

# City of San Antonio Planning Department

## Plan Amendment Recommendation

### Plan Amendment Application Case No: 05006

Applicant: Andy Guerrero

Owner: Fellowship Bible Church of San Antonio

Neighborhood/Community/Perimeter Plan: Huebner / Leon Creeks Community Plan

The applicant requests to amend the Land Use Plan designation from Public/Institutional to Community Commercial.

☒ Plan Amendment Map – Attachment 1

City Council District: 7

City Council Meeting Date: May 26, 2005

### Land Use Analysis:

Property Location: 8603 Huebner Road

Acreage: 5.37

Current Land Use of site: Fellowship Bible Church

Adjacent Land Uses:

N: Senior Living Facility, 2 large lot single-family dwellings, apartments and vacant properties.

E: Vacant lots, apartments and community commercial uses such as offices and restaurants (Church's and Martha's).

S: CVS pharmacy, Shell gas station with Jack in the Box and vacant lots.

W: Vacant lots, large lot single family residential, Senior Living Facility and church.

Proposed Land Use/Development: Commercial development

Comments on impact to current and future land uses adjacent to site: Due to the existing Church the Community planned this property for Public / Institutional use. The applicant now wishes to sell the subject property for commercial use and is requesting an amendment to a Community Commercial land use designation.

The site plan and uses described (fast food and specialty retail) are Community Commercial land uses. Community Commercial land use provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. The Community Commercial land use designation is compatible with the future land use designation of Community Commercial established in the Plan for the adjacent properties to the west and existing land uses to the south. Community Commercial land use can also support residents along Whitby Road while preventing uses that can be negative for abutting residents.

☒ Impact can be mitigated

### Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Huebner Road is designated as a Primary Arterial Type A (ROW 120'), Eckhert Road is Secondary Arterial Type A (ROW 86') and Whitby Road is a Local Type B that serves a residential area to the north.

Comments: Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. The amendment will extend the commercial node at Huebner and Eckhert Road. Per Development Services Traffic Engineering, the "proposed Specialty Retail and Fast Food Restaurant are projected to generate 367 PM peak hour trips". The impact can be mitigated with "on-site improvements as well as improvements along the project limits". Westbound Huebner experiences a diminishing Level of Service (LOS) at this location due to right turns at existing curb cuts and this will aggravate the existing condition. Per Traffic Engineering the developer shall be responsible for upgrading capacity, which includes right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts.

☒ Impact can be mitigated

### Community Facilities Analysis:

Nearby Public Facilities: There are no community facilities abutting or within a close proximity to the subject properties that would be affected by this use change.

☒ Minimal Impact

### Staff Recommendation:

☒ Supports

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### Planning Commission Recommendation:

Meeting & Public Hearing Date: April 27, 2005

☒ Supports Community Commercial land use

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: April 8, 2005

No. Notices mailed 10 days prior to Public Hearing: 32

Registered Neighborhood Association(s) Notified: Alamo Farmsteads/Babcock Road NA, Babcock North, Country View HOA, Country View Village HOA, Eckhert Crossing Association Inc., French Creek Village HOA, Lochwood NA, North Hampton HOA, Oak Bluff Association, Inc., Owners Association of Westfield, Inc., Pembroke Farms HOA, and Verde Hills HOA

Comments: No calls received thus far in support or opposition.

### Zoning Commission Supplemental Information:

Current zoning district: RE/Residential Estate

Proposed zoning district: Initially C-3, but amended to C-2 & C-2 NA at the podium

Zoning Commission Public Hearing Date: April 19, 2005

☒ Supports

### Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Planning Director

Nina Nixon-Mendez, AICP

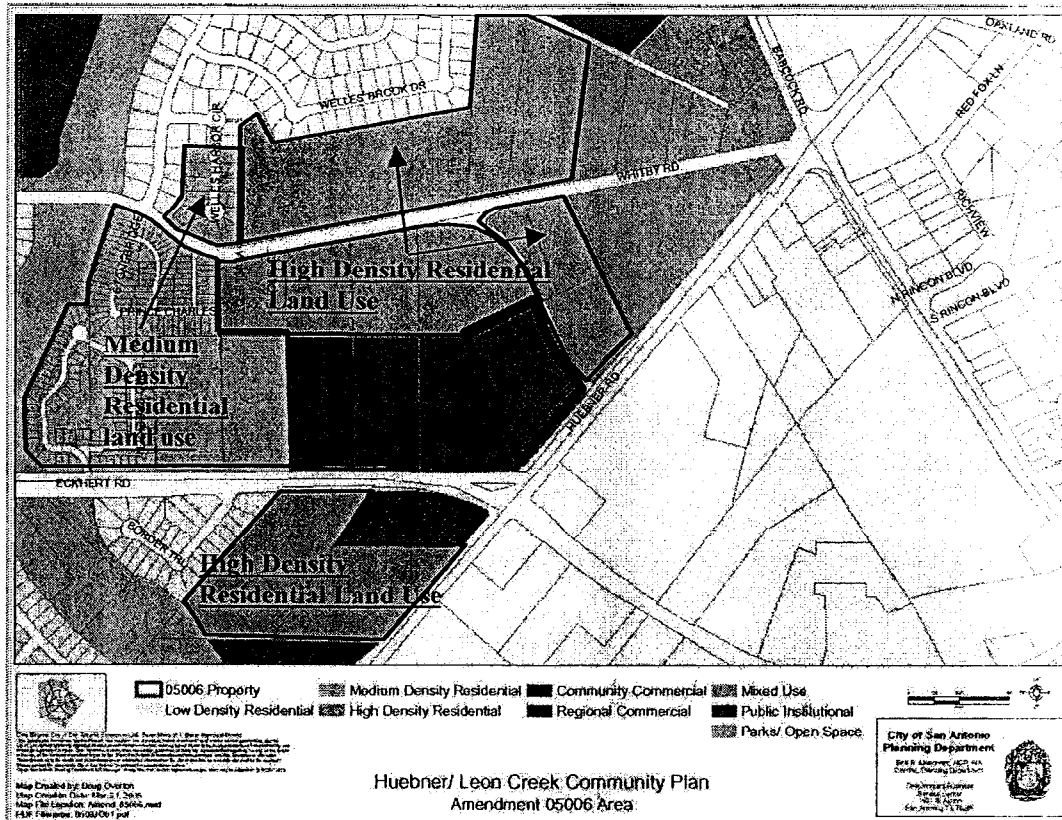
Planning Manager

Case Manager: Zenon F. Solis

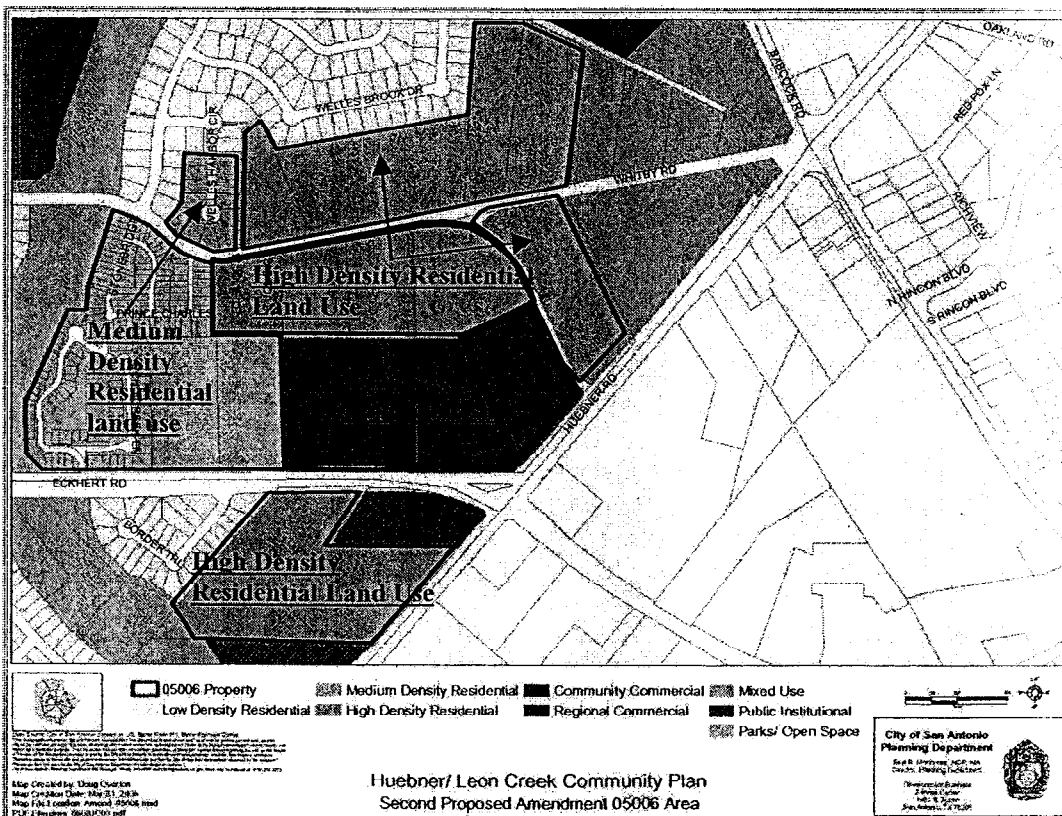
Planner II

Phone No.: 207-7816

## Land Use Plan as adopted:



## Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO ~~APPROVE~~ <sup>SW</sup> ~~DENY~~ THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HUEBNER / LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC / INSTITUTIONAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 5.37-ACRES LOCATED AT 8603 HUEBNER ROAD.

WHEREAS, City Council approved the Huebner / Leon Creeks Community Plan as an addendum to the Master Plan on August 21, 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 April 27, 2005 and APPROVED the amendment on April 27, 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, INCONSISTENT~~ <sup>SW</sup> 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 Huebner / Leon Creeks 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 27<sup>th</sup> DAY OF APRIL 2005.

Approved:

  
Susan Wright, Chairperson  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission