

AGENDA ITEM NO. 4.1J

CITY OF SAN ANTONIO
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

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

SUBJECT: Master Plan Amendment #04024 – Huebner / Leon Creek Community Plan (Council District 7)

DATE: December 9, 2004

SUMMARY AND RECOMMENDATIONS

On September 24, 2004, Jocelyn Poloskey of Pape-Dawson Engineers, Inc., representing the H.E.B. Grocery Company, submitted an application requesting a Master Plan Amendment to the Huebner/Leon Creek 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 17.1 acres from High Density Residential land use to Regional Commercial land use and 8.05 acres from Mixed Use land use to Regional Commercial land use located at 5886 and 5908 Babcock Road. The applicant intends to change the I-1 Light Industrial, PUD Planned Unit Development and MF-33 Multi-family zoning designations to C-3 Commercial zoning district for the aforementioned properties.

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 found to the north and west of the site. Industrial and community commercial uses are found immediately south and to the east across Babcock Road. An existing H.E.B. facility is located east of the subject properties.

Staff Analysis – The proposed development is contrary to the conceptual idea of lessening the intensity of use adjacent to low density residential uses. The Land Use Plan, found in the Huebner / Leon Creek Community Plan, details mixed-use, nodal development at the intersection of Babcock Road, Whitby Road and Huebner Road with the majority of the subject property planned for High Density Residential. The Land Use Plan demonstrates the community's desire to buffer existing low density residential uses from more intense commercial uses and accomplishes this by detailing the future use of the subject properties as High Density Residential land use which provides a transition from the higher intensity Mixed Use land uses to the Low Density land uses adjacent to the subject property.

Transportation Network:

- The subject properties conceptually will only be accessed by Babcock Road, a Secondary Arterial Type 'A' (86' ROW). Babcock Road currently has four lanes with a center two-way turn lane (TWTL). The subject properties are also in close proximity to Huebner Road, which is identified in the Major Thoroughfare Plan as a Primary Arterial Type 'A' (120' ROW). Huebner Road currently has six lanes with a TWTL and a median on the east approach.

Staff Analysis – The subject properties would be accessed by Babcock Road only. Based on a review of a traffic impact analysis (TIA) submitted by the applicant, there will be a marginal increase in the volume of traffic on Babcock and Huebner Roads, which are currently operating at “unacceptable levels of service”. Though there will not be a significant traffic impact, there will be an increase in the traffic volume with possible residual effects on adjacent areas. The lack of additional access points to the proposed development, other than Babcock Road, is a critical element that will produce unwanted cut-through traffic in the adjacent neighborhood to the north and west of the proposed development.

The Regional Commercial land use category defined in the Huebner / Leon Creek Community Plan describes that this land use category should be located in nodes occurring at intersections of major arterial roadways or along mass transit system nodes. Additionally, comparable retail developments, with building envelopes ranging from 80,000 square feet (average size of a prototypical H.E.B. Grocery Store) to 144,000 square feet (typical size of a Costco found in San Antonio) generally are located along Primary Arterials Type 'A' with six lanes with TWTLs or median dividers, or Major Highways with six lanes or more that are access controlled. These thoroughfares will have a typical R.O.W. of 120 feet or greater to accommodate access needs and the volume of traffic generated by developments of this scale. The proposed development will include, at a maximum, a 165,000 square foot building with 10 gasoline-pumping stations and an automated carwash facility.

Community Facilities:

- There are no community facilities abutting or within a close proximity to the subject properties.

Staff Analysis – No significant impact anticipated.

Staff recommends denial of the Master Plan Amendment. The Planning Commission held a public hearing on November 24, 2004 and recommended approval.

BACKGROUND INFORMATION

The neighborhoods and stakeholders of the Huebner / Leon Creek Community, together with the City of San Antonio Planning Department, developed a community plan in 2003 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Program. The plan area is 14.3 square miles, includes 15,691 people, and is bound by Prue Road to the north,

Babcock Road to the east, Huebner Road and the City of Leon Valley to the south and Bandera Road to the west. The plan area is located in City Council Districts 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

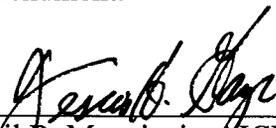
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

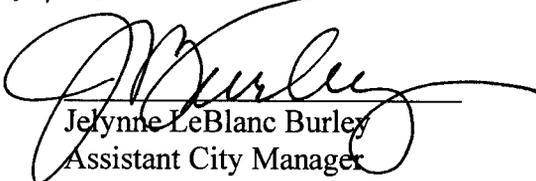
COORDINATION

All registered Neighborhood Associations within the Huebner / Leon Creek 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 will consider the rezoning of the property on December 7, 2004. 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


Jekynne LeBlanc Burley
Assistant City Manager

Approved:


J. Rolando Bono
Interim City Manager

**Attachment 2
Proposed Amendment:**



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|----------------------------|--------------------------|----------------------|-----------------------|
| Low Density Residential | High Density Residential | Community Commercial | Public/ Institutional |
| Medium Density Residential | Mixed Use | Regional Commercial | Parks and Open Space |



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Map Created by: Leslie Anthony
 Map Creation Date: Oct. 6, 2004
 Map file location: C:\Leslie\Land Use\Amendments\Amend_04024.mxd
 PDF file name: 0410GL06.pdf

City of San Antonio

Proposed Land Use Plan with Amendment 04024 Area

**City of San Antonio
Planning Department**
 Emil R. Monroy, AICP, AIA
 Director, Planning Department
 Development Business
 Services Center
 1501 S. Alamo
 San Antonio, TX 78205



AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE HUEBNER / LEON CREEK COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 17.1 ACRES FROM HIGH DENSITY RESIDENTIAL LAND USE TO REGIONAL COMMERCIAL LAND USE AND 8.05 ACRES FROM MIXED USE LAND USE TO REGIONAL COMMERCIAL LAND USE LOCATED AT 5886 AND 5908 BABOCK ROAD, MORE SPECIFICALLY DESCRIBED BY THE LEGAL DESCRIPTIONS NCB 14653 BLK 00A LOT NW IRR 190 FT OF SE IRR 390 FT OF 2, NCB 14653 BLK 00A LOT 3B AND 18B, AND NCB 14653 BLK A LOT 4, 17 & PTS OF 3 & 18.

* * * * *

WHEREAS, the Huebner / Leon Creek Community Plan was adopted on August 21, 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 24, 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 Huebner / Leon Creek Community Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 17.1 acres from High Density Residential land use to Regional Commercial land use and 8.05 acres from Mixed Use land use to Regional Commercial land use located at 5886 and 5908 Babcock Road. 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:

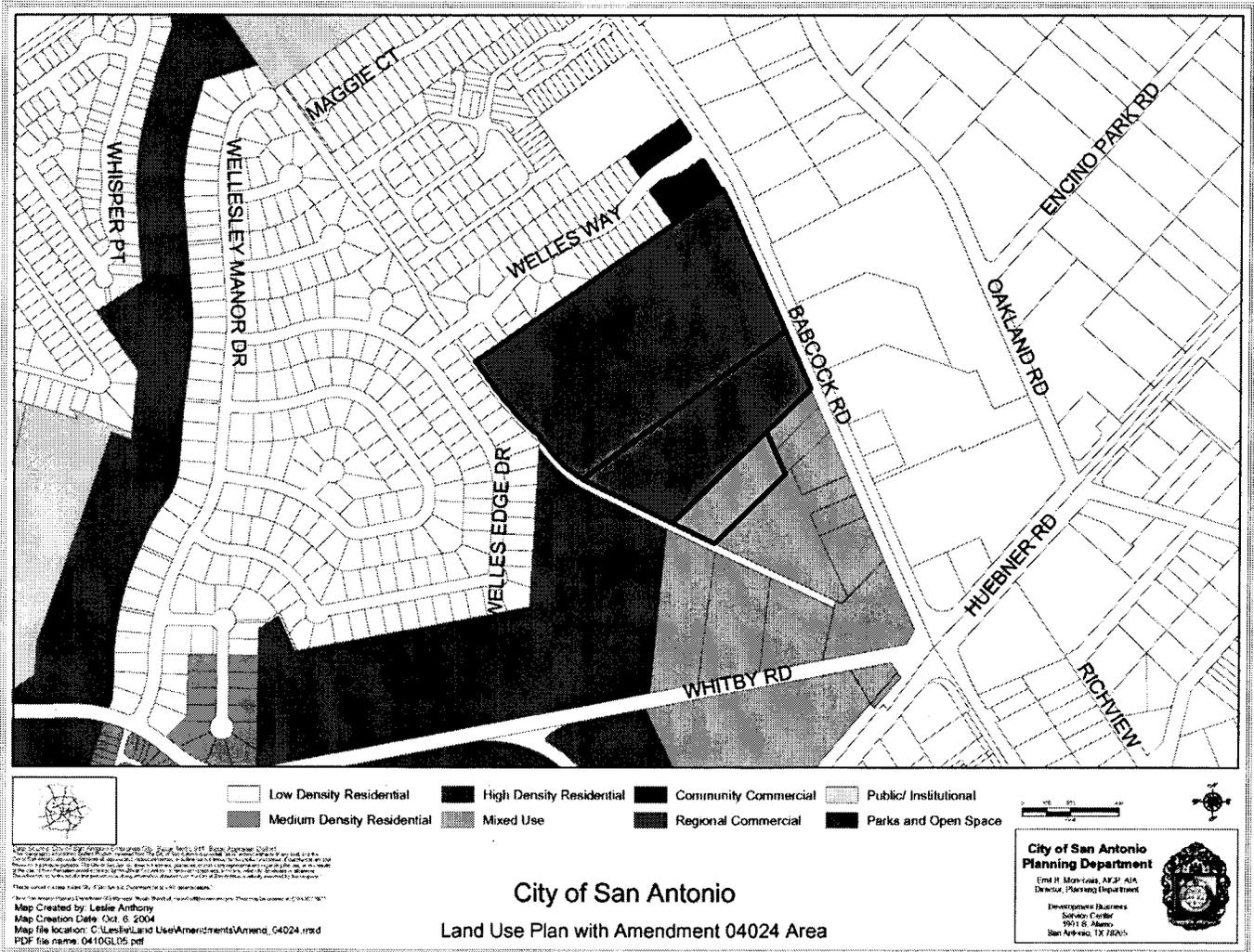
City Clerk

APPROVED AS TO FORM:

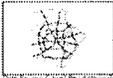
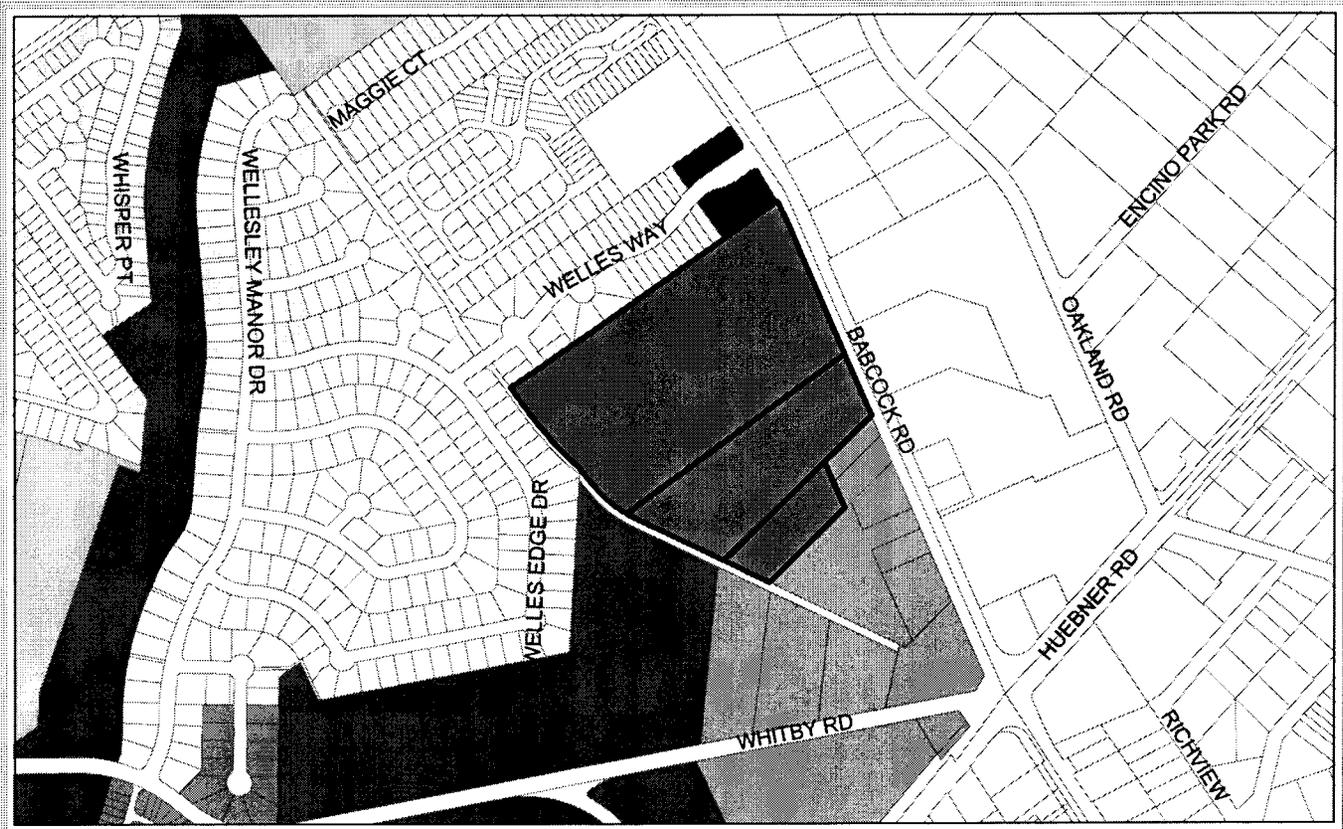
City Attorney

ATTACHMENT I

Land Use Plan as adopted August 21, 2003:



ATTACHMENT II Proposed Amendment:



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|----------------------------|--------------------------|----------------------|-----------------------|
| Low Density Residential | High Density Residential | Community Commercial | Public/ Institutional |
| Medium Density Residential | Mixed Use | Regional Commercial | Parks and Open Space |



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City of San Antonio Proposed Land Use Plan with Amendment 04024 Area

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