

# SAN ANTONIO PLANNING COMMISSION AGENDA



January 11, 2012



2:00 P.M.

Amelia Hartman, *Chair*  
Jose R. Limon, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*  
Christopher M. Lindhorst                      Lynda Billa Burke  
Marcello Diego Martinez                      Jody R. Sherrill  
Rob Rodriguez

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7245 or 711 (Texas Relay Service for the Deaf).

Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-7245) o al 711 (servicio de transmitir para sordos).

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed  
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEM:

### A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

## 2. 2:00 P.M.– Call to Order, Board Room

## 3. Roll Call

## 4. Citizens to be heard

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## CONSENT AGENDA

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

\* Project is located in the Camp Bullis Notification Area.



# **Consent Agenda**

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 5 January 11, 2012

CAMPANAS PHASE 2B-1 (ENCLAVE)  
SUBDIVISION NAME

MAJOR PLAT

120006  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 484 D-4

**OWNER:** Forestar Real Estate Group, by John K. Pierret

**ENGINEER:** Pape-Dawson Engineers, Inc., by Cara C. Tackett, P.E.

**CASE MANAGER:** Donna Camacho, Planner (210) 207-5016

**Date filed with Planning Commission:** December 19, 2011

**Location:** On the west side of TPC Parkway, north of Evans Road

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 452, Evans Road Tract, accepted on January 20, 1995

**Proposed Use:** Residential

**Major Thoroughfare:** TPC Parkway is a secondary arterial, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To plat **8.337** acres consisting of **22** single family lots, **3** non-single family lots and **967** linear feet of private streets.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 6 January 11, 2012**

BELLA VISTA UNIT 3 SECTION 6  
**SUBDIVISION NAME**

070119  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 610 E-4

**OWNER:** S. R. Holdings, L.P., by John E. Cork

**ENGINEER:** Pape-Dawson Engineers, Inc., by Shawna L. Weaver, P. E.

**CASE MANAGER:** Donna L. Camacho, Planner (210) 207-5016

**Location:** On the east side of Bella Vista Place, north of Potranco Road

**Plat status:** The Planning Commission approved this plat on December 19, 2007 and approved a one-year time extension on December 8, 2010. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

Applicant is requesting a one (1) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430(f)(2).

**DISCUSSION:**

The applicant states that improvements have not been initiated on this project due to economic factors. The applicant also states that this is a Bexar County project and their participation is through right-of-way dedication and monetary contribution. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Sidewalk 0%
- Water Infrastructure 0%
- Sanitary Sewer 0%

**STAFF RECOMMENDATION:**

Approval





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

December 16, 2011

Ms. Elizabeth Carol  
Development Services Department  
Subdivision: Land Entitlements  
Senior Management Analyst  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, TX 78204

DEVELOPMENT SERVICES  
RECEIVED  
2011 DEC 16 PM 3:21

Re: Bella Vista Unit 3 Section 6  
Plat #070119

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Bella Vista Unit 3 Section 6, Plat No. 070119, which was approved by the City of San Antonio Planning Commission on December 19, 2007. A one-year time extension was previously granted on December 18, 2010. A copy of the approved plat is attached for your reference.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of the Bella Vista Unit 3 Section 6 Plat.

Construction has started on Bella Vista Unit 3 Section 6 and the owner is planning, with serious intent, to complete this unit. A letter of credit has also been submitted for recordation of this plat. Plat recordation will occur as soon as the time extension is approved.

The owner of this property is requesting an additional one-year time extension of the plat in order to allow time for the letter of credit to be reviewed and the plat to be released for recordation.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

Sincerely,  
Pape-Dawson Engineers, Inc.  
Texas Board of Professional Engineers, Firm Registration # 470

  
Shauna L. Weaver, P.E.  
Vice President

Attachment

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# **Individual Consideration**

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**Plan Amendment Application Case No.: PA 12013**

**ITEM # 7**

Council District: 5

Anticipated City Council Meeting Date: **February 16, 2012**

- Plan Amendment Maps – Attachment 1
- Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Kelly/South San PUEBLO Community Plan**  
Plan Approval Date: February 15, 2007  
Plan Update(s): February 18, 2010 (Land Use Plan Update)  
The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential** land use *to* **Regional Commercial** land use.

**Background Information:**

**Applicant:** Daniel Dickson

**Owner:** Camilo V. Garcia Construction, Inc.

**Property Location:** 417 Menefee Boulevard and 419 Menefee Boulevard

**Acreage:** 1.33

**Current Land Use of site:** Contractor facility

**Adjacent Land Uses:**

N: undesignated; occupied by State Highway 90

E: designated Low Density Residential; occupied by a single-family house

S: designated Low Density Residential; occupied by a single-family house

W: designated Low Density Residential; occupied by a single-family house

**Issue:**

**LAND USE ANALYSIS:**

The subject properties are located at 417 and 419 Menefee Boulevard. The subject properties are immediately adjacent to US Highway 90 to the north. Adjacent properties to the east, west, and south are classified as Low Density Residential land use.

The subject properties are currently classified as Low Density Residential land use. The Low Density Residential land use category accommodates single-family homes on individual lots with one accessory dwelling unit per lot. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to facilitate ease of access.

The proposed amendment is to reclassify the subject properties to Regional Commercial land use. The Regional Commercial land use classification includes high intensity commercial uses that draw their customer base from a larger region. Regional Commercial land uses are ideally located at the intersection of major arterials and highways or expressways. Areas classified as Regional Commercial land use are ideally 20 acres in size or greater. Examples include 'Big Box' retail, large shopping centers and malls, large hotels and motels, mid to high-rise office complexes, auto sales lots, and auto repair centers.

The subject properties, 417 and 419 Menefee Boulevard, are located within an established residential area, the request of the applicant is to use the property for a contractor facility which includes the storage of construction equipment vehicles, and materials, as well as the dispatch of construction work crews. The City of San Antonio Development Services Department, Code Enforcement Division issued a number of citations on the property in 2011. The applicant was directed to come into compliance to resolve the citations. Additionally, The Major Thoroughfare Plan classifies Menefee Boulevard as a

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

local street which is inadequate for the vehicular traffic that could be posed by potential Regional Commercial land uses. Regional Commercial land uses are appropriately located at the intersection of major arterials and highways or expressways. Vehicular traffic to the site must transit an established residential area in order to access State Highway 90 via Cupples Road which could pose negative transportation impacts to residential properties in the area. The transportation infrastructure in the vicinity of the subject properties are insufficient to accommodate the potential traffic impacts that could be generated by uses allowed in the Regional Commercial land use category. These potential traffic impacts generated by uses consistent with the Regional Commercial land use classification conflicts with Goal 5 of the Kelly/South San PUEBLO Community Plan calls for an integrated and efficient transportation system that is accessible to all throughout the community.

The Regional Commercial land use classification is recommended for properties are twenty acres in size or greater. This acreage is recommended in order to accommodate a number of recommended design features intended to minimize potential negative impacts to surrounding properties. These design measures include well-defined entrances, shared internal pedestrian and vehicular circulation systems, and limited curb cuts to arterial streets. The subject properties are approximately 1.33 acres in size and would not accommodate the recommended design features.

Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Menefee Boulevard is classified as a local street.

Comments: The subject properties do not have immediate access to State Highway 90. Vehicular traffic accessing the facility must travel approximately 0.36 miles to reach Cupples Road, which is classified as a Secondary Arterial Type B, in order to reach State Highway 90. The nearest VIA stop is located at the intersection of Kirk Place and Barclay Street, approximately 0.3 miles southwest of the subject property.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The subject properties are approximately 0.54 miles northeast of Saint John Berchmans School and is approximately 0.43 miles northwest of George E. Kelly Elementary School and Lowell Middle School.

Comments:

Minimal Impact       Impact can be mitigated       Significant Impact to Community Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

The proposed amendment to Regional Commercial land use would be inappropriate for the subject properties. The location of the properties inn the interior of an established residential area would pose potential vehicular impacts to the surrounding residential properties. Additionally, the size of the subject properties would render it difficult to accomplish the buffering and screening recommended by the Regional Commercial land use classification.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: January 11, 2012

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: December 20, 2011

No. Notices mailed 10 days prior to Public Hearing: 16 to owners of property within 200 feet; 39 to planning team members

Registered Neighborhood Association(s) Notified: Thompson Community Association

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z20120325**

Current zoning district: R-6    Proposed zoning district: C-3 S (Contractor's facility)

Zoning Commission Public Hearing Date: January 17, 2011

Approval

Denial

**Planning and Community Development Department Staff:**

David L. Ellison

Interim Director

Rudy Nino, AICP

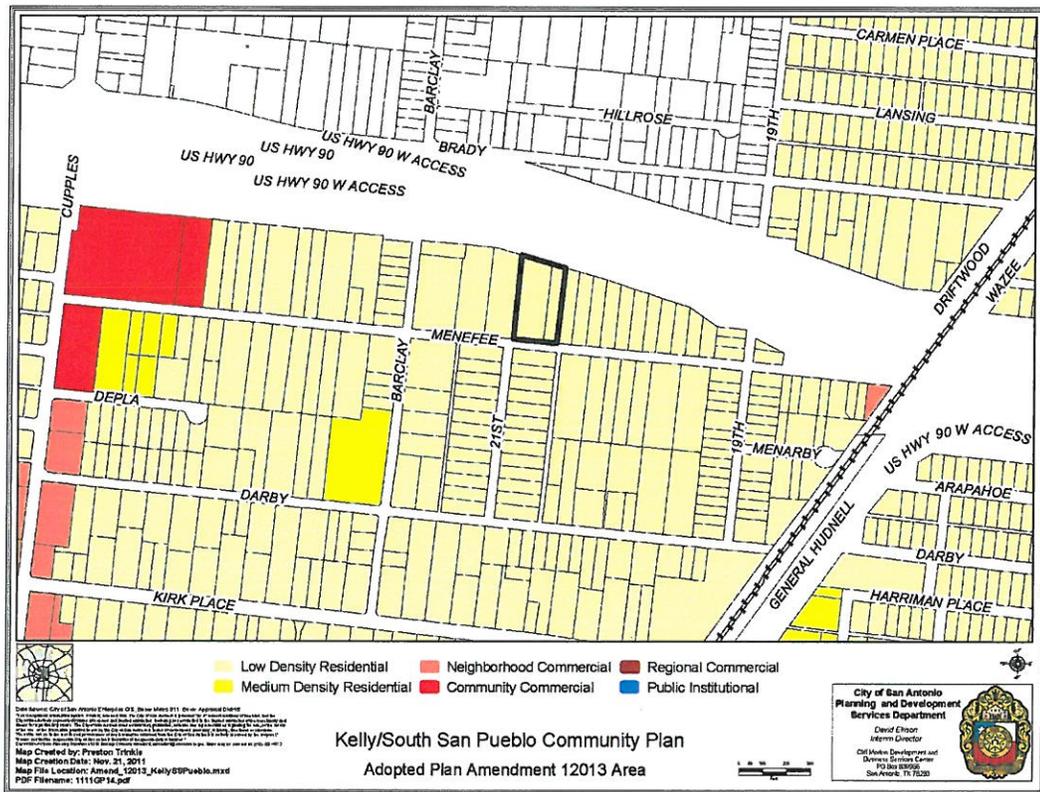
Planning Manager

Case Manager: Tyler Sorrells, AICP

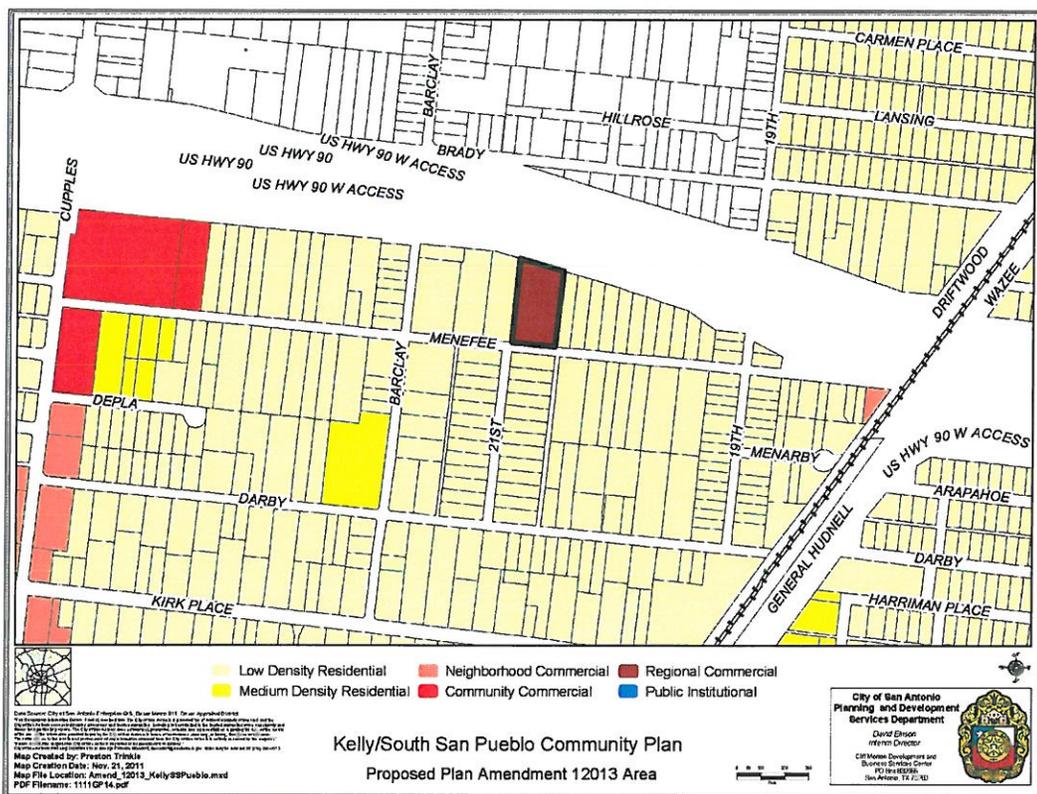
Planner

Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





# Master Plan Amendment 12013

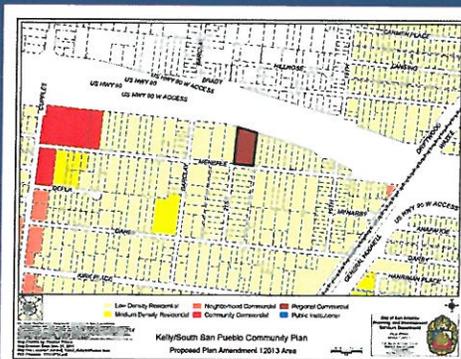
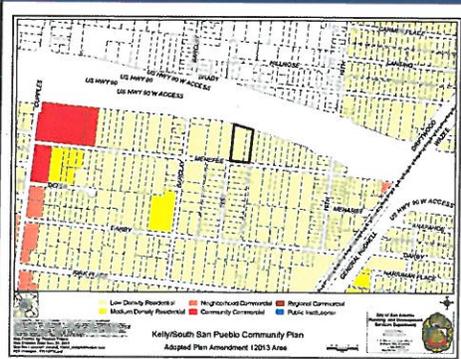
## Kelly/South San PUEBLO Community Plan

Planning Commission  
January 11, 2012  
Agenda Item No. XX

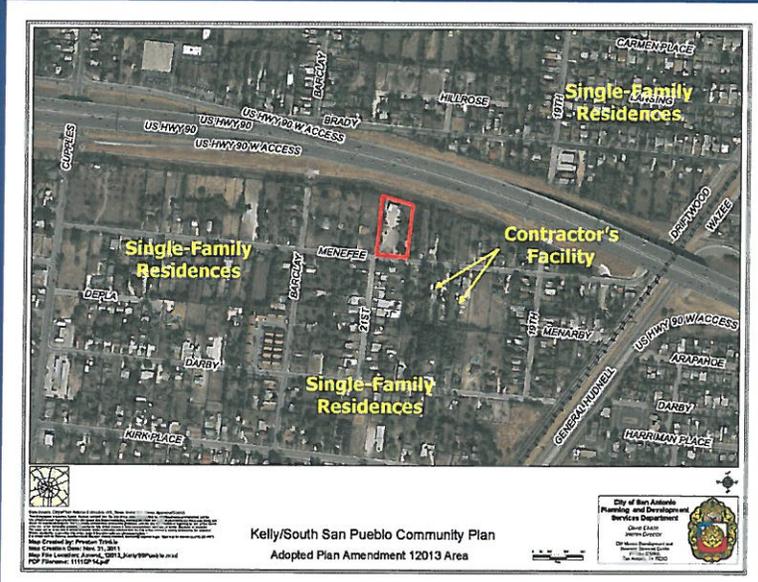
### Amendment 12013

Plan as adopted:

Proposed amendment:



# Surrounding Land Uses



# Area Images



Subject Property



Subject Property



West



East

## **Staff Recommendation**

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Denial of the request to amend  
from Low Density Residential land  
use to Regional Commercial land  
use

## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE KELLY/SOUTH SAN PUEBLO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.33 ACRES LOCATED AT 417 AND 419 MENELEE, AND LEGALLY DESCRIBED AS NCB 3694 BLK 33 ARB BLK 35 LOT S IRR 308.4 FT OF W 1/2 OF 40 AND NCB 3694 BLK 33 ARB BLK 35 LOT S IRR 319.6 FT OF 39.**

**WHEREAS**, City Council approved the Kelly/South San PUEBLO Community Plan as an addendum to the Master Plan on February 15, 2007 and updated the Plan on February 18, 2010; 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 January 11, 2012 and **DENIED** the amendment on January 11, 2012; 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 not 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 Kelly/South San PUEBLO 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 11<sup>th</sup> DAY OF JANUARY 2012.

Attest:

Approved:

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Executive Secretary  
San Antonio Planning Commission

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Amelia Hartman, Chair  
San Antonio Planning Commission

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**Plan Amendment Application Case No.: PA 12015**

**ITEM # 8**

Council District: **10**

Anticipated City Council Meeting Date: **January 11, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **San Antonio International Airport Vicinity Land Use Plan**

Plan Approval Date: May 20, 2010

Plan Update(s): None

The applicant requests to amend the Land Use Plan designation *from Community Commercial* land use *to Regional Commercial* land use.

**Background Information:**

**Applicant:** Kaufman & Killen, Inc

**Owner:** NGS&A, Ltd.

**Property Location:** 12311 Nacogdoches Road

**Acreage:** 4.202

**Current Land Use of site:** Multi-tenant commercial property and multiple vacant suites

**Adjacent Land Uses:**

N: designated Regional Commercial; occupied by a vacant lot

E: designated Community Commercial; occupied by a multi-tenant commercial property

S: designated Community Commercial and Mixed Use; occupied by a credit union, a restaurant, a bingo hall, and a liquor store

W: designated Community Commercial; occupied by a bank

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located at 12311 Nacogdoches Road, generally located northeast of the intersection of Nacogdoches Road and Thousand Oaks. The current land use classification for the subject property is Community Commercial. Community Commercial, Mixed Use, and Regional Commercial are the present surrounding land use classifications.

According to the San Antonio International Airport Vicinity Land Use Plan, the current land use classification, Community Commercial, is defined as medium intensity uses that serve two or more neighborhoods. It should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

The applicant requests to change the land use classification of the subject property to Regional Commercial. Regional Commercial, as defined in the Plan, includes high-intensity land uses that draw their customer base from a larger region. It should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area and should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses,

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, and low to high rise office buildings that promote mixed uses

It should be noted that the parcel to the immediate north of the subject property was approved via Ordinance 2011-12-15-1082, from Public Institutional and Community Commercial to Regional Commercial., December 15, 2011.

By combining the acreage of the subject property, approximately 4.202 acres to the previously approved property, the entire node would be approximately 23.297 acres. This would be of sufficient size to accommodate the general criterion associated with the Regional Commercial land use classification. Additionally, this total acreage would result in three existing points of ingress/egress to Nacogdoches Road, which is classified as a secondary arterial. These factors would minimize traffic impacts to the residential area to the north and south of the subject property.

There is a wide range of uses in the vicinity of the subject property, which include office park developments and multi-tenant commercial uses to single and multi-family residential uses. The proposed Regional Commercial land use category would allow for uses that would be compatible with the existing office and commercial development in the area and would also provide a larger range of retail opportunities for the residential properties.. This supports Objective 2.2 which encourages commercial development and redevelopment that is respectful of the integrity of existing residential development.

Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Nacogdoches Road and Thousand Oaks Road are both classified as secondary arterials.

Other streets: None

Comments: The subject property would have three direct points of access to Nacogdoches Road which is classified as a secondary arterial on the Major Thoroughfare Plan. This should minimize the impact of vehicular traffic to the subject property.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: A VIA bus stop is located directly to the south of the site on Nacogdoches Road.. The subject property is approximately 1.04 miles north of the Northeast Independent School District Heroes Stadium and is approximately 1.3 miles northwest of Morgan’s Wonderland.

Minimal Impact       Impact can be mitigated       Significant Impact to Community Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

There are a range of uses in the vicinity of the subject property which include office park developments and multi-tenant commercial uses as well as single and multi-family residential uses. The proposed Regional Commercial land use category would allow uses that would be compatible with the existing office and commercial development in the area and would also provide a larger range of retail opportunities for the residential properties in the area. This supports Objective 2.2 which encourages commercial development and redevelopment that is respectful of the integrity of existing residential development. Although the Regional Commercial land use classification is recommended for the

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

intersections of two arterial roadways the subject property has three existing points of access to Nacogdoches Road, which is classified as a secondary arterial and is a part of an existing commercial node. This factor would minimize traffic impacts to the residential area to the north and northwest of the subject property.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: January 11, 2012

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: December 23, 2011

No. Notices mailed 10 days prior to Public Hearing: 1-to the case applicant, 11-to the owners of property within 200 feet; 1 to the property owner,

Registered Neighborhood Association(s) Notified: Hills of Park North Neighborhood Association, Northern Hills Country Village Owners Association, and Oak Grove Estates Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012047**

Current zoning district: C-3, C-3R, C-2 Proposed zoning district: C-3

Zoning Commission Public Hearing Date: January 17, 2012

Approval

Denial

**Planning and Community Development Department Staff:**

David L. Ellison

Interim Director

Christopher Looney, AICP

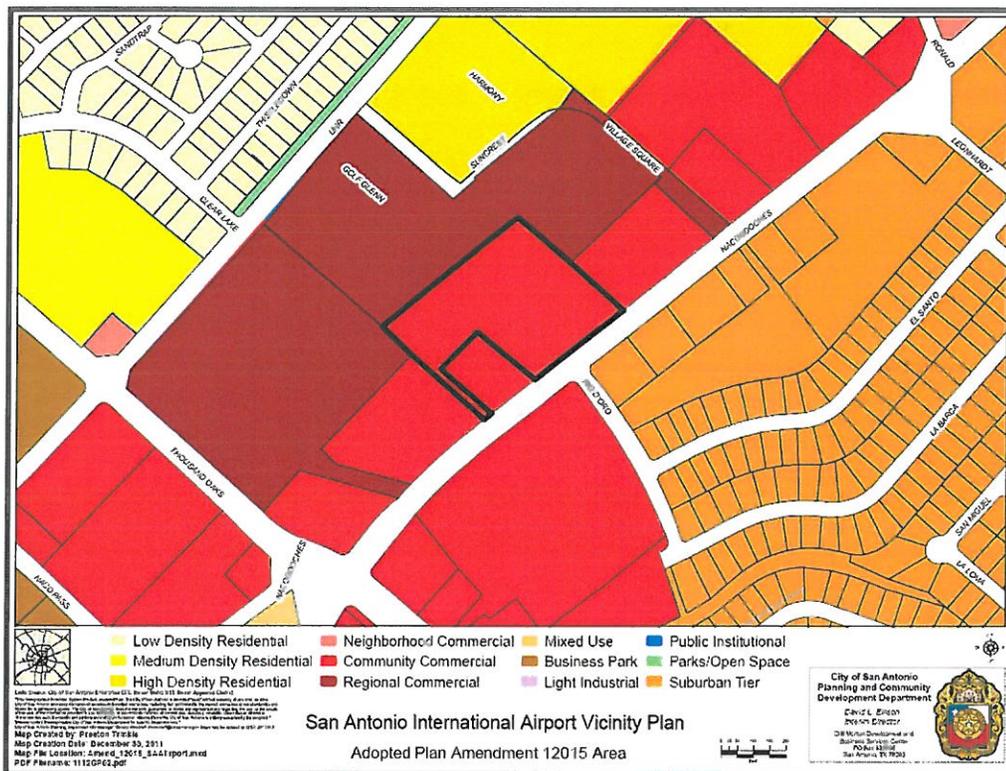
Assistant Director

Case Manager: Loretta N. Olison

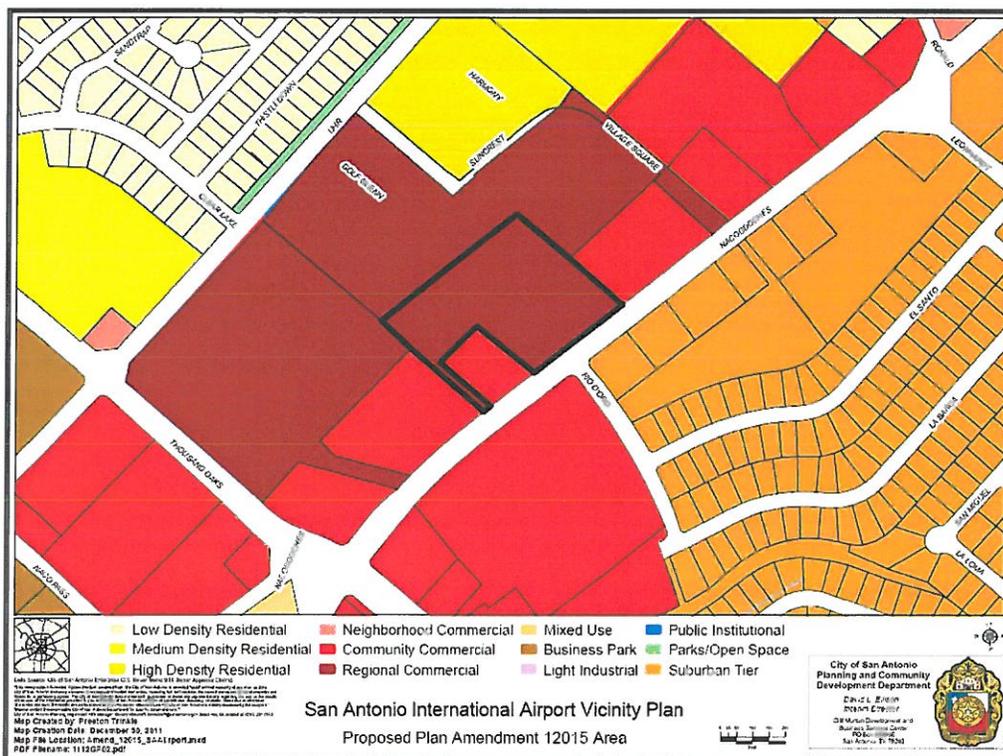
Senior Planner

Phone No.: (210) 207-7919

Land Use Plan as adopted:



Proposed Amendment:





# **Master Plan Amendment 12015**

## **San Antonio International Airport Vicinity Land Use Plan**

**Planning Commission**

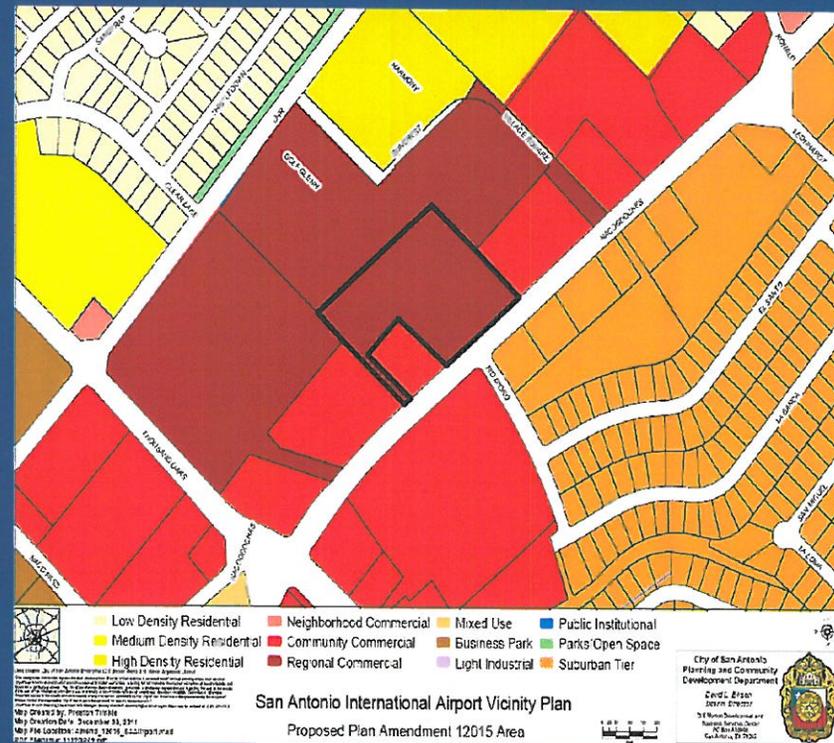
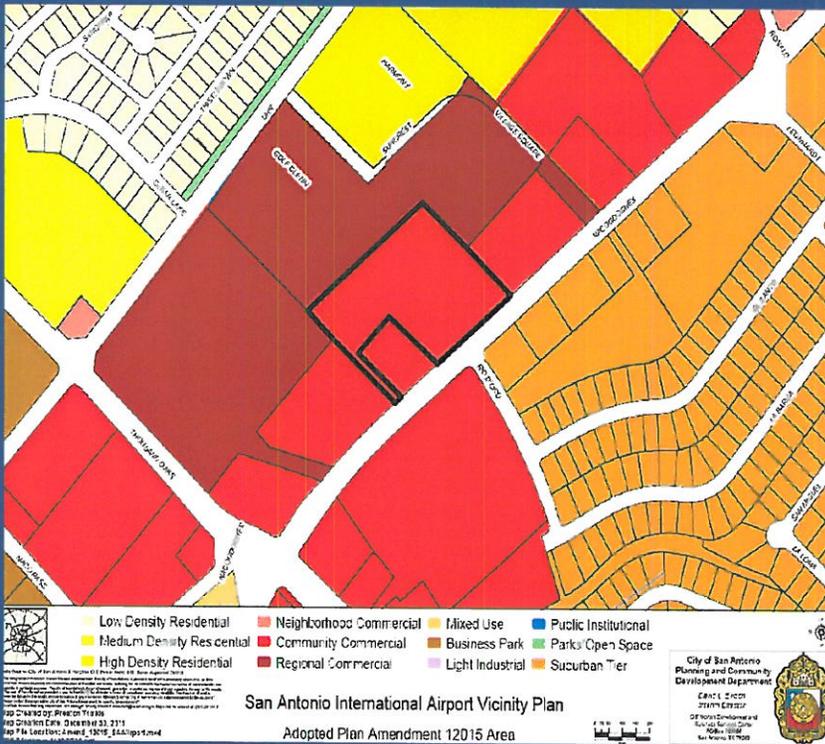
**January 11, 2012**

**Agenda Item No. XX**

# Amendment 12015

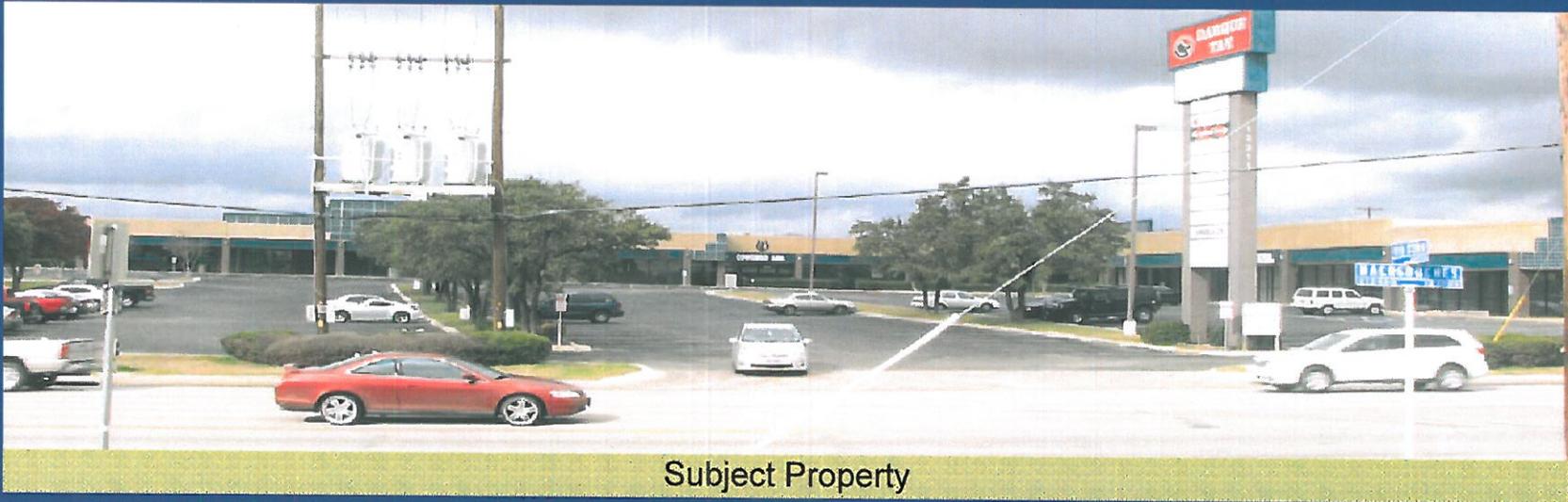
Plan as adopted:

Proposed amendment:

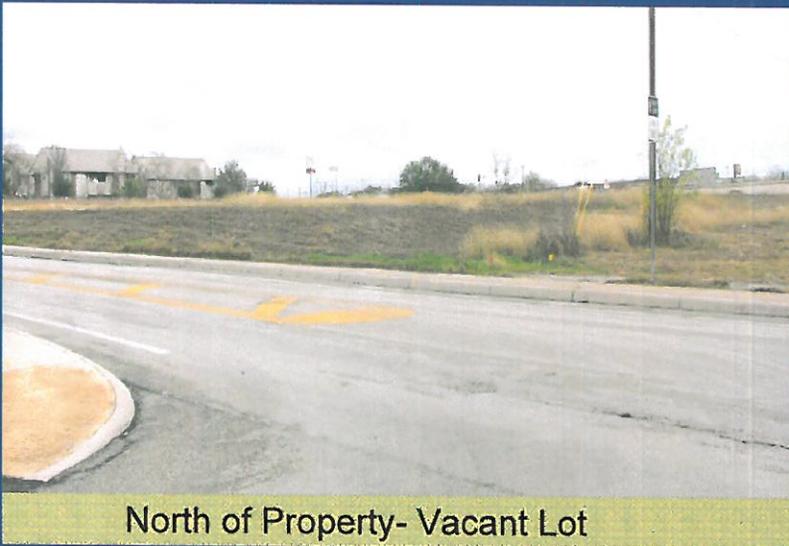




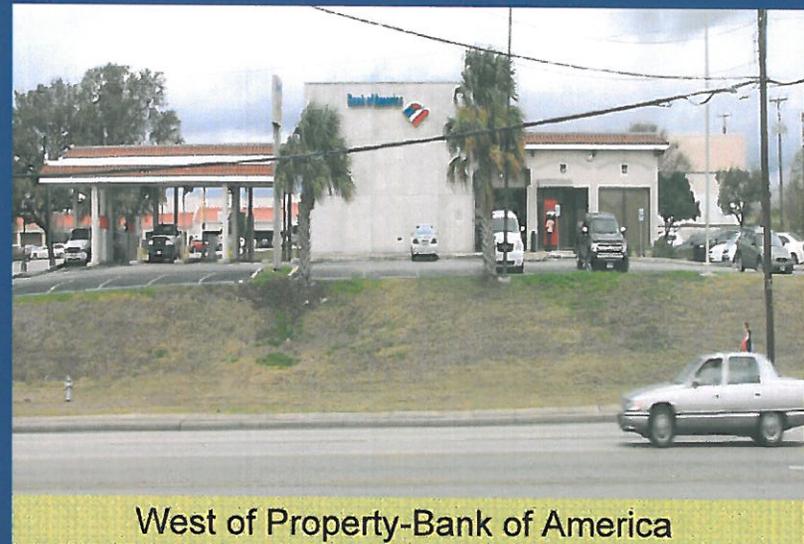
# Area Images



Subject Property



North of Property- Vacant Lot



West of Property-Bank of America

# Area Images

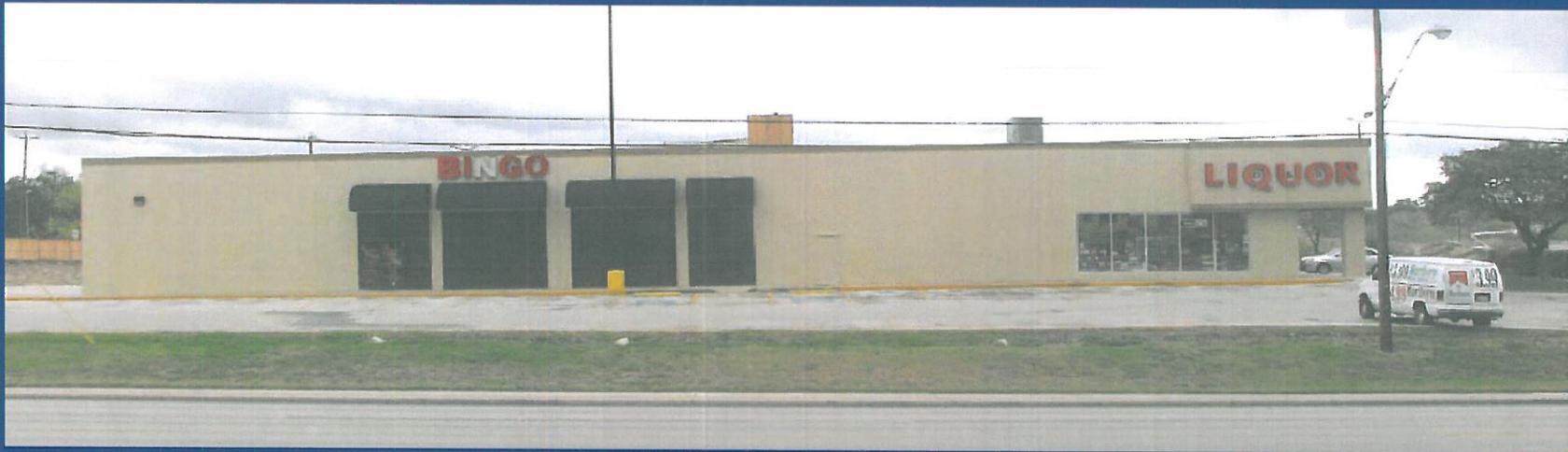


East of Property-Multi-Tenant Commercial



South of Property-Credit Union

# Area Images



South of Property-Restaurant/ Multi-Tenant Commercial

## Staff Recommendation

Approval of the request to amend from  
Community Commercial land use to  
Regional Commercial land use

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 4.202 ACRES LOCATED AT 12311 NACOGDOCHES ROAD.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Master Plan on May 20, 2010; 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 January 11, 2012 and **APPROVED** the amendment on January 11, 2012; 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 **CONSISTENT** 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 San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF JANUARY 2012.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

Plan Amendment Application Case No.: PA 12016

**ITEM # 9 - 1**

Council District: 2

Anticipated City Council Meeting Date: **February 16, 2012**

- Plan Amendment Map – Attachment 1
- Text Amendment – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Camelot I Neighborhood Plan**

Plan Approval Date: September 23, 1999

Plan Update(s): August 26, 2004 and February 18, 2010

The applicant requests to amend the Plan by adopting the Walzem Road Area Business District Strategic Revitalization Plan (hereafter referred to as the “Walzem Business District Plan”) as a supplement to the Camelot I Neighborhood Plan.

The Walzem Business District Plan is available for review at:  
<http://www.sanantonio.gov/planning/npud/library.aspx>

*No changes to the future land use designations are proposed.*

**Background Information:**

**Applicant:** City of San Antonio

**Property Location:** No changes to the land use designations are proposed at this time.

**Issue:**

**LAND USE ANALYSIS:**

**Walzem Business District Plan Background**

The Walzem Business District Plan provides a framework for the continued renewal and revival of the commercial areas on the north and south sides of Walzem Road/ Montgomery Drive from Austin Highway on the west to the edge of the City Limits (located east of Eagle Crest Boulevard) on the east. Portions of this area fall within the boundaries of two existing plans, the Camelot I Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan. The Walzem Business District Plan was developed as a supplement to these two plans and provides a unified and coordinated approach to the revitalization of Walzem Road.

The plan includes an analysis of existing conditions as well as specific strategies designed to advance the community’s vision of creating – *“a trendy, prosperous, and vibrant “Tech Town” with a mix of uses, strong neighborhoods and businesses, and active areas for biking and pedestrians; a safe, family-oriented and military friendly destination with a distinctive sense of place”*. The Walzem Business District Plan was developed through a community based process that involved a diverse stakeholder group. The framework that was developed relies on a four point approach to redevelopment that includes organization/ outreach, business development, marketing, and development/ design initiatives. Walzem Road Area Revitalization (WRAR), a local nonprofit organization, will provide the oversight needed to implement this revitalization plan through their Walzem Road Area Business District initiative.

**Walzem Business District Planning Process**

***Steering Committee.*** The WRAR Board served as the Steering Committee throughout the planning process and provided direction and guidance. In addition to providing overall direction and guidance, the Board focused specifically on developing a long-term plan to become self sustaining by increasing Business District general membership and committee participation.

## **City of San Antonio Planning and Community Development Department Plan Amendment Recommendation**

**Outreach.** Outreach efforts were looked at not only as a way to notify area stakeholders about specific meetings and events, but also as an opportunity to develop and begin to implement a marketing strategy for the Business District. Many different communication mediums were utilized during the planning process to disseminate important information and engage area stakeholders. Invitations were mailed to nearly 700 stakeholders in advance of each of the three community meetings. These stakeholders included all owners of property within the plan boundary, business owners/ managers of businesses within the plan boundary, area neighborhood association representatives, elected and appointed officials, and other individuals who have attended past WRAR functions or otherwise provided support or participated in the organization. The community meetings were also announced with press releases and postings on online community calendars and the WRAR website. Local television and radio stations helped to get the word out by airing the meeting announcements during their news segments. Members of the WRAR Board also walked door-to-door to visit with business owners/ managers and invite them to the meetings. Monthly e-newsletters were also sent to over 230 e-mail addresses.

**Community Input.** The planning process included three large community meetings, four focus groups, five planning team meetings, and a community survey. The community meetings were open to all area stakeholders. Each included a general presentation/ update, break-out group activities, and a report-back session. Focus groups were held shortly after the first community meeting. Participants refined the issues and solutions that were developed from the first community meeting by responding to four questions specific to the topic area for their session. A Planning Team was formed after the second community meeting to develop, evaluate, and prioritize the action items for the Business District. The Planning Team consisted of sixteen members representing five stakeholder groups: small business/ organization, large business/ organization, public agency, resident, and WRAR Board member. A survey was developed to solicit feedback from area stakeholders who were not able to attend the meetings. The survey provided respondents with an opportunity to identify the most pressing issues facing the Walzem Road commercial areas and provide feedback on Business District services, meeting frequency, and other logistical issues. Additional meetings were held with the Camelot I Planning Team on November 1, 2011 and the Camelot I Neighborhood Association on December 13, 2011 to specifically discuss the adoption of the Walzem Business District Plan as a supplement to the Camelot I Neighborhood Plan.

### **Walzem Business District Plan Revitalization Strategies**

The framework that was developed relies on a four point approach to redevelopment that includes organization/ outreach, business development, marketing, and development/ design initiatives. The document includes five years worth of specific implementation action items for each of these four initiatives. A task force will be established for each of the four initiatives with task force members that will ensure that the implementation action items are achieved with the assistance of the Business District Manager and general membership, the WRAR Board and Executive Director, and the identified community partners. The core functions for these task forces are listed below. Please see the document for the specific action items.

#### ***Organization/ Outreach Core Functions***

- Recruit and retain Business District members and volunteers
- Establish and maintain communication with Business District members and prospective members
- Establish and update Business District policies and procedures
- Identify Business District needs and evaluate progress

#### ***Business Development Core Functions***

- Create clearinghouse for market/ business development information
- Recruit new businesses to create sustainable market mix
- Reduce real and perceived criminal activity
- Connect businesses with resources

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

***Marketing Core Functions***

- Brand and promote the Business District
- Provide marketing assistance for business members
- Create positive image/ highlight community pride

***Development/ Design Core Functions***

- Connect members with development and design resources
- Improve the function and appearance of public infrastructure and public spaces
- Promote improved and consistent site and building design
- Improve site and building upkeep and maintenance

Proposed Changes to the Camelot I Neighborhood Plan

***Add the Walzem Business District Plan as a supplement to the Camelot I Neighborhood Plan.*** The proposed change would synchronize the Camelot I Neighborhood Plan with the revitalization strategies outlined in the Walzem Business District Plan. The Walzem Business District Plan is consistent with Objective 1 in the 2010 Camelot I Neighborhood Plan Update. Objective 1 states: "Ensure that the overall development of Camelot I is consistent with plan goals and area needs." Adding the Walzem Business District Plan as a supplement to the existing Neighborhood Plan will help ensure that the framework for the continued renewal and revival of the north and south sides of Walzem Road is communicated to business owners, residents, property owners, and elected and appointed officials.

Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Walzem Road is designated as a Secondary Arterial Type B.

Transit: There are multiple VIA bus routes that run along Walzem Road with stops that provide access to local businesses.

The Walzem Business District Plan includes a framework for the continued renewal and revival of the commercial areas on the north and south sides of Walzem Road. Adding additional businesses to the area could generate additional vehicular traffic along Walzem Road. Some of this additional vehicular traffic could be offset by implementing recommendations to increase pedestrian and bicycle connectivity along/ across Walzem Road and to/ from adjacent neighborhoods. Any net increase in traffic could help slow vehicle speeds, which were identified as excessive by community members, on Walzem Road.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Walzem Elementary School, Roosevelt High School, and Molly Pruitt Library are located within the boundaries of the Walzem Business District Plan area.

Representatives from Roosevelt High School participated in the planning process and will stay involved in ongoing implementation efforts.

Minimal Impact       Impact can be mitigated       Significant Impact to Community Facilities Capacity

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

Adding the Walzem Business District Plan as a supplement to the existing Camelot I Neighborhood Plan will synchronize the Neighborhood Plan with the revitalization strategies outlined in the Walzem Business District Plan. The proposed amendment will help ensure that the framework for the continued renewal and revival of the commercial areas along the north and south sides of Walzem Road is communicated to business owners, residents, property owners, and elected and appointed officials.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: January 11, 2012

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: December 20, 2011

No. Notices mailed 10 days prior to Public Hearing: 10 to planning team members

Registered Neighborhood Association(s) Notified: Camelot I Neighborhood Association

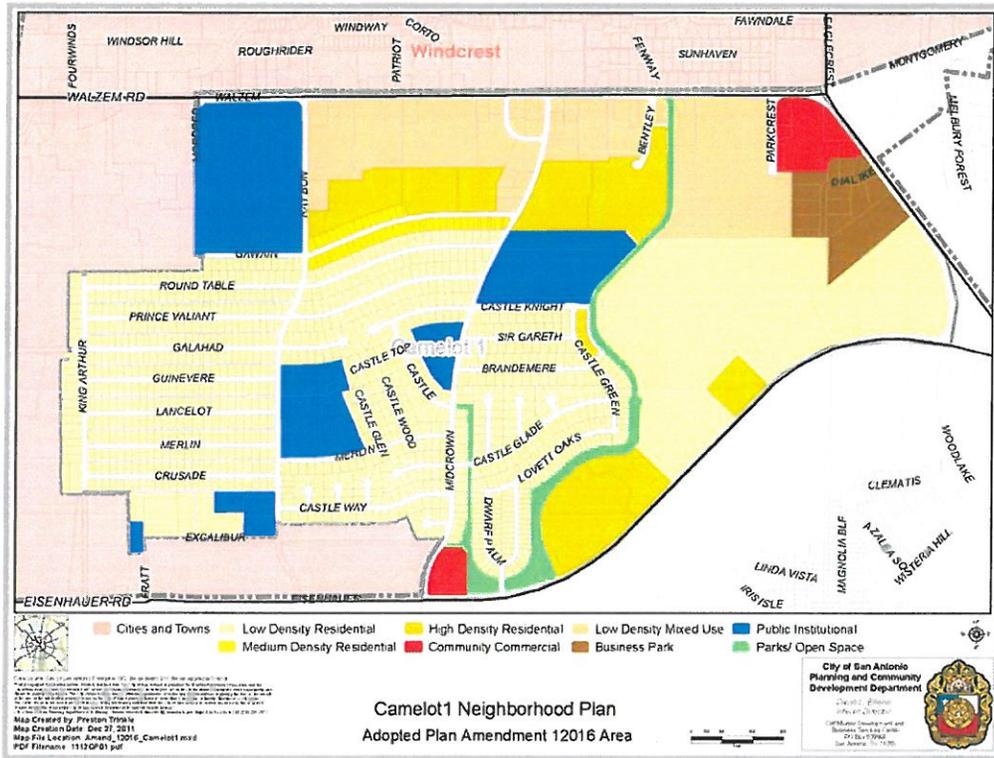
**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

**No zoning action is proposed at this time.**

**Planning and Community Development Department Staff:**

|                                    |                      |                    |
|------------------------------------|----------------------|--------------------|
| David L. Ellison                   | Interim Director     |                    |
| Rudy Nino, AICP                    | Planning Manager     |                    |
| Case Manager: Michael Taylor, AICP | Planning Coordinator | Phone No.:207-0145 |

Land Use Plan as adopted:



Proposed Amendment:

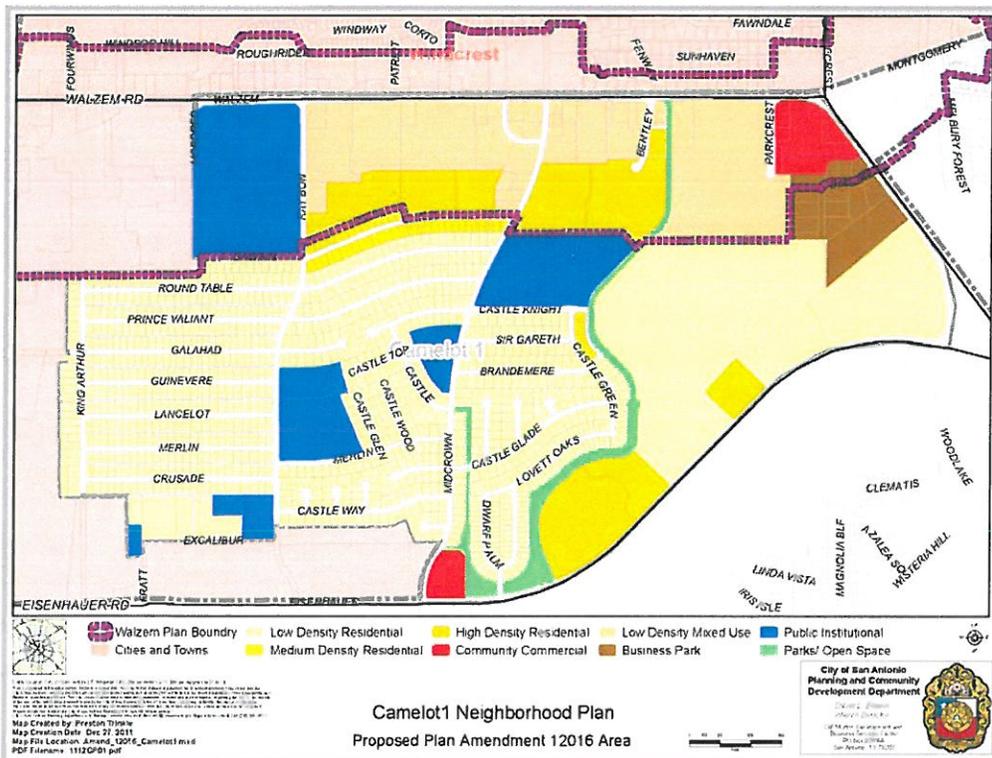


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# Master Plan Amendment 12016 Camelot I Neighborhood Plan

Planning Commission  
January 11, 2012  
Agenda Item No. XX

## walzem business district plan area



North and south  
sides of Walzem  
Road from Austin  
Hwy to Eagle Crest

Includes multiple  
jurisdictions



City of San Antonio  
Planning & Community Development

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BUSINESS DISTRICT

## walzem vision

# Vision

A safe, family-oriented and military friendly destination with a distinctive sense of place. A trendy, prosperous, and vibrant “Tech Town” with a mix of uses, strong neighborhoods and businesses, and active areas for biking and pedestrians.



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## background

- The Strategic Revitalization Plan was developed to provide a coordinated approach to the revitalization of the Walzem Area
- The plan includes action items focused on organization/ outreach, business development, marketing, and development/ design
- The plan will be implemented by the Walzem Road Area Business District with support from the community. The Walzem Road Area Business District is an initiative of Walzem Road Area Revitalization, a non-profit community-based organization.

We are Walzem: Diverse, United, Moving Forward...



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# timeline

- Oct 2010 San Antonio City Council provides assistance to WRAR
- Dec 2010 WRAR launches business district initiative
- Jan 2011 Issues and Solutions community workshop
- Feb 2011 Focus group meetings
- Apr 2011 Image & Design community workshop
- May/ Jun 2011 Planning team meetings
- Jul 2011 Identifying Partners community workshop
- Aug/ Sep 2011 Final document prepared
- Oct 2011 WRAR adopts plan
- Jan/ Feb 2012 City of San Antonio adoption



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# outreach

- Direct Mail
- E-newsletter
- Press Releases
- Block Walking
- Signs
- Community Calendars
- Website (walzem.net)
- Neighborhood Associations
- Survey

**Walzem Business District Update**

**Upcoming Events**

**Business District Meeting**  
Business and Public Agency Representatives are still needed for the Planning Report. The report will meet for 1 hour on Tuesday, May 10, 7:00-8:00 PM. Please contact Michael Taylor by email or phone at (214) 641-1100 and email [mtaylor@cityofsa.gov](mailto:mtaylor@cityofsa.gov) if you are interested in being a part of the planning team.

**Image & Design Workshop a Success!**  
Thanks to all who attended the Image & Design Community Workshop on Saturday, April 30 at the Winthrop United Methodist Church Community room. After a brief presentation, workshop participants began a series of group activities that dealt with different aspects of image and design. First, the groups were asked to come up with a budget that would be part of the branding strategy for the new Walzem Road Area Business District. Next, the groups were asked to create a logo for the business district and the community image within the district. The groups also discussed how their branding strategy could and what types of activities partners might implement near, on, and around the district. Finally, the groups were asked to identify the type of signage that is most appropriate for new commercial buildings along Walzem Road. The groups identified potential branding materials including building signage, door, hanging materials, landscaping, lighting, and signage.

**Thanks to everyone who took a break from Easter to spend a few hours with us!** Stay tuned for information on the next community meeting.

**Walzem Road Area**  
April 30 Community Meeting

**Walzem Board Members**  
Michael Baker, Chair  
Tom Wilkins, Vice Chair  
Derek Cole, Treasurer  
Lynn Schmitt  
Steve Cole  
Alex Daniels  
Ashley Gonzalez  
Frank Dunn  
Richard Ruffalo  
Wanda Davis  
Sara Peterson  
Katie McConaughy  
Michael Baker, Board Chair  
Lizzy Johnson

**Walzem Year Forward WEASEL Engineer**  
During the Image & Design Community Workshop held on April 30, the six groups were asked to come up with a logo that would become part of the branding strategy for the new Walzem Road Area Business District. A logo is a small picture that carries the values and general characteristics that make the Walzem Road Area unique and distinctive. There are some 100 logos that are popular throughout the world. What logo would you like to see for the new Walzem Road Area? Voting closes on Sunday, May 14.

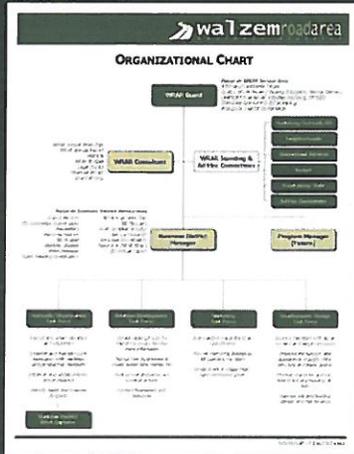
- Win an All-Star Baseball Game 2nd Chance
- Giveaway to the Winner
- Walzem Road Area Giveaway to Participants
- Walzem Welcome to the Future
- Win an Air Max Sneaker
- Win a Trip, Give with Us



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# business district organizational structure



- wrar board will provide oversight and policy direction for this initiative
- business district will consist of district manager, 4 task forces, block captains, and general members

# action items

**D-2.2: Advocate for funding for business district infrastructure projects**

Provide Capital Improvement Plan (CIP) and bond proposal input for San Antonio, Westside, and Brown County and advocate for the inclusion of infrastructure projects identified on the infrastructure priorities, see 2.1

Provide input on design to ensure consistency for projects funded by different jurisdictions

Request that members submit letters of support for infrastructure projects

Provide formal letter of support for infrastructure projects to be submitted through the WRAR Board

|          | Y1   | Y2 | Y3 | Y4 | Y5 |
|----------|------|----|----|----|----|
| Timeline | B    | D  | D  | D  | D  |
| Priority | B    | D  | D  | D  | D  |
| Impact   | High |    |    |    |    |
| Cost     | Low  |    |    |    |    |

**D-2.3: Investigate the use of Tax Increment Financing (TIF), special assessments, and other financing tools to pay for infrastructure improvements**

Work to ensure that all infrastructure projects are financing or self-financing

Provide recommendations

|          | Y1   | Y2 | Y3 | Y4 | Y5 |
|----------|------|----|----|----|----|
| Timeline | B    | D  | D  | D  | D  |
| Priority | B    | D  | D  | D  | D  |
| Impact   | High |    |    |    |    |
| Cost     | Low  |    |    |    |    |

**D-3.4: Build gateways at locations identified by community stakeholders**

Build gateways at key entry points to draw attention, create an image, and be a part of the branding strategy for the business district

Use signage and installation of other treatments under the 2.25 guidelines to identify and visually connect the east and west sides of the district

Obtain permission from property owners, city, and the district

Identify funds for gateway construction: grants, donations, business incentives

Partner with downtown BID districts to promote gateway design and use criteria to identify potential sites

Identify gateway program membership for walking

Implement pedestrian and other gateway district shared values and design

See agenda for map of potential gateway locations and design elements

|          | Y1   | Y2 | Y3 | Y4 | Y5 |
|----------|------|----|----|----|----|
| Timeline | B    | D  | D  | D  | D  |
| Priority | B    | D  | D  | D  | D  |
| Impact   | High |    |    |    |    |
| Cost     | Low  |    |    |    |    |

23. Westside Road Area Business District Strategic Development Plan (6/20/2012 DRAFT)

Each task force has 3-4 core functions and programmed action items for years 1-5. 1<sup>st</sup> year action items recognize the limited capacity of the organization and are low cost, high impact, high visibility.

## organization/ outreach core functions

- O-1: Recruit and retain business district members and volunteers (7 action items)
- O-2: Establish and maintain communication with business district members and prospective members (8 action items)
- O-3: Establish and maintain business district policies and procedures (4 action items)
- O-4: Identify business district needs and evaluate progress (5 action items)



City of San Antonio  
Planning & Community Development

**Walzem Road Area**  
BUSINESS DISTRICT

## business development core functions

- B-1: Create clearinghouse for market/ business development information (5 action items)
- B-2: Recruit new businesses to create sustainable market mix (7 action items)
- B-3: Reduce real and perceived criminal activity (6 action items)
- B-4: Support existing businesses by connecting them with resources (6 action items)



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**Walzem Road Area**  
BUSINESS DISTRICT

## marketing core functions

M-1: Brand and promote the Business District (12 action items)

M-2: Provide marketing assistance for business members (11 action items)

M-3: Create positive image/ highlight community pride (5 action items)



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## development/ design core functions

D-1: Connect members with development and design resources (8 action items)

D-2: Improve the function and appearance of public infrastructure and public spaces (9 action items)

D-3: Promote improved and consistent site and building design (6 action items)

D-4: Improve site and building upkeep and maintenance (4 action items)



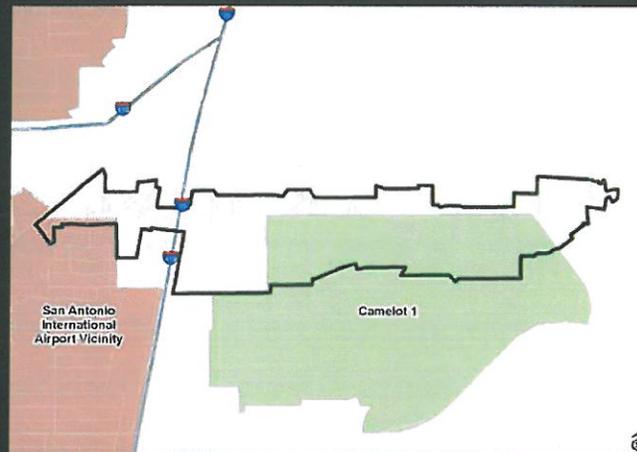
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## relationship to adopted plans

Camelot I  
Neighborhood  
Plan

SAIA Vicinity  
Land Use Plan



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## proposed amendments

- Add the Walzem Strategic Revitalization Plan as a supplement to the Camelot I Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan
- Adding the Walzem Plan as a supplement to the existing Camelot I and SAIA Plans will synchronize these plans with the unified vision for the Walzem Corridor and help ensure that the vision is communicated to business owners, residents, property owners, and elected and appointed officials.



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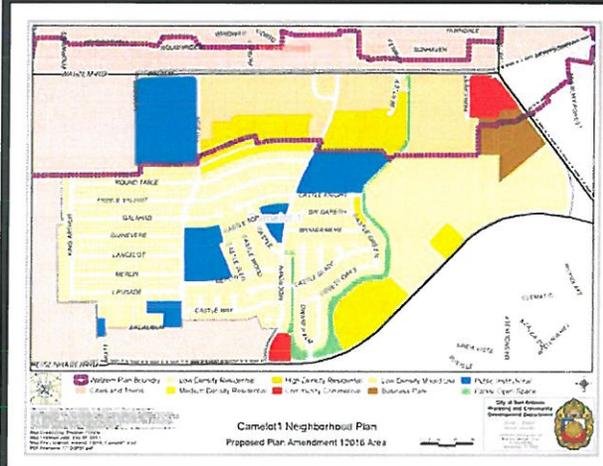
# proposed amendment

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Add the Walzem Strategic Revitalization Plan as an appendix

# proposed amendment



Add Walzem Business District Plan boundaries to the future land use map

## adoption schedule

**Planning Commission Briefing**

*November 9*



**Planning Commission Hearing**

*January 11*



**City Council Hearing**

*February 16*

**Briefings for Windcrest, Bexar County**

*TBD*



\* Tentative



City of San Antonio  
Planning & Community Development

**walzemroadarea**  
PLANNING & COMMUNITY DEVELOPMENT

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE CAMELOT I NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING THE WALZEM ROAD AREA BUSINESS DISTRICT STRATEGIC REVITALIZATION PLAN AS A SUPPLEMENT TO THE NEIGHBORHOOD PLAN.**

**WHEREAS**, City Council approved the Camelot I Neighborhood Plan as an addendum to the Master Plan on September 23, 1999 with updates approved on August 26, 2004 and February 18, 2010; 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 January 11, 2012 and **APPROVED** the amendment on January 11, 2012; 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 **CONSISTENT** 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 Camelot I Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF JANUARY 2012.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**Plan Amendment Application Case No.: PA 12017**

**ITEM # 10**

Council District: 2

Anticipated City Council Meeting Date: **February 16, 2012**

Plan Amendment Map – Attachment 1

Text Amendment – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **San Antonio International Airport Vicinity Land Use Plan**

Plan Approval Date: May 20, 2010

The applicant requests to amend the Plan by adopting the Walzem Road Area Business District Strategic Revitalization Plan (hereafter referred to as the “Walzem Business District Plan”) as a supplement to the San Antonio International Airport Vicinity Land Use Plan.

The Walzem Business District Plan is available for review at:  
<http://www.sanantonio.gov/planning/npud/library.aspx>

*No changes to the future land use designations are proposed.*

**Background Information:**

**Applicant:** City of San Antonio

**Property Location:** No changes to the land use designations are proposed at this time.

**Issue:**

**LAND USE ANALYSIS:**

**Walzem Business District Plan Background**

The Walzem Business District Plan provides a framework for the continued renewal and revival of the commercial areas on the north and south sides of Walzem Road/ Montgomery Drive from Austin Highway on the west to the edge of the City Limits (located east of Eagle Crest Boulevard) on the east. Portions of this area fall within the boundaries of two existing plans, the Camelot I Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan. The Walzem Business District Plan was developed as a supplement to these two plans and provides a unified and coordinated approach to the revitalization of Walzem Road.

The plan includes an analysis of existing conditions as well as specific strategies designed to advance the community’s vision of creating – *“a trendy, prosperous, and vibrant “Tech Town” with a mix of uses, strong neighborhoods and businesses, and active areas for biking and pedestrians; a safe, family-oriented and military friendly destination with a distinctive sense of place”*. The Walzem Business District Plan was developed through a community based process that involved a diverse stakeholder group. The framework that was developed relies on a four point approach to redevelopment that includes organization/ outreach, business development, marketing, and development/ design initiatives. Walzem Road Area Revitalization (WRAR), a local nonprofit organization, will provide the oversight needed to implement this revitalization plan through their Walzem Road Area Business District initiative.

**Walzem Business District Planning Process**

***Steering Committee.*** The WRAR Board served as the Steering Committee throughout the planning process and provided direction and guidance. In addition to providing overall direction and guidance, the Board focused specifically on developing a long-term plan to become self sustaining by increasing Business District general membership and committee participation.

## **City of San Antonio Planning and Community Development Department Plan Amendment Recommendation**

**Outreach.** Outreach efforts were looked at not only as a way to notify area stakeholders about specific meetings and events, but also as an opportunity to develop and begin to implement a marketing strategy for the Business District. Many different communication mediums were utilized during the planning process to disseminate important information and engage area stakeholders. Invitations were mailed to nearly 700 stakeholders in advance of each of the three community meetings. These stakeholders included all owners of property within the plan boundary, business owners/ managers of businesses within the plan boundary, area neighborhood association representatives, elected and appointed officials, and other individuals who have attended past WRAR functions or otherwise provided support or participated in the organization. The community meetings were also announced with press releases and postings on online community calendars and the WRAR website. Local television and radio stations helped to get the word out by airing the meeting announcements during their news segments. Members of the WRAR Board also walked door-to-door to visit with business owners/ managers and invite them to the meetings. Monthly e-newsletters were also sent to over 230 e-mail addresses.

**Community Input.** The planning process included three large community meetings, four focus groups, five planning team meetings, and a community survey. The community meetings were open to all area stakeholders. Each included a general presentation/ update, break-out group activities, and a report-back session. Focus groups were held shortly after the first community meeting. Participants refined the issues and solutions that were developed from the first community meeting by responding to four questions specific to the topic area for their session. A Planning Team was formed after the second community meeting to develop, evaluate, and prioritize the action items for the Business District. The Planning Team consisted of sixteen members representing five stakeholder groups: small business/ organization, large business/ organization, public agency, resident, and WRAR Board member. A survey was developed to solicit feedback from area stakeholders who were not able to attend the meetings. The survey provided respondents with an opportunity to identify the most pressing issues facing the Walzem Road commercial areas and provide feedback on Business District services, meeting frequency, and other logistical issues. An additional meeting was held for representatives of the Village North One and General Krueger Neighborhood Associations on November 1, 2011 to specifically discuss the adoption of the Walzem Business District Plan as a supplement to the San Antonio International Airport Vicinity Land Use Plan.

### **Walzem Business District Plan Revitalization Strategies**

The framework that was developed relies on a four point approach to redevelopment that includes organization/ outreach, business development, marketing, and development/ design initiatives. The document includes five years worth of specific implementation action items for each of these four initiatives. A task force will be established for each of the four initiatives with task force members that will ensure that the implementation action items are achieved with the assistance of the Business District Manager and general membership, the WRAR Board and Executive Director, and the identified community partners. The core functions for these task forces are listed below. Please see the document for the specific action items.

#### ***Organization/ Outreach Core Functions***

- Recruit and retain Business District members and volunteers
- Establish and maintain communication with Business District members and prospective members
- Establish and update Business District policies and procedures
- Identify Business District needs and evaluate progress

#### ***Business Development Core Functions***

- Create clearinghouse for market/ business development information
- Recruit new businesses to create sustainable market mix
- Reduce real and perceived criminal activity
- Connect businesses with resources

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

***Marketing Core Functions***

- Brand and promote the Business District
- Provide marketing assistance for business members
- Create positive image/ highlight community pride

***Development/ Design Core Functions***

- Connect members with development and design resources
- Improve the function and appearance of public infrastructure and public spaces
- Promote improved and consistent site and building design
- Improve site and building upkeep and maintenance

Proposed Changes to the San Antonio International Airport Vicinity Land Use Plan

***Add the Walzem Business District Plan as a supplement to the San Antonio International Airport Vicinity Land Use Plan.*** The proposed change would synchronize the San Antonio International Airport Vicinity Land Use Plan with the revitalization strategies outlined in the Walzem Business District Plan. The Walzem Business District Plan is consistent with Objective 2.2 in the San Antonio International Airport Vicinity Land Use Plan. Objective 2.2 states: “Encourage commercial development that respects the integrity of existing residential development.” Adding the Walzem Business District Plan as a supplement to the existing Land Use Plan will help ensure that the framework for the continued renewal and revival of the north and south sides of Walzem Road is communicated to business owners, residents, property owners, and elected and appointed officials.

Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Walzem Road is designated a Secondary Arterial Type B.

Transit: There are multiple VIA bus routes that run along Walzem Road with stops that provide access to local businesses.

The Walzem Business District Plan includes a framework for the continued renewal and revival of the commercial areas on the north and south sides of Walzem Road. Adding additional businesses to the area could generate additional vehicular traffic along Walzem Road. Some of this additional vehicular traffic could be offset by implementing recommendations to increase pedestrian and bicycle connectivity along/ across Walzem Road and to/ from adjacent neighborhoods. Any net increase in traffic could help slow vehicle speeds, which were identified as excessive by community members, on Walzem Road.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Walzem Elementary School, Roosevelt High School and Molly Pruitt Library are located within the boundaries of the Walzem Business District Plan area.

Representatives from Roosevelt High School participated in the planning process and will stay involved in ongoing implementation efforts.

Minimal Impact       Impact can be mitigated       Significant Impact to Community Facilities Capacity

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

Adding the Walzem Business District Plan as a supplement to the existing San Antonio International Airport Vicinity Land Use Plan will synchronize the Land Use Plan with the revitalization strategies outlined in the Walzem Business District Plan. The proposed amendment help ensure that the framework for the continued renewal and revival of the commercial areas along the north and south sides of Walzem Road is communicated to business owners, residents, property owners, and elected and appointed officials.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: January 11, 2012

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: December 20, 2011

No. Notices mailed 10 days prior to Public Hearing: 2 to the nearest neighborhood associations

Registered Neighborhood Association(s) Notified: Village North One and General Krueger Neighborhood Associations

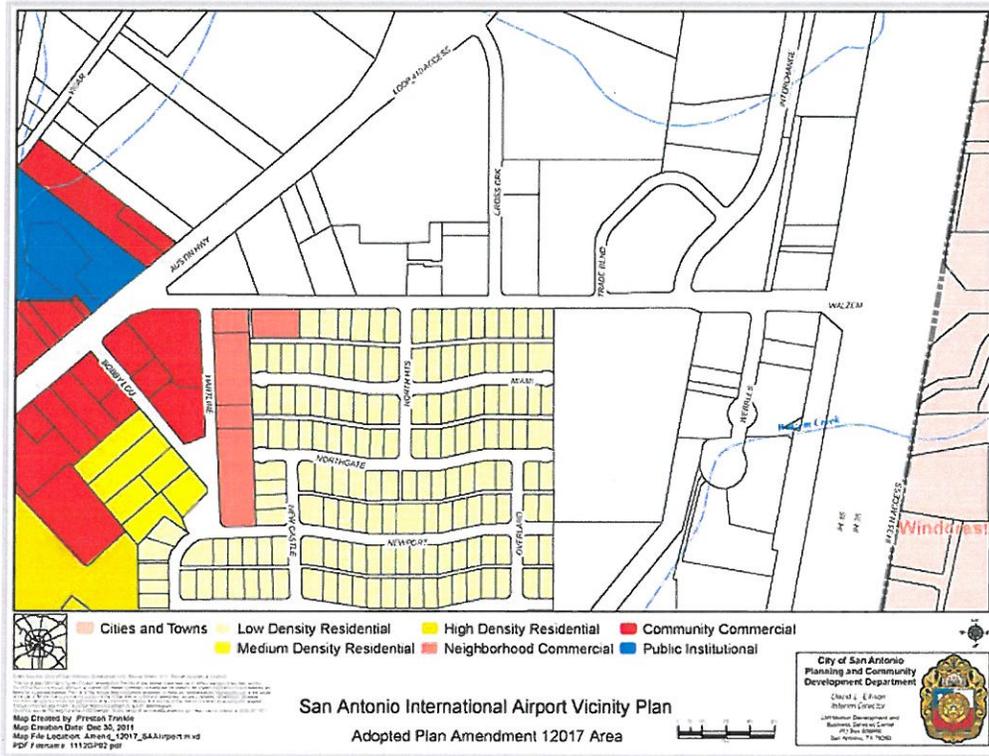
**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

**No zoning action is proposed at this time.**

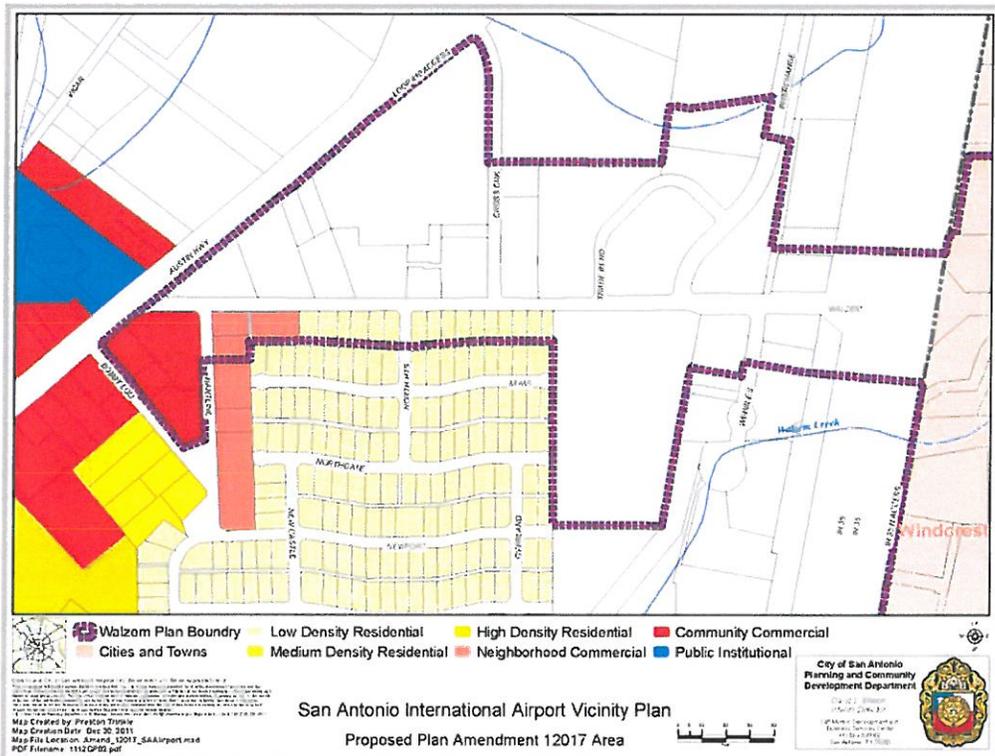
**Planning and Community Development Department Staff:**

|                                    |                      |                    |
|------------------------------------|----------------------|--------------------|
| David L. Ellison                   | Interim Director     |                    |
| Rudy Nino, AICP                    | Planning Manager     |                    |
| Case Manager: Michael Taylor, AICP | Planning Coordinator | Phone No.:207-0145 |

Land Use Plan as adopted:



Proposed Amendment:



SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN

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# Master Plan Amendment 12017

## San Antonio International Airport Vicinity Land Use Plan

Planning Commission  
January 11, 2012  
Agenda Item No. XX

### walzem business district plan area



North and south  
sides of Walzem  
Road from Austin  
Hwy to Eagle Crest

Includes multiple  
jurisdictions



City of San Antonio  
Planning & Community Development

**walzemroadarea**  
BUSINESS DISTRICT

## walzem vision

# Vision

A safe, family-oriented and military friendly destination with a distinctive sense of place. A trendy, prosperous, and vibrant “Tech Town” with a mix of uses, strong neighborhoods and businesses, and active areas for biking and pedestrians.



City of San Antonio  
Planning & Community Development



## background

- The Strategic Revitalization Plan was developed to provide a coordinated approach to the revitalization of the Walzem Area
- The plan includes action items focused on organization/ outreach, business development, marketing, and development/ design
- The plan will be implemented by the Walzem Road Area Business District with support from the community. The Walzem Road Area Business District is an initiative of Walzem Road Area Revitalization, a non-profit community-based organization.

We are Walzem: Diverse, United, Moving Forward...



City of San Antonio  
Planning & Community Development



# timeline

- Oct 2010 San Antonio City Council provides assistance to WRAR
- Dec 2010 WRAR launches business district initiative
- Jan 2011 Issues and Solutions community workshop
- Feb 2011 Focus group meetings
- Apr 2011 Image & Design community workshop
- May/ Jun 2011 Planning team meetings
- Jul 2011 Identifying Partners community workshop
- Aug/ Sep 2011 Final document prepared
- Oct 2011 WRAR adopts plan
- Jan/ Feb 2012 City of San Antonio adoption



City of San Antonio  
Planning & Community Development



# outreach

- Direct Mail
- E-newsletter
- Press Releases
- Block Walking
- Signs
- Community Calendars
- Website (walzem.net)
- Neighborhood Associations
- Survey

### Walzem Business District Update

10/1/2011

**Upcoming Events**

**Business Owners Roundtable**  
Business owners are all needed for the Planning Board. The roundtable will be held on Thursday, May 12th, 6:00 PM - 7:00 PM at the City of San Antonio, 100 N. Nueces St., 12th floor.

**Image & Design Workshop**  
The Image & Design Workshop will be held on Thursday, May 12th, 7:00 PM - 9:00 PM at the City of San Antonio, 100 N. Nueces St., 12th floor.

**Image & Design Workshop a Success**  
Thanks to all who attended the Image & Design Workshop on Thursday, April 14th at the Winthrop Center Meeting Room, the workshop was a success. The workshop was held on Thursday, April 14th at the Winthrop Center Meeting Room. The workshop was held on Thursday, April 14th at the Winthrop Center Meeting Room. The workshop was held on Thursday, April 14th at the Winthrop Center Meeting Room.

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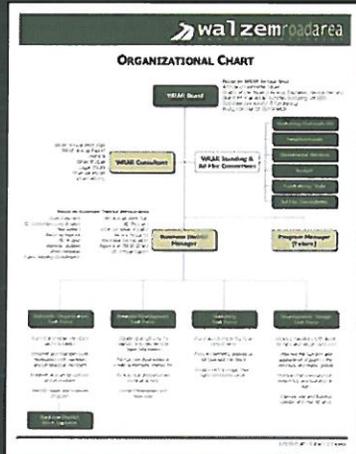
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City of San Antonio  
Planning & Community Development



# business district organizational structure



- wrar board will provide oversight and policy direction for this initiative
- business district will consist of district manager, 4 task forces, block captains, and general members

# action items

**D 2.2. Advocate for funding for business district infrastructure projects.**

Provide Capital Improvement Plan (CIP) and Asset Management Plan (AMP) for San Antonio, Alamo Heights, and River County and advocate for the inclusion of infrastructure projects identified on the infrastructure priorities page 2.1.

Provide input or design to ensure consistency for projects funded by different jurisdictions.

Request that members submit letters of support for infrastructure projects.

Provide formal letter of support for infrastructure projects to be submitted through the WRAR Board.

| Timeline | Y1  | Y2  | Y3  | Y4  | Y5  |
|----------|-----|-----|-----|-----|-----|
| Priority | H   | H   | H   | H   | H   |
| Impact   | H   | H   | H   | H   | H   |
| Cost     | Low | Low | Low | Low | Low |

**D 2.3. Investigate the use of Tax Increment Financing (TIF), special assessments, and other financing tools to pay for infrastructure improvements.**

Tools to ensure realistic selection of participants in financing arrangements.

Provide recommendations:

| Timeline | Y1  | Y2  | Y3  | Y4  | Y5  |
|----------|-----|-----|-----|-----|-----|
| Priority | H   | H   | H   | H   | H   |
| Impact   | H   | H   | H   | H   | H   |
| Cost     | Low | Low | Low | Low | Low |

**D 2.4. Build gateways at locations identified by community stakeholders.**

Build gateways at key entry points to the district, consider an image, and tax use part of the branding strategy for the business district.

Utilize existing art installation or other treatment under the TIF portion to enhance and visually connect the road and main body of the district.

Obtain permission from property owners (e.g., "art" to construct gateway).

Form task force for gateway committee (planning, operations, branding, etc.).

Partner with Alamo Heights residents to develop gateway design and the committee to develop implementation. Submit requests to general membership for voting.

Propagate petition and other business district shared within the design.

Use signage for way of gateway gateways and design elements.

| Timeline | Y1  | Y2  | Y3  | Y4  | Y5  |
|----------|-----|-----|-----|-----|-----|
| Priority | H   | H   | H   | H   | H   |
| Impact   | H   | H   | H   | H   | H   |
| Cost     | Low | Low | Low | Low | Low |

23. Alamo Heights Business District Strategic Implementation Plan 06/01/2012 CHART

Each task force has 3-4 core functions and programmed action items for years 1-5. 1<sup>st</sup> year action items recognize the limited capacity of the organization and are low cost, high impact, high visibility.

## organization/ outreach core functions

- O-1: Recruit and retain business district members and volunteers (7 action items)
- O-2: Establish and maintain communication with business district members and prospective members (8 action items)
- O-3: Establish and maintain business district policies and procedures (4 action items)
- O-4: Identify business district needs and evaluate progress (5 action items)



City of San Antonio  
Planning & Community Development

**Walzem Road Area**  
BUSINESS DISTRICT

## business development core functions

- B-1: Create clearinghouse for market/ business development information (5 action items)
- B-2: Recruit new businesses to create sustainable market mix (7 action items)
- B-3: Reduce real and perceived criminal activity (6 action items)
- B-4: Support existing businesses by connecting them with resources (6 action items)



City of San Antonio  
Planning & Community Development

**Walzem Road Area**  
BUSINESS DISTRICT

## marketing core functions

M-1: Brand and promote the Business District (12 action items)

M-2: Provide marketing assistance for business members (11 action items)

M-3: Create positive image/ highlight community pride (5 action items)



City of San Antonio  
Planning & Community Development

**walzemroadarea**  
BUSINESS DISTRICT

## development/ design core functions

D-1: Connect members with development and design resources (8 action items)

D-2: Improve the function and appearance of public infrastructure and public spaces (9 action items)

D-3: Promote improved and consistent site and building design (6 action items)

D-4: Improve site and building upkeep and maintenance (4 action items)



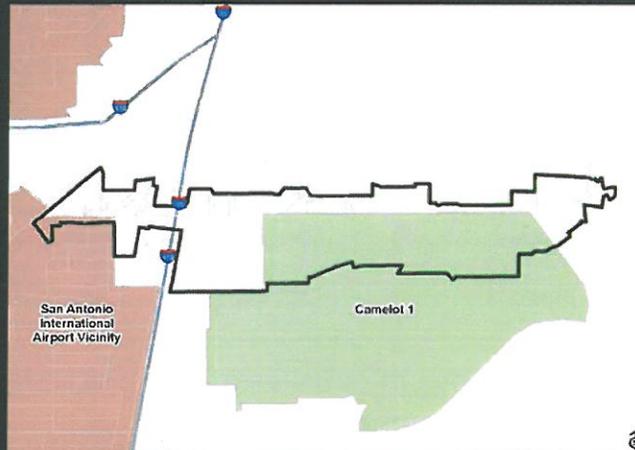
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**walzemroadarea**  
BUSINESS DISTRICT

## relationship to adopted plans

Camelot I  
Neighborhood  
Plan

SAIA Vicinity  
Land Use Plan



City of San Antonio  
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**walzemroadarea**  
BUSINESS DISTRICT

## proposed amendments

- Add the Walzem Strategic Revitalization Plan as a supplement to the Camelot I Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan
- Adding the Walzem Plan as a supplement to the existing Camelot I and SAIA Plans will synchronize these plans with the unified vision for the Walzem Corridor and help ensure that the vision is communicated to business owners, residents, property owners, and elected and appointed officials.



City of San Antonio  
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**walzemroadarea**  
BUSINESS DISTRICT

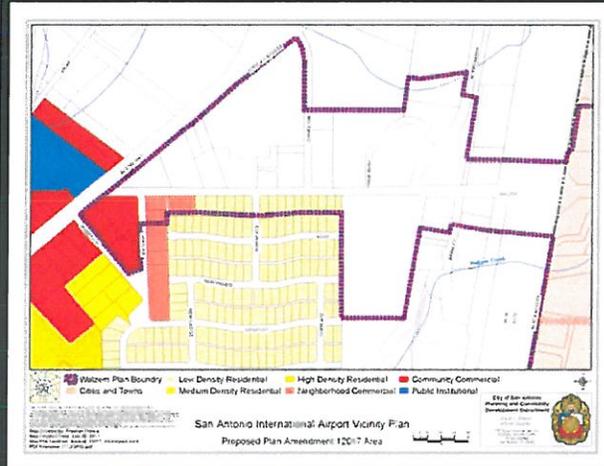
# proposed amendment

**SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN**

|                                 |    |  |    |
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Add the Walzem Strategic Revitalization Plan as an appendix

# proposed amendment



Add Walzem Business District Plan boundaries to the future land use map

# adoption schedule

**Planning Commission Briefing**

*November 9*



**Planning Commission Hearing**

*January 11*



**City Council Hearing**

*February 16*

**Briefings for Windcrest, Bexar County**

*TBD*



\* Tentative



City of San Antonio  
Planning & Community Development



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING THE WALZEM ROAD AREA BUSINESS DISTRICT STRATEGIC REVITALIZATION PLAN AS A SUPPLEMENT TO THE LAND USE PLAN.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Master Plan on May 20, 2010; 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 January 11, 2012 and **APPROVED** the amendment on January 11, 2012; 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 **CONSISTENT** 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 San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF JANUARY 2012.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

**P/C AGENDA FOR January 11, 2012**

| Item Number | Item Name                    | Company                            | Owner Information | Agent Information |
|-------------|------------------------------|------------------------------------|-------------------|-------------------|
| 5           | Campanas Phase 2B-1 Enclave  | Forestar Real Estate Group         | John K. Pierret   |                   |
| 6           | Bella Vista Unit 3 Section 6 | S. R. Holdings, L.P.               | John E. Cork      |                   |
| 7           | PA12013                      | Planning and Community Development |                   |                   |
| 8           | PA12015                      | Planning and Community Development |                   |                   |
| 9           | PA12016                      | Planning and Community Development |                   |                   |
| 10          | PA12017                      | Planning and Community Development |                   |                   |
|             |                              |                                    |                   |                   |