

**CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Mayor and City Council

**FROM:** Emil R. Moncivais, AICP, AIA, Director, Planning Department

**SUBJECT:** Master Plan Amendment #04026 – Southside Initiative Community Plan Component (Council District 3)

**DATE:** December 9, 2004

**SUMMARY AND RECOMMENDATIONS**

On September 24, 2004, Earl & Associates, P.C., on behalf of Hunters Pond, L.L.P., submitted an application requesting a Master Plan Amendment to the Southside Initiative Community Plan, a component of the Master Plan of the City. The applicant requests amending the Land Use Plan by changing the use of approximately 4.162 acres located at South Zarzamora Street near SE Loop 410 from Agriculture and Light Industry land use to Urban Living land use.

The subject property is currently vacant. The applicant proposes to develop a mixed residential subdivision on the parcel north of the property, which is currently designated Urban Living in the Land Use Plan. The proposed development consists of 461 single-family, garden home, townhome, and duplex units. Most of the subject property will be used for detention and a road linking the proposed subdivision to South Zarzamora Road. However, a small portion of the subject parcel, on its northern boundary, is planned to contain several single-family lots. The subject property is currently zoned Mixed Light Industrial (MI-1) and the applicant is seeking Urban Development (UD) zoning.

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

**Land Use Intensity and Compatibility:**

- Abutting the subject property to the north is currently vacant land where the applicant proposes to develop a mixed residential subdivision. To the west and south of the subject property are parcels with auto auction uses. East of the subject property is a parcel belonging to the applicant that will be used for a road connecting the subject property and the parcel north of the subject property to South Zarzamora Street.

**Staff Analysis** – The subject property borders light industrial parcels to the west and south, but these parcels are currently used for auto auctions that do not involve any sort of air or noise pollution activity. Additionally, according to the proposed site plan, a street and detention area will be located on the southern portion of the subject property and will act as buffers to these light industrial parcels.

All of the area to the north of the property is designated Urban Living by the Land Use Plan. The subject property will be a small extension of the mixed residential development the applicant is planning for this property to the north. The applicant will be using most of the subject property for right-of-way to connect to South Zarzamora Street and for water detention.

Transportation Network:

- The subject property would access South Zarzamora Street to the southeast via a proposed road connecting the proposed subdivision to the north of the subject property to South Zarzamora Street. Additionally, the proposed subdivision would access the SE Loop 410 Access Road at its northern boundary. The Major Thoroughfare Plan identifies South Zarzamora Street as a Super Arterial Type A (200' – 250' ROW) and SE Loop 410 as a Freeway (250' – 500' ROW). The site plan shows a street connection to the properties to the east and west of the proposed subdivision.

**Staff Analysis** – The inclusion of access points at both the northern and southern boundaries of the proposed subdivision will more evenly distribute traffic patterns within and around the subdivision. The street connection to the properties to the east and west of the proposed subdivision, both of which are zoned Urban Development (UD) district, will further enhance connectivity when these properties are developed.

Community Facilities:

- The subdivision would be located in the Southwest Independent School District and served by Bob Hope Elementary School and Scobee Junior High School.

**Staff Analysis** – No impact to community facilities is expected.

Staff recommends approval of the Master Plan Amendment. The Planning Commission held a public hearing on October 27, 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) Process. 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 currently 80 square miles, includes over 8,069 people, and is bound by SW Loop 410 to the north, IH-35 to the west, IH-37 to the east, and extends south of the Medina River and Neal Road. The plan area is located in City Council Districts 3 and 4.

## **POLICY ANALYSIS**

The May 3, 2001 Unified Development Code (Sections 35-105, 35-420 (h), and 35-421 (d) (3)) calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood or Community Plans adopted as a component of the Master Plan. 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**

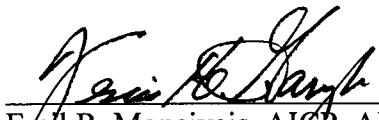
A Master Plan Amendment carries no specific financial commitment for immediate action by the City or partnering agencies.


## **COORDINATION**

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

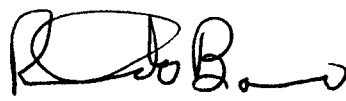
## **SUPPLEMENTARY COMMENTS**

After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the plan amendment process, the Zoning Commission considered the rezoning of the property on October 5, and recommended approval. The rezoning case will be considered by City Council on December 9, 2004 with the Plan Amendment.

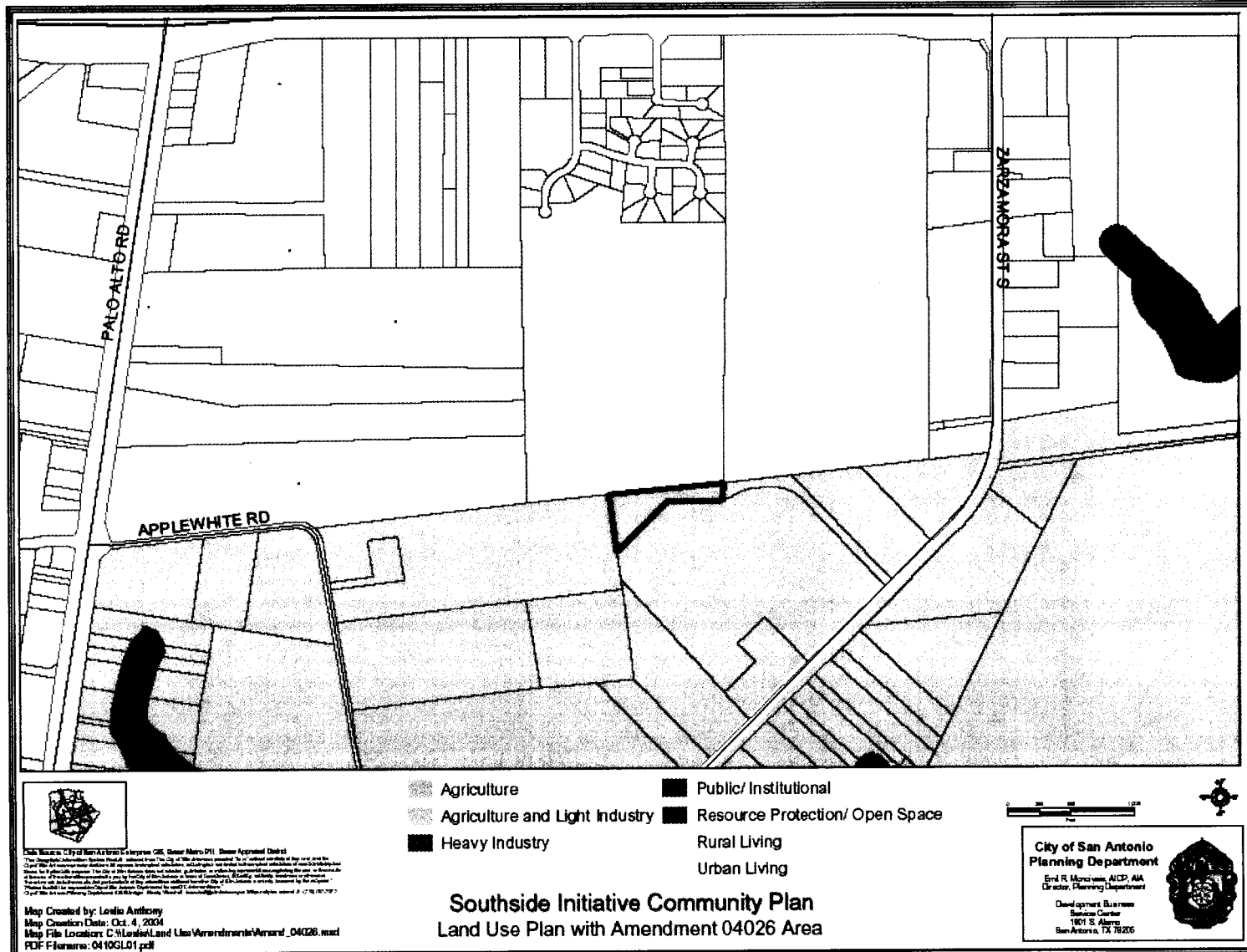
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Emil R. Moncivais, AICP, AIA  
Director, Planning Department

  
Jelynn LeBlanc Burley  
Assistant City Manager

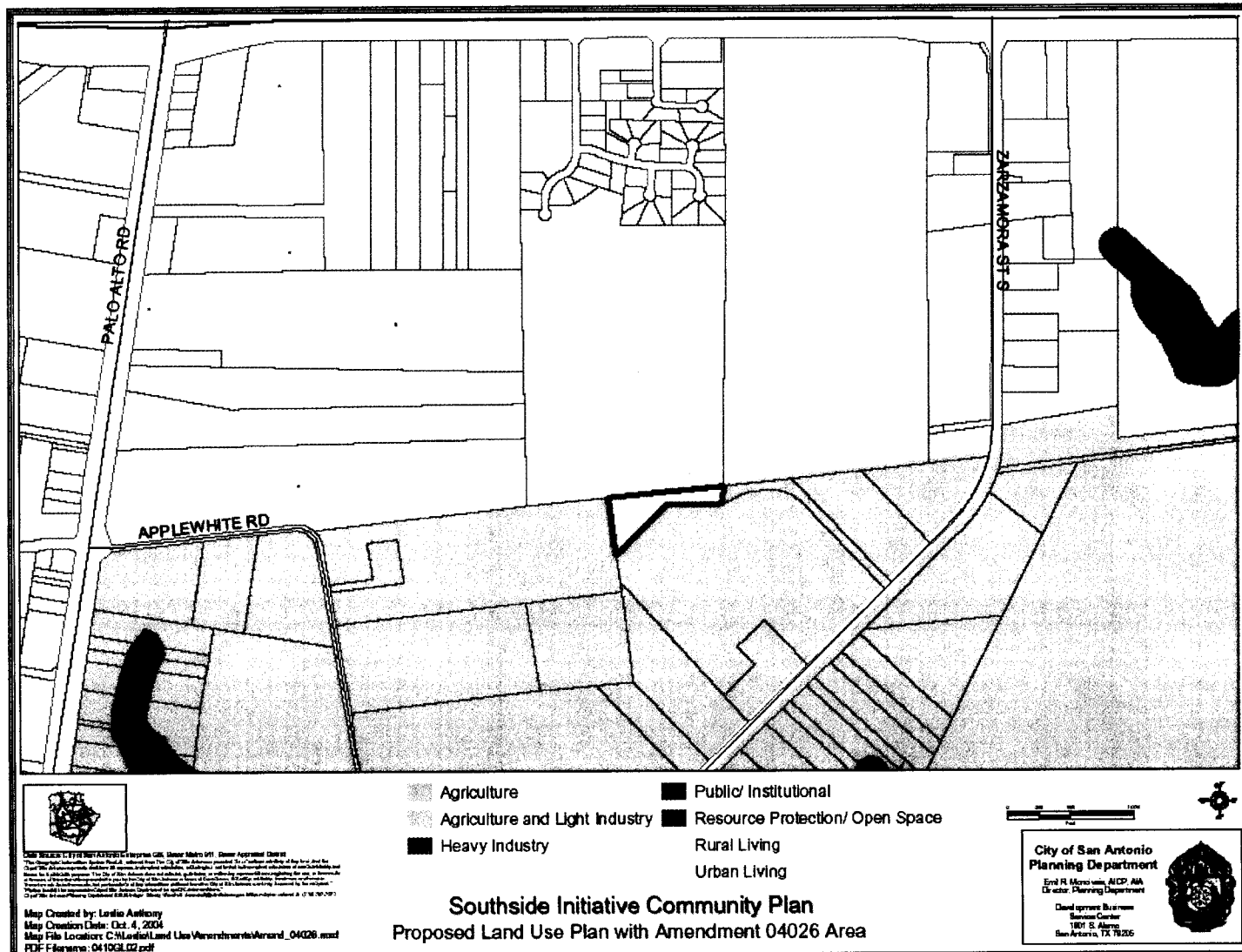
Approved:

  
J. Rolando Bono  
Interim City Manager

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



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



**AN ORDINANCE**

**AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTHSIDE INITIATIVE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 4.162 -ACRES LOCATED APPROXIMATELY 4,200 FEET SOUTHWEST OF THE INTERSECTION OF SOUTH ZARZAMORA STREET AND SE LOOP 410 FROM AGRICULTURE AND LIGHT INDUSTRY LAND USE TO URBAN LIVING LAND.**

\* \* \* \* \*

**WHEREAS**, the Southside Initiative Community Plan was adopted on June 26, 2003 by City Council as a component of the City Master Plan adopted May 29, 1997; and

**WHEREAS**, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

**WHEREAS**, a public hearing was held on October 27, 2004 by the Planning Commission allowing all interested citizens to be heard; and

**WHEREAS**, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Southside Initiative Community Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 4.162-acres located approximately 4,200 feet southwest of the intersection of South Zarzamora Street and SE Loop 410 from Agriculture and Light Industry land use to Urban Living land use. All portions of land mentioned are more specifically described in Attachment "I" and "II" attached hereto and incorporated herein for all purposes.

**SECTION 2.** This ordinance shall take effect on December 19, 2004.

**PASSED AND APPROVED on this 9<sup>th</sup> day of December 2004.**

**M A Y O R**

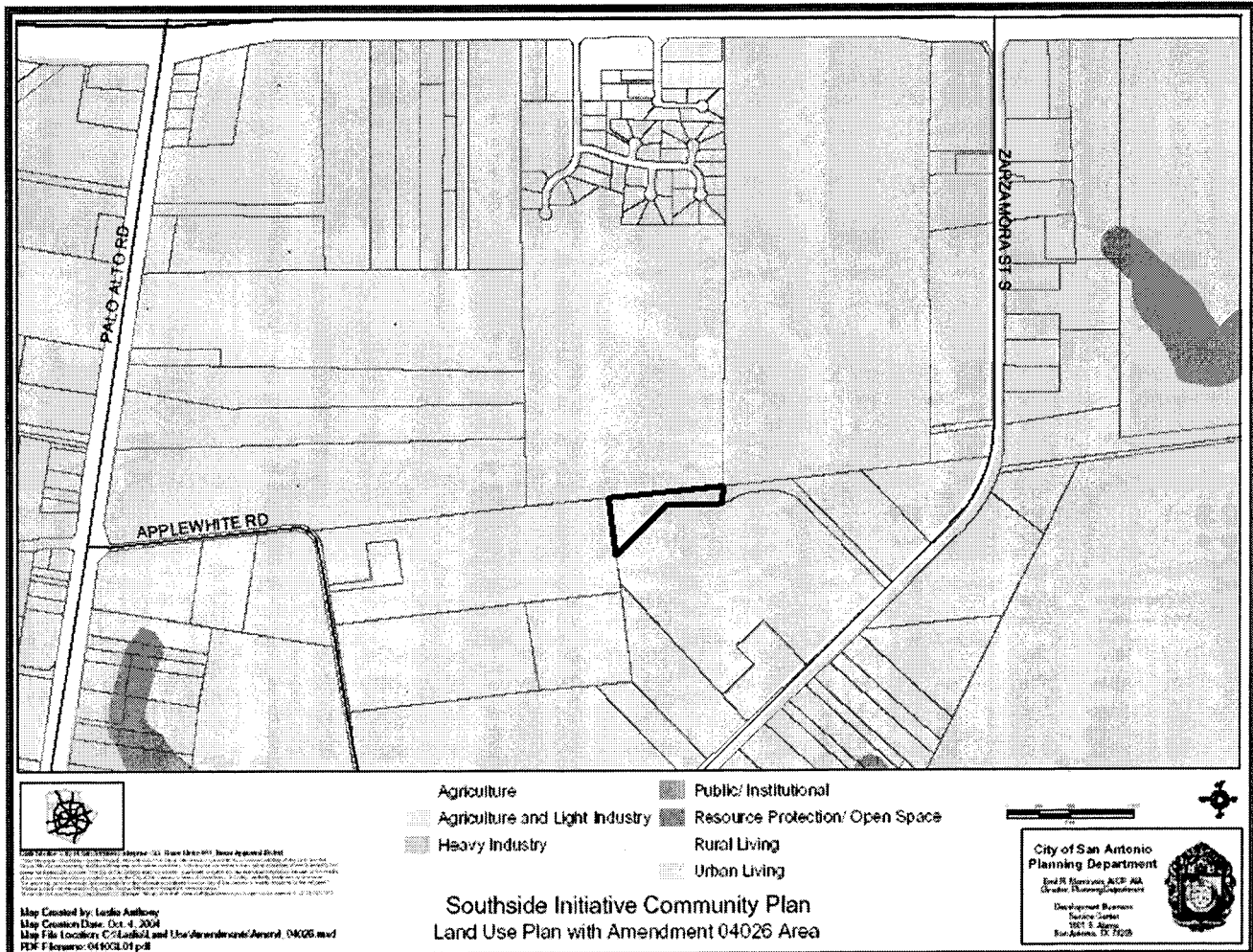
**ATTEST:**

\_\_\_\_\_  
**City Clerk**

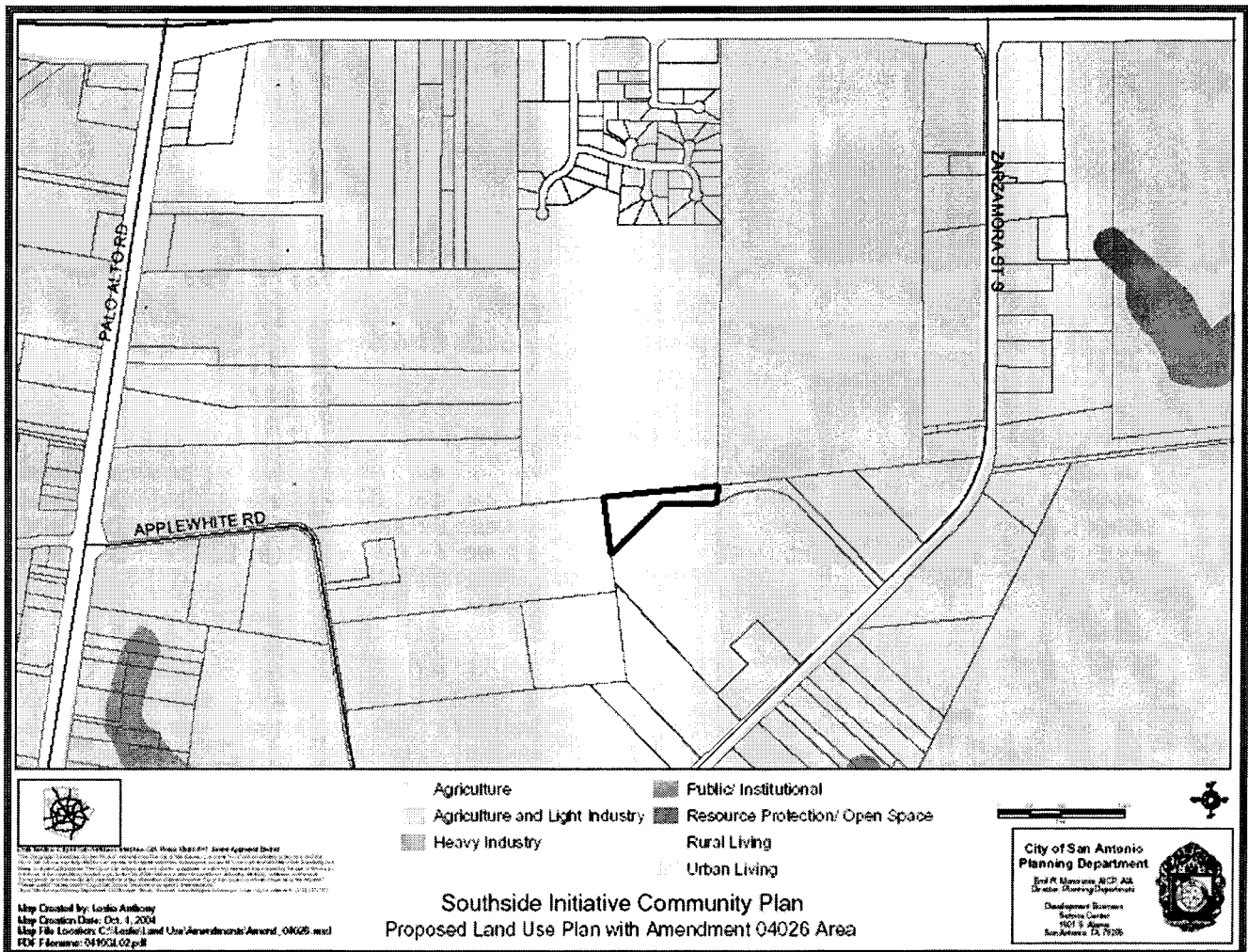
**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Attorney**

# **ATTACHMENT I** **Land Use Plan as adopted June 26, 2003:**



# ATTACHMENT II Proposed Amendment:



RESOLUTION NO. 04-10-06

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 AND LIGHT INDUSTRY LAND USE TO URBAN LIVING LAND USE FOR AN AREA OF APPROXIMATELY 4.162 -ACRES LOCATED APPROXIMATELY 4,200 FEET SOUTHWEST OF THE INTERSECTION OF SOUTH ZARZAMORA STREET AND SE LOOP 410.

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 October 27, 2004 and APPROVED/DENIED the amendment on October 27, 2004; and

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/INCONSISTENT 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/DENIAL as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27<sup>th</sup> DAY OF OCTOBER 2004.

Approved:

  
Susan Wright, Vice-Chairperson  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission