

**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, Zenon F. Solis, File

**SUBJECT:** Master Plan Amendment #03015– Southside Initiative Community Plan (Council District 4)

**DATE:** March 11, 2004

**SUMMARY AND RECOMMENDATIONS**

On December 4, 2003, City Council held a public hearing to consider the rezoning of 11893 Fisher Road to a Rural Development District. In the consideration process it was determined that approximately 32 acres beginning at the intersection of Fisher Road and IH-35 Access Road, and extending 795 feet southwest along the IH-35 Access Road, more specifically described as 11440 IH-35 South and 11893 Fisher Road, located on the IH-35 Access Road at Fisher Road in the Southside Initiative planning area should become Urban Living land use due to community commercial opportunities. In doing so, this would allow the subject properties to be re-evaluated for a Master Plan Amendment to Urban Living land use.

Since late July, the Planning Department has maintained a dialogue with representatives of the property owner concerning the potential development of this area. It was determined potential developers were interested in this property for a more intense commercial site. Urban Living land use would support this proposed use.

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

**Land Use Intensity and Compatibility:**

- Current commercial sites are located north of the subject properties along Fisher Road, with single-family residential land uses found to the east, and IH-35 to the west.

**Staff Analysis** – “Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community” (page 38, Southside Initiative Community Plan). One way of

achieving this concept is through a nodal commercial area at IH-35 and Fisher Road, which would support the surrounding residential area.

Transportation Network:

- The subject property abuts Fisher Road and IH-35. The Major Thoroughfare Plan establishes Fisher 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 Southton Road.

**Staff Analysis** – The current transportation infrastructure is sufficient to support a commercial node at Fisher Road and IH-35.

Community Facilities:

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

**Staff Analysis** – No significant impact.

In order to accommodate the potential development of the subject properties 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 14, 2004 and recommended denial for lack of a quorum for approval.

**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**

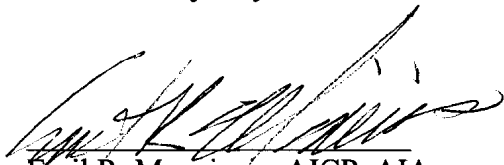
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

### **COORDINATION**

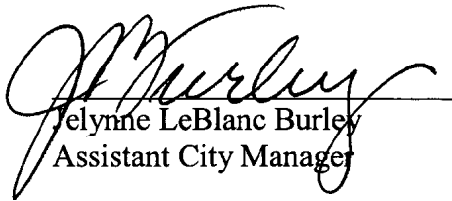
All registered Neighborhood Associations within the Southside Initiative Community Plan, and all property owners within 200 feet of the subject properties have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

### **SUPPLEMENTARY COMMENTS**

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 is scheduled to consider the rezoning of the property on March 2, 2004. Following a recommendation, the rezoning case will be considered by City Council on March 11, 2004 with the Plan Amendment.

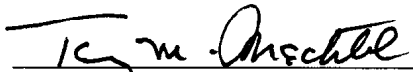


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Approved:



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