

**City of San Antonio Planning Department
Plan Amendment Recommendation**

Plan Amendment Application Case No.: 05010

Applicant: Tony Renteria

Owner: Same

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

The applicant requests to amend the Land Use Plan designation from Low-Density Residential to General Commercial.

☒ Plan Amendment Map – Attachment 1

City Council District: 4

City Council Meeting Date: **August 25, 2005**

Land Use Analysis:

Property Location: 106 Halsey

Acreage: 0.425

Current Land Use of site: Office

Adjacent Land Uses:

North: Elderly care facility

East and South: All single family residential

West: Used car dealership

Proposed Land Use/Development: Used car dealership plus the existing office.

Comments on impact to current and future land uses adjacent to site: The requested General Commercial land use includes higher-intensity retail or service uses, generally serving larger community areas. Examples of General Commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, bars, and automobile dealerships. The subject property is on a local street off an interstate frontage road, and is situated on a single-family residential block. The intensity of the proposed commercial use is incompatible with the adjacent residential properties and will produce nuisances such as lighting, noise and traffic. Further commercial encroachment at this location will negatively impact the single-family residential uses along Halsey.

☒ Significant Impact - Incompatible Land Use

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: IH 35 Frontage Road is the nearest Major Thoroughfare and is a one-way roadway supporting IH-35, which is identified as a freeway (250' – 500' ROW).

Other streets: Halsey and Leahy Roads are local type A streets with residential uses.

Comments: The request for a General Commercial land use and related C-3 zoning district may negatively impact the surrounding community. General Commercial uses should be located at major arterial intersections, which can manage heavier traffic patterns. General Commercial uses should incorporate well-defined entrances, shared internal circulation and limited curb cuts to arterial streets and sidewalks. The subject property does not meet any of these criteria. The location of the property at Halsey and Leahy Roads is easily missed when traveling north on the IH 35 Frontage Road. Introducing this commercial use could cause cut through traffic on adjacent residential streets. The test-driving associated with an automobile sales lot will also negatively impact the adjacent residential streets.

☒ Significant Impact to Transportation Capacity

Community Facilities Analysis:

Nearby Public Facilities: Pan American Public Library is approximately 700 feet south of the subject property at the corner of Pryon Avenue and the IH 35 Access Road.

Comments: Due to location and alternative vehicle and pedestrian access points to the library, no impact is expected.

☒ Minimal Impact

Staff Recommendation:

☒ Recommends Denial

Comments: The encroachment of General Commercial land use in a well-established residential community fails to promote development that serves the needs of the surrounding residents.

City of San Antonio Planning Department

Plan Amendment Recommendation

Planning Commission Recommendation:

Meeting & Public Hearing Date: July 13, 2005

☒ Recommends Denial

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: June 24, 2005

No. Notices mailed 10 days prior to Public Hearing: 131

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: 5 planning team members and 3 residences spoke against the request. Concerns expressed were cut through traffic, commercial encroachment, types of uses allowed under the land use category and subsequent C-3 zoning and current test driving of vehicles in the neighborhood.

Zoning Commission Supplemental Information:

Current zoning district: O-2

Proposed zoning district: C-3

Zoning Commission Public Hearing Date: August 2, 2005

☒ Recommends Denial

Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Nina Nixon-Mendez, AICP

Case Manager: Zenon F. Solis

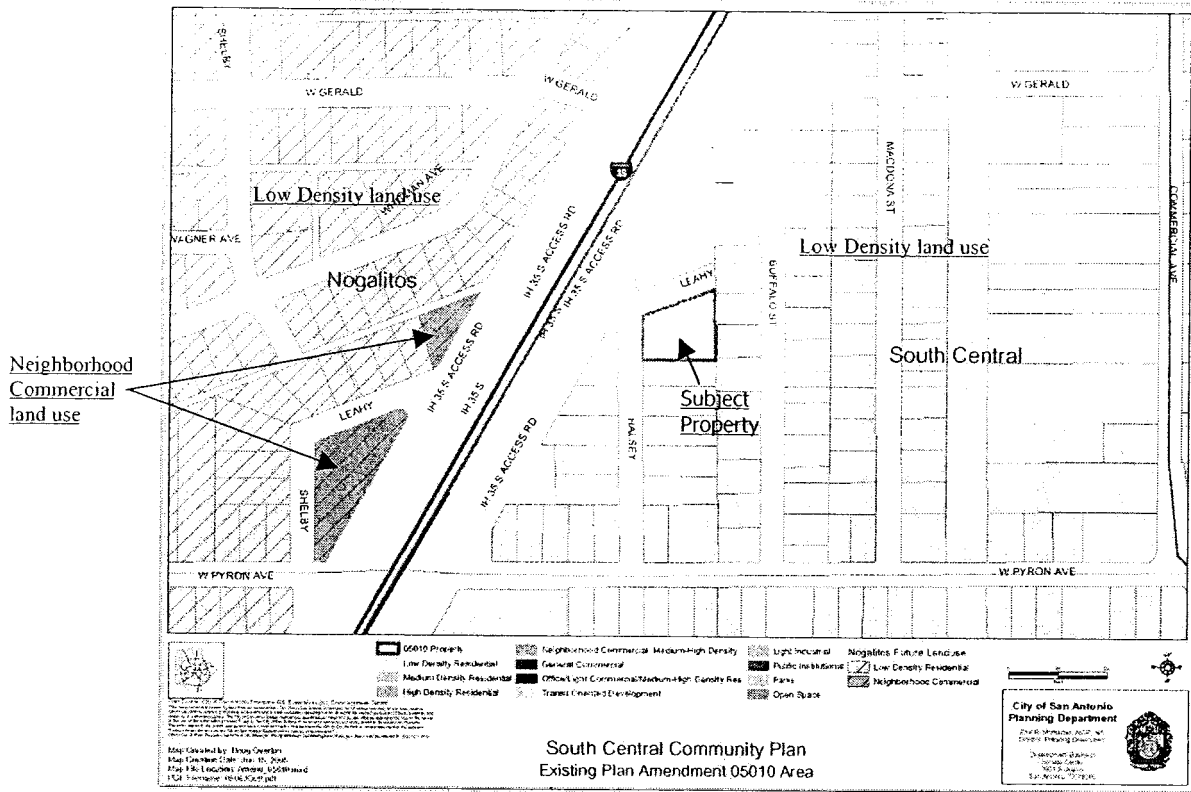
Planning Director

Planning Manager

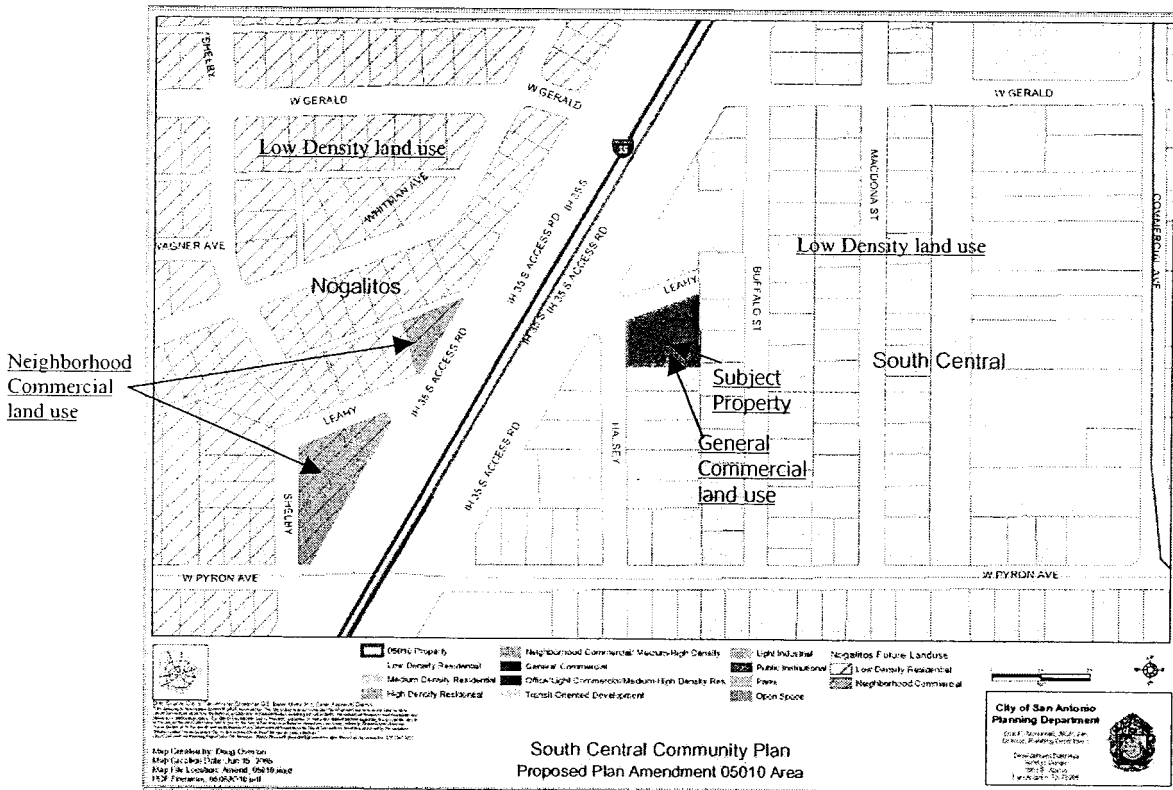
Planner II

Phone No.: 207-7816

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO. 05-07-02

RECOMMENDING TO DENY 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 LOW DENSITY RESIDENTIAL LAND USE TO GENERAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.425-ACRES LOCATED AT 106 HALSEY ROAD.

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 July 13, 2005 and **DENIED** the amendment on July 13, 2005; and

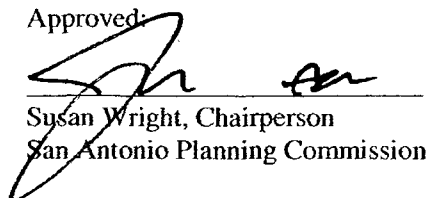
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations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

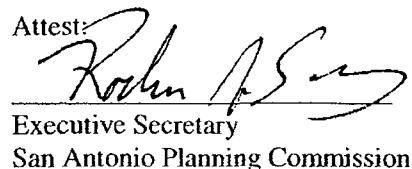
SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13th DAY OF JULY 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 SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 0.425-ACRES OF LAND LOCATED AT 106 HALSEY ROAD FROM LOW DENSITY RESIDENTIAL LAND USE TO GENERAL COMMERCIAL LAND USE.

* * * * *

WHEREAS, the South Central San Antonio Community Plan was adopted on August 19, 1999 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 July 13, 2005 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 South Central San Antonio Community Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 0.425-acres of land located at 106 Halsey Road from Low-Density Residential land use to General Commercial land use. All portions of land mentioned are depicted in Attachment[s] "I" [and "II"] attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect September 3, 2005.

PASSED AND APPROVED on this 25th day of August 2005.

M A Y O R

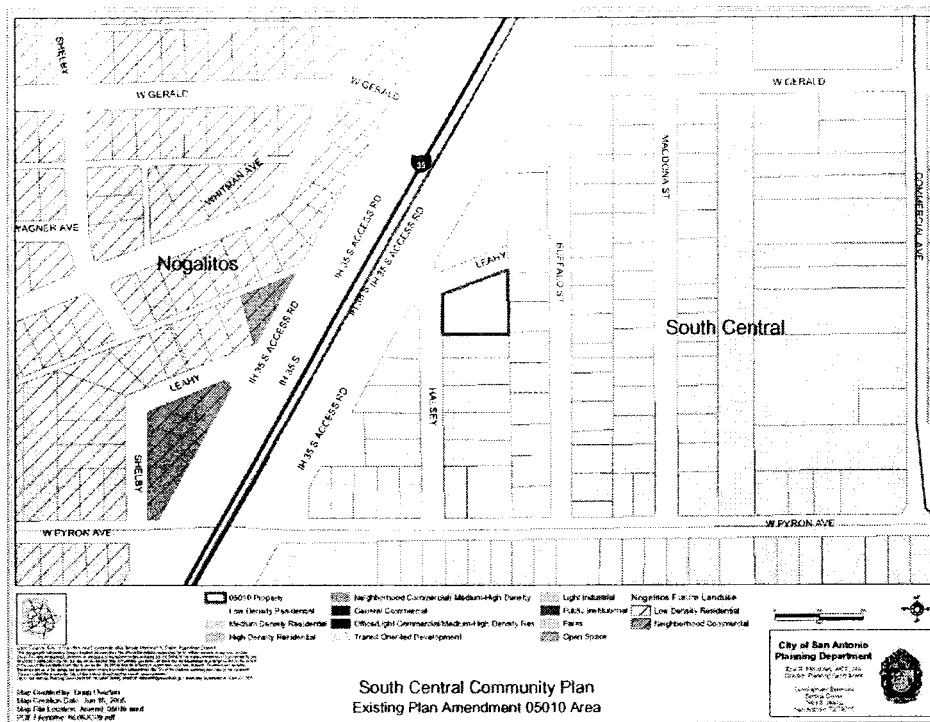
ATTEST:

City Clerk

APPROVED AS TO FORM: _____

City Attorney

ATTACHMENT I
Land Use Plan as adopted:



ATTACHMENT II
Proposed Amendment:

