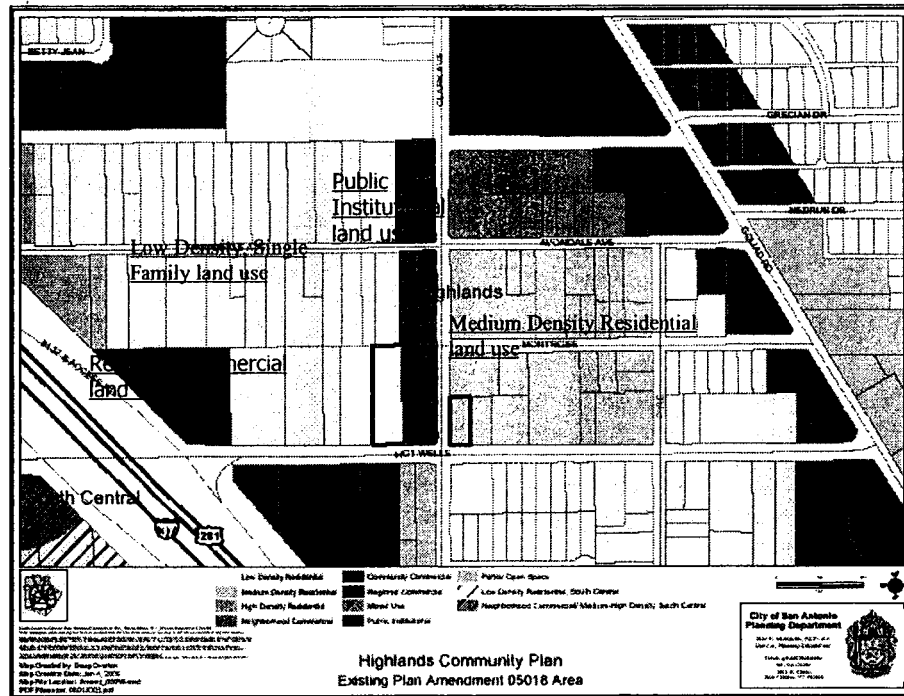
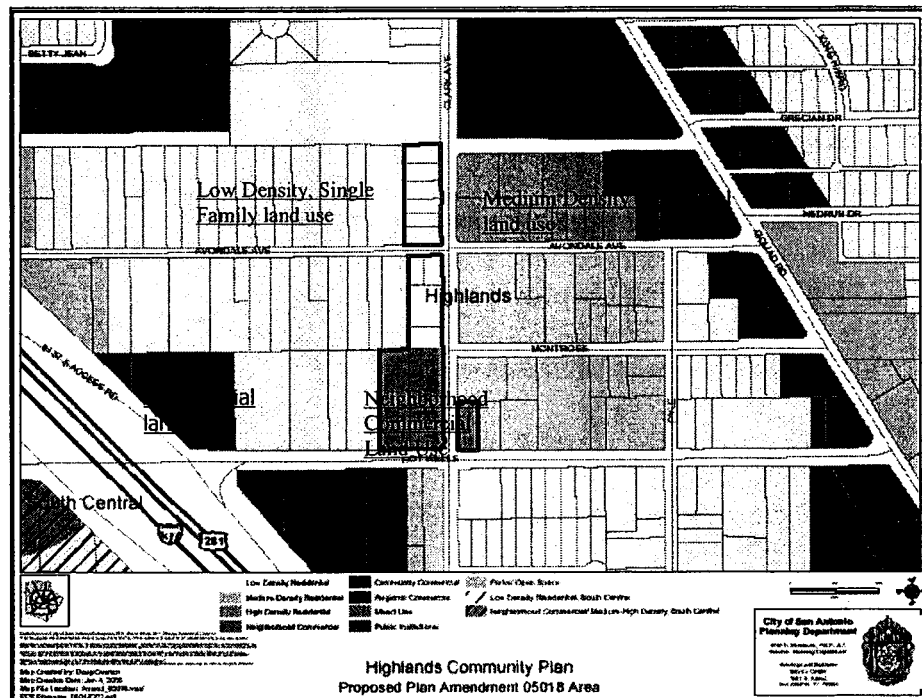


Land Use Plan as adopted:



Proposed Amendment:



City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 05018

Applicant: City of San Antonio Owners: James A. Campbell, Melchor M. Sanchez, James Korus, Victoriano & Macaria Leos, Lupe L. Cerna, CPS, Guadalupe & Ernestine Laurel, Faye J. Steckly, Juan I. & Rachel L. Martinez, Otto E. Frieda Inc., Andres Pastrano & Margret Gonzales, Jaime A. & Elida L. Garcia
Neighborhood/Community/Perimeter Plan: **Highlands Community Plan**

The applicant requests to amend the Land Use Plan designation **from Public Institutional and Medium Density Residential to Neighborhood Commercial and Low Density Residential land uses**

☒ Plan Amendment Map – Attachment 1

City Council District: 3

City Council Meeting Date: **March 9, 2006**

Land Use Analysis:

Property Location: 4319, 4323, 4331, 4335, 4339, 4423, 4430, and 4935 Clark; 875, 878 and 882 Avondale; and 875, 879, and 901 Hot Wells Acreage: 3.54

Current Land Use of site: Residential and Commercial

Adjacent Land Uses:

N: Low Density Residential & Public Institutional (SBC)

E: Public Institutional (SBC) & Low Density Residential

S: Church & Low Density Residential

W: Low Density Residential

Proposed Land Uses/Development: Neighborhood Commercial & Low Density Residential

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

The City of San Antonio Planning Department has revaluated land uses on 14 properties due to a technical error. Currently the Plan calls for the subject properties to be Public Institutional and Medium Density Residential land uses.

Four of the subject properties at the intersection of Hot Wells and Clark would be appropriate for neighborhood commercial land use due to commercial uses already existing at the intersection. Neighborhood Commercial is commonly located at the intersection of two collectors or higher. The 10 properties along Clark are residential uses, and Low-Density Residential land use would properly reflect the character of the eastern side of Clark.

The Plan defines Neighborhood Commercial as small offices and shop-front retail establishments than can be served by pedestrian access, generally less than 5,000 square feet. Examples of Neighborhood Commercial are dentist, insurance, professional, and non-profit offices, coffee shop, café, shoe repair, gift shop, hair salon, dry cleaners, and bakery.

Low Density Residential land use includes single-family residential development on individual lots, and is appropriate for the 10 parcels along Clark. Both current uses and adjacent uses are Low Density Residential.

☒ Minimal Impact

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Hot Wells is a Secondary Arterial Type B with 70 feet of R.O.W.

Other streets: Clark is a two way street that functions as a collector.

Comments: Intersection of Clark and Hot Wells is a four-way stop.

☒ Minimal Impact

Community Facilities Analysis:

Nearby Public Facilities: Fire Station on Hot Wells

Comments: The Fire Station is approximately within 360 feet from subject properties.

☒ Minimal Impact

Staff Recommendation:

☒ Supports

Comments: Staff recommends approval of Neighborhood Commercial and Low Density Residential land uses based on compatibility with current uses on the properties and adjacent uses.

City of San Antonio Planning Department

Plan Amendment Recommendation

Planning Commission Recommendation:

Meeting & Public Hearing Date: 1-25-06

☒ Supports

Newspaper Publication Date of Public Hearing: 1-6-06

No. Notices mailed 10 days prior to Public Hearing: 105

Registered Neighborhood Association(s) Notified: Highland Hills & Highland Park

Comments: Highland Community Alliance is in favor

Zoning Commission Supplemental Information: Z2006013

Current zoning district: R-4

Proposed zoning district: C-1

Zoning Commission Public Hearing Date: 1-17-06 continued to 2-7-06

☒ Supports

Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Joe G. Mendoza

Planner II

Phone No.: 207-2731

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HIGHLAND COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC INSTITUTIONAL AND MEDIUM DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL AND LOW DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 3.54-ACRES LOCATED AT 4319, 4323, 4331, 4335, 4339, 4430, 4423, and 4935 CLARK; 875, 882 AND 878 AVONDALEE; 879, 875, AND 901 HOT WELLS.

WHEREAS, City Council approved the Highland Community Plan as an addendum to the Master Plan on April, 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 January 25, 2006 and **APPROVED** / the amendment on January 25; and

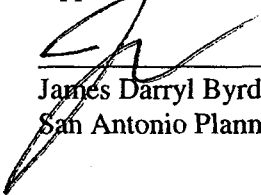
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations 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 Highland 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 25th DAY OF JANUARY 2006.

Approved:


James Darryl Byrd, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission