



City of San Antonio

Agenda Memorandum

Agenda Date: May 28, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600003
(Associated Zoning Case Z-2025-10700014)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan
Plan Adoption Date: September 24, 1998; Last updated June 2011
Current Land Use Category: “Community Commercial”
Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 28, 2025
Case Manager: Samantha Benavides, Zoning Planner
Property Owner: Basel Investments LTD
Applicant: NRP Properties LLC
Representative: Ortiz McKnight PLLC
Location: Generally located in the 5000 block of Tezel Road
Legal Description: Lot 13, Block 92, NCB 18792
Total Acreage: 5.76 acres

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Great Northwest Homeowner’s Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Tezel Road

Existing Character: Minor Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Camino Rosa

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 610

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998; Last updated June 2011

Plan Goals:

- Schools and Education - Goal 4: Maintain schools as the cornerstone of the community.
- Land Use and Zoning - Goal 1: Encourage neighborhood-friendly business development.
- Land Use and Zoning - Residential Development: Residential development that includes community amenities within the low-density residential areas is encouraged in areas outside of commercial nodes.

Comprehensive Land Use Categories:

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting, and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies, and medical clinics.

Permitted Zoning Districts: O-1.5, C-1, C-2, C-2P and UD

Comprehensive Land Use Categories:

Land Use Category: “Mixed Use”

Description of Land Use Category: Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscape, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. A mix of uses in the same building of development is highly encouraged. Examples of Mixed Use include ground floor retail uses with residential uses above; integration of office and retail uses in the same building.

Permitted Zoning Districts: Corresponding zoning districts: MXD, MPCD, TOD, FBZD
Other possible districts: O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF categories

Land Use Overview

Subject Property

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Low Density Residential”, “Neighborhood Commercial”

Current Land Use Classification: Single-Family Dwellings, Coffee Shop, Parking Lot

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwellings

Direction: South

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Urgent Care, Commercial Strip Mall

Direction: West

Future land Use Classification: “Community Commercial”

Current Land Use Classification: Food Service Establishment, Vacant

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center but is within ½ a mile of the Huebner – Grissom Metro Premium Transit Corridor.

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 Plan Amendment from “Community Commercial” to “Mixed Use” is requested to rezone the property to “MXD” Mixed Use District with a maximum density of 25 units per acre. The subject property is located within an area that is predominately “Community Commercial”. However, given the abutting “Low Density Residential” to the east, staff finds that the requested land use designation, in conjunction with the requested multi-family use, would act as a buffer between the “Community Commercial” and “Low Density Residential” land uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700014

Current Zoning: "C-2 AHOD" Commercial District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre

Zoning Commission Hearing Date: May 20, 2025