

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

**PUBLIC HEARING
TIME CERTAIN
ITEM NO. 4
2:00 PM**

TO: Mayor and City Council

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

SUBJECT: Master Plan Amendment #04041 – Nogalitos/S. Zarzamora Community Plan Component (Council District 4)

DATE: February 10, 2005

SUMMARY AND RECOMMENDATIONS

On December 10, 2004, an application was received by the Planning Department to amend the Land Use Plan for approximately 22 acres at the northeast corner of S.W. Military Drive and S. Zarzamora from Mixed-Use Development and Multi-Family Residential land use to Regional Commercial land use. HEB proposes to develop the property as a large (approximate 150,000 square foot) super HEB store. On approximately two thirds of the site, the vacant Levi's industrial building, a small auto sales business, and approximately 8 houses will be demolished to construct a store and parking area. The current HEB store, a strip center, and a pawnshop are located on the remainder of the site, adjacent to S.W. Military Drive. HEB plans to redevelop this area in the future.

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

Land Use Intensity and Compatibility:

- The subject property is 3 blocks long on S. Zarzamora and one block long on S.W. Military Drive. Regional Commercial uses are to the south of the property, including South Park Mall. Community Commercial uses are to the east and west, including a shopping center and fast food restaurants and services. Single-family residential houses are located to the east and north of the property along Kyle Street and W. Mayfield Street. A small commercial property is located on the corner of Mayfield and S. Zarzamora.

Staff Analysis – A Regional Commercial use is compatible with the adjacent community and regional commercial uses, with the exception of the residential uses to the north and east. The Nogalitos/S. Zarzamora Community Plan stresses the community's desire for a pedestrian-friendly, walkable, environmentally sensitive neighborhood that is shady, well landscaped, includes art, and limits drive-thrus. (See Goal 2, Community Character and the Environment and Goal 3, Economic Development.) The community vision is for a pedestrian and transit-oriented development at this location.

HEB has met with the Nogalitos/S. Zarzamora Implementation Team to receive recommendations on site design, regarding landscaping, lights, buffers, etc. See Attachment 3 for the Implementation Team's requests.

Transportation Network:

- The subject property is bound by S.W. Military Drive to the south, S. Zarzamora to the west, Mayfield Boulevard to the north, and Kyle Street to the east. S.W. Military Drive and S. Zarzamora are 7-lane major arterials Type A as indicated in the Major Thoroughfare Plan. Both roads have 3 lanes of traffic in each direction with a center continuous two-way-left-turn lane. Mayfield Boulevard is a minor residential collector and Kyle Street is a local street.
- Besides heavy vehicular traffic, the S.W. Military Drive/S. Zarzamora intersection is a major pedestrian area. Bus routes along both these major streets bring people to South Park Mall, HEB and other shopping areas along Military Drive. VIA has over 700 daily boardings at the 5 stops in the immediate area. The stop on Military Drive at Zarzamora is the busiest with approximately 300 boardings.

Staff Analysis – The S.W. Military/S. Zarzamora intersection is a major transit, traffic and pedestrian area. A number of individuals utilize transit to access commercial areas for their household needs. The community would like the HEB project to be pedestrian-friendly with connections to enhanced bus stops, wide sidewalks, and shade trees.

The community has concerns that future traffic will cut through their residential streets to avoid the light at S.W. Military and S. Zarzamora or to exit the new HEB. It is recommended a right turn lane be installed on Military Drive so it will be easier to turn right and alleviate some of the cut-through traffic on Kyle Street. Traffic impact is anticipated.

Community Facilities:

Staff Analysis – No impact to the local community facilities is expected.

Staff recommends approval of the Master Plan Amendment to Regional Commercial land use. The Planning Commission held a public hearing on January 12, 2005 and recommended approval. A copy of the resolution is attached.

BACKGROUND INFORMATION

The Nogalitos/S. Zarzamora Community developed a community plan under the Community Building and Neighborhood Planning (CBNP) Program. The planning area is bound by IH-35 on the east; S. W. Military Highway on the south; Zarzamora, Centennial and the railroad tracks on the west; and Frio City Road and the vacant former stockyards on the north. The plan area is approximately 4 square miles and includes about 28,000 residents located in City Council Districts 4 and 5. The Nogalitos/S. Zarzamora Community Plan was adopted by City Council on September 30, 2004.

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

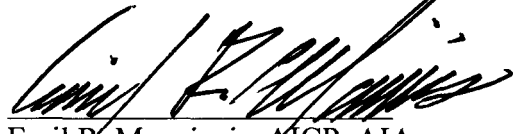
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

All registered Neighborhood Associations within the Nogalitos/S. Zarzamora 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

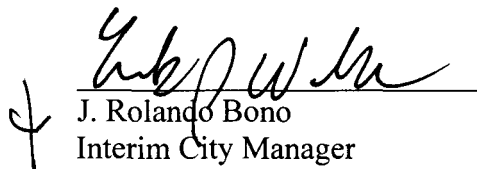
After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the plan amendment process, the Zoning Commission considered and recommended approval of the rezoning of the property on January 18, 2005. The rezoning case will be considered by City Council on February 10, 2005 with the Plan Amendment.



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



Jelynn LeBlanc Burley
Assistant City Manager

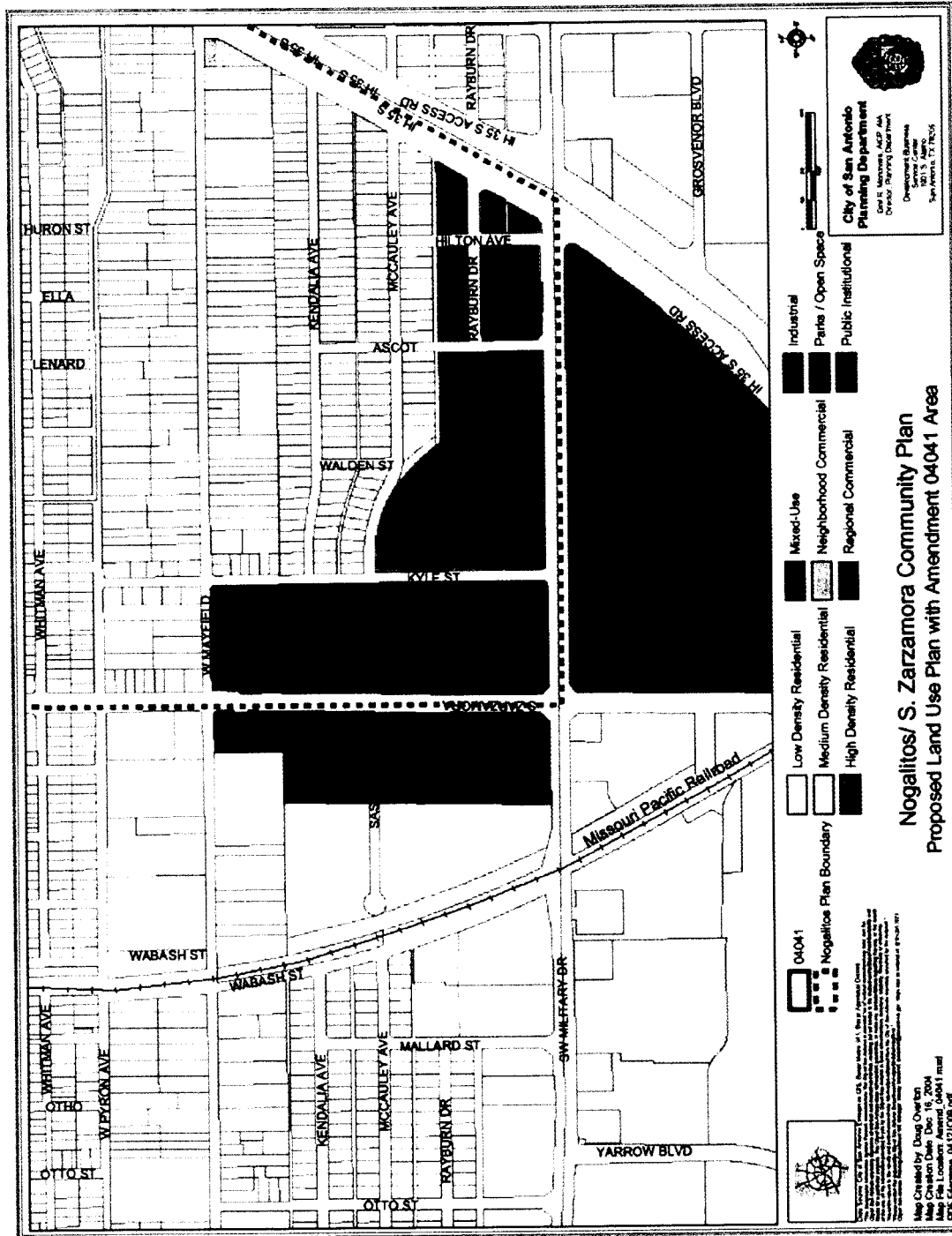


J. Rolando Bono
Interim City Manager

Attachment 1



Attachment 2 Proposed Amendment:



RESOLUTION NO. 05-01-01

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL AND MIXED USE LAND USES TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 21.98-ACRES BOUNDED BY MAYFIELD BLVD. TO THE NORTH, KYLE ST. TO THE EAST, S.W. MILITARY DRIVE TO THE SOUTH AND S. ZARZAMORA TO THE WEST.

WHEREAS, City Council approved the Nogalitos/South Zarzamora Community Plan as an addendum to the Master Plan on September 30, 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 January 12, 2005 and **APPROVED** the amendment on January 12, 2005; 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** 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:

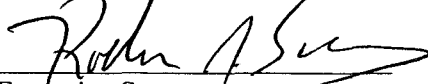
SECTION 1: The amendment to the Nogalitos/South Zarzamora Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 12th DAY OF JANUARY 2005.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission