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CITY OF SAN ANTONIO AGENDA ITEM NO. _____
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 #04007 – Highlands Community Plan Component (Council District 3)

DATE: August 12, 2004

SUMMARY AND RECOMMENDATIONS

An application was received requesting a Master Plan Amendment to the Highlands Community Plan. The applicant is requesting to amend the Land Use Plan by changing the future use of approximately 0.15 acres at 809 Monticello Court from Medium-Density Residential land use to Neighborhood Commercial land use. The applicant intends to remove the existing home on the site and build a parking lot for the possible expansion of his existing offices (immediately west of the subject property).

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

Land Use Intensity and Compatibility:

- The subject property abuts community commercial uses to the north and west, including the applicant's existing offices. Single-family residential uses are located to the east, with community commercial, multifamily, and single-family uses to the south.

Staff Analysis – Though the current single-family residential use on the parcel abuts a commercial use to the north and west, this condition is less than ideal for the adjacent single-family residential uses to the east. A neighborhood commercial land use at this location would accommodate the proposed use and provide compatible land uses adjacent to the existing single-family residential use.

Transportation Network:

- The subject property abuts Monticello Court and is 115 feet from Gevers Road. Gevers Road is a collector and Monticello Court is local type B.

Staff Analysis – No significant impact.

Community Facilities:

- There are no major community facilities in the immediate area.
Staff Analysis – No significant impact.

Staff recommends approval of the Master Plan Amendment. Planning Commission held a public hearing on May 26, 2004 and recommended approval. A copy of the resolution is attached.

BACKGROUND INFORMATION

The Highlands Neighborhoods 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 Highlands Community Plan Planning Team, Highland Area Neighborhoods, the City's Planning Department, and the South San Antonio Chamber of Commerce. The plan area includes over 30,200 people and is bound by Highway 90 and IH-10 to the north; Clark, Hiawatha, Pecan Valley, Southcross, and Salado Creek to the east; Military Drive to the south; and IH-37 to the west. The plan area is located in City Council Districts 2 and 3.

POLICY ANALYSIS

The May 3, 2001 Unified Development Code (Sections 35-105, 35-420 (h), and 35-421 (d) (3)) calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood or Community Plans adopted as a component of the Master Plan. 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

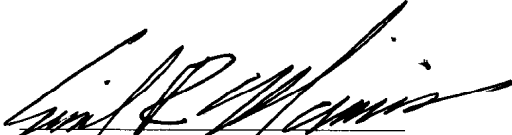
A Master Plan Amendment carries no specific financial commitment for immediate action by the City or partnering agencies.

COORDINATION

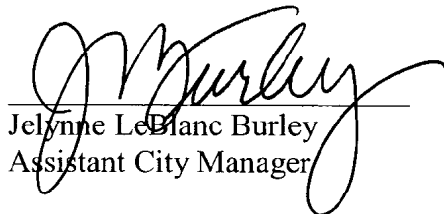
All registered Neighborhood Associations within the Highlands Community Plan, all Planning Team Members and all property owners within 200 feet of the subject property have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

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 considered the rezoning of the property on April 20, 2004. The rezoning case will be considered by City Council on August 12, 2004 with the Plan Amendment.

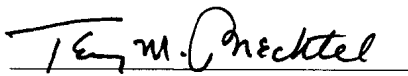


Emil R. Moncivais, AICP, AIA
Director, Planning Department



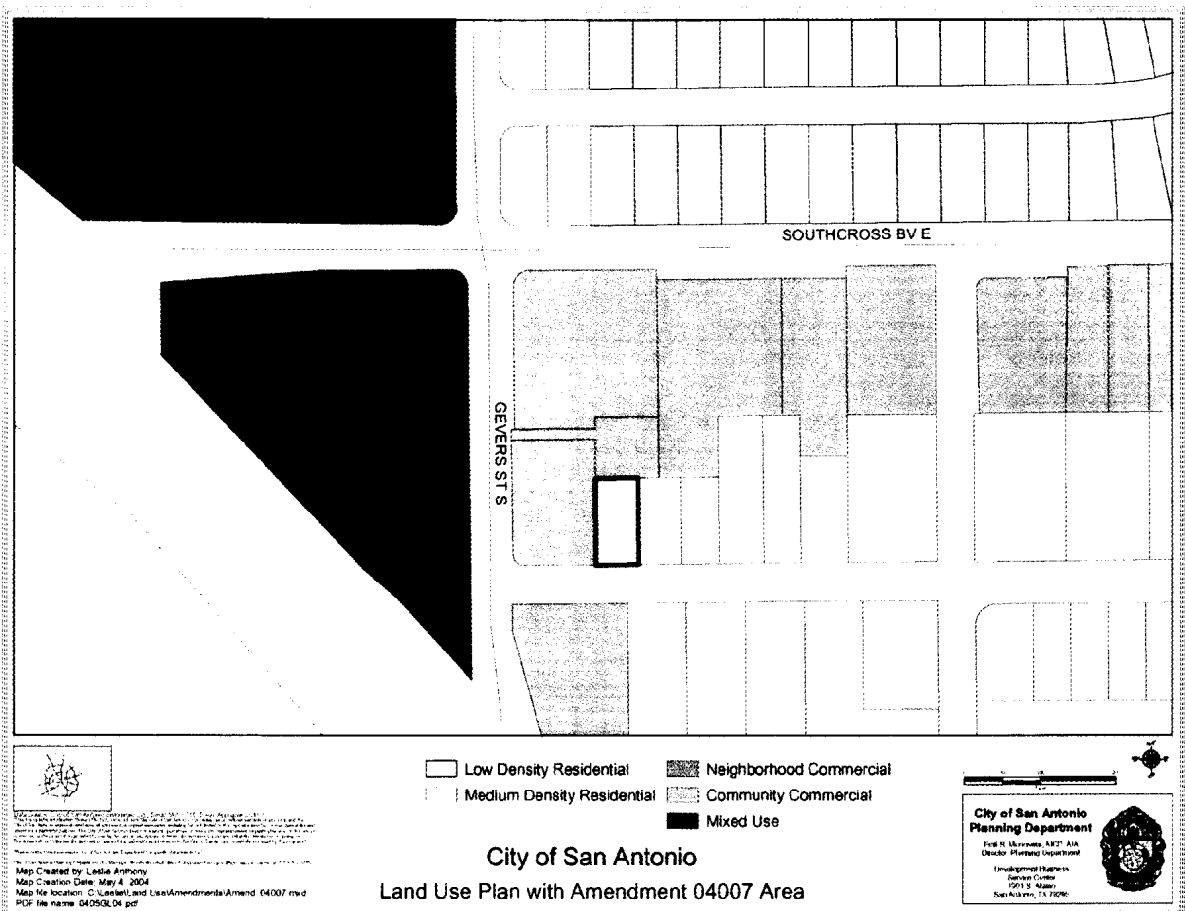
Jelynn LeBlanc Burley
Assistant City Manager

Approved:



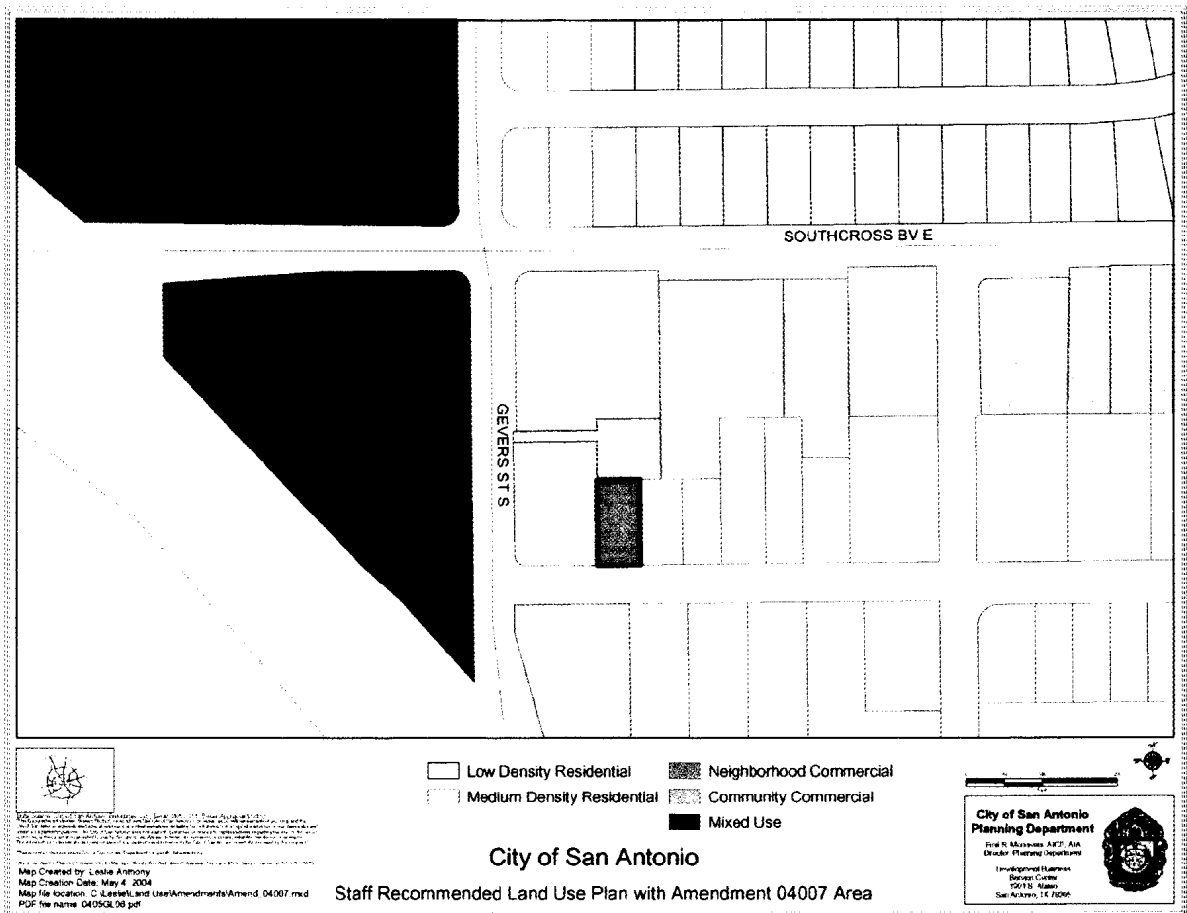
Terry M. Brechtel
City Manager

Attachment 1 **Highlands Community Land Use Plan as adopted:**



Attachment 2

Highlands Community Plan as proposed:



RESOLUTION NO.

RECOMMENDING APPROVAL OF THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HIGHLANDS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM-DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY .15-ACRES LOCATED AT 809 MONTICELLO COURT.

WHEREAS, City Council approved the Highlands Community Plan as an addendum to the Master Plan on April 4, 2002; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on May 26, 2004 and **APPROVED** the amendment on May 26, 2004 in a unanimous vote.

WHEREAS, the San Antonio Planning Commission made a finding that the Neighborhood Commercial land use would be most appropriate for this site and the intended use and;

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Highlands Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 26th DAY OF MAY 2004.

Approved: 

Heriberto Herrera, Chairperson
San Antonio Planning Commission

Attest: 

Executive Secretary
San Antonio Planning Commission