



City of San Antonio

Agenda Memorandum

Agenda Date: March 22, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment Case PA-2023-11600014
(Associated Zoning Case Z-2023-10700047)

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: March 22, 2023

Case Manager: Adolfo Gonzalez

Property Owner: John Anthony Jimenez and Gina Ann Jimenez

Applicant: Gina Ann Jimenez

Representative: Gina Ann Jimenez

Location: 174, 202, and 206 Sherwood Drive

Legal Description: Lot 17, Lot 18, and the west 60 feet of the north 200 feet of Lot 19, Block 2, NCB 8417

Total Acreage: 2.1721

Notices Mailed

Owners of Property within 200 feet: 19

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

Applicable Agencies: Near North Planning and Texas Department of Transportation

Transportation

Thoroughfare: Sherwood Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial B

Proposed Changes: None known.

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 96, 296

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.

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”

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Urban Low Density Residential” to “Community Commercial” is requested to rezone the properties from “R-5” Residential Single-Family District to “C-2 CD” Commercial District with a Conditional Use for Construction Trades Contractor.

The proposed “Community Commercial” is an appropriate land use classification for the property and surrounding area. The proposed change is also appropriate given the property’s location near Interstate 10 (I-10) and abutting properties with future land use classification “Community Commercial”.

This area has been slowly transitioning to “Community Commercial” land uses and zoning, likely due to the commercial land uses across the street and the proximity to I-10.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: “R-5” Residential Single-Family District

Proposed Zoning: “C-2 CD” Commercial District with a Conditional Use for Construction Trades Contractor.

Zoning Commission Hearing Date: March 21, 2023