

**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; Zenon F. Solis; File

SUBJECT: Master Plan Amendment #04006 – South Central San Antonio Community Plan Component (Council District 5)

DATE: May 6, 2004

SUMMARY AND RECOMMENDATIONS

On March 4, 2004, Marshall O'Dowd on behalf of Dr. William Gonzaba, submitted an application requesting a Master Plan Amendment to the South Central San Antonio Community Plan, a component of the Master Plan of the City. The applicant requests amending the Land Use Plan by changing the use of approximately 1.51 acres at the western end of the subject property at 717 Pleasanton Road from Low-Density Residential land use to Office/Light Commercial/Medium-High Density Residential land use.

The overall property consists of approximately 1.95 acres and has been used as parking for the Gonzaba Medical Group located immediately across Pleasanton Road since 1987. The front eastern portion of the subject property along Pleasanton Road is approximately 0.44-acres and is zoned C-2 NA, while the rear western portion is zoned R-6. The property owner wants to pave the remaining 0.06 of an acre at the rear of the property for future development of medical offices and a physical therapy facility and must request a rezoning to do so. The applicant is seeking C-1-S zoning, which is compatible with Office/Light Commercial/Medium-High Density Residential land use allowing the applicant to expand the facility up to 5,000 square feet and accommodate all proposed uses.

In determining whether Office/Light Commercial/Medium-High Density Residential land use is appropriate at this location, staff considered the following factors:

Land Use Intensity and Compatibility:

- The subject property abuts single-family residential uses to the west, furniture sales and outdoor storage building sales to the north, Kingdom Hall Church to the south, and Gonzaba Medical Group across Pleasanton Road to the east.

Staff Analysis – The South Central San Antonio Community Plan calls for the subject property to be Office/Light Commercial/Medium-High Density Residential land use at the front end that is zoned C-2 NA and Low-Density Residential land use for the rear portion zoned R-6. In changing the zoning at the rear portion of the property, the Unified Development Code standards for parking will require a Type B buffer (minimum width 15 feet) along residential zoned properties, specifically, along the northwest boundary of the property, and lighting standards that reduces light pollution into the residential areas. In addition, the owner will be required to provide protective solid screen fencing adjacent to all residentially zoned property.

The property is not conducive for single-family residential use due to the lack of street access from a residential area. The current Gonzaba Medical Group clinic is approximately 40,000 square feet, which requires a minimum and maximum of 100 to 400 parking spaces. The clinic has approximately 220 vehicle spaces with the proposal adding approximately 80 more, which keeps the clinic well within the UDC parking standards for medical facilities.

Transportation Network:

- The Major Thoroughfare Plan identifies Pleasanton Road as a Second Arterial Type B (70' to 86').

Staff Analysis – Due to an existing traffic signal in front of the parking area and Gonzaba Medical Group facility, no impact is expected.

Community Facilities:

- The Gonzaba Medical Group facility is located directly across the street from the subject property at Pleasanton Road.

Staff Analysis – Gonzaba Medical Group is recognized by the U.S. Department of Health and Human Services for providing services to “Medically Underserved Areas” and is currently receiving federal funding for its efforts. The clinic services more than 200 patients a day and staffs approximately 80 employees. The clinic provides services ranging from Family Medicine and Urgent Care to Outpatient Surgery. It is open 7 days a week with extended hours during weekdays.

The clinic is also recognized in the Community Plan as an asset for the community. The Plan calls for the attraction of additional medical clinics and enhancement of existing clinics to provide health services. The allowance of use will also offer the residents increased access to health care, particularly for lower income families and the elderly.

Staff recommends approval of the Master Plan Amendment. Planning Commission held a public hearing on April 14, 2004 and recommended approval.

BACKGROUND INFORMATION

The South Central Neighborhoods developed a community plan in 1998 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Process. The Community Plan was a partnership effort of the South Central San Antonio Community Plan 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 or Community Plans adopted as a component of the Master Plan. The consistency requirement is codified 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

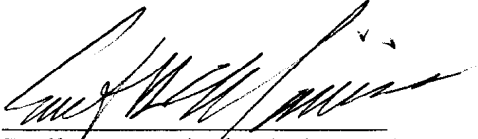
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

All registered Neighborhood Associations within the South Central San Antonio Community Plan, 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.

SUPPLEMENTARY COMMENTS

The applicant will go forward with a rezoning request after the Plan Amendment has been considered by City Council.

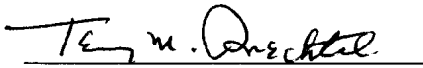


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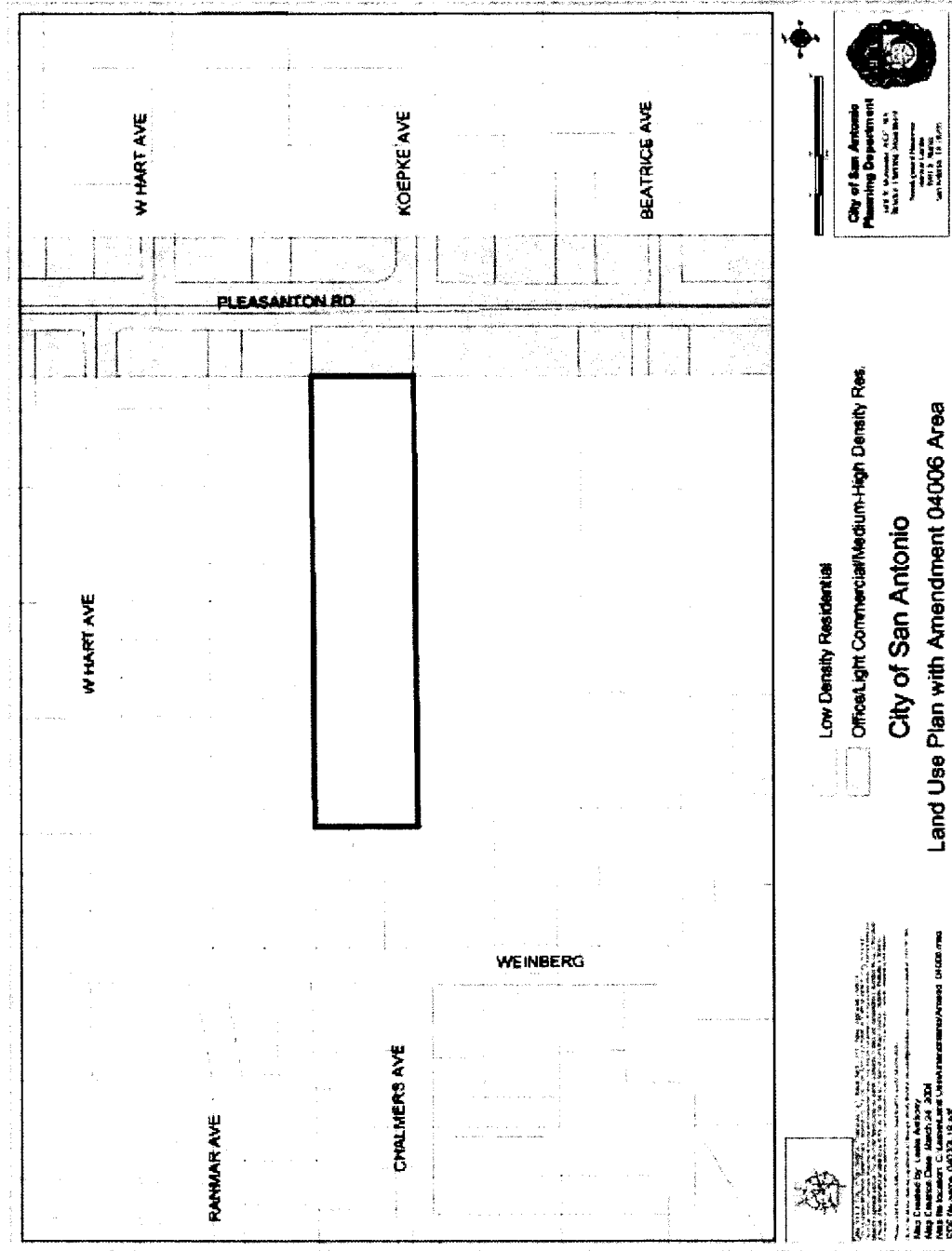
Jelynn LeBlanc Burley
Assistant City Manager

Approved:



Terry M. Brechtel
City Manager

Attachment 1
South Central San Antonio Community Land Use Plan as adopted:



Attachment 2
South Central San Antonio Community Plan as amended:

