

Plan Amendment Recommendation

Plan Amendment Application Case No.: 05003

Applicant: Habib H. Erkan, Jr. of Earl & Associates, P.C.
Owner: GMEJR Partners Ltd., Guillermo Reyes, General Partner

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

The applicant requests to add the Land Use category "Office" to both the Land Use Plan section text and the Land Use Map. Additionally, the applicant requests to amend the Land Use Plan designation for 8093 Eckhart Rd from Medium Density Residential to Office.

☒ Proposed Text Change and Plan Amendment Map – Attachment 1

City Council District: 7

City Council Meeting Date: **November 10, 2005**

Land Use Analysis:

Property Location: 8093 Eckhart Rd.

Acreage: 3.7110

Current Land Use of site: Single-Family home - vacant

Adjacent Land Uses:

N: Single-Family

E: Single-Family

S: Single-Family

W: High School

Proposed Land Use/Development: Office - medical

Comments on impact to current and future land uses adjacent to site:

Adding the "Office" category to the Plan will not necessarily have any effect on land use in the Community Planning Area since merely including the category in the Plan does not require that any changes be made in the future land use of any property.

The subject property for which "Office" land use is proposed is located along an arterial, which, according to the proposed amendment, is an appropriate location for Office land uses. Additionally, Office land use is limited to low to medium intensity office developments (related zoning categories are O-1 and NC) and would not allow for higher intensity retail and commercial land uses that would conflict with the single-family land uses located behind the property.

☒ Minimal Impact

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Eckhart Rd. – Secondary Arterial Type A

Comments: There is a stoplight at the property for the entrance drive to the high school across the street. City traffic count data from 2002 shows approximately 4,563 vehicles per day eastbound on Eckhart Rd. west of Wood Chase Dr. and 13,501 vehicles per day westbound on Eckhart east of Wood Chase. Traffic volume and the proximity to a school entrance may cause some concerns with turning maneuvers and access, but these issues could be mitigated through proper access and circulation design.

☒ Impact can be mitigated

Community Facilities Analysis:

Nearby Public Facilities: Marshall High School – to the east of the property across Eckhart Rd.

☒ Minimal Impact

Staff Recommendation:

☒ Supports

Comments: Because the proposed Office land use limits development to low and medium intensity office and commercial uses which would minimally impact adjacent single-family uses and because transportation concerns can be mitigated through proper access and circulation design, staff supports the proposed land use change.

City of San Antonio Planning Department

Plan Amendment Recommendation

Planning Commission Recommendation:

Meeting & Public Hearing Date: 7/13/05, Continued to 8/11/05, 9/14/05, and 10/12/05

☒ Supports

Newspaper Publication Date of Public Hearing: 6/24/05, 9/23/05

No. Notices mailed 10 days prior to Public Hearing: 38

Zoning Commission Supplemental Information:

Current zoning district: R-6

Proposed zoning district: O-1

Zoning Commission Public Hearing Date: 10/04/05

☒ Supports

Planning Department Staff:

Emil R. Moncivais, AICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Andrew Holubeck

Planner II

Phone No.: 207-7909

Attachment 1

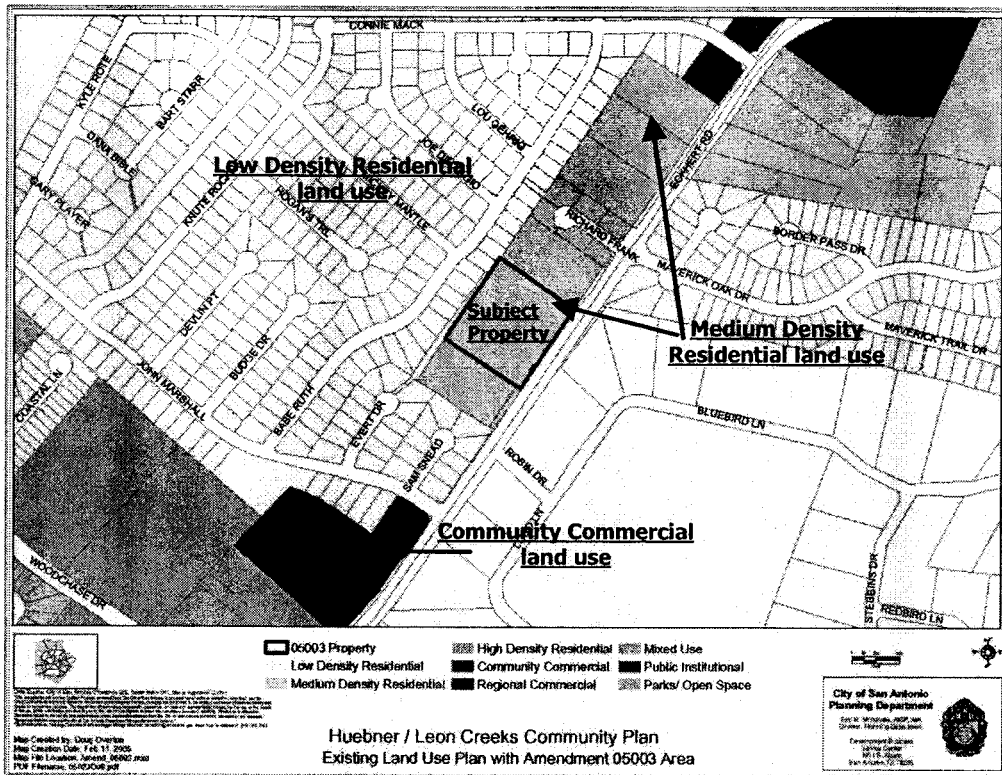
Proposed text amendment to Pages 24 and 25 of the Land Use Plan section of the Heart of the Neighborhood chapter of the Huebner/Leon Creeks Community Plan:

High Density Residential include apartments with more than four dwelling units on an individual lot, however, low and medium residential uses can also be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.

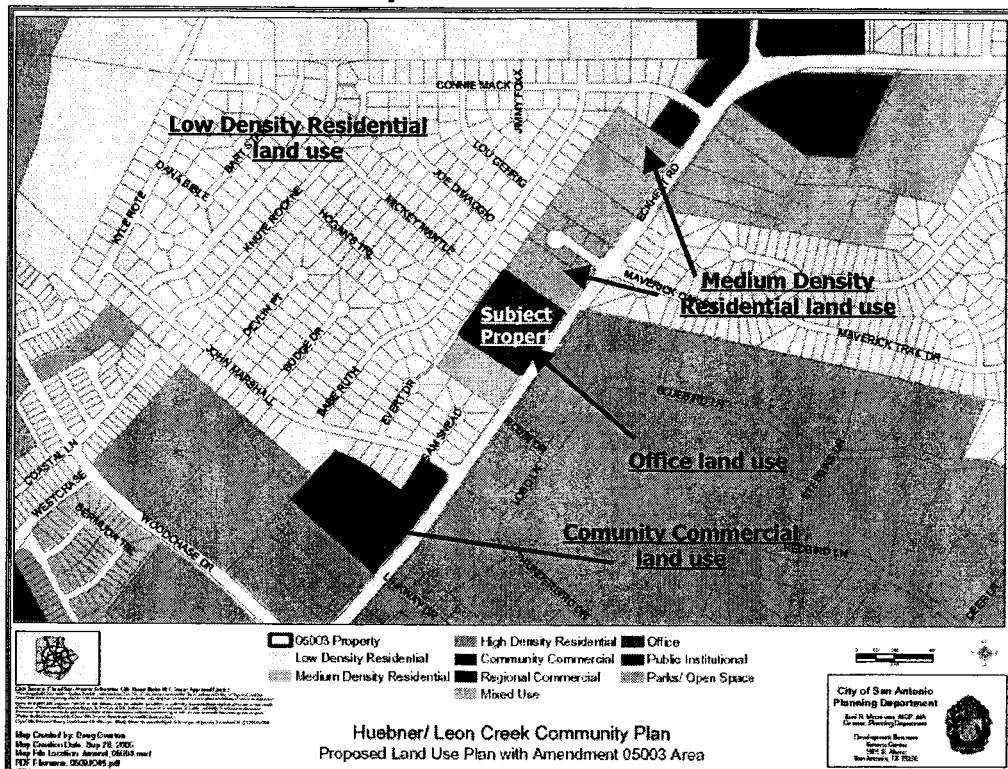
Office land use category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for regional or national companies. Examples of offices include attorney's offices, dentist's or physician's offices, administrative offices of construction or engineering firms, computer training centers, or local non-profit housing provider headquarters. Office uses should be located on, or adjacent to, arterials.

Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all offstreet parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Community Plan as Adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE ~~DENY~~ THE AMENDMENT OF THE HUEBNER/LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING AN OFFICE LAND USE CATEGORY TO THE TEXT OF THE "LAND USE PLAN" SECTION OF THE "HEART OF THE NEIGHBORHOOD" CHAPTER, BY ADDING AN OFFICE LAND USE CATEGORY TO THE LAND USE PLAN, AND BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL TO OFFICE FOR AN AREA OF APPROXIMATELY 3.71 ACRES LOCATED AT 8093 ECKHERT 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 October 12, 2005 and APPROVED ~~DENIED~~ the amendment on October 12, 2005; and

WHEREAS, the San Antonio Planning Commission made a finding that this is appropriate
addition and land use category; and

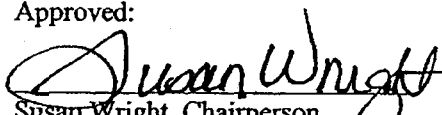
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be CONSISTENT ~~INCONSISTENT~~ with City policies, plans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

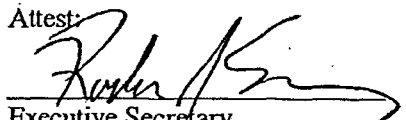
SECTION 1: The amendment to the Huebner/Leon Creeks Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 12th DAY OF OCTOBER 2005.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission