



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5034

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**Agenda Item Number:** 14.

**Agenda Date:** 9/28/2016

**In Control:** Planning Commission

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**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:** Commercaill

**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.

### **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.