

**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 Interdistrict Transfer provision

DATE: September 11, 2003

SUMMARY AND RECOMMENDATION

The proposed ordinance amends Article III of the Unified Development Code (UDC), section 35-310.16, pertaining to flex zoning districts, by adding a provision that allows for “interdistrict transfers” in the section addressing Master Plan Consistency requirements.

The purpose of the “interdistrict transfer” provision is to allow for further flexibility within the flex zoning districts by enabling the transfer of permitted uses and development standards from one flex district zoning category to another. To apply an interdistrict transfer, the applicant must utilize a Flexible Development Plan Option that meets certain minimum criteria pertaining to size and location to ensure compatibility with the adjacent flex zoning district. This option is available to development projects contained within the “UD” Urban Development district and “RD” Rural Development district.

The criteria for an interdistrict transfer are:

- The development project must be 100 acres or greater in size and contained within the Urban Development and Rural Development districts
- In each district, one contiguous area of equivalent size may be developed in accordance with the adjoining district’s standards
- The area subject to transferred Flex District standards cannot be located beyond one-fourth (1/4) mile of the adjoining Flex District or within one-fourth (1/4) mile of an industrial or mixed industrial district
- All single family residential uses developed under transferred Urban Development District standards shall comply with the UD District residential development standards
- The area subject to transferred Flex District standards shall be annotated on the Master Development Plan and corresponding plat(s)

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 from May to June 2003. Additionally, the plan contains key land use objectives including: creating development nodes, creating strong neighborhood development, creating greenspace corridors along major waterways and roads, preserving rural communities, and encouraging compatible, well ordered, and efficient land use combinations. A land use plan was adopted by City Council as a component of the Southside Initiative Community Plan.

On August 28, 2003, City Council adopted an enabling ordinance amending Article III of the UDC to include four (4) new flex zoning districts, which assist in the implementation of the Southside Initiative Community Plan. In that same action, City Council requested through an amendment, that an interdistrict transfer provision be brought back for consideration on September 11, 2003. The interdistrict transfer provision constitutes an additional amendment to Article III of the UDC, and further assists in implementation efforts of the Southside Initiative Community Plan.

POLICY ANALYSIS

The proposed new interdistrict transfer provision is consistent with the 1997 Master Plan Policies, specifically:

Growth Management Policy 1b: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.

1. *Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas.*

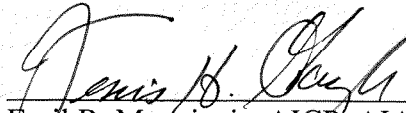
The interdistrict transfer provision promotes Master Plan consistency by providing sufficient incentive to use the flex zoning districts while precluding the need to submit Master Plan Amendment requests. Development proposals that meet certain size and location criteria may, under the Flex Development Plan option of the flex zoning districts, conduct an equal exchange of the permitted uses and development standards from one district to another.

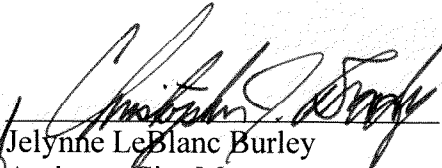
COORDINATION

The proposed interdistrict transfer provision was coordinated with the following departments: City Attorney's Office and Development Services.


FINANCIAL IMPACT

Adoption of this ordinance does not obligate the City to any financial commitment.


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


Jelynn LeBlanc Burley
Assistant City Manager

Approved:


Terry M. Brechtel
City Manager