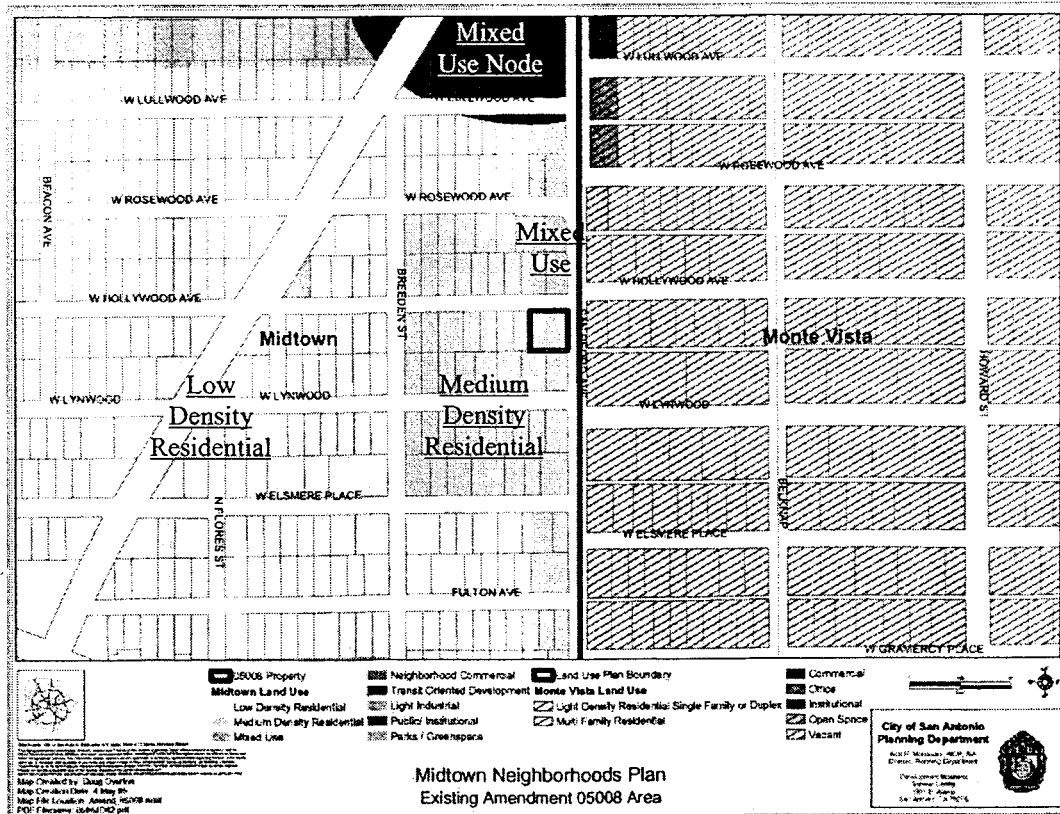
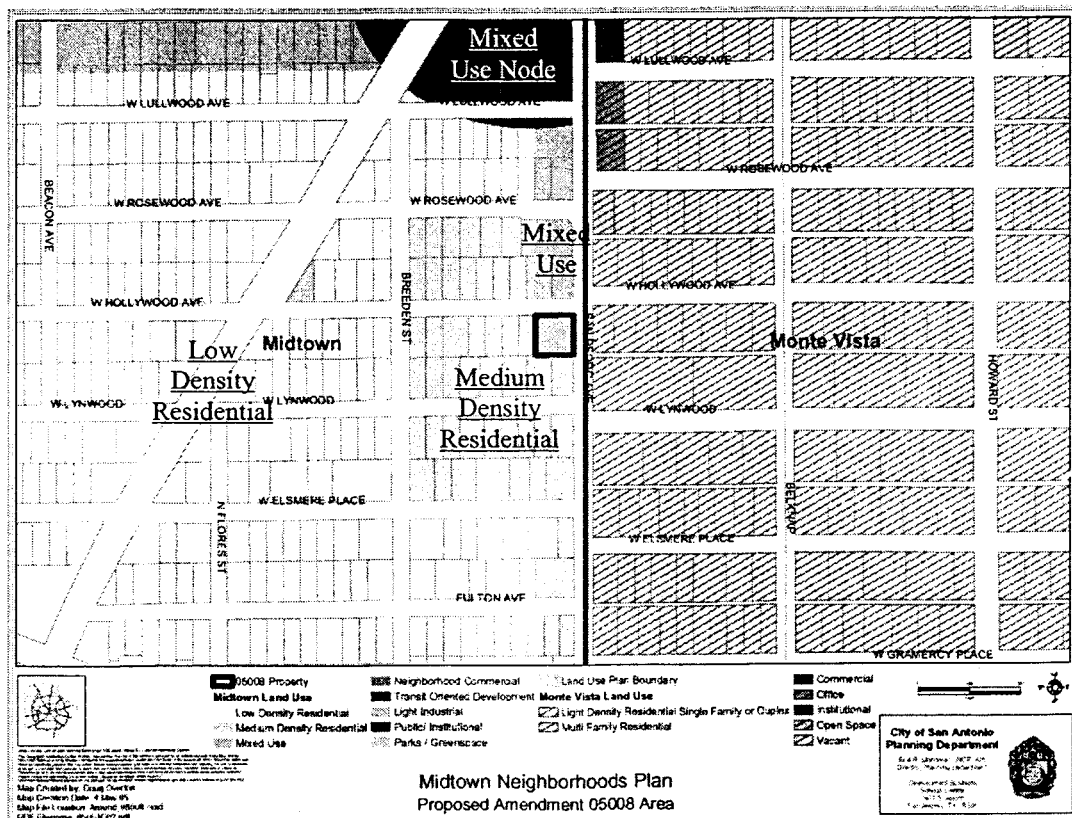


Land Use Plan as adopted:



Proposed Amendment:



City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 05008

Applicant: Fortunato & Maria C. Abello

Owner: Same

Neighborhood/Community/Perimeter Plan: Midtown Neighborhoods Plan

The applicant requests to amend the Land Use Plan designation from Medium Density Residential land use to Mixed Use land use.

☒ Plan Amendment Map – Attachment 1

City Council District: 1

City Council Meeting Date: **August 11, 2005**

Land Use Analysis:

Property Location: 3015 San Pedro Avenue

Acreage: 0.3284 acres

Current Land Use of site: Office

Adjacent Land Uses:

N: Apartments (Multi-Family Residential)

E: Single-Family Residential (across San Pedro Ave.)

S: Apartments (Multi-Family Residential)

W: Single-Family Residential

Proposed Land Use/Development: Office

Comments on impact to current and future land uses adjacent to site: The Midtown Neighborhoods Plan describes Mixed Use areas as a mix of both commercial and residential land uses usually located along arterials. The site's location on a primary arterial adjacent to multi-family uses and in relatively close proximity to a major intersection (San Pedro & Hildebrand) makes this location appropriate for Mixed Use Land Use.

☒ Minimal Impact

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: San Pedro Avenue - Primary Arterial Type A

Other streets: The San Pedro Ave/Hildebrand Ave intersection is 3 blocks to the north.

☒ Minimal Impact

Community Facilities Analysis:

Nearby Public Facilities: Twain Middle School is approximately 5 blocks to the south.

☒ Minimal Impact

Staff Recommendation:

☒ Supports

Comments: The proposed mixed use is located on an arterial in close proximity to a major intersection, and is adjacent to a Mixed Use designation that calls for a mix of commercial and residential uses.

Planning Commission Recommendation:

Meeting & Public Hearing Date: June 22, 2005

☒ Supports

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: 6/10/05

No. Notices mailed 10 days prior to Public Hearing: 47

Registered Neighborhood Association(s) Notified: Alta Vista, Monte Vista

Zoning Commission Supplemental Information:

Current zoning district: MF33-C NCD-2

Proposed zoning district: O1 NCD-2

Zoning Commission Public Hearing Date: June 7, 2005

☒ Supports

Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Andrew Holubeck

Planner II

Phone No.: 207-7909

RESOLUTION NO. 05-06-02

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MIDTOWN NEIGHBORHOODS PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.3284-ACRES LOCATED AT 3015 SAN PEDRO AVENUE.

WHEREAS, City Council approved the Midtown Neighborhoods Plan as an addendum to the Master Plan on October 12, 2000; 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 June 22, 2005 and **APPROVED** the amendment on June 22, 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:

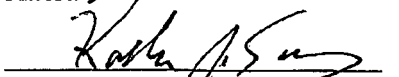
SECTION 1: The amendment to the Midtown Neighborhoods Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22nd DAY OF JUNE 2005.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission

AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE MIDTOWN NEIGHBORHOODS PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.3284 ACRES LOCATED AT 3015 SAN PEDRO AVENUE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE.

* * * * *

WHEREAS, the Midtown Neighborhoods Plan was adopted on October 12, 2000 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on June 22nd by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Midtown Neighborhoods Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 0.3284-acres located at 3015 San Pedro Avenue from Medium Density Residential land use to Mixed Use land use. All portions of land mentioned are depicted in Attachment "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect on August 21, 2005.

PASSED AND APPROVED on this 11th day of August, 2005.

M A Y O R

ATTEST:

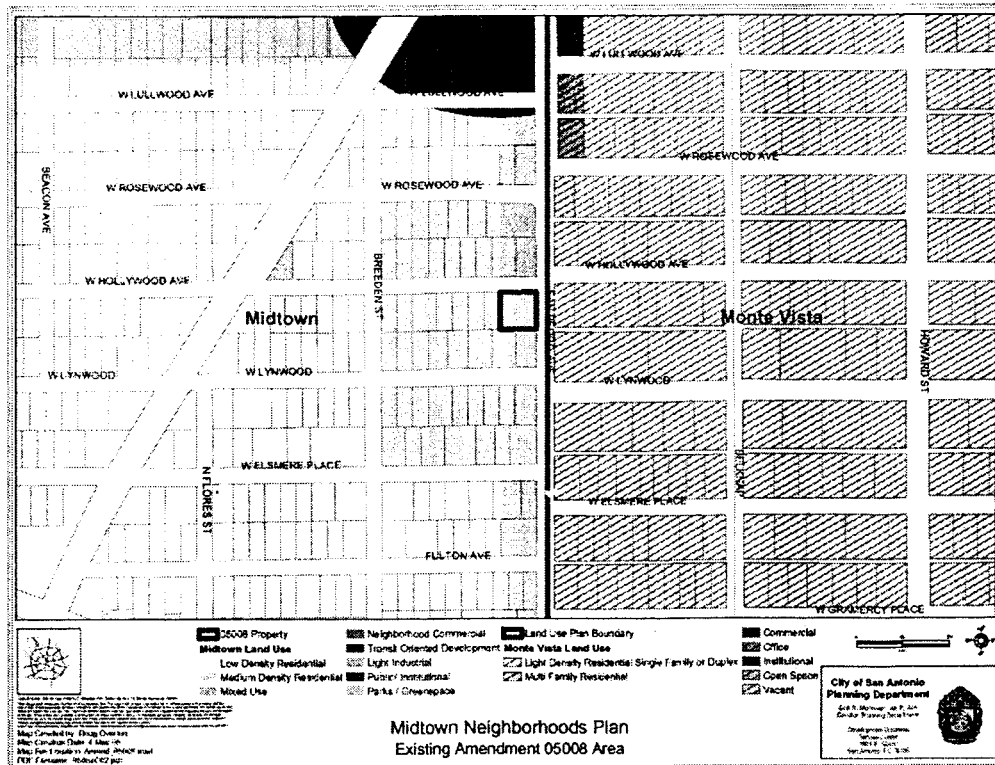
City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENT I

Land Use Plan as adopted:



ATTACHMENT II

Proposed Amendment:

