

**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 J. Sanchez; Nina Nixon-Mendez; Zenon F. Solis

**SUBJECT:** Master Plan Amendment #03007 – Near Northwest Community Plan Component (Council District 1)

**DATE:** November 13, 2003

**SUMMARY AND RECOMMENDATIONS**

Upon verification that the re-zoning request conflicted with the land use plan of the Near Northwest Community Plan, HEB Grocery Company, LP coordinated with the Planning Department and Development Services to initiate a Master Plan Amendment request. The applicant requests changing the land use plan for approximately 0.41 acres from Urban Low Density Residential land use to Mixed land use to allow for the extension of the HEB parking lot. On September 24, 2003, the Planning Commission recommended approval of the proposed Master Plan Amendment.

HEB Grocery Company, LP representing the property owners Benito M. Cirio, the Estate of Josephine Peña, and David Valenzuela, is seeking a zoning change for the properties at 1638, 1642 and 1644 W. Hollywood Ave. from R-4 to C-2. Zoning Commission heard the case on October 7, 2003 and recommended approval of the requested zoning change.

Staff recommends approval of the Master Plan Amendment, subject to the submitted drainage mitigation plan in conjunction with the vacating of the west end of Hollywood Ave (see below). In recommending approval, staff considered the following factors:

**Land Use Intensity and Compatibility:**

- HEB is seeking to vacate the end of W. Hollywood Avenue and right-of-way to facilitate the expansion of a parking lot onto the three subject properties. Land adjacent on the east of HEB is Urban Low Density Residential. Commercial sites are located along Fredericksburg Rd. and Hildebrand Ave.

**Staff Analysis** – Action Step 2.2.2 as provided by the Near Northwest Community Plan, encourages new business development to locate in existing commercial areas in need of revitalization. The proposed amendment has no

adverse impact on the adjoining residential area, as it entails a minor expansion of parking area.

Transportation Network and Infrastructure:

- The subject properties front W. Hollywood Avenue at the far end of the street.  
**Staff Analysis** – Closing the far west end of W. Hollywood Ave. would have no impact on transportation or accessibility to homes for surrounding residents.

Due to drainage concerns in the area HEB has agreed to the following mitigation plan:

- Remove and haul off site trash and debris.
- Install silt fence within the alley at Brad Street to aid in preventing erosion.
- Clear existing vegetation as required to provide working access within the alley.
- Hand clear overhanging branches as required to gain access within the alley.
- Hand clear vegetation as required along fence line abutting the alley.
- Field locate existing underground utilities within the alley.
- Regrade the existing alley.
- Seed any disturbed ground surface with an appropriate seed mixture, given the time of year the work is completed.

Community Facilities and Services:

- There are no community facilities or services in the immediate area.  
**Staff Analysis** – There is no immediate impact on community facilities.

**BACKGROUND INFORMATION**

The Near Northwest Community developed a Community Plan in 2001 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Program. The Community Plan was a partnership effort of the Near Northwest Community Planning Team, Near Northwest Neighborhoods, the Jefferson-Woodlawn Lake Community Development Corporation, and the City's Planning Department. Loop 410 bounds the planning area to the north, IH- 10 to the east, Culebra, Saint Cloud and Bandera to the south, and Callaghan to the west, excluding the separate municipality of Balcones Heights. The plan area is more than 8 square miles and includes approximately 50,000 residents located in City Council Districts 1 and 7.

**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 detailed 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**

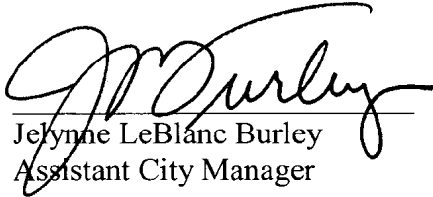
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

## **COORDINATION**

The Near Northwest 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.



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



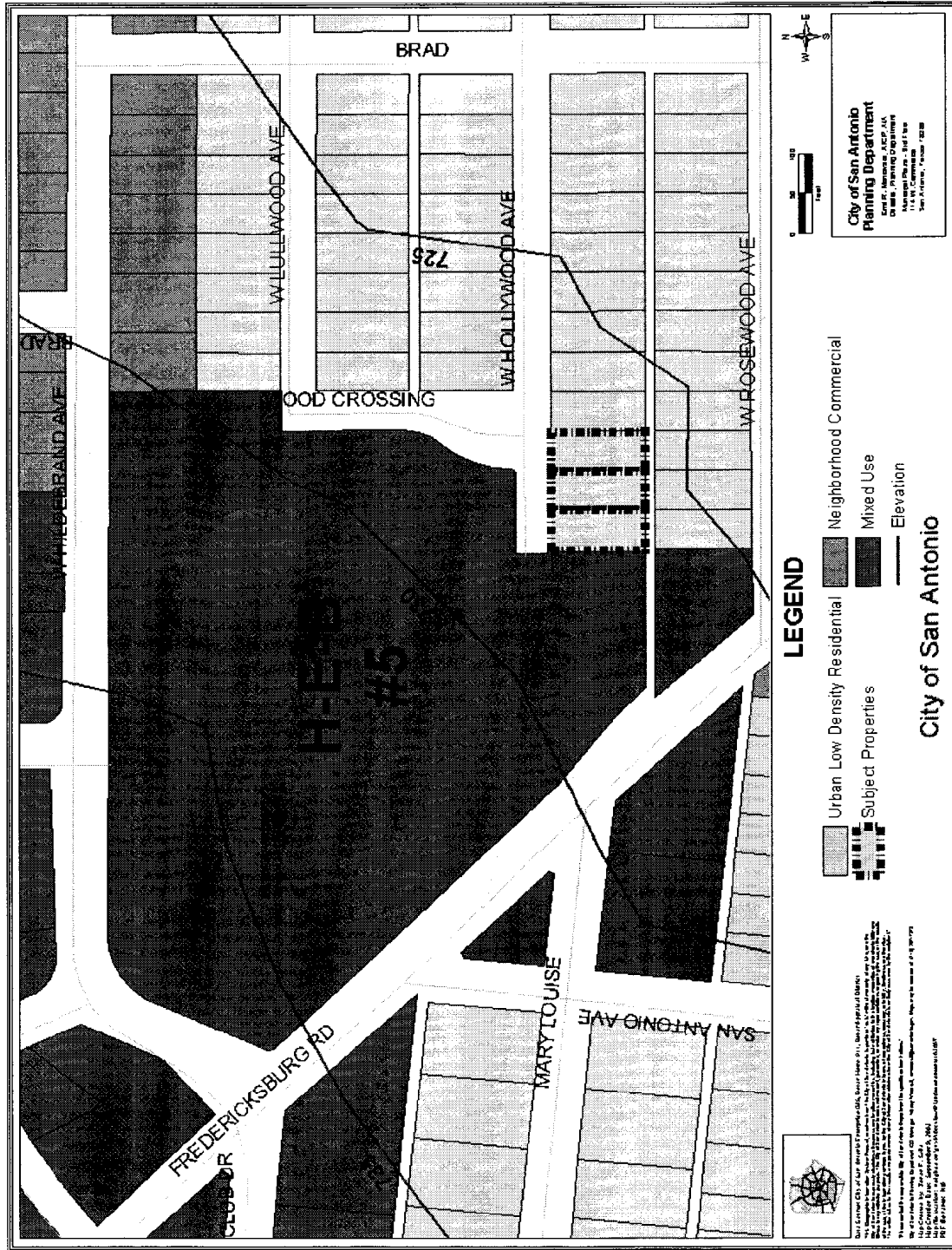
Jekynne LeBlanc Burley  
Assistant City Manager

Approved:



Terry M. Brechtel  
City Manager

# Attachment 1 Near Northwest Community Plan as Adopted:



## ATTACHMENT II Proposed Amendment:

