

City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 05007

Applicant: Chuck Christian

Owner: Michael Olguin

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

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

☒ Plan Amendment Map – Attachment 1

City Council District: 1

City Council Meeting Date: June 09, 2005

Land Use Analysis:

Property Location: 1012 Vance Jackson

Acreage: 0.48

Current Land Use of site: Residential

Adjacent Land Uses:

N: Commercial

E: Commercial

S: Office

W: Multifamily Residential

Proposed Land Use/Development: Expand 1022 Vance Jackson retail office/ Conditional Use for vehicle storage for a car resale business.

Comments on impact to current and future land uses adjacent to site: Although the plan designates community commercial uses north along the eastern edge of Vance Jackson to IH-10, low-density residential use is the predominant future land use to the east and south. Potential community commercial uses at this location would contribute to noise, light, dust and visual pollution. Neighborhood commercial uses that directly serve the neighborhood at this site would be more appropriate and compatible to the office use to the south of the property. As the subject property and adjacent properties are residential in character, a neighborhood commercial use could preserve the existing character while providing commercial opportunities such as small scale retail professional services and offices that are compatible transitional land uses to residential uses. Plan objective 2.2.4 is to discourage used car sales and additional auto-repair stores within the planning area (p. 26).

☒ Significant Impact - Incompatible Land Use

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Vance Jackson is a Secondary Arterial Type B (R.O.W. 70'-86').

IH-10 E is a freeway.

Other streets: N/A

Comments: Property fronts Vance Jackson and is situated at mid-block. The property is approximately 1,200 linear feet from IH-10. Community commercial use is more appropriate at the intersection of two major arterials or greater.

☒ Minimal Impact

Community Facilities Analysis:

Nearby Public Facilities: Post Office

Comments: No impact to community facilities.

☒ Minimal Impact

Staff Recommendation:

☒ Recommends Denial

Comments: A neighborhood commercial use is more appropriate at this location. The related zoning change request cannot be accommodated under a neighborhood commercial use.

Planning Commission Recommendation:

Meeting & Public Hearing Date: May 11, 2005

☒ Supports

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: April 21, 2005

No. Notices mailed 10 days prior to Public Hearing: 50

Registered Neighborhood Association(s) Notified: Donaldson Terrace, Hillcrest NA, Inspiration Hills, Jefferson NA, Laddie Place & N. Wilson NA, Los Angeles Height / Keystone NA, Monticello Park, Sunshine Estates, Woodlawn Lake

Comments:

City of San Antonio Planning Department

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Zoning Commission Supplemental Information:

Current zoning district: R-5

Proposed zoning district: C-2 C with a conditional use for Auto Sales with a maximum of 5 cars for sale on the lot at any one time.

Zoning Commission Public Hearing Date: April 5, 2005

☒ Supports

Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Nina Nixon-Mendez, AICP

Case Manager: Agdel Rivera

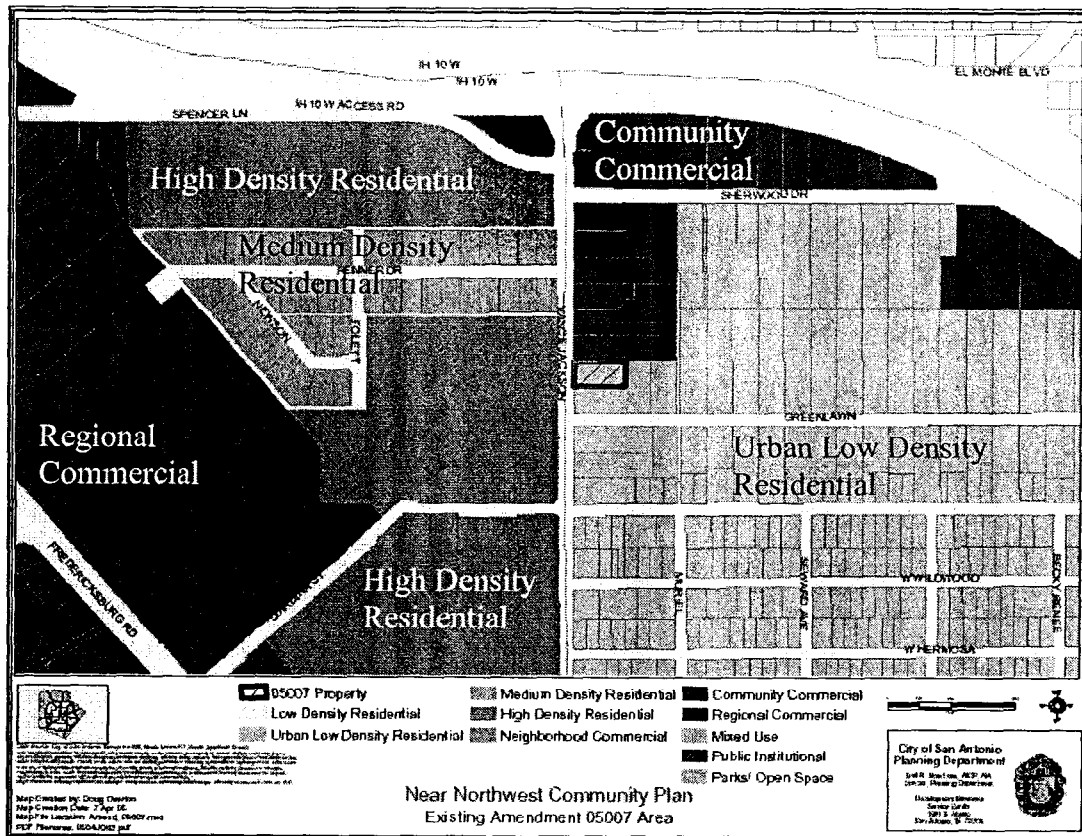
Planning Director

Planning Manager

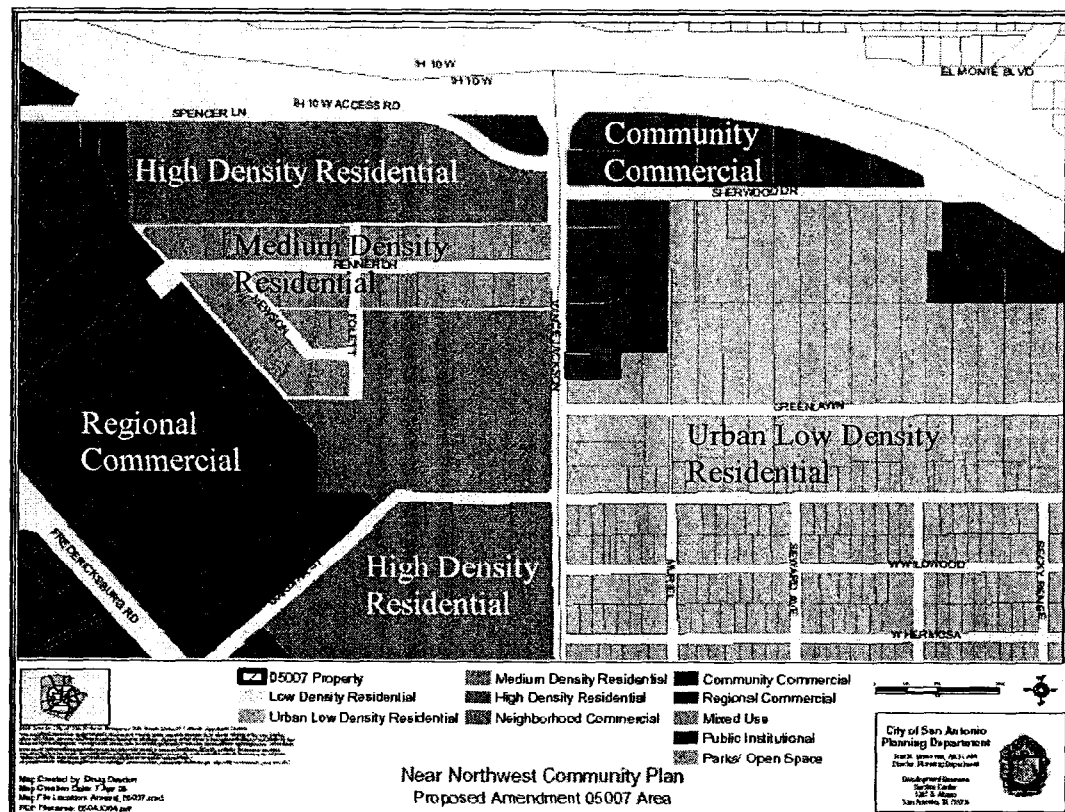
Planner II

Phone No.: 207-7991

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.48-ACRES LOCATED AT 1012 VANCE JACKSON.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Master Plan on February 14, 2002; 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 May 11, 2005 and **APPROVED** the amendment on May 11, 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 Near Northwest 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 11th DAY OF MAY 2005.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission