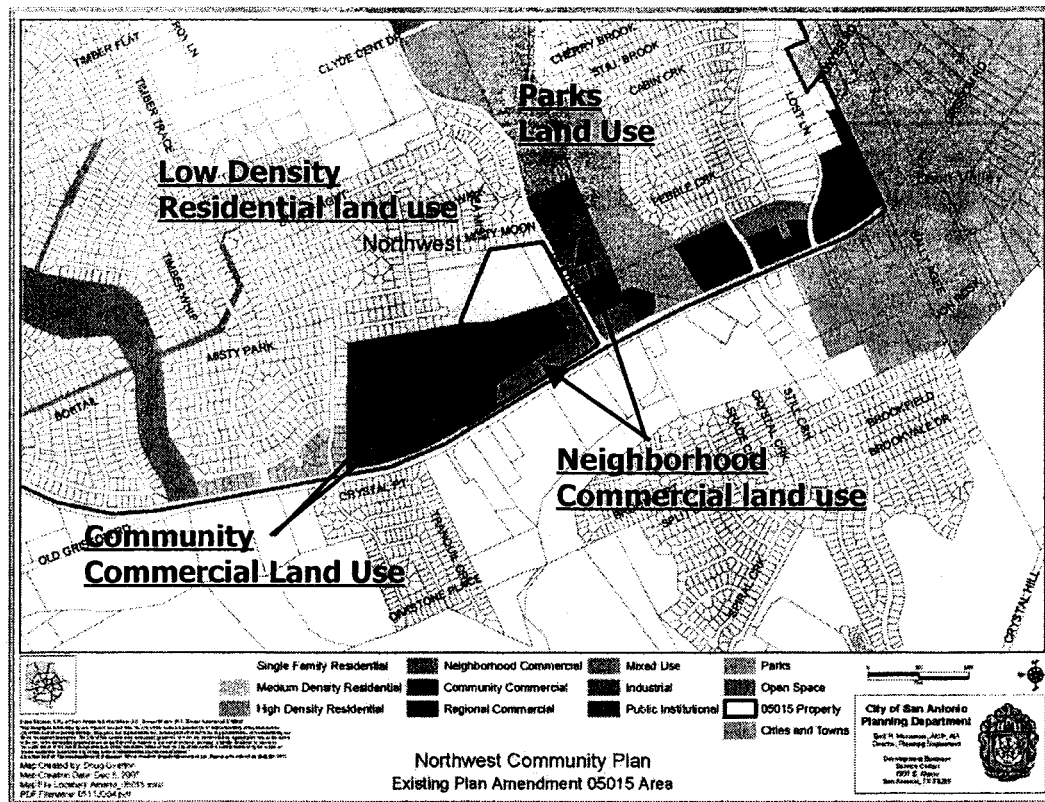
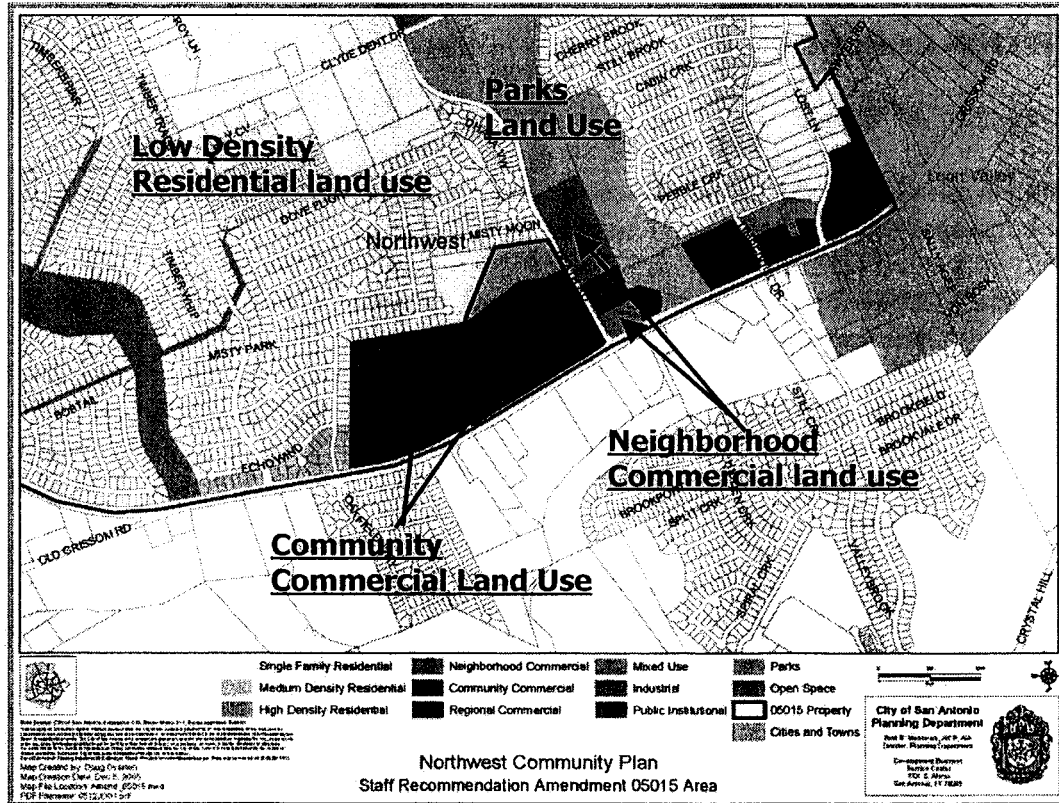


Land Use Plan as adopted:



Proposed Amendment:



City of San Antonio Planning Department Plan Amendment Recommendation

Plan Amendment Application Case Number: 05015

Applicant: Civil Engineering Consultants

Owner: Henry Daugherty, Jr.

Neighborhood/Community/Perimeter Plan: **Northwest Community Plan**

The applicant requests an amendment to the Land Use Plan from **Low Density Residential land use to Community Commercial and Parks land uses, and from Neighborhood Commercial land use to Community Commercial land use.**

☒ Plan Amendment Map – Attachment 1

City Council District: 7

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

Land Use Analysis:

Property Location: Northwest corner of Grissom Road and Heath Road

Acreage: 23

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Single Family Residential

E: Vacant commercial building, vacant properties, and a building with unknown use (listed as new ownership and old office use).

- Timberhill Drive and Grissom Road: Commercial node with several automotive related business, Citgo, Corner Store, various community commercial uses, and two storage facilities.

S: Industrial: Great Northwest Recycling, Ready Mix Concrete, United Rentals (This area was industrial prior to annexation.)

W: Indoor and outdoor storage, SAWS water tower, and Sunbelt Mill Supply, Inc.

- Timber Path and Grissom Road: Commercial node approximately 1½ miles from the subject properties with a few restaurants, retail, nightclub and some vacant commercial sites.
- Tezel Road and Grissom Road: Regional commercial node approximately 2 miles from the subject properties sustaining HEB Grocery along with various commercial uses at all four corners of the intersection.

Proposed Land Use/Development: The applicant is proposing to develop approximately 27 total acres of approximately 35 acres total and donate 7½ acres of the total to the Misty Oaks HOA for park use. Due to the proposed rezoning of property only 23 acres out of the 35 would require a Plan Amendment. The applicant is proposing retail sites along Grissom Road and Heath Road. The interior of the property is proposed for a covered and uncovered RV Storage area. The northern 7½ acres is set for donation as an HOA park expansion.

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

Currently the Plan calls for the subject properties to be Low Density Residential, Neighborhood Commercial, and Community Commercial land uses.

The Plan defines Low Density Residential land use as single-family residential development on individual lots. Parks land use includes public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations. The subject areas identified by Low Density Residential are currently vacant with no connectivity to the adjacent neighborhoods. The existing Misty Oaks HOA community park abuts the subject area to the west and buffers the properties to the HOA. The applicant is proposing a change to the northern portion of property to a Parks land use designation, while changing the remaining Low Density Residential designation to Community Commercial land use. In doing so, the Parks designation would serve as an additional buffer to the surrounding community from any commercial development.

The central and southern portions of subject properties are designated Community Commercial and Neighborhood Commercial land uses. The applicant proposes a change from Neighborhood Commercial land use to Community Commercial land use for this area. Community Commercial land use provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Neighborhood Commercial includes less intense commercial uses with low impact convenience, retail, or service functions. Examples of uses include convenience store, small insurance or medical office, bakery, small restaurant, bookstore, antique shop, copy service, or small, neighborhood sized grocery stores. The Plan states, "Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential". Community Commercial land use is appropriate along the arterial and will directly serve the residential area.

☒ Minimal Impact

City of San Antonio Planning Department

Plan Amendment Recommendation

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Grissom Road is a five lane "Secondary Arterial Type A" with 86' ROW. Other streets: Heath Road is approximately 30' in width and per the Public Works Department ROW data functions as a collector.

Comments:

Per Development Services Traffic Engineering; "Grissom Road at current traffic levels is not at capacity and will handle the proposed traffic from the development". Mitigation would take place within the permitting phase of development and would require the following stipulations per Development Services: "The eastern proposed driveway on Grissom closest to Heath Road (Phase-III driveway) would not be allowed since it is too close to the intersection. A right turn deceleration lane would be required to be installed on Grissom into the Phase-I driveway."

☒ Impact can be mitigated

Community Facilities Analysis:

Nearby Public Facilities:

N: Elrod Elementary School approximately 1 ½ miles along Heath Road

E: Northside ISD Offices approximately ¾ mile along Grissom Road

W: 22 ½ acre Cathedral Rock Park approximately ¾ mile along Grissom Road and Myers Elementary School approximately 1 1/3 miles at Old Grissom Road and Culebra Road.

Comments:

Community Commercial use is preferable at this location. A higher intensity commercial use would not be compatible to the substantial public investment in new public parks and greenway development. Cathedral Rock Park, which just opened, received \$500,000 in improvements. Through Proposition 3 funding, the City of San Antonio is investing approximately \$15 million in improvements alone along the Leon Creek Greenway from Loop 1604 to Camargo Park, south of Hwy 90. \$5.3 million in greenway investments are targeted for the area between Bandera Rd. and Loop 410.

☒ Minimal Impact

Staff Recommendation:

☒ Supports:

Staff recommends approval. The applicant's request ensures an adequate transition between adjacent land uses and development intensities, protects public investments in the area and buffers the surrounding community from any commercial development.

Planning Commission Recommendation:

Meeting & Public Hearing Date: December 14, 2005 continued to January 11 and January 25, 2006

☒ Supports

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: 11/28/2005

No. Notices mailed 10 days prior to Public Hearing: 117

Registered Neighborhood Association(s) Notified: Braun's Farm HOA, Braun Hollow HOA, Braun Station East Community Imp. Assn., Inc., Braun Station West Community Imp. Assn., Great Northwest Community Imp. Assn., Inc., Guilbeau Park Owners Assn., Hidden Meadow Community, Misty Oaks HOA, New Territories HOA, Northchase HOA, Northwest Crossings HOA, Northwest Park HOA, The Crossing at Quail Creek, Quail Creek NA, Saddlebrook, Silverbrook Assn, Stonefield Assn, and Wildwood West NA

Comments: Misty Oaks HOA supports the proposed amendment. No other responses to date.

Zoning Commission Supplemental Information: Z2005285

Current zoning district: O-2 and C-2

Proposed zoning district: C-2NA and C-2C with conditions for an office warehouse

Zoning Commission Public Hearing Date: 12/20/2005 continued to 1/17/2006 and 2/7/2006

☒ Supports

Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Nina Nixon-Mendez, AICP

Case Manager: Zenon F. Solis

Planning Director

Planning Manager

Planner II

Phone No.: 207-7816

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL AND PARKS LAND USES, AND NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 23-ACRES LOCATED AT THE NORTHWEST CORNER OF HEATH ROAD AND GRISSOM ROAD, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS NCB 15005 BLK LOT P-226, NCB 15005 BLK LOT P-227, NCB 15005 BLK LOT P-228, NCB 18670 BLK LOT 3 FORCED TO PLAT SUB'D UT-4, AND NCB 15005 BLK LOT P-228B NON-ADJACENT REMAINS.

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Master Plan on May 27, 2004; 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 December 14, 2005 and **APPROVED** the amendment on January 25, 2006; 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

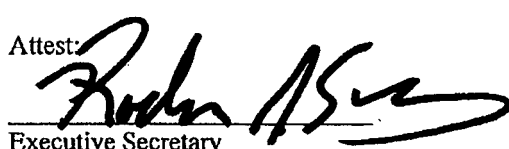
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

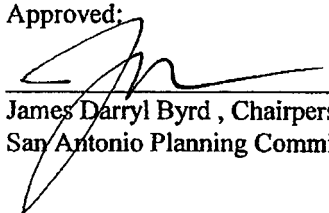
SECTION 1: The amendment to the Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25th DAY OF JANUARY 2006.

Approved:

Attest:


Executive Secretary
San Antonio Planning Commission


James Darryl Byrd, Chairperson
San Antonio Planning Commission