

**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 #04010 – Arena District/Eastside Community Plan Component (Council District 2)

DATE: June 24, 2004

SUMMARY AND RECOMMENDATIONS

On May 6, 2004, staff met with San Antonio Food Bank representatives to discuss a proposed site for relocation of their facility at 4701 Dietrich Road. The proposed site is currently zoned I-1 and R-5, while the Arena District/Eastside Community Plan calls for this property to be both Light Industrial and Open Space/Park land uses. During the discussions, Food Bank representatives stated an interest in changing the existing R-5 zoning to I-1 zoning to satisfy the needs of the Food Bank operations. An application for a plan amendment was then submitted on May 7, 2004 for a change to the Land Use Plan of approximately 17 acres from Light Industrial and Open Space/Park land uses to Heavy Industrial land use.

Staff and representatives from the Food Bank held a subsequent meeting on June 2, 2004 to discuss the site's suitability and potential impact to adjacent land uses. The Food Bank agreed to amend the original request to a less intensive land use. The applicant's amended request is to change the Land Use Plan of approximately 4 acres at the southwestern corner of the subject property at 4701 Dietrich Road from Open Space/Park land use to Light Industrial land use.

In determining whether Light Industrial land use is appropriate at this location, staff considered the following factors:

Land Use Intensity and Compatibility:

- The subject property abuts light industrial and heavy industrial uses to the north and east. Single-family residential uses are located across the street to the south, with multi-family uses to the west.

Staff Analysis – The Light Industrial proposal is compatible and less intense of those uses to the north and west. The compatibility to the multi-family

residential use can be addressed by the required buffer yards. Additional conditional zoning requirements can be tailored to the residential community.

The Plan recommends that:

- Impacts on adjacent residential uses be mitigated with buffer zones and appropriate setbacks.
- Truck related traffic be diverted from residential areas.

Transportation Network:

- The subject property abuts Dietrich Road to the south and the Loop 410 South Access Road to the north. Dietrich Road is a Local Type B while the Loop 410 South Access Road is a one-way road with access from Loop 410 South as indicated in the Major Thoroughfare Plan.

Staff Analysis – Dietrich Road is utilized as a route to WW White Road by commercial trucks. Development Services and the Planning Department are currently working with Public Works to install signage to deter existing cut through truck traffic on Dietrich Road. Through zoning, conditions that restrict ingress and egress can further address commercial truck access points to the subject property.

Community Facilities:

- Pfeiffer Academy Elementary School is located 600 feet west of the subject property on Dietrich Road and serves Kindergarten through 7th grade. San Antonio ISD is currently building an Early Childhood Center to the rear of the Academy to include 3 and 4 year olds.

Staff Analysis – Other than the aforementioned issues of cut through traffic, no other impact to Pfeiffer Academy is expected.

Staff recommends approval of the revised amendment to Light Industrial land use.

The Planning Commission held a public hearing on June 9, 2004 and recommended approval. A copy of the resolution is attached.

BACKGROUND INFORMATION

The Arena District/Eastside Community, together with four funding partners, Bexar County, City of San Antonio, Community Economic Revitalization Agency, and the San Antonio Spurs, developed a community plan under the Community Building and Neighborhood Planning (CBNP) Program. The Metropolitan Planning Organization through its Eastside Multi-Modal Alternatives Plan jointly participated in the community planning process. Both reports comprise the Arena District/Eastside Community Plan. The planning area is bound by IH-35 and the Government Hill Neighborhood Plan boundary on the north; IH-Loop 410 on the east, IH-10 on the south, and IH-37/US281 and the Downtown Neighborhoods Plan boundary (Monumental) on the west. The plan area is approximately 7.9 square miles and includes about 32,062 residents located in City Council District 2. The Arena District/Eastside Community Plan was adopted by City Council on December 4, 2003.

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

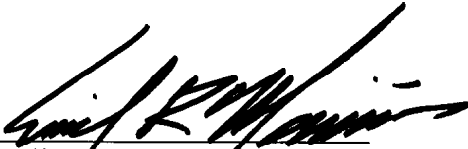
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

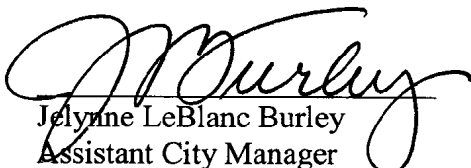
This item was coordinated with Development Services and Public Works Departments. All registered Neighborhood Associations within the Arena District / Eastside Community Plan, all Planning Team Members and all property owners within 200 feet of the subject property have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

SUPPLEMENTARY COMMENTS

After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the Planning Commission, the Zoning Commission will consider the rezoning of the property on June 15, 2004. The rezoning case will be considered by City Council on June 24, 2004 with the Plan Amendment.



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



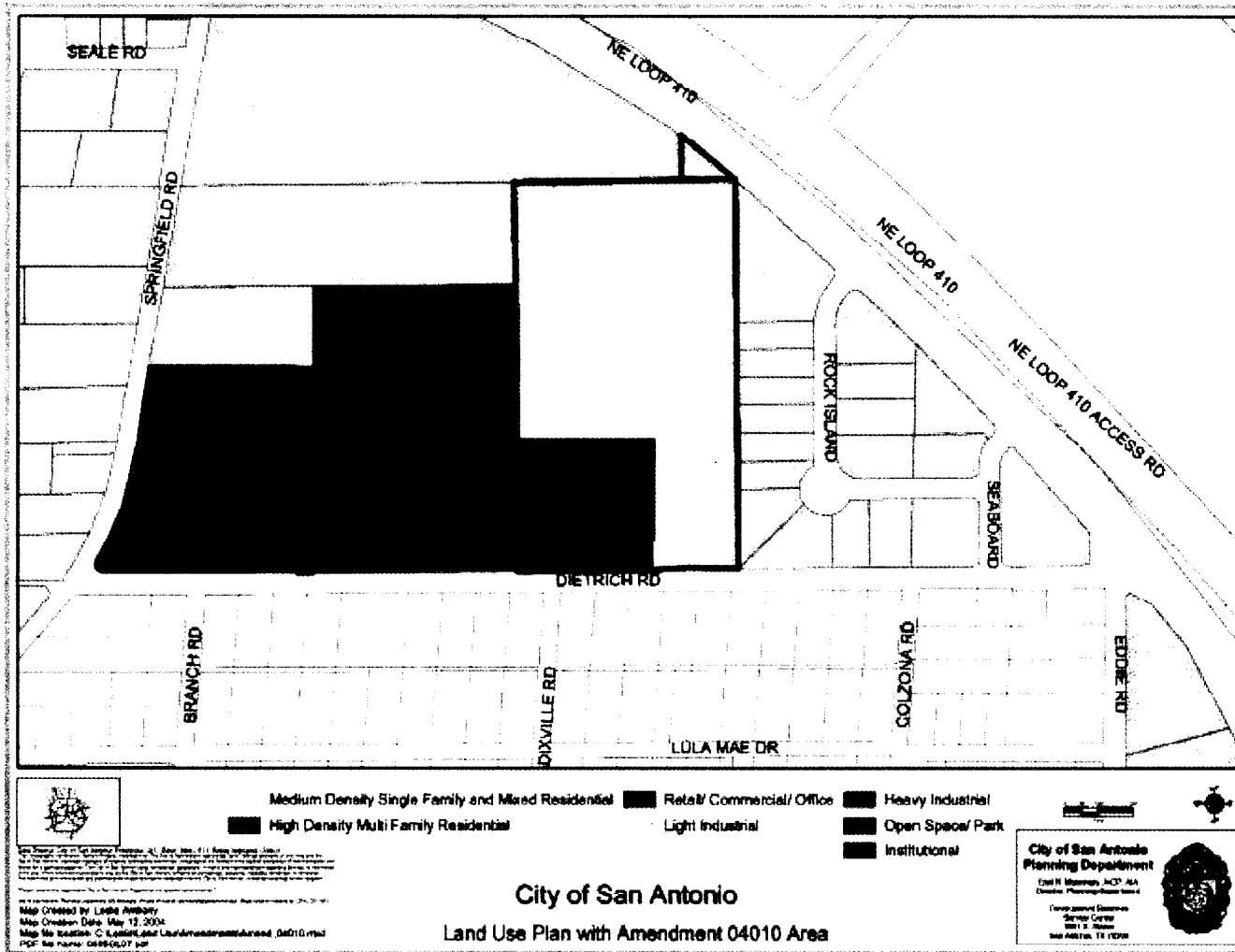
Jelyne LeBlanc Burley
Assistant City Manager

Approved:



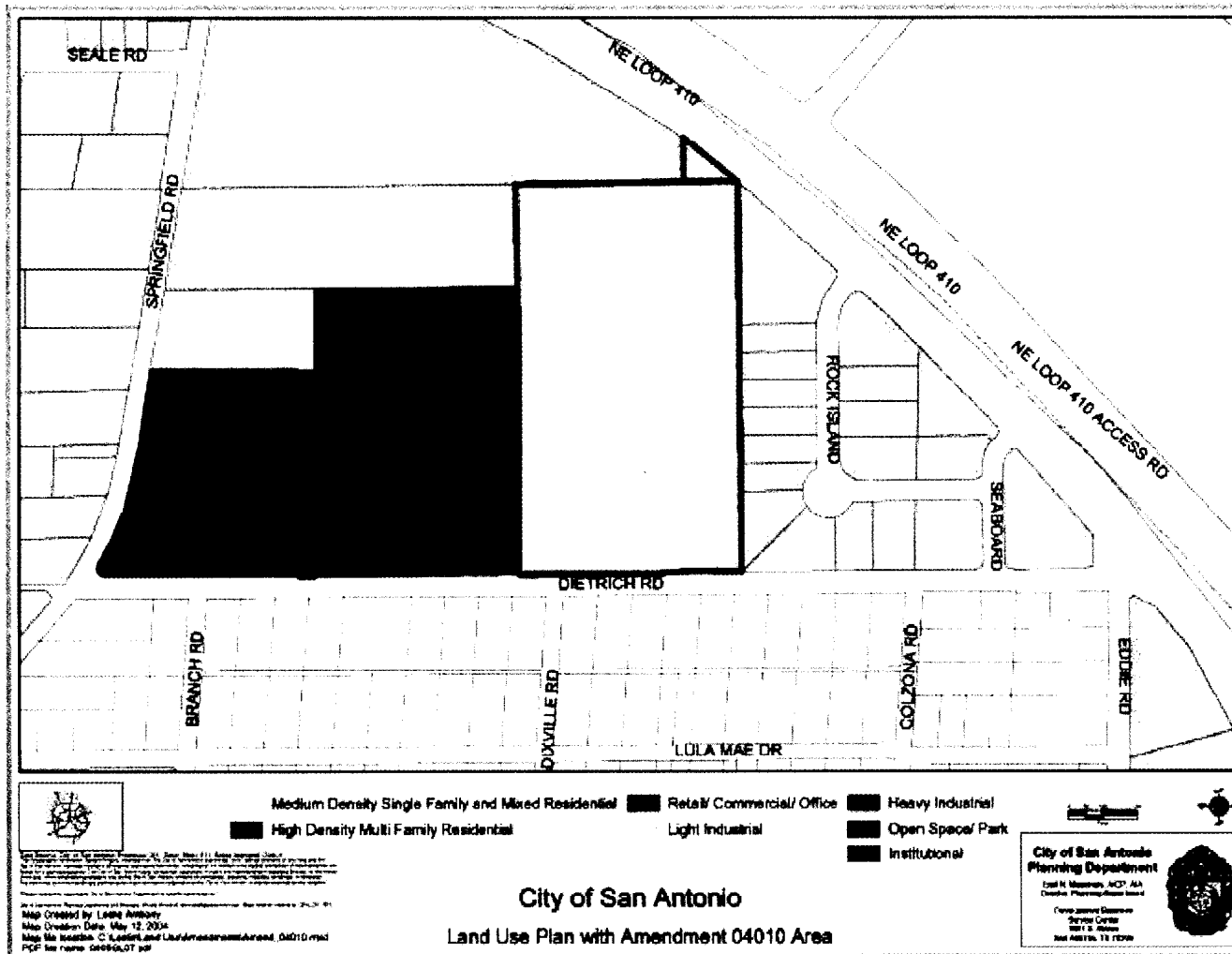
Terry M. Brechtel
City Manager

Attachment 1
Arena District / Eastside Community Land Use Plan as adopted:



Attachment 2

Arena District / Eastside Community Plan as proposed:



AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 4-ACRES LOCATED AT THE SOUTHWESTERN CORNER OF 4701 DIETRICH ROAD FROM OPEN SPACE/PARK LAND USE TO LIGHT INDUSTRIAL LAND USE.

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WHEREAS, the Arena District/Eastside Community Plan was adopted on December 4, 2003 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on June 9, 2004 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Arena District/Eastside Community Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 4-acres located on the southwestern corner of 4701 Dietrich Road from Open Space/Park land use to Light Industrial land use. All portions of land mentioned are more specifically described in Attachment "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect on July 4, 2004.

PASSED AND APPROVED on this 24th day of June 2004.

M A Y O R

ATTEST:

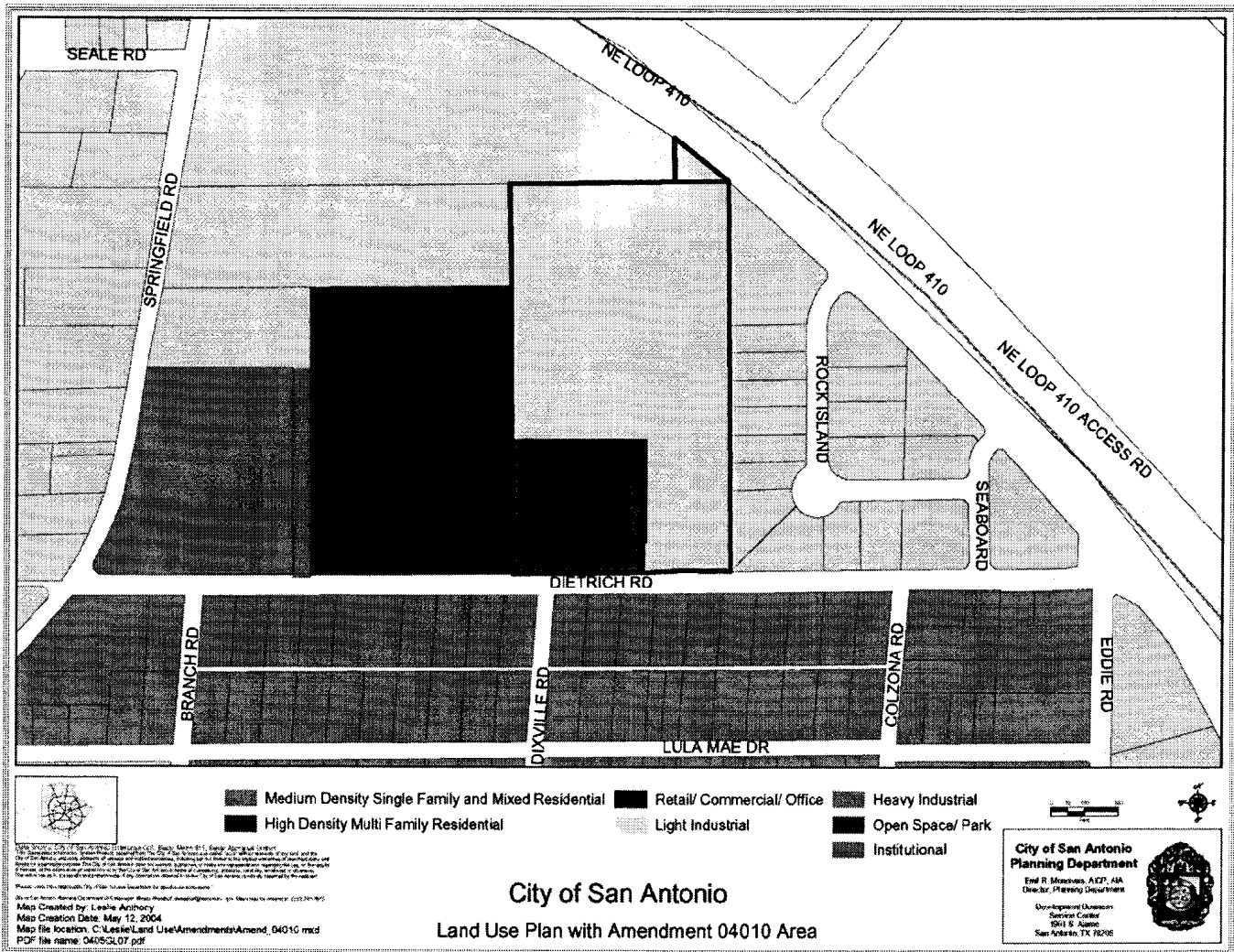
City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENT I

Land Use Plan as adopted December 4, 2003:



ATTACHMENT II Proposed Amendment:

