

# City South Community Plan Update



Prepared by the City of San Antonio  
Planning & Development Services Department  
and  
City South Management Authority

March 2009

**DRAFT**



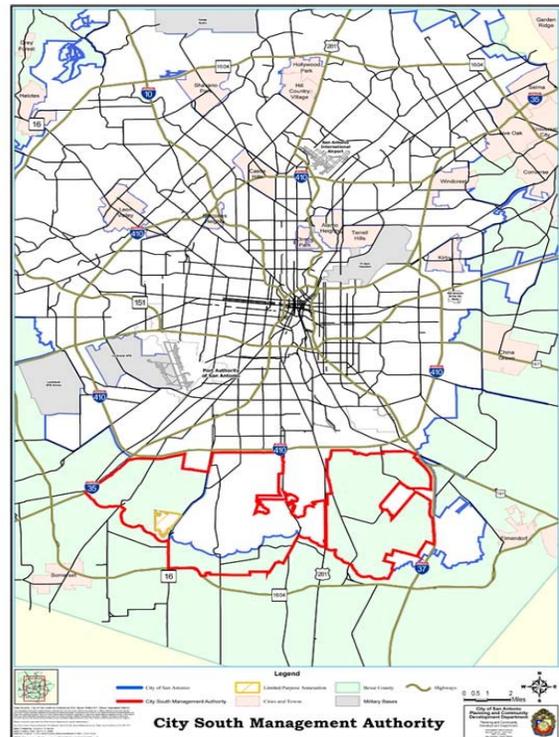
# Table of Contents

## CITY SOUTH COMMUNITY PLAN UPDATE

<b>Acknowledgements</b>	<b>2</b>
<b>Public Outreach</b>	<b>3</b>
<b>Land Use Concepts</b>	<b>4</b>
<b>Land Use Classifications and Descriptions</b>	<b>6</b>
<b>Land Use Zoning Matrix</b>	<b>13</b>
<b>City South Areas (Map)</b>	<b>14</b>
<b>Current Land Use (Map)</b>	<b>15</b>
<b>Land Use Plan Update—Area 7 (Map)</b>	<b>16</b>
<b>Community Participation</b>	<b>17</b>
<b>City South Management Authority Resolution</b>	<b>19</b>
<b>Planning Commission Resolution</b>	<b>20</b>
<b>City Council Ordinance</b>	<b>21</b>

## CITY SOUTH COMMUNITY PLAN (adopted June 26, 2003)

1. Acknowledgements
2. Introduction
3. Community Vision
  - Vision Plan Map
4. Planning Area Profile
5. Community Plan Goals & Objectives
  - Cultural & Historic Resources
  - Land Use
  - Transportation
  - Community Facilities
  - Parks and Open space
  - Urban Design
6. Implementation
7. Community Plan Indicators
8. Appendices





## City South Management Authority

City of San Antonio Appointees  
Kevin C. Conner  
Paula D. Piper  
Jesse F. Jenkins  
Edward D. Garza, Presiding Officer  
Orlando Salazar, First Assistant Presiding Officer  
Steve Tillotson

Bexar County Appointees  
Loren G. Brewer  
June R. Kachtik, Second Assistant Presiding Officer  
Roger A. Perez  
Joseph H. Martinez  
John M. Schaefer  
Vacant  
ISD Appointees  
Russell Ehlinger ( SWISD)  
James Selby (ECISD)  
Blas Guzman (SSISD)

## City Officials

### Mayor

Phil Hardberger

### City Council

Mary Alice P. Cisneros, District 1  
Sheila D. McNeil, District 2  
Jennifer V. Ramos, District 3  
Philip A. Cortez, District 4  
Lourdes Galvan, District 5  
Delicia Herrera, District 6  
Justin Rodriguez, District 7  
Diane G. Cibrian, District 8  
Louis E. Rowe, District 9  
John G. Clamp, District 10

## Planning Commission

Cecilia G. Garcia, Chair  
Amelia E. Hartman, Vice Chair  
Jose R. Limon, Chair Pro Tem  
John Friesenhahn  
Dr. Sherry Chao-Hrenek  
Andrea Rodriguez  
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## Economic Development Department

A.J. Rodriguez, Interim Director  
Betsy Erne, Special Projects Manager  
David Clear, Sr. Planner

## Planning & Development Services Department

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Patrick Howard, AICP, Assistant Director  
Nina Nixon-Mendez, AICP, Manager  
Loretta Olson, Sr. Planner  
Brad Smilgin, Planner  
Preston Trinkle, GIS Analyst

## Consultants

Mitchell Planning Group

## Public Outreach

### **PUBLIC MEETINGS—Oak Island United Methodist Church:**

August 26, 2008— 75 attendees  
September 17, 2008—34 attendees  
October 8, 2008—30 attendees  
November 19, 2008—20 attendees



### **ADOPTION PROCESS:**

#### **City South Management Authority Resolution:**

November 25, 2008

#### **Planning Commission Briefing:**

February 11, 2009

#### **Planning Commission Public Hearing:**

March 11, 2009

#### **City Council Public Hearing:**

April 16, 2009



## City South Community Plan Update



### **LAND USE PLAN**

The Land Use Plan identifies the preferred land use and development pattern for the Planning area. The location of different land uses is based on existing uses, community discussions and policies from the *City's Master Plan*. The land use classifications are described in the following table on pages six through thirteen.

After City Council approval of the City South Community Plan Update, the Planning and Development Services Department will consult the Land Use Plan as a guide for developing staff recommendations for individual zoning cases.

This update supersedes the City South Community Plan Land Use element, pages 37-43, creates the new land use category of Rural Estate Living and amends the Land Use Plan for a portion of Area 3 and all of Area 7.

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

### **Planning Process**

The planning area is approximately 4060.1 acres in size and is bound by Medina River on the north, Pleasanton Road on the east, Loop 1604 to the south, and Highway 16 to the west. The area contains Area 7 and a portion of Area 3.

The planning process was conducted by Mitchell Planning Group Consultants. The public involvement process for the City South Community Plan update included four public meetings and individual meetings with property owners. It also included meetings with major stakeholders such as Toyota Manufacturing, Inc. and the Land Heritage Institute.

The meetings were held in August, September, October, and November of 2008. The first three meetings were utilized to allow community members to share their vision for Area 7, including acceptable and unacceptable uses and appropriate sites. Notices were mailed to property owners for each meeting.

Based on the information provided by the participants, the consultants returned to the community in November 2008 with an initial proposal outlining existing zoning districts and discussed proposed land use changes. During this meeting, property owners were provided information about the rezoning and plan amendment processes.



## Land Use Concepts

The Rural Estate Living land use allows a maximum density of one dwelling unit per three acres (.33 units per acre). This category provides a continuum between Agriculture land use, which allows a maximum of one dwelling unit per 25 acres (.04 units per acre), and Rural Living that supports a maximum density of one dwelling unit per acre. Rural Estate Living provides additional density for areas where the 100 year flood plain has increased considerably between Applewhite Road and Hwy 16. Rural Estate Living allows commercial development nodes at distances greater than those in Rural Living land use category to increase opportunities for commercial development in the area. A commercial node could be extended to one-quarter mile from the intersection. Rural Estate Living was added west of Applewhite Road, along the 1604 frontage, and in the areas such as Jett Rd. and Pleasanton Rd where traditionally these rural estates have developed. Resource Protection/Open Space land use was increased to reflect the new 100 year floodplain FEMA map.

Agriculture and Light Industrial land use was expanded along Applewhite Road and Loop 1604 frontage, and reduced along Neal Road east of Applewhite Road. In time, Applewhite will become an industrial corridor, connecting Heavy Industry to the north of the Medina River to Loop 1604. Residential use is discouraged along Applewhite Road, as this road experiences commercial truck traffic.

To implement the land use plan, the Flex Development Districts could be expanded with two new Flex zoning districts. A Mixed Rural Development District would accommodate the Rural Estate density of one dwelling unit per three acres for parcels 15 acres or less, and a conservation subdivision pattern with a maximum density of one dwelling per two acres for parcels greater than 15 acres. Farm and Ranch-2 District would provide another option for Agriculture land use that grants a Transfer of Development Rights bonus, and a conservation subdivision option that allows the adjacent Resource Protection areas with conservation easements to count towards a density bonus in the FR-2 district. The addition of these districts would require an amendment to the Unified Development Code.

### Disclaimer for maps:

This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all expressed and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.



Mixed Residential/Office/Commercial  
Transit Oriented Development  
Town Centers  
Neighborhood Centers



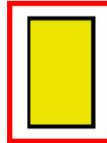
**URBAN LIVING**

Single-Family Estates  
Conservation Subdivisions  
Commercial Villages



**RURAL LIVING**

Single-Family Estates  
Conservation Subdivisions  
Commercial Villages



**RURAL ESTATE LIVING**

Single-Family Residential/Agriculture  
Limited Commercial  
Farming and Ranching



**AGRICULTURE**

Parks, Natural Waterways/Preserves  
Floodplains, Buffer Zones  
Recreation, Easements



**RESOURCE PROTECTION/  
OPEN SPACE**

Farming and Ranching  
Light Industrial  
Commercial Villages



**AGRICULTURE AND LIGHT  
INDUSTRY**

Heavy Manufacturing  
Processing  
Fabricating



**HEAVY INDUSTRY**

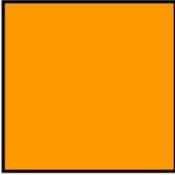
Schools, Hospitals  
Religious Facilities  
Museums/Zoos



**PUBLIC / INSTITUTIONAL**

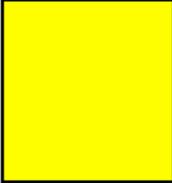


## City South Community Plan Land Use Categories

	<b>DESCRIPTION</b>
<p style="text-align: center;"><b>URBAN LIVING</b></p> <div style="text-align: center; margin: 10px 0;">  </div> <p style="text-align: center;">Mixed Residential/ Office/Commercial</p> <p style="text-align: center;">Transit Oriented Development</p> <p style="text-align: center;">Town Centers</p> <p style="text-align: center;">Neighborhood Centers</p>	<p>Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to the commercial areas are less dense Neighborhood Centers.</p> <p>Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use nodes are typically located at the intersection of a collector and arterial street or two arterial streets. Mixed Uses include those in the residential and commercial categories, and include low, mid and high rise office buildings and hotels. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node.</p> <p>Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas.</p> <p>A Town Center provides a central civic function with mixed uses incorporated into the peripheral development.</p> <p>Neighborhood Centers would have an identifiable nucleus or focal point and edges, shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bounded by a parkway or boulevard. Traditional neighborhood development is encouraged.</p>

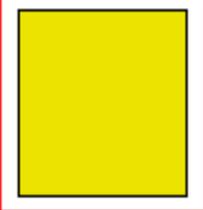


## City South Community Plan Land Use Categories

<p><b>RURAL LIVING</b></p> <div style="text-align: center; margin: 10px 0;">  </div> <p style="text-align: center;">Single-family Estates Conservation Subdivisions Commercial Villages</p>	<p>Rural Living supports the principles of preserving rural residential character while retaining open space and scenic corridors. The Rural Living classification may provide a transitional area between the more urbanized, denser development, and significantly rural, open and agricultural land uses.</p> <p>Residential uses are composed mainly of single-family dwellings on individual estate lots. Conservation subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p> <p>Neighborhood and Community Commercial uses will directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. A limited number of nodal commercial uses are permitted. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, and parking lots that have sidewalks, shade trees, and vegetative screening. Live/work units, allowing for residential use above commercial space, are permitted.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, signage control, earthen drainage channels, and access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>
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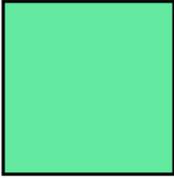
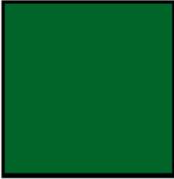


## City South Community Plan Land Use Categories

<p><b><u>RURAL ESTATE LIVING</u></b></p> <div style="text-align: center; margin: 10px 0;">  </div> <p><u>Single-Family Estates</u></p> <p><u>Clustered Subdivisions</u></p> <p><u>Commercial Villages</u></p>	<p><u>Rural estate living also supports the principles of preserving rural residential character, while retaining open space &amp; scenic corridors. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Residential densities range from one unit per 3 acres to one unit per 25 acres. Conservation subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Multifamily development is not permitted.</u></p> <p><u>Rural estate living allows commercial development at intersection/nodes, however, at distances greater than rural living. Neighborhood and Community Commercial uses will directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. A limited number of nodal commercial uses are permitted. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, and parking lots that have sidewalks, shade trees, and vegetative screening.</u></p> <p><u>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, signage control, earthen drainage channels, and access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</u></p>
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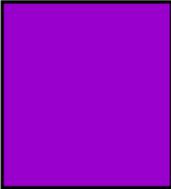


## City South Community Plan Land Use Categories

<p style="text-align: center;"><b>AGRICULTURE</b></p> <div style="text-align: center; margin: 10px 0;">  </div> <p style="text-align: center;">Single-family Residential uses related to Agricultural Lands</p> <p style="text-align: center;">Limited Commercial Ranching and Farming</p>	<p>Agriculture uses provide primarily for the preservation of crop agriculture, ranching, and related agri-business 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.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>
<p style="text-align: center;"><b>RESOURCE PROTECTION/ OPEN SPACE</b></p> <div style="text-align: center; margin: 10px 0;">  </div> <p style="text-align: center;">Parks</p> <p style="text-align: center;">Natural Waterways</p> <p style="text-align: center;">Nature Preserves</p> <p style="text-align: center;">Flood Plains</p> <p style="text-align: center;">Buffer Zones</p> <p style="text-align: center;">Recreation</p> <p style="text-align: center;">Easements</p>	<p>Resource Protection/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection and promote tourism opportunities.</p> <p>Recreational lands and open spaces should offer maximum use to surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way, using forest areas.</p> <p>Parks adjacent to urban areas should be available for active use (golf courses, playgrounds, and athletic fields). Passive uses in both urban and rural settings include natural areas and reserves, greenway linkages or parkways, trails, greenbelts, forests, wetlands, drainages, and utility easements.</p>



## City South Community Plan Land Use Categories

<p style="text-align: center;"><b>AGRICULTURE AND LIGHT INDUSTRY</b></p> <div style="text-align: center;">  </div> <p style="text-align: center;">Farming and Ranching Light Industrial Commercial Villages</p>	<p>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. No residential uses are permitted.</p> <p>Light industrial uses are only permitted adjacent to arterials, expressways, or railway lines. Proper screening, buffering and off-street loading provisions will enhance compatibility with adjoining uses.</p> <p>Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. Limited, single commercial uses may be permitted at the intersection of arterials. High quality development is desired.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>
<p style="text-align: center;"><b>HEAVY INDUSTRY</b></p> <div style="text-align: center;">  </div> <p style="text-align: center;">Heavy Manufacturing Processing Fabricating</p>	<p>This classification includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. Due to the generation of commercial truck traffic and noise, this use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character and protecting water quality.</p>



## City South Community Plan Land Use Categories

<p><b>PUBLIC/ INSTITUTIONAL</b></p>  <p>Schools Religious Facilities Hospitals Museums/Zoos Airports</p>	<p>Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of the classification are public buildings and facilities, public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.</p>
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City South Community Plan Update

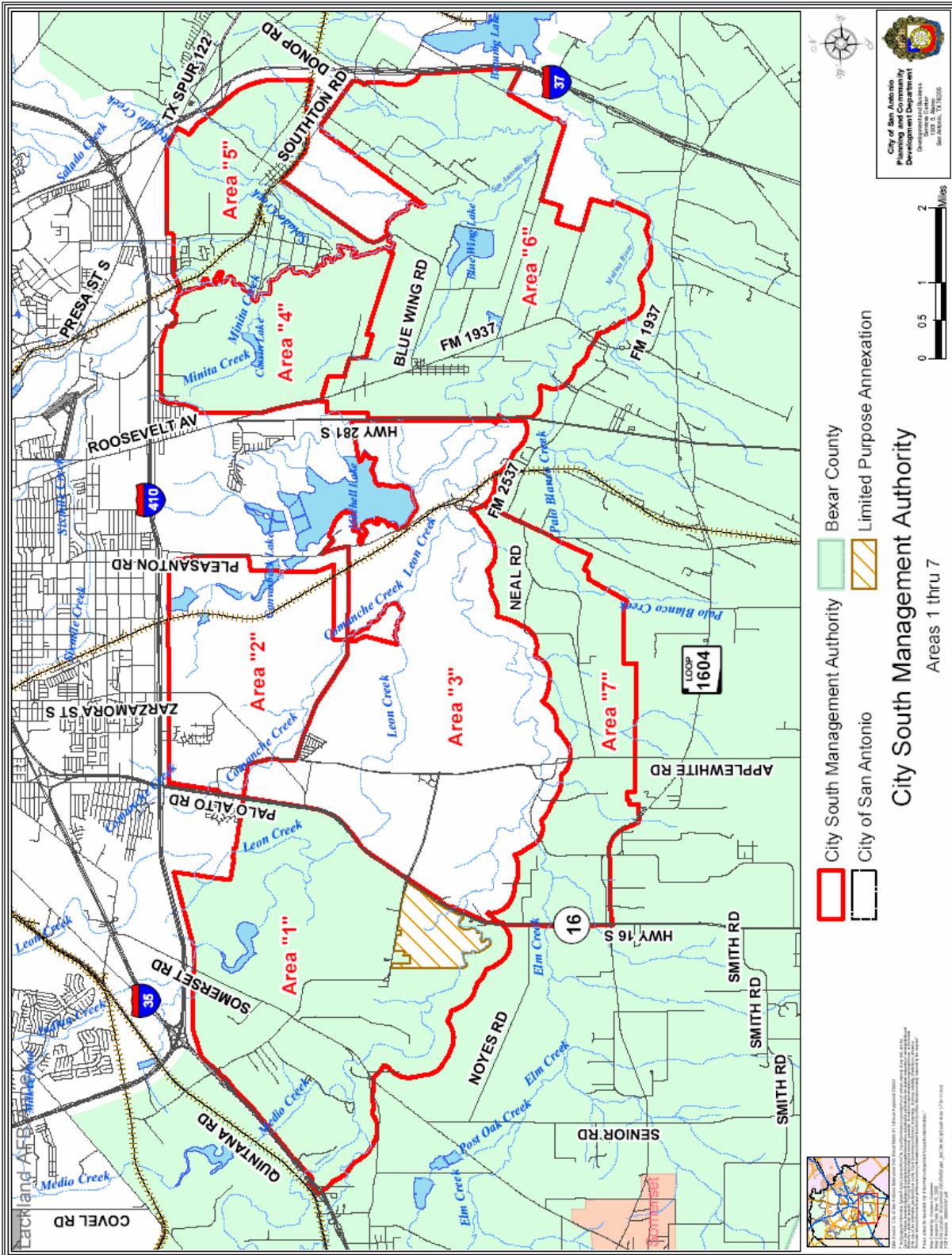
## THE LAND USE PLAN AND ZONING

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as a comparative guide to utilize when evaluating for “consistency” between development / rezoning proposals and the goals of the plan. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context sensitive design in accordance with the plan’s goals and objectives.

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS * Preferred Districts	Desired Land Use Pattern
Urban Living	<p><i>UD, Urban Development*</i>  <i>FBZD, Form Based*</i>                      MXD, TOD, TND Use Pattern                      R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6                      MF-18, MF-25, MF-33, MF-40, MF-50                      NC, C-1, C-2                      O-1, O-1.5</p>	<p>Mixed Use Centers- Residential/Office/                      Commercial                      Transit Oriented Development                      Town Centers                      Neighborhood Centers with Mix of                      Residential Uses                      Traditional Neighborhood Development Pattern                      Flex Development Plan                      Form Based Development</p>
Rural Living	<p><i>RD, Rural Development*</i>  <i>FBZD, Form Based*</i>                      RP, RE                      NC, C-1, O-1, O-1.5</p>	<p>Single-family Estates                      Clustered Subdivisions                      Commercial Villages                      Commercial Nodes                      Flex Development Plan                      Multifamily with Flex Development Plan only                      Form Based Development</p>
Rural Estate Living	<p><i>MRD, Mixed Rural Development (proposed district)*</i>                      NC, C-1, O-1, Office. O-1.5</p>	<p>Single-family Estates                      Clustered Subdivisions                      Commercial Villages                      Commercial Nodes                      No Multifamily</p>
Agriculture	<p><i>FR, Farm and Ranch*</i>  <i>FBZD, Form Based (Hamlet only)*</i>  <i>FR-2, Farm and Ranch (proposed district)*</i></p>	<p>Single-family uses related to Agricultural Lands                      Limited Ag-related Commercial Uses                      Commercial Villages                      Ranching and Farming                      Form Based Development (Hamlet)</p>
Resource Protection/ Open Space	<p><i>RP, Resource Protection*</i></p>	<p>Conservation of Resources/Open Space                      Conservation Easements                      Parks, Linear Greenways and Trails</p>
Agriculture and Light Industry	<p><i>MI-1, Mixed Light Industrial *</i>                      C-3, L, BP,                      O-1, O-1.5, O-2</p>	<p>Farming and Ranching                      Light Industrial                      Commercial Villages                      Limited Single commercial Uses at Intersections                      No Residential</p>
Heavy Industry	<p><i>MI-2, Mixed Heavy Industrial*</i>                      I-1, I-2</p>	<p>Heavy Manufacturing                      Processing                      Fabricating                      Accessory Uses related to Industrial Uses                      No Residential</p>

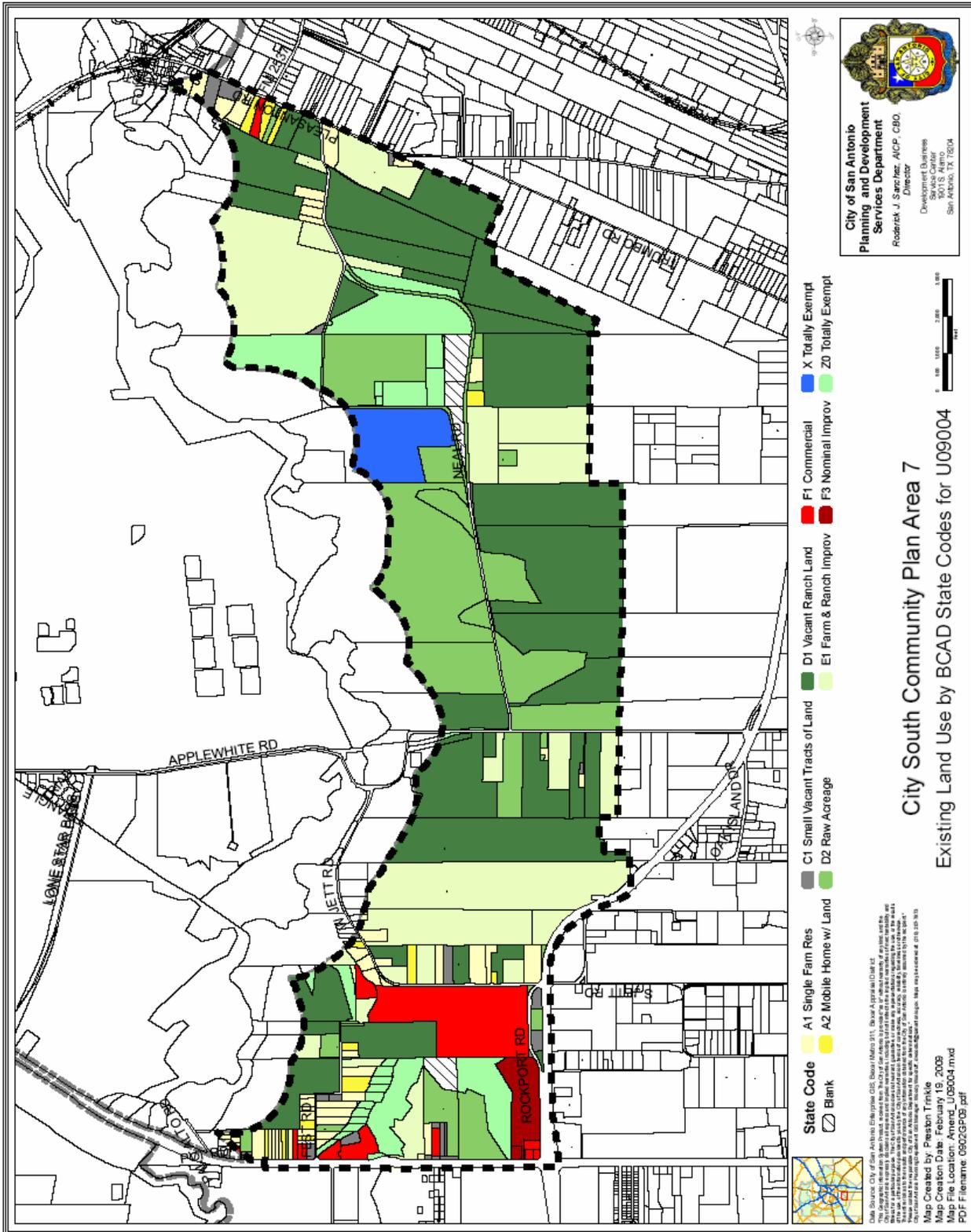


# City South Areas



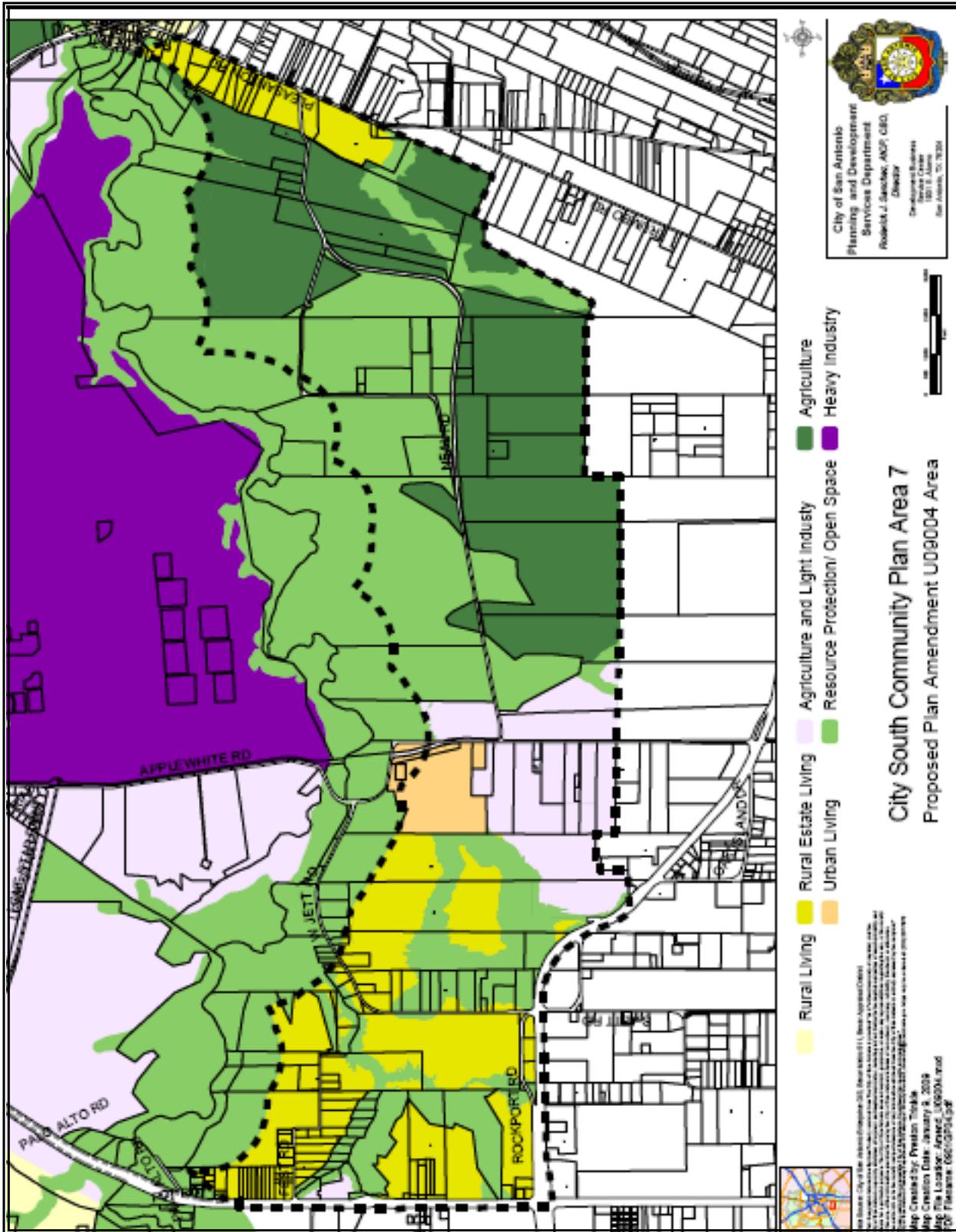


# Current Land Use—Area 7





# Land Use Plan—Area 7





## Community Participants

Abbott, Katie  
 Aguilar, Irene  
 Black III, Thomas B.  
 Blamar, Delores  
 Borjas, Mariano  
 Broderick, John  
 Browning, Bob  
 Cabello, Reynaldo  
 Caldwell, James  
 Chacon, Ernest D.  
 Chacon, Jesus E.  
 Chacon, Theresa  
 Charles, Joseph  
 Charles, Laurie  
 Crawford, Jennifer  
 Crawford, Lyle  
 Day, R. Burrell  
 De Luna, Francisco  
 De Luna, Ramona  
 Devoto, Agustin  
 Earl, David  
 Elehan, Jean  
 Flesher, Rebecca A.  
 Flesher, Ronnie  
 Flores Jr., Jesse  
 Flores, Rudy  
 Fosberg, Tom  
 Gayle, Doris  
 Gayle, Kenneth  
 Ghez, Gilles  
 Glowka, Evelyn  
 Glowka, Joey

Glowka, Ken  
 Gonzalez, Carmen  
 Greenway, Dawn  
 Guzman, Blas  
 Haddad, Al  
 Hayes, John  
 Henley, Archie  
 Hoyle, David  
 Hurtado, Eloisa  
 Hurtado, Jacob  
 Jewett, Harry  
 Jimenez, Gladys  
 Kachtitz, June  
 Kimrey Jr., J.O.  
 Knight, Archie  
 Knight, B.D  
 Knight, Barbara  
 Knight, Debbie  
 Kurz, Benny  
 Kurz, Gary  
 Kurz, Larry  
 Kurz, Pat  
 Kurz, Randal  
 Kurz, Richard  
 Kurz, Sharon  
 Lanier, Joyce  
 Lanier, Glenn  
 Llanes, Maria P.  
 Loos, Jeanette  
 Lopez, Cynthia  
 Lopez, Ignacio  
 Mangum, Cindy  
 Martin, Morris

Martin, Penny  
 Martinez, Art  
 Martinez, John  
 McGriffin, Kathy  
 Mitchell, Jacqueline  
 Mitchell, Bret  
 Mitchell, Jackie  
 Nava, Juan  
 Oppelt, Mark  
 Oppelt, Peggy  
 Padron, Irma  
 Pilgrim, Floyd E.  
 Pilgrim, Georgia A.  
 Rankin, Don  
 Rankin, Harriet  
 Roof, Norman  
 Russell, Ellen  
 Sanchez, Margaret  
 Sayani, Suleman  
 Schaefer, Joe  
 Schaefer, Mary Ann  
 Schulz, Doug  
 Segovia, Cindy  
 Silva, Juan  
 Stanfield, C.J.  
 Taylor, Linda  
 Villareal, Dianne  
 Villareal, Librado  
 Votion, Al  
 Wheaton, Will  
 Wheaton, Willie Mae  
 Whitley, Arth



# City South Management Authority Resolution

**RESOLUTION NO.** 2008-011

**A RESOLUTION RECOMMENDING TO CITY OF SAN ANTONIO THE ADOPTION OF THE UPDATE TO THE CITY SOUTH COMMUNITY PLAN, CSMA AREA 7**

**WHEREAS**, the City South Management Authority Board adopted the City South Community Plan, including a land use plan and zoning districts for City South on December 20, 2005; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the San Antonio Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, The Board of Directors of the City South Management Authority adopted the Unified Development Code, Chapter 35, of the San Antonio Code of Ordinances, including any future amendments on December 20, 2005 and reaffirmed that adoption on April 24, 2006; and

**WHEREAS**, the City South Management Authority hired consultants to develop a new community plan for Area 7 and said consultants conducted four community meetings over the course of four months; and

**WHEREAS**, the City South Management Authority Board received a briefing from Mitchell Planning Group consultants on the City South Management Authority Area 7 Land Use Plan and Zoning District Update on November 25, 2008; and

**WHEREAS**, the City South Management Authority Board has considered the update to the plan as presented in Attachment A, Map of Land Use Plan; and

**WHEREAS**, the City South Management Authority Board would recommend the City Council approve the land use plan as presented to the CSMA Board; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY SOUTH MANAGEMENT AUTHORITY BOARD:**

**THAT CITY COUNCIL OF THE CITY OF SAN ANTONIO ADOPT THE UPDATE TO THE CITY SOUTH COMMUNITY PLAN, CSMA AREA 7 AS PRESENTED AND APPROVED BY THE CSMA BOARD THIS DATE**

**PASSED AND APPROVED** on the 25th day of November, 2008.

  
Ed Garza, Presiding Officer



## Planning Commission Resolution

**RESOLUTION NO. 09-03-01**

**THAT AN UPDATE TO THE CITY SOUTH COMMUNITY PLAN IS NOT WARRANTED AT THIS TIME.**

**WHEREAS**, City Council approved the City South 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 March 11, 2009 and denied the amendment on March 11; 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: That an update to the City South Community Plan is not warranted at this time.

PASSED AND APPROVED ON THIS 11th DAY OF MARCH 2009.

Attest:

A handwritten signature in black ink, appearing to read "K. Lopez", written over a horizontal line.

Executive Secretary  
San Antonio Planning Commission

Approved:

A handwritten signature in black ink, appearing to read "Cecilia G. Garcia", written over a horizontal line.

Cecilia G. Garcia, Chair  
San Antonio Planning Commission



## **City Council Ordinance**