

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

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

TO: Mayor and City Council

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

THROUGH: J. Rolando Bono, Interim 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 #04019 – Northwest Community Plan
(Council District 6)

DATE: October 14, 2004

SUMMARY AND RECOMMENDATIONS

On August 9, 2004, Raul B. Fernandez submitted a Plan Amendment requesting to change approximately 4 acres located at Fenwood and Wellwood Streets from Community Commercial land use to Medium Density Residential and Single-Family Residential land uses.

The applicant intends to change the Planned Unit Development (PUD) zoning designation to R-5 Single Family Residential zoning district (Single-Family Residential land use) for the northern property bounded by Timberwilde, Fenwood and Wellwood Streets and the portions of property fronting Fenwood Street bound by Wellwood, Fenwood and Kelwood Streets. The center portions of property bound by Wellwood, Fenwood and Kelwood Streets are proposed for RM-4 / Mixed residential zoning district (Medium Density Residential land use) for the building of duplexes, while the front portion of these two lots will remain Community Commercial land use for office use (see attached maps).

In determining whether the plan amendment request is appropriate at this location, staff considered the following factors:

Land Use Intensity and Compatibility:

- The subject properties are currently vacant with single-family residential uses currently found, or are in the process of being built, to the west, north and east. H-E-B, a public library, and other community commercial and regional commercial uses are found along Grissom Road to the south.

Staff Analysis – The proposed development ensures a mixture of housing types for all income levels and transitions between adjacent land uses and development intensities. Furthermore, the Northwest Community Plan states medium density residential development should be located along

collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses, such as commercial. The site plan for the subject properties follows this development pattern.

Transportation Network:

- The subject properties abut Timberwilde, Wellwood and Fenwood Streets. Timberwilde Street is a Collector while Wellwood and Fenwood Streets are Local Type Bs. The subject properties are also in close proximity to Grissom Road, which is identified in the Major Thoroughfare Plan as a Secondary Arterial Type A (86' ROW). Grissom Road transitions into Culebra Road just west of the subject properties at Tezel Road becoming a Primary Arterial Type A (120' ROW).

Staff Analysis – The subject properties have full access to residential streets, with alternative routes to Grissom Road. The proposed residential development will yield approximately 290 Average Daily Trips (ADT) along Timberwilde Street and Kelwood Street based on the proposed number and type of dwelling units. Current ADT's for Timberwilde Street between Grissom Road and Timberpath is 5370, which is well under the 8,000 vehicles per day threshold for collectors. No significant impact expected.

Community Facilities:

- A public library is adjacent to the subject properties and Timberwilde Elementary School is approximately 450 feet northwest of the site.

Staff Analysis – No significant impact.

Staff recommends approval of the Master Plan Amendment. The Planning Commission held a public hearing on August 25, 2004 and recommended denial. The Planning Commission made a finding that "single family abutting a collector was inconsistent with the plan". A copy of the resolution is attached.

Following the Planning Commission meeting, the applicants met with staff to find a solution that would satisfy the findings of Planning Commission to avoid direct access to the collector by creating and adjusting rear access points. This will be addressed at the time of platting.

BACKGROUND INFORMATION

The neighborhoods and stakeholders of the Northwest Community, together with the City of San Antonio Planning Department, developed a community plan in 1998 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Program. The land use element of the plan was updated on May 27, 2004. The plan area is 14.3 square miles, includes over 68,906 people, and is bound by Loop 1604 to the west, Bandera Road to the east, and Culebra and Grissom Roads on the south. The plan area is located in City Council Districts 6, 7, and 8.

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

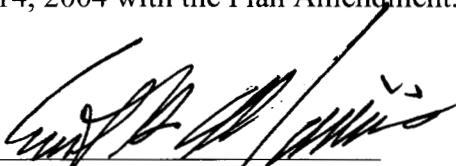
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION


All registered Neighborhood Associations within the Northwest 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

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 September 7, 2004 and recommended approval. The rezoning case will be considered by City Council on October 14, 2004 with the Plan Amendment.




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



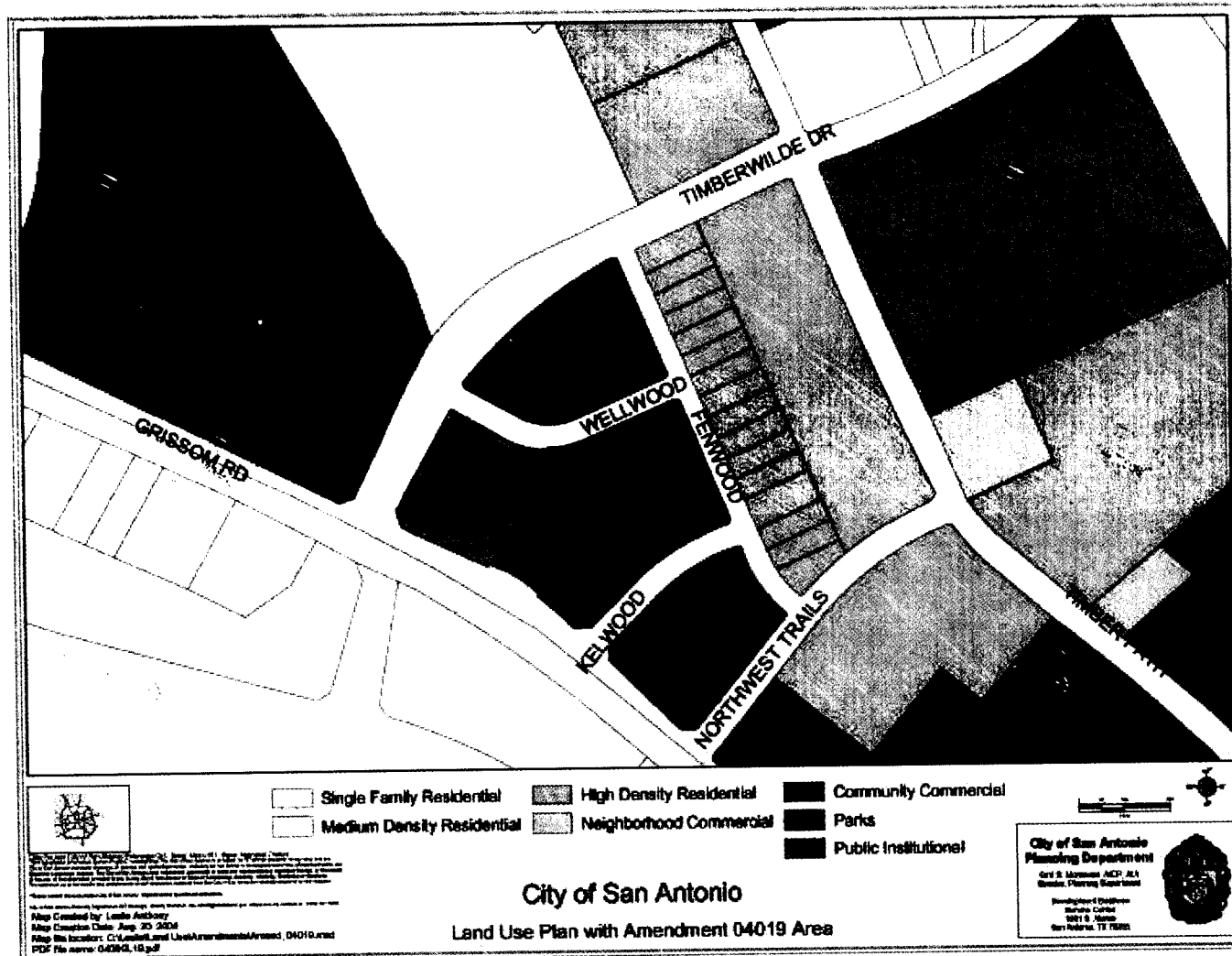
Jelynn LeBlanc Burley
Assistant City Manager

Approved:

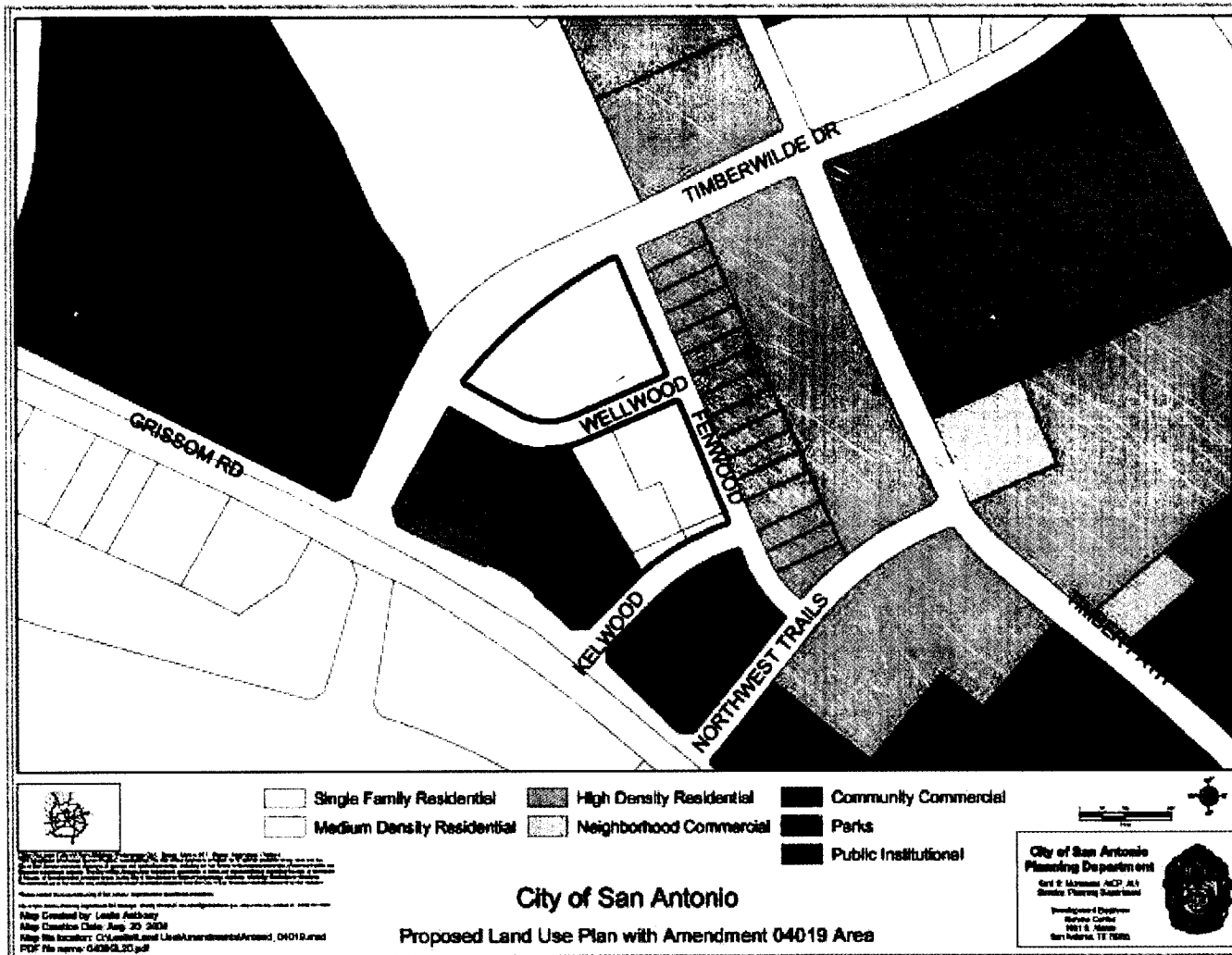


J. Rolando Bono
Interim City Manager

Attachment 1
Northwest Community Plan Land Use Plan as adopted:



Attachment 2
Northwest Community Plan as amended:



RESOLUTION NO. 04-09-02

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL AND SINGLE FAMILY RESIDENTIAL LAND USES FOR AN AREA OF APPROXIMATELY 4 ACRES, LOCATED AT FENWOOD STREET AND WELLWOOD STREET, MORE SPECIFICALLY DESCRIBED AS LEGAL DESCRIPTIONS NCB 15095 BLK LOT P-156C, NCB 15095 BLK LOT P-156, AND NCB 15095 BLK LOT P-139A.

WHEREAS, City Council approved the Northwest Community Plan Update as an addendum to the Master Plan on May 27, 2004; 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 September 8, 2004 and DENIED the amendment on September 8, 2004.

WHEREAS, the San Antonio Planning Commission made a finding that ~~residential~~ ^{single-family} abutting a collector was inconsistent with the plan; and

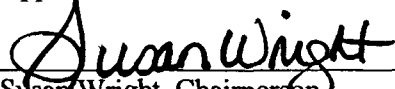
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations 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 Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 8th DAY OF SEPTEMBER 2004.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission