



City of San Antonio

Agenda Memorandum

Agenda Date: April 4, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2023-10700047

(Associated Plan Amendment Case PA-2023-11600014)

SUMMARY:

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

Requested Zoning: “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: John Anthony Jimenez and Gina Ann Jimenez

Applicant: Gina Ann Jimenez

Representative: Gina Ann Jimenez

Location: 202 Sherwood Drive and 206 Sherwood Drive

Legal Description: Lot 17 and Lot 18, Block 2, NCB 8417

Total Acreage: 1.8966

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Los Angeles Heights

Applicable Agencies: Planning Department and Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1845 dated May 5, 1940, and originally zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to "R-5" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Law Office

Direction: East

Current Base Zoning: "C-2 NA" and "C-1"

Current Land Uses: Landscaping Company

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

Transportation

Thoroughfare: Sherwood

Existing Character: Local

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.
Routes Served: 96, 296

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Contractor Facility is one (1) per 1,500 sf GFA. The maximum parking requirement for Office Warehousing is one (1) per 300 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "R-5" Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: "C-2" Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The "CD" Conditional Use will allow a Construction Trades Contractor.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located with a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Near Northwest Community Plan and is currently designated as "Urban Low Density Residential" in the future land use component

of the plan. The requested "C-2" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Community Commercial". Staff and Planning Commission recommend Approval.

- 2. Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The properties across Sherwood to the north of the subject sites are "C-2" Commercial and properties to the east are "C-2NA" Commercial Nonalcoholic Sales, "C-1" Light Commercial and "C-3" General Commercial. The subject properties are also in close proximity to Interstate 10.
- 3. Suitability as Presently Zoned:** The existing "R-5" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractor is also appropriate zoning for the property and surrounding area. The block has been gradually converting from residential uses to commercial and office uses. Properties on the northern part of the street at zoned "C-2" Commercial. The requested "C-2 CD" Commercial District with a Conditional Use for a Construction Trades Contractor is located close to Interstate Highway 10 and is limited to a prescribed site plan. As part of a Conditional Use the Commission can add conditions such as: hours of operation, buffering, signage, lighting and other similar factors if needed to protect any nearby residential zoning and/or uses.
- 4. Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
- 5. Public Policy:** The request does not appear to conflict with any public policy objectives of the Northwest Community Plan or the SA Tomorrow Plan.
Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant Goals and Objectives 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.
- Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
- 2.2.2 Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement.

6. **Size of Tract:** The 1.8966 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a Construction Trades Contractor office.