

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL CORRESPONDENCE
PLANNING DEPARTMENT**

**PUBLIC HEARING
TIME CERTAIN
ITEM NO 4.1A
2:00 PM**

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 #04005 – IH-10 East Corridor Perimeter Plan Component (Council District 2)

DATE: September 9, 2004

SUMMARY AND RECOMMENDATIONS

Earl and Associates, P.C. on behalf of R.J. Gilbert, Jr. submitted an application requesting a Master Plan Amendment to the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City. The applicant requests amending the Land Use Plan by changing the use of approximately 19-acres at the intersection of Foster Road and Summer Fest Road from Single-Family Residential to Community Commercial land use. The total acreage of both tracts is 19.036 acres.

In his request, the applicant submitted a conceptual site development plan for a community shopping center. The subject property is two separate parcels, both zoned R-6, single family residential.

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

Land Use Intensity and Compatibility:

- The abutting property to the south is a Methodist Church and to the north is an automotive business. There are single-family uses adjacent to the subject property.

Staff Analysis – The IH 10 East Corridor Perimeter Land Use Plan calls for this area to be designated for residential use. Commercial facilities are to be concentrated at designated locations, particularly intersections, using a hierarchy of *Neighborhood Commercial* (2 to 5 acres consisting of small scale businesses) at Foster Road at Binz-Engleman Road; *Community Commercial* (5 to 10 acres consisting of shopping centers with anchor retailers) at IH 10 and Foster Road and *Regional Commercial* (20 to 40 acres consisting of high density land uses including malls, and high-rise office buildings) at IH 10 and Loop 1604.

The aforementioned nodes would be more appropriate locations for the proposed community shopping center in order to prevent the further encroachment of commercial uses into the residential areas.

Transportation Network:

- The subject property is adjacent to Foster Road. The closest intersection is Summer Fest Road, which is a two-way local collector allowing for ingress and egress from the Sunrise Subdivision. Residential uses front on Summer Fest Road. Foster Road is listed in the Major Thoroughfare Plan as a Secondary Arterial Type A, (86' R.O.W.)

Staff Analysis –A community shopping center development is unsuitable to this intersection, as it would generate additional traffic concerns for the adjacent residential areas. There is an elementary school to the north and a Judson I.S.D. High School under construction, at the southeast corner of Binz-Engleman and Foster Road. Community Commercial traffic would exacerbate the congested traffic conditions that results from school traffic entering and exiting the Sunrise and Woodlake Subdivision during peak school hours. Additionally, cut-through traffic on Summer Fest Road through the residential area and accessing FM 78 (Primary Arterial Type A) may occur, negatively impacting the residential uses fronting on Summer Fest Road.

Community Facilities:

- Paschall Elementary School is located at Foster Road and Lakeview. A new Judson I.S.D. High School is planned to open in 2005. It is under construction at Foster Road and Binz-Engleman Road.

Staff Analysis – No significant impact.

Staff recommends denial of the Master Plan Amendment.

The Planning Commission held a public hearing on April 14, 2004 and recommended approval. A copy of the resolution is attached.

BACKGROUND INFORMATION

The IH 10 East Corridor Perimeter Plan partners developed a perimeter plan in 2001. The Plan was a partnership effort of the IH 10 East Corridor Perimeter planning team, IH 10 East Corridor community partners, and the City's Planning Department. The plan area includes more than 40,000 people, and is bound by Union Pacific Railroad and Gibbs Sprawl Road (FM 1976) to the north, Cibolo Creek and the Bexar County line to the east, St. Hedwig Road on the south, and Loop 410 to the west. The area includes City Council District 2.

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

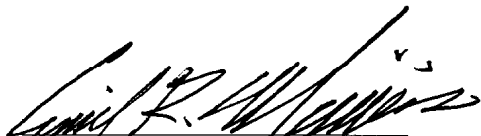
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

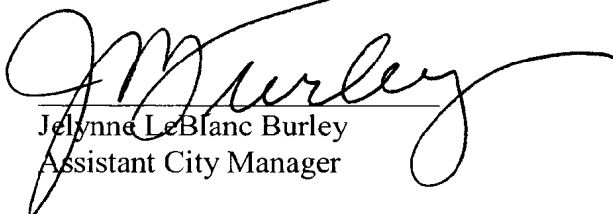
All registered Neighborhood Associations within the IH-10 East Corridor Perimeter Plan, all Planning Team Members and all property owners within 200 feet of the subject property have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

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 Plan Amendment process, the Zoning Commission considered the rezoning of the property on August 3, 2004 and recommended approval. The rezoning case will be considered by City Council on September 9, 2004 with the Plan Amendment.



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



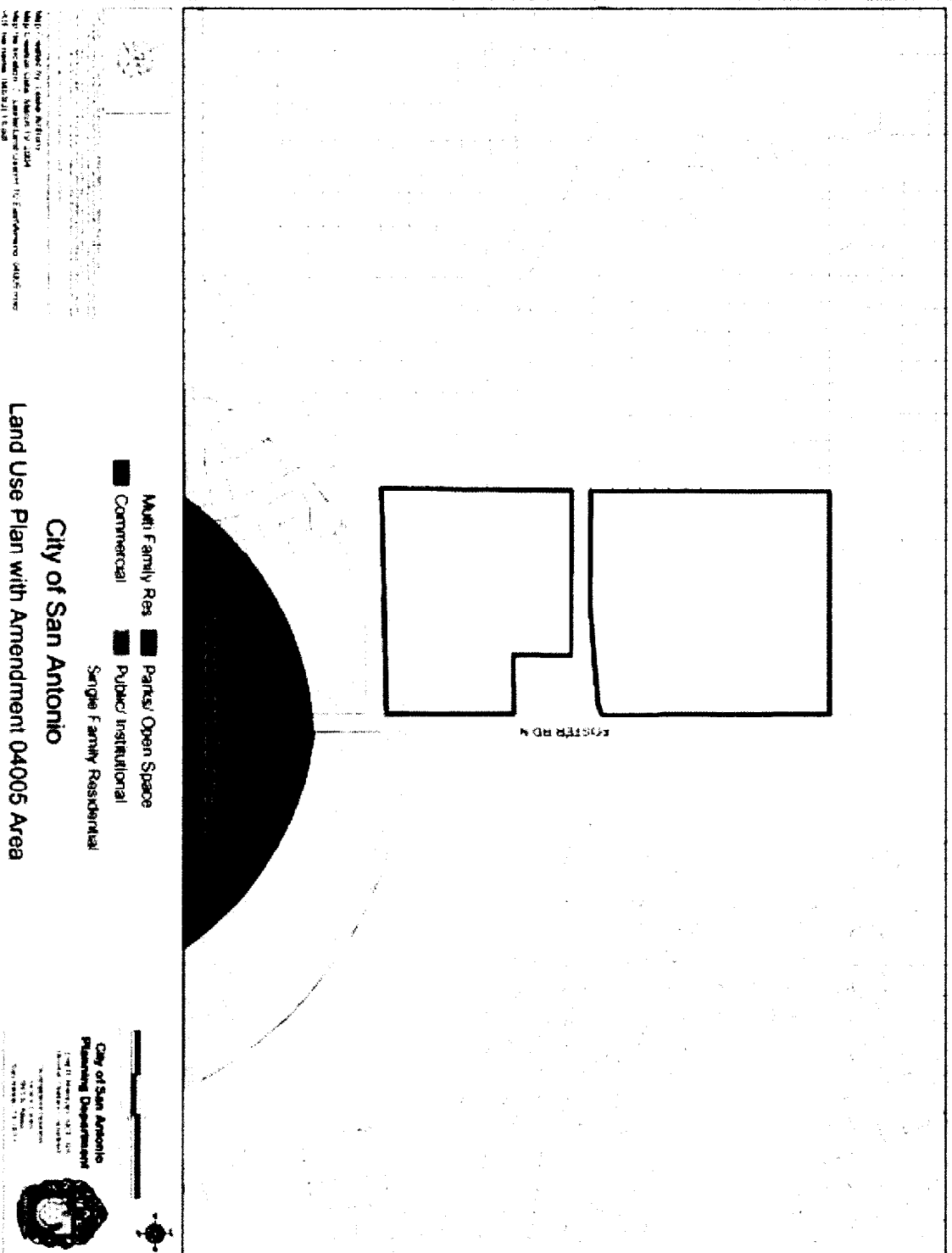
Jelynne LeBlanc Burley
Assistant City Manager

Approved:

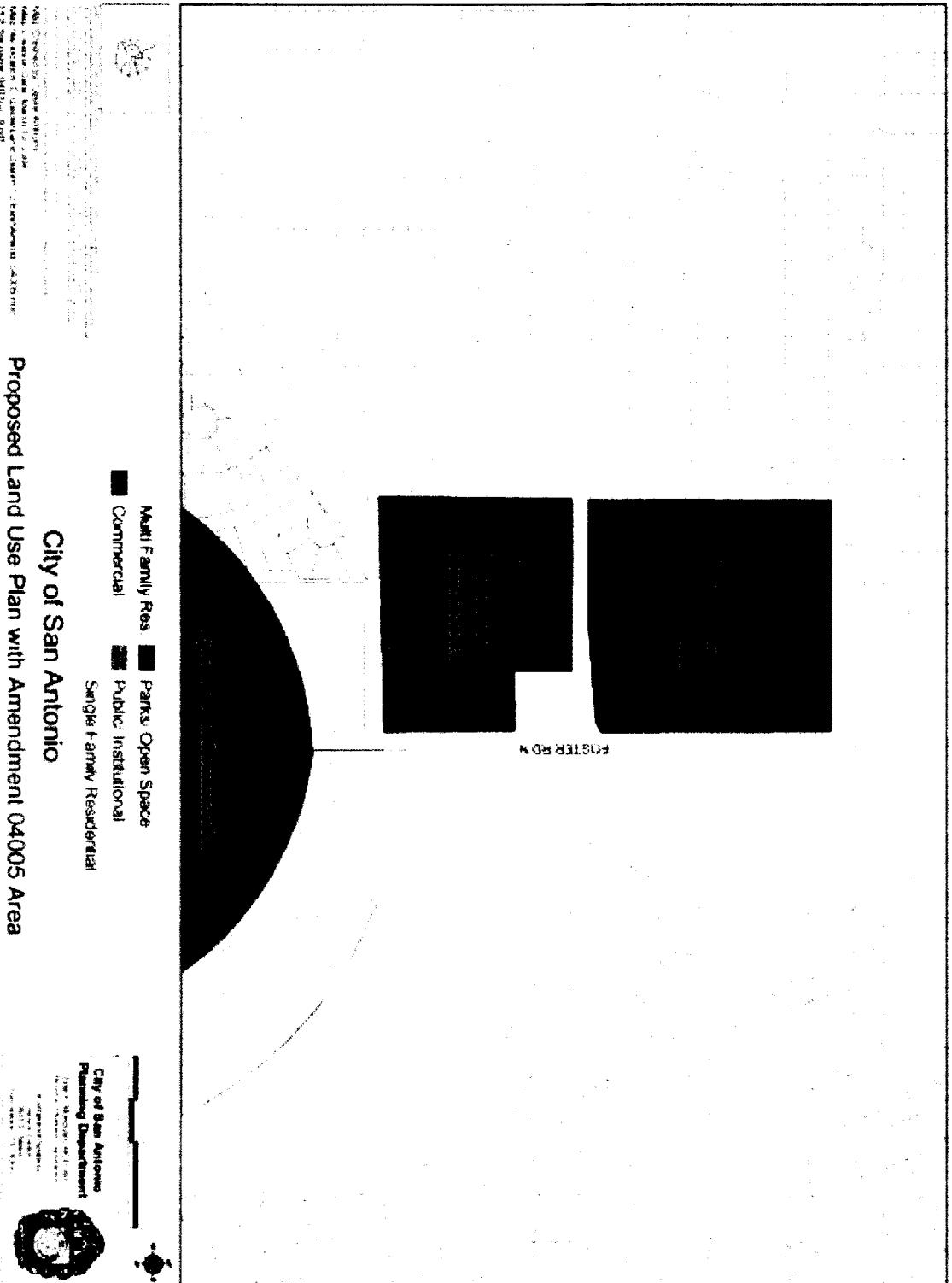


Terry M. Brechtel
City Manager

Attachment I
IH 10 East Corridor Perimeter Land Use Plan as adopted:



Attachment 2 IH 10 East Corridor Perimeter Plan as amended



Map prepared by: [illegible]
Date: [illegible]
Scale: [illegible]
Author: [illegible]

Proposed Land Use Plan with Amendment 04005 Area

City of San Antonio

City of San Antonio
Planning Department



RESOLUTION NO. 04-05-01

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH 10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SINGLE FAMILY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 8.2-ACRES LOCATED AT THE SOUTHWEST CORNER OF FOSTER RD. AND SUMMER FEST RD. MORE SPECIFICALLY DESCRIBED AS LEGAL DESCRIPTION NCB 16612 BLK LOT P-36 AND ON APPROXIMATELY 10.836-ACRES LOCATED AT THE NORTHWEST CORNER OF FOSTER RD. AND SUMMER FEST RD. MORE SPECIFICALLY DESCRIBED AS LEGAL DESCRIPTION NCB 16611 BLK LOT P-40.

WHEREAS, City Council approved the IH 10 East Corridor Perimeter Plan as an addendum to the Master Plan on February 14, 2001; 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 April 14, 2004 and APPROVED DENIED the amendment on May 12, 2004 in a 5 to 2 vote.

WHEREAS, the San Antonio Planning Commission made a finding that _____
_____; 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 / INCONSISTENT 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 IH 10 East Corridor Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for APPROVAL / DENIAL as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 12th DAY OF MAY 2004.

Approved:


Heriberto Herrera, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission