

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL CORRESPONDENCE  
PLANNING DEPARTMENT**

**TO:** Mayor and City Council

**FROM:** Emil R. Moncivais, AICP, AIA, Director, Planning Department

**THROUGH:** Terry M. Brechtel, City Manager

**COPY:** Jelynn LeBlanc Burley, Assistant City Manager; Roderick Sanchez, Assistant Director, Development Services Department; Nina Nixon Mendez, Carol Haywood, File

**SUBJECT:** Master Plan Amendment – Northwest Community Plan (City Council District 8)

**DATE:** November 14, 2002

**SUMMARY AND RECOMMENDATIONS**

On August 20, 2002, the Zoning Commission considered a request to rezone approximately 9.828-acre land area from R-6 to C-2 NA C Commercial District Non-Alcoholic Sales District with a conditional use for auto sales. The Zoning Commission approved the zoning request pending submittal of a Master Plan Amendment application to the Planning Department and submittal to the Planning Commission. (See Attachment 1).

In order to complete the rezoning process, the applicant requests to amend the Northwest Community Plan's Land Use Plan from residential to commercial to allow for the proposed use. On October 23, 2002, a public hearing was held and the Planning Commission recommended denial of the amendment. Staff recommends denial of the amendment based on the following factors:

Land Use Intensity and Compatibility

- During the planning process, the community identified Single-Family Residential as the desired land use for this property.
- An auto sales and service lot is not a compatible use adjacent to existing residential development. Properties on the east and south borders of this site are single-family residences with their back yards facing the site.
- The Northwest Community Plan recommends nodal development rather than commercial strip development. This property is not located in a commercial node.

Transportation Network and Infrastructure

- The subject property is located at the intersection of the south access road of Loop 1604 and Addersley Drive. Addersley Drive is a neighborhood collector street and is not identified as a major commercial or neighborhood commercial node.

- The property is located approximately 3,800 feet from Bandera Road, which is farther than the desired 1,200 feet radius of a major commercial node as described in the Northwest Community Plan.
- Commercial traffic using two proposed access drives on Addersley and customers test-driving automobiles are not appropriate on a neighborhood collector street.
- The area west of the subject property is zoned C-3. If the subject property is rezoned, development of this intersection as C-3 and C-2 will generate 10,820 average daily trips. Some of this traffic could potentially access Braun Road through the residential neighborhood, thereby exceeding the maximum capacity of 5000 vehicles per day for a residential minor collector and creating a primary arterial.

#### Community Facilities

- The Master Plan Amendment results in no significant impact on existing community facilities.

### **BACKGROUND INFORMATION**

The Northwest Community Plan was developed in 1998 following the guidelines of the Community Building and Neighborhood Planning Program. The Northwest Community Plan was a partnership effort of the Northwest Neighborhoods and the City's Planning Department. The planning area is bounded by Bandera Road to the north, and east, Grissom and Culebra Roads to the south, and Loop 1604 to the west. The plan area has about 57,000 residents, and is located in City Council Districts 6, 7, and 8.

### **POLICY ANALYSIS**

The May 3, 2001 Unified Development Code calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood Plans adopted as a component of the Master Plan. The consistency requirement is echoed in Sections 35-105, 35-420 (h), and 35-421 (d) (3). Chapter 213.003 of the Local Government Code provides that a comprehensive plan may be amended by ordinance following a hearing at which the public is given the opportunity to give testimony and present written evidence and review by the Planning Commission.

Denying this amendment will implement the following Northwest Community Plan Objectives:

- Discourage commercial strip development. Strip development is not desirable and will be discouraged inside the Northwest Community area except where it is already developed.
- Encourage appropriate commercial development and signage at major arterial and neighborhood nodes. Business development outside of the major business nodes and neighborhood commercial nodes is discouraged.
  - Loop 1604 and Addersley is not identified as a major commercial or neighborhood commercial node.

Denying the amendment is also consistent with the following Master Plan policies:

- Growth Management, Policy 1b: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.

- A vehicle sales lot is a regional commercial use and will not directly serve the needs of the neighborhood on a frequent basis.
- High intensity commercial use adjacent to low density residential use is not an effective distribution of land uses and will potentially produce nuisances such as noise, lights and cut-through commercial traffic in a residential area, thereby creating a similar traffic situation that exists at Timberhill Drive at Wurzbach Road.

### **FISCAL IMPACT**

A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

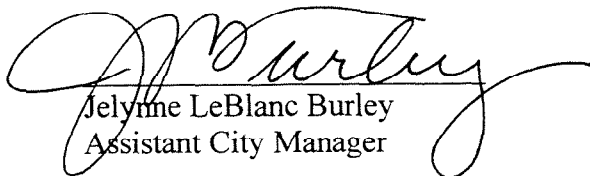
### **COORDINATION**

The Northwest Community Planning Team (Northwest Neighborhood Alliance), all registered neighborhood associations within the planning area, and property owners within 200 feet of the subject property were notified of the Planning Commission hearing on the proposed plan amendment. The notice was published in the Commercial Recorder.

### **SIGNATURES**



Emil R. Moncivais, AICP, AIA  
Director, Planning Department



Jelynn LeBlanc Burley  
Assistant City Manager

Approved:



Terry M. Brechtel  
City Manager

**Northwest Community Plan Land Use Plan as adopted:**

