

City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 05005

Applicant: Manuel Gonzales and assignee

Owners: 1)Day and McDaniel 2)Fight for the Family of Texas – Joseph Martinez

Neighborhood/Community/Perimeter Plan: Southside Initiative (City South)

The applicant requests to amend the Land Use Plan designation from Agriculture/Rural Living to Urban Living.

☒ Plan Amendment Map – Attachment 1

City Council District: 3

City Council Meeting Date: June 23, 2005

Continuance from June 09, 2005

Land Use Analysis:

Property Location: Hwy 281 South at Medina River

Acreage: 479.9 acres

Current Land Use of site: vacant, agriculture

Adjacent Land Uses:

N: farm and ranch land/vacant, large CPS transmission distribution lines

E: ranch land/ single-family lots

S: Medina River, mobile home park

W: Medina River

Proposed Land Use/Development: Mixed Use development – residential, commercial, multi-family, mixed use

Comments on impact to current and future land uses adjacent to site:

Property west of Highway 281 - A development this large is going to have a big impact on the character of the area. The land to the west of Highway 281 should be retained as farming and ranching as it is close to Mitchell Lake and is more environmentally sensitive. In addition, the large number of planned residences is incompatible with the potential noise, light, trains and traffic generated by industrial property to the west that will be operating 24 hours a day.

Property east of Highway 281 - This site is approximately 2-1/2 to 3 miles south of the Mission Del Lago development off 281 S. and the proposed Texas A&M campus at the intersection of 281 S. and IH-410. This project complements these developments. The site to the east of Highway 281 is close to existing development and services, such as Buena Vista, and the submitted site plan supports the goals of Urban Living with a town center adjacent to Highway 281.

☒ Impact can be mitigated East of Hwy 281

☒ Significant Impact - Incompatible Land Use West of Hwy 281

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Hwy 281 S is designated a super arterial type B (200'-250'); the planned Kelly Parkway, a super arterial type A (200'-250') is to the north of the property, which might require ROW dedication. An enhanced secondary arterial (120'-142') is planned to the south but not adjacent to the property.

Other streets: no existing streets

Comments: Highway 281 South is a divided highway with two lanes in each direction. This major N/S road will be impacted by this development and the street system associated with it. Proper planning for traffic control should be anticipated. A town center built adjacent to Highway 281 could support transit along this corridor.

☒ Impact can be mitigated

Community Facilities Analysis:

Nearby Public Facilities: Southside Middle School and Southside High School in the Southside ISD

Comments: These two schools are just to the south of the Medina River and Martinez-Losoya Road. A new development of this size will have a great impact on the school district, but the effects of the development can be planned for and arrangements made for land to be set aside for future schools to accommodate the children of families moving to this development.

A development of this size will require planning for police and fire protection and public services such as libraries and recreation centers.

☒ Impact can be mitigated

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Staff Recommendation:

- ☒ Supports for land east of Hwy 281 (approximately 172.5 acres at 16196 and 16.3 acres at 16700 Highway 281S)
- ☒ Recommends Denial for land west of Hwy 281 (approximately 291 acres at 16795 Highway 281S)
- ☒ Plan Amendment Map – Attachment 3 -Staff Recommendation

Comments: The Highway 281 South area has experienced residential development. This site is approximately 2-1/2 to 3 miles south of the Mission Del Lago development off 281 S. and the proposed Texas A&M campus at the intersection of 281 S. and IH-410. This project could support and complement these developments.

Planning Commission Recommendation:

Meeting & Public Hearing Date: 3/23/2005

- ☒ Recommends Denial
- ☒ Resolution Attached

Newspaper Publication Date of Public Hearing: 3/4/2005

No. Notices mailed 10 days prior to Public Hearing: 49 within 200 feet, 87 Planning Team members

Registered Neighborhood Association(s) Notified: Southside Initiative Planning Team

Zoning Commission Supplemental Information:

Current zoning district: FR and RD

Proposed zoning district: UD

Zoning Commission Public Hearing Date: 5/17/2005

- ☒ Supports for land east of Hwy 281
- ☒ Recommends Denial for land west of Hwy 281

Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Planning Director

Nina Nixon-Mendez, AICP

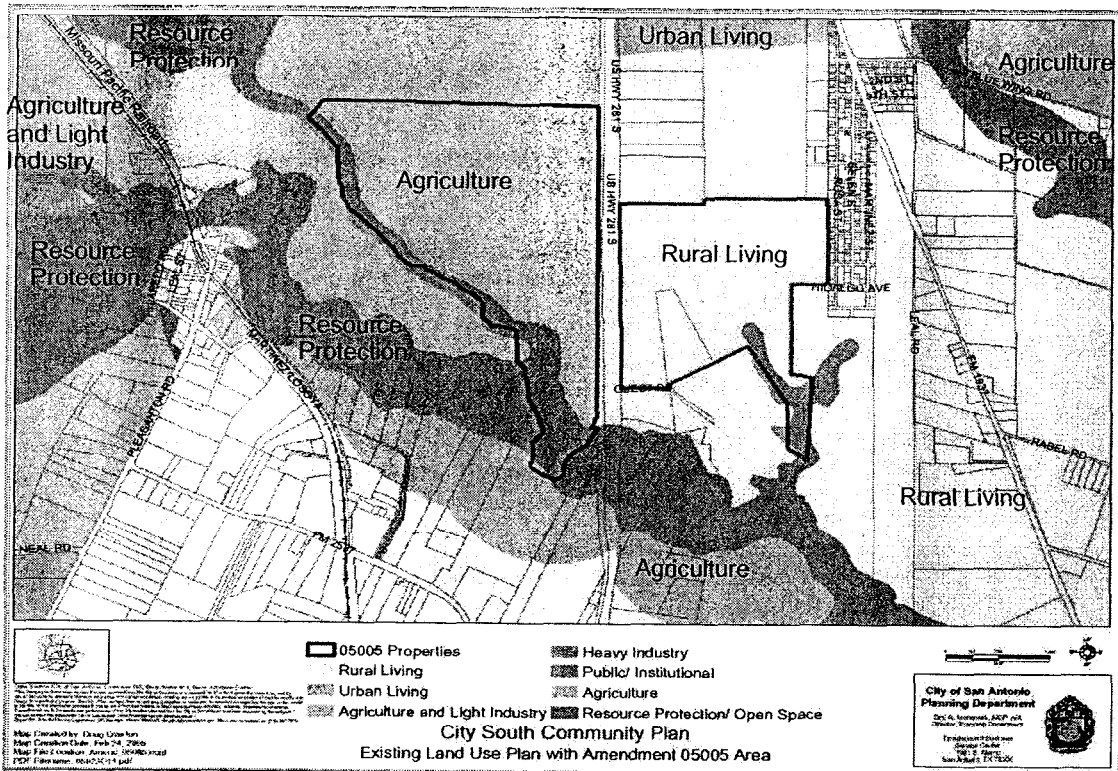
Planning Manager

Case Manager: Carol Haywood

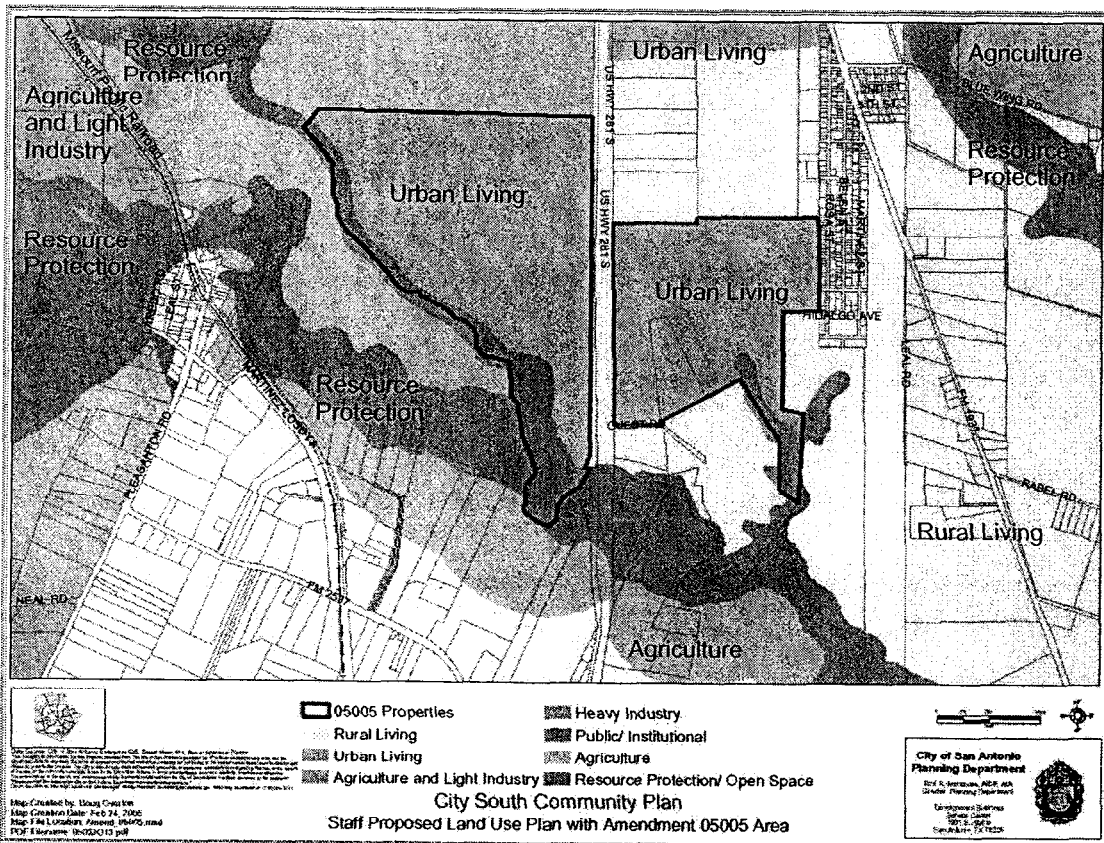
Senior Planner

Phone No.: 207-7395

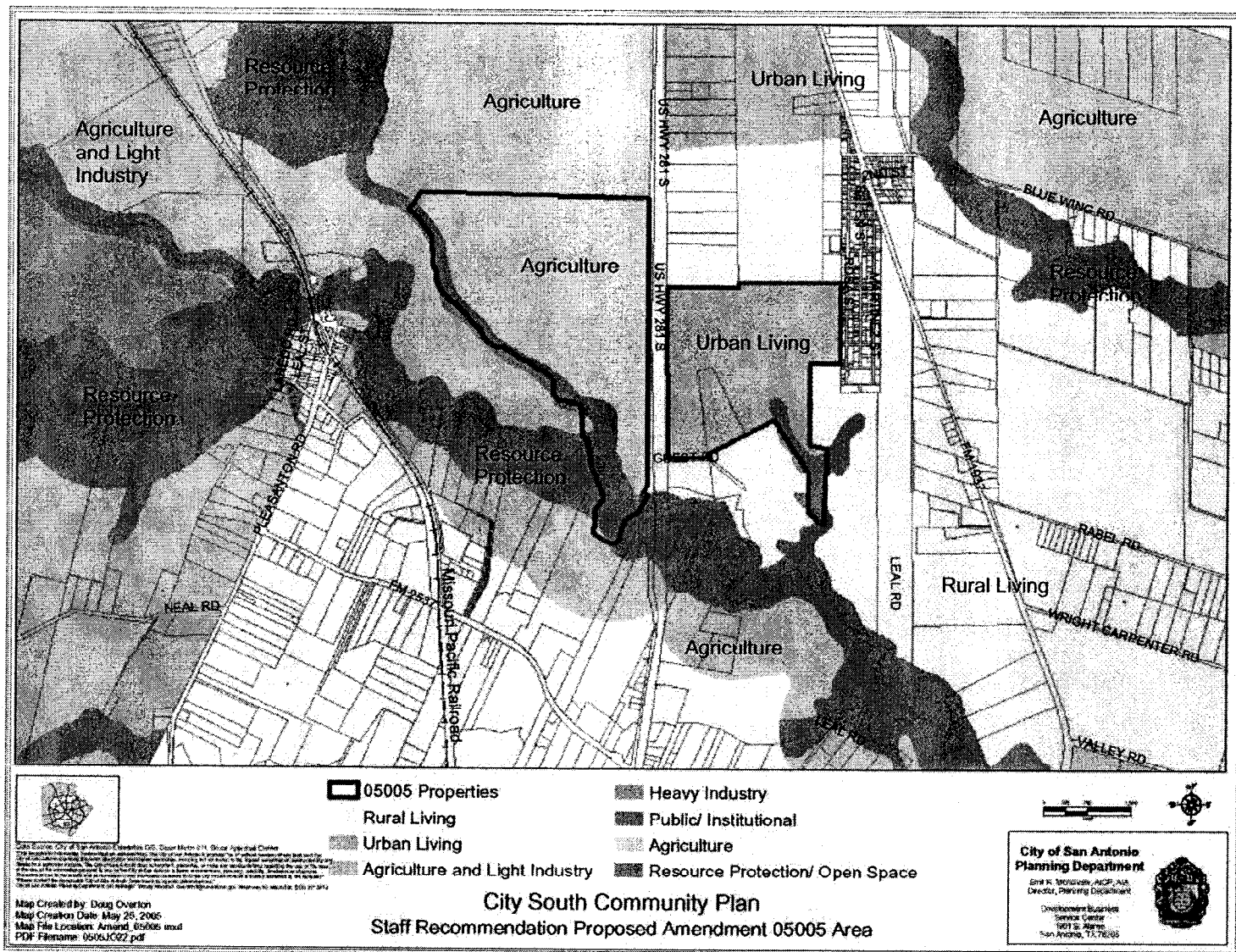
Land Use Plan as adopted:



Proposed Amendment:



Land Use Plan Staff Recommendation:



RESOLUTION NO.

RECOMMENDING TO DENY 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 AND RURAL LIVING LAND USE TO URBAN LIVING LAND USE FOR AN AREA OF APPROXIMATELY 479.9-ACRES LOCATED AT 16196 AND 16700 HIGHWAY 281 SOUTH.

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 March 23, 2005 and **DENIED** the amendment on March 23; 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 **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

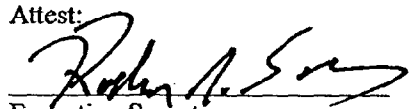
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

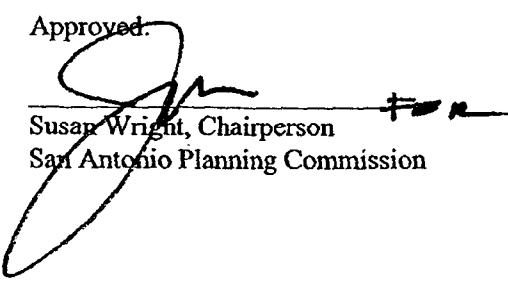
SECTION 1: The amendment to the Southside Initiative Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF MARCH 2005.

Approved:

Attest:


Executive Secretary
San Antonio Planning Commission


Susan Wright, Chairperson
San Antonio Planning Commission