

4.1H

CITY OF SAN ANTONIO AGENDA ITEM NO.
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

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

SUBJECT: Master Plan Amendment #04031 – South Central San Antonio Community Plan
(Council District 4)

DATE: December 9, 2004

SUMMARY AND RECOMMENDATIONS

On October 8, 2004 Mitch Stephen, submitted an application requesting a Master Plan Amendment to the South Central San Antonio Community Plan, a component of the Master Plan of the City. The applicant request amending the Land Use Plan by changing use of approximately 1 acre located at 1735 Commercial Avenue, which is currently zoned R-4. The applicant intends to use the building for repossession services, which will require a C1-C zoning. Mr. Stephen is requesting a land use amendment from Low Density Residential land use to General Commercial land use. General Commercial land use includes higher-intensity convenience retail or service uses, generally serving larger community areas.

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

Land Use Intensity and Compatibility:

- There is currently a vacant building and a garage structure over the parking on site. The vacant building will be used for repossession services. No mechanical work will be conducted on site.
- The subject property abuts a Southwestern Bell Corporation (SBC) building to the north that currently houses communication equipment for the community. Two or three technicians are on site maintaining the equipment and facility. SBC has plans to maintain the facility as a light industrial use for telephone equipment infrastructure.
- A 100-foot drainage easement abuts the subject property to the west. Single-family residential uses are located across Commercial Avenue to the east. A childcare center is directly across Kendalia Avenue to the south from the subject property.
- The following conditions were recommended by Development Service staff: No more than 15 vehicles currently licensed and in running condition on site at any given time for storage; 30 day storage limitation will be placed upon owner; landscaping and sign control may be applied.

Staff Analysis – The General Commercial land use proposal is compatible to the land use to the north where the SBC houses communication equipment to service the land lines in the community. The drainage easements will serve as

a buffer to the residents to the west. The property is not conducive to residential development because it abuts an Arterial Type B and an existing light industrial use. Along Commercial Avenue is a mix of commercial and residential uses from Southcross Boulevard to Kendalia Avenue, where the land uses transition to residential uses. At Rayburn Street, mixed land use occurs along Commercial Avenue down to S.W. Military Drive.

Transportation Network:

- The subject property fronts Commercial Avenue to the east. Commercial Avenue is a four-lane street and is a Secondary Arterial Type B as indicated in the Major Thoroughfare Plan. Kendalia Avenue is identified as a local street.
- The site plan provides access at the side of the property with ingress and egress on Kendalia Avenue.
- Five out of eight customers will bring their vehicles onto the site, and all other vehicles will be brought in by a flatbed wrecker and unloaded in the parking garage.

Staff Analysis – The majority of the traffic occurs on Commercial Avenue however, egress and ingress will occur on Kendalia Avenue in which no adverse affect would be placed on to the community. Kendalia Avenue has a right-of-way of 50 feet and a pavement width of 30 feet. Since there will be only five employees and about five customers per month, the use is not a traffic generator and no significant increase on traffic volumes is expected. The Traffic Impact Analysis (TIA) indicates Commercial Avenue having approximately 13,500 vehicles per day.

Community Facilities:

- The childcare center fronts Commercial Avenue and is currently fenced all around.

Staff Analysis – No impact to community facilities is expected.

Staff recommends approval of the Master Plan Amendment to General Commercial land use. The Planning Commission held a public hearing on November 10, 2004 and recommended approval. A copy of the resolution is attached.

BACKGROUND INFORMATION

The South Central Neighborhoods developed a community plan in 1998 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Process. The Community Plan was a partnership effort of the South Central San Antonio Community Plan Planning Team, South Central Neighborhoods, the City's Planning Department, and the South San Antonio Chamber of Commerce. The plan area includes more than 55,000 people and is bound by Alamo Street/Union Pacific Railroad tracks to the north, IH-35 to the west, Military Drive to the south, and IH-37 to the east. The plan area is located in City Council Districts 1, 3, 4, and 5.

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

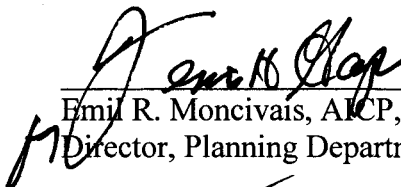
A Master Plan Amendment carries no specific financial commitment for immediate action by the City or partnering agencies.


COORDINATION

All registered Neighborhood Associations within the South Central San Antonio 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 plan amendment process, the Zoning Commission considered the rezoning of the property on October 19, 2004 and recommended approval. The rezoning case will be considered by City Council on December 9, 2004 with the Plan Amendment.

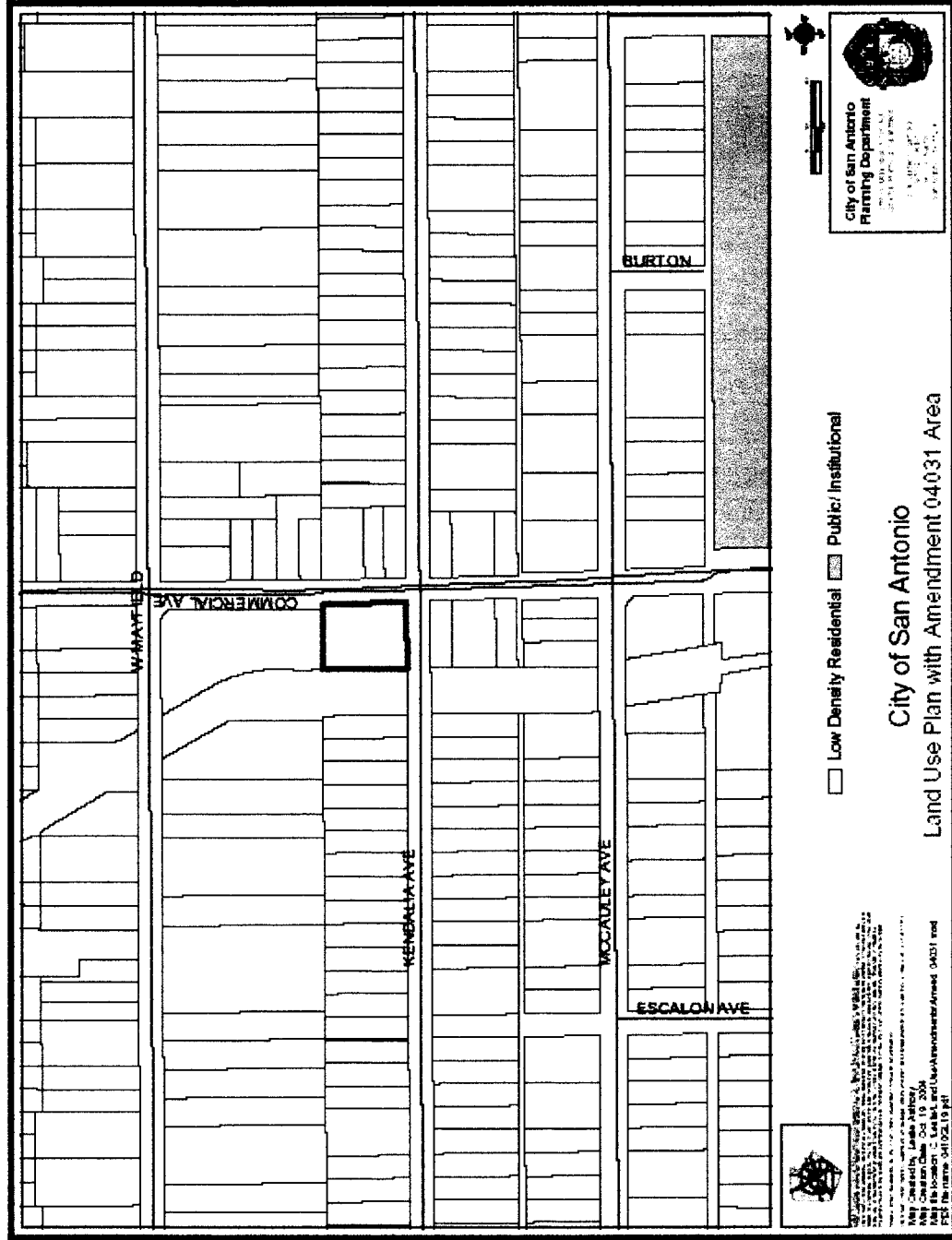

Emil R. Moncivais, AICP, AIA
Director, Planning Department


Jelynn LeBlanc Burley
Assistant City Manager

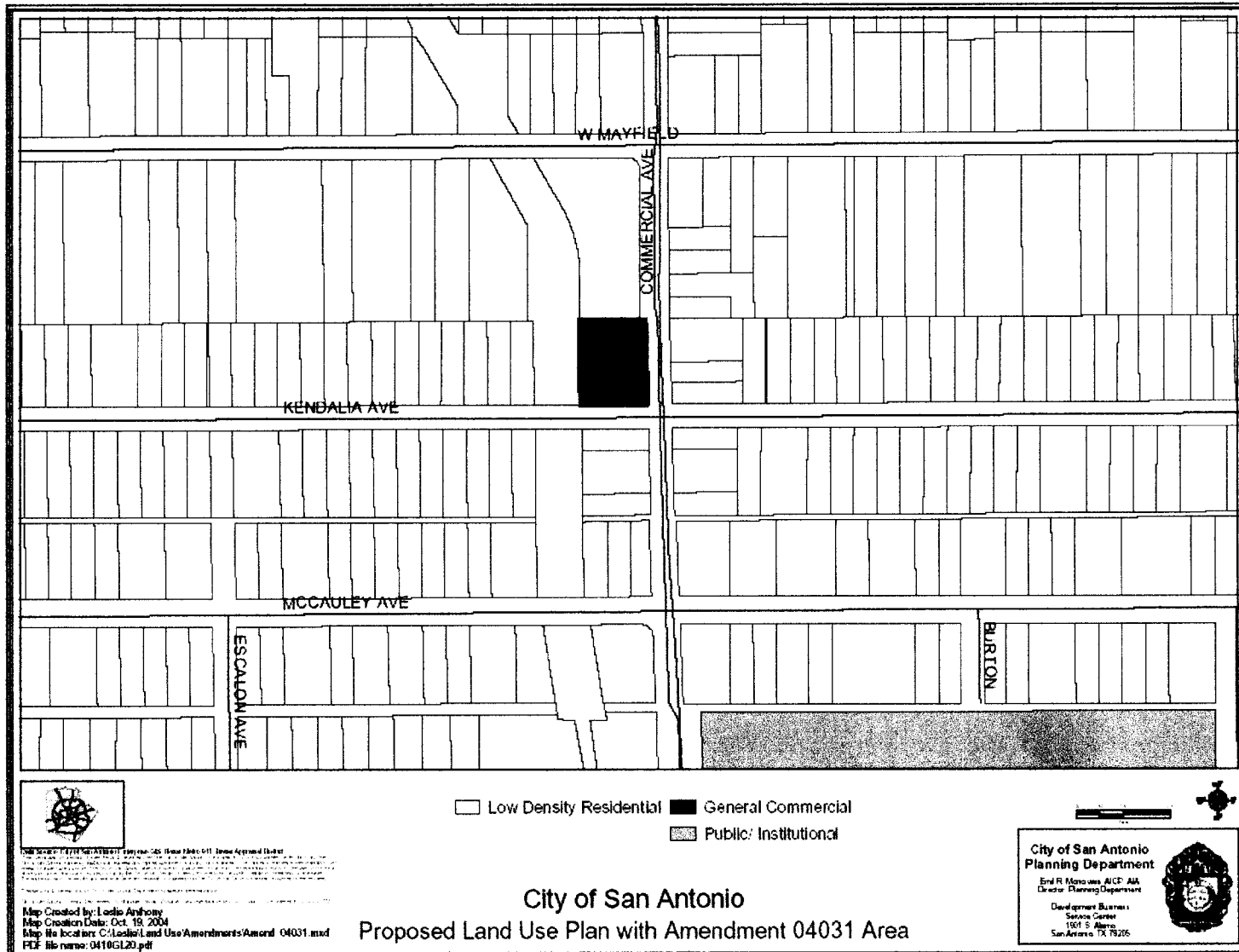
Approved:


J. Rolando Bono
Interim City Manager

Attachment 1
South Central Community Land Use Plan as adopted:



**Attachment 2
Proposed Amended:**



AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 1 ACRE LOCATED AT 1735 COMMERCIAL AVENUE FROM LOW DENSITY SINGLE FAMILY LAND USE TO GENERAL COMMERCIAL LAND USE.

*** * * * ***

WHEREAS, the South Central San Antonio Community Plan was adopted on August 19, 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 November 10, 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 South Central San Antonio Community Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 1-acres located at 1735 Commercial Avenue from low density single family land use to general commercial 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 December 19, 2004.

PASSED AND APPROVED on this 9th day of December 2004.

M A Y O R

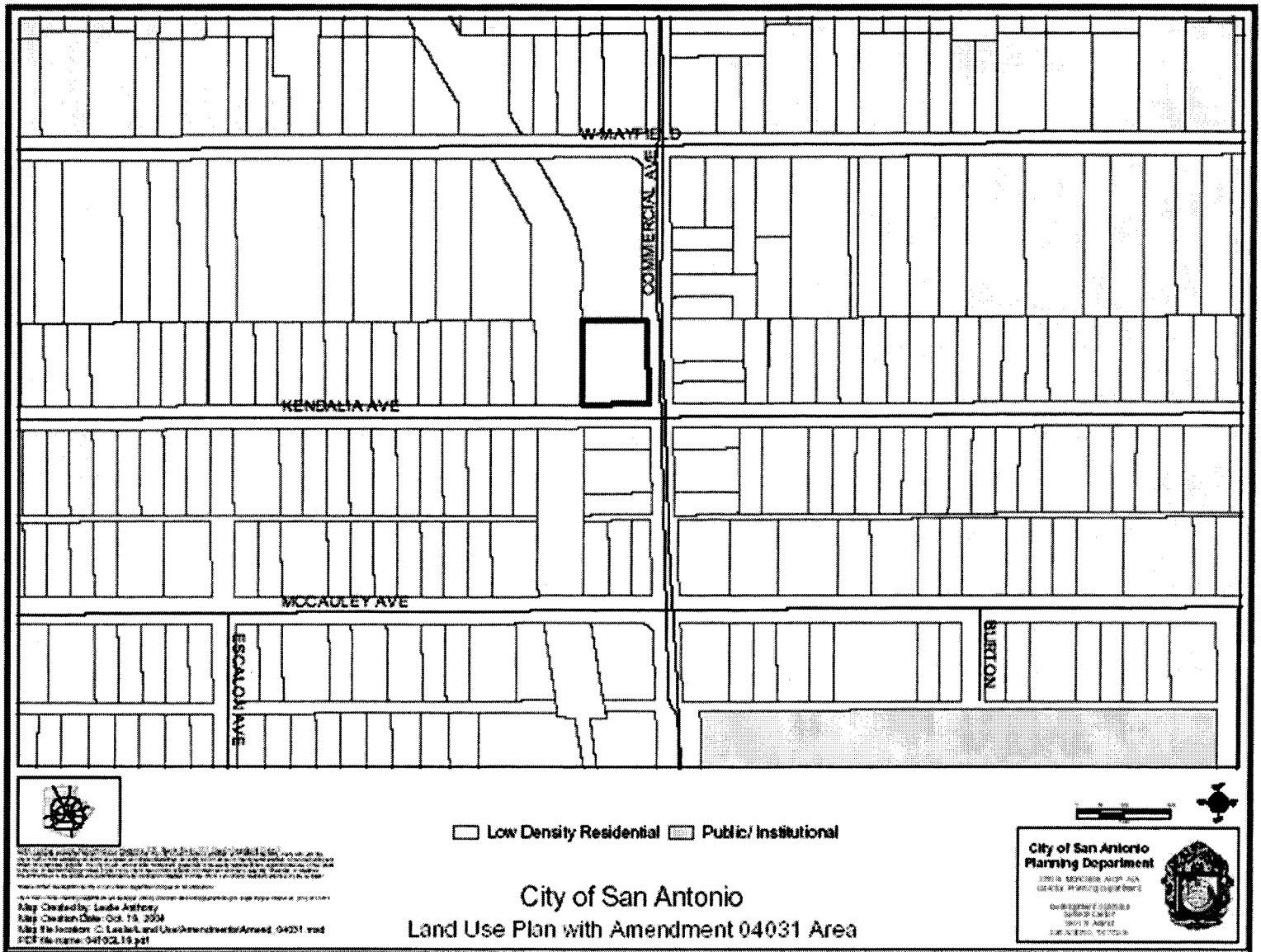
ATTEST:

City Clerk

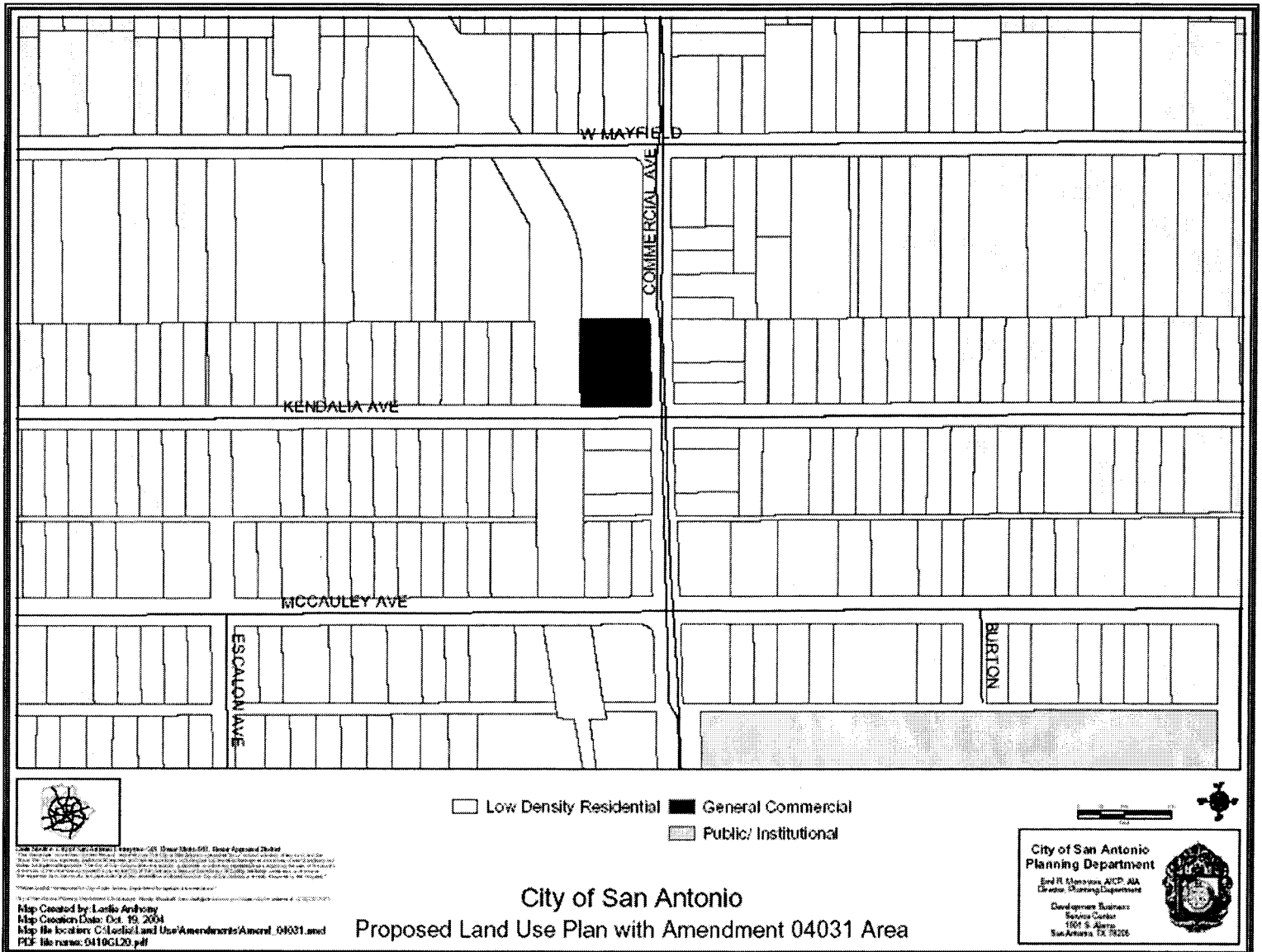
APPROVED AS TO FORM:

City Attorney

ATTACHMENT I **Land Use Plan as adopted August 19, 1999:**



ATTACHMENT II Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY SINGLE FAMILY LAND USE TO GENERAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY .55-ACRE LOCATED AT THE 1735 COMMERCIAL AVENUE.

WHEREAS, City Council approved the South Central Community Plan as an addendum to the Master Plan on August 19, 1999; 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 November 10, 2004 and **APPROVED** the amendment on November 10, 2004.


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 South Central 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 10th DAY OF November 2004.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission