

Relevant goals/recommendations/strategies of the Near Northwest Community Plan may include:

- 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.

Land Use Overview

Subject Property

Future Land Use Classification: "Urban Low Density Residential"

Current Land Use Classification: Hardware Retail

Direction: North

Future Land Use Classification: "Urban Low Density Residential"

Current Land Use Classification: Single-Family Dwelling

Direction: East

Future Land Use Classification: "Urban Low Density Residential"

Current Land Use Classification: Single-Family Dwelling

Direction: South

Future Land Use Classification: "Urban Low Density Residential"

Current Land Use Classification: Single-Family Dwelling

Direction: West

Future Land Use Classification: “High Density Residential”

Current Land Use: Pool Retail

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 proposed land use amendment from “Low Density Residential” to “Community Commercial” is requested in order to rezone the property to “NC” Neighborhood Commercial District. The proposed “Community Commercial” is not appropriate given abutting single-family homes and is inconsistent with the established land use pattern. Although the property is along a Secondary Arterial, it is fronting a local street. The proposed development would not be consistent with the east side of Vance Jackson which is primarily residential.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700015

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

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

Zoning Commission Hearing Date: March 1, 2022