

# City of San Antonio Planning Department

## Plan Amendment Recommendation

### Plan Amendment Application Case No.: 05004

Applicant: Brown, P.C.

Owner: State of Texas (State Hospital)

Neighborhood/Community/Perimeter Plan: South Central San Antonio Community Plan

The applicant requests to amend the Land Use Plan designation from Public / Institutional to High Density Residential.

☒ Plan Amendment Map – Attachment

City Council District: 3

City Council Meeting Date: April 14, 2005

### Land Use Analysis:

Property Location: 6711 S. New Braunfels Ave.

Acreage: 27.558

Current Land Use of site: Public / institutional (vacant)

Adjacent Land Uses:

N: Vacant; Park / Open Space

E: Public / Institutional - Texas Department of Public Safety Facility; Multi-family Residential

S: Public Institutional - Existing State Hospital / Center for Infectious Diseases uses

W: Public Institutional - Existing State Hospital

Proposed Land Use/Development: Multi-family senior citizen's housing

Comments on impact to current and future land uses adjacent to site: There are similar land uses within a close proximity and complementary uses such as a City-owned park adjacent to the site. There will be minimal negative impact to the adjacent use.

☒ Minimal Impact

### Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: S. New Braunfels - Primary Arterial Type B (70'-120')

Other streets:

Comments: Very few intense uses exist adjacent to the site, traffic impact will be low due to the demographics of proposed users.

☒ Minimal Impact

### Community Facilities Analysis:

Nearby Public Facilities: Foster Elementary School; Pytel Park

Comments: The demographics of the proposed users will have little impact on the area schools and could potentially improve the usage of the adjacent City-owned park facilities.

☒ Minimal Impact

### Staff Recommendation:

☒ Supports

Comments: Staff recommends approval.

### Planning Commission Recommendation:

Meeting & Public Hearing Date: March 23, 2005

☒ Supports

☒ Resolution Attached, Attachment

Newspaper Publication Date of Public Hearing: March 4, 2005

No. Notices mailed 10 days prior to Public Hearing: 81

Registered Neighborhood Association(s) Notified: Highland Hills NA, East Pyron / Symphony Lane NA, Engelwood NA, Harris NA, Lone Star NA, Mission San Jose Neighborhood Appearance & Safety Committee, Riverside NA, Thelka NA

Comments:

### Zoning Commission Supplemental Information:

Current zoning district: R-4

Proposed zoning district: MF-25

Zoning Commission Public Hearing Date: March 15, 2005

☒ Supports

### Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Planning Director

Nina Nixon-Mendez, AICP

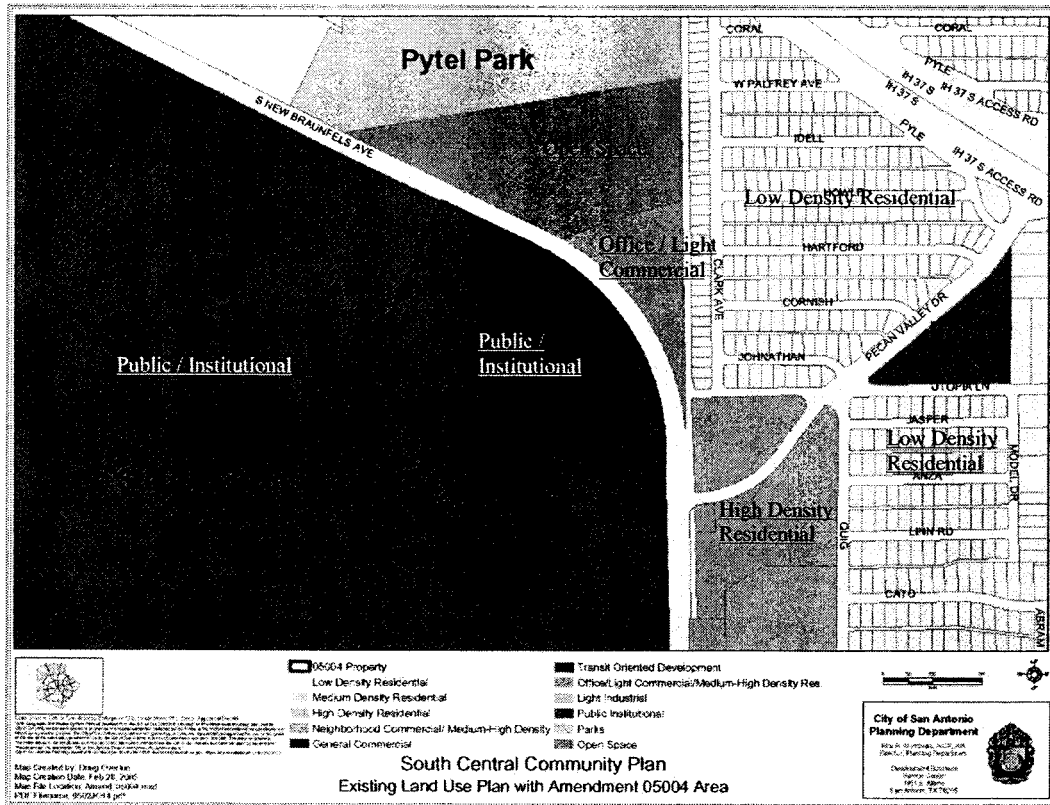
Planning Manager

Case Manager: Chris Garcia

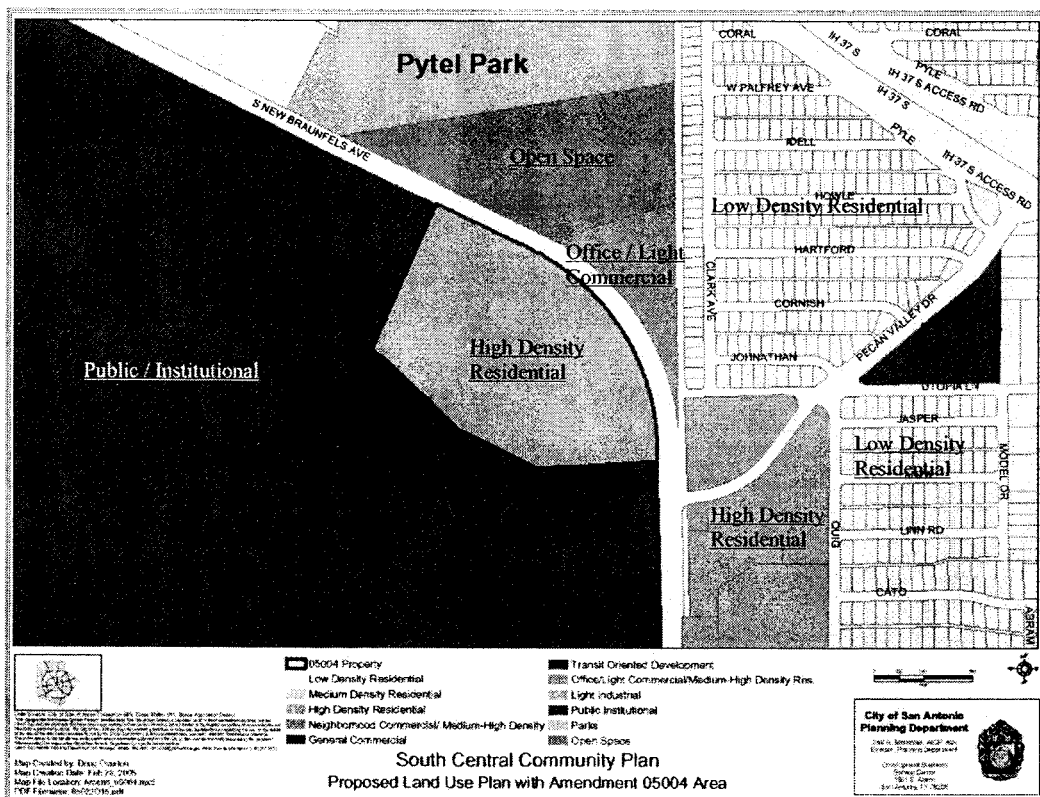
Senior Planner

Phone No.: (210) 207-6536

Land Use Plan as adopted:



Proposed Land Use Plan Amendment:



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC / INSTITUTIONAL LAND USE TO HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 27.558 ACRES LOCATED AT THE NORTHWEST CORNER OF 6711 SOUTH NEW BRAUNFLES AVENUE.**

**WHEREAS**, City Council approved the South Central San Antonio 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 March 23, 2005 and **APPROVED** the amendment on March 23; and

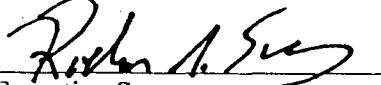
**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations 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 South Central San Antonio 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 MARCH 2005.**

Attest:

  
Executive Secretary  
San Antonio Planning Commission

Approved:

  
Susan Wright, Chairperson  
San Antonio Planning Commission