

**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 #04013 – Southside Initiative Community Plan (Council District 3)

**DATE:** August 12, 2004

**SUMMARY AND RECOMMENDATIONS**

On June 3, 2004, David Monnich, on behalf of Southton Road Ventures LTD, submitted a Plan Amendment requesting to change approximately 8.29 acres of the Southside Initiative Community Land Use Plan at Southton Road and IH-37 South (more specifically described as 14003 IH-37 South, 14103 IH 37 South, Legal Description NCB 16626 BLK 1 LOT 101 BRADFORD II SUBDIVISION, and NCB 16626 BLK LOT P-297) from Agriculture land use to Rural Living land use. The applicant intends to complete the existing commercial node by filling in the remaining two out of four properties.

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

**Land Use Intensity and Compatibility:**

- The subject properties consist of a convenience store with service station at 14003 IH-37 South, a car wash at 14103 IH-37 South, and vacant properties for the remaining two. There is a Mobile Home Sales lot to the north, vacant agriculture exempt property to the west, and vacant property to the south and across IH-37 to the east. There is a group of commercial uses across IH-37 to the northeast, including a convenience store with service station, Comfort Inn Suites, Tom's Burgers, and the Open Air Market.

**Staff Analysis** – While commercial uses are allowed at major intersections in any land use category, the Agriculture land use category provides primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Limited commercial uses

*directly* serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted. However, the Rural Living land use category would be more compatible with the adjoining land use designations to the north and existing commercial uses on two of the subject properties. Due to the nature of the plat submitted and accepted in 2001, the subject properties are bound by roadways on all sides with a “paper street” on the southern boundary, leaving the properties with little to no options for agriculture usage. This site is not used for agriculture purposes, is limited in scope and would benefit by the Rural Living land use classification.

Transportation Network:

- The subject properties abut Southton Road to the north, Donop Road to the west and the IH-37 South Access Road to the east. The Major Thoroughfare Plan identifies Southton Road as an Enhanced Secondary Arterial (120’ to 142’ ROW), Donop Road as a Local Type B and IH-37 as a Freeway (250’ to 500’ ROW).

**Staff Analysis** – The subject properties have full access to IH-37 and Southton Road. 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. The Planning Commission held a public hearing on July 14, 2004 and recommended approval. A copy of the resolution is attached.

**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**

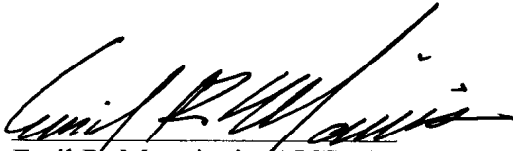
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

### **COORDINATION**

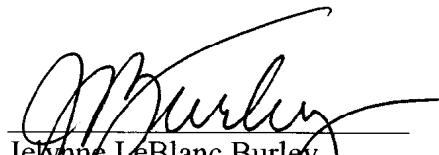
All registered Neighborhood Associations within the Southside Initiative Community Plan, and all property owners within 200 feet of the subject properties have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

### **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 July 20, 2004. The rezoning case will be considered by City Council on August 12, 2004 with the Plan Amendment.

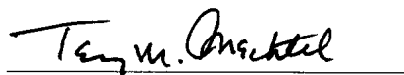


Emil R. Moncivais, AICP, AIA  
Director, Planning Department



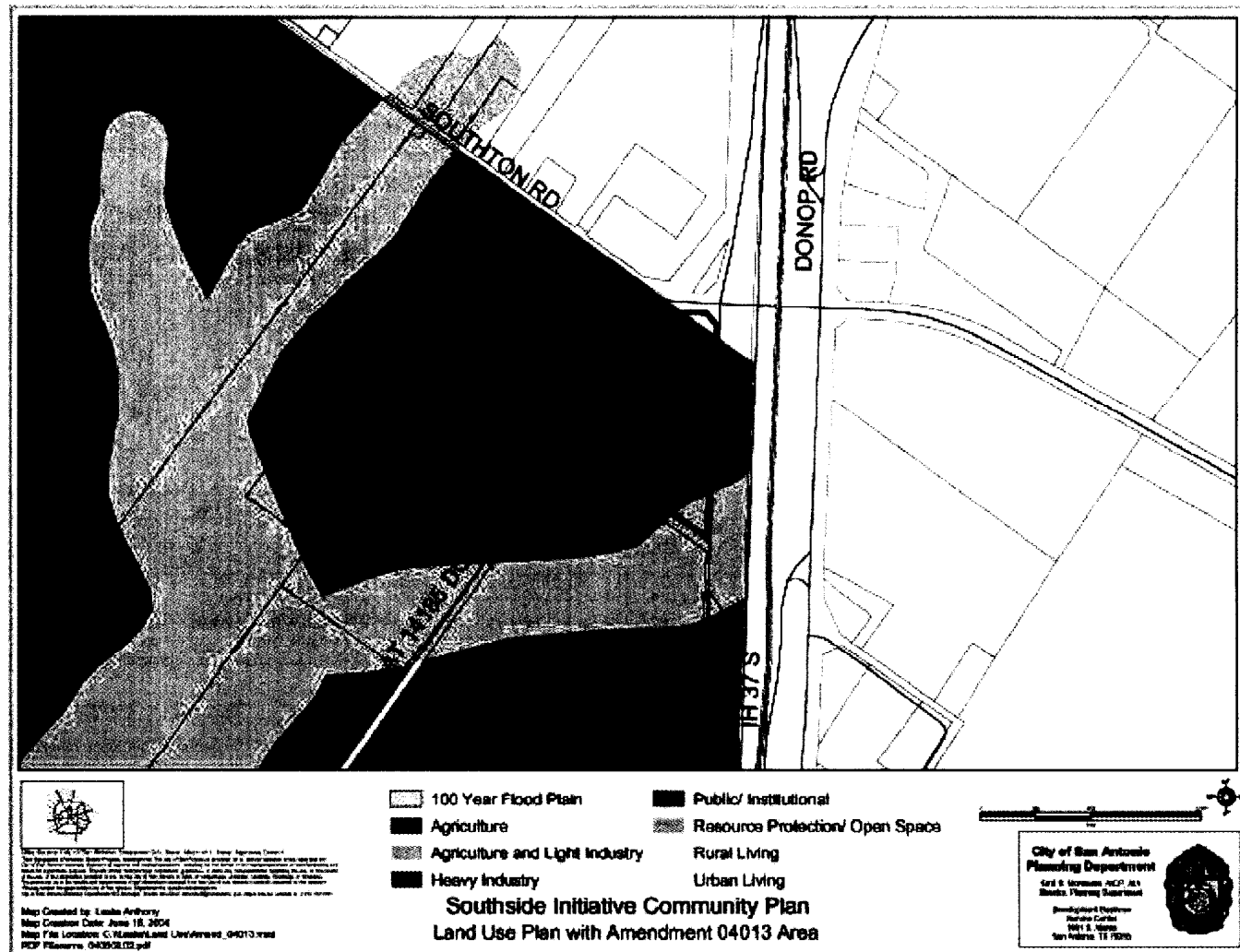
Jerlynn LeBlanc Burley  
Assistant City Manager

Approved:

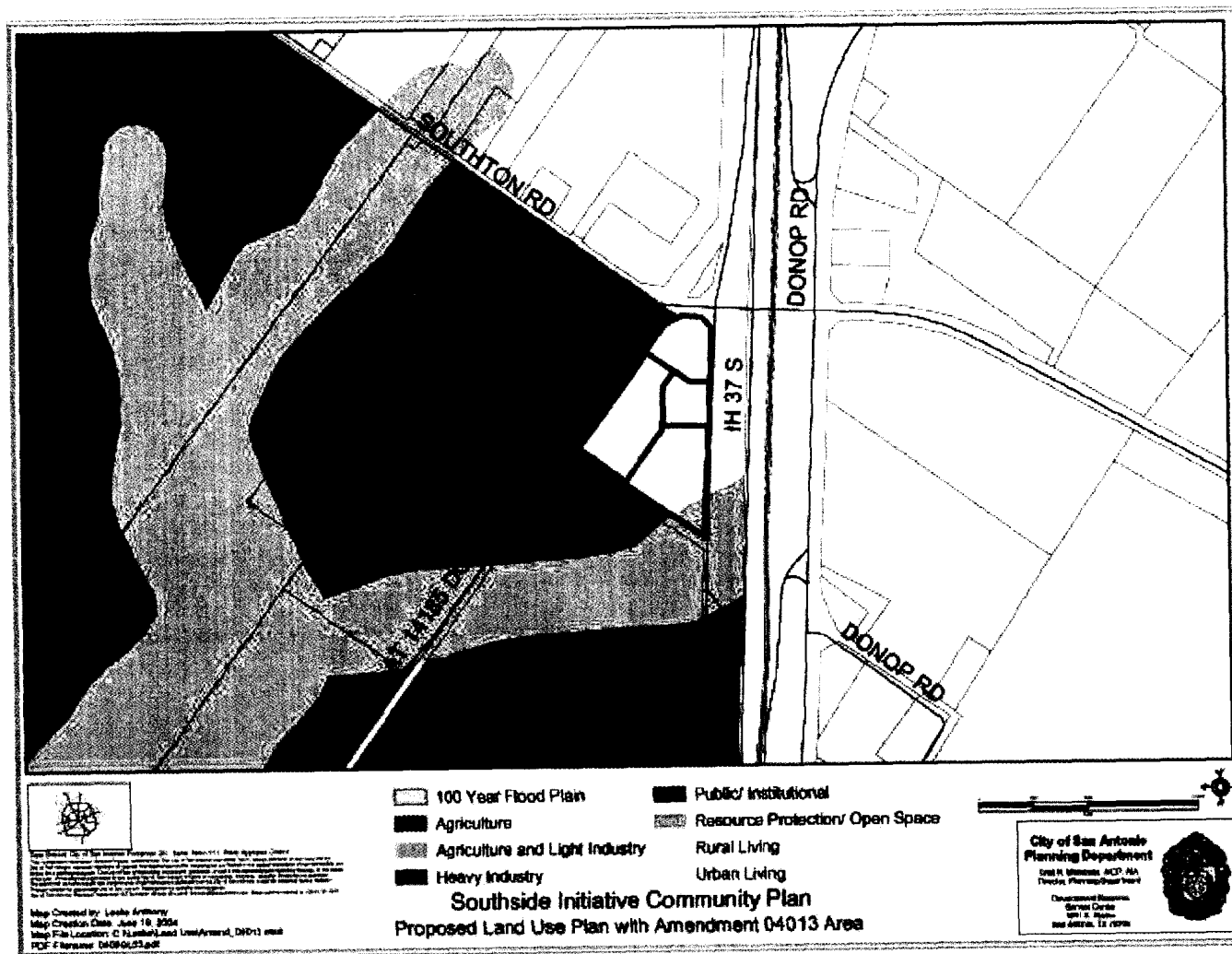


Terry M. Brechtel  
City Manager

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



**Attachment 2**  
**Southside Initiative Community Plan as amended:**



**RESOLUTION NO. 04-07-04**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTHSIDE INITIATIVE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE LAND USE TO RURAL LIVING LAND USE FOR AN AREA OF APPROXIMATELY 8.29-ACRES, LOCATED AT SOUTHTON ROAD AND IH-37 SOUTH MORE SPECIFICALLY DESCRIBED AS 14003 IH-37 SOUTH, 14103 IH 37 SOUTH, LEGAL DESCRIPTIONS NCB 16626 BLK 1 LOT 101 BRADFORD II SUBDIVISION, AND NCB 16626 BLK LOT P-297.**

**WHEREAS**, City Council approved the Southside Initiative Community Plan as an addendum to the Master Plan on June 26, 2003; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on July 14, 2004 and **APPROVED** the amendment on July 14, 2004 in a unanimous vote.

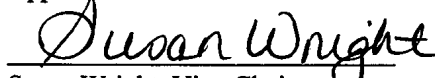
**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1:** The amendment to the Southside Initiative Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

**PASSED AND APPROVED ON THIS 14<sup>th</sup> DAY OF JULY 2004.**

Approved:

  
Susan Wright, Vice-Chairperson  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission