



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 24, 2023

**In Control:** Planning Commission Meeting

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**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

**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:**

**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 recommends 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 for the property and surrounding area. The proposed “Low Density Residential” is also an appropriate future land use classification. The property abuts other properties with future land use classification “Low Density Residential”. The proposed plan amendment is consistent with the established residential density for the area and will not conflict with abutting properties.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: “C-2” Commercial District

Proposed Zoning: “RE” Residential Estate District

Zoning Commission Hearing Date: June 2, 2023