

**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(B) – 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 area consists of 2 parcels totaling approximately 15-acres located near the intersection of South Blue Wing Road and Southton Road (see Attachments 1 and 2). The owner is proposing 15 single-family residential lots ranging from 0.6 to 2.6 acres. Staff recommends changing the land use plan for the subject area described by legal descriptions NCB 4069B BLK 13 LOTS 2 AND 3, and CB 4069B BLK 13 LOT W PT. OF 7 & ALL OF LT. 8 (specifically described in Attachment III) from Agriculture land use to Rural Living land use to accommodate these proposed developments. The adjoining land use will remain Agriculture 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 in this area consists largely of single-family residential lots, and vacant parcels.

Staff Analysis – The future land use designation for the subject area is Agriculture. While this designation allows residential development at a density of 1 unit per 25 acres, further analysis indicates that the adjoining area to the south is already largely single-family residential, and platted for development at 1-8 acres in size. Changing the land

use designation for approximately 15-acres to Rural Living is compatible with the adjoining single-family residential land use.

Transportation Network:

- The area abuts Southton Rd., designated as an enhanced Secondary Arterial (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 approval of the Master Plan Amendment.

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

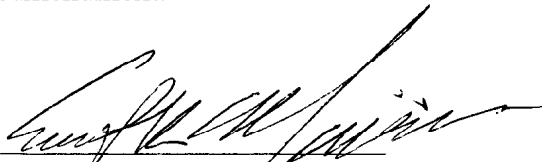
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

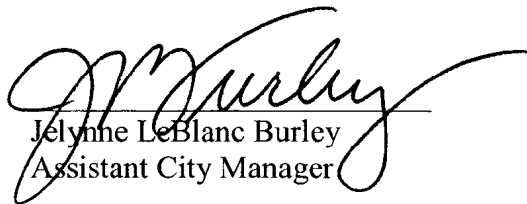
All registered Neighborhood Associations within the Southside Initiative Community Plan, and all property owners within 200 feet of the subject properties have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

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 approval of R-20 for the subject area. The rezoning case will be considered by City Council on April 8, 2004 with the Plan Amendment.

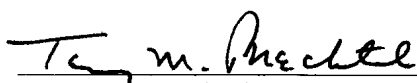


Emil R. Moncivais, AICP, AIA
Director, Planning Department



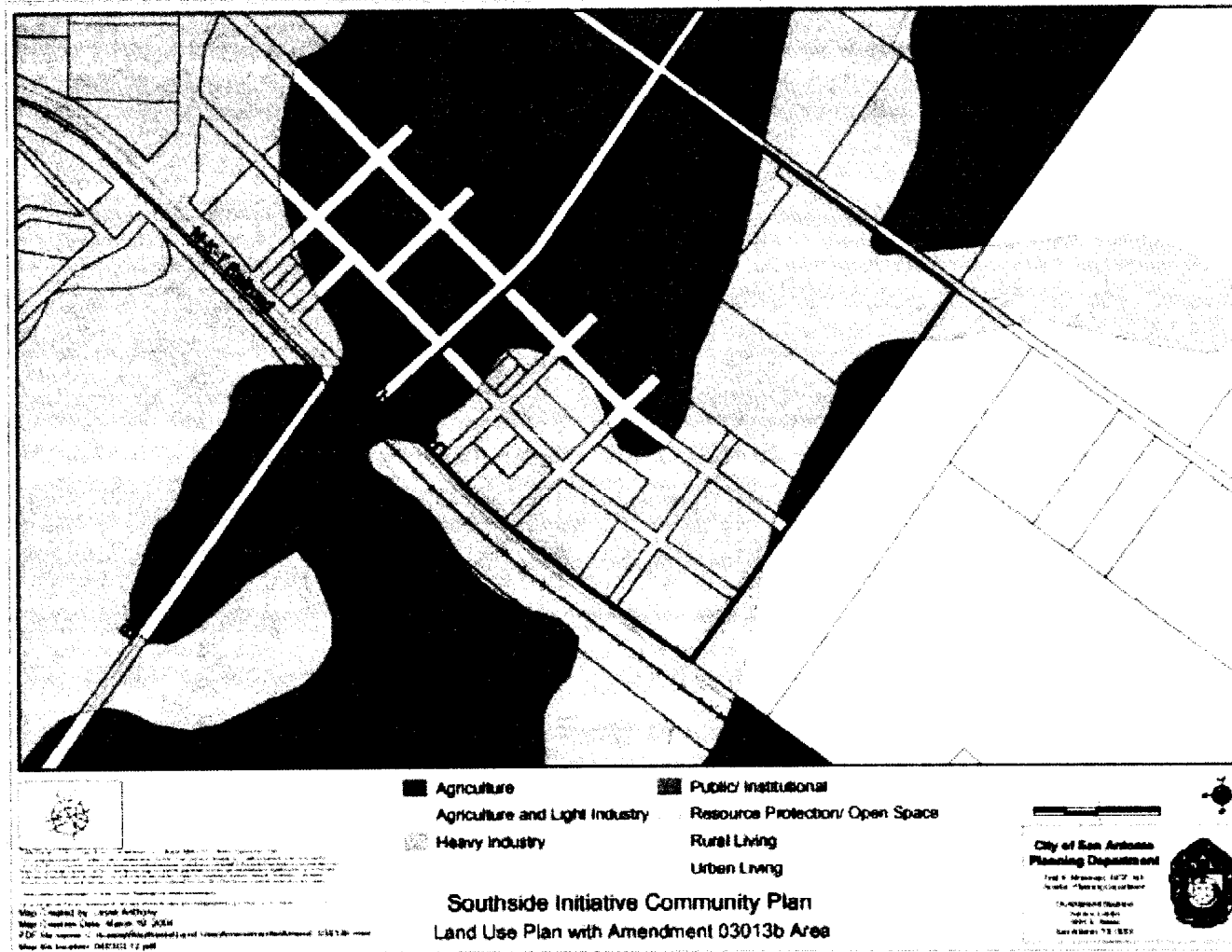
Jelynn LeBlanc Burley
Assistant City Manager

Approved:

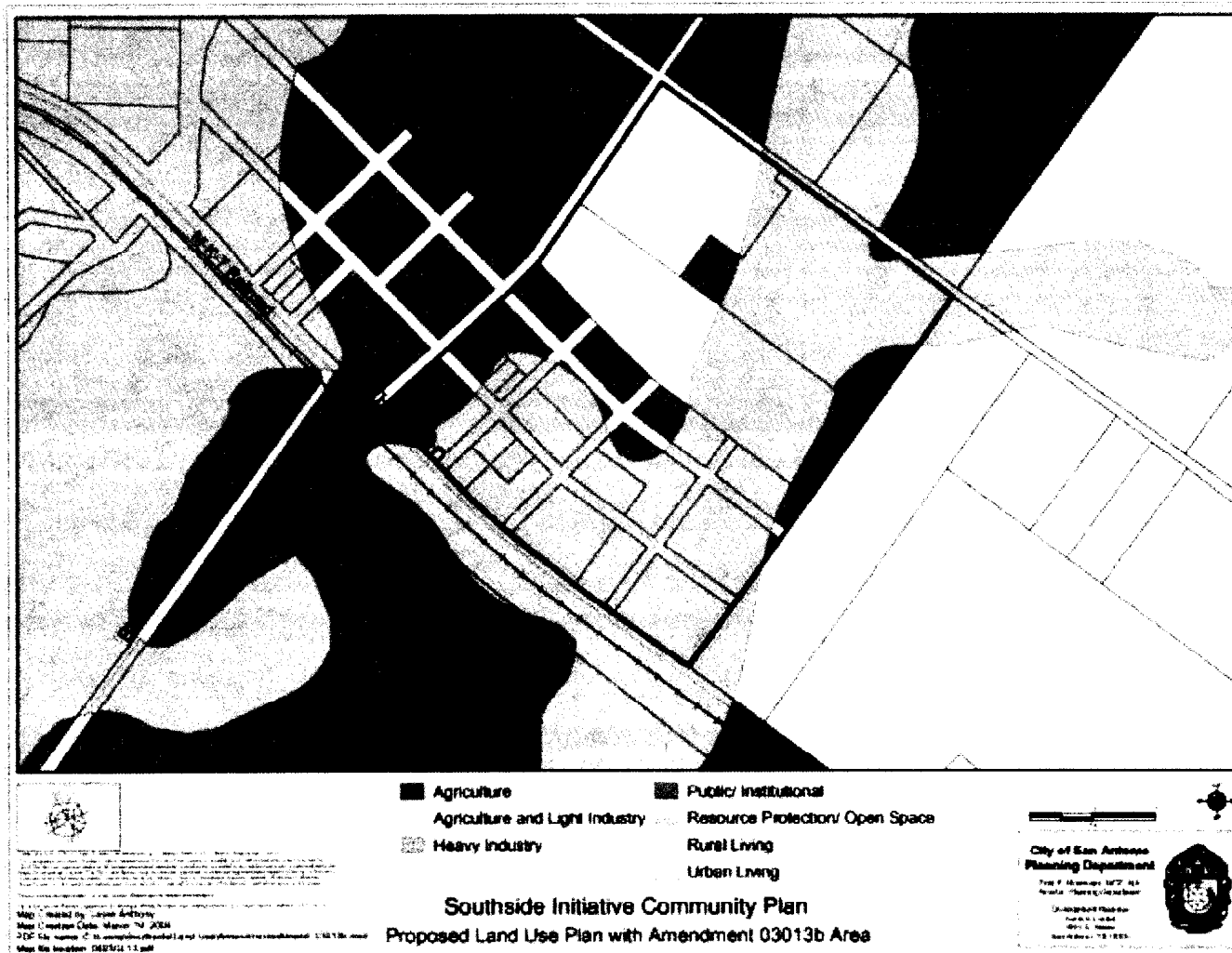


Terry M. Brechtel
City Manager

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



Attachment 2
Southside Initiative Community Plan as amended:



ATTACHMENT III FIELD NOTES

THE STATE OF TEXAS
COUNTY OF BEXAR

PREPARED FOR: Hausman Holdings, Ltd.

FIELD NOTES TO DESCRIBE

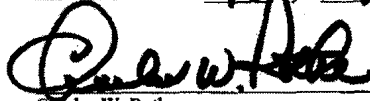
A survey of 14.500 acres of land situated about 10 miles S 26°30' E of San Antonio in Bexar County, Texas, out of the Juan Montez Grant, Abstract No. 11, County Block 4069, being a portion of Lots 2, 3, 7, and 8 of Southton Farms and Five Acre Subdivision, a subdivision as shown on a plat thereof recorded in Volume 368 on Page 108 of the Deed and Plat Records of Bexar County, Texas, and a portion of Lots 1-6, Block 1, Lots 1-6, Block 4, Lots 1-3, Block 19, and portions of DeWitt Avenue, Aransas Avenue, and Gemblar Avenue lying adjacent to and adjoining the aforementioned Lots of the Town of Southton, a subdivision as shown on a plat thereof recorded in Volume 368 on Page 346 of the aforementioned Deed and Plat Records, being a portion of that certain property described in a Wrap Around Warranty Deed to Hausman Holdings, Ltd. from The Mickey Rd. Land Trust, dated March 6, 2003, as recorded in Volume 9904 on Page 614 of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING:** At a 10" diameter pipe corner post found at the point-of-intersection of the Southeast line of Blue Wing Road and the Southwest line of Mickey Road for the North corner of Lot 8 of said Southton Farms and Five Acre Subdivision, and the North corner of this survey;
- THENCE:** Along fence, the Southwest line of said Mickey Road, and the Northeast lines of said Lots 8 and 7, S 53-43-12 E 525.00 feet to a 5/8" iron pin set for the North corner of a certain 5.010 acre tract of land, this day surveyed, and the upper East corner of this survey;
- THENCE:** Along the Northwest line of said 5.010 acre tract of land, S 36-16-48 W 248.72 feet to a 5/8" iron pin set for an angle point, S 53-54-13 W 148.00 feet to a 5/8" iron pin set for an angle point, and S 36-18-52 W 320.47 feet to a 5/8" iron pin set for the West corner of said 5.010 acre tract of land, and an interior corner of this survey;
- THENCE:** Along the Southwest line of said 5.010 acre tract of land, S 53-41-08 E 310.00 feet to a 5/8" iron pin set for the middle North corner of a certain 31.363 acre tract of land, this day surveyed, and the lower East corner of this survey;
- THENCE:** Along a Northwest line of said 31.363 acre tract of land, S 36-24-46 W 344.94 feet to a 5/8" iron pin set for an interior corner of said 31.363 acre tract of land and the South corner of this survey;
- THENCE:** Across said Lots 1-3, Block 19, Lots 1-6, Block 1, and Lots 1-6, Block 4 of said Town of Southton, N 53-41-08 W 819.83 feet to a 5/8" iron pin set in fence on the Southeast line of said Blue Wing Road for the westernmost North corner of said 31.363 acre tract of land and the West corner of this survey;
- THENCE:** Along fence, the Southeast line of said Blue Wing Road, the Northwest line of Lot 1, Block 4 of said Town of Southton, and the Northwest lines of Lots 2 and 8 of said Southton Farms and Five Acre Subdivision, N 46-25-08 E 155.32 feet to a 2" diameter pipe post for an angle point, N 36-31-02 E 300.34 feet to a 3" diameter pipe post for an angle point, and N 36-28-27 E 601.63 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North as taken from GPS Observations.

Hausman Holdings, Ltd. (14.500 Acres) - Page 2

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 9th day of March, 2004.



Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160

