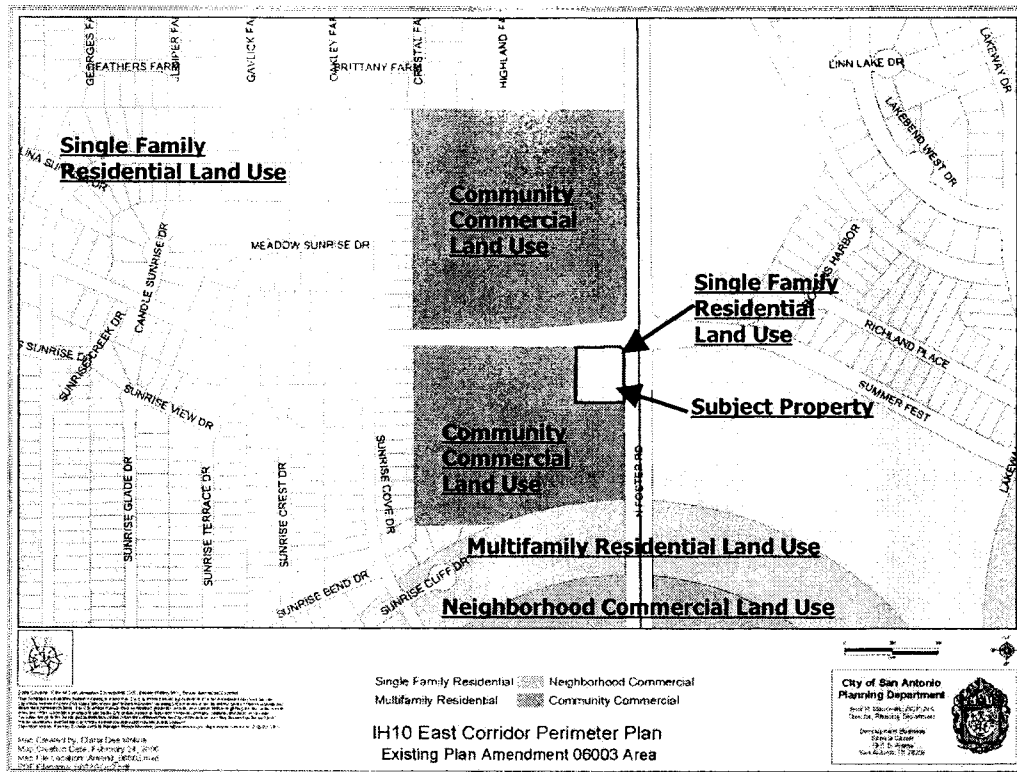
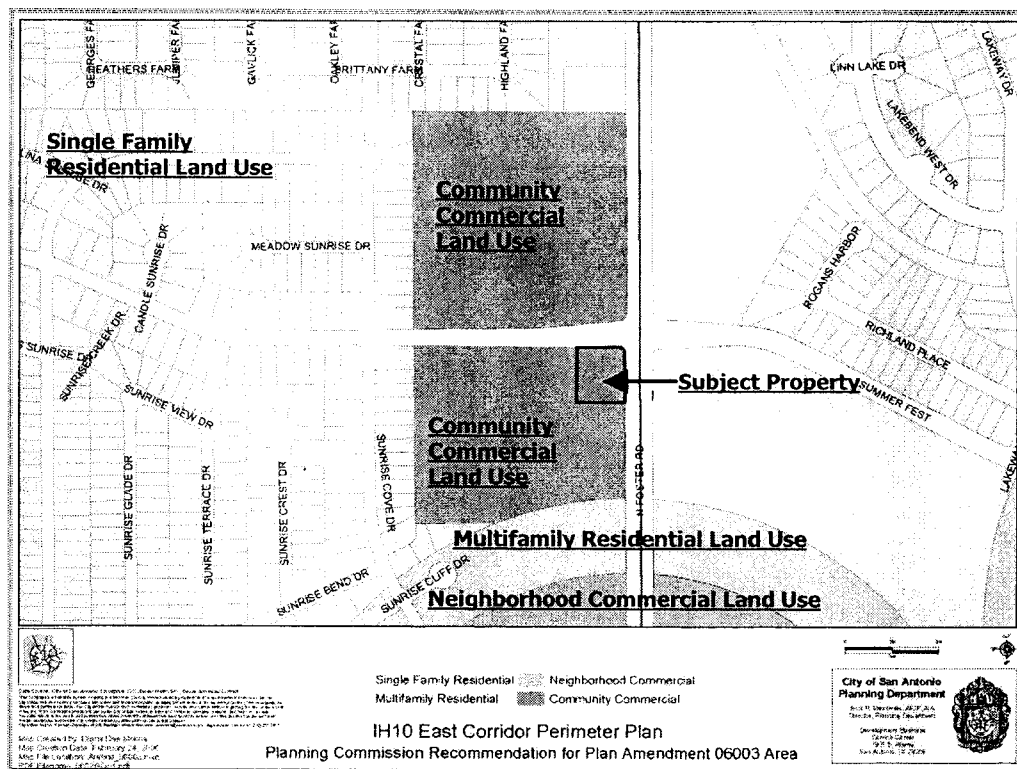


Land Use Plan as adopted:



Proposed Amendment:



City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 06003

Applicant: Tariq Y. Khan

Owner: Same

Neighborhood/Community/Perimeter Plan: **IH 10 East Corridor Perimeter Plan**

The applicant requests to amend the Land Use Plan designation **from Single Family Residential land use to Community Commercial land use.**

☒ Plan Amendment Map – Attachment 1

City Council District: 2

City Council Meeting Date: **April 13, 2006**

Land Use Analysis:

Property Location: Southwest corner of Summer Fest Road and Foster Road, more specifically described by legal descriptions NCB 16612 BLK 7 LOT 78 (SUNRISE UT-15) "SUNRISE" ANNEXATN

Acreage: 0.67

Current Land Use of site: Vacant

Adjacent Land Uses:

North: Vacant property, single family residential, and Precision Brake Alignment

West & East: Vacant property, and single family residential

South: Vacant property, and Alamo United Methodist Church

Proposed Land Use/Development: The applicant is requesting a change in land use and zoning so he can construct a Meineke Car Care Center.

Comments on impact to current and future land uses adjacent to site: The IH 10 East Corridor Perimeter Land Use Plan calls for this area to be designated for residential use. Commercial facilities are to be concentrated at designated locations, particularly intersections, using a hierarchy of Neighborhood Commercial (2 to 5 acres of small scaled service related businesses) at Foster Road at Binz-Engleman Road; Community Commercial (5 to 10 acres of shopping centers) at IH 10 and Foster Road and Regional Commercial (20 to 40 acres) of regional attractions at IH 10 and Loop 1604.

Single Family Residential includes single-family houses on individual lots, while Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of community commercial uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

In 2004, approximately 19 acres abutting the subject property were amended from Single Family Residential to Community Commercial land use leaving the subject property as Single Family Residential land use. A subsequent rezoning also took place changing the zoning from R-6 to C-2 for the 19 acres. The applicant's request would be consistent with the previous Plan Amendment and rezoning.

☒ Minimal Impact

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Foster Road is listed in the Major Thoroughfare Plan as a Secondary Arterial Type A, (86' R.O.W.)

Other streets: Summer Fest Road serves as a local collector

Comments: The addition of a traffic signal at Summer Fest and Foster Road appears to be alleviating traffic congestion at that intersection. No significant impact is expected.

☒ Minimal Impact

Community Facilities Analysis:

Nearby Public Facilities: Karen Wagner High School is 3500 feet south of the subject property on Foster Road while Paschall Elementary School is located 2000 feet north at Foster Road and Lakeview. Sunrise Park is just south at Binz-Engleman and Foster Road.

Comments: No significant impact.

☒ Minimal Impact

City of San Antonio Planning Department

Plan Amendment Recommendation

Staff Recommendation:

☒ Approval

Comments: Due to direct access to Foster Road and Summer Fest Road along with the surrounding Community Commercial land use designation and proposed developments, staff recommends approval of the amendment to Community Commercial land use. The request ensures uniformity of land use on adjoining properties.

Planning Commission Recommendation:

Meeting & Public Hearing Date: March 8, 2006

☒ Approval ☒ Resolution Attached

Newspaper Publication Date of Public Hearing: February 16, 2006

No. Notices mailed 10 days prior to Public Hearing: 27 notices mailed

Registered Neighborhood Association(s) Notified: Brentfield Association, Candlewood Park HOA, Eastgate Neighborhood Association, Estates Mission Hills HOA, Fairways of Woodlake HOA, Highland Farms, Meadowbrook Association, Property Owners of Northampton, Sunrise Neighborhood Coalition, Ventura I Volunteer Neighborhood Association, Ventura Maintenance Association, and Woodlake HOA

Comments: Janice Gangawer of the IH 10 East Planning Team contacted staff by phone and is in support of the applicant's request.

Zoning Commission Supplemental Information: Z2006040

Current zoning district: R-6 Proposed zoning district: C-2-C with conditions for a Meineke Car Care Center
Zoning Commission Public Hearing Date: March 7, 2006

☒ Approval

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. 06-03-02

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH 10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SINGLE FAMILY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.67-ACRES LOCATED AT THE SOUTHWEST CORNER OF SUMMER FEST ROAD AND FOSTER ROAD, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTION NCB 16612 BLK 7 LOT 78 (SUNRISE UT-15) "SUNRISE" ANNEXATN.

WHEREAS, City Council approved the IH 10 East Corridor Perimeter Plan as an addendum to the Master Plan on February 22, 2001; 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 March 8, 2006 and **APPROVED** the amendment on March 8; and

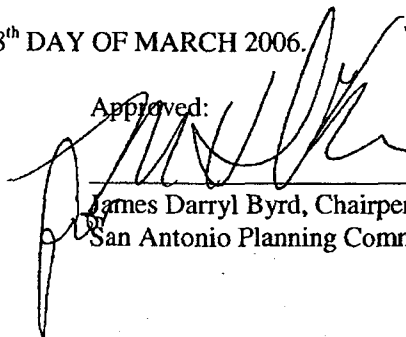
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations 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 IH 10 East Corridor Perimeter 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 8th DAY OF MARCH 2006.

Approved:

 Vice Chair
James Darryl Byrd, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission