

**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 #04003 – Southside Initiative Community Plan (Council District 3)

DATE: April 8, 2004

SUMMARY AND RECOMMENDATIONS

On November 13, 2003, the subject property with several others was amended by City Council from Agriculture land use to Agriculture and Light Industry land use. After further consultation with the property owner and members of the Mitchell Lake Wetlands Society, staff recommends changing the use of approximately 142-acres located at 11603 Pleasanton Road more specifically described by legal description CB 4005 P-25 & 26 ABS 15 138.530 AC CB 4283 P-20 ABS 769 3.332 AC from Agriculture and Light Industry land use to Agriculture land use to protect vital water ways that flow into Mitchell Lake.

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

Land Use Intensity and Compatibility:

- The subject property abuts the Union Pacific Railroad to the east, Bexar Metro properties to the north and Canvassback Lake and agricultural lands to the south.

Staff Analysis – Agriculture land use is consistent with the current use of the property. Bexar Metro Water District owns the subject property with half of the subject property covered by floodplain flowing southerly into Mitchell Lake by way of Canvassback Lake. Bexar Met has a 99-year lease for Canvassback Lake to retain non-potable water. Federally protected “Wetlands” are located on the subject property. Agriculture land use promotes floodplain protection and buffer zones along creeks and rivers.

Transportation Network:

- The Major Thoroughfare Plan does not identify any planned thoroughfares in this area.

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 February 25, 2004 and recommended approval of this amendment on March 10, 2004.

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

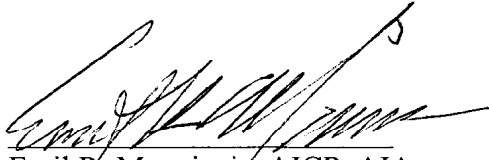
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

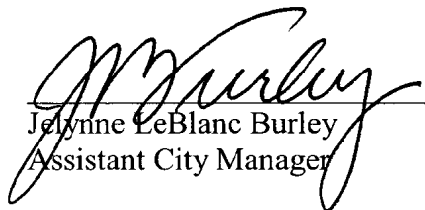
All registered Neighborhood Associations within the Southside Initiative Community Plan, and all property owners within 200 feet of the subject properties have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

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 to Farm and Ranch District on March 16, 2004, and recommended approval. The rezoning case will be considered by City Council on April 8, 2004 with the Plan Amendment.

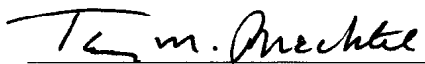


Emil R. Moncivaais, AICP, AIA
Director, Planning Department



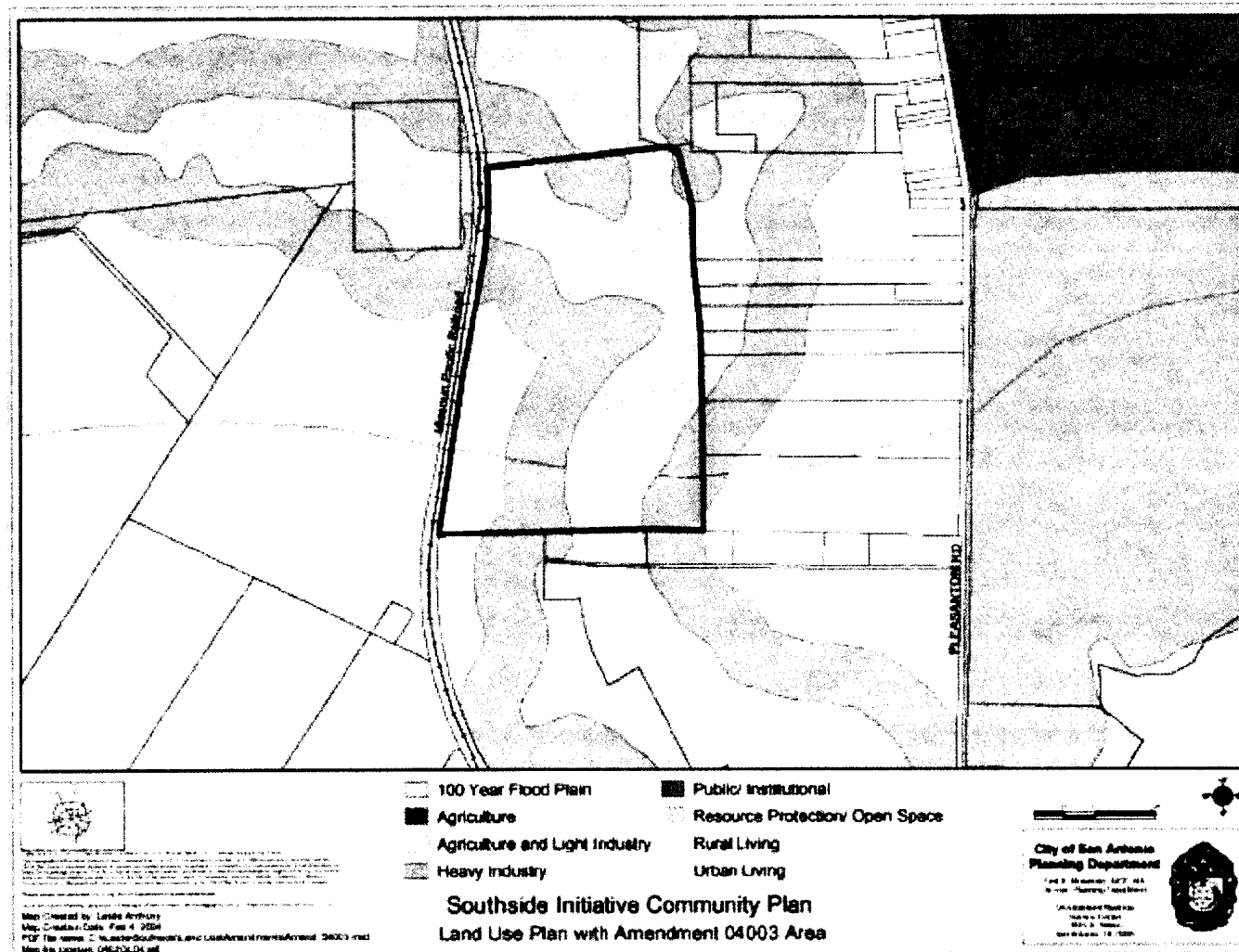
Jelynn LeBlanc Burley
Assistant City Manager

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:

