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**CITY OF SAN ANTONIO
INTERDEPARTMENTAL CORRESPONDENCE
PLANNING DEPARTMENT**

TO: Mayor and City Council

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

SUBJECT: Master Plan Amendment #04035 – Southside Initiative Community Plan (City South) Component (Council District 3)

DATE: January 13, 2005

SUMMARY AND RECOMMENDATIONS

On October 22, 2004, Pacific Logistics, L.P., submitted an application requesting a Master Plan Amendment to the Southside Initiative Community Plan (City South), a component of the Master Plan of the City. The applicant requests amending the Land Use Plan by changing the use of approximately 42.63 acres located at Southton Road and Center Road from Agriculture land use to Agriculture and Light Industry land use.

P & O Cold Storage is currently in operation on the subject property with employee parking on the subject property to the west. The applicant states the parent company Pacific Logistics, L.P. is requesting the subsidiary to change zoning to match current uses in case of future property damages or changes in State Codes regarding limited purpose and full annexation. The subject property is currently zoned Farm and Ranch (FR) and the applicant is seeking Mixed Light Industrial (MI-1) zoning with conditions for a cold storage plant.

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

Land Use Intensity and Compatibility:

- The subject properties as mentioned are in current operation as P & O Cold Logistics (a cold storage plant that employs approximately 150 employees). There are approximately ten single-family residential properties abutting the subject properties to the south. The confluence of the San Antonio River and the Salado Creek can be found approximately 5,000 feet south of the subject properties. Agriculture and vacant lands can be found across Southton Road to the north, east and west.

Staff Analysis – The Southside Initiative Community Plan calls for the subject properties to be Agriculture land use. Agriculture land uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Single-family residential units are permitted on agricultural and ranch lands. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted.

The request for Agriculture and Light Industry land use is consistent with the comprehensive long-term goals of the community. Agriculture and Light Industry uses include a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses. This land use is appropriate adjacent to Rural Living and Agriculture land uses. Through flex district zoning, screening, buffering and lighting provisions will enhance compatibility with adjoining uses.

Transportation Network:

- The Major Thoroughfare Plan identifies Southton Road as an Enhanced Secondary Arterial (120' to 142' ROW). The Union Pacific Railroad has a rail line bordering the subject properties to the north that parallels Southton Road.

Staff Analysis – Light industrial uses are appropriately located adjacent to arterials, expressways, or railway lines. The current site is situated on a Union Pacific rail line and a proposed enhanced secondary arterial. The traffic created by the cold storage plant is a range of 100 to 200 trucks per day depending on the holiday schedule, creating the maximum truck trips per day of approximately 400.

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 December 8, 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 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

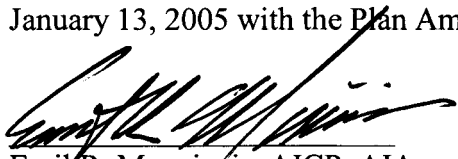
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION


All registered Neighborhood Associations within the Southside Initiative Community Plan, 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

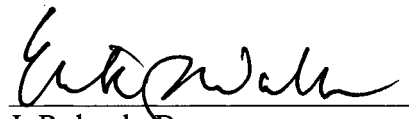
After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the plan amendment process, the Zoning Commission considered and recommended approval of the rezoning of the property on December 21, 2004. The rezoning case will be considered by City Council on January 13, 2005 with the Plan Amendment.



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



Jolynne LeBlanc Burley
Assistant City Manager



J. Rolando Bono
Interim City Manager

RESOLUTION NO. 04-12-02

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTHSIDE INITIATIVE COMMUNITY PLAN, KNOWN AS CITY SOUTH, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 42.63 -ACRES LOCATED AT SOUTHTON ROAD AND CENTER ROAD MORE SPECIFICALLY DESCRIBED BY THE LEGAL DESCRIPTIONS CB 5162 BLK 9 LOT 1 THRU 5 & 66 THRU 70 AND CB 5162 BLK 3 LOT 1 THRU 8 & BLK 8 LOT 1 THRU 16 & N 1/2 OF 39 THRU 54 FROM AGRICULTURE LAND USE TO AGRICULTURE AND LIGHT INDUSTRY LAND USE.

WHEREAS, City Council approved the Southside Initiative Community Plan (City South) 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 December 8, 2004 and **APPROVED** the amendment on December 8, 2004; and

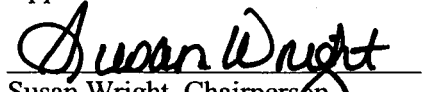
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations 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:

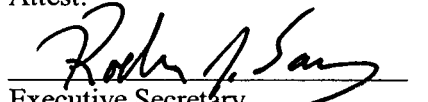
SECTION 1: The amendment to the Southside Initiative Community Plan (City South) attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 8th DAY OF DECEMBER 2004.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission