



City of San Antonio

Agenda Memorandum

Agenda Date: August 3, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Plan Amendment Case PA-2023-11600029
(Associated Zoning Case Z-2023-10700106)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Current Land Use Category: “Neighborhood Commercial”

Proposed Land Use Category: “Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 24, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Richard Alvarado

Applicant: Richard Alvarado

Representative: Richard Alvarado

Location: 9400 block of New Tezel Road

Legal Description: Lot 33, Block 24, NCB 17901

Total Acreage: 1.8860

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Braun Station West Community Improvement Neighborhood Association

Applicable Agencies: Planning

Transportation

Thoroughfare: Tezel

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Public Transit: There is no public transit within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Updated: June 2011

Plan Goals:

- Discourage commercial strip development.
- Involve the community in zoning and land use issues.

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Neighborhood Commercial includes lower intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

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

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD

Land Use Overview

Subject Property

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Professional Offices

Direction: East

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Residential Dwelling

Direction: South

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Residential Dwelling

Direction: West

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Vacant

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Premium Transit Corridor or located within a Regional Center.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed Plan Amendment from “Neighborhood Commercial” to “Low Density Residential” is requested to rezone the property to “RE” Residential Estate District. The current “Neighborhood Commercial” is an appropriate future land use classification as is the proposed “Low Density Residential”.

The property abuts other properties with future land use classification of “Low Density Residential” with residential uses. The change from “Neighborhood Commercial” will prevent any commercial encroachment into the neighborhood. The proposed plan amendment is consistent with the established residential density for the area and will not conflict with abutting properties.

The applicant intends to build a single-family residential home on the 1.8860 acre property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700109

Current Zoning: “C-2” Commercial District

Proposed Zoning: “RE” Residential Estate District

Zoning Commission Hearing Date: June 6, 2023