



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5113

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 10/20/2016

**Title:** PLAN AMENDMENT # 16068 (Council District 7): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.58 acres out of NCB 18313, located in the 7400 Block of Tezel Road from "Neighborhood Commercial" to "Low Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016236)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16068, 2. Aerial-PA 16068, 3. PA 16068 Signed Resolution, 4. Ordinance 2016-10-20-0841

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Plan Amendment 16068  
(Associated Zoning Case Z2016236)

**SUMMARY:**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** September 24, 1998

**Plan Update History:** June 16, 2011

**Current Land Use Category:** Neighborhood Commercial

**Proposed Land Use Category:** Low Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 14, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Sharp Ventures, LLC

**Applicant:** Snarp Ventures, LLC

**Representative:** Brown & Ortiz, P.C.

**Location:** 7400 Block of Tezel Road

**Legal Description:** 6.58 acres of land out of NCB 18313

**Total Acreage:** 6.58 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 59

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Tezel Road

**Existing Character:** Secondary Arterial Type A 86'

**Proposed Changes:** None

**Public Transit:** None

**ISSUE:** None

**Comprehensive Plan**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** September 24, 1998

**Update History:** June 16, 2011

**Goal-1: Encourage neighborhood-friendly business development**

**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**

**Neighborhood Commercial:** 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 neighborhoods residential areas, or along arterials where already established.

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

**Comprehensive Land Use Categories**

**Low Density Residential:** 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 Use Classification: Vacant Commercial

Direction: North  
Future Land Use Classification: Neighborhood Commercial  
Current Use: Commercial

Direction: East  
Future Land Use Classification: Low Density Residential  
Current Use: Single-Family Homes

Direction: South  
Future Land Use Classification: Neighborhood Commercial  
Current Use: Commercial

Direction: West  
Future Land Use Classification: Low Density Residential  
Current Use: Single-Family Homes

### **Land Use Analysis**

The applicant requests this plan amendment in order to allow the development of the subject property as a Single-Family Subdivision. The property is currently vacant and undeveloped. The proposed land use change to Low Density Residential is appropriate at this location. The subject property is adjacent to other residential uses.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to Northwest Community Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

### **FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The development of the subject property with the Low Density use classification is compatible with the existing development pattern.

**PLANNING COMMISSION RECOMMENDATION:** Approval 8-0

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016236**

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District.

Proposed Zoning: "R-6" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: September 20, 2016