

**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:** Jelyne LeBlanc Burley, Assistant City Manager; Roderick Sanchez, Assistant Director, Development Services Department; Nina Nixon-Mendez, Zenon F. Solis, File

**SUBJECT:** Master Plan Amendment #03016– Southside Initiative Community Plan (Council District 3)

**DATE:** February 26, 2004

**SUMMARY AND RECOMMENDATIONS**

On January 8, 2004, City Council held a public hearing and approved the rezoning of approximately 117 acres at 13334 Southton Road for R-5 (Single Family Residential). In the consideration for rezoning, an agreement between the property owner and the surrounding residents was made decreasing the amount of dwelling units from 500 to 400 along with other site requirements. As a result of the rezoning, the subject property was evaluated for a Master Plan Amendment to change the land use from Rural Living to Urban Living, in order to reconcile the land use map with the approved zoning.

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

**Land Use Intensity and Compatibility:**

- Current nodal commercial sites such as two grocery/truck stops, car wash, mobile home sales, and a motel are located east of the subject property at Southton Road and IH-37 South. Large lot single-family residential land uses are found to the south and north, and mobile home residential to the west.

**Staff Analysis** – Urban Living land use category is consistent with the approved high-density, single-family residential zoning. The subject property is located adjacent to property that is currently zoned Rural Development District which allows for the development of mixed residential and commercial uses that can serve the proposed urban residential pattern. Additionally, a commercial node is located approximately 1500 feet east of the subject property, providing for other retail and commercial services within walking distance.

#### Transportation Network:

- The subject property abuts Southton Road to the south. The Major Thoroughfare Plan establishes Southton Road as an “Enhanced Secondary Arterial (120’- 142’)”. This roadway is proposed to become the “East and West Connector”, linking IH-35 to IH-37 at Fischer Road, parallel to Loop 410.

**Staff Analysis** – The property has convenient access to IH-37.

#### Community Facilities:

- The proposed site plan provides a local park through the preservation of open space.

**Staff Analysis** – A local park is being created through this development establishing a recreation area for surrounding residents. An open space buffer ranging between 75-100 feet in width is planned adjacent to the Union Pacific right of way to the north.

In order to accommodate the potential development of the subject property in a manner that is consistent with the general spirit and intent of the land use plan, staff recommends an amendment to change the Land Use Plan from Rural Living to Urban Living.

Staff recommends approval of the Master Plan Amendment.

Planning Commission held a public hearing on January 28, 2004 and recommended denial.

### **BACKGROUND INFORMATION**

The Southside Initiative community developed a community plan in 2003 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Program. 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**

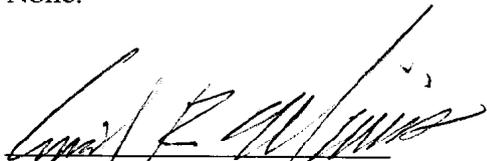
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

**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**

None.



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Approved:



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