

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PLANNING DEPARTMENT**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Planning Director

COPY: Jelynn LeBlanc Burley, Assistant City Manager; Florencio Pena, Director, Development Services Department; Jesus Garza, Nina Nixon-Mendez; Roderick Sanchez; Bill Telford; file

SUBJECT: Southside Initiative Community Plan – Proposed Flex Zoning Enabling Ordinance

DATE: August 28, 2003

SUMMARY AND RECOMMENDATION

The proposed flex zoning enabling ordinance will amend Article III of the Unified Development Code (UDC). The purpose of the new flex zoning districts, that can be applied throughout the City, is to enable the best implementation mechanism for the vision and desires expressed by the community in planning sessions; account for the need to zone very large parcels of land over a wide area; and, provide sufficient flexibility to allow for diverse development opportunities while still promoting compatible land uses to ensure quality development. The attachment contains the enabling ordinance text for the proposed flex zoning districts and is formatted to conform to the standards of the UDC. A Zoning Commission public hearing for review and recommendation has been scheduled for August 19, 2003.

The May 3, 2001, UDC calls for consistency between zoning and the Master Plan, or any Community, Neighborhood, or Perimeter Plan, adopted as a component of the Master Plan. Therefore, separate ordinances will be required once the enabling ordinance is adopted, in order to rezone property located within the Southside Initiative Community Plan, and will be processed as a zoning amendment with the statutory notice provisions as specified in the Unified Development Code.

Staff recommends approval.

BACKGROUND

The Southside Initiative Community Plan was adopted by City Council on June 26, 2003. The plan's vision is based on themes that were articulated in the community planning process that took place from May to June 2003. The plan identifies common, unique and worthwhile ideas as elements of the plan. Additionally, the plan contains land use categories to address the key land use objectives including creating development nodes, creating strong neighborhood

development, creating greenspace corridors along major waterways and roads, and preserving rural communities. A land use plan was adopted by City Council as a component of the Southside Initiative Community Plan on June 26, 2003.

POLICY ANALYSIS

Five (5) new flex zoning districts are proposed to implement the future land use categories of the Southside Initiative Community Plan. The following is a synopsis of the proposed districts:

- ◆ Urban Development District: To promote a mix of land uses and housing types in neighborhoods with commercial centers; encourage compact and centralized mixed use commercial areas; and promote pedestrian and transit friendly environments.
- ◆ Rural Development District: Encourage rural living characteristics through the placement of low density, single-family residential uses that conserve open land; and encourage commercial development in a manner that conserves open land.
- ◆ Farming and Ranching District: Preserve rural character and culture by implementing larger minimum lot sizes and prohibiting incompatible land uses; provide flexibility for land owners to continue agricultural uses; protect natural resources; and allows commercial development, agriculturally related and compatible.
- ◆ Mixed Light Industry District: Promote light industrial, agricultural and commercial uses that are internally compatible; and promote clean, safe and sustainable industrial development.
- ◆ Mixed Heavy Industry District: Provide for an efficient, well-ordered, and internally compatible mix of commercial, light and heavy industrial uses.

An associated benefit of the creation and implementation of the proposed flex zoning districts includes the flexibility in administering and applying them to combine the benefits of base zones and overlay zones; provide flexibility in allowing a variety of compatible uses in the same district provided they meet certain development, buffering, performance and location standards; improve development process efficiency, as rezoning is not required if Master Development Plan site plans meet established development and performance criteria and location standards.

The proposed flex zoning districts are consistent with the 1997 Master Plan Policies. The proposed districts have been created to promote and attract economic development and growth; preserve natural resources; protect and enhance rural character of the area; and promote a sense of community through a mixture of uses that service the area.

COORDINATION

Review of the proposed enabling ordinance was coordinated with the following departments: City Manager's Office, City Attorney's Office, Development Services, Economic Development, Environmental Services and Public Works. Prior to adoption of the enabling ordinance by City Council, staff will conduct a community meeting on August 12, 2003, Kingsborough Middle School, 422 Ashley Road, 6:00 p.m., to allow for additional citizen input.

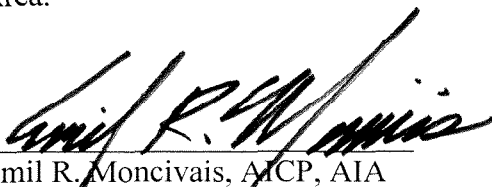
STAFF COMMENTS

The following proposed dates will complete the Enabling Ordinance Process to allow staff sufficient time in the rezoning initiative of the area. A Zoning Commission public hearing was held on August 5, 2003. Final review and recommendation by Zoning Commission with a public hearing allowing for additional citizen input has been scheduled for August 19, 2003. City Council consideration and final action has been scheduled for August 21, 2003.

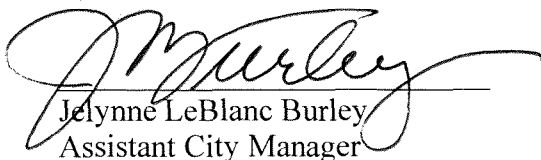
Interim Development Controls suspending acceptance and issuance of new permits, including zoning, platting and development approvals, are effective until October 4, 2003. Staff anticipates the rezoning process will be completed prior to October 4, 2003.

FINANCIAL IMPACT

The proposed ordinance is the enabling legislation. Adoption of the enabling ordinance does not obligate the City to any financial commitment. Following the adoption of the enabling ordinance, Development Services staff will proceed with the rezoning of the Southside Initiative Area.



Emil R. Moncivais, AICP, AIA
Director, Planning Department



Jelynn LeBlanc Burley
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Approved:



Terry M. Brechtel
City Manager