

21

**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; Andy Holubeck; File

**SUBJECT:** Master Plan Amendment #04014 – Arena District/Eastside Community Plan Component (Council District 2)

**DATE:** August 12, 2004

**SUMMARY AND RECOMMENDATIONS**

On June 9, 2004, representatives from Bexar County Teachers Federal Credit Union submitted an application requesting a Master Plan Amendment to the Arena District/Eastside 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 0.2478 acres located at 218 Connelly Street from Medium Density Residential land use to Neighborhood Commercial land use.

The subject property is currently vacant. The credit union's current banking facility is adjacent to the subject property to the south. The subject property is zoned RM-4, while the 0.2460-acre property containing the current credit union building is zoned C-2 NA. The credit union owns both properties. The credit union would like to construct a new facility on the subject property, and utilize the current building site for parking. This new facility would be a one-story structure to include a drive-through window for banking customers. The credit union is seeking RM-4C conditional zoning for the subject property, allowing retail banking land use. In seeking this rezoning a Master Plan Amendment has been requested.

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

**Land Use Intensity and Compatibility:**

- Adjacent to the subject property to the north is a vacant parcel, while further north along Connelly Street, north of Dakota Street, are industrial uses and vacant parcels. To the east of the subject property are single-family residential uses (that front on South Polaris Street) and to the south is a commercial property (the current credit union facilities). The area further south along Connelly Street, south of Nevada Street, is predominately used by two separate church campuses, with a few single-family residential uses. To the west of the subject property, across Connelly Street, are other vacant lots and a church. Properties to the west, fronting on New Braunfels Avenue, are various retail commercial uses, including a fast food restaurant and an auto repair shop.

**Staff Analysis** – The portion of Connelly Street containing the subject property consists mostly of a church and vacant lots. The church uses most of the unpaved vacant properties for parking. This block contains only two single-family homes, both owned by the church and one of which is in a state of disrepair. The southeast corner of the Connelly Street/Dakota intersection contains an older, vacant building that was once a hospital.

There does not appear to be significant residential land use on Connelly Street that would conflict with the proposed land use for the subject property. However, adequate screen fencing, buffering, and lighting would be required on the eastern boundary of both the subject property and the adjoining credit union property to screen these from the abutting single-family properties to the east.

#### Transportation Network:

- The subject property abuts Connelly Street to the west and is one block east of North New Braunfels Avenue. The Major Thoroughfare Plan identifies North New Braunfels Avenue as a Primary Arterial Type B (70' to 120' ROW).

**Staff Analysis** – The new facilities for the existing credit union will serve the same customer base and are not expected to significantly increase traffic, therefore, no impact is expected.

#### Community Facilities:

- Pittman Sullivan Park is located approximately 750 feet from the subject property along New Braunfels Avenue. A city cemetery is located about 400 feet from the property on New Braunfels Avenue.

**Staff Analysis** – No impact to community facilities is expected.

The Plan states that the community desires more retail options, including banking. The Bexar County Teachers Federal Credit Union is a local credit union targeting low-income households that has served the area for 54 years. In recent years it has gradually expanded its membership, going from about 400 members in the 1980's to over 800 members currently. Modern and expanded facilities for the credit union will allow it to serve even more members of the community.

Staff recommends approval of the Master Plan Amendment. The Planning Commission held a public hearing on July 14, 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**

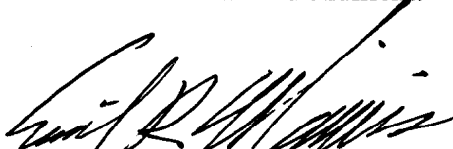
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

## **COORDINATION**

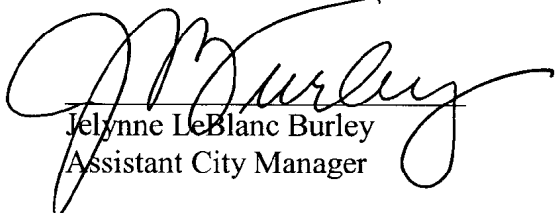
All registered Neighborhood Associations within the Arena District / Eastside Community Plan, all Planning Team Members and all property owners within 200 feet of the subject property have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

## **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 on July 6th, recommended approval of the rezoning of the property with the following conditions: 6' screen fencing along the eastern property line; Type B buffering along the eastern property line; business hours must be between 7:00 a.m. and 6:00 p.m.; any constructed structure must be in character with the surrounding neighborhood; and the only allowed exterior signage is a nameplate not exceeding three square feet in area. 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

**RESOLUTION NO. 04-07-06**

**RECOMMENDING TO APPROVE THE AMENDMENT OF 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 FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.2478-ACRES LOCATED AT 218 CONNELLY STREET.**

**WHEREAS**, City Council approved the Arena District/Eastside Community Plan as an addendum to the Master Plan on December 4, 2003; 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 July 14, 2004 and **APPROVED** the amendment on July 14, 2004 in a 6 to 1 vote; and

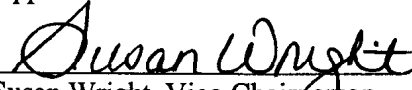
**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations 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:**

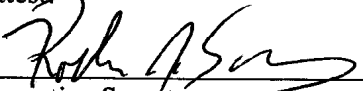
**SECTION 1:** The amendment to the Arena District/Eastside Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

**PASSED AND APPROVED ON THIS 14<sup>th</sup> DAY OF JULY 2004.**

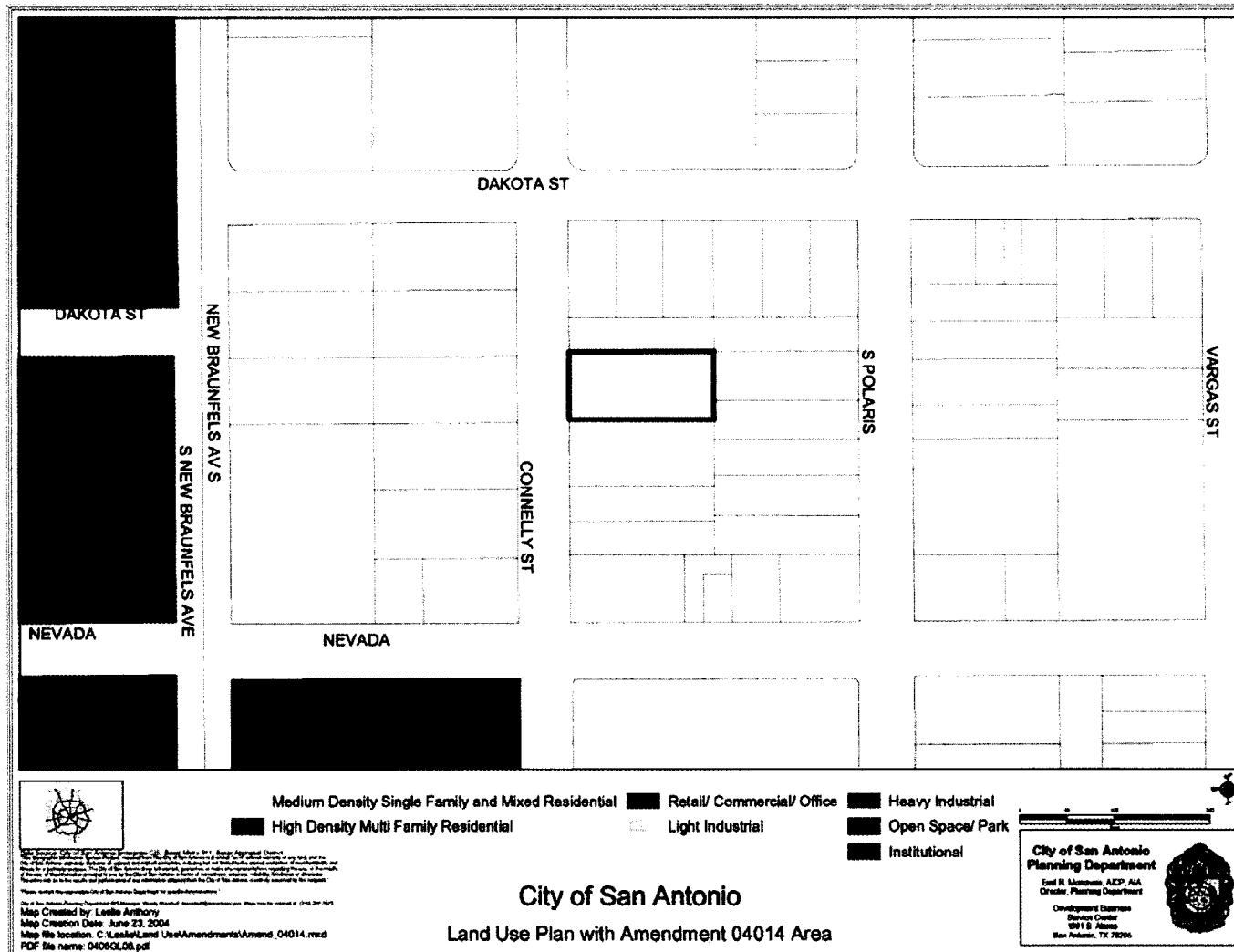
Approved:

  
Susan Wright, Vice-Chairperson  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission

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



**Attachment 2**  
**Arena District / Eastside Community Plan as proposed:**

