



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 23, 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-2022-11600005  
(Associated Zoning Case Z-2022-10700015)

**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:**

**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:** Secondary Arterial B

**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 Northeast Community Plan

**Plan Adoption Date:** February 14, 2002

**Relevant goals/recommendations/strategies of the Near Northeast 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:** "Low Density Residential"

**Current Land Use Classification:** Single-Family Dwelling

Direction: North

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

**Current Land Use Classification:** Single-Family Dwelling

Direction: East

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

**Current Land Use Classification:** Single-Family Dwelling

Direction: South

**Future Land Use Classification:** "Neighborhood Commercial"

**Current Land Use Classification:** Apartments

Direction: West

**Future Land Use Classification:** “Neighborhood Commercial”  
**Current Land Use:** Dentist Office

**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

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

**Zoning Commission Hearing Date:** March 1, 2022