



City of San Antonio

Legislation Details (With Text)

File #: 16-5278

Type: Plan Amendment

In control: City Council A Session

On agenda: 11/3/2016

Title: PLAN AMENDMENT # 16067 (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 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road from "Neighborhood Commercial" to "Medium Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016232)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial-PA 16067, 2. Adopted and Proposed LU Maps- PA_16067, 3. PA 16067 Signed Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2016-11-03-0872

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

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 16067
(Associated Zoning Case Z2016232)

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: Medium Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 28, 2016. This case was continued from September 14, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Minh C. Dinh

Applicant: Chad Johannesen

Representative: Johnny G. Martinez

Location: 7800 Block of Tezel Road

Legal Description: 6.240 acres of land out of NCB 18309

Total Acreage: 6.240 acres

Notices Mailed

Owners of Property within 200 feet: 35

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

Land Use and Zoning: Promote 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

Medium Density Residential: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-3, R-4, RM-5, RM-6, MF-18, 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: Commercail

Direction: East

Future Land Use Classification: Low Density Residential

Current Use: Single-Family Homes

Direction: South

Future Land Use Classification: Public/Institutional

Current Use: Church

Direction: West

Future Land Use Classification: Public/Institutional

Current Use: Shool

Land Use Analysis

The applicant requests this plan amendment in order to allow the development of the subject property as single-family residential. The property is currently vacant and undeveloped. The proposed land use change to Medium Density Residential complies with the Northwest Community Plan's goals and strategies. The Medium Density Residential land use classification for the subject property is appropriate at this location. The use is compatible with adjacent residential uses, institutional uses, and religions 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 Medium Density Residential use classification is compatible with the existing development pattern.

PLANNING COMMISSION RECOMMENDATION: Approval (6-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016232

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

Proposed Zoning: "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District

Zoning Commission Hearing Date: September 20, 2016.