



City of San Antonio

Agenda Memorandum

Agenda Date: August 23, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment Case PA-2023-11600054 (Associated Zoning Case Z-2023-10700203)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Urban Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Vigo Properties, LLC

Representative: Ortiz McKnight PLLC

Location: 226 Sherwood Drive

Legal Description: Lot 14, Block 2, NCB 8417

Total Acreage: 0.948

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Los Angeles Heights

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Sherwood Drive

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the property.

Routes Served: 96, 296

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 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.
 - Objective 2.1: Deco District Continue to develop the Deco District as pedestrian friendly business corridor offering a mix of businesses and residences to meet the community's needs.
- Goal 3 - Housing Preserve and revitalize the community's unique mix of quality housing.
 - Objective 3.3: Design Standards Protect and preserve the Near Northwest's unique housing character.

Comprehensive Land Use Categories

Land Use Category: "Urban Low Density Residential"

Description of Land Use Category: Mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. 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.

Permitted Zoning Districts: "R-1", "R-2", "R-3", "R-4", "R-5", "R-6", "R-20"

Land Use Category: "Community Commercial"

Description of Land Use Category: 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 thru 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: "C-1", "C-2"

Land Use Overview

Subject Property

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Law Offices

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:

“Community Commercial”

Current Land Use:

Construction Trades Contractor

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within any Regional Center or within a half mile of any Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Urban Low Density Residential” to “Community Commercial” is requested to rezone the property from “R-5” Residential Single-Family District to “C-2” Commercial District. “Urban Low Density Residential” is an appropriate land use designation for the subject property, “Community Commercial” is not an appropriate land use designation for the subject property.

The “Community Commercial” classification will introduce a more intense land use that is inconsistent and incompatible with the current “Urban Low Density Residential” along Sherwood Drive. Although there are “Community Commercial” land uses and commercial zoning designations on Sherwood Drive, a local street, all have the appearance of residences and are located closer to interstate 10 and Vance Jackson Road, a secondary arterial, where commercial uses are already established. The proposed future land use designation would allow for further commercial encroachment into a predominantly residential block.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700203

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: September 5, 2023