

AN ORDINANCE **98710**

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 422 ACRES OF LAND, LOCATED AT 14885 WATSON ROAD AND 15895 STATE HIGHWAY 16, NORTHWEST OF THE INTERSECTION OF STATE HIGHWAY 16 AND THE MEDINA RIVER FROM AGRICULTURE USE TO RURAL LIVING USE.

* * * * *

WHEREAS, the Southside Initiative Community Plan was adopted on June 26, 2003 by the 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 November 12, 2003 by the Planning Commission allowing all interested citizens to be heard; and

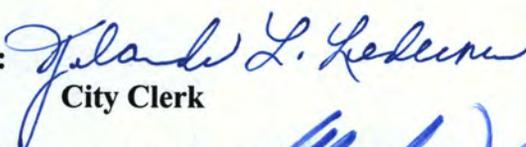
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

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

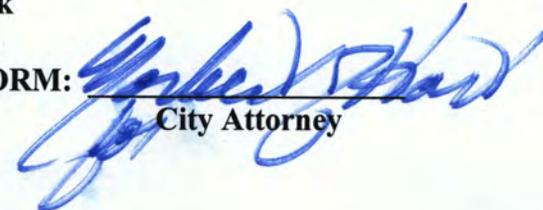
SECTION 1. The Southside Initiative Community Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 422 acres of land, located at 14885 Watson Rd. and 15895 State Highway 16, northwest of the intersection of the State Highway 16 and the Medina River from Agriculture use to Rural Living use. The property is more specifically described in Attachments "I", "II", and "III" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect on January 25, 2004.

PASSED AND APPROVED on this 15th day of January 2004.

ATTEST: 
City Clerk


M A Y O R
EDWARD D. GARZA

APPROVED AS TO FORM: 
City Attorney

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE – GENERAL MANAGER
CITY PUBLIC SERVICE – MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE – ASSESSOR
FINANCE – CONTROLLER
FINANCE – GRANTS
FINANCE – PUBLIC UTILITIES SUPERVISOR
FINANCE-TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT –NEIGHBORHOOD PLNG; URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 17

DATE: JAN 15 2004

MOTION: Pay Hall

ORDINANCE NUMBER: 98710

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

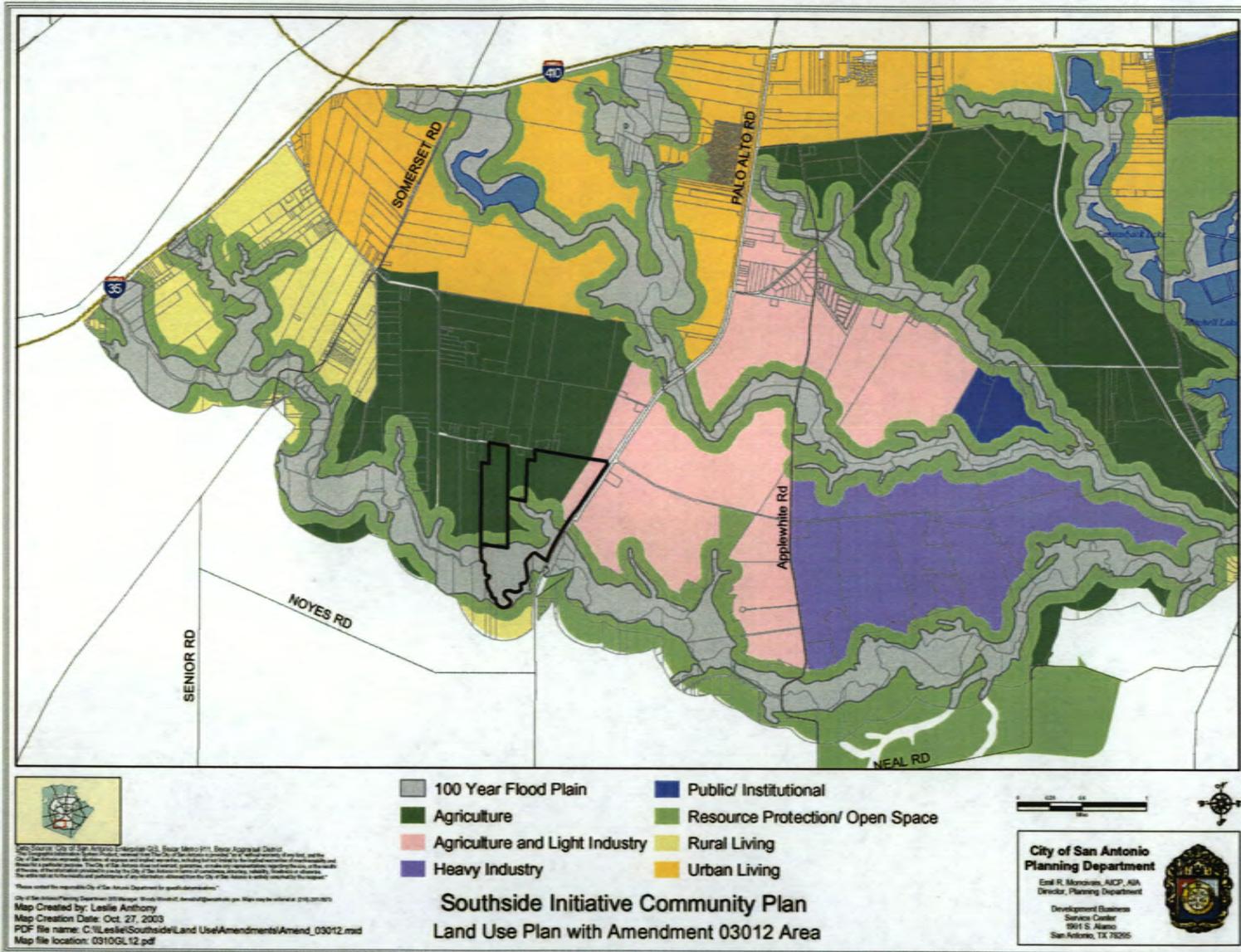
NAME	ROLL	AYE	NAY
ROGER O. FLORES JR. District 1		/	
JOEL WILLIAMS District 2		/	
RON SEGOVIA District 3		/	
RICHARD PEREZ District 4		/	
PATTI RADLE District 5		/	
ENRIQUE M. BARRERA District 6			
JULIAN CASTRO District 7			
ART A. HALL District 8		/	
CARROLL SCHUBERT District 9		/	
CHRISTOPHER "CHIP" HAASS District 10		/	
EDWARD D. GARZA Mayor		/	

*Southside Initiative
Community Plan*

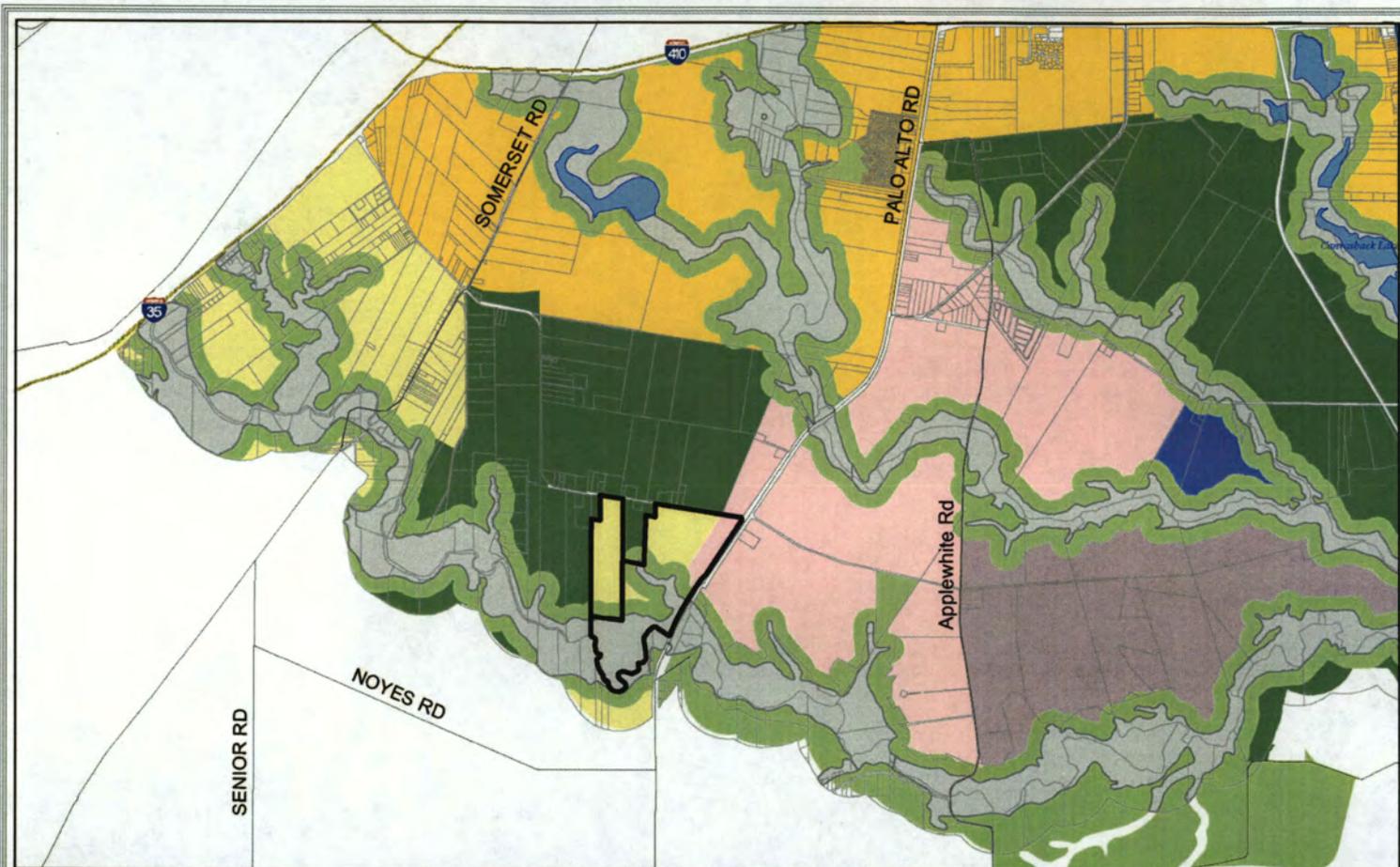
AMENDS ORD. NO. _____ OF _____ 5-29-97

04-02

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



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



Map Source: City of San Antonio Enterprise GIS, Bear Metro 911, Bear Approval District
This geographic information system (GIS) dataset is provided "as is" without warranty of any kind, and the City of San Antonio may modify, discontinue, or change the dataset at any time without notice. The City of San Antonio is not responsible for any errors or omissions in this dataset, or for any consequences arising from the use of the data. The City of San Antonio does not warrant, represent, or make any representation regarding the accuracy, completeness, or reliability of the data. The City of San Antonio does not warrant, represent, or make any representation regarding the accuracy, completeness, or reliability of the data. The City of San Antonio does not warrant, represent, or make any representation regarding the accuracy, completeness, or reliability of the data. The City of San Antonio does not warrant, represent, or make any representation regarding the accuracy, completeness, or reliability of the data.

Please contact the responsible City of San Antonio Department for specific information.
City of San Antonio Planning Department GIS Manager: Wendy Woodruff, wendy@sanantonio.gov. Maps may be ordered at: (214) 207-9623
Map Created by: Leslie Anthony
Map Creation Date: Oct. 28, 2003
PDF file name: C:\Leslie\Southside\Land Use\Amendments\Amend_03012.mxd
Map file location: 0310GL14.pdf

- 100 Year Flood Plain
- Agriculture
- Resource Protection/ Open Space
- Agriculture and Light Industry
- Rural Living
- Urban Living
- Public/ Institutional
- Heavy Industry



**Southside Initiative Community Plan
Proposed Land Use Plan with Amendment 03012 Area**

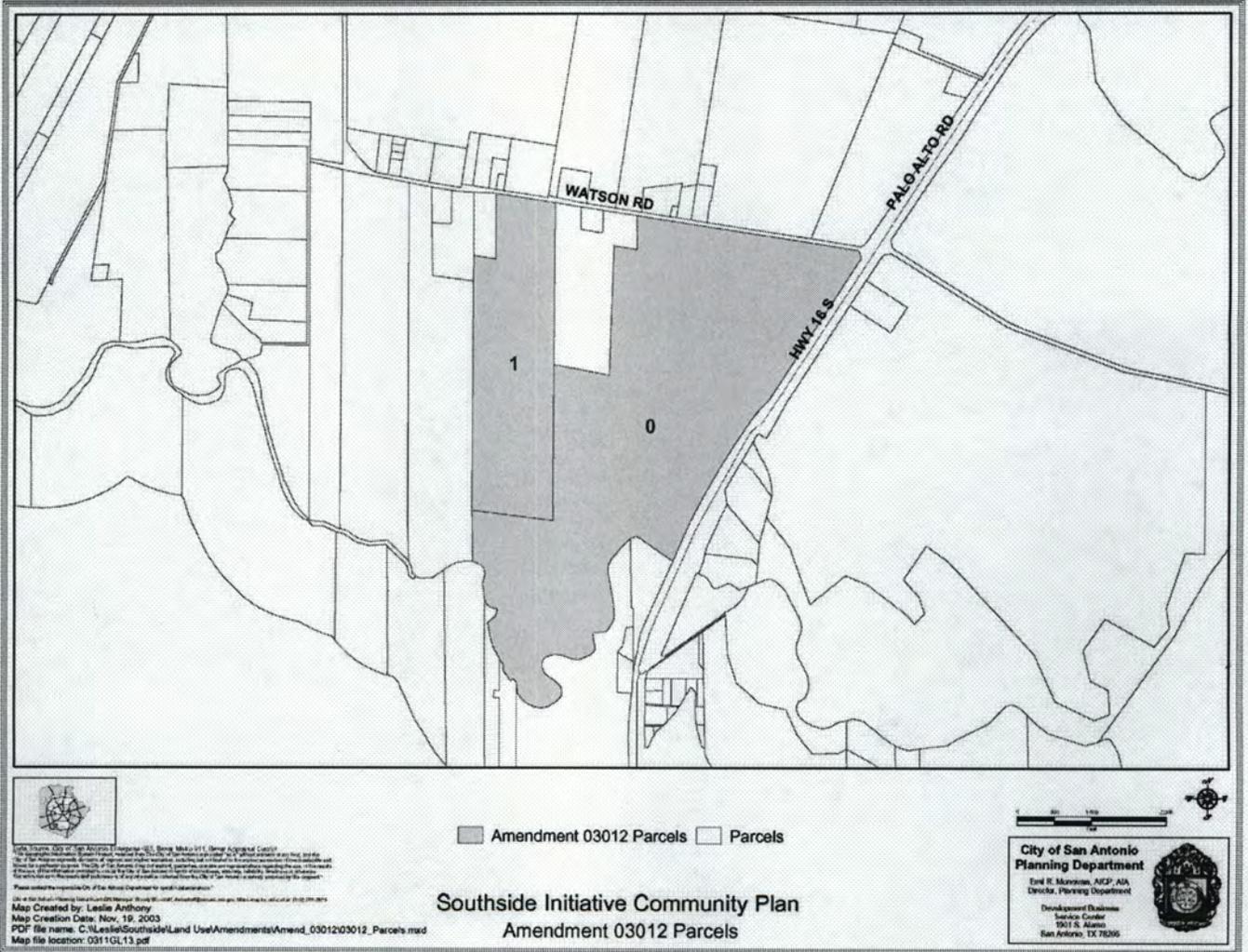
**City of San Antonio
Planning Department**
Erin R. Moravcsik, AICP, AIA
Director, Planning Department
Development Business
Service Center
1901 S. Alamo
San Antonio, TX 78205



Attachment III

Map Reference Number	Bexar County Appraisal District Account Number	Property Description
0	042960000100	CB 4296 P-10 ABS 374 (74.484 ac), CB 4297 P-4 ABS 13 (30.406 ac), and CB 4298 P-17 ABS 421 (210.7 ac)
1	042980000154	CB 4298 P-15B ABS 421

ATTACHMENT III MAP REFERENCE NUMBERS

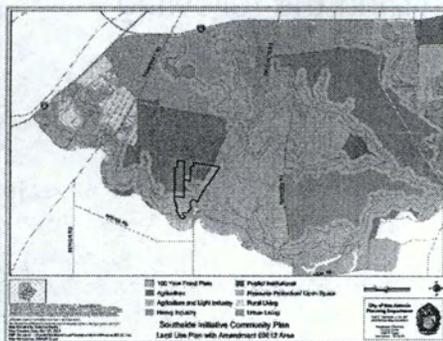


Master Plan Amendment 03012 Southside Initiative Community Plan

City Council
January 15, 2004
Agenda Item No. 17

Amendment 03012

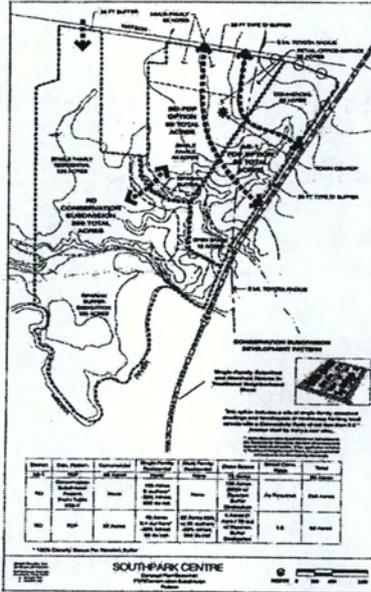
Plan as adopted:



Plan as amended:



Flexible Development Plan Concept



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Analysis Criteria

This area was evaluated utilizing the following criteria:

- Land Use Intensity and Compatibility
- Transportation
- Community Facilities

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Land Use

- North: Commercial uses
- East and west: Vacant agricultural land
- South: Medina River
- Future land use designation is Agriculture
- Agriculture Land use restricts:
 - patterns of development to single family uses and commercial uses, agricultural in nature
 - to preserve crop agriculture, ranching and related agri-business practices.

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Land Use – continued

- Rural Living land use:
 - promotes more development options
 - preserves rural residential character
 - retains open space and scenic corridors.
- Clustered subdivision can increase residential densities to preserve greater areas of open space and agricultural lands.

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Land Use – continued

- Rural Living land use allows:
 - commercial nodes, which cluster commercial uses in a pattern that preserves open space and is pedestrian friendly.
- Site plan incorporates:
 - centralized commercial village
 - multi-family and single-family uses in a clustered development
 - areas of open space adjacent to, and allowing for the protection of the Medina River.
 - accomplishes goals of Southside Initiative Community Plan by preserving rural character and retaining open space

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Transportation Network

- The subject property abuts Watson Road and State Highway 16.
 - This intersection is slated for re-alignment by TXDOT.
- Exit and entrance ramps will be built by TXDOT at the intersection of Highway 16 and Loop 1604.
- There is no significant impact due to anticipated improvements.

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Community Facilities

- The subject property is adjacent to regional open space facilities.
- The conserved open space/riparian area allows the residential use to be connected by a green belt, linking Medina River Park and the Land Heritage Institute.

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Recommendation

- November 26, 2003 - Planning Commission recommended approval.
- Staff recommends approval of the amendment.

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