

**CITY OF SAN ANTONIO
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TIME CERTAIN
ITEM NO. 4.1C
2pm

TO: Mayor and City Council

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

SUBJECT: Master Plan Amendment #04037 – Northwest Community Plan
(Council District 7)

DATE: January 13, 2005

SUMMARY AND RECOMMENDATIONS

On November 5, 2004, Robert Nami submitted an application requesting a Master Plan Amendment to the Northwest Community Plan, a component of the Master Plan of the City. The applicant request amending the Land Use Plan by changing the land use of approximately 1 acre located at 7664 Tezel Road from Neighborhood Commercial to Community Commercial. The applicant request a change from R-6 to C-2 for a restaurant or a bank.

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

Land Use Intensity and Compatibility:

- There are currently three vacant commercial structures related to a former gas station operation on the site. The Exxon Mobile Corporation owns the subject property. The existing buildings will be demolished.
- North of Mainland Road from the subject property is the Tezel Oaks Nazarene Church. The subject property abuts a mini storage to east and to the south.
- West of the subject property are commercial retail and offices.

Staff Analysis – The Community Commercial land use proposal is compatible to the land use to the west and northwest across Tezel Road from subject property.

Transportation Network:

- The subject property fronts Tezel Road to the west and Mainland Road to the north. Tezel Road is a four-lane street and a Secondary Arterial Type A as indicated in the Major Thoroughfare Plan. Mainland Road is a collector and has four lanes, however, it functions as an arterial.
- The site plan identifies driveway approaches on Tezel and Mainland Roads.

Staff Analysis – Existing roadway capacity can accommodate the proposed use. Tezel Road has approximately 18,550 vehicles per day and Mainland Road has approximately 11,550. No significant impact is anticipated.

Community Facilities:

- The James Carson Elementary School fronts Old Tezel Road and is approximately 1,450 feet from subject property.

Staff Analysis – The subject property will not impact the James Carson Elementary School.

Staff recommends approval of the Master Plan Amendment to Community Commercial land use.

The Planning Commission held a public hearing on December 8, 2004 and recommended approval. A copy of the resolution is attached.

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 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. The land use element of the plan was updated on May 27, 2004.

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

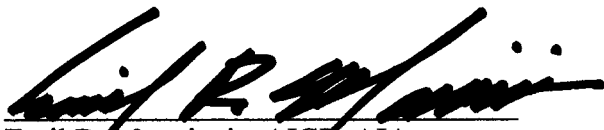
A Master Plan Amendment carries no specific financial commitment for immediate action by the City or partnering agencies.

COORDINATION

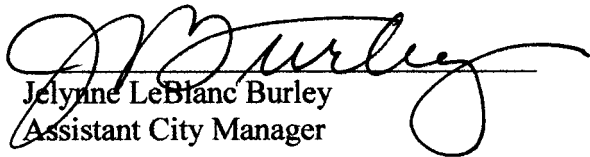
All registered Neighborhood Associations, Planning Team Members within the Northwest Community Plan, and all property owners within 200 feet of the subject properties have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

SUPPLEMENTARY COMMENTS

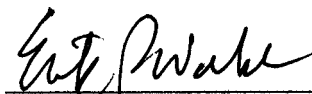
After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the plan amendment process, the Zoning Commission considered the rezoning of the property, and on December 7, 2004 recommended denial. The rezoning case will be considered by City Council on January 13, 2005 with the Plan Amendment.



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



Jelynn LeBlanc Burley
Assistant City Manager



J. Rolando Bono
Interim City Manager

RESOLUTION NO. 04-12-05

RECOMMENDING TO APPROVE 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 NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1-ACRE LOCATED AT THE 7664 TEZEL ROAD.

WHEREAS, City Council approved the Northwest Community Plan 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 December 8, 2004 and **APPROVED** the amendment on December 8, 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 Northwest 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 8th DAY OF December 2004.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission