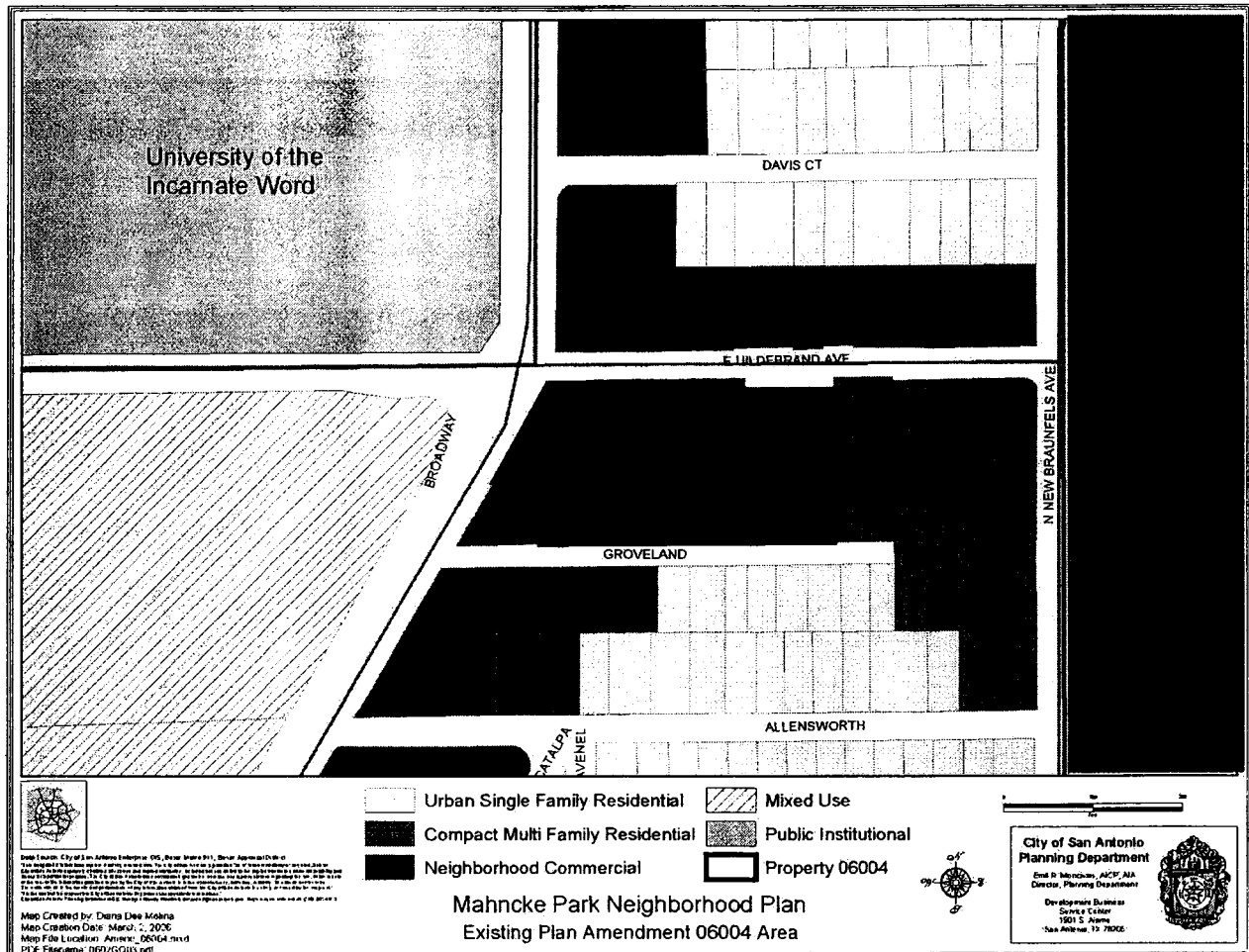
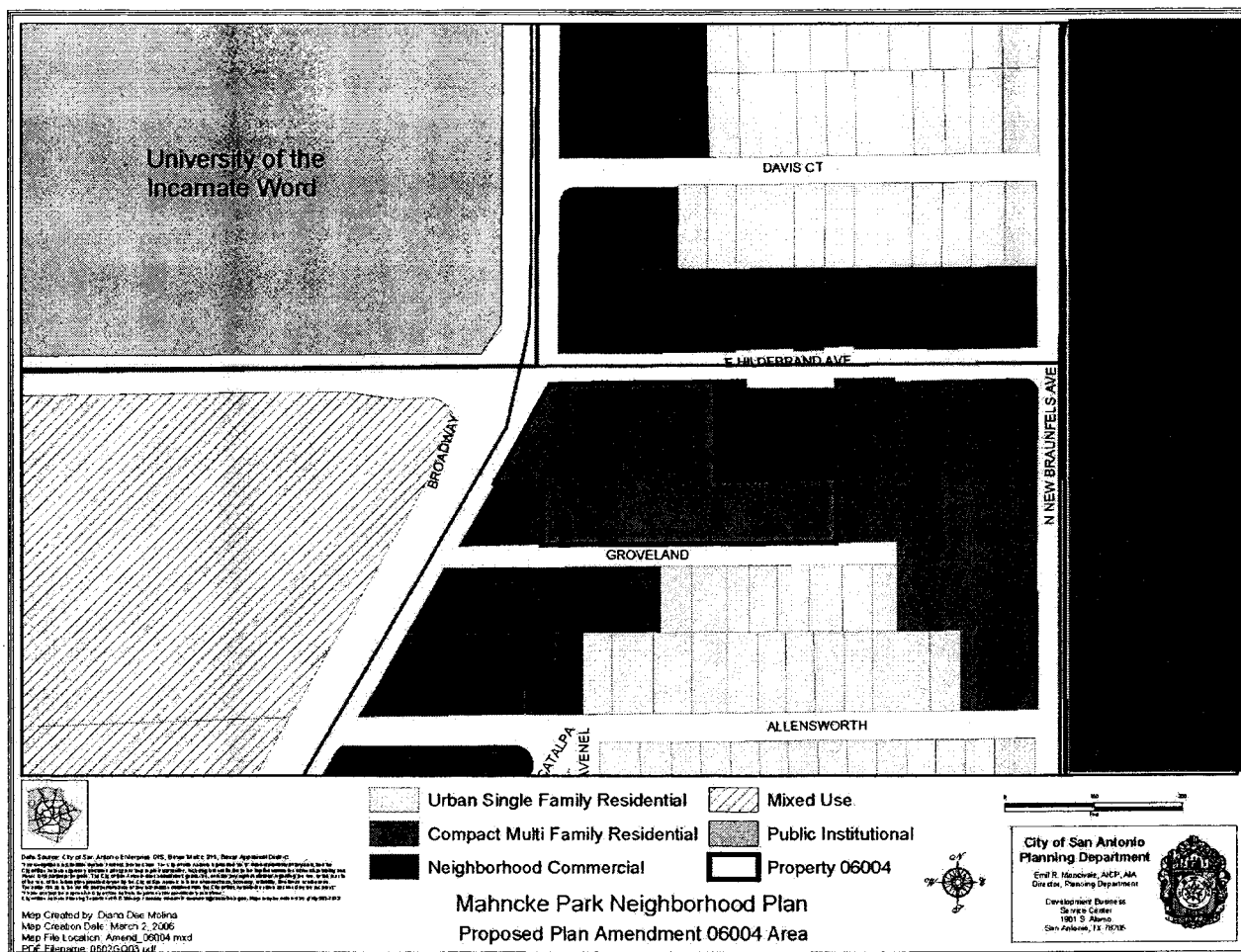


ATTACHMENT I  
Land Use Plan as adopted:



ATTACHMENT II  
Proposed Amendment:



# City of San Antonio Planning Department

## Plan Amendment Recommendation

**Plan Amendment Application Case No.: 06004**

Applicant: Kaufman & Associates

Owner: Bart C. Koontz

Neighborhood/Community/Perimeter Plan: **Mahncke Park Neighborhood Plan**

The applicant requests to amend the Land Use Plan designation from **Neighborhood Commercial** to **Compact Multi-family Residential**

☒ Plan Amendment Map – Attachment 1

City Council District: 9

City Council Meeting Date: **May 18, 2006**

### Land Use Analysis:

Property Location: 4210 Broadway, 151 Groveland and 135 Groveland

Acreage: 2.45 ac

Current Land Use of site: Commercial / Single Family Residential

Adjacent Land Uses:

N: Neighborhood Commercial

E: Neighborhood Commercial / High Density Residential

S: Low Density Residential / Neighborhood Commercial

W: Office

Proposed Land Use/Development: Compact Multi-family Residential / High-rise multi-family residential

Comments on impact to current and future land uses adjacent to site: The existing and future land uses are the equivalent to the Neighborhood Commercial land use. The requested land use change on the site would not sufficiently impact the existing adjacent uses, and could be complimentary to other uses along Broadway.

☒ Minimal Impact

### Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Broadway Ave. – Primary Arterial Type B (70'-120'); Hildebrand Ave. - Secondary Arterial Type B (70'-86')

Other streets: Groveland St – Local Type A

Comments: The requested Compact Multi-family Residential Land Use description found on page 21 of the Mahncke Park Neighborhood Plan states that the land use should be "typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities". There are a number of VIA Metropolitan transit stops along Broadway and significant commercial development in place and redevelopment that is occurring along Broadway Ave.

☒ Minimal Impact

### Community Facilities Analysis:

Nearby Public Facilities: Brackenridge Park / Brackenridge Park Golf Course, San Antonio Botanical Center, Mahncke Park

Comments: Brackenridge Park, Brackenridge Park Golf Course, the San Antonio Botanical Center and Mahncke Park are located in relatively close proximity to this site and will be significant public amenities for this development, and conversely the resultant population could increase the usage of the City-owned park facilities.

☒ Minimal Impact

### Staff Recommendation:

☒ Approval

Comments: The requested land use change will be in keeping with the intent of the Mahncke Land Use Plan and would compliment the existing commercial uses found along Broadway Ave.

### Planning Commission Recommendation:

Meeting & Public Hearing Date: March 22, 2006

☒ Approval

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: March 3, 2006

No. Notices mailed 10 days prior to Public Hearing: 67

Registered Neighborhood Association(s) Notified: Mahncke Park Neighborhood Association

Comments: Revised 3/17/06

# City of San Antonio Planning Department

## Plan Amendment Recommendation

### Zoning Commission Supplemental Information: Z2006074

Current zoning district: C-2, C-2 RIO-1, R-4, R-4 RIO-1

Proposed zoning district: MF-50

Zoning Commission Public Hearing Date: April 18, 2006

☒ Approval

### Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Christopher J. Garcia

Senior Planner

Phone No.: (210) 207-6536

**RESOLUTION NO. 06-03-04**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL TO COMPACT MULTI-FAMILY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 2.45 ACRES LOCATED AT 4210 BROADWAY, 151 GROVELAND AND 135 GROVELAND.**

**WHEREAS**, City Council approved the Mahncke Park Neighborhood Plan as an addendum to the Master Plan on September 27, 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 22, 2006 and **APPROVED** the amendment on March 22; and

**WHEREAS**, the San Antonio Planning Commission made a finding that the Planning Department's recommendation for approval of the plan amendment is consistent with the intent of the plan; 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:**

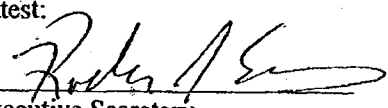
**SECTION 1:** The amendment to the Mahncke Park Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

**PASSED AND APPROVED ON THIS 22<sup>nd</sup> DAY OF MARCH 2006.**

Approved:

  
James Darryl Byrd, Chairperson  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission