

**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 #03013(C) – Southside Initiative Community Plan (Council District 3)

DATE: April 8, 2004

SUMMARY AND RECOMMENDATIONS

On December 4, 2003, City Council postponed this amendment in order to accommodate development proposals that are consistent with the overall spirit and intent of the plan. On January 8, 2004, the Interim Development Controls were extended at the request of the property owners to provide additional time to consider the corresponding rezoning.

The subject property consists of an approximately 40-acre tract of land in the northeastern part of the planning area on Blue Wing Rd near IH 37 South (see Attachments 1 and 2). The majority of the property to the immediate east was amended to Rural Living land use, and supports the principles of preserving rural residential character while retaining open space and scenic corridors. Staff recommends changing the land use in this area from Agriculture land use to Rural Living land use.

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

Land Use Intensity and Compatibility:

- Existing land use is completely vacant.

Staff Analysis – The subject property is currently designated to have a future land use of Agriculture. There is no agricultural activity on the property. However, the majority of the property to the immediate east has already been amended to Rural Living land use, and supports the principles of preserving rural residential character while retaining open space and scenic corridors. Amending this area to Rural Living land use represents an extension of the adjacent development pattern.

The property owner is proposing a Conservation Subdivision pattern in which 50 percent of the approximately 40-acres is preserved as open space (Attachment 3). Currently, approximately 13-acres of the subject property is located within the FEMA 100-year floodplain and can be dedicated as a riparian buffer. In doing so, the property owner can increase the dwelling units (du) from 5 to 6 du per acre on the remaining developable acreage.

Transportation Network:

- The area abuts S. Blue Wing Rd., designated as a Rural Roadway (120' ROW) (120'-142' ROW) according to the Major Thoroughfare Plan.

Staff Analysis – No significant impact.

Community Facilities:

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

Staff Analysis – No significant impact.

Staff recommends changing the land use of an approximately 40-acre tract of land, CB 4007 P-143B ABS 11, located approximately 2000 feet northeast of the intersection of South Blue Wing Rd. and Interstate Highway 37, from Agriculture land use to Rural Living land use.

Planning Commission held a public hearing on November 12, 2003 and recommended 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

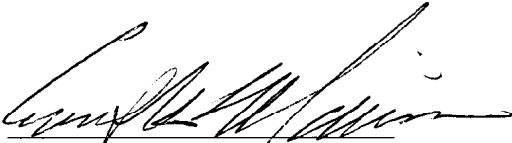
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

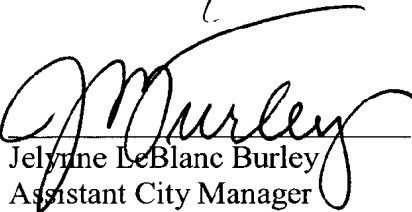
All registered Neighborhood Associations within the Southside Initiative Community Plan, and all property owners within 200 feet of the subject properties have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

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 considered the rezoning of the property on March 16, 2004, and recommended denial of Farm and Ranch District and approval of Rural Development District for the subject property. The rezoning case will be considered by City Council on April 8, 2004 with the Plan Amendment.

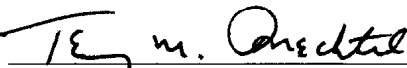


Emil R. Moncivais, AICP, AIA
Director, Planning Department



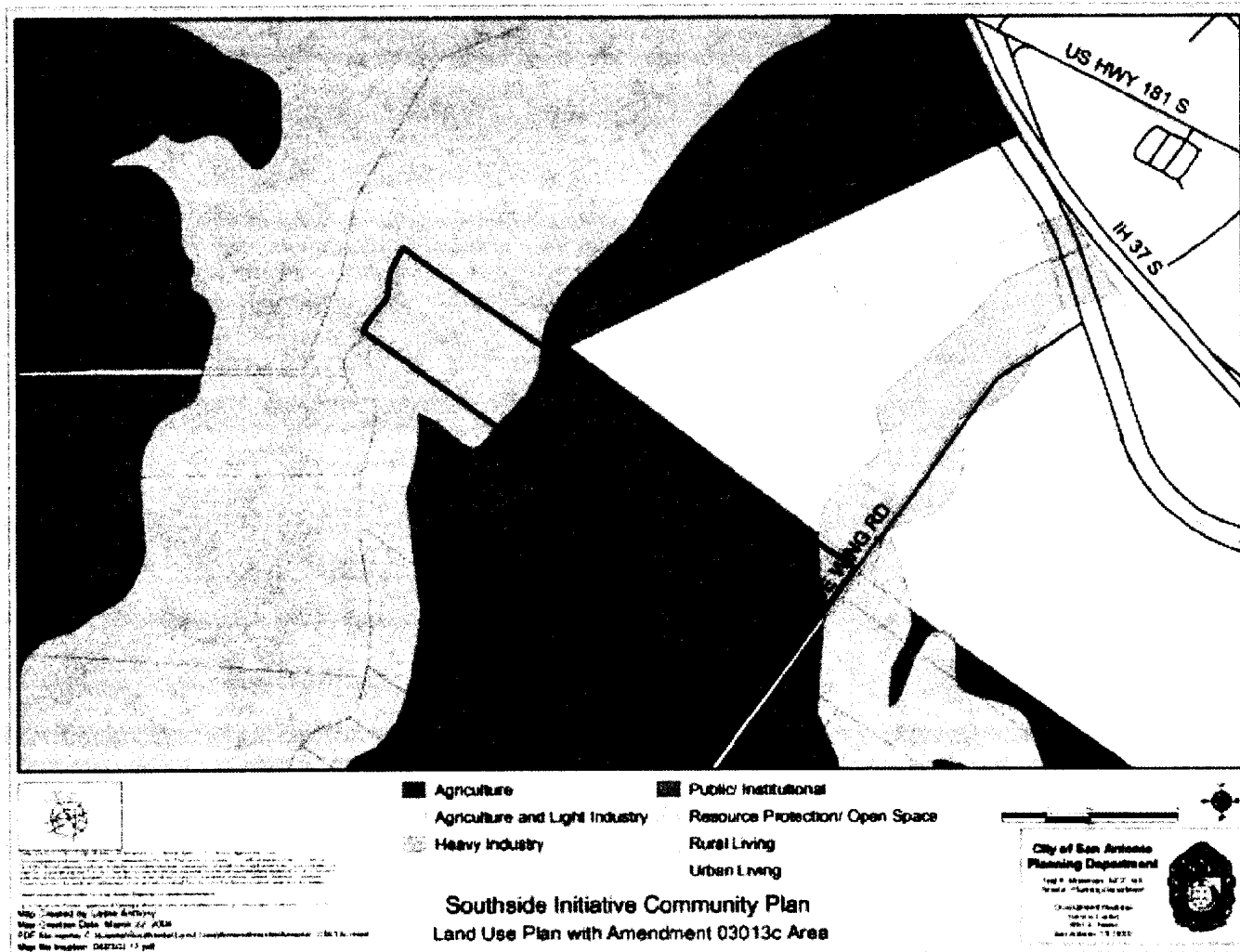
Jelynn LeBlanc Burley
Assistant City Manager

Approved:

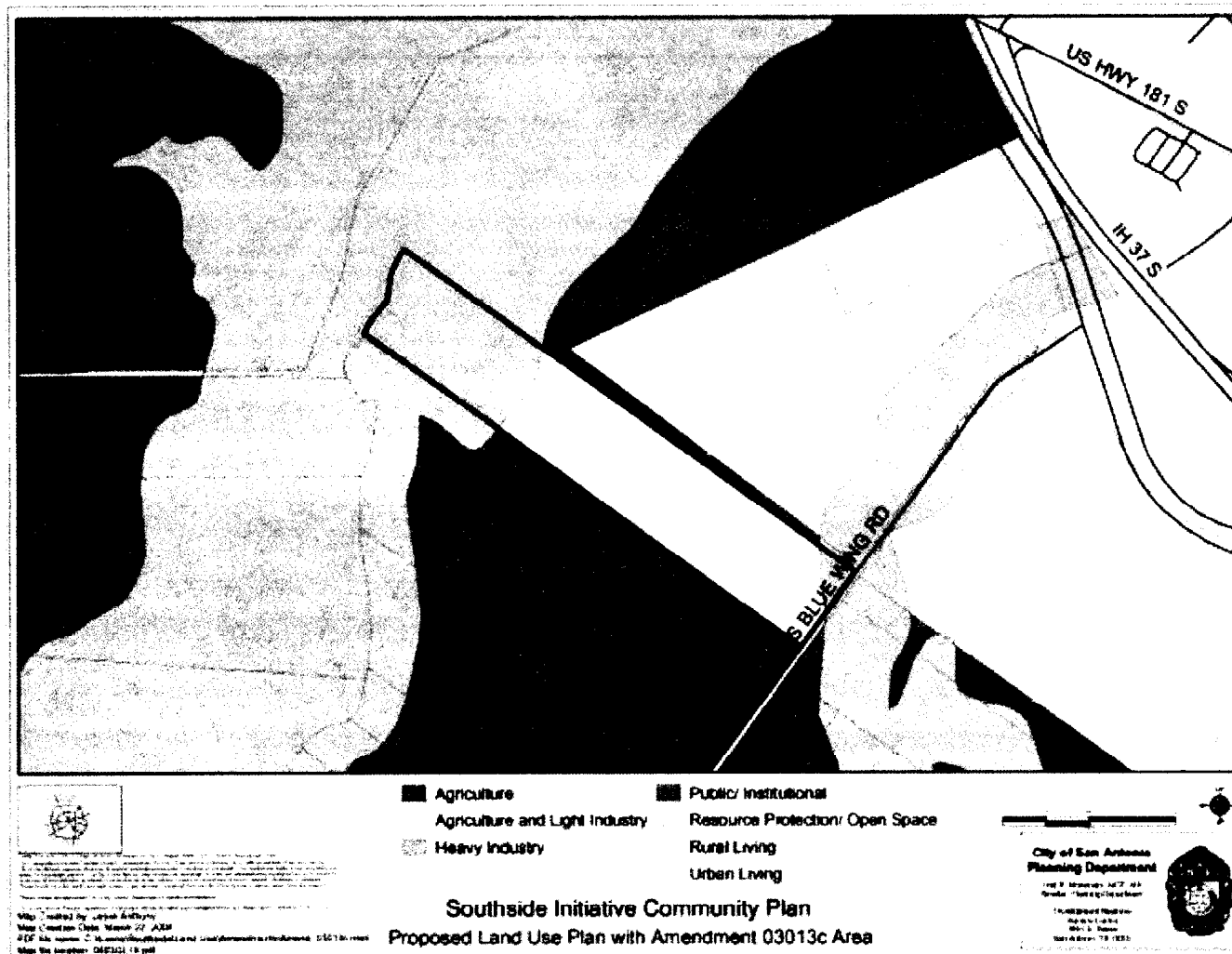


Terry M. Brechtel
City Manager

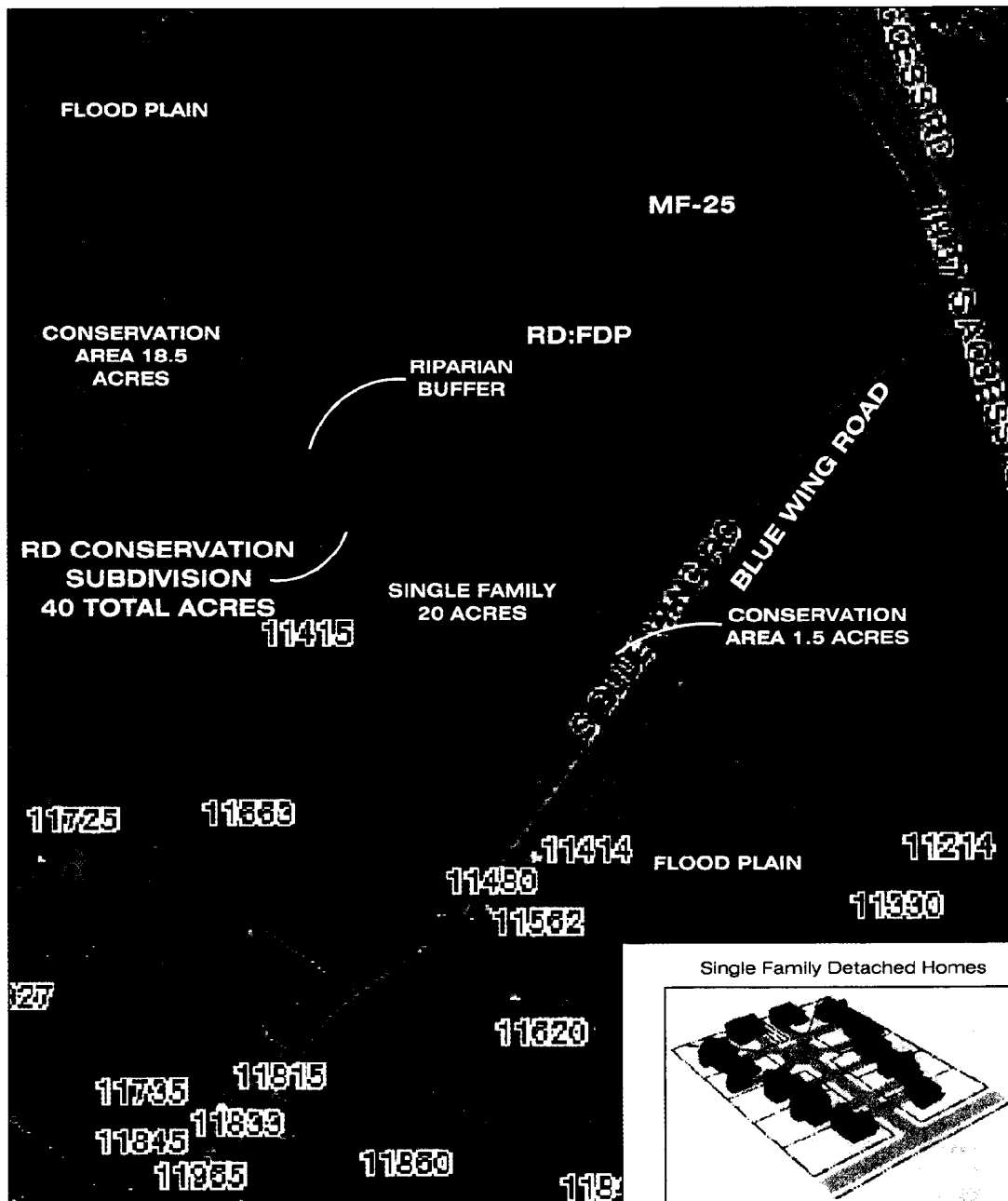
Attachment 1
Southside Initiative Community Plan Land Use Plan as adopted:



Attachment 2
Southside Initiative Community Plan as amended:



Attachment III
Concept Plan:




District	Dev. Pattern	Commercial	Single Family Residential	Multi-Family Residential	Open Space	Street Conn. Ratio	Total
RD	Conservation Subdivision Pattern From Table 203-1	None	20 Acres 6 du/Acre* -30% infrast. 84 du net	None	20 Acres (50%) w/ Riparian Buffer Dedication	As Required	40 Acres

* 120% Density Bonus For Riparian Buffer

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Landscape Architecture
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San Antonio, Texas 78215
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TATE PROPERTY

Concept Plan Based on
Conservation Subdivision Pattern

NORTH  0 250 500 1000
MARCH 22, 2004