

**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, Greg Baker, File

SUBJECT: Master Plan Amendment – South Central San Antonio Community Plan (City Council District 5)

DATE: January 9, 2003

SUMMARY AND RECOMMENDATIONS

An application was submitted to the Development Services Department to rezone 843, 905, and 907 Probandt Street from MF-33 to C-2 to facilitate the development of a Jack In the Box fast food establishment. The request is located in the South Central San Antonio Community Plan and is inconsistent with uses proposed by the plan for this location. An application was submitted to the Planning Department to amend the plan.

On November 13, 2002, a public hearing was held and the Planning Commission recommended denial to amend 1.1 acres of the South Central San Antonio Community Plan land use plan from Low Density Residential to Neighborhood Commercial for the subject properties (See Attachments 1 and 2.) On November 19, 2002, the Zoning Commission recommended denial of the request to rezone the subject properties.

Planning Department staff recommends denial of the amendment. In recommending denial, staff analyzed the following factors and criteria:

Land Use Intensity and Compatibility:

- Small lot, low-density residential uses are currently found immediately adjacent to the subject properties on the north, south, and west sides.

Staff Analysis - The request is not consistent with the land uses found on the west side of Probandt Street. A 24-hour commercial operation with a “drive-thru” component would create nuisances for adjacent residents: light, noise, loitering, etc.

- East of the subject properties, on the other side of Probandt Street, there are various commercial and industrial uses, including a Bill Miller’s Bar-B-Q restaurant, and Newel Salvage, a sheet metal recycling facility.

Staff Analysis - This area has been established for commercial and industrial uses. Additional commercial uses west of Probandt Street will create a commercial node which is not consistent with the Plan for this intersection.

Transportation Network:

- The subject properties abut Probandt Street, classified as a Secondary Arterial Type B according to the City's Major Thoroughfare Plan. Approximately 500 ft. south of the proposed amendment is Highway 90.

Staff Analysis – There is no significant impact to Probandt Street. However, the proposed site plan illustrates access to King Rodger St., a residential collector street. Potential cut-through traffic will negatively impact the residential area surrounding the subject properties.

Community Facilities:

- The closest known community facility, Knox Elementary School, is approximately 1700 feet to the south of the subject properties on the other side of Highway 90.

Staff Analysis – The subject properties are located in the Knox Elementary School attendance zone, and may increase the potential for pedestrian hazards.

BACKGROUND INFORMATION

The South Central Neighborhoods developed a community plan in 1998 following the guidelines of the Community Building and Neighborhood Planning Process. The Community Plan was a partnership effort of the South Central San Antonio Community Planning Team, South Central Neighborhoods, the City's Planning Department, and the South San Antonio Chamber of Commerce. The plan area includes over 55,000 people and is bound by Alamo Street/Union Pacific Railroad tracks to the north, IH-35 to the west, Military Drive to the south, and IH-37 to the east. The plan area is located in City Council Districts 1, 3, 4, and 5.

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 support the following South Central San Antonio Community Plan Objectives:

Objective 2 – Housing: Encourage rehabilitation of existing homes, and the construction of new housing.

- Strategy 2.1 – Infill Housing: Construct all types of infill housing on vacant lots throughout the entire community.

- Strategy 2.2 – Housing Rehabilitation: Repair deteriorated or abandoned homes throughout the entire community.

Staff Analysis - The request would establish a commercial district and result in the exclusion of future housing infill development. The subject properties, combined with adjacent vacant properties, total 1.47 acres. If utilized as residential, the properties could result in 8-11 housing units of R-4 type development or 12-14 housing units of cottage type development.

Denying the amendment would also adhere to 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.

Staff Analysis – A high intensity commercial use adjacent to a low-density residential use pattern is not an effective distribution of land uses and will produce nuisances such as noise, lights, and cut-through traffic.

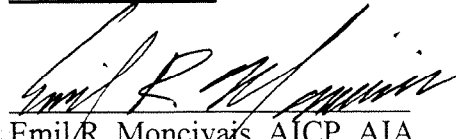
FISCAL IMPACT

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

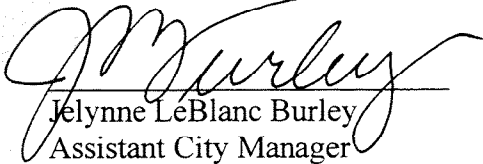
COORDINATION

All registered Neighborhood Associations within the South Central San Antonio Community Plan, the South Central San Antonio Community Plan planning team, and all property owners within 200 feet of the subject properties have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

SIGNATURES




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



Jelynn LeBlanc Burley
Assistant City Manager

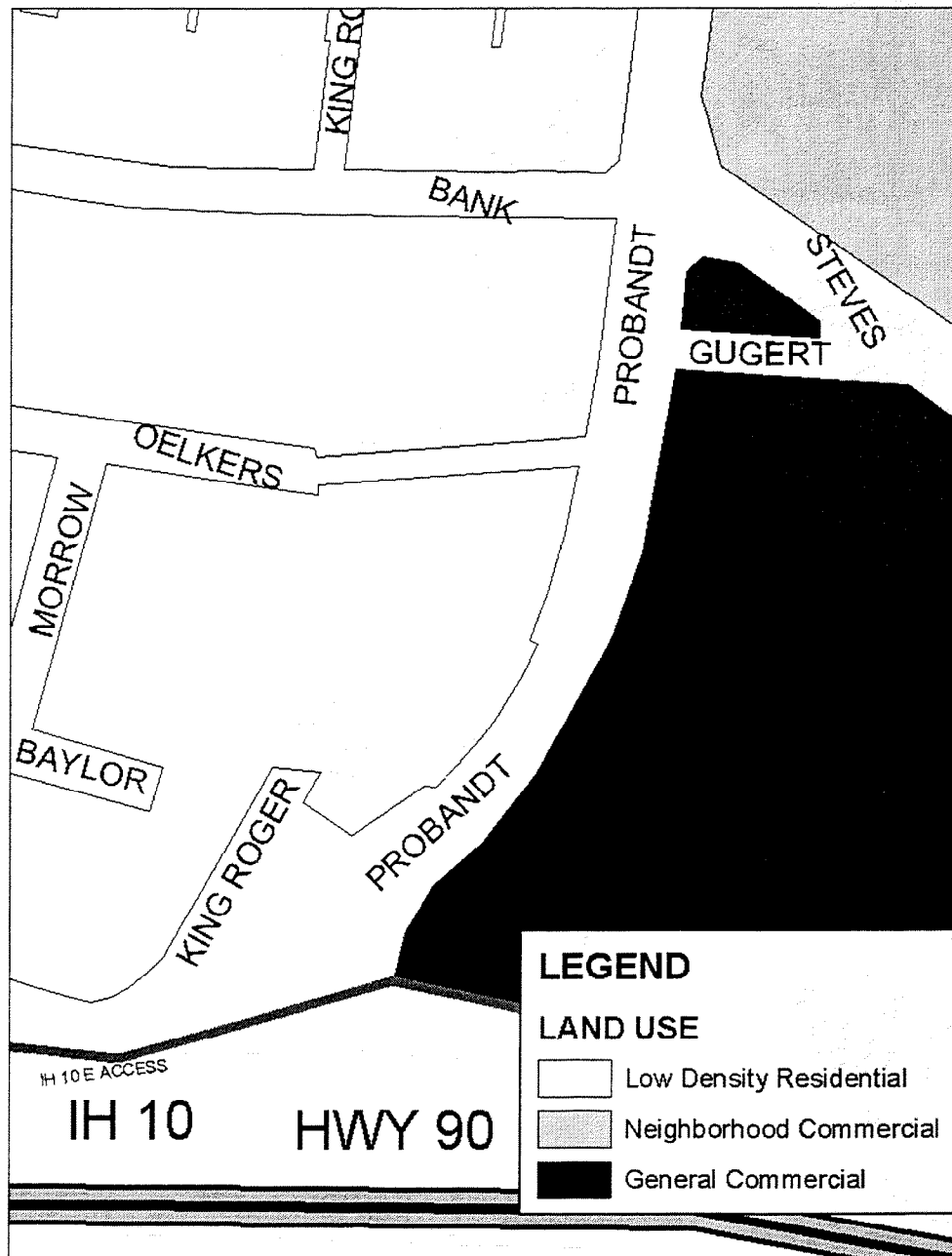
Approved:



Terry M. Brechtel
City Manager

ATTACHMENT 1

South Central San Antonio Community Plan Land Use Plan as adopted:



Proposed Amendment:

