

# SAN ANTONIO PLANNING COMMISSION AGENDA

December 9, 2009

2:00 P.M.

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Andrea Rodriguez

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Tree Presentation
- Discussion regarding SAWS Aquifer Tour

## 2. 2:00 P.M.– Call to Order, Board Room

## 3. Roll Call

## 4. Citizens to be heard

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## CONSENT AGENDA

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.



- Professional Development Opportunity – conferences and workshops
- Steering Committee on Historic Preservation
- Technical Advisory Committee
- Transportation
- Unified Development Code

12. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

13. **ADJOURNMENT**

**PLANNING COMMISSION  
VACATE RESUBDIVISION AND SUBDIVISION**

AGENDA ITEM NO: 5 December 9, 2009

FALCON PROFESSIONAL CENTER  
SUBDIVISION NAME

MINOR PLAT

080246  
PLAT

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 547 A-1

**OWNER:** Adolfo E. Gutierrez

**ENGINEER:** Gomez-Garcia and Associates, Inc., by Alejandro Gomez, P.E.

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** November 18, 2009

**Location:** On the east side of State Highway 16, north of FM 1604

**Services Available:** SAWS Water and Sewer

**Zoning:** MPCD Master Planned Community District

**Plat is in associated with:**

MPCD 08-06-002, Kamary Commons, accepted on November 21, 2008

**Proposed Use:** Commercial

**Major Thoroughfare:** State Highway 16 is a primary arterial, Type A, minimum R.O.W. 120 feet

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**APPLICANT'S PROPOSAL:**

To plat 1.662 acres consisting of 1 non-single family lot.

**STAFF RECOMMENDATION:**

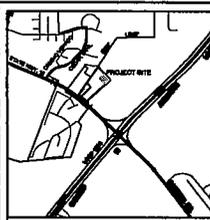
Approval

Northstar Land Surveying, Inc.
9033 AERO SUITE # 207
SAN ANTONIO, TEXAS 78217
(210) 826-6228

PROJECT ENGINEER:
GOMEZ-GARCIA AND ASSOCIATES, INC.
TPE FIRM REGISTRATION #5362
8723 BOITTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9608 - (210) 832-9615 FAX

OWNER LOT 2, BLOCK 2
DOMINION BUILDING SYSTEMS, INC.
815 CALTON ROAD, LAREDO, TEXAS 78041
(956) 791-1492 - (956) 725-2286 FAX

SCALE: 1"=100'



LOCATION MAP

N.T.S.

TWOOT NOTES

- 1. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO THE STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS HIGHWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF SAID LOT.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TWOOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TWOOT.

AREA BEING VACATED THROUGH VACATING DECLARATION

SCALE: 1"=200'
BEING 1.00 ACRES DESIGNATED AS A PRIVATE DETENTION POND EASEMENT IN THE "FALCON PROFESSIONAL CENTER PLAT" RECORDED IN VOLUME 9561, PAGE 112, OF THE BEXAR COUNTY DEED AND PLAT RECORDS, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

NOTES

- 1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.
2. ELEVATIONS ARE BASED ON N.G.S. DATUM (NOVD 83)
3. NO STRUCTURING, FENCING, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS, WHICH ALTER THE CROSS-SECTION OR OTHER TYPE OF EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT PROPERTY TO REMOVE AND REPAIR OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. OWNER SHALL PROVIDE SHARED GROSS ACCESS IN ACCORDANCE WITH U.L.C. 33-50M(3)(J)

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE SHOWN ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

STREETScape NOTE: UDC 20-012 STREETScape WILL BE COMPLETED DURING THE BUILDING STAGE.

UTILITY NOTES

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE OWNERS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEPICTED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "PHONE EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND LOCATING POLES, LINES OR BURNING WELLS, CHARLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, WHICH OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

ANY ONE UNWARRANTY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EJECTA, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW HERE.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RISK OF THE USER, OF SERVICE APPLICATION, MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, declares to the use of the public, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREMAN ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: (LOT 1, BLK 2)

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, declares to the use of the public, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREMAN ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: (LOT 2, BLK 2)

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, TEXAS

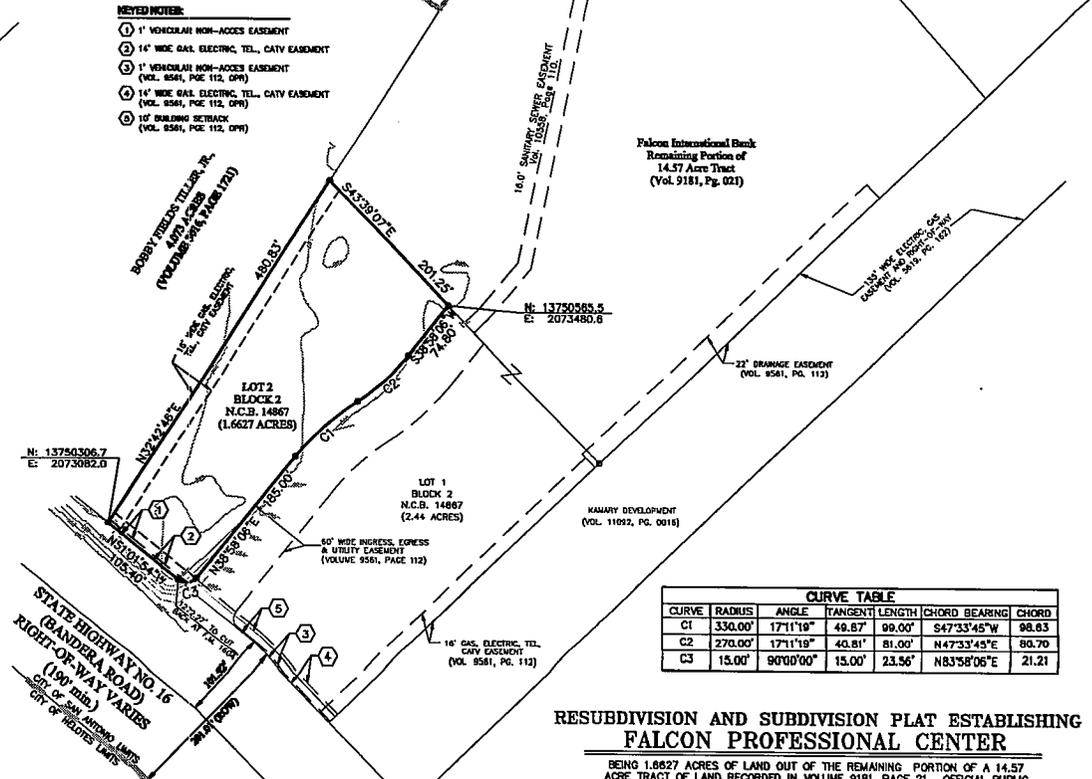
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE BEXAR DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ALEJANDRO R. GOMEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 00148 DATE \_\_\_\_\_

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: \_\_\_\_\_

THOMAS C. HARDNER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4380 DATE \_\_\_\_\_

LEGEND
0 FOUND 1/2" IRON ROD
EXISTING CONTOURS
KEYED NOTICES:
1) VEHICULAR NON-ACCESS EASEMENT
2) 14' WIDE GAS, ELECTRIC, TEL., CTV EASEMENT
3) 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9561, PAGE 112, OFP)
4) 14' WIDE GAS, ELECTRIC, TEL., CTV EASEMENT (VOL. 9561, PAGE 112, OFP)
5) 10' BUILDING SETBACK (VOL. 9561, PAGE 112, OFP)



CURVE TABLE
CURVE RADIUS ANGLE TANGENT LENGTH CHORD BEARING CHORD
C1 330.00' 171°11'19" 49.87' 99.00' S47°33'45"W 98.63
C2 270.00' 171°11'19" 40.81' 81.00' N47°33'45"E 80.70
C3 15.00' 90°00'00" 15.00' 23.56' N83°58'06"E 21.21

RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING FALCON PROFESSIONAL CENTER

BEING 1.6627 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 14.57 ACRE TRACT OF LAND RECORDED IN VOLUME 9181, PAGE 21, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS;

THIS PLAT OF \_\_\_\_\_ FALCON PROFESSIONAL CENTER \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHURMAN
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DAILY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE \_\_\_\_\_ RECORDS OF SAID COUNTY, IN VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_
COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

**CITY OF SAN ANTONIO  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
REGIONAL PLANNING SECTION**

**STAFF REPORT RECOMMENDATION TO  
PLANNING COMMISSION**

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**PLANNING COMMISSION MEETING DATE:** December 9, 2009

**COUNCIL DISTRICT:** 7

**SUBJECT:** Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to de-designate a proposed segment of Silent Sunrise Road generally located northwest of NW Loop 410, east of Quail Branch Road and west of Bandera Road.

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**BACKGROUND INFORMATION**

The City of San Antonio's Major Thoroughfare Plan (MTP) designates an alignment of Silent Sunrise Road generally located northwest of NW Loop 410, east of Tezel Road and west of Bandera Road. This designation was added to the MTP in 1983 to improve circulation and connectivity of the regional street system, and to function as an east-west connector between Tezel Road and Bandera Road. This designation is classified as a Secondary Arterial Type A. The standard design for a Secondary Arterial Type A is a road with four 12' width lanes with a 14' width median.

This alignment of Silent Sunrise is approximately two miles in length and has been partially constructed. Approximately one-half mile immediately east of Tezel Road has been constructed to Secondary Arterial Type A specifications. An additional half mile section has been constructed as a two-lane road and 86' of ROW has been dedicated; thus, this section has the potential for future improvement to Secondary Arterial Type A specifications. A final 238' section, which ends at Quail Branch Road, has been constructed to full Secondary Arterial Type A pavement and right-of-way standards.

The remaining unconstructed segment is one-mile in length and is generally located east of Quail Branch Road and west of Bandera Road. This segment traverses both French Creek and Leon Creek as well as several large unplatted properties. A strip of right-of-way approximately 13' in width and 100' in length has been dedicated for this one-mile segment by a property (Northwest Corridor Business Park Ltd Subd. U-1, Plat No. 200058) located at the northwest corner of the intersection of Eckhert Road and Bandera Road.

One of the aforementioned unplatted properties is currently a functioning business known as North American Precast Company. Another unplatted property (the unplatted portion of Bandera Eckhert Center near the corner of Bandera Road and Eckhert Road) has a 0.33 mile section of unconstructed Silent Sunrise traversing it, and its owner has applied for an amendment

to the MTP. The amendment requests de-designation of the unconstructed one-mile section of Silent Sunrise from the MTP. This request would effectively remove the proposed segment of Silent Sunrise from the MTP.

## ISSUES

Staff recommends denial of applicant's request to de-designate the proposed section of Silent Sunrise Road east of Quail Branch Road and west of Bandera Road on the MTP.

Staff recommendation is based on the following factors:

- **Silent Sunrise Road** has been constructed to a considerable degree, as mentioned above. Due to this investment, Staff feels the proposed section should remain.
- **Population projections** by Alamo Area Council of Governments show population of the general area will increase from approximately 144,000 in 2005 to 178,000 in 2035.
- **Congestion projections** by the Metropolitan Planning Organization show roadway congestion increasing in the general area between 2005 and 2015. Given population projections, it is reasonable to conjecture that congestion will continue to increase through 2035.
- **Spacing** of thoroughfares is ideally 1 to 1.5 miles. Silent Sunrise Road (existing and proposed) is ideally spaced approximately a mile between Guilbeau Road and Grissom Road.
- **Regional circulation and connectivity** would be greatly improved if the Silent Sunrise Road section east of Quail Branch Road and west Bandera Road were constructed. This connectivity would provide a more direct link from the densely developed subdivisions near Tezel Road to the Medical Center.
- **Northwest Community Plan 1998** makes the following recommendations: "Add arterials to reduce current and future congestion; Potential for a connection at Eckhert Road. Development of the connection would need to balance traffic relief with the concerns of adjacent neighborhoods and schools....Acquire right-of-way for future transportation improvements," (Page 14). This plan was updated in 2004; and these recommendations were maintained.
- **Floodplain** is considerable. The unconstructed section of Silent Sunrise traverses French Creek (up to 4' depth, 90' width) and Leon Creek (up to 20' depth, 1,000' width). There is high probability that a bridge will be required, which may require participation of the public sector. Staff, nevertheless, believes this section to be too important for regional circulation and connectivity to lose given the aforementioned factors.
- **Existing development:** North American Precast Company is located just east of French Creek. Approximately 900' of proposed Silent Sunrise Road traverses an unplatted part of this business. The existence of this business may preclude the dedication and construction of this section of Silent Sunrise Road in the short-term, but it should be kept in mind that the MTP is a long-term plan and this business may not exist at some point in the distant future. If a new business plats this property, it will trigger MTP requirements per the City of San Antonio's Unified Development Code.
- **Future development:** Additional development in the area will necessitate construction of street improvements to maintain a C level of service as required by the UDC. Construction of off-site improvements up to 1.5 miles from a development site may be

required in accordance with the rough proportionality ordinance, thus construction of Silent Sunrise is possible when new development occurs.

### **ALTERNATIVES**

Re-alignment of proposed Silent Sunrise Road was explored by Staff but deemed infeasible due to platted property north and south of existing Eckhert Road west of Bandera Road.

Mainland Road, located north of Silent Sunrise Road, was considered as an alternative east-west thoroughfare. This option was deemed infeasible due to right-of-way constraints, terrain and existing traffic patterns that would still force traffic on to the most congested section of Bandera Road between Eckhert and Guilbeau. In addition, Mainland Road does not provide the ideal spacing that Silent Sunrise does.

### **FISCAL IMPACT**

There is no fiscal impact associated with this amendment.

### **PROCESS HISTORY**

On September 28<sup>th</sup>, a stakeholder meeting was held at which time the following agencies and departments were canvassed: PDSO Streets, PDSO Land Entitlements, PDSO Regional Planning, Bexar County, COSA Public Works Stormwater. Subsequently, the following agencies were canvassed: VIA, COSA Public Works Streets, TxDOT, MPO, North Side Independent School District. Consensus: denial as per Staff recommendation.

On October 13<sup>th</sup>, an informational meeting was held with impacted property owners within 200 feet of the proposed re-alignment. Five property owners attended; all expressed support for the de-designation option.

### **STAFF RECOMMENDATION**

Denial of request to de-designate a proposed segment of Silent Sunrise Road generally located northwest of NW Loop 410, east of Quail Branch Road and west of Bandera Road.

### **TAC RECOMMENDATION**

On November 2<sup>nd</sup> the Technical Advisory Committee (TAC) of the Planning Commission recommended denial of the request to de-designate the proposed segment of Silent Sunrise Road.

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### **PLANNING AND DEVELOPMENT SERVICES STAFF**

Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Manager, Comprehensive Planning
Richard Martinez	Sr. Planner, Regional Planning

**RESOLUTION NO.**

**RECOMMENDING TO DENY AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO DE-DESIGNATE A PROPOSED SEGMENT OF SILENT SUNRISE ROAD GENERALLY LOCATED NORTHWEST OF NW LOOP 410, EAST OF QUAIL BRANCH ROAD AND WEST OF BANDERA ROAD.**

**WHEREAS**, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

**WHEREAS**, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

**WHEREAS**, the Planning Commission held a public hearing on December 9, 2009 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to de-designate a proposed segment of Silent Sunrise Road generally located northwest of NW Loop 410, east of Quail Branch Road and west of Bandera Road as illustrated in Attachment I, is herein approved and recommended to the City Council for adoption.

PASSED AND APPROVED ON THIS 9th DAY OF DECEMBER 2009.

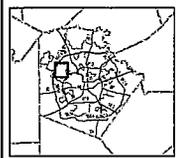
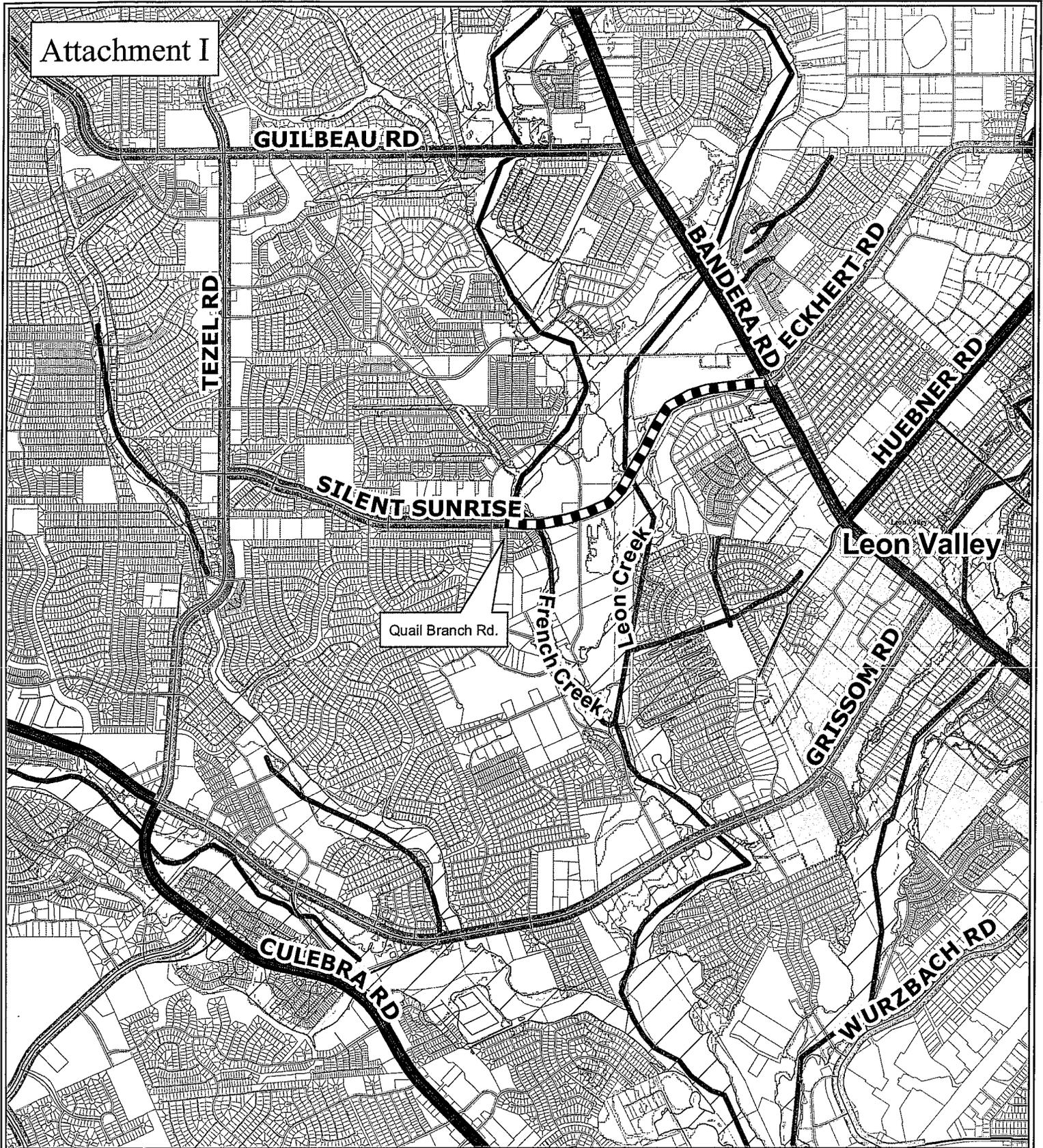
Approved:

Attest:

\_\_\_\_\_  
Amelia Hartman, Vice Chair  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

Attachment I

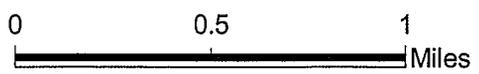


-  Flood Plain
-  DFIRM
-  creeks
-  Cities and Towns
-  City of San Antonio
-  Primary Arterial Type A 120'
-  Secondary Arterial Type A 86'
-  Proposed De-designation



## Major Thoroughfare Plan Amendment

### Silent Sunrise



Data Source: City of San Antonio, Copyright © S. Bevan Mayo 911, Survey Approval District  
 This map is a reproduction of the original map. The City of San Antonio is not responsible for any errors or omissions on this map.  
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 The City of San Antonio is not responsible for any errors or omissions on this map.  
 The City of San Antonio is not responsible for any errors or omissions on this map.

Map Last Edited: Nov 17, 2009  
 PDF Filename: Staff room Somerset 1 A B

City of San Antonio  
 Planning and Development  
 Services Department  
 Roderick J. Sanchez, AICP, CBO  
 Director  
 City of San Antonio  
 Business Services Center  
 1201 South Alamo  
 San Antonio, TX 78204



## Major Thoroughfare Plan Amendment

De-designation of a Segment of  
Silent Sunrise Road



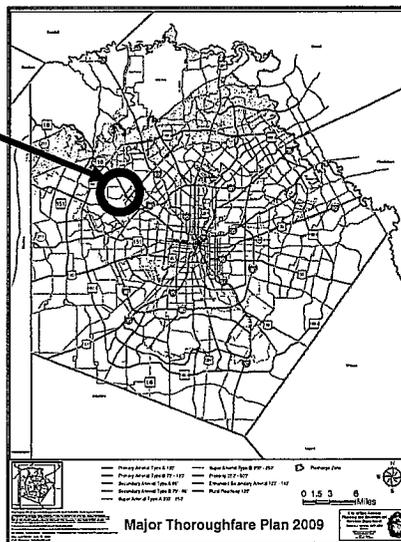
Planning Commission

December 9, 2009

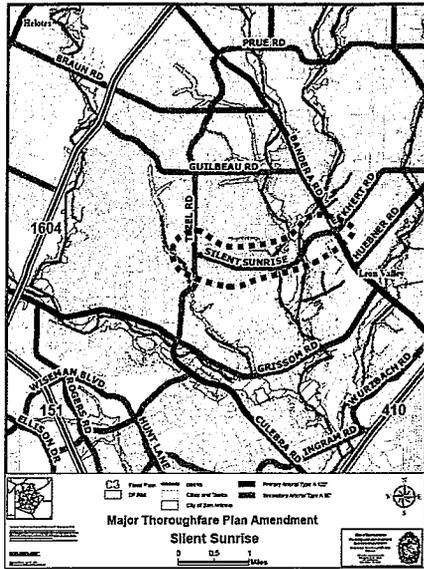
## General Location

Silent Sunrise Road:

- NE San Antonio
- SW of Loop 1604
- NW of Loop 410



## Regional View



### Surrounding Existing Thoroughfares

- Bandera Rd
- Tezel Rd
- Grissom Rd
- Guilbeau Rd

### Function of Silent Sunrise

- Provides east-west connectivity between Tezel Rd and Bandera Rd

## Proposed Changes



### Property Owner Request

De-designation of a segment of Silent Sunrise Road



## Proposed Changes



### Factors Staff Considered:

- a) Existing Silent Sunrise
- b) Population projections
- c) Congestion projections
- d) Spacing, Circulation, Connectivity
- e) Community Plan
- f) Existing Development
- g) Floodplain

## Recommendation

Technical Advisory Committee to the Planning Commission and Staff recommend Denial of De-designation of a Segment of Silent Sunrise Road.

**CITY OF SAN ANTONIO**  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
REGIONAL PLANNING SECTION

STAFF RECOMMENDATION TO  
PLANNING COMMISSION

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**PLANNING COMMISSION MEETING DATE:** December 9, 2009

**COUNCIL DISTRICT:** 6

**SUBJECT:** Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align a segment of proposed Galm Road generally located west of Loop 1604, south of FM 471/Culebra Road and east of proposed Highway 211.

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**BACKGROUND INFORMATION**

The City of San Antonio's Major Thoroughfare Plan (MTP) designates an alignment of Galm Road generally located west of Loop 1604, south of FM 471/Culebra Road and east of proposed Highway 211. This alignment was first placed on the MTP in 1987, then amended to its current classification and alignment in 2006. This segment of Galm Road is approximately 5.5 miles in length and is designated as a Secondary Arterial Type A (86' ROW). The standard design for a Secondary Arterial Type A is a road with four 12' width lanes with a 14' width median. Approximately 0.85 mile of proposed Galm Road has been constructed north of Talley Road by the developer of Westoak Estates. This developer provided 24' of pavement with 60' of right-of-way. This right-of-way dedication reflects dedication that occurred when Galm Road was classified as a Primary Arterial Type A (120' ROW) before the 2006 amendment. Two MDPs, Westpointe West and Westpointe North, have been submitted to PDS and are under review. These MDPs propose a re-alignment of Galm Road to the west of the current alignment.

**ISSUE**

Occasionally, a MDP will propose a re-alignment of a major thoroughfare and Staff will consider the merits of the proposal. In this case, Staff proposes and recommends approval of a re-alignment of the proposed section of Galm Road south of Culebra Road and east of proposed Highway 211 on the MTP as reflected on the Westpointe West and Westpointe North MDPs.

Staff recommendation is based on the following factors:

- The number of separately owned properties that would be impacted by this re-alignment (traversed or abutted) goes down from 11 to 1.
- The width of floodplain that is crossed by this re-alignment of Galm Road is less (2,400' compared to 3,600') than the current alignment.
- The total distance of this re-aligned section of Galm Road is shorter in length (5.2 miles compared to 5.5 miles) than the current alignment.

- The re-alignment option provides more direct connectivity, i.e., less curvature, than the current alignment.
- The 0.85 mile of partially constructed Galm Road could be designated as a collector based on the expected development pattern in the area. The owner of the property at the current intersection of Galm Road and Talley Road to the west of the current partially constructed section has already agreed to contribute the necessary right-of-way dedication and construction for the collector. The length of this additional collector section would be approximately 550'.
- There are two approved MDPs to the southwest of Talley Road – Stevens Ranch and Redbird Ranch. Both MDPs include proposed right-of-way for Galm Road. The proposed re-alignment will not impact these MDPs or their proposed right-of-way.

### **ALTERNATIVES**

Alternative re-alignment options for proposed Galm Road, apart from the option currently being recommended by Staff, were explored but found to be infeasible. This infeasibility is due to the existence of approved MDPs Stevens Ranch and Redbird Ranch which, as mentioned, contain proposed right-of-way dedication for Galm Road. Thus, re-alignment would be inconsistent with these approved MDPs.

The alternative of not accepting the re-alignment precludes adequate traffic circulation within the planned MDPs east of Talley Road as the re-alignment would go through the middle of these MDPs as opposed to the current alignment which is on the eastern boundary line of the Westpointe West MDP.

### **FISCAL IMPACT**

There is no fiscal impact associated with this amendment.

### **PROCESS HISTORY**

On September 28<sup>th</sup>, a stakeholder meeting was held at which time the following agencies and departments were canvassed: PDSO Streets, PDSO Land Entitlements, PDSO Regional Planning, Bexar County, and COSA Public Works Stormwater. Subsequently, the following agencies were canvassed: VIA, COSA Public Works Streets, TxDOT, and MPO. Consensus: approval of re-alignment as per Staff recommendation.

On October 13<sup>th</sup>, an informational meeting was held with impacted property owners within 200 feet of the proposed re-alignment. It should be noted that nine property owners attended; all wished to see the proposed alignment of Galm Road remain as-is on the MTP, without the re-alignment.

### **STAFF RECOMMENDATION**

Approval of re-alignment of proposed Galm Road on the Major Thoroughfare Plan west of Loop 1604, south of FM 471/Culebra Road and east of proposed Highway 211.

### **TAC RECOMMENDATION**

On November 2<sup>nd</sup>, the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of the re-alignment of proposed Galm Road.

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**PLANNING AND DEVELOPMENT SERVICES STAFF**

Jesus Garza, AICP

Assistant Director

Trish Wallace, AICP

Manager, Comprehensive Planning

Richard Martinez

Sr. Planner, Regional Planning

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO RE-ALIGN A PROPOSED SEGMENT OF GALM ROAD GENERALLY LOCATED WEST OF LOOP 1604, SOUTH OF FM 471/CULEBRA ROAD AND EAST OF PROPOSED HIGHWAY 211.**

**WHEREAS**, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

**WHEREAS**, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

**WHEREAS**, the Planning Commission held a public hearing on December 9, 2009 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to re-align a proposed segment of Galm Road generally located west of Loop 1604, south of FM 471/Culebra Road and east of proposed Highway 211 as illustrated in Attachment I, is herein approved and recommended to the City Council for adoption.

PASSED AND APPROVED ON THIS 9th DAY OF DECEMBER 2009.

Approved:

Attest:

\_\_\_\_\_  
Amelia Hartman, Vice Chair  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



# Major Thoroughfare Plan Amendment

Re-alignment of a Segment of  
Galm Road



Planning Commission

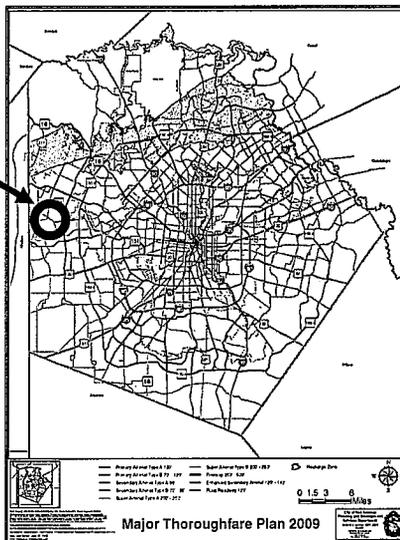
December 9, 2009

1

# General Location

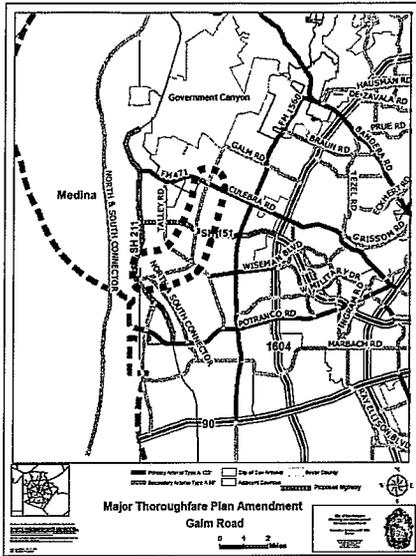
Galm Road:

- West Bexar County
- West of Loop 1604



2

# Regional View

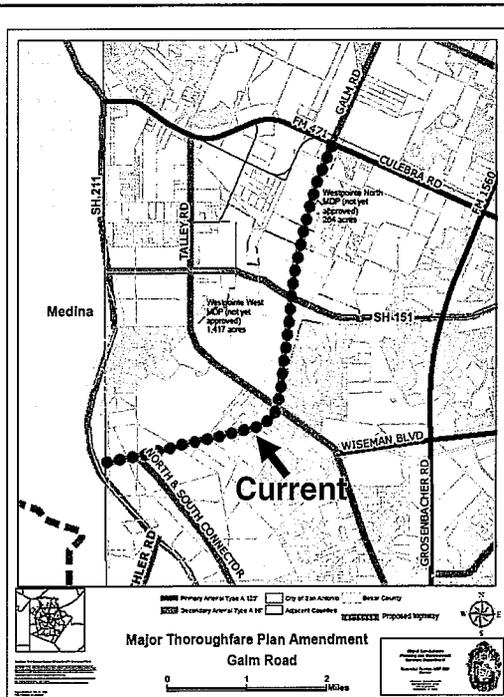


## Surrounding Thoroughfares

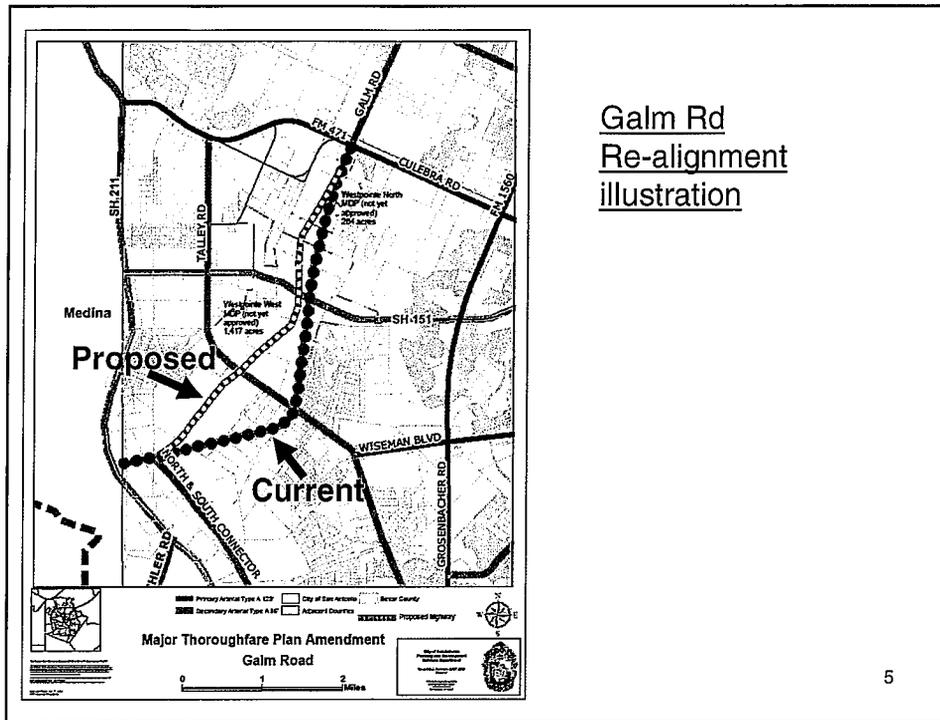
- Culebra Rd
- Potranco Rd
- Talley Rd
- Wiseman Rd

## Function of Proposed Galm Rd

- Provides north-south & east-west connectivity between Culebra Rd and proposed HW 211.



## Galm Rd Re-alignment illustration



Galm Rd  
Re-alignment  
illustration

Factors Staff considered in reaching  
recommendation to approve re-alignment of  
Galm Road

- a) Property impact
- b) Floodplain
- c) Length of proposed segments
- d) Street alignment
- e) Spacing
- f) Partial construction

## **Recommendation**

Technical Advisory Committee to the  
Planning Commission and Staff  
recommend Approval of Re-alignment  
of a Segment of Galm Road.

**City of San Antonio Planning and Development Services Department**

**Plan Amendment Recommendation**

*Agenda Item # 8*

**Plan Amendment Application Case No.: 10001**

Council District: 1

City Council Meeting Date: 01/21/2010

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

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

The applicant requests to amend the Land Use Plan designation from **Urban Low-Density Residential** land use to **Medium-Density Residential** land use for 0.1377 acres located at 1333 Santa Barbara St.

**Background Information:**

**Applicant:** John Haag P.E.

**Owner:** Alonso E. Gates

**Property Location:** 1333 Santa Barbara St.

**Acreage:** 0.1377 acres

**Current Land Use of site:** Single- Family Residential

**Adjacent Land Uses:**

N: Single-Family Residential

E: Single-Family Residential

S: Single-Family Residential

W: Single-Family Residential

**Issue:**

**LAND USE ANALYSIS:**

The subject property is a 0.1377 acre tract located approximately sixty feet east of the intersection of Catalina Street and Santa Barbara Street and approximately 250 feet west of the IH-10 and Santa Barbara Street intersection. The subject property is located at the edge of a residential area that is predominately single family residential in character.

The Near Northwest Community Plan currently classifies the subject property as Urban Low Density Residential. Urban Low Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling unit is permitted per lot and should reflect the appearance of the main structure.

The applicant is requesting to change the land use classification for the property to Medium Density Residential. Medium Density Residential includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwellings units. This category provides for a diversity of residential housing types while still maintaining an overall urban residential character.

**City of San Antonio Planning and Development Services Department**  
**Plan Amendment Recommendation**

The subject property contains a main residential structure at the front of the lot with an existing detached dwelling unit to the rear. An interior remodel was recently performed on the accessory dwelling without benefit of a permit. While no expansion of the building footprint occurred, there was an increase in the living area, which took the accessory dwelling out of compliance with UDC standards for accessory dwelling units. To accommodate this change in living space square footage the applicant has applied for a change in zoning from R-4 to MF-18, which is being processed by staff.

The proposed amendment would provide the ability to construct duplexes, triplexes, and fourplexes in the future which would be inconsistent with Objective 3.4 of the Community Plan which encourages new housing development that is compatible with the character of the community. (p. 32) Duplexes, triplexes, and fourplexes would not be appropriate in this established, predominately low density residential area. The current Urban Low Density Residential land use classification for the property allows attached and detached accessory dwelling units. By bringing the detached dwelling unit into compliance with the Unified Development Code standards for accessory dwelling units the applicant would eliminate the need for a plan amendment.

Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Santa Barbara is not on the Major Thoroughfare Plan  
Other streets: The subject property is approximately 250 feet west of the IH10 access road and within 3 blocks of a VIA bus stop.

Comments:

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The subject property is approximately 1,600 feet south of Catalina Park and within half a mile from Franklin Elementary School.

Comments:

Minimal Impact       Impact can be mitigated       Significant Impact to Community Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: Amending the land use plan to Medium Density Residential is inconsistent with the Near Northwest Community Plan's goals and objectives of preserving areas for redevelopment as low density residential. Additionally, the applicant has the option to reconfigure the accessory dwelling to come into compliance with Unified Development Code standards which would eliminate the requirement for a plan amendment.

**City of San Antonio Planning and Development Services Department  
Plan Amendment Recommendation**

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: December 9, 2009

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: 11/20/2009

No. Notices mailed 10 days prior to Public Hearing: 57; 33 notices went to property owners and 24 to Planning Team members.

Registered Neighborhood Association(s) Notified: Los Angeles Heights/Keystone

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current zoning district: R-4

Proposed zoning district: MF-18

Zoning Commission Public Hearing Date: December 15, 2009

Approval

Denial

**Planning Department Staff:**

Roderick Sanchez, AICP, CBO

Patrick B. Howard, AICP

Andrea Gilles

Case Manager: Robert C. Acosta

Planning Director

Asst. Director

Sr. Management Analyst

Planner

Phone No.: 207-0157

## RESOLUTION NO.

**RECOMMENDING TO APPROVE/DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LOW DENSITY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1377 ACRES DESCRIBED BY LEGAL DESCRIPTION: NCB 7151 BLK 28 LOT 19.**

**WHEREAS**, City Council approved the Near Northwest Community Plan as an addendum to the Master Plan on February 14, 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 December 9, 2009, and **APPROVED/DENIED** the amendment on December 9, 2009; 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/INCONSISTENT** 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 Near Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL/DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9<sup>TH</sup> DAY OF DECEMBER 2009.

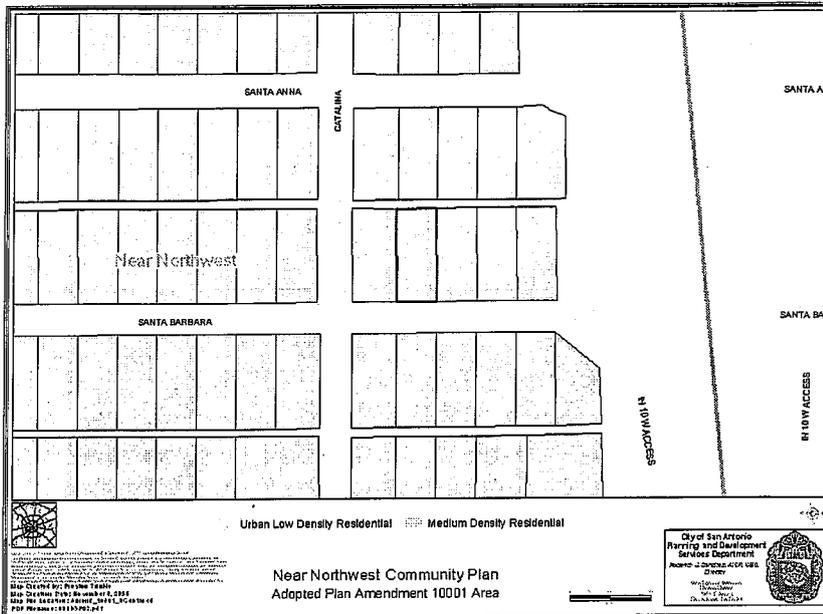
Attest:

Approved:

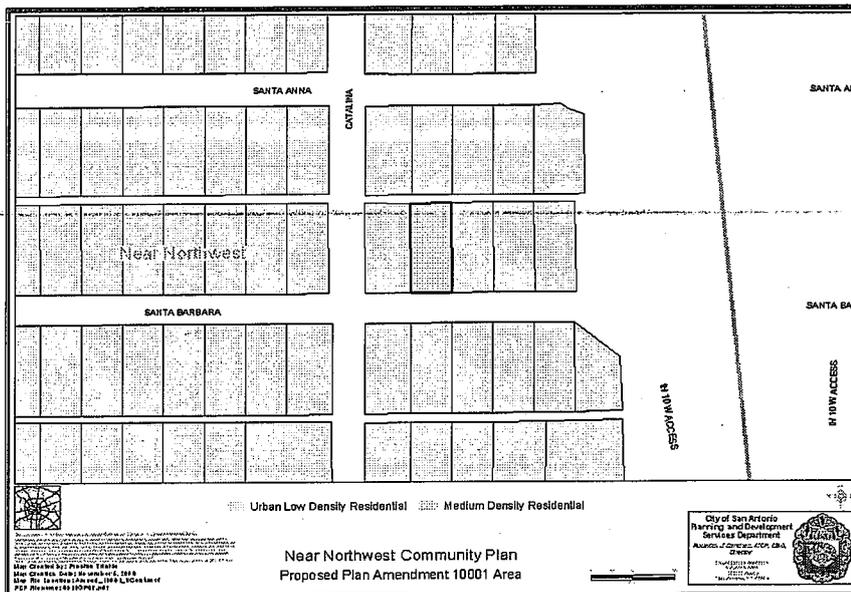
\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

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Amelia Hartman, Vice Chair  
San Antonio Planning Commission

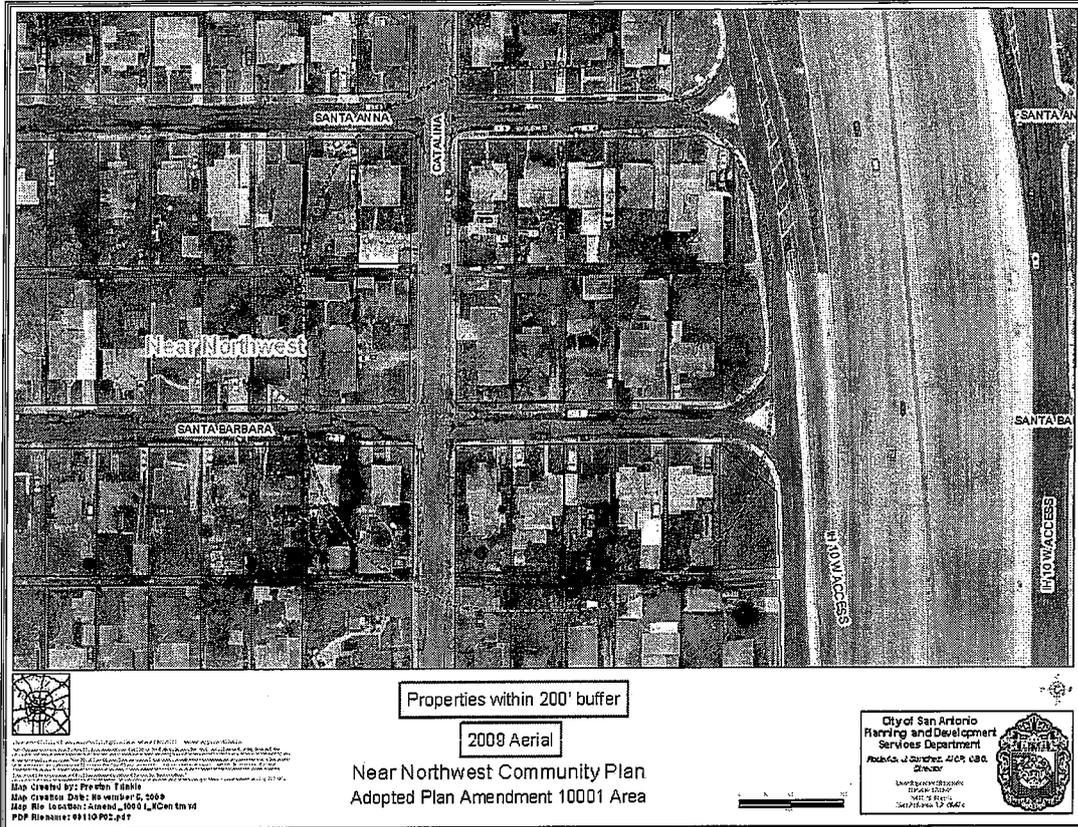
## Adopted Land Use



## Proposed Land Use



# Aerial



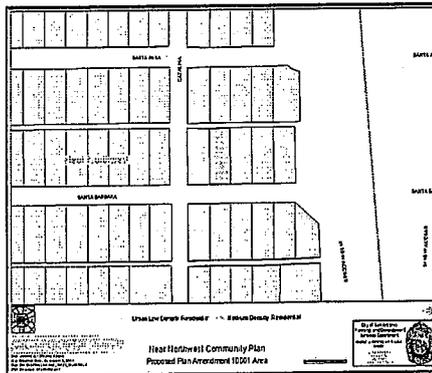
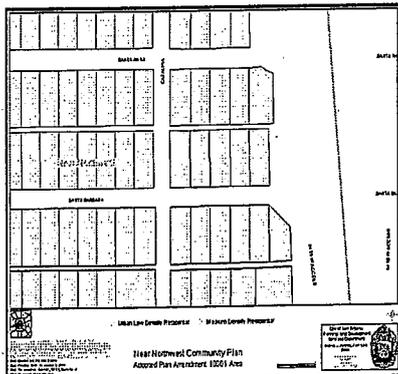
# Master Plan Amendment 10001 Near Northwest Community Plan

Planning Commission  
December 9, 2009  
Agenda Item No.

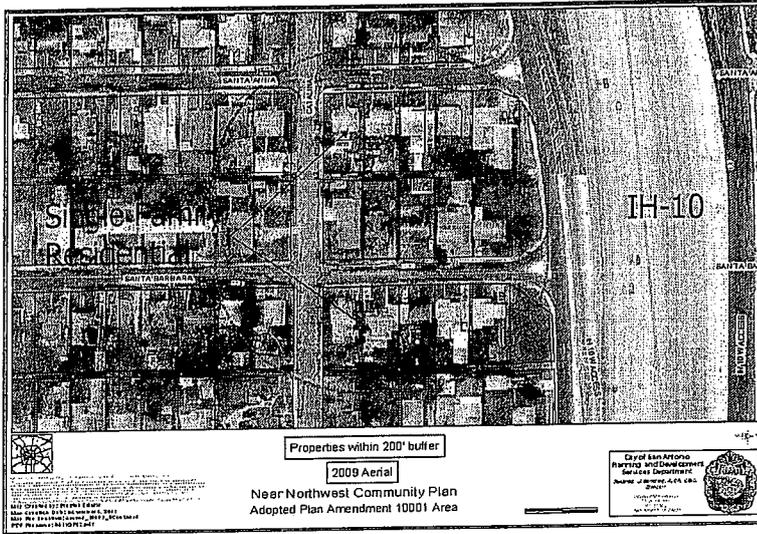
## Amendment 10001

Plan as adopted:

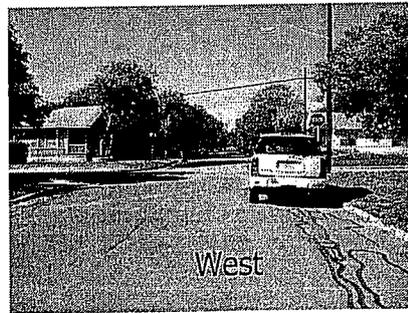
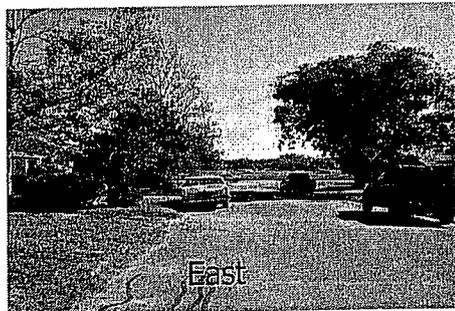
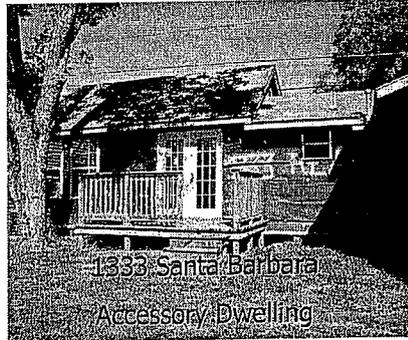
Proposed amendment:



# Land Use



5



## **Public Notification**

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33 notices were mailed to property owners within  
200' of the subject property

24 notices were mailed to members of the Planning  
Team

5

## **Staff Recommendation**

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Staff recommends denial of the request for Medium  
Density Residential.

6

**City of San Antonio Planning and Development Services Department**

**Plan Amendment Recommendation**

*Agenda Item #9*

**Plan Amendment Application Case No.: 10002**

Council District: 3

City Council Meeting Date: **December 9, 2009**

- Plan Amendment Map – Attachment 1
- Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**  
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **Neighborhood Commercial**

**Background Information:**

**Applicant:** City of San Antonio

**Owner:** Simone Lopez Barajas

**Property Location:** 3127 Mission Road

**Acreage:** 0.1871

**Current Land Use of site:** night club/ lounge (non-serving alcoholic)

**Adjacent Land Uses:**

- N: Single-Family Residence
- S: Multi-Family Residences, Commercial Businesses, Single-Family Residences
- E: Vacant Residential lot
- W: Single-Family Residences

**Issue:**

**LAND USE ANALYSIS:**

This proposed plan amendment is in response to a City Council initiative to correct incompatible land uses along the Mission Road corridor. According to the adopted South Central Community Plan, the future land use for most of the properties along this corridor is Low Density Residential. The City Council initiative requests staff to expedite the land use analysis for the subject property.

The future land use for the property located at 3127 Mission Road is Low Density Residential. However, it is currently operating in a commercial establishment. The subject property is situated at the corner of Huff and Mission Road, and is approximately 300 yards from the Roosevelt Corridor. Mission Road accommodates a mix of uses, including higher density residential and neighborhood commercial. The South Central Community Plan encourages Neighborhood Commercial Nodes along specific corridors within the plan. Specifically, Mission San Jose/ Roosevelt corridors should provide commercial activity for "gift shops, restaurants, and other shops that serve tourists as well as potential new housing to the south".

An appropriate land use classification for this subject property, based on the land use goals identified in the South Central Community Plan, is Neighborhood Commercial.

- Minimal Impact
- Impact can be mitigated
- Significant Impact - Incompatible Land Use

**City of San Antonio Planning and Development Services Department**  
**Plan Amendment Recommendation**

**TRANSPORTATION INFRASTRUCTURE ANALYSIS:**

Mission Road is a collector, connecting the adjacent low density residential area to Southcross, (secondary arterial type A), and Roosevelt (primary arterial type B) roadways.

Minimal Impact     Impact can be mitigated     Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Public Facilities: The subject parcel is within close proximity (about 350 yards) of the Mission San Jose. Other nearby areas of interest include the proposed redevelopment of Mission Drive-In, and the San Antonio River.

Minimal Impact     Impact can be mitigated     Significant Impact

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval     Denial     Alternate Recommendation:

The subject parcel is situated on the periphery of a low-density residential neighborhood. The Mission Road corridor provides light commercial opportunities as encouraged by the adopted South Central Community Plan. The existing Low Density Residential land use is inconsistent with the current use of the parcel.

Due to the proximity of the adjacent low density residential neighborhood, the mix of uses along the Mission Road corridor, and the goals outlined in the adopted Community Plan, staff recommends an appropriate future land use of Neighborhood Commercial for this portion of the Mission Road corridor. This plan amendment will also support the proposed associated zoning case (Z2010010).

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: December 9, 2009

Approval     Denial     Resolution Attached

Newspaper Publication Date of Public Hearing: November 20, 2009

No. Notices mailed 10 days prior to Public Hearing: 33 to owners of land within 200 feet, including the South Central San Antonio Community Plan Planning Team

Registered Neighborhood Association(s) Notified: Mission San Jose

**ZONING SUPPLEMENTAL INFORMATION:**

Current zoning district: "C-3NA H"

Proposed zoning district: "NC"

Zoning Public Hearing Date: December 15, 2009

Approval     Denial

**Planning & Development Services Department Staff:**

Roderick Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

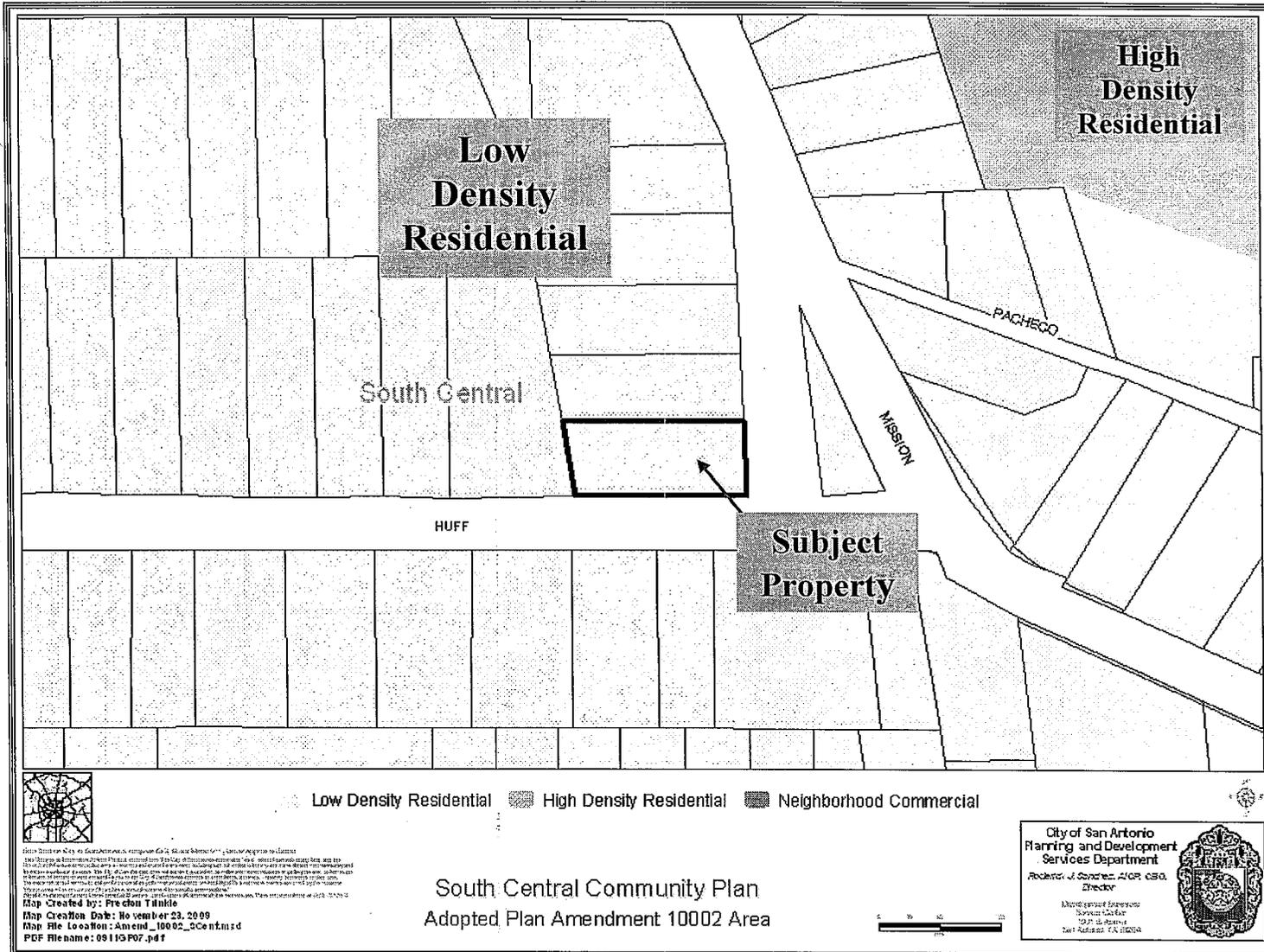
Assistant Director

Case Manager: Gary Edenburn

Senior Planner

Phone No.: 207-0139

Land Use Plan as adopted:



Map Created by: Fredson Tinkie  
 Map Creation Date: November 23, 2009  
 Map File Location: \Amend\_10002\_PlanArea.mxd  
 PDF File name: 0911G.P07.pdf

South Central Community Plan  
 Adopted Plan Amendment 10002 Area

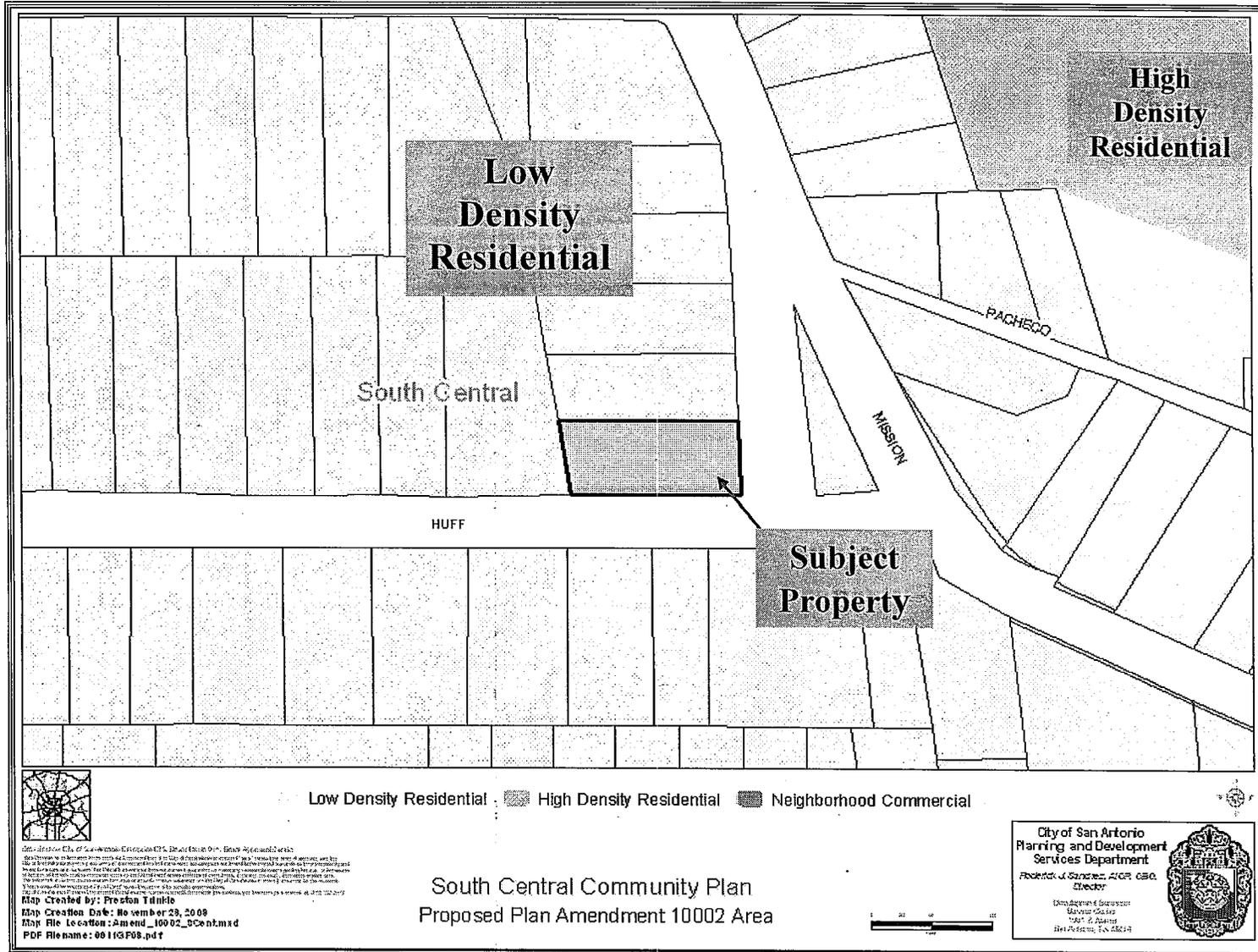


City of San Antonio  
 Planning and Development  
 Services Department  
 Rebecca J. Gonzalez, AICP, CSO,  
 Director



Map Contact Information:  
 Rebecca J. Gonzalez  
 1217 W. Commerce  
 San Antonio, TX 78204

**Proposed Amendment:**



Map Created By: PEGGY TUNNIE  
 Map Creation Date: November 23, 2009  
 Map File Location: Amend\_10002\_SCent.mxd  
 PDF File name: 00103F08.pdf

Low Density Residential High Density Residential Neighborhood Commercial

South Central Community Plan  
 Proposed Plan Amendment 10002 Area



City of San Antonio  
 Planning and Development  
 Services Department  
 Robert J. Sanchez, AICP, CMAA  
 Director

Edna Alvarez, Director  
 Services Section  
 1001 E. Antonio  
 San Antonio, TX 78204



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1871 ACRES LOCATED AT 3127 MISSION ROAD, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTION: NCB 7689 BLK 15 LOT 19;**

**WHEREAS**, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on August 19, 1999 and approved updates to the South Central San Antonio Community Plan on November 10, 2005 and December 6, 2007; 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 9, 2009 and **APPROVED / DENIED** the amendment on December 9, 2009; 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 / INCONSISTENT** 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 South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF DECEMBER 2009.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amy Hartman, Vice Chair  
San Antonio Planning Commission

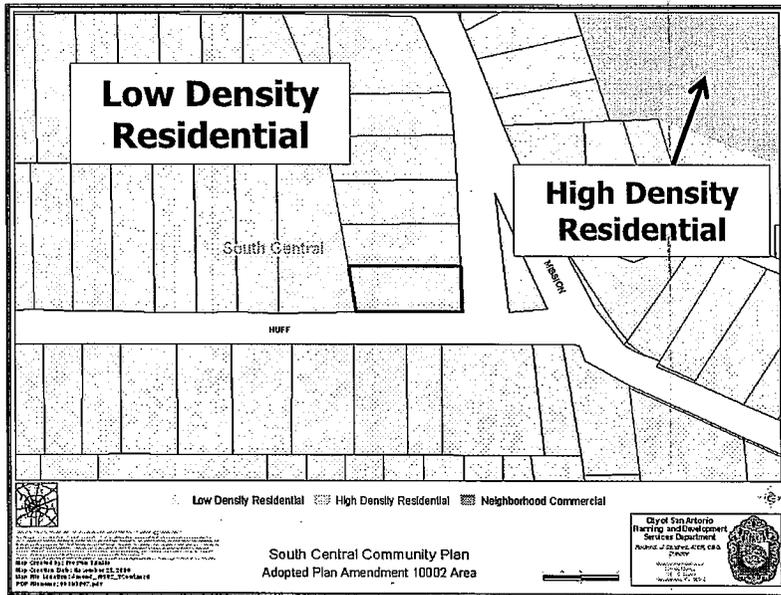
**Master Plan Amendment 10002**  
**South Central San Antonio**  
**Community Plan**

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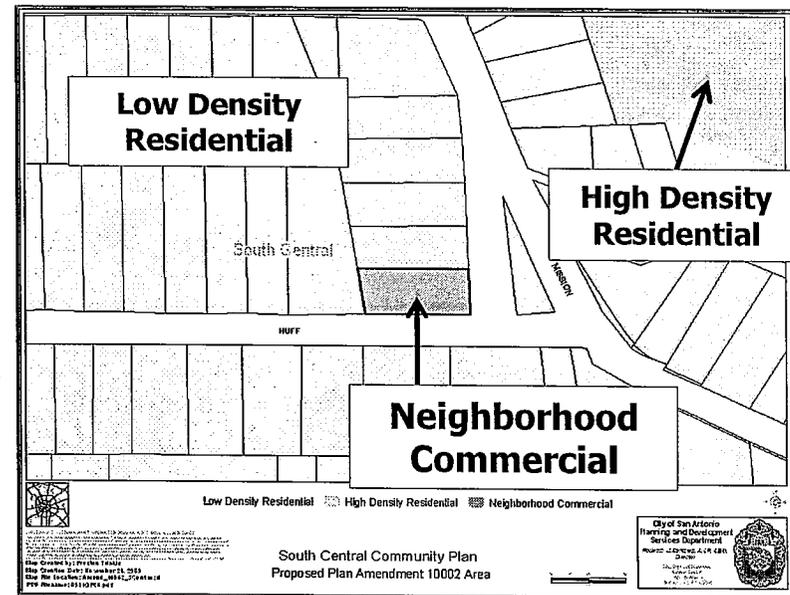
**Agenda Item No.**  
**Planning Commission**  
**December 9, 2009**

# Amendment 10002

Plan as adopted:

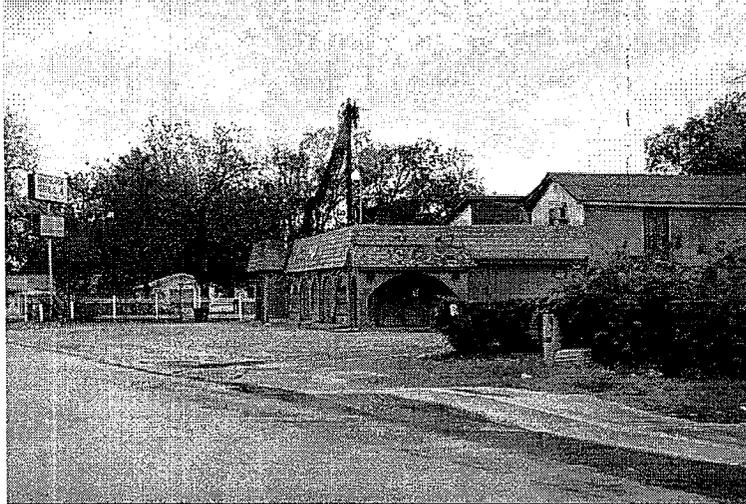


Proposed amendment:



# Subject Properties

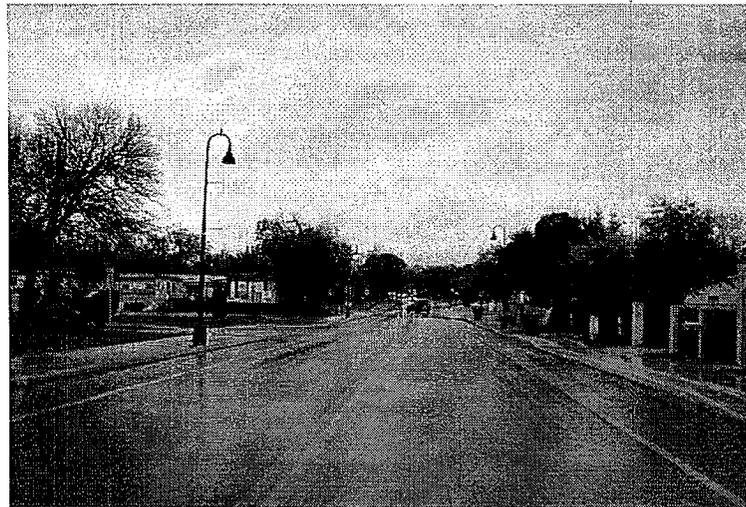
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Subject Property – View from Mission Rd.



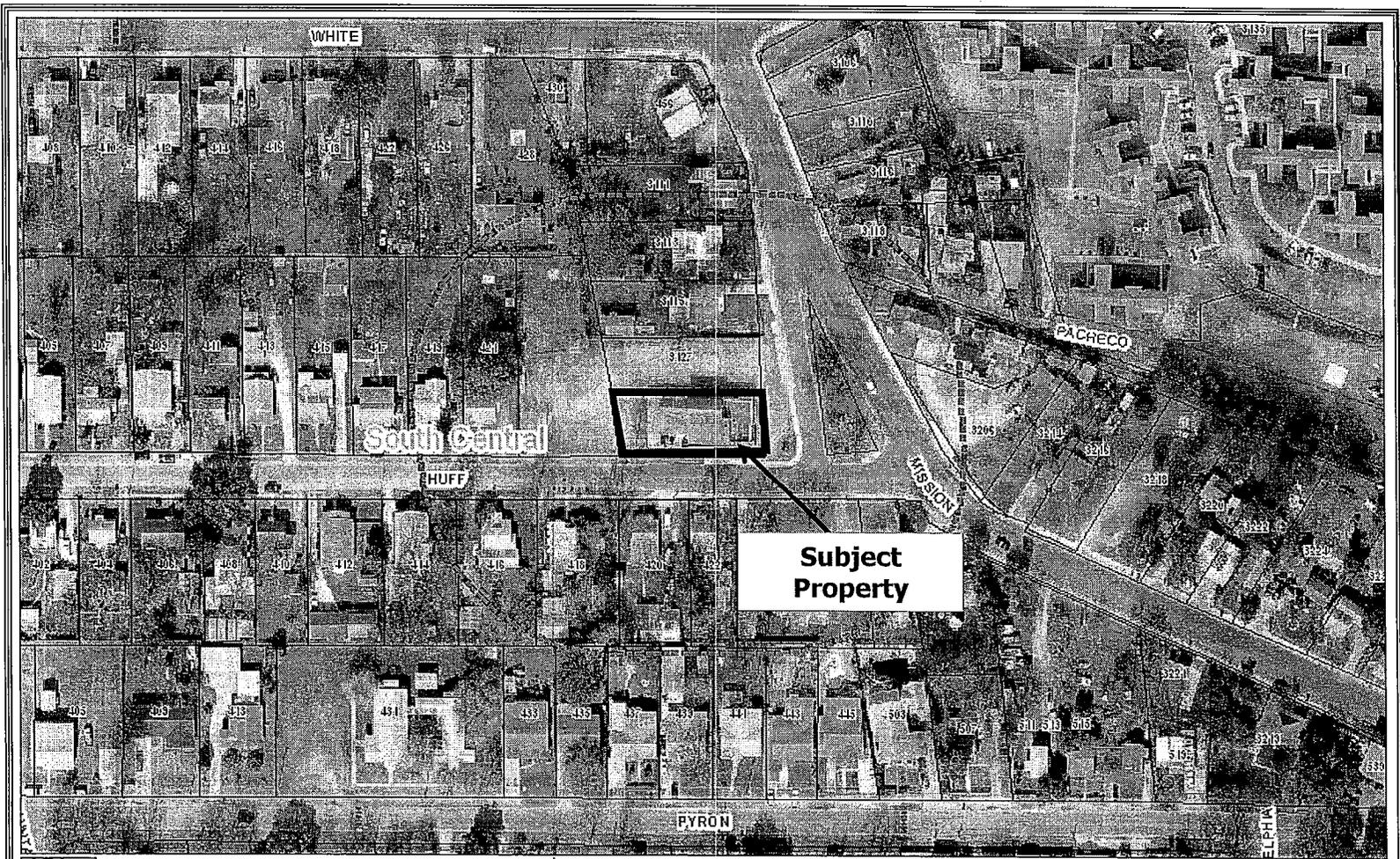
Subject Property – Viewing north (Mission Rd)



Mission Road Corridor (Viewing South)



Subject Property (Viewing East to Mission Rd)



**Subject Property**

Properties within 200' buffer

2009 Aerial

South Central Community Plan  
 Adopted Plan Amendment 10002 Area



City of San Antonio Planning and Development Services Department  
 This map is a representation of the information provided to the City of San Antonio. It is not a warranty of any kind. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any claims, including consequential claims, arising from the use of this map. The City of San Antonio is not responsible for any claims, including consequential claims, arising from the use of this map.

Map Created by: Precision Title  
 Map Creation Date: November 23, 2009  
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 PDF Filename: 09103P07.pdf

City of San Antonio  
 Planning and Development  
 Services Department  
 Robert J. Sanchez, Mayor, CBSA  
 Director



City of San Antonio  
 Planning and Development  
 Services Department  
 10002 Area

