

**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, Gregory J. Baker, File

SUBJECT: Master Plan Amendment – South Central San Antonio Community Plan (City Council District 3)

DATE: June 12, 2003

SUMMARY AND RECOMMENDATIONS

Guardian Angel Day Care is seeking a zone change for 1630 Pleasanton Rd., Lots 1, 2, and 3, NCB 7774, 1.44 acres from R-6 to C-1. While the property is currently being used for day care services, and can continue to be used as such under the current zone, the applicants seek to secure the potential adaptation of the church property to office, restaurant, or light retail use. Negotiations are currently being held between Guardian Angel Day Care to purchase the remainder of Harlandale Presbyterian Church, contingent upon the acquisition of Certificate of Occupancy to expand their day care services into the entire church structure.

Upon verification that the request to re-zone the rear portion of Lot 1, Lots 2 and 3 conflicted with the recommended land use plan of the South Central San Antonio Community Plan, Development Services representatives coordinated with the Planning Department and the applicant to initiate a Master Plan Amendment request.

On March 28, 2003 the Planning Department received an application from Susan M. Guerra, with Guardian Angel Daycare, for a Master Plan Amendment to the South Central San Antonio Community Plan. The applicant requests changing the land use plan for the portion approximately 1.44 acres from Low Density Residential to Office Light Commercial. The subject property is located at the intersection of Pleasanton Rd. and E. Gerald.

On April 23, 2003, the Planning Commission conducted a public hearing and recommended denial of the plan amendment.

On June 3, 2003, Zoning Commission recommended approval of C-1 for the entire 1.44 acres, pending approval of the plan amendment. Following the June 3, 2003 Zoning Commission Meeting, the applicant met with the Planning Department and Development Services Department

and agreed to amend his Master Plan Amendment to extend the Office/Light Commercial land use only to the remaining portion of the subject property residing on Lot 1, NCB 7774. As this represents less of an intrusion into the adjacent residential district, the Planning Department now recommends approval of the Master Plan Amendment.

In recommending approval of the amended request, the Planning Department considered the following factors:

Land Use Intensity and Compatibility:

- Small lot, low-density residential uses are currently found immediately adjacent to the subject properties on the north and west sides. To the east of the subject properties, across from Pleasanton Rd., there is a mixture of vacant lots, light commercial uses, and multi-family housing. Immediately to the south of the properties, on the other side of E. Gerald, is Harlandale High School.

Staff Analysis - The plan calls for a concentration of office/light commercial uses along the Pleasanton corridor, and only one lot deep, on either side, thereafter. The land use plan essentially divides the building in half for office, light commercial uses, and residential uses, leaving the building unusable. Staff recommends the extension of an office/light commercial land use pattern for the remainder of the property to allow for compatible uses for the community.

Transportation Network:

- Part of the subject property currently abuts Pleasanton, a Secondary Arterial Type B, according to the City's Major Thoroughfare Plan. The majority of the property, fronts on E. Gerald. E. Gerald is a residential, collector street.

Staff Analysis - A portion of the property lies within the office/light commercial land use pattern. Extending the light commercial land use pattern for the remainder of the property at this location would not generate an increase in traffic flow along E. Gerald.

Community Facilities:

- There are two major community facilities in the area, Harlandale High School, and to the immediate west, Harlandale Middle School.

Staff Analysis - As a portion of the property lies within the office/light commercial land use pattern, extending the light commercial land use pattern for the remainder of the property will not have an impact. Allowing for light commercial uses at this location will complement the current community facilities in the area.

BACKGROUND INFORMATION

The South Central San Antonio Community Plan was completed August 19, 1999 following the guidelines of the Community Building and Neighborhood Planning Program. The South Central San Antonio 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.

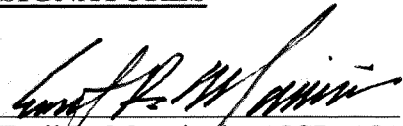
FISCAL IMPACT

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

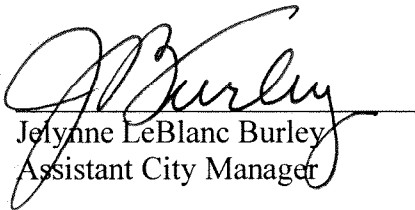
COORDINATION

The South Central San Antonio Community Planning Team, 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

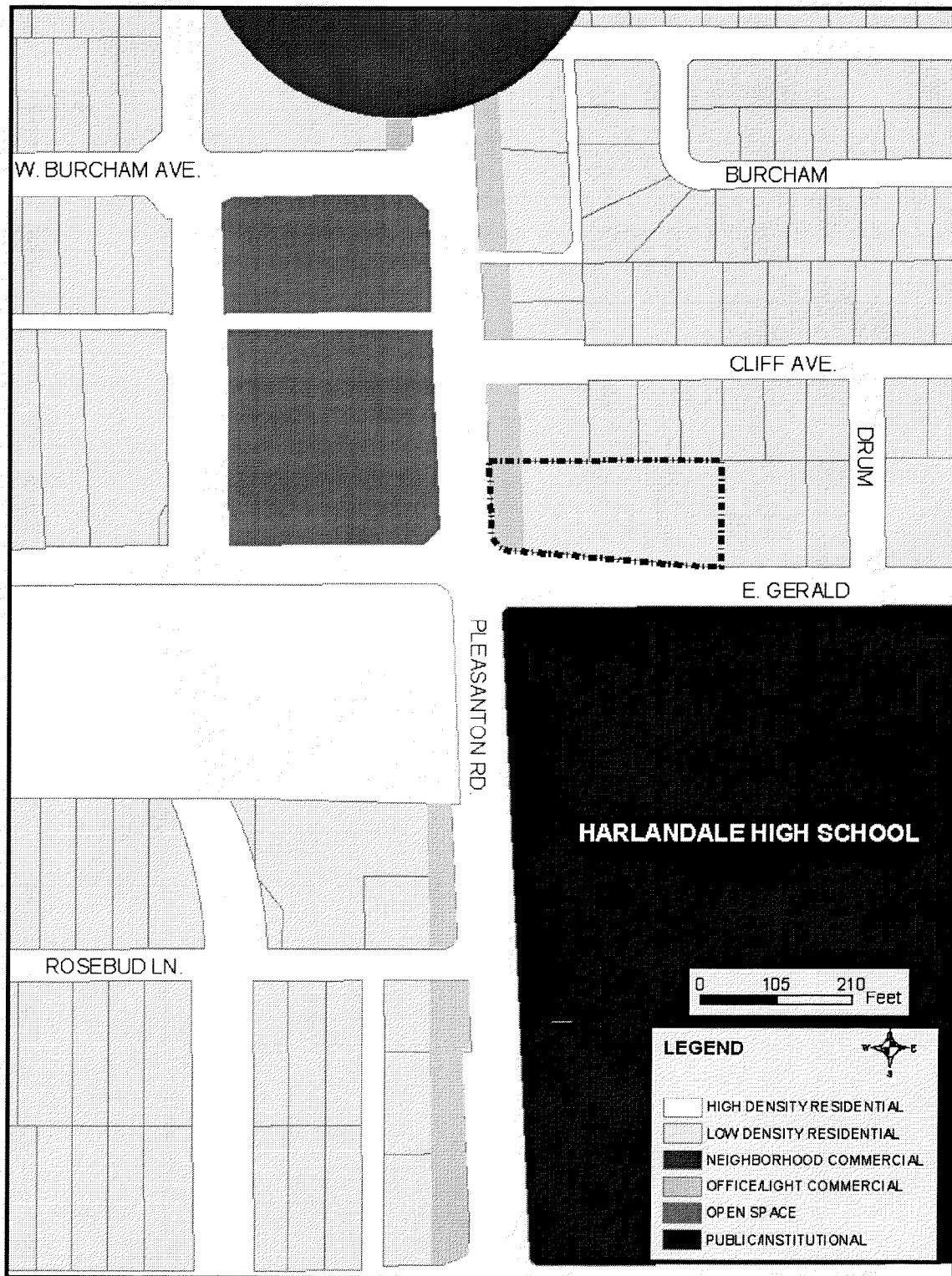
Approved:



Terry M. Brechtel
City Manager

ATTACHMENT I

South Central San Antonio Community Land Use Plan as adopted:



ATTACHMENT II
Proposed Amendment:

