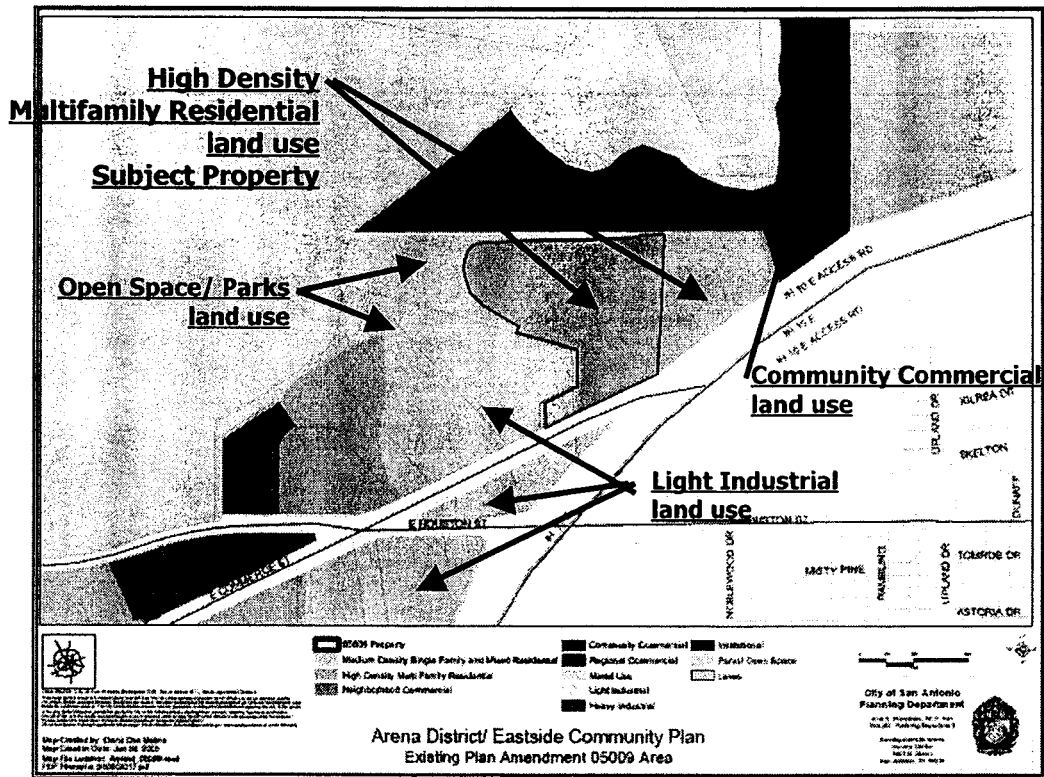
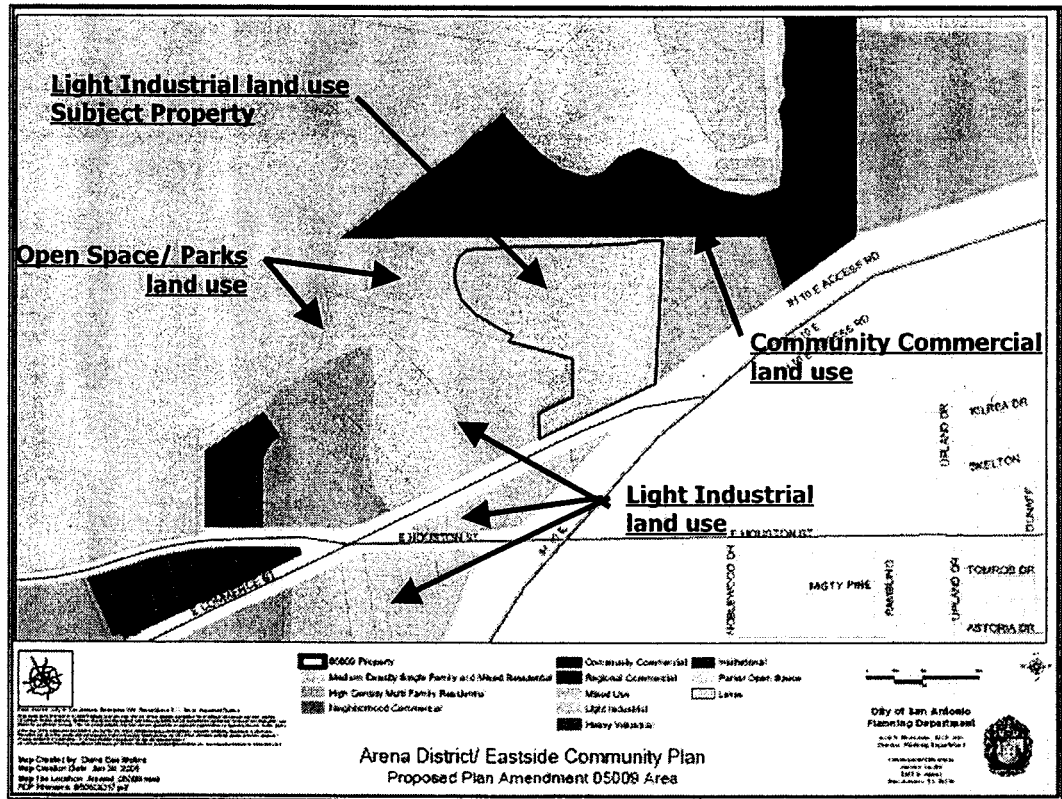


Land Use Plan as adopted:



Proposed Amendment:



# City of San Antonio Planning Department

## Plan Amendment Recommendation

### Plan Amendment Application Case No.: 05009

Applicant: Brown, P.C.

Owner: Rockhill Partner, Ltd.

Neighborhood/Community/Perimeter Plan: **Arena District/Eastside Community Plan**

The applicant requests to amend the Land Use Plan designation from **High Density Multifamily Residential to Light Industrial**.

☒ Plan Amendment Map – Attachment 1

City Council District: 2

City Council Meeting Date: **March 9, 2006**,  
continued from September 8, 2005 and January 12, 2006

### Land Use Analysis:

Property Location: 3841 Commerce Street East

Acreage: 16.43

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Community Commercial – Red Berry Estate Meeting/Reception Hall

E: Regional Commercial – Motor Cycle Repair Shop

S: Vacant

W: Open Space/Park – Flood plain and Willow Springs Golf Course

Proposed Land Use/Development: Light Industrial/ To develop a Business Park, Office Warehouse Flex Space

Comments on impact to current and future land uses adjacent to site: Land Use patterns that surround the subject property are either Community Commercial or Regional Commercial. The land use plan calls for Light Industrial adjacent to subject property.

☒ Minimal Impact

### Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Commerce Street East is a Primary Arterial Type B, and IH 10 E, identified as a Freeway, is in close proximity to subject property.

Other streets: The Houston Street Interchange provides good access to IH 10

☒ Minimal Impact

### Community Facilities Analysis:

Nearby Public Facilities: San Antonio Water System, Salado Creek Greenway

Comments: Salado Creek Greenway and adjacent flood plain will not be impacted. SAWS is located approximately 1,500 feet from subject property.

☒ Minimal Impact

### Staff Recommendation:

☒ Supports Comments: Light Industrial land use at this location is compatible with the adjacent commercial uses, and extends the current Light Industrial land use designation. The transportation capacity of IH 10E and Commerce Street East can support Light Industrial Uses.

### Planning Commission Recommendation:

Meeting & Public Hearing Date: July 13, 2005

☒ Supports

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: 6/24/2005

No. Notices mailed 10 days prior to Public Hearing: 44

Registered Neighborhood Association(s) Notified: Skyline Park, Coliseum Oaks, Coliseum/Willow Park, Denver Heights, Jefferson Heights, United Homeowners Improvement, Harvard Place/Eastlawn, Nevada Street, Dignowity Hill

### Zoning Commission Supplemental Information: Z2005145

Current zoning district: R5 EP-1

Proposed zoning district: L –EP-1

Zoning Commission Public Hearing Date: 6-21-05

☒ Supports During the Zoning Commission meeting, the applicant amended the Zoning Request to rezone only the area outside the flood plain.

### Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Joe Mendoza

Planner II

Phone No. 207-2731

**RESOLUTION NO. 05-07-01**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY MULTIFAMILY RESIDENTIAL LAND USE TO LIGHT INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 16.43-ACRES LOCATED AT 3841 COMMERCE STREET EAST.**

**WHEREAS**, City Council approved the Arena District/Eastside Community Plan as an addendum to the Master Plan on December 4, 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 July 13, 2005 and **APPROVED** the amendment on July 13; 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 Arena District/Eastside 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 13<sup>th</sup> DAY OF JULY 2005.**

Attest:

  
Executive Secretary  
San Antonio Planning Commission

Approved:

  
Susan Wright, Chairperson  
San Antonio Planning Commission