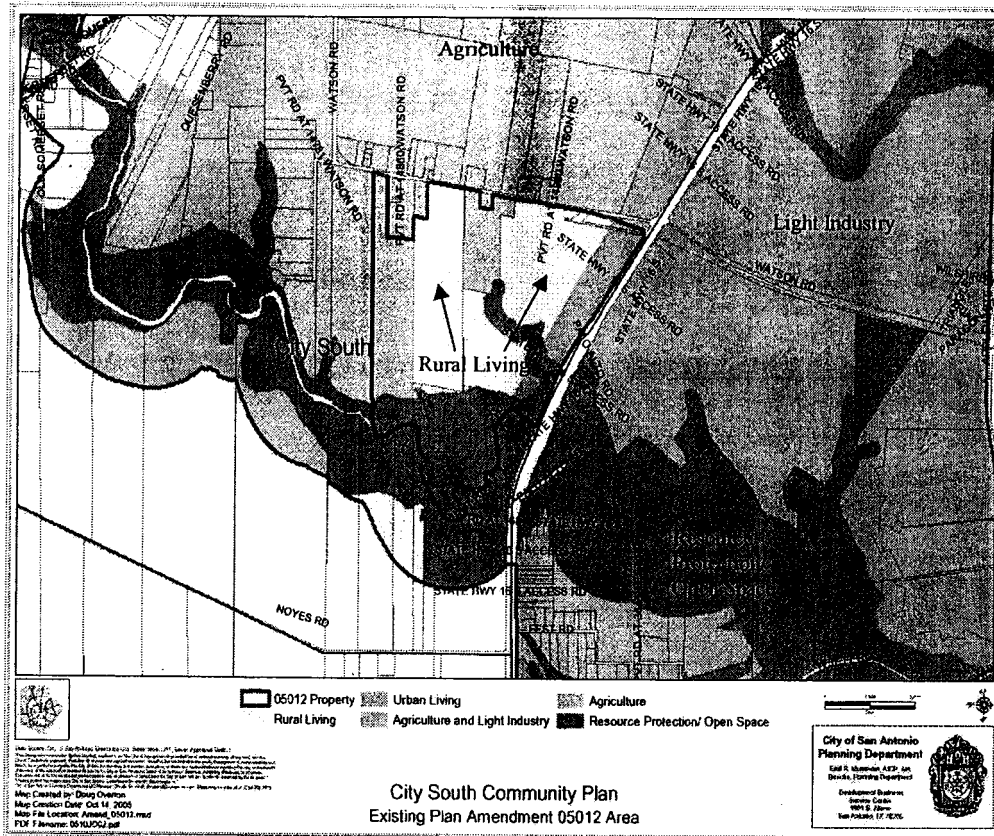
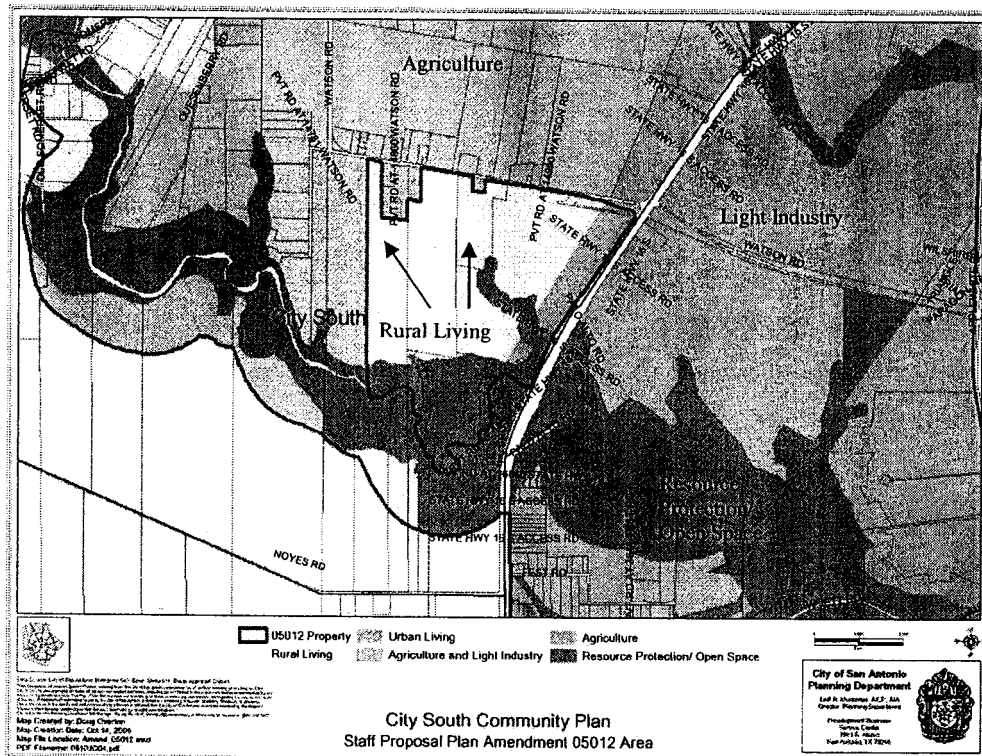


Land Use Plan as adopted:



Proposed Amendment revised in accordance with Staff Recommendation:



City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 05012

Applicant: Brown PC

Owner: Presto Tierra LLC and Norbert & Cleo Friesenhahn

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

The applicant requests to amend the Land Use Plan designation from Agriculture to Rural Living land use. The applicant amended his previous request and concurred with staff recommendation of Rural Living at the November 23 Planning Commission meeting.

☒ Plan Amendment Map – Attachment 1

City Council District: 4

City Council Meeting Date: **January 5, 2006**

Land Use Analysis:

Property Locations: 14851 and 14970 Watson Road

Acreage: 122.5

Current Land Use of site: Vacant

Adjacent Land Uses:

North: Large lot single family residential, mobile home park, agriculture, and vacant agriculture uses

East: Vacant and property east of Hwy 16 is an industrial use (Alamo Concrete)

South: Medina River forms the southern boundary. To the south of the Medina River are agriculture and ranchlands.

West: Large lot single family residential, agriculture, and vacant property.

Proposed Land Use/Development: low density residential using Conservation Subdivision and Flex Development Plans

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

The existing Agriculture land use designation provides primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Rural Living land use supports the principles of preserving rural residential character while retaining open space and scenic corridors. Residential uses are composed mainly of single-family dwellings on individual estate lots. Clustered subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged.

The applicant is requesting a change of the subject properties to Rural Living land use. Rural Living land use is currently designated on adjoining parcels, and thus would be compatible. Rural Living also serves as a transition to the agriculture uses along Watson Road. Rural Living land use would provide residential development that supports current growth including the Toyota plant, and light industrial uses currently under development within a mile east of the subject properties.

The proposed 532.6-acre development will utilize the Flex Zoning District standards. One option under Rural Living using the Rural Development District employs a conservation subdivision that conserves 50 percent of the land and allows development on 50% up to 6 dwelling units per acre. A second option is a flex development plan that provides a mix of single-family and multifamily residential and commercial.

☒ Minimal Impact

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Hwy 16 South is listed as a Super Arterial Type B (200' - 250' ROW).

Other streets: Watson Road is a proposed Enhanced Secondary Arterial (120' - 142' ROW). The construction of a four lane, divided roadway with turn lanes is underway on Watson Road between Applewhite Road and Hwy 16.

Comments: The subject properties have direct access to both arterials and with controlled points of entry transportation issues can be mitigated. However, the area has no alternative transportation options. The Traffic Impact Analysis calls for ROW dedication and upgrading a portion of Watson Road, upgrading the capacity of the intersection at Watson and SH 16, installing traffic signals at SH 16 for future arterials, and management of access points.

☒ Impact can be mitigated

Community Facilities Analysis:

Nearby Public Facilities: Medina River Park is approximately one mile to the east along the Medina River.

Comments: An elementary school is proposed in the development plan. Southwest High School is located approximately 10 miles from the subject properties, which would need to then accommodate the subdivision through additional buses and staff. Emergency services are available through a voluntary Fire Department.

City of San Antonio Planning Department

Plan Amendment Recommendation

The site development plan calls for in excess of 161 acres to be conserved as open space and a lake for community use.

☒ Significant Impact to Community Facilities Capacity

Staff Recommendation:

☒ Supports

A change to Rural Living land use is compatible with the current Rural Living land use categories on the adjacent properties and allows the applicant the opportunity to develop the properties with comparable densities as originally requested in the site concept plan using the conservation subdivision pattern and a flex development plan.

Planning Commission Recommendation:

Meeting & Public Hearing Date: October 26, 2005; continued to November 9, 2005, November 23, 2005

☒ Supports ☐ Recommends Denial ☒ Resolution Attached

Newspaper Publication Date of Public Hearing: October 7, 2005

No. Notices mailed 10 days prior to Public Hearing: 158 notices

Registered Neighborhood Association(s) Notified: South Southwest NA and McCreless Meadows NA

Calls received: One resident, the San Antonio Conservation Society, and the South Southwest Neighborhood Association are against the previous request for Urban Living. One other resident is in favor of Rural Living land use.

Zoning Commission Supplemental Information:

Current zoning district: Rural Development & Farm and Ranch

Proposed zoning district: rezoning from FR & RD to RD & RD CD for 4 du/acre (amended request)

Zoning Commission Public Hearing Date: October 18, 2005; continued to December 6, 2005

☒ Supports ☐ Recommends Denial
with condition not to exceed total 1560 dwelling units

Planning Department Staff:

Emil R. Moncivais, AICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Zenon F. Solis

Planner II

Phone No.: 207-7816