

## **CITY COUNCIL AGENDA**

### **PLAN AMENDMENT CASES**

**March 10, 2005**

**ITEM 4.1:** An Ordinance amending the land use plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 85-acres located at 856 Gembler Road from Medium Density, Single-Family and Mixed Residential, High Density, Multifamily Residential and Open Space/Park land use to Community Commercial land use. Staff's recommendation was for approval. Planning Commission has recommended approval. (Council District 2)

# City of San Antonio Planning Department

## Plan Amendment Recommendation

Plan Amendment Application No.: 05001

Applicant: Brown P.C.

Owner: Red Berry Estate Ltd.

Neighborhood/Community/Perimeter Plan: Arena District / Eastside

The applicant requests to amend the Land Use Plan designation from Medium Density, Single Family and Mixed Residential, High Density, Multifamily Residential and Open Space/Park to Community Commercial. ☒ Plan Amendment Map - Attachment 1

City Council District: 2

City Council Meeting Date: March 10, 2005

### Land Use Analysis:

Property Location: 856 Gembler Road

Current Land Use of site: Existing Residential Structure

Adjacent Land Uses:

N: Single Family, Commercial

E: Single Family, Multifamily

S: Commercial and Vacant

W: Park and Open Space, Commercial

Proposed Land Use/Development: Community Commercial/ Reception Hall and Meeting Facility

Comments: Rehabilitate existing structure, maintain pond and keep stables

☒ Minimal Impact

### Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Gembler Road is a Secondary Arterial Type B (R.O.W. 70-86); IH-10 East is a Freeway

Other streets: N/A

Comments: Property fronts both IH-10 East and Gembler Road

☒ Minimal Impact

### Community Facilities Analysis:

Nearby Facilities: Willow Springs Golf Course; Salado Creek Hike & Bike Trail/Greenway

Comments: Rehab will not impact future Greenway, since the Greenway will not include the Red Berry Estate. ☒ Minimal Impact

### Staff Recommendation:

The proposed rehabilitation of the estate home and use as a reception hall will have minimal impact on adjacent areas. Through specific zoning, additional buffer provisions and other site restrictions may be applied. ☒ Supports

### Planning Commission Recommendation:

Public Hearing Date: February 23, 2005

Action: ☒ Supports

☒ Resolution Attached

Newspaper Publication Date: February 4, 2005

No. Notices Mailed: 75

Registered Neighborhood Association(s) Notified: Coliseum Oaks, Coliseum/Willow Park, Denver Heights, Jefferson Heights, United Homeowners Improvement Association, Inc., Skyline Park, Harvard Place/Eastlawn, Nevada Street, Dignowity Hill

Comments: Planning Commission made a recommendation for the Community Commercial request with a stipulation that the portions listed as Parks/Open Space not be changed. (See Attachment 3)

### Zoning Commission Supplemental Information:

Zoning Commission Public Hearing Date: March 1, 2005 Proposed zoning district: C-2 S ☒ Supports

### Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Nina Nixon-Mendez, AICP

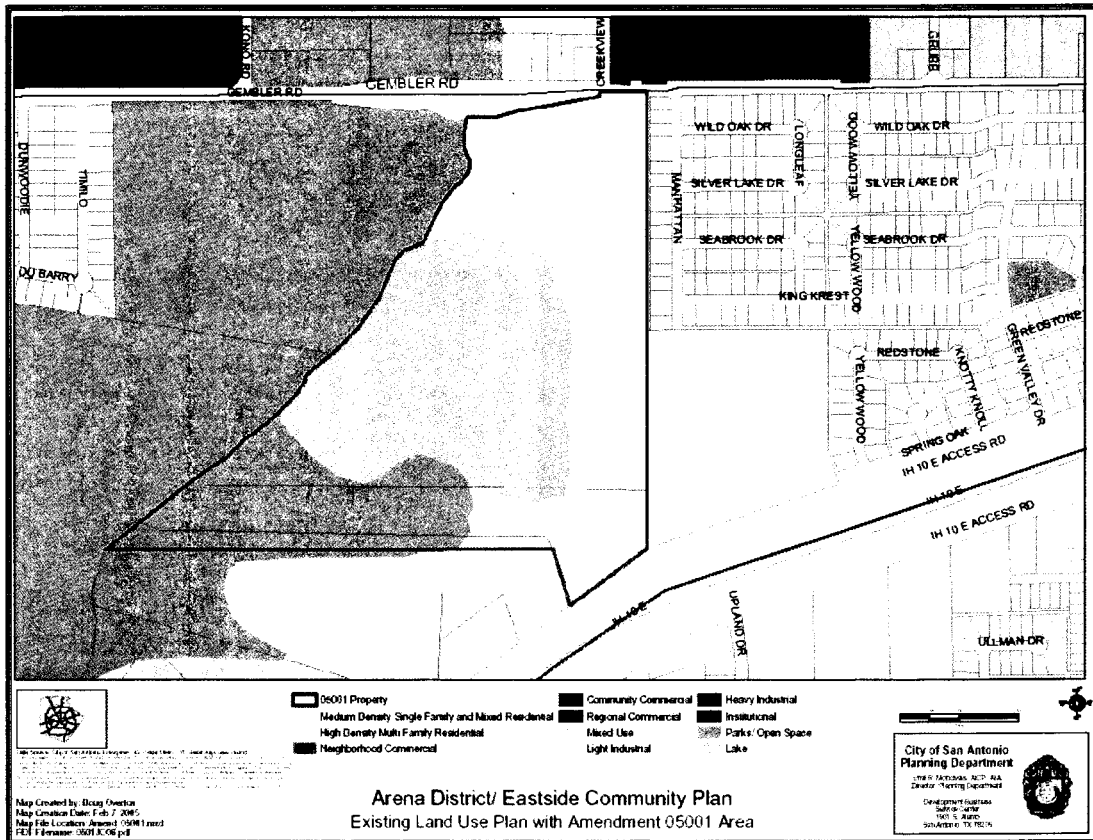
Case Manager: Joe G. Mendoza

Planning Manager

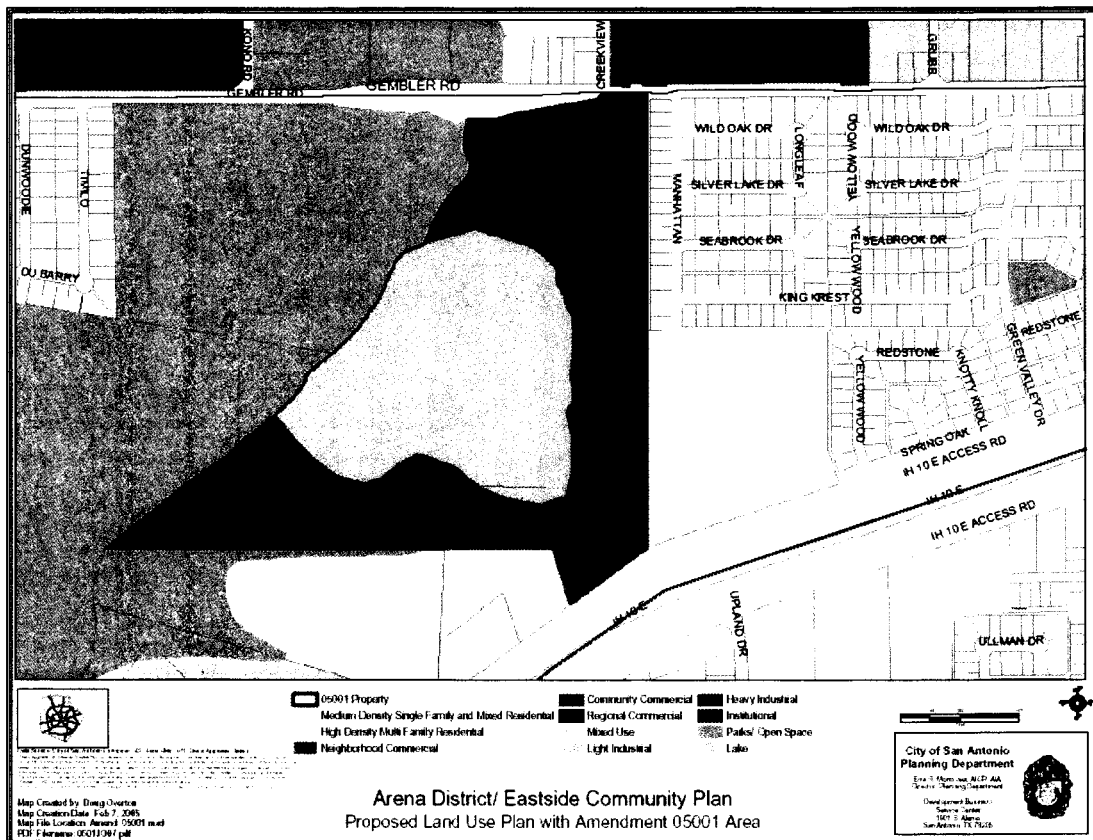
Planner II

Phone No.: 207-2731

Land Use Plan as adopted:



Proposed Amendment:



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY, SINGLE FAMILY AND MIXED RESIDENTIAL, HIGH DENSITY AND MULTIFAMILY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 75-ACRES LOCATED AT 856 GEMBLER ROAD.**

WHEREAS, City Council approved the Arena District/Eastside Community Plan as an addendum to the Master Plan on December 4, 2003; 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 February 23, 2005 and **APPROVED** the amendment on February 23; and

WHEREAS, the San Antonio Planning Commission made a finding that the change to Community Commercial only take place to portions of subject property designated as Medium Density, Single Family and Mixed Residential, High Density and Multifamily Residential and that portions of subject property designated as Parks/Open Space land use remain as defined by the adopted Arena District/Eastside Community Land Use Plan; and

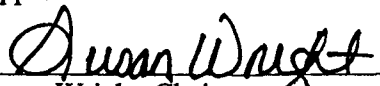
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations 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:**

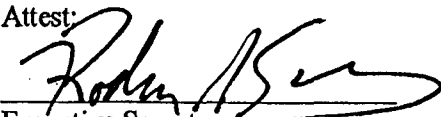
SECTION 1: The amendment to the Arena District/Eastside Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

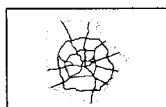
PASSED AND APPROVED ON THIS 23<sup>rd</sup> DAY OF FEBRUARY 2005.

Approved:

  
Susan Wright, Chairperson  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission



Data Source: City of San Antonio Enterprise GIS, Boxer Metro 911, Boxer Appraisal District  
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 Please contact the responsible City of San Antonio Department for specific determinations.  
 City of San Antonio Planning Department GIS Manager: Woody Woodruff, woodruff@sanantonio.gov. Maps may be ordered at: (214) 207-7870

Map Created by: Doug Overton  
 Map Creation Date: Feb 24, 2005  
 Map File Location: Amend\_05001.mxd  
 PDF Filename: 0501JO10.pdf

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|--|----------------------|-------------------|
| 05001 Property                                     | Community Commercial | Heavy Industrial  |
| Medium Density Single Family and Mixed Residential | Regional Commercial  | Institutional     |
| High Density Multi Family Residential              | Mixed Use            | Parks/ Open Space |
| Neighborhood Commercial                            | Light Industrial     | Lake              |



### City of San Antonio Planning Department

Emil R. Moncivais, AICP, AIA  
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## Arena District/ Eastside Community Plan

### Planning Commission Recommendation for Plan Amendment 05001 Area