

**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 #03012– Southside Initiative Community Plan (Council District 4)

**DATE:** December 4, 2003

**SUMMARY AND RECOMMENDATIONS**

On June 26, 2003, City Council adopted the Southside Initiative Community Plan that designated Agriculture Land Use on the majority of the properties located at 14885 Watson Rd. and 15895 State Hwy. 16. On September 16, 2003, Zoning Commission held a public hearing to consider the rezoning of all the properties in the Southside Initiative planning area to recently created Flex Zoning Districts. The aforementioned properties were postponed in order for staff to continue working with the property owners and potential developers, and zone appropriately.

Since before the inception of the Southside Initiative Community planning process, the Planning Department has been maintaining a dialogue with Presto Tierra LLC concerning the potential development of this area. They have since compiled a conceptual site plan, attached for your reference, for developing the properties, to include commercial, as well as residential components, while incorporating buffers and respecting riparian areas. Rural Living land use is required in order to zone the property RD, Rural Development District. The Rural Development District would allow the utilization of the Flex Development Plan option that allows for a mixture of single and multi-family residential and commercial uses with appropriate buffers. The current land use designation of Agriculture does not allow for this pattern of development, as the Flex Development Plan option within the Farm and Ranch zoning district does not allow for multi-family uses.

In determining whether Rural Living land use is appropriate at this location, staff considered the following factors:

**Land Use Intensity and Compatibility:**

- Commercial uses are to the north of the site, vacant agricultural land is to the east and west, and the Medina River is to the south.

**Staff Analysis** – The future land use designated for this area is currently Agriculture. Agriculture Land use restricts patterns of development to single family uses and commercial uses, agricultural in nature, in order to preserve crop agriculture, ranching and related agri-business practices.

Rural Living land use, by contrast, promotes more development options, but supports the principles of preserving rural residential character while retaining open space and scenic corridors. One way of achieving this concept is through a clustered subdivision which increases residential densities in an effort to preserve greater areas of open space and agricultural lands. Additionally, Rural Living land use allows for commercial nodes, which cluster commercial uses in a pattern that preserves open space and is pedestrian friendly. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.

The property owner/developer has provided a site plan which incorporates a centralized commercial village, multi-family and single-family uses in a clustered development, as well as areas of open space adjacent to, and allowing for the protection of the Medina River. This pattern of development fits the Flexible Development Plan option of the Rural Development District by preserving open space, yet providing the necessary housing and commercial services which are anticipated to accompany the economic growth and development of the area.

After further analysis of the current land uses in and around the site, the need for clustered single and concentrated multi-family uses, as well as commercial uses based on the anticipated growth of the area, a determination was made that Rural Living was more appropriate at this location.

Transportation Network:

- The subject property abuts Watson Road and State Highway 16. This intersection is slated for re-alignment by TXDOT. Additionally, exit and entrance ramps will be built by TXDOT at the intersection of Highway 16 and Loop 1604.

**Staff Analysis** – No significant impact.

Community Facilities:

- There are no major community facilities in the immediate area.

**Staff Analysis** – The proposed conceptual site plan includes land set aside for an Elementary School. The provision of space for educational opportunities, particularly at the neighborhood level, fits with key goals and objectives of the Southside Initiative Community Plan.

In order to accommodate the development plans of Presto Tierra LLC in a manner that is consistent with general spirit and intent of the land use plan, staff recommends an amendment to change the Land Use Plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City, by changing the land use of within approximately 421 acres of land,

14885 Watson Rd. and 15895 State Highway 16, northwest of the intersection of the State Highway 16 and the Medina River, from Agriculture to Rural Living.

Staff recommends approval of the Master Plan Amendment.

Planning Commission held a public hearing on November 12, 2003 and will consider the item at their November 26, 2003 meeting.

### **BACKGROUND INFORMATION**

The Southside Initiative community developed a community plan in 2003 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Process. The 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 or Community Plans adopted as a component of the Master Plan. The consistency requirement is codified 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**

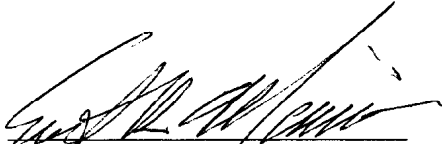

A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

### **COORDINATION**

All registered Neighborhood Associations within the Southside Initiative Community Plan, and all property owners within 200 feet of the subject properties have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

## SUPPLEMENTARY COMMENTS

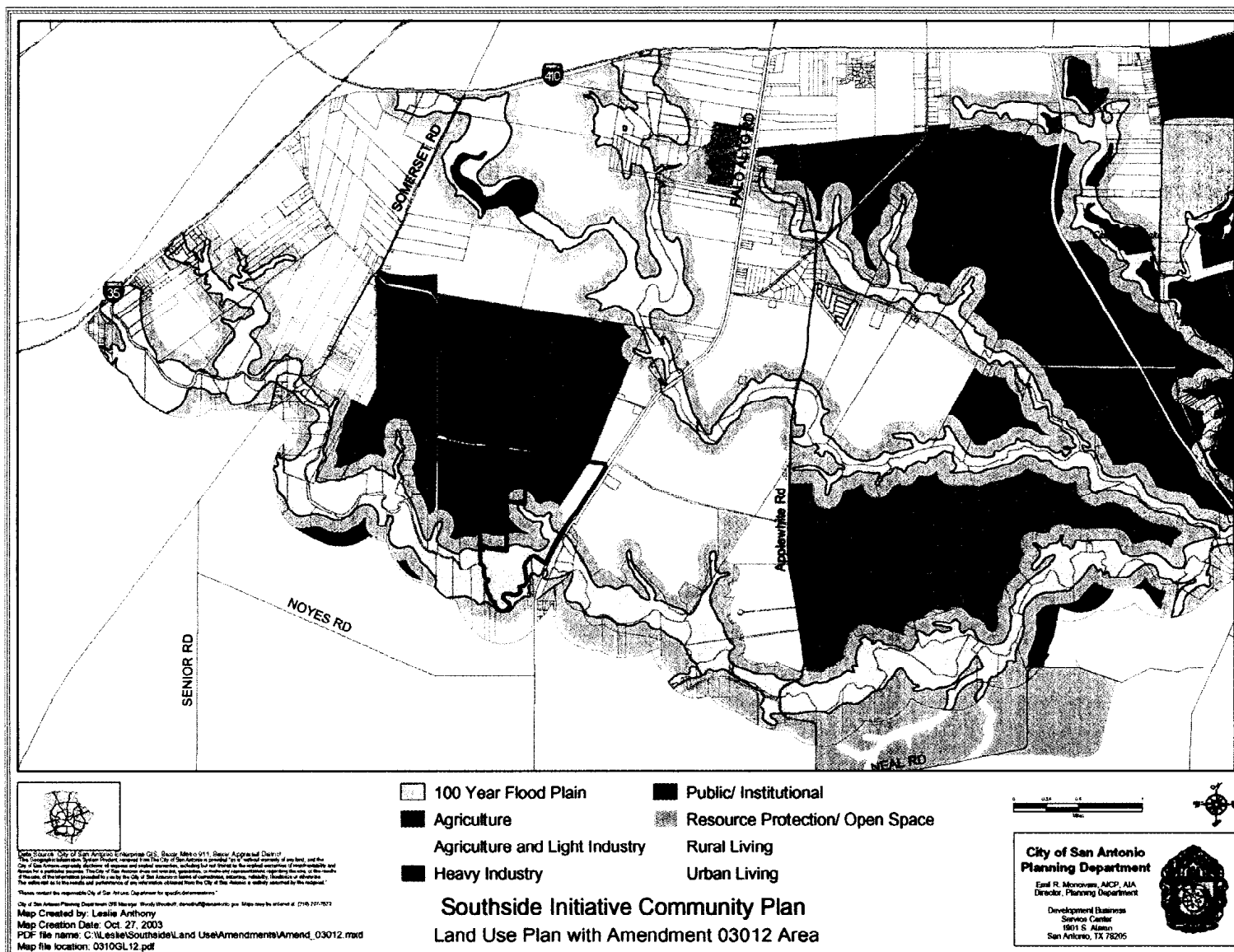
After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the Planning Commission, the Zoning Commission will consider the applicant's request for rezoning. The City Council may consider concurrently amendments to the Official Zoning Map and the Neighborhood, Community, or Perimeter Plan as provided in Section 35-420 (d) (3) of the Unified Development Code.

  
Emil R. Moncivais, AICP, AIA  
Director, Planning Department  
Jelynn LeBlanc Burley  
Assistant City Manager

Approved:

  
Terry M. Brechtel  
City Manager

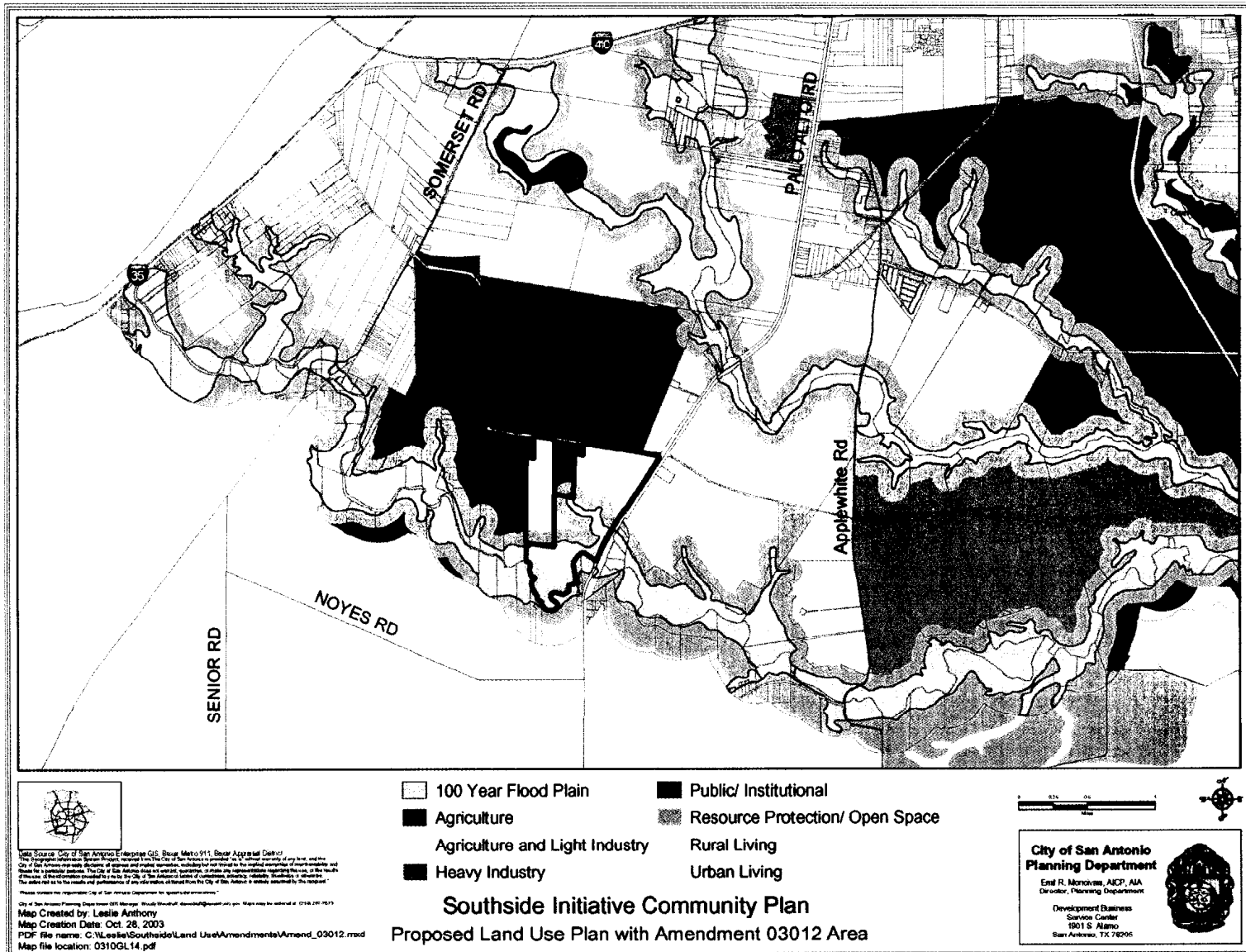
**Attachment 1**  
**Southside Initiative Community Plan Land Use Plan as adopted:**

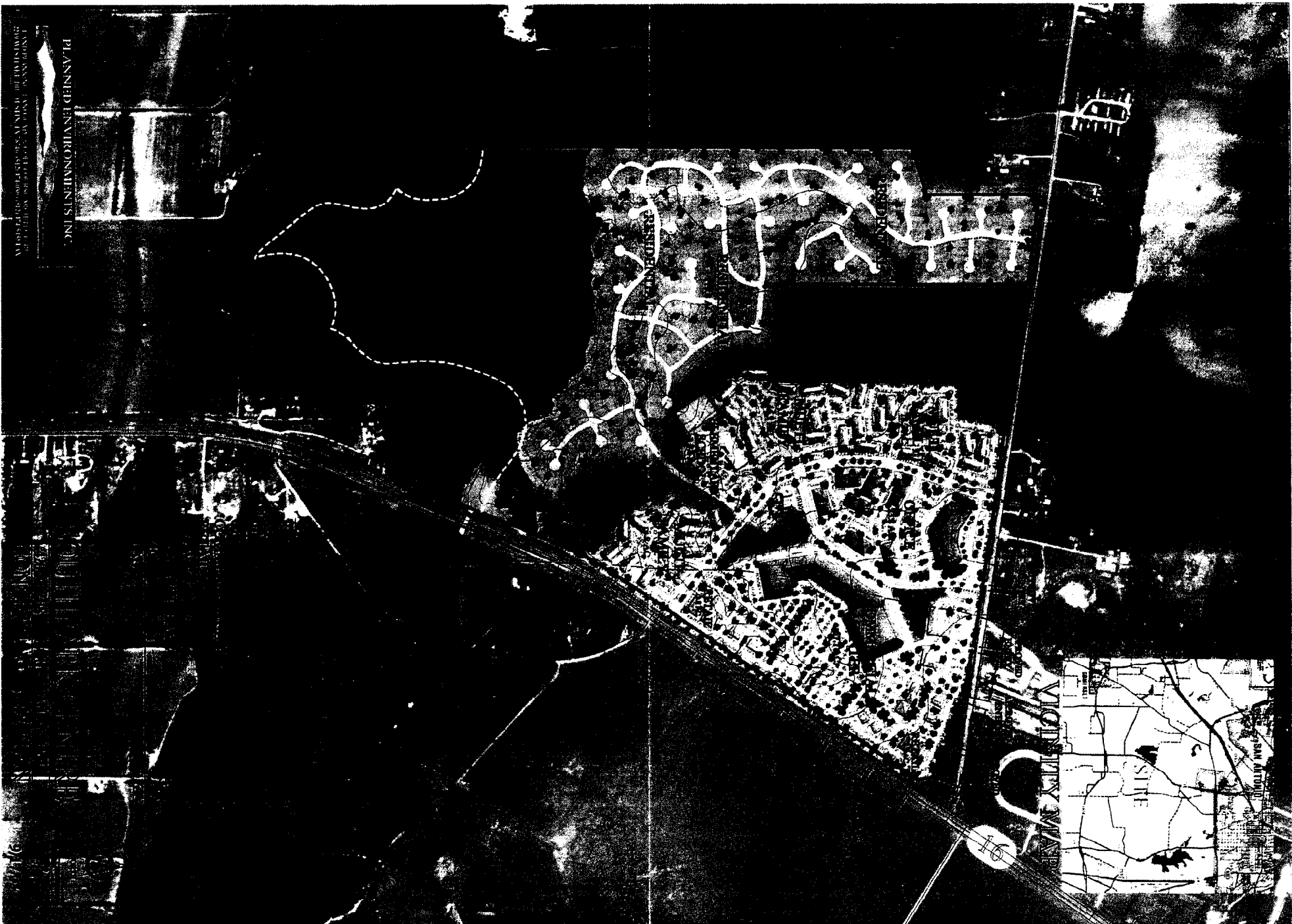


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## Attachment 2

### Southside Initiative Community Plan as amended:





PLANNED ENVIRONMENTS, INC.

A DIVISION OF THE PLANNED ENVIRONMENTS GROUP, INC.

SITE

SAN ANTONIO, TEXAS