



City of San Antonio

Agenda Memorandum

Agenda Date: September 15, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment PA-2022-11600064
(Associated Zoning Case Z-2022-10700171 CD)

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: July 27, 2022

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Jose Corchado, Corchado Investment, LLC

Applicant: Jose Corchado

Representative: Jose Corchado

Location: 232 Sherwood Drive

Legal Description: Lot 13, Block 2, NCB 8417

Total Acreage: 0.9475 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Los Angeles Heights

Applicable Agencies: NA

Transportation

Thoroughfare: Sherwood Drive

Existing Character: Local

Proposed Changes: None Known.

Public Transit: There are Via bus routes within a ½ mile of the subject property.

Routes Served: 96, 97, 296, 505

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: Urban Low-Density Residential 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-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

Permitted Zoning Districts: NC, O-1, C-1, C-2

Land Use Overview

Subject Property

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Law Offices, Car Dealer

Direction: East

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: South

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: West

Future Land Use Classification:

Urban Low Density Residential, Community Commercial

Current Land Use:

HVAC Contractor, Cultural Center

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. Planning Commission recommends Approval.

The proposed land use amendment from “Urban Low Density Residential” to “Community

Commercial” is requested to rezone the property to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility. 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, one property to the west of the subject property is developed as a Cultural Center and another to the far east away from the neighborhood is a landscaping company, both have the appearance of a residence. The proposed future land use designation would allow for further commercial encroachment into a predominantly residential block. Additionally, the proposed use of Construction Contractor Facility, is typically found in a “Regional Commercial” land use category because of its intensity.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700171 CD

Current Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility

Zoning Commission Hearing Date: July 27, 2022