

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

TO: Mayor and City Council

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

THROUGH: Terry M. Brechtel, City Manager

COPY: Jelynn LeBlanc Burley, Assistant City Manager; Roderick Sanchez, Assistant Director, Development Services Department; Nina Nixon Mendez, Gregory J. Baker, File

SUBJECT: Master Plan Amendment – Southside Initiative Community Plan (City Council Districts 3 and 4)

DATE: November 13, 2003

SUMMARY AND RECOMMENDATIONS

The Proposed Land Use Plan adopted for the Southside Initiative Community Plan represents an assimilation of the most current information at the time of plan production, coupled with ULI recommendations, community input, and best practices regarding land use. Following adoption of the plan in June 2003, new information was acquired regarding the Bexar County Rail District's elimination of the proposed east - west railroad spur alignment.

It is now anticipated that the majority of the rail traffic entering and leaving Toyota, Inc. property will traverse the existing north – south Union Pacific rail line. Staff is recommending the area northeast of the Toyota property, on either side of the existing rail line, be amended to accommodate ancillary, light industrial uses, in addition to the continuation of existing agricultural uses. Conversely, the proposed rail spur alignment is recommended to be removed from the map, and the adjacent parcels proposed for agriculture and light industry are now recommended primarily for agricultural uses.

Furthermore, additional land use compatibility analyses indicate the area located on the west side of Hwy 16 South near the intersection of the proposed Kelly Corridor Parkway may carry additional commercial traffic associated with ancillary industrial uses. The proposed alignment of the Kelly Corridor Parkway is also expected to render this area infeasible for dense urban development, as the aggregate land area necessary to create this type of pattern is not sufficient.

In order to accommodate the aforementioned changes, staff recommends amending the Southside Initiative Community Plan by:

1. Changing the land use of approximately 0.50 square miles of land at 12591, 13455, 13495, and 13811 Hwy 16 South, located on the west side of Hwy 16 South near the intersection at South Zarzamora Rd from Urban Living to Agriculture and Light Industry. (See attachments.)
2. Changing the land use of approximately 5.4 square miles of land bounded by a property line approximately 2,000 feet south of SW Loop 410 on the north, Pleasanton Rd to the east, Leon Creek and Mauermann Rd to the South, and State Hwy 16 South to the west from Agriculture to Agriculture and Light Industry. (See attachments.)
3. Changing the land use of approximately 2.67 square miles of land at 13496 Blue Wing Rd, 14984 Blue Wing Rd, 13297 FM 1937, 2151 Goethe Rd, 2430 Goethe Rd, and 2468 Goethe Rd from Agriculture and Light Industry to Agriculture. (See attachments.)

Planning Commission held a public hearing on October 8, 2003 to consider items 1, 2, and 3 above, and recommended approval.

BACKGROUND INFORMATION

The Southside Initiative Community Plan was adopted June 26, 2003 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Program. The Southside Initiative Community Plan was a partnership effort of the Southside Initiative Community Planning Team, Southside Neighborhoods, the City's Planning Department, and the South San Antonio Chamber of Commerce. The plan area is 73.35 square miles, includes over 7,641 people, and is bound by SW Loop 410 to the north, IH-35 to the west, 1350 feet south of the Medina River as a southern boundary, and IH-37 to the east. The plan area is located in City Council Districts 3 and 4.

POLICY ANALYSIS

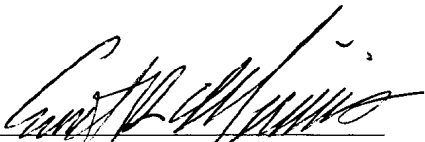
The May 3, 2001 Unified Development Code calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood Plans adopted as a component of the Master Plan. The consistency requirement is found in Sections 35-105, 35-420 (h), and 35-421 (d) (3). Chapter 213.003 of the Local Government Code provides that a comprehensive plan may be amended by ordinance following a hearing at which the public is given the opportunity to give testimony and present written evidence and review by the Planning Commission.

FISCAL IMPACT

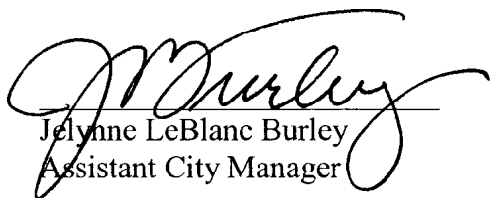
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

The Southside Initiative Community Planning Team, all registered neighborhood associations within the planning area, and property owners within 200 feet of the subject properties, totaling 258 notices, were notified of the Planning Commission hearings on the proposed plan amendment. Notice was also published in the Commercial Recorder.

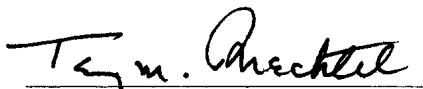


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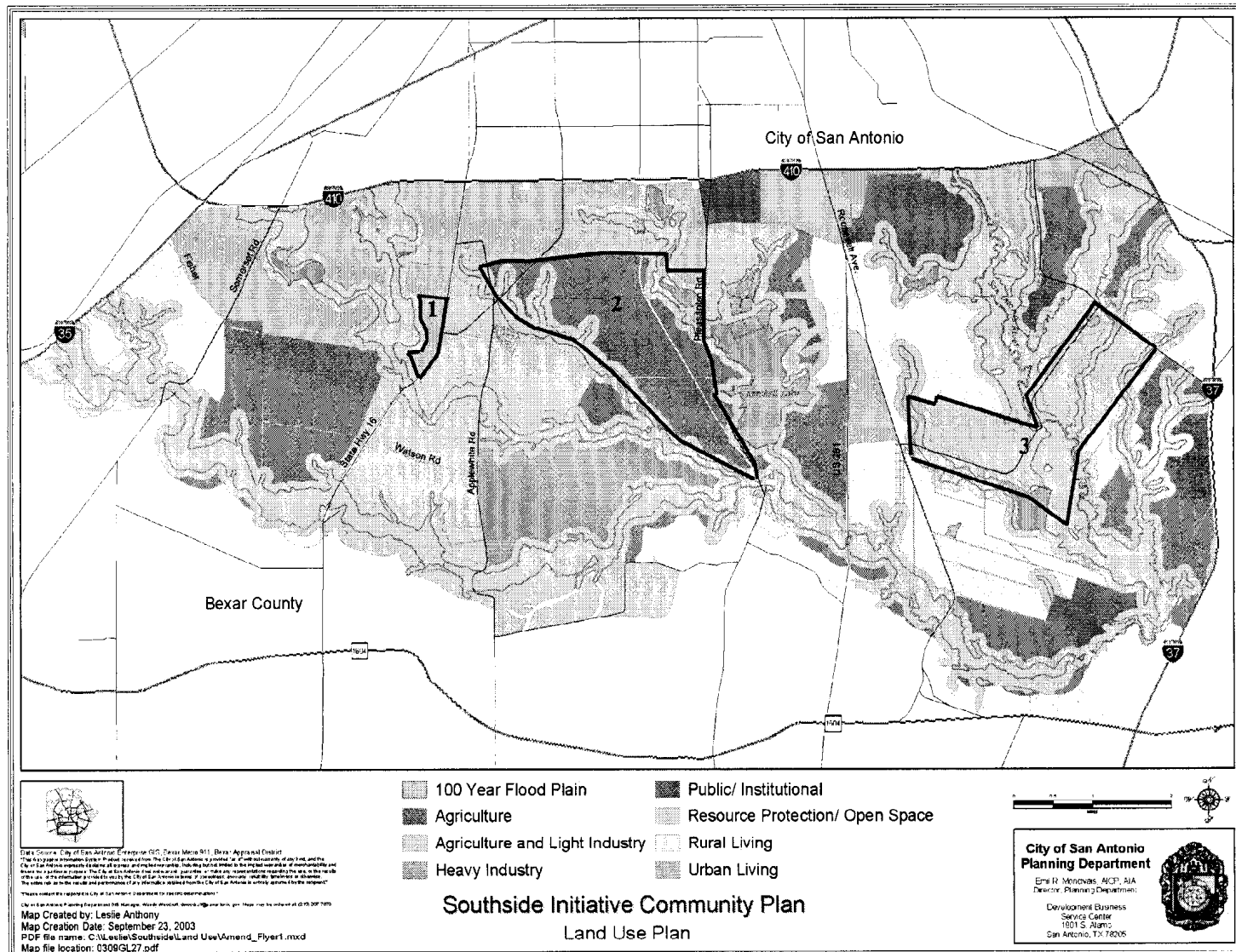
Approved:



Terry M. Brechtel
City Manager

Attachment 1

Southside Initiative Community Plan Land Use Plan as adopted:



Attachment 2 Southside Initiative Community Plan as amended:

