

City South Community Plan Update



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

DRAFT

June 2009



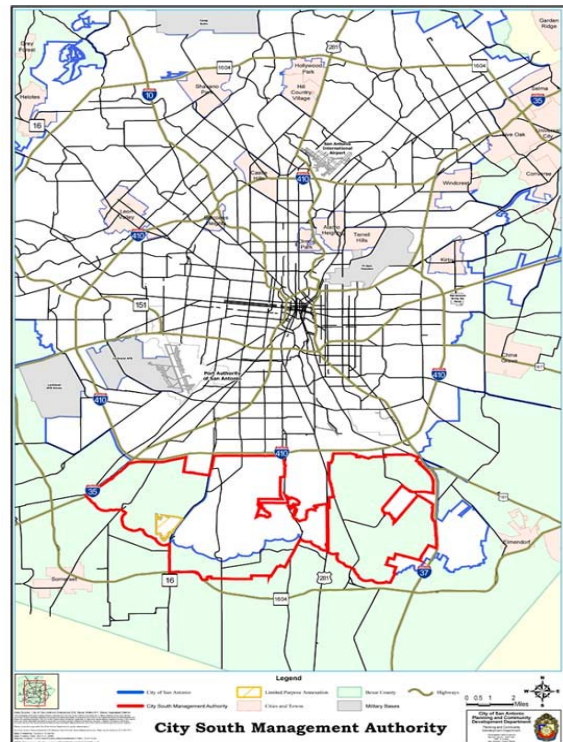
Table of Contents

CITY SOUTH COMMUNITY PLAN UPDATE

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

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
Ray Lopez, District 6
Justin Rodriguez, District 7
Diane G. Cibrian, District 8
Elisa Chan, 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
Christopher M. Lindhorst
Marcello Diego Martinez
Lynda Billa Burke

Economic Development Department

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

Planning & Development Services Department

Roderick Sanchez, AICP, Director
Patrick Howard, AICP, Assistant Director
Nina Nixon-Mendez, AICP, Manager
Loretta N.,Olison, 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:

June 18, 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.

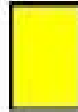


Mixed Residential/Office/Commercial
Transit Oriented Development
Town Centers
Neighborhood Centers



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



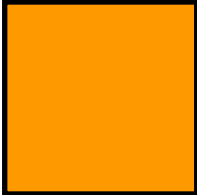
HEAVY INDUSTRY

Schools, Hospitals
Religious Facilities
Museums/Zoos

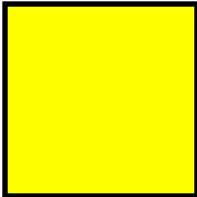


PUBLIC / INSTITUTIONAL



<p>City South Community Plan Land Use Categories</p>	
<p style="text-align: center;">URBAN LIVING</p> <div style="text-align: center;">  </div> <p style="text-align: center;"> Mixed Residential/ Office/Commercial Transit Oriented Development Town Centers 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>

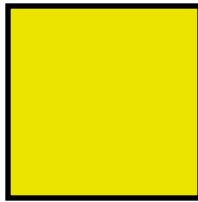


<p>City South Community Plan Land Use Categories</p>	
<p style="text-align: center;">RURAL LIVING</p> <div style="text-align: center;">  </div> <p style="text-align: center;">Single-family Estates Conservation Subdivisions Commercial Villages</p>	<p>Rural Living supports the principles of preserving 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>



**City South
Community Plan
Land Use Categories**

RURAL ESTATE
LIVING



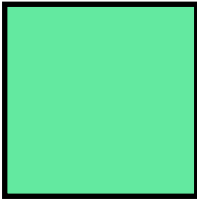

- Single-Family Estates
- Clustered Subdivisions
- Commercial Villages

Rural estate living also supports the principles of preserving rural residential character, while retaining open space, agriculture, and 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 for parcels 15 acres or less 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. Multi-family development is not permitted.

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. Multifamily developments are not permitted.

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.

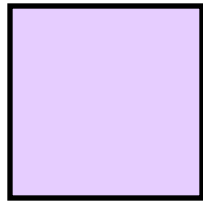


<p>City South Community Plan Land Use Categories</p>	
<p style="text-align: center;">AGRICULTURE</p> <div style="text-align: center;">  </div> <p style="text-align: center;">Single-family Residential uses related to Agricultural Lands Limited Commercial Ranching and Farming</p>	<p>Agriculture uses provide 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;">RESOURCE PROTECTION/ OPEN SPACE</p> <div style="text-align: center;">  </div> <p style="text-align: center;">Parks Natural Waterways Nature Preserves Flood Plains Buffer Zones Recreation 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**

**AGRICULTURE
AND LIGHT INDUSTRY**



Farming and Ranching
Light Industrial
Commercial Villages

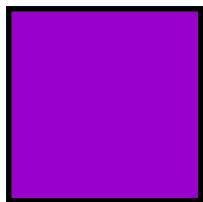
Agriculture and Light Industry uses include a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses. No residential uses are permitted.

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.

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.

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.

**HEAVY
INDUSTRY**



Heavy Manufacturing
Processing
Fabricating

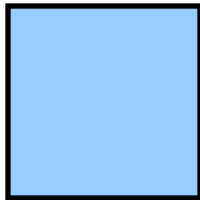
This classification includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. Due to the generation of commercial truck traffic and noise, this use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

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.



**City South
Community Plan
Land Use Categories**

**PUBLIC/
INSTITUTIONAL**



- Schools
- Religious Facilities
- Hospitals
- Museums/Zoos
- Airports

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

City South Community Plan Update

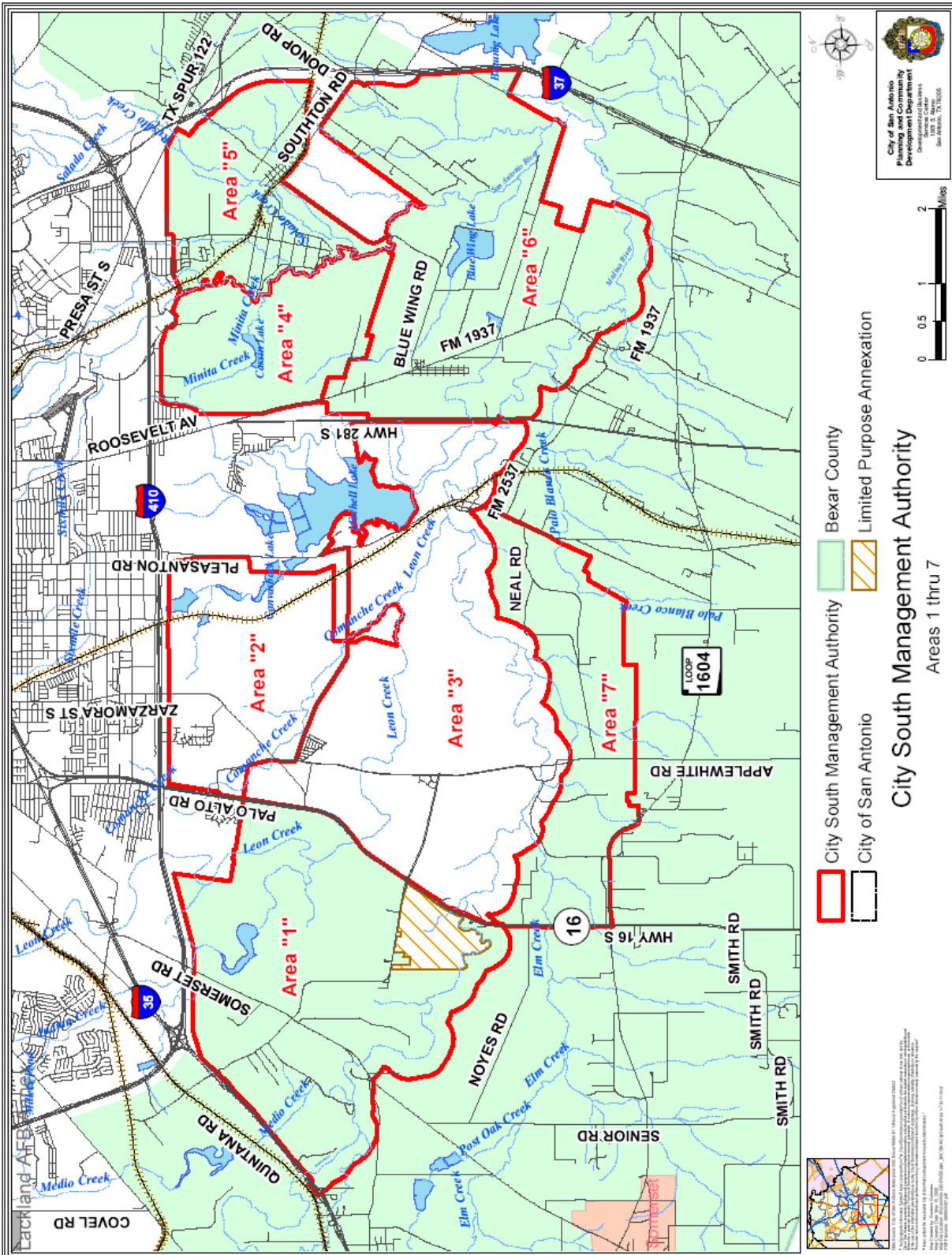
THE LAND USE PLAN AND ZONING

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





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

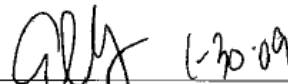
WHEREAS, the City South Management Authority Board has considered the update to the plan as presented in Attachment A, Map of Land Use Plan; and

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:

Executive Secretary
San Antonio Planning Commission

Approved:

Cecilia G. Garcia, Chair
San Antonio Planning Commission



City Council Ordinance