

SAN ANTONIO PLANNING COMMISSION AGENDA



November 10, 2010



2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Dr. Sherry Chao-Hrenek
Lynda Billa Burke
Rolando H. Briones
Christopher M. Lindhorst
Marcello Diego Martinez
Jody R. Sherrill



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL DEVELOPMENT SERVICES AT (210) 207-0121 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

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 100112 **Candlewood 3A** **OCL 585 D-8**
(North of the extension of Candleside Drive and Candleside Circle)

REPLAT:

B. 090266 **St. Sophia Church at De Zavala*** **8 515 A-7**
(On the southeast side of De Zavala Road, northeast of Shavano Wind)

* Project is located in the Camp Bullis Notification Area.

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.

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

- | | | | | |
|----|--------|--|---|--------------------|
| 6. | 100112 | Candlewood 3A
(North of the extension of Candleside Drive and Candedim Circle) | | OCL 585 D-8 |
| 7. | 090266 | St. Sophia Church at De Zavala*
(On the southeast side of De Zavala Road, northeast of Shavano Wind) | 8 | 515 A-7 |

DEFERRAL:

- | | | | | |
|----|--------|--|---|----------------|
| 8. | 110023 | New Frontiers Charter School
(On the east side of South Presa, south of Fair Avenue) | 3 | 651 A-3 |
|----|--------|--|---|----------------|
-

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

- | | | | | |
|-----|--------|--|---|--------------------|
| 9. | 070225 | Alamo Ranch, Unit 29A Enclave (rescind approval)
(South of Alamo Parkway and Cottonwood Way) | | OCL 577 D-5 |
| 10. | 100321 | Theo Avenue Realignment (tree preservation variance)
(Along the San Antonio River and Theo Avenue) | 3 | 650 E-2 |

LAND TRANSACTION:

11. **S.P. No. #1477** - Request for an aerial easement (license) across Green Mountain Road right-of-way outside Loop 1604 just south of Evans Road and Green Mountain Road. (Capital Improvements Management Services, by Mary L. Fors)

COMPREHENSIVE MASTER PLANS:

12. Public hearing and consideration of a resolution recommending the 2010 Comprehensive Master Plan Framework to become a component of the City's Comprehensive Master Plan and to supersede the adopted 1997 Master Plan Policies. (Planning and Community Development Department, by Trish Wallace)

13. **PA10023** - Public hearing and consideration of a resolution amending 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 of approximately 2.8030 acres located at 4144 Jung Road from Low Density Residential land use to Community Commercial land use. (Planning and Community Development Department, by Rebecca Paskos)
14. **PA10024** - Public hearing and consideration of a resolution amending the land use plan contained in the Five Points Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1504 acres located at 619 Marshall Street from Low Density Residential land use to Medium Density Residential land use. (Planning and Community Development Department, by Tyler Sorrells)

OTHER ITEMS:

15. Approval of the minutes for the October 27, 2010 Planning Commission meeting
16. Director's report
 - City Council Action Update (Planning Commission Items sent to Council)
17. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
18. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION
AGENDA ITEM NO: BA&C November 10, 2010

CANDLEWOOD UNIT 3A
SUBDIVISION NAME

MAJOR PLAT

100112
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 585 D-8

OWNER: Lennar Homes of Texas, Ltd., by David Grove

ENGINEER: Poznecki-Camarillo, Inc., by Fernando Camarillo, P.E.

CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: October 19, 2010

Location: North of the extension of Candleside Drive and Candleside Cir.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with: MDP 99A, Candlewood Park, accepted on October 19, 2010

Proposed Use: Residential

Major Thoroughfare: North Foster Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **6.485** acres consisting of **33** single family lots and **1,012** linear feet of public streets.

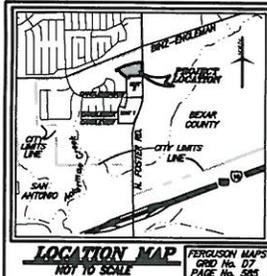
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 10, 2010. Ten notices were mailed to the adjacent property owners, as of this writing, two written opposition have been submitted.

STAFF RECOMMENDATION:

Approval

PLAT No. 100112



IMPACT FEE PAYMENT DUE:
 IMPACT AND SUBSEQUENT IMPACT FEE MUST NOT BE PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE CITY OF SAN ANTONIO WATER SERVICE CONNECTION.

NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

NOTE: COORDINATES SHOWN ARE STATE PLANE COORDINATES OBTAINED BY GPS SURVEY METHODS AND MAY NOT REPRESENT A CORRELATION BETWEEN SUCH POINTS ON THIS PLAT.

WASTEWATER E.D.U. NOTE:
 THE NUMBER OF SUBSEQUENT ELEVATION DRAINAGE LINES (EDL'S) FOR THIS SUBDIVISION SHALL BE OBTAINED FROM THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CLEAR VISION EASEMENT NOTE:
 CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, I.E. STRUCTURES, WALLS, FENCES, AND WEATHERING BRICK ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET FROM THE FINISHED GRADE FOR THE ALLEYS ASSOCIATION OF STATE (A.A.S.) PROJECTS OR STRUCTURES OWNED BY THE CITY AND STREETS, OR LATEST VERSION THEREOF.

GENERAL NOTES:

1. 1/2" IRON RODS w/ YELLOW CAP LABELED "T" SET AT ALL PROPERTY CORNERS. LABELS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE IN FEET.
3. F.U.P. - DENOTES FINISHED FLOOR.
4. ELEC., GAS, TELE., AND CABLE TV.
5. -DENOTES ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.
6. 10' B.S.L. - DENOTES 10' FINISHED SETBACK LINE.
7. ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MIN. OF 8" (INCHES) ABOVE FINISHED ADJACENT GRADE.
8. -E- - DENOTES EXISTING CONTOUR.
9. -F- - DENOTES FILL CONTOUR.

C.P.S.B. NOTES:
 THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (PUBLIC SERVICE BOARD) IS HEREBY DEBARRED FROM THE RIGHT OF FIRST REFUSAL FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SERVICE EASEMENT," "DRAINAGE EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, ENLARGING, AND EXTENDING FACILITIES. NUMBER OF WIRING TRACES, CONDUITS, PIPING, AND/OR CABLES SHALL BE LIMITED TO THE SPACE PROVIDED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ELECTRICAL AND GAS CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH FACILITIES. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH FACILITIES. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH FACILITIES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	48.21	128.00	48.89	S117°22'52"	24.93	27°33'22"
C2	88.26	128.00	87.42	S38°18'12"	35.07	31°12'26"
C3	110.61	178.00	98.23	S37°28'48"	51.14	32°30'24"
C4	71.84	128.00	70.98	S77°28'48"	36.98	32°30'24"
C5	118.82	118.00	10.98	S77°14'00"	6.57	88°30'51"
C6	203.81	128.00	203.81	S18°48'	18.48	161°51'48"
C7	81.88	228.00	81.43	S78°28'18"	41.40	208°10'27"
C8	43.73	36.00	42.43	S44°53'47"	30.00	90°00'00"
C9	18.77	36.00	18.77	S70°00'00"	9.00	206°36'57"
C10	140.78	50.00	98.87	S44°28'47"	303.97	161°18'06"
C11	18.77	36.00	18.77	S70°00'00"	9.00	206°36'57"
C12	63.84	178.00	63.33	S77°18'12"	32.50	208°01'00"
C13	31.09	18.00	28.81	S08°40'31"	28.33	118°42'18"
C14	82.54	178.00	82.02	S37°18'18"	42.08	270°47'47"
C15	84.91	128.00	84.23	S40°12'02"	44.73	302°24'48"
C16	21.43	848.00	228.28	S48°30'12"	114.38	200°08'48"
C17	18.77	36.00	18.77	S70°00'00"	9.00	206°36'57"
C18	118.18	178.00	118.98	S40°22'51"	62.00	38°10'06"
C19	38.04	86.00	38.04	N03°20'28"	18.88	291°52'48"
C20	59.44	102.00	62.06	N63°10'22"	28.81	242°02'18"
C21	168.92	178.00	168.91	N48°04'58"	89.69	54°13'50"

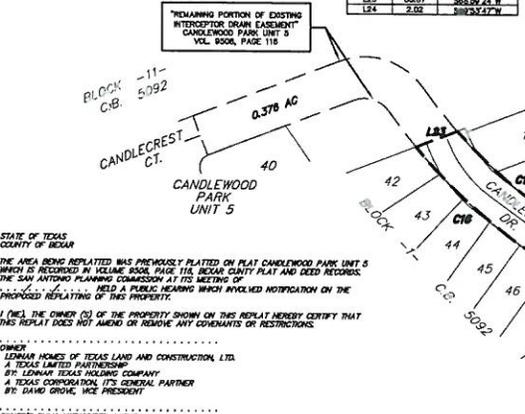
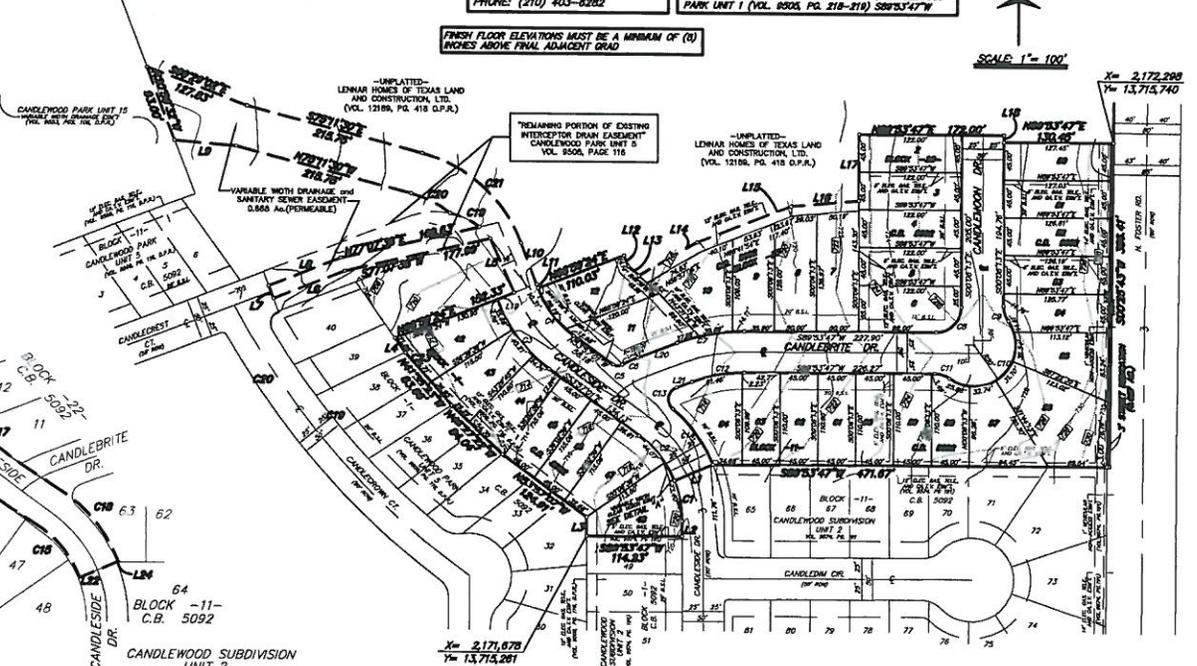
LINE TABLE

LINE	LENGTH	BEARING
L1	92.00	S92°00'00"
L2	17.87	S00°00'00"
L3	22.33	S38°18'12"
L4	41.88	S00°00'00"
L5	70.38	N42°18'24"
L6	92.00	S68°58'18"
L7	18.00	S01°17'02"
L8	92.08	S88°42'18"
L9	13.80	S88°00'00"
L10	62.23	S20°17'02"
L11	4.86	S01°00'00"
L12	14.14	S01°00'00"
L13	18.26	S48°00'00"
L14	80.00	S00°00'00"
L15	120.03	S08°21'06"
L16	60.97	S84°07'10"
L17	78.88	S00°00'00"
L18	8.86	S00°00'00"
L19	4.86	S41°00'00"
L20	48.87	S92°00'00"
L21	18.87	S89°04'28"
L22	63.14	S82°02'41"
L23	63.14	S89°02'41"
L24	2.02	S88°34'27"

DEVELOPER/DIVINEE:
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 300 E. SONTERRA BLVD., STE. 1130
 SAN ANTONIO, TEXAS 78258
 PHONE: (210) 403-5282

DIRECTIONAL CONTROL:
 BEARING REFERENCE SOURCE IS BASED ON THE SOUTHERN A.L.G. LINE OF CAÑOLEWOOD CANDLEWOOD PARK UNIT 1 (VOL. 8508, PAGE 218-219) S89°53'47"W

FRESH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINISH ADJACENT GRADE.



STATE OF TEXAS
 COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT CANDLEWOOD PARK UNIT 5 WHICH IS RECORDED IN VOLUME 8508, PAGE 118, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ... HAS APPROVED THIS PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

I, THE OWNER (S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER:
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 A TEXAS LIMITED PARTNERSHIP
 BY: LENNAR TEXAS HOLDING COMPANY
 A TEXAS CORPORATION, ITS GENERAL PARTNER
 BY: DAVID GROHE, VICE PRESIDENT

OWNED AND SUBSCRIBED BEFORE ME THIS ... DAY OF ...

NOTARY PUBLIC IN AND OF THE STATE OF TEXAS
 MY COMMISSION EXPIRES: ...

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTER OF STREETS, LOTS, AND DRAINAGE LINES TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEMONSTRATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 A TEXAS LIMITED PARTNERSHIP
 BY: LENNAR TEXAS HOLDING COMPANY
 A TEXAS CORPORATION, ITS GENERAL PARTNER
 BY: DAVID GROHE, VICE PRESIDENT

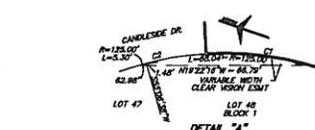
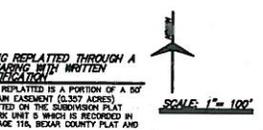
STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ON THIS ... DAY OF ...

A.B. 20 ...

NOTARY PUBLIC
 BEAR COUNTY, TEXAS



REPLAT AND SUBDIVISION PLAT ESTABLISHING CANDLEWOOD SUBDIVISION UNIT 3A

BEING 6.485 ACRES OF LAND, OUT OF THE FRANCISCO CADENA SURVEY No. 321, C.B. 5081, BEAR COUNTY, TEXAS, AND BEING A PORTION OF A 114.911 ACRES TRACT DESCRIBED BY DEED IN VOLUME 8839, PAGES 90-93 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF ... CANDLEWOOD SUBDIVISION UNIT 3A ... HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS ... DAY OF ... A.D. 20 ...

BY: ... CHAIRMAN

BY: ... SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PODNOSZ-CAMARILLO AND ASSOC., INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATION OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT OF BEAR COUNTY, TEXAS.

ON THIS THE ... DAY OF ... 20 ...

ATTEST:

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE

ON THE ... DAY OF ... A.D. 20 ...

AT ... A.M. AND DULY RECORDED THE ... DAY OF ... A.D. 20 ...

IN ... A.M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK VOLUME ... PAGE ...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ... DAY OF ... A.D. ... COUNTY CLERK, BEAR COUNTY, TEXAS

BY: ... DEPUTY

484 03078-0034 BMS 10-14-10 LMS 33

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT**

AGENDA ITEM NO: 5p&7 November 10, 2010

ST. SOPHIA

CHURCH AT DE ZAVALA

MAJOR PLAT

090266

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 515 A-7

OWNER: Greek Orthodox Society & Church of St. Sophia, by Jerome Wolf

ENGINEER: KFW Engineers & Surveying, by Stephen D. Krauskopf, P.E.

CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: October 18, 2010

Location: On the southeast side of De Zavala Road, northeast of Shavano Wind

Services Available: SAWS Water and Sewer

Zoning: O-2 Office District
 ERZD Edwards Recharge Zone District
 AHOD Airport Hazard Overlay District
 MLOD Military Lighting Overlay District

Plat is associated with:

MDP 41-D, Rogers West, Shavano Tract, accepted on October 1, 2010

Proposed Use: Commercial

Major Thoroughfare: De Zavala Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat 6.5 acres consisting of 2 non-single family lots.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU.

STAFF RECOMMENDATION:

Approval



October 21, 2009

Mr. Steven Krauskopf, P.E.
KFW Engineers & Surveying
7400 Blanco Road, Suite 260
San Antonio, Texas 78216

RE: File No. 0910004 - Request for review of **St. Sophia Church at De Zavala, Plat No. 090266** located at the southwest intersection of De Zavala Road and Lockhill-Selma.

Dear Mr. Krauskopf:

On October 15, 2009, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial, at this time it is strictly for platting purposes, and consists of approximately 6.50 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1750. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of St. Sophia Church at De Zavala, Plat No. 090266.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink that reads "Kirk M. Nixon".

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 8 November 10, 2010

NEW FRONTIERS CHARTER SCHOOL
SUBDIVISION NAME:

110023
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 A-3

OWNER: New Frontiers, by Alfredo Segura, Jr.

ENGINEER: Moy Tarin Ramirez Engineers, LLC., by Rolando Ramirez, P.E.

CASE MANAGER: Richard Carrizales, Planner (207-8050)

Location: On the east side of South Presa, south of Fair Avenue

Zoning: I-1 General Industrial District
R-4 Residential Single-Family District

Proposed use: Existing School

APPLICANT'S PROPOSAL:

To defer platting for 1 non-single family lots consisting of **2.539** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary building permits prior to plat approval and recordation.

STAFF RECOMMENDATION:

The Director of Development Services Department recommends **approval** of the plat deferral with the following conditions:

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

110023



NEW FRONTIERS CHARTER SCHOOL

"Texas Exemplary School"

1313 SE Military Drive, Suite 117 ★ San Antonio, Texas 78214 ★ (210) 532-3655 ★ Fax (210) 533-5077

RECEIVED

2010 OCT 21 AM 8:16

October 20, 2010

City of San Antonio
Planning and Development Services Department
1901 S. Alamo Street
San Antonio, Texas 78204

Ref: New Frontiers Charter School

Dear Sir,

We have been informed by Development Services that a replat of the New Frontiers Charter School site will be necessary for the proposed renovations we are planning. Because the school has acquired permits in the past, we were not aware that platting would be a requirement. Our timeline for submittal, permitting and construction is such that we will need to submit plans and acquire a building permit by the end of November to be able to complete construction prior to start of school next year.

By this letter, we are requesting an approval of a plat deferral so that our construction timeline will not be adversely impacted due to the platting requirement. Completing the interior renovations for our school building will be necessary to accommodate our returning students next year. If we cannot get an approval for a plat deferral at this time, we will not be able to meet the timeline necessary to open school on schedule. We have retained Moy Tarin Ramirez Engineers, LLC to prepare and submit the plat on our behalf.

Thank you for your consideration of this request. If you have any questions or require additional information, please don't hesitate to contact our office at your convenience.

Sincerely,

Alfredo Segura
Chief Executive Officer
New Frontiers Charter School

Individual Consideration

**PLANNING COMMISSION
RESCIND PLAT APPROVAL**

AGENDA ITEM NO: 9 November 10, 2010

ALAMO RANCH
UNIT 29A, ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

070225
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-5

OWNER: Hanna / Magee L.P. #1, by Jay Hanna

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

CASE MANAGER: Robert L. Lombrano, Planner. (207-5014)

Location: South of Alamo Parkway and Cottonwood Way.

Zoning: Outside San Antonio City Limits

PLAT is associated with:

MDP 808A, Alamo Ranch, accepted on October 5, 2005

APPLICANT'S PROPOSAL:

Applicant is requesting that the Planning Commission rescind the January 23, 2008 plat approval.

DISCUSSION:

A plat is valid for three years after Planning Commission action. This plat would otherwise be set to expire on January 22, 2011. Currently, no construction has started on this site. Development Services Engineering and Bexar County Infrastructure Services Department have no objection to the granting of this request.

STAFF RECOMMENDATION:

Approval



October 29, 2010

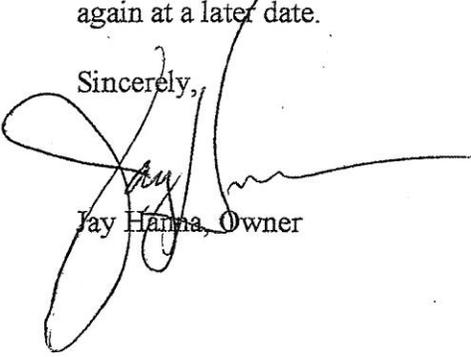
Mr. Robert Lombrano
Planner, Land Entitlements
Development Services Department
1901 S. Alamo, San Antonio, TX 78204

Re: Alamo Ranch Unit 29A, Enclave (Plat #070225) and
Alamo Ranch Unit 29A-1, Enclave (Plat #090032)

Mr. Lombrano:

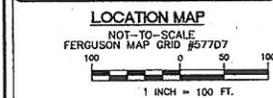
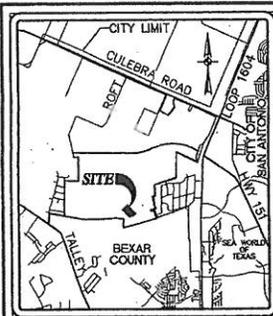
This letter is to inform you that Hanna MaGee LP #1 has decided to allow Alamo Ranch Unit 29A, Enclave, Plat Number 2007000225 (expires 1/22/2011) and Alamo Ranch Unit 29A-1, Enclave, Plat Number 2009000032 (expires 10/28/2010) to expire. This unit will be platted again at a later date.

Sincerely,



Jay Hanna, Owner

P:\56\29\88\WORD\Letters\Plat Expiration.doc



KEY NOTES: 1. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT... 2. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT... 3. 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT... 4. 25' SANITARY SEWER AND DRAINAGE EASEMENT... 5. CLEAR VISION EASEMENT... 6. CLEAR VISION EASEMENT... 7. 20' x 50' TEMPORARY WATER, SANITARY SEWER AND DRAINAGE EASEMENT... 8. 5' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT... 9. 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT... 10. CLEAR VISION EASEMENT...

NOTES: 1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT 30' INTERVALS UNLESS OTHERWISE NOTED... 2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83)... 3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (POB) BASED ON NAD83 (CONRS94)...

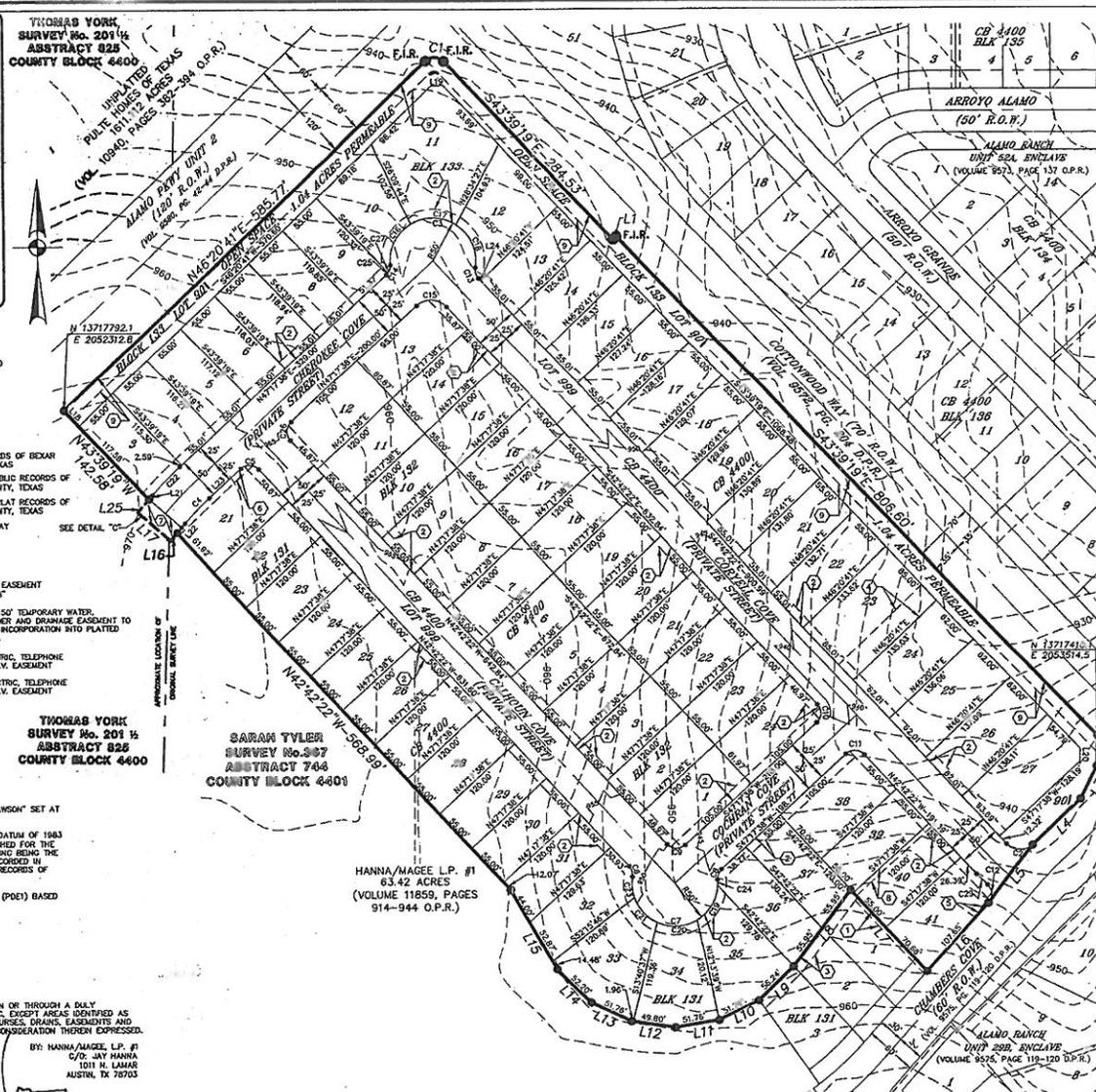
STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: HANNA/MAGEE, L.P. #1 679 JAY HANNA 1011 N. LAMAR AUSTIN, TX 78703

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jay Hanna, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY of December A.D. 20 07.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED STATES CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



SUBDIVISION PLAT OF ALAMO RANCH UNIT 29A, ENCLAVE A 15.56 ACRE TRACT OF LAND OUT OF A 63.42 ACRE TRACT OF LAND CONVEYED TO HANNA/MAGEE, L.P. #1 AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11859, PAGES 914-944 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201A, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 IN BEAR COUNTY, TEXAS. THE PLAT OF ALAMO RANCH UNIT 29A, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20

GENERAL NOTES: 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH UNIT 29A, ENCLAVE FOR ANY PURPOSE AT ANY TIME... 2. THE MAINTENANCE OF ALL OPEN SPACES, PRIVATE STREETS OR OPEN SPACES SHALL BE DEEMED TO BE THE RESPONSIBILITY OF THE OWNER OR OWNERS OF ANY NATURE WITHIN ALAMO RANCH UNIT 29A, ENCLAVE... 3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR OPEN SPACES SHALL BE DEDICATED TO THE PUBLIC AS PARKS, PROTECTED AREAS, OR OTHERWISE... 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT HINDER DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM... 6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE... 7. LOT 999 BLOCK 132, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, DRAINAGE AND/OR SANITARY SEWER EASEMENTS... P.E.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING TO THE PUBLIC THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "DRAINAGE EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, POLES OR TRANSFORMERS... WASTE WATER DUE NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER CONNECTION. CLEAR VISION NOTE: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND OBSTRUCTIONS HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. ALL DRIVEWAYS SHALL COMPLY WITH CLEAR VISION AS PER UDC 35-508 (6.5). SETBACK NOTE: THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052182) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORISTS OFFICE. CERTIFICATE OF APPROVAL: THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FULLY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE DAY OF 20 ATTEST: COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEAR DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M. AND DULY RECORDED IN MY OFFICE ON THE DAY OF A.D. AT M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. COUNTY CLERK, BEAR COUNTY, TEXAS BY: DEPUTY

FRANCES R. WOLFE Notary Public, State of Texas My Commission Expires December 07, 2009



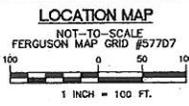
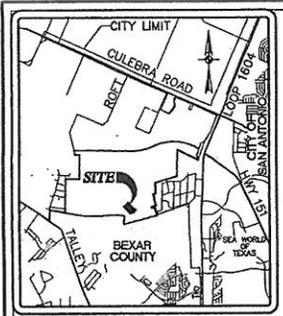
303 EAST RANNEY SAN ANTONIO TEXAS 78204 PHONE: 214.521.2000 FAX: 214.521.2000

SUBDIVISION PLAT OF ALAMO RANCH UNIT 29A, ENCLAVE

A 15.56 ACRE TRACT OF LAND OUT OF A 63.42 ACRE TRACT OF LAND CONVEYED TO HANNA/MAGEE, L.P. #1 AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11859, PAGES 914-944 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201A, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 IN BEAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 29A, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20

BY: CHAIRMAN BY: SECRETARY



LEGEND

- CL. COUNTY BLOCK
--- EXISTING 10' CONTOURS
--- EXISTING 2' CONTOURS
--- 100 YEAR FLOODPLAIN
--- PROPOSED 5' CONTOURS
D.P.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT OF WAY

KEY NOTES

- 1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTHWEST CORNER OF THE MAIN LINE OF CHAMBERS COVE RECORDS IN VOLUME 957A, PAGES 119-120 (D.P.R.).
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PLOT) BASED ON NAD83 (CORSE).

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
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3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PLOT) BASED ON NAD83 (CORSE).

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREIGN ALIEN, STREETS, ALLEYS, PARKS, WATERBODIES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: HANNA/MARGE, L.P. #1
07/8 JAY HANNA
1011 N. LAMAR
AUSTIN, TX 78703

Jay Hanna
JAY HANNA
OWNERS DEVELOPER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF December, A.D. 20 07.

Francis Wolfe
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

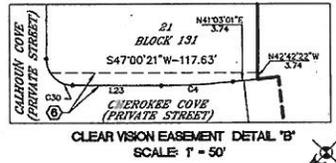
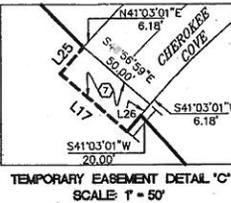
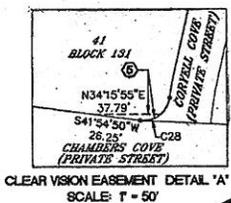
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY [Name], REGISTERED PROFESSIONAL LAND SURVEYOR.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L26 with their respective measurements.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C1 through C30 with their respective measurements.



- GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH UNIT 29A, ENCLAVE FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL OPEN SPACES, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 29A, ENCLAVE SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 89A, BLOCK 132 AND LOT 89B, BLOCK 131.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR OPEN SPACES SHALL BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, SUCH SPACES SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY SUCH OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS TO SAID DRAINAGE EASEMENTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS, TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR PLAT.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
7. LOT 959 BLOCK 132, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, DRAINAGE AND/OR SANITARY SEWER EASEMENTS, THEREFORE SUCH PLAT SHALL BE DEDICATED TO HAVE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

- C.S.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, SUCH SPACES SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
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5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS, TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR PLAT.
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WASTE WATER FEE NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBMISSION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEMS DEPARTMENT. THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT RULE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CLEAR VISION NOTE: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH IS MORE THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST EDITION THEREOF. ALL OBSTRUCTIONS SHALL CORRELATE WITH CLEAR VISION AS PER UDC 35-506 (4)(5).

SETBACK NOTE: THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TITLE NOTES: THIS SUBDIVISION IS SUBJECT TO A MASTER TRUST PERMIT (AP # 1052163) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TRUST PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT FORMAL CONSULTATION WITH THE CITY ARBORISTS OFFICE.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT SAID PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, 18th DAY OF December, 2007.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE BEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

By: _____ CHAIRMAN
By: _____ SECRETARY

SUBDIVISION PLAT OF ALAMO RANCH UNIT 29A, ENCLAVE

A 15.56 ACRE TRACT OF LAND OUT OF A 63.42 ACRE TRACT OF LAND CONVEYED TO HANNA/MARGE, L.P. #1 AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11856, PAGES 914-944 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201K, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 29A, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 20 _____

By: _____ CHAIRMAN
By: _____ SECRETARY

FRANCIS R. WOLFE
Notary Public, State of Texas
My Commission Expires
December 09, 2009

SHAUNA L. WEAVER
89512
LICENSED PROFESSIONAL ENGINEER

G.E. BUCHANAN
1999
REGISTERED PROFESSIONAL LAND SURVEYOR

Date: Dec 18, 2007, 1:51pm User: ID: APAS00277
File: P:\66126\UB\DESIGN\04\1\PLAT_P\562896.dwg

PAPE-DAWSON ENGINEERS
300 EAST KAMBEY
SAN ANTONIO TEXAS 78215
PHONE: 214.343.8800
FAX: 214.343.8810

**PLANNING COMMISSION
TREE PRESERVATION VARIANCE REQUEST
AGENDA ITEM NO: 10 November 10, 2010**

THEO AVENUE REALIGNMENT
PROJECT NAME

100321
PROJECT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 650 E-2

OWNER: San Antonio River Authority, by Robert Perez

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: Along the San Antonio River and Theo Avenue

Proposed Use: River Improvements

APPLICANT'S REQUEST:

The applicant has requested a variance from Unified Development Code (UDC) – Article, V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas.

DISCUSSION:

The Tree Preservation variance request is associated with plat number 100321, Theo Road Realignment; however, the plat will be considered at a later date.

STAFF RECOMMENDATION:

Pending

DEVELOPMENT SERVICES
RECEIVED

2010 NOV -2 AM 9:45

Date: October 29, 2010

Project No.: 0921

To: Variance Request Review
c/o Mark Bird
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Project: Theo Realignment

Re: Theo Realignment
Plat# 2010000321
Chapter 35, Tree Preservation

Variance

Dear Mark Bird,

The Theo Realignment project contains a 27" Pecan Heritage Tree that is within the road alignment found within the 100 year flood plain. When this project was started the tree was not located within the flood plain. During the final days of the creation of the construction documents a new flood limit was created by San Antonio River Authority and COSA staff. This new flood plain placed the heritage tree within it. We are requesting an Administrative Exception for this project.

Chapter 35, Unified Development Code of the City Code of San Antonio, Texas, Relating to Tree Preservation and Adequate Canopy Coverage

35-523 Tree Preservation Table 523-1A Nonresidential uses Heritage Trees 100% required within 100 flood plains.

523-2 Mitigation 100-Year Floodplain. Mitigation shall be prohibited in flood plains and environmentally sensitive areas except where a variance is granted by the Planning Commission.

Justification:

The road alignment was adjusted to avoid large groupings of heritage trees. The final alignment saved over 6 heritage trees found outside of the floodplain. Any adjustments to the road alignment would destroy additional heritage trees.

Large heritage trees found elsewhere on the project are being relocated at a great expense to the project. The trees being relocated were all oak trees that have a much higher survivability rate than Pecan trees.

Significant tree preservation percent required was at 25% the project is saving 70% of the significant trees. There are over 748 caliper inches of significant trees saved within the project.

Rialto Studio, Inc.
Landscape Architecture

2425 Broadway, Suite 105
San Antonio, Texas 78215

p. 210.828.1155

f. 210.828.1399

Additional tree planting are being installed above the required minimum tree preservation mitigation requirements along the roadway and the adjacent properties.

The road alignment provides a safe pedestrian and bicycle path to Concepcion Park and a trail that leads to Mission Concepcion.

The revised alignment also will decrease the amount of vehicles on a neighborhood street. Increased traffic from the Archdioceses sports complex is expected in the near future.

The City of San Antonio, San Antonio River Authority, Bexar County and National Park Service as well as the local residences have supported this alignment in several public meetings.

The City Council for San Antonio has shown support with the approval of a change of use in the land required to build the street within Concepcion Park.

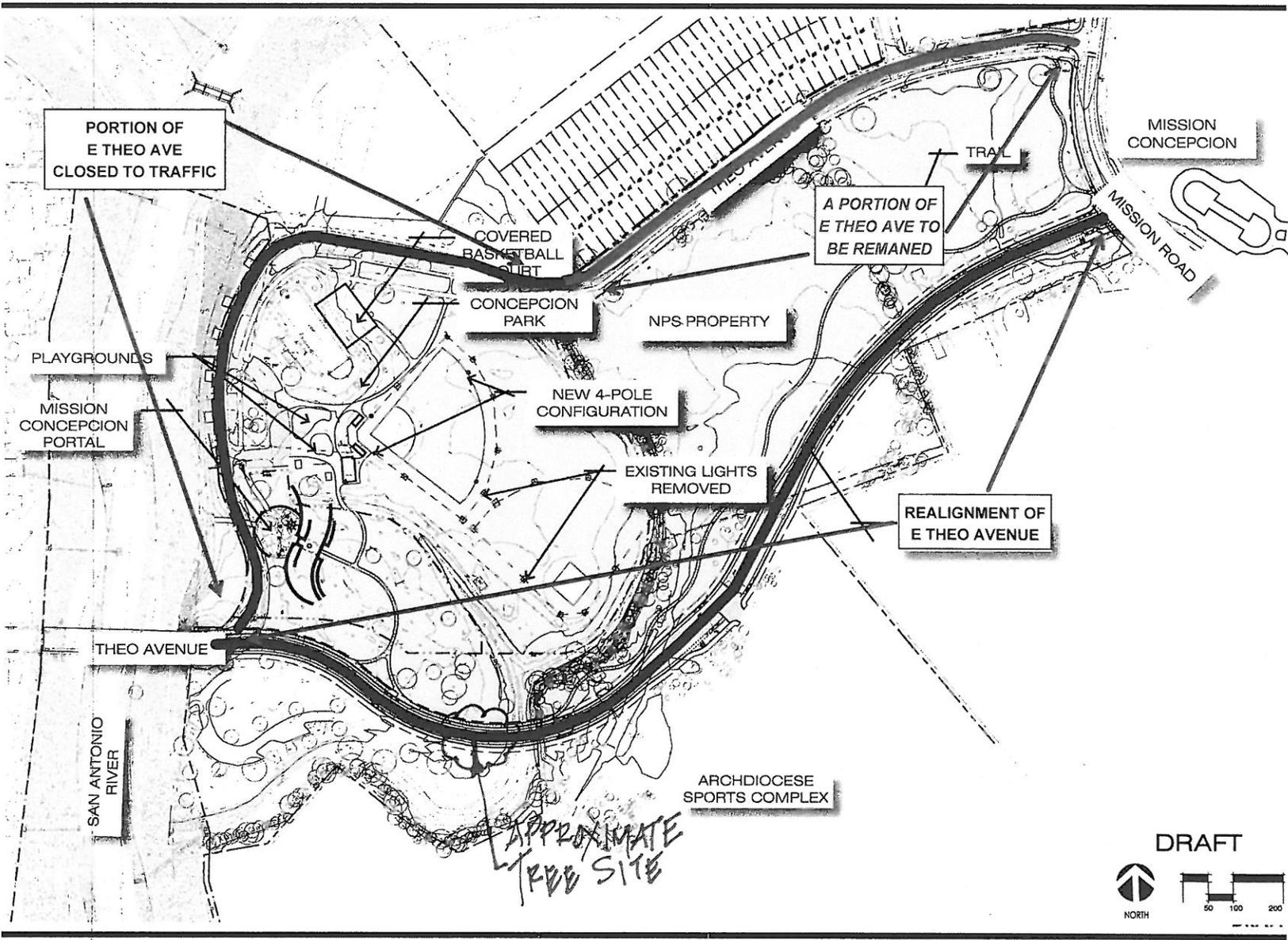
In our professional opinion the road alignment saves as many heritage trees as possible. The variance requested remains in harmony with the ordinance in saving existing trees and providing additional tree canopy in the future. The variance will also aid in the health and safety of the users on the Mission Reach trail system.

Sincerely,



Bryan Kye Mask

This exhibit is for demonstration purposes only and is subject to change. No warranties or representations express or implied, concerning the actual design, location, or character of the facilities shown in this exhibit are intended.



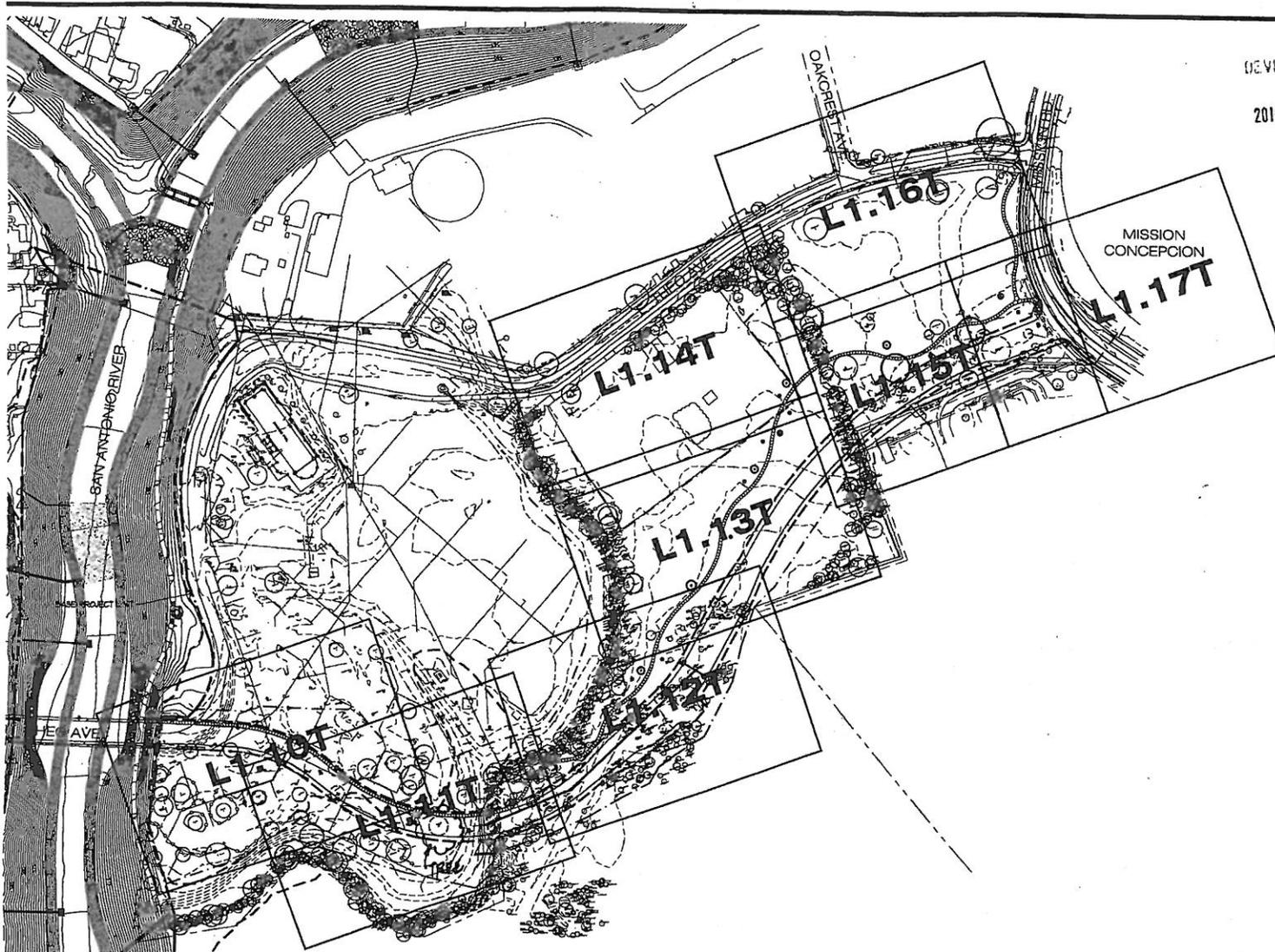
SITE PLAN

DRAFT

NORTH

Theo Avenue Realignment
ISSUE DATE: MAY 25, 2010
SHEET 1





DEVELOPMENT SERVICES
RECEIVED
2010 NOV -2 AM 9:45


SAN ANTONIO RIVER AUTHORITY
 Water Right to Right
 100 A. SCHMIDT
 SAN ANTONIO, TX 78204

RIALTO
 S-1100
 Rialto South, Inc.
 10000 Rialto Blvd.
 San Antonio, TX 78201
 210-341-1100


 CITY OF SAN ANTONIO
 BUILDWARD

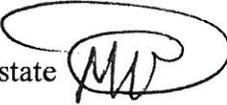
THEO AVENUE
REALIGNMENT

CONSTRUCTION DOCUMENTS

Issue Date	08/20/10
Revisions	
Project Number	0921
Drawn By	YEH
Checked By	BRAX
Sheet Title	Tree Pres. Reference Plan

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, Real Estate 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. 1477 Request for an aerial easement (license) across Green Mountain Road outside Loop 1604 just south of Evans Road and Green Mountain Road

DATE: October 25, 2010

PETITIONER: **Electron Acquisitions LLC – Licensee**
1200 Urban Center Drive
Birmingham, AL 35242
FOR Vulcan Materials Company

Staff is requesting that this item be placed on the Planning Commission meeting agenda of November 10, 2010.

BACKGROUND

Petitioner is requesting an aerial space above a 0.10 acre, or 4,347 square foot tract of land being a portion of Green Mountain Road Right-Of-Way. The aerial easement would be located across Green Mountain Road outside Loop 1604 just south of the Evans Road and Green Mountain Road intersection.

Vulcan Materials Company (parent company) is mining aggregates in the Green Mountain/Evans Road area. The petitioner is designing a conveyor system that will go over Green Mountain Road. The conveyor will be used to transport aggregates from the northwest side of the quarry (NW of Green Mountain Rd.) to a rail yard on the southeast side of Green Mountain Road. The aggregates will then be transported via railway which is the most economical method.

The support structure will be located outside the Right-Of-Way. Only the conveyor will be placed in the easement, located above traffic on Green Mountain Road. The final design will meet TxDOT vertical clearance requirements.

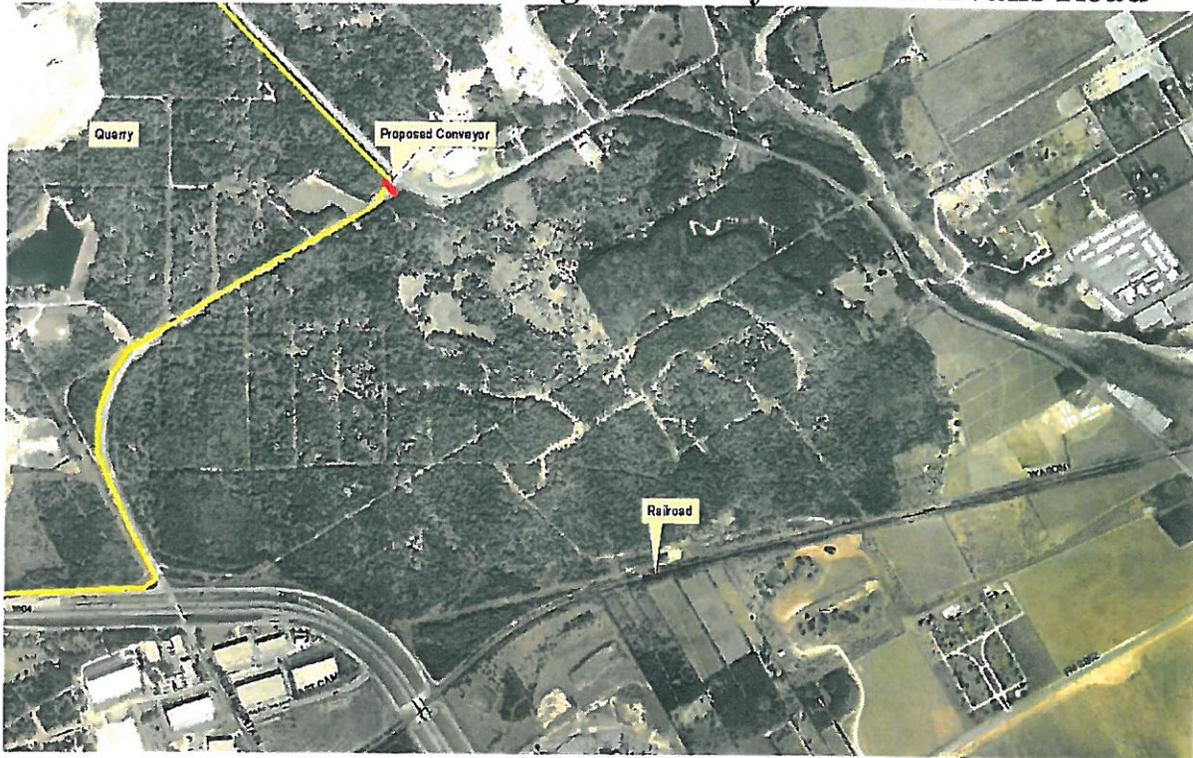
COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed throughout interested City departments, utilities and applicable agencies. The petitioner has agreed to all fees and conditions.

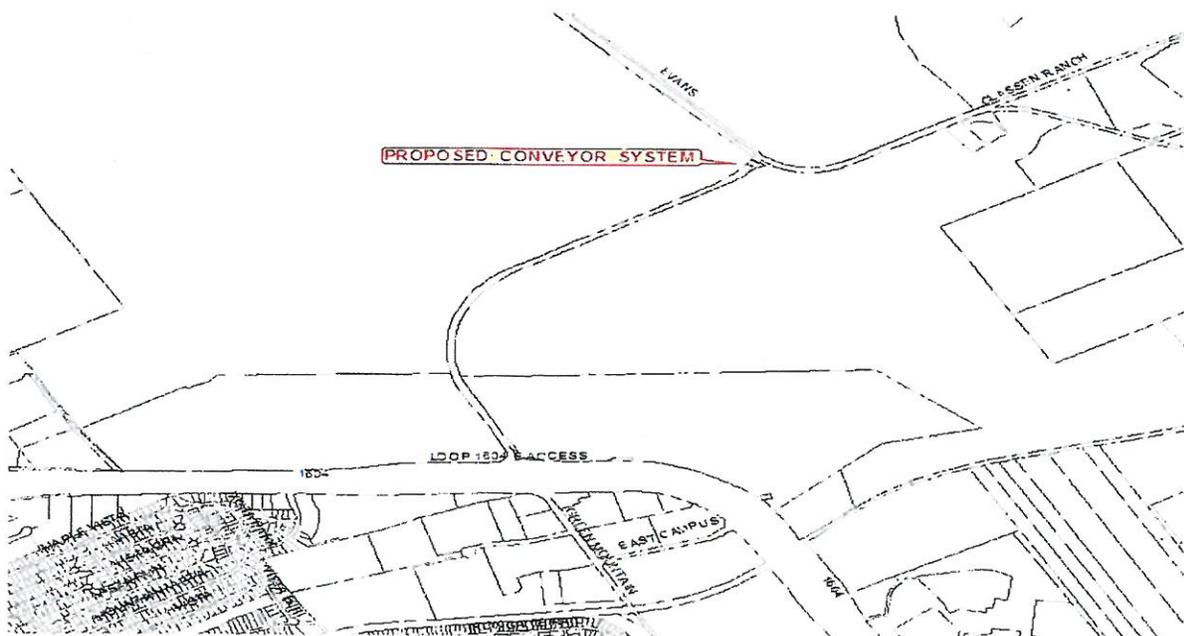
CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Aerial
Proposed Location for
Vulcan Materials Company Conveyor System
on Green Mountain Road Right-Of-Way South of Evans Road



SITE LOCATION – Proposed Conveyor System, Green Mountain Road – Vulcan Materials



Similar Conveyor System As Design For Vulcan Conveyor System

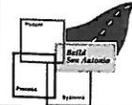


**City of San Antonio
Capital Improvements Management
Services Department**

**November 10, 2010
Agenda Item**

**Request for an aerial
easement over
Green Mountain Road**

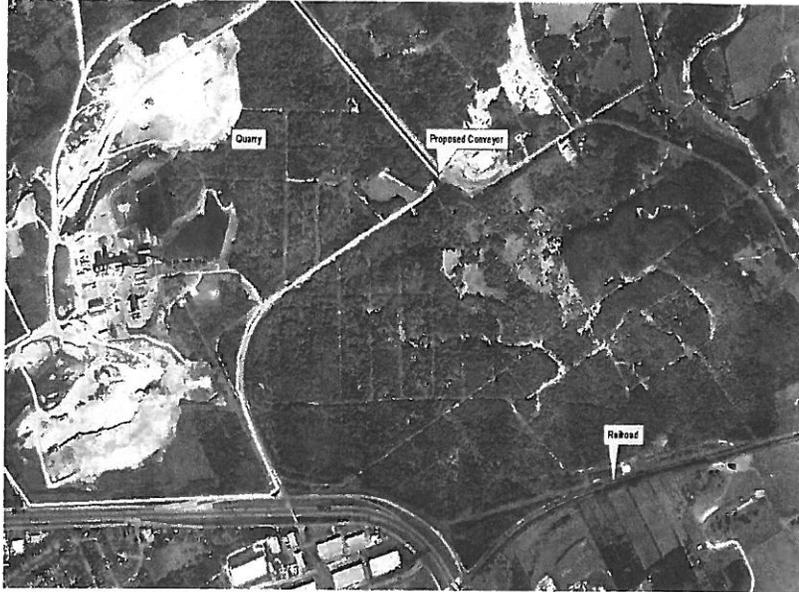
**Petitioner: Electron Acquisitions, LLC
for Vulcan Materials Company, LLC
(parent company)**



Planning Item

- Electron Acquisitions, LLC is requesting a License Agreement for its *parent company* (Vulcan Materials Company) to use 0.10 acre (4,347 square feet) of an aerial easement over Green Mountain Road Right-Of-Way just south of Evans Road.
- Vulcan Materials is designing a conveyor system to transport aggregates from their quarry, northeast of Green Mountain Road, to a rail yard, southeast of Green Mountain Road.

Aerial Map – Green Mountain Road



Background (continued)

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

Fiscal Impact

Financial Impact:

- The City will collect \$8,150 for the License Agreement.

7

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code which requires City Council approval for any private use of property owned or controlled by the City.

Recommendation:

- Staff recommends approval of this request.

8

RESOLUTION # _____

**A RESOLUTION SUPPORTING THE GRANT OF A LICENSE TO
USE APPROXIMATELY 0.10 ACRE (4,347 SQUARE FEET) OF
AN AERIAL EASEMENT OVER GREEN MOUNTAIN ROAD
RIGHT-OF-WAY JUST SOUTH OF EVANS ROAD IN COUNCIL
DISTRICT 10, AS REQUESTED BY ELECTRON ACQUISITIONS
LLC FOR VULCAN MATERIALS COMPANY**

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, Electron Acquisitions, LLC has filed an application requesting a license to use approximately 0.10 acre (4,347 square feet) of an aerial easement over Green Mountain Road Right-Of-Way just south of the Evans Road and Green Mountain intersection and identified further in exhibits; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the application and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends City Council approve the attached license application.

SIGNED this 10th day of November, 2010

Amelia Hartman, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
REGIONAL AND TRANSPORTATION PLANNING

ITEM # 12

STAFF RECOMMENDATION TO
PLANNING COMMISSION

PLANNING COMMISSION MEETING DATE: November 10, 2010

CITY COUNCIL MEETING DATE: November 18, 2010

COUNCIL DISTRICT: Citywide

SUBJECT: 2010 Comprehensive Master Plan Framework

BACKGROUND INFORMATION

The 2010 Comprehensive Master Plan Framework is an update to the 1997 Master Plan Policies. This document provides the framework for all components of the City of San Antonio Comprehensive Master Plan. Other components of the Comprehensive Master Plan include, but are not limited to, the Major Thoroughfare Plan, Sector Plans, Community and Neighborhood Plans, the Strategic Plan for Historic Preservation, and the Library Plan.

ISSUES

The 2010 Comprehensive Master Plan Framework updates and refines goals and policies adopted in 1997 in three ways. First, some goals and policies remain because they reflect a continuing and long-term strategic direction that is still important in San Antonio. Second, new goals and policies have been added to address issues that were not as critical in the 1990s, but are important to San Antonio in the 21st century. Third, some goals and policies have been refined and re-organized to communicate clearly to stakeholders and decision-makers who will use this document.

In 1997, there were 485 goals, policies, and sub-policies in the document. The 2010 document has been streamlined and contains 96 goals and policies. As stated in the 1997 document, and again in the 2010 document, the primary objective of the Comprehensive Master Plan is to:

- Coordinate private and public investment
- Minimize conflict between land uses
- Influence and manage the development of the community
- Increase both the benefits and cost effectiveness of public investment
- Predict infrastructure and service needs in advance of demand
- Ensure that community facilities are located to best serve the community

The process to create the updated 2010 Comprehensive Master Plan Framework included creation of a Citizens Advisory Committee comprised of stakeholders that represented many diverse interests in the community. This representative group participated in three workshops and two on-line surveys to discuss changes needed in the updated document.

STAFF RECOMMENDATION

Approval of 2010 Comprehensive Master Plan Framework, a component of the City of San Antonio Comprehensive Master Plan.

PLANNING AND COMMUNITY DEVELOPMENT STAFF

Patrick Howard, AICP	Interim Director, Planning and Community Development
Jesus Garza, AICP	Assistant Director, Planning and Community Development
Trish Wallace, AICP	Manager, Regional and Transportation Planning
Priscilla Rosales-Pina	Sr. Mgmt. Analyst, Regional and Transportation Planning

RESOLUTION NO. _____

RECOMMENDING THE COMPREHENSIVE MASTER PLAN FRAMEWORK BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN, SUPERSEDING THE 1997 MASTER PLAN POLICIES, AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY AND PERIMETER PLANS."

WHEREAS, the San Antonio Planning Commission has approved the 2009 Comprehensive Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Comprehensive Master Plan Framework and found the 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

WHEREAS, a public hearing was held on October 27, 2010 and November 10, 2010.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The Comprehensive Master Plan Framework attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

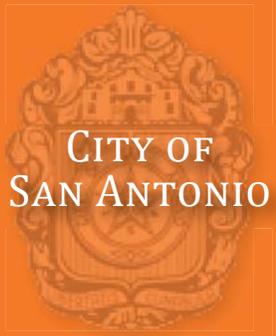
PASSED AND APPROVED ON THIS 10th DAY OF OCTOBER 2010.

Approved:

Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission



San Antonio Comprehensive Master Plan Framework

Shaping the Future of San Antonio



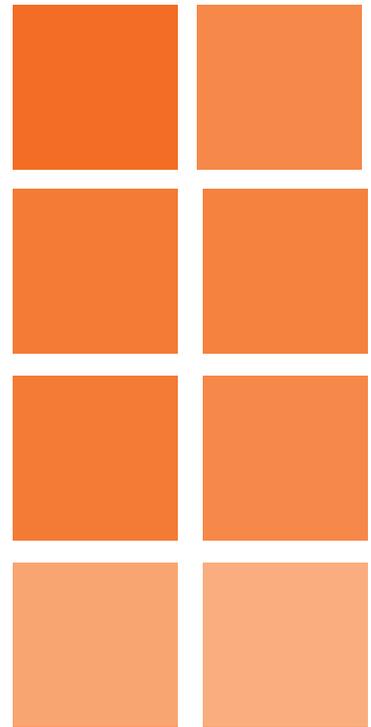
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San Antonio Comprehensive Master Plan Framework

Planning for a Better Tomorrow

Revised - November 2, 2010



Foreword

The 1997 Master Plan Policies established the following **Vision Statement for the City of San Antonio**:

- *Equal opportunity to all San Antonio citizens and equity in the distribution of benefits.*
- *Safe, dynamic and sustainable neighborhoods which offer employment opportunities, high quality education, adequate and affordable shelter, health care, and recreational amenities.*
- *A vibrant economic climate which will attract and support a wide diversity of business opportunities and community services to provide benefits within the metropolitan area.*
- *Balanced and responsible urban design, planning and development, and responsible protection of the City's historical, cultural, and natural resources.*
- *An open, accessible, responsive, and fiscally responsible government whose structure creates the functional framework to reach the Master Plan goals.*
- *The best city in America for children.*

This Vision Statement continues to reflect the aspirations of San Antonio's stakeholders today. The path to reach the community's vision – the highest-priority issues to be addressed and the means to address them – has changed since 1997. The 2010 update retains the existing Vision Statement and continues many of its goals and the policies. It includes revisions and additions that reflect changes in San

Antonio, in planning practices nationwide and in global issues and challenges since the 1997 plan update.

The first Master Plan for the City of San Antonio was adopted in 1933. Many of the themes reflected in this 2010 update were also relevant in 1933 and in the subsequent updates in 1951, 1980, and 1997. Comprehensive Master Plans reflect a long-term vision. Implementation requires continual effort, over time. Updates to master plans allow a community to continue its efforts to achieve a vision while providing direction to community leaders and stakeholders that is responsive to current issues, challenges and resources. This update, titled the Comprehensive Master Plan Framework, should assist the City in realizing the vision described above.



Downtown San Antonio

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Executive Summary

The Comprehensive Master Plan Framework is one component of the City of San Antonio Comprehensive Master Plan. The purpose of the Framework is to provide over-arching policy direction for all components of the Comprehensive Master Plan.

Other components of the Comprehensive Master Plan focus on specific geographic areas or specific functional areas. The Framework addresses all geographic areas of the City and all functional areas and, therefore, serves as the “umbrella” document for all components of the Comprehensive Master Plan.

Examples of geographic specific plans include Sector Plans, Community Plans, and Neighborhood Plans. Examples of functional plans include the Major Thoroughfare Plan, Parks and Recreation Plan, Strategic Historic Preservation Plan, and Library Plan. Together, all of these components comprise the City of San Antonio Comprehensive Master Plan.

As outlined in the 1997 document, the primary objectives of master plans are to:

- *Coordinate private and public investment*
- *Minimize conflict between land uses*
- *Influence and manage the development of the community*
- *Increase both the benefits and cost effectiveness of public investment*
- *Predict infrastructure and service needs in advance of demand*
- *Ensure that community facilities are located to best serve the community.*

2010 Comprehensive Master Plan Framework

The 2010 Comprehensive Master Plan Framework provides goals and policies that will be appropriate and relevant to the decisions facing San Antonio in 2010 and beyond. This document updates and refines the set of Master Plan Policies adopted in 1997 in three ways. First, some goals and policies from the 1997 Master Plan Policies remain in this document because they reflect a continuing and long-term strategic direction that is still important to San Antonio. Second, other goals and policies have been added to address issues that were not as critical in the 1990’s but that are important to shape the San Antonio of the 21st century. For example, the use of renewable energy sources was not addressed in the 1997 Master Plan Policies but is an important concern today. Third, some goals and policies have been refined and re-organized to communicate clearly to stakeholders and decision-makers who will use this document to guide their choices now and into the future.



January 22, 2010 Comprehensive Plan Meeting

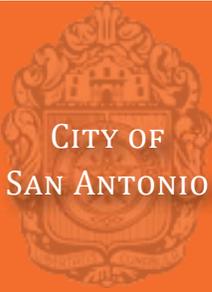
In 2010, a Comprehensive Plan Citizens Advisory Committee was formed to review and update the 1997 Master Plan Policies. The Committee was comprised of individuals representing a wide range of community stakeholders. The Committee discussed its vision for San Antonio's future at a workshop in January 2010. This discussion identified six major themes that contribute to the future desired by these stakeholders:

- *Economic Vitality*
- *Education*
- *Community Character*
- *Livability/Quality of Life,*
- *Environmental Sustainability*
- *Multi-Modal Transportation.*

The 2010 Comprehensive Master Plan Framework is organized according to these themes. The Committee also reviewed and discussed the existing goals and policies, provided input for development of new goals and policies, and then reviewed and discussed the updated draft prepared by City staff. This document is the result of this dialogue and community input.



September 24, 2010 Meeting



CHAPTER 1: Planning Into Practice

Planning for a Better Tomorrow

Comprehensive Planning into Practice

Comprehensive planning is a continuous and dynamic process that helps the community define goals that are important to its citizens and to the community at large.

The purpose of adopting a Comprehensive Master Plan is to guide the long-range development of a community. As indicated in Chapter 213 of the Texas Local Government Code, a Comprehensive Master Plan may include, but is not limited to provisions on land use, transportation, and public facilities. Chapter 213 also allows for the Comprehensive Master Plan to be a coordinated set of plans organized by subject or geographic area. The City of San Antonio Comprehensive Master Plan is comprised of a set of plans which include the Framework (this document), geographic specific plans (such as Sector Plans), and functional plans (such as the Major Thoroughfare Plan). These plans comprise the San Antonio Comprehensive Master Plan. As required by the City of San Antonio Charter, the Planning Commission shall be responsible to and shall act as an advisory body to City Council to make, amend, and add to the Comprehensive Master Plan.



January 22, 2010 - Comprehensive Plan Citizen Advisory Committee Meeting

Implementation

Implementation of the Comprehensive Master Plan may take many forms. The goals and policies are intended to provide guidance for future decisions on land use, infrastructure improvements, transportation, development regulations, and other plan elements. The Plan is also used to guide future city programs and initiatives. In addition, Chapter 213 allows a municipality to define the consistency relationship between a comprehensive plan and development regulations. Ordinances that create or amend development regulations must be consistent with the Comprehensive Master Plan. If an ordinance is being considered which is contrary to the Comprehensive Master Plan, either the plan should be reviewed and amended prior to the adoption of the ordinance, or it should be clearly stated in the ordinance what unique circumstances necessitate the variance from the plan.

In addition to guiding City actions, the Comprehensive Master Plan is important to all stakeholders within the community. Individuals, organizations, and businesses should all strive to realize the goals and policies contained within the Framework, and all other components, of the City of San Antonio Comprehensive Master Plan.

Five Year Review

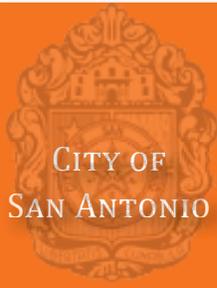
The Planning Commission shall review the Comprehensive Master Plan Framework every five years, and update if necessary. This review should evaluate progress since the document was adopted. It should consider the need to update the existing goals and policies in response to changing conditions and add, delete or modify goals or policies to appropriately address the issues affecting the community at the time of the Five Year Review.



January 22, 2010 Meeting

“If you don’t know where you are going, you could wind up someplace else.”

—Yogi Berra



CHAPTER 2: Goals and Policies

Planning for a Better Tomorrow

The 2010 Comprehensive Master Plan Framework is intended to provide a set of clear and succinct statements that explain the direction this city hopes to take as it shapes its future. This chapter contains these statements, which are designed to communicate a desired direction and guide decision-makers. The chapter uses three levels of detail to organize and communicate these recommendations: Themes, Goals, and Policies.

Themes

A theme is a group of related issues that are important determinants shaping San Antonio's future. This document uses six themes to organize its recommendations:

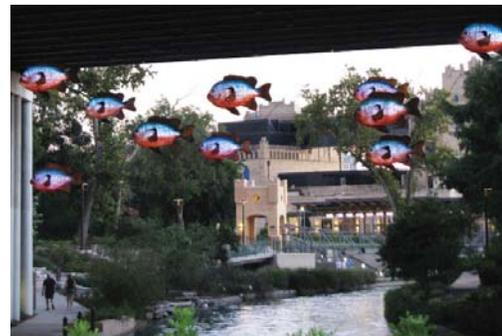
- *Economic Vitality*
- *Education*
- *Community Character*
- *Livability/Quality of Life*
- *Environmental Sustainability*
- *Multi-Modal Transportation*

Goals

A goal is a statement of a desired result or end state. It explains what the end state or condition will be in the future if action on this issue is successful. Each theme is addressed by several goals, each of which defines one aspect of the end state related to this theme.

Policies

Policies provide more specific recommendations about the types of actions that should be taken to achieve the goal. Each goal is accompanied by one or more policies that provide this direction. These policies provide guidance to decision-makers that they can use when they make choices about programs, land use development decisions and capital investments. They may help guide private decision-makers as well as public officials. For instance, one of the policies to address air quality concerns (under the Environmental Sustainability topic) recommends: "strategies to reduce per capita annual vehicle miles traveled (VMT) are encouraged." This recommendation can guide public decisions (such as the location of new VIA facilities or City choices about street connectivity in subdivision design); it can also guide choices by the private sector (such as a major employer's decision to implement a ride-sharing program).



Museum Reach of San Antonio River

Economic Vitality

A successful future for San Antonio's people and businesses must be based on an economy that is thriving and competitive with other metropolitan areas nationally and worldwide. For this reason, economic vitality is the focus of the first set of goals and policies for Comprehensive Master Plan Framework. These goals and policies describe a future San Antonio economy that has included today's emerging industries such as cyber-security and green energy. It is an economy that is thriving because the people of San Antonio provide a labor force with the skills and education to succeed in these jobs. The region's economy is centered in San Antonio's inner-city areas. The community's natural assets, transportation systems and quality of life contribute to its economic vitality.



The Aerospace Academy



Solar farm construction

Economic Vitality Goals and Policies

Goal 1.A

Economic diversity and new jobs creation.

- | | | |
|------------------|--------------|---|
| Policies: | 1.A.1 | Entrepreneurship, productivity, and innovation for business start-up and business growth is promoted. |
| | 1.A.2 | Existing businesses and industries are retained and expanded. |
| | 1.A.3 | Industries that utilize emerging and/or sustainable technologies (such as cyber security, biotechnology, and green energy) are encouraged to locate in San Antonio. |

Goal 1.B	<i>A highly trained and educated workforce is available to meet the needs of San Antonio's local and regional employers.</i>	
Policy	1.B.1	Economic entities (e.g. Economic Development Foundation (EDF) and Alamo Workforce Solutions) and schools (elementary through college) communicate regarding projected needs for the future workforce.
Goal 1.C	<i>Employment centers are strategically located and easily accessible by various transportation modes.</i>	
Policy:	1.C.1	Employers and economic entities are encouraged to consider the transportation needs of employees and customers in their site location analysis.
Goal 1.D	<i>Inner-city reinvestment is strongly promoted.</i>	
Policies:	1.D.1	Economic incentives target both existing and future businesses in a manner that is consistent with City policies and plans (e.g. Inner-City Reinvestment Policy).
	1.D.2	Continue to make physical (capital) improvements in the inner-city to encourage redevelopment and infill development.
Goal 1.E	<i>Public-private partnerships are facilitated and maintained to leverage community resources.</i>	
Policy:	1. E.1	Coordination between public (e.g. city, counties, housing authorities) and private entities (e.g. developers, businesses) and non-profit organizations (e.g. economic development foundations, arts and cultural institutions) is encouraged.
Goal 1.F	<i>Military installations are supported for future viability and growth.</i>	
Policy:	1.F.1	Recommendations in current and future Joint Land Use Studies for military bases in the San Antonio region are supported.



Port San Antonio

Education

Education has been included in San Antonio’s plans since the 1951 Master Plan. The 2010 Comprehensive Master Plan Framework recognizes that educational objectives for the 21st century extend beyond the provision of elementary and secondary schools and the availability of institutions for vocational and college-level training. Education today means life-long learning that equips San Antonians to secure good jobs and business opportunities; adapt to economic change over time; communicate effectively with people around the city and across the globe; and have the necessary life skills to take care of themselves and their families. The partnerships emphasized in this section reflect recognition that this life-long learning requires extensive collaboration among many institutions and organizations.



Our Lady of the Lake University



*The University of Texas-San Antonio campus
September 2010*

Education Goals and Policies

Goal 2.A *A healthy partnership exists among educational institutions, the community, and the City.*

- Policies:**
- 2.A.1** School building closure and expansion is encouraged to be coordinated between school districts and community development programs and projects (e.g. economic, housing, and transportation) in the vicinity.
 - 2.A.2** The creation of “University Districts” is considered around colleges and universities to encourage redevelopment appropriate for the area.

Goal 2.B *Educational excellence, and increased K-12 educational attainment levels, among all sixteen (16) Independent School Districts and other educational institutions.*

Policy: **2.B.1** Schools that promote neighborhood and community involvement should be publicly recognized.

Goal 2.C *An educational network, from elementary through college, that coordinates with economic entities to prepare the future workforce.*

Policy: **2.C.1** Educational entities utilize information from economic entities to plan curricula and educate the future workforce.

Goal 2.D *Adults have opportunities for continuing education, literacy enhancement, and job skill training.*

Policy: **2.D.1** Adult education opportunities should be enhanced beyond traditional education (e.g. vocational training, alternative schools, and literacy training).

Community Character

San Antonio enjoys a unique and distinctive character, compared to many American cities, because of its multi-cultural history, the urban design and infrastructure choices made by the city’s leaders as it developed. This set of goals and policies is focused on retaining that heritage and using the community’s natural and historical assets as the foundation for continuing growth and development.

In the 2010 Comprehensive Master Plan Framework all aspects of design are brought together in this section. These goals and policies set a direction that supports revitalization and preservation, the natural and built environments, and the many cultures represented in this community. It supports good urban design and distinctive character in individual neighborhoods, business areas, and downtown.



San Jose Mission



St Paul Square

Community Character Goals and Policies

Goal 3.A *The City’s historic resources are preserved and utilized.*

- Policies:**
- 3.A.1** A comprehensive historic resource inventory continues to be compiled which includes local, state, and federal landmarks, properties, and districts.
 - 3.A.2** The preservation of historic resources is encouraged through incentives, acquisition, and code enforcement.

Goal 3.B *Downtown has a vibrant and eclectic atmosphere that is enjoyed by both residents and visitors.*

- Policies:**
- 3.B.1** Downtown is maintained as a cultural focal point of the City.

Goal 3.C

Downtown is an appealing and convenient place to live and a major employment center for the region.

- Policies:**
- 3.C.1** New housing, and adaptive reuse of vacant or underutilized commercial buildings for housing, is encouraged downtown.
 - 3.C.2** Downtown is maintained as a major office center for the region.

Goal 3.D

San Antonio honors its artistic and multi-cultural heritage.

- Policies:**
- 3.D.1** Artistic and cultural events and places are promoted and accessible throughout the community.
 - 3.D.2** The public arts program is continued and expanded.

Goal 3.E

The natural environment is preserved as an important public amenity.

- Policy:**
- 3.E.1** Natural amenities (such as the San Antonio River) are enhanced as public amenities (through programs such as the Mission Reach and Museum Reach) to make them more accessible to visitors and residents.

Goal 3.F

Context sensitive design is utilized to balance function, safety, and aesthetics for development and redevelopment.

- Policy:**
- 3.F.1** Overlay Districts (such as those for Corridors, Neighborhood Conservation, Historic places, and River Improvements) are encouraged and utilized to implement design standards.



Beacon Hill Obelisk



View of Santa Rosa Hospital Mural from Milam Park

Livability/Quality of Life

One of the most basic requirements for a reasonable quality of life is affordable and quality housing that meets residents' needs. This section of the 2010 Comprehensive Master Plan framework begins with support for housing that meets these needs for diverse population and households who live in San Antonio now and will live here in the future. This section continues by addressing factors that determine a resident's daily quality of life – neighborhood livability, safety, and the availability of public services and infrastructure.

This section of the 2010 Framework brings services, infrastructure, and housing together to describe coordinated public investments that will make neighborhoods throughout San Antonio desirable places to live and that will give San Antonians choices so they can enjoy a high quality of life throughout all phases of their lives.



Quarry Village - a mixed use development



Main Plaza

Livability/Quality of Life Goals and Policies

Goal 4.A. *Quality and affordable housing is available to meet the demand of the community.*

- Policies:**
- 4.A.1** Existing housing, particularly in older neighborhoods, is preserved and revitalized.
 - 4.A.2** Housing affordability is measured by the cost of housing plus transportation and utilities.

Goal 4.B *A full range of housing options exist for the broad spectrum of demographic markets.*

- Policies:**
- 4.B.1** Urban, suburban, and rural housing options are available.

- 4.B.2 Housing to meet growing demographic markets (e.g. active seniors, empty nesters, young singles, and workforce housing) is encouraged throughout the community.

Goal 4.C *Neighborhoods are safe and well maintained.*

- Policies:**
- 4.C.1 Housing assistance programs explore the full range of options to allow people to remain in their homes and neighborhoods throughout their lives.
 - 4.C.2 Neighborhood and homeowner associations are promoted as contact points to encourage communication between neighborhoods, businesses, and development interests.

Goal 4.D *Community amenities and services are cornerstones to more livable neighborhoods.*

Subgoal 4.D.1 *Emergency and public safety services are provided throughout the community.*

- Policies:**
- 4.D.1.a Fire Department and Emergency Management Services are coordinated between municipalities, counties, volunteer fire departments, and emergency service districts.
 - 4.D.1.b Police protection is coordinated between municipalities and county Sheriff Departments.

Subgoal 4.D.2 *A citywide system of parks, plazas, and open space exists.*

- Policies:**
- 4.D.2.a The Linear Creekways and other parks programs are continued to create a Citywide network of hike and bike trails.
 - 4.D.2.b Plazas, neighborhood parks, community parks, and natural areas exist throughout the community to provide recreational and social gathering opportunities. (F.3.d)

Subgoal 4.D.3 *Libraries are utilized as places for learning and community gathering.*

Policy: 4.D.3.a In addition to providing traditional books and media, libraries utilize technology to provide state of the art resources to citizens.

Subgoal 4.D.4 *Citizens have access to health care facilities and healthy lifestyle options throughout the community.*

Policies: 4.D.4.a Hospitals and health care clinics are encouraged to be strategically located throughout the community and accessible by public transit.

4.D.4.b Healthy food options at restaurants, locally grown food at grocery stores, and accessibility to farmers markets are encouraged.

4.D.4.c Complete Streets are encouraged to help incorporate walking and biking into daily living.

Subgoal 4.D.5 *Comprehensive animal care services are provided.*

Policies: 4.D.5.a Responsible pet ownership is encouraged.

4.D.5.b Animal care facilities are appropriately located to unite and reunite pets and owners.

Subgoal 4.D.6 *Stormwater and Floodplains are appropriately managed.*

Policies: 4.D.6.a Retention of the 100-year floodplain as a natural drainage way is encouraged using Low-Impact Development (LID) and other strategies.

4.D.6.b Development regulations, design guidelines, and fees are adequate to effectively manage stormwater on specific sites and throughout the region.



SAFD fire fighters

Environmental Sustainability

San Antonio’s natural resources have shaped the City’s cultural heritage and development patterns. The convergence of prairie, plains, and plateau landscapes -- united by flowing streams of abundant, clean water -- and location above a great underground reservoir, has drawn people to this region from prehistoric times to the present.

Today’s focus on natural assets extends beyond these physical features to include the quality of the air San Antonians breathe and the careful stewardship of assets such as water and energy. The goals and policies in this section emphasize the concept of sustainability – use of natural resources and assets in a way that leaves resources for the use by future generations. They address the quality and use of particular resources. They also relate the use of resources to decisions about infrastructure location and future land use development.



Cyclist crossing over river



The Pearl Brewery uses green building principles

Environmental Sustainability Goals and Policies

Goal 5.A

San Antonio’s air quality meets federal air quality standards.

- Policies:**
- 5.A.1** Strategies to reduce fossil fuel consumption activities that contribute to air pollution shall be encouraged.
 - 5.A.2** Strategies to reduce per capita annual vehicle miles traveled (VMT) are encouraged.

Goal 5.B

Increased reliance on renewable energy sources (such as solar, wind, biomass, and geothermal) to meet the City’s energy needs.

- Policies:**
- 5.B.1** Efforts to increase availability of energy from renewable resources are supported.

Goal 5.C *Water quality and quantity of all underground water resources (including the Edwards Aquifer, Trinity Aquifer, Carrizo-Wilcox Aquifer, and all surface water resources) are protected.*

- Policies:**
- 5.C.2 Water conservation programs are continued and expanded.
 - 5.C.1 Low Impact Development (LID) practices for new development and redevelopment are encouraged.

Goal 5.D *“Green” building principles and strategies are utilized in developing and redeveloping buildings and sites.*

- Policies:**
- 5.D.1 Strategies in the Mission Verde Sustainability Plan and LEED for Neighborhood Development (ND) are promoted.
 - 5.D.2 Energy conservation programs are continued and expanded.

Goal 5.E *Environmental quality protection is integrated into all phases of local planning policy and implementation.*

- Policies:**
- 5.E.1 The protection of environmentally important features (e.g. trees, steep slopes, and watersheds) is supported.
 - 5.E.2 Habitat for threatened and endangered species (e.g. karst limestone) is protected.

Goal 5.F *A strategic approach, based on best management practices and sustainability principles, is utilized to locate infrastructure and utilities.*

- Policies:**
- 5.F.1 Public investment in new or expanded utilities should be consistent with City policy, plans, and other investments (e.g. transportation or economic development).
 - 5.F.2 The long term public costs of utility maintenance should be considered in cost/benefit analyses for investment in new or expanded facilities.

Goal 5.G *Population growth can be accommodated inside the City limits.*

- Policies:**
- 5.G.1 Population growth should be encouraged where economic, social, and physical infrastructure exists.
 - 5.G.2 Annexation of densely populated areas, or areas projected to be densely populated, is encouraged to provide urban levels of services where fiscally feasible.

Multi-Modal Transportation

In 1933, half of the topics in San Antonio's Master Plan addressed mobility: streets, transportation and transit. In 2010, communities again recognize that a multi-modal system is needed to adequately address the mobility needs of people and businesses.

The 2010 goals and policies support such a system, and provide an overall policy direction that is already being implemented through studies and investments for biking, various transit modes within the city, and connections to other regions through commuter rail and air transportation. These goals and policies also emphasize the importance of designing transportation systems that support the uses around them and enhance quality of life for the people who use them. This transportation section focuses on the overall balance between transportation capacity, choice and design. It should provide guidance for more detailed planning by the City and the other transportation providers in the region.



San Antonio International Airport



Bus stop at Five Points

Multi-Modal Transportation Goals and Policies

Goal 6.A

A multi-modal transportation system is available.

- Policies:**
- 6.A.1** Context Sensitive Street design is encouraged for new and redeveloped streets and street scapes.
 - 6.A.2** Updates to the City's Major Thoroughfare Plan consider inclusion of multi-modal transportation options such as transit, biking, and walking.
 - 6.A.3** Commuter rail, light rail, bus rapid transit, and modern street cars should be encouraged to provide alternative modes of transit throughout the community.

Goal 6.B *A bicycle infrastructure system is available for commuters and recreational riders.*

Policy: 6.B.1 A Citywide network of bike lanes and paths is promoted.

Goal 6.C *Safe, walkable pedestrian friendly environments are available.*

Policy: 6.C.1 Neighborhoods and commercial districts are encouraged to have shade trees and other amenities for pedestrians where appropriate.

Goal 6.D *Street connectivity is increased.*

Policies: 6.D.1 Higher connectivity between the local, collector, and arterial street system is encouraged.

6.D.2 Updates to the City's Major Thoroughfare Plan consider the impact of collectors on the arterial system.

Goal 6.E *San Antonio Airport is a multi-modal transportation center that meets the needs of tourists, businesses, and residents.*

Policies: 6.E.1 Coordination of transportation modes and infrastructure around the airport should occur between transportation entities (e.g. the City, the County, TxDOT, VIA, Lone Star Rail District, MPO, and RMA).

Goal 6.F *Re-use and re-alignment of freight rail for passenger transportation when and where appropriate.*

Policies: 6.F.1 Freight studies conducted by the MPO, Lone Star Rail District, and VIA should be utilized to foster communication with Union Pacific Railroad, and to plan a system that effectively addresses freight and passenger transportation.



Appendix A: History of Planning in San Antonio

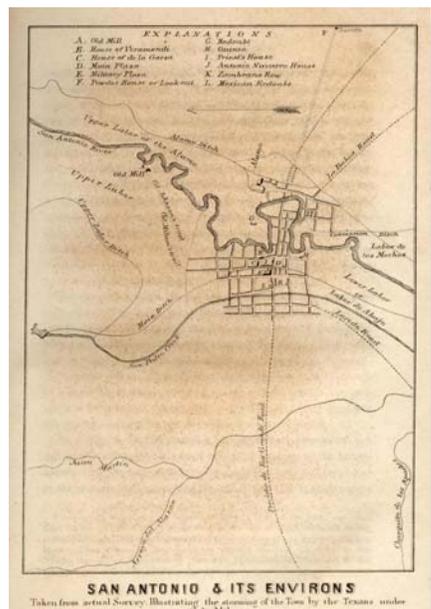
Although planning looks to the future, it is grounded in the realities of the present and the lessons of the past. Thus, it is appropriate to review San Antonio’s planning legacy, its contribution to the shape and character of the community that exists today and the context it provides for this update of the Comprehensive Master Plan Framework.

Planning had its inception in San Antonio as a Spanish settlement within this region at the close of the Seventeenth Century. A directive known as the “Laws of the Indies” was used by the Spanish to control colonization and development in New Spain. These laws set out a detailed plan for new cities which prescribed that development should emanate from a central plaza and proceed outward in a symmetrical manner.

“We shape our cities, thereafter they shape us.”
—ANONYMOUS

Following the independence of Mexico from Spain, San Antonio was controlled by the “Laws and Decrees of Coahuila and Texas,” which regulated town planning in the territory and were similar to the “Laws of the Indies.” Shortly after the birth of the Republic in 1836, the Texas Congress initiated legislation allowing San Antonio

to incorporate and receive a state charter. This gave the City greater control over its developmental destiny, but it was not until the early part of the Twentieth Century that master planning was given official governmental sanction.



San Antonio Survey -late 1800s

Work on San Antonio’s first master plan began in 1929, when City Commissioners contracted with Harland Bartholomew and Associates of St. Louis, Missouri, for development of a master plan. Delayed by the Depression, the Plan was approved in 1933 after nearly four years of work.

The 1933 Master Plan advocated major proposals in six areas: streets; transportation; transit; parks and

recreation; zoning; and civic art. In the plan, Bartholomew and Associates proposed rules for the subdivision of land, the tabulation of major street widths, and a zoning ordinance. Rehabilitation of the San Antonio River was one of the Plan's major goals. Inadequate enabling legislation, the Depression and the absence of a planning commission adversely affected the implementation of the 1933 Plan. Perhaps the most significant outcome of the Plan was the enactment of a zoning ordinance in 1938 and the subsequent appointment of a Zoning Commission.

The availability of federal urban renewal grants promoted a new planning initiative in 1951. In an effort to be eligible for these grants, the City contracted with local consultant Walter H. Lilly to develop a comprehensive City master plan. The Plan, adopted in 1951, included sections on streets, transportation, utilities, flood control and drainage, recreation and parks, schools, slum clearance and urban redevelopment, civic improvement, conservation, civil defense, and capital improvements. Subdivision regulations and an improved zoning ordinance were also addressed. The Plan recognized the need for future auxiliary surface water resources and protection of the existing underground water supply; however, it did not foresee that growth would accelerate along the City's northern fringe with a correspondent inner city decline. The 1951 Plan achieved its primary purpose, that of fulfilling requirements for a receipt of federal urban renewal funds. Not intended as a land use management or fiscal planning tool, the Plan provided only limited direction in these areas.

As San Antonio grew in the Sixties and Seventies, the City was faced with new issues such as nonconforming land uses, urban blight, and the protection of the community's water supply. As a result of these concerns, a series of background documents were published outlining growth alternatives for

the City in the Seventies. These documents resulted in the drafting of a new master plan in 1979 which was returned by the City Council to the Planning Commission with instructions that it be revised and resubmitted. In August, 1980, the Foreword to the San Antonio Master Plan and the Basic Plan segment of the Plan were adopted.



Tower of the Americas postcard 1960s

In 1991, the Planning Commission appointed an Ad Hoc Master Plan Advisory Committee to develop a new Master Plan for the City of San Antonio. The Committee was made up of various individuals representing the diverse interests in the City. The Master Plan Advisory Committee developed Master Plan Goals and Objectives which were adopted by the City Council in December, 1993, in resolution number 93-51-77. Following the adoption of the Goals and Objectives, the Master Plan Advisory Committee continued to meet to develop specific policies to achieve these goals. On May 29, 1997, the City Council approved the Master Plan Policies which replaced the Foreword and the Basic Plan elements of the Master Plan that were adopted by the City Council on August 28, 1980. The 1997 document is the most current document, upon which the 2010 update is building.

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Appendix C: Update Process Reference

Public Process

The 2010 Comprehensive Master Plan Framework was prepared through the use of a communicative planning method used by the City of San Antonio Planning and Community Development Department in conjunction with a Comprehensive Plan Citizens Advisory Committee and a private planning consultant. Three workshops were held that allowed Committee members to identify key themes, goals and policies to help San Antonio reach its vision.

Online surveys solicited additional input from participants and other key stakeholders on the proposed themes, goal and policies. Through the meetings and the use of the online surveys, consensus was acquired on the framework.



Comprehensive Plan Citizens Advisory Committee, September 24, 2010

Project Schedule

The project time line is illustrated below:

- Comprehensive Plan Citizens Advisory Workshops (3)
 - January 22, 2010: Reviewed changes since 1997, imagined a desired future, and identified major themes.
 - July 23, 2010: Reviewed and provided input on draft themes and goals.
 - September 24, 2010: Reviewed and provided input on proposed goals and policies.
- Online Surveys for Workshop participants (July and September)
- Website
- Open House - October 15, 2010 (1)
- Planning Commission Briefings/Hearings (2)
- City Council Briefing/Hearing

Appendix D: General Profile

Table D-1 compares 2000-2008 Census demographic data of the City of San Antonio with the State of Texas and national figures.

FigureD-1: 2006-2008 Local, State and National Demographic Data Comparison

Age	San Antonio	Texas	USA
Under 5 years	8.4%	8.3%	6.9%
18 years and over	72.2%	72.3%	75.5%
65 years and over	10.4%	10.1%	12.6%
Median Age	32.6	33.2	36.7
Race (1 race)			
White	68.9%	71.4%	74.3%
Black/African Am.	6.6%	11.5%	12.3%
Native American Indian & Alaskan Native	0.6%	0.5%	0.8%
Asian	2.0%	3.4%	4.4%
Native Hawaiian & other Pacific Islander	0.1%	0.1%	0.1%
Some other race	19.4%	11.3%	5.8%
Two or more races	2.4%	1.9%	2.2%
Hispanic/Latino of any race	61.2%	35.6%	15.1%
Economic			
Per Capita Income	\$21,447	\$24,709	\$27,466
Median Household Income	\$42,731	\$49,078	\$52,175
Median Family Income	\$51,715	\$57,495	\$63,211
Individual below poverty	18.5%	16.3%	13.2%
Families below poverty	14.5%	12.8%	9.6%
Housing			
Home Ownership Occupied	59.7%	65.1%	67.1%
Median Value of Home	\$105,200	\$120,500	\$192,400
Education			
High School Graduate or higher	78.9%	79.2%	84.5%
Bachelor Degree	23.1%	25.1%	27.4%

Source: U.S. Census Bureau, 2006-2008 American Community Survey

San Antonio Population Growth over Time

The chart and table below reflect San Antonio and Bexar County actual and projected growth from 1940 through 2035.

Chart D-2: San Antonio Actual and Projected Growth : 1940-2035

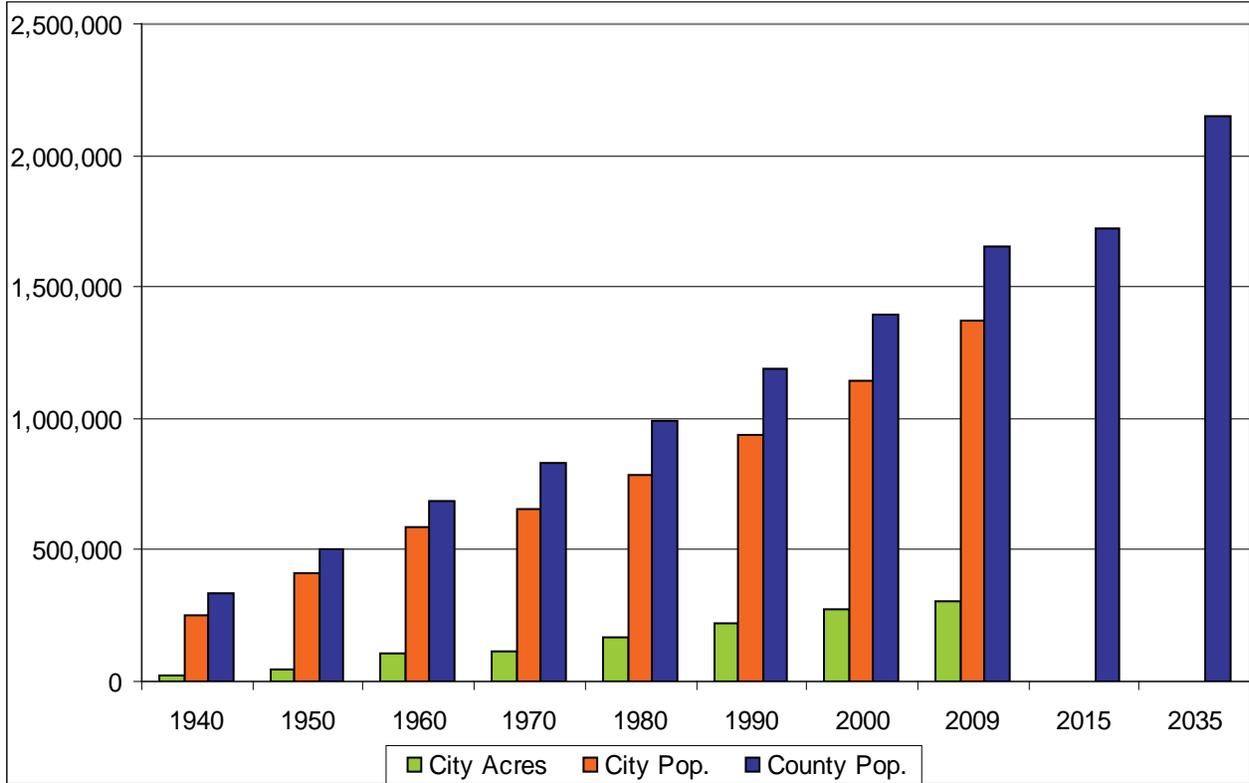


Table D-3: San Antonio Actual and Projected Growth : 1940-2035

YEAR	1940	1950	1960	1970	1980	1990	2000	2009	2015	2035
City Acres	25,781	46,369	103,045	117,853	170,990	219,400	275,541	302,902		
City Pop.	253,854	408,442	587,718	654,153	786,023	935,933	1,144,646	1,373,668		
County Pop	337,176	500,460	68,7151	830,460	988,971	1,185,394	1,392,931	1,651,448	1,725,527	2,146,066

Sources:

Acreage data: City of San Antonio, Planning & Community Development Dept.

Population Data: U.S Census.

Population Projection Data: Alamo Area Council of Governments.

College Enrollment

Table D-4 shows approximately 106,000 individuals were enrolled in college in the Fall of 2009.

Figure D-4 College and University Enrollment

School	Fall Semester 2009
Alamo Colleges (AC)	
AC - Northeast Lakeview College	573
AC - Northwest Vista College	14,587
AC - Palo Alto College	8,335
AC - San Antonio College	24,135
AC - St. Phillip College	11,008
Our Lady of the Lake	2,610
St. Mary's University	3,870
Texas A&M University at San Antonio	2,343
Trinity University	2,565
University of Texas at San Antonio	28,955
University of Incarnate Word	6744
TOTAL	105,725

Source: 2010 Texas Metro Market Overview, Texas Higher Education Coordinating Board

Independent School Districts

Figure D-6 compares the educational statistics among the 16 independent school districts within Bexar County from school year 2008-2009.

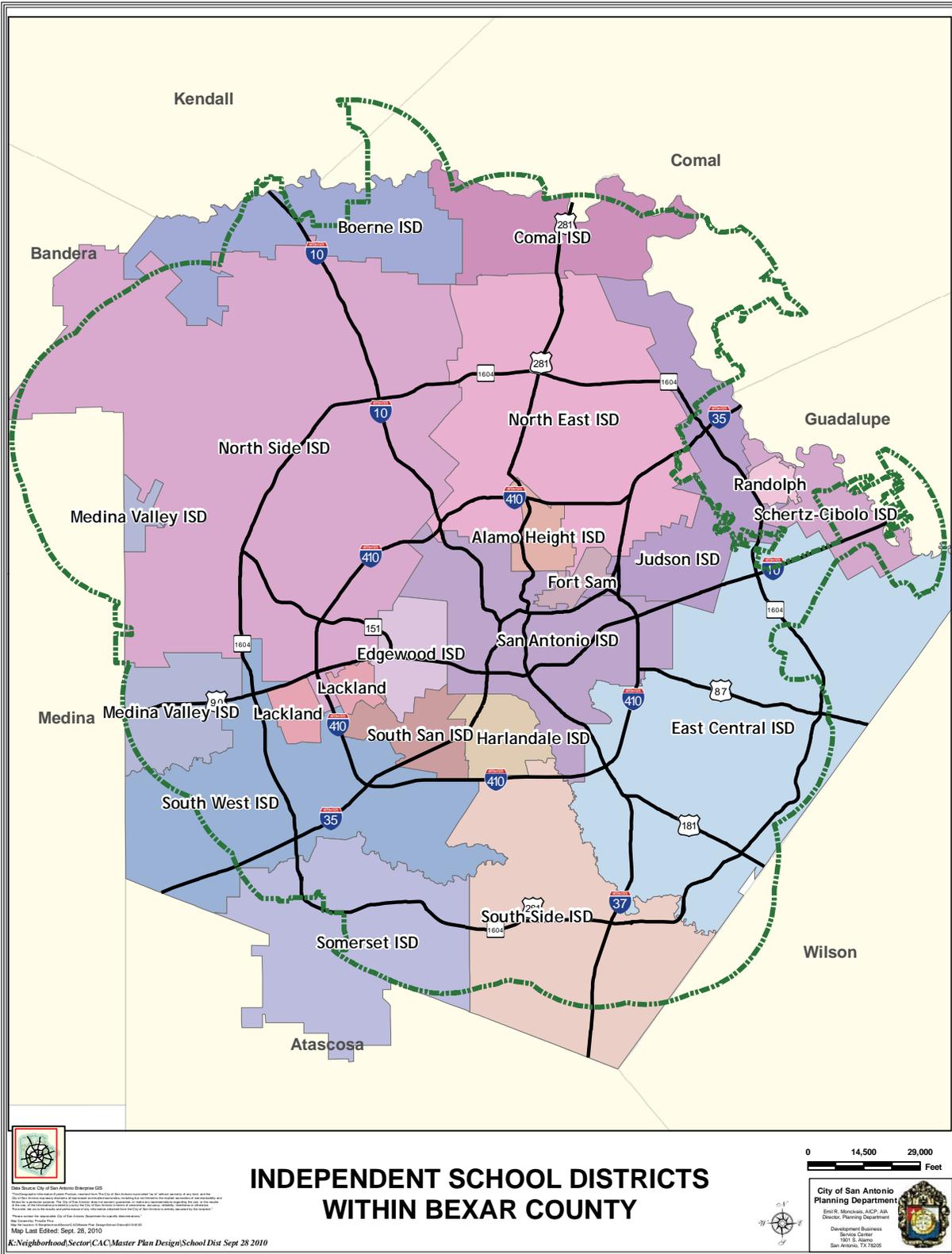
Figure D-6 School Districts Statistics

2008-2009 School District Statistics			
District Name	Student Enrollment	Graduation Rate	Percent of Economically
Northside	88,201	81%	48%
North East	63,189	90%	40%
San Antonio	54,410	59%	90%
Judson	21,256	73%	57%
Comal	15,979	88%	29%
Harlandale	14,351	76%	91%
Edgewood	11,608	66%	91%
Southwest	11,110	76%	82%
South San Antonio	9,967	64%	87%
East Central	9,078	75%	60%
Southside	5,081	65%	92%
Alamo Heights	4,618	94%	17%
Somerset	3,459	65%	77%
Ft Sam Houston	1,438	90%	31%
Randolph Field	1,203	100%	11%
Lackland	963	96%	32%

Source: Data derived from websites of Texas Education Agency Academic Excellence Indicator System 2008-2009.

Note: School District data is sorted based on student enrollment.

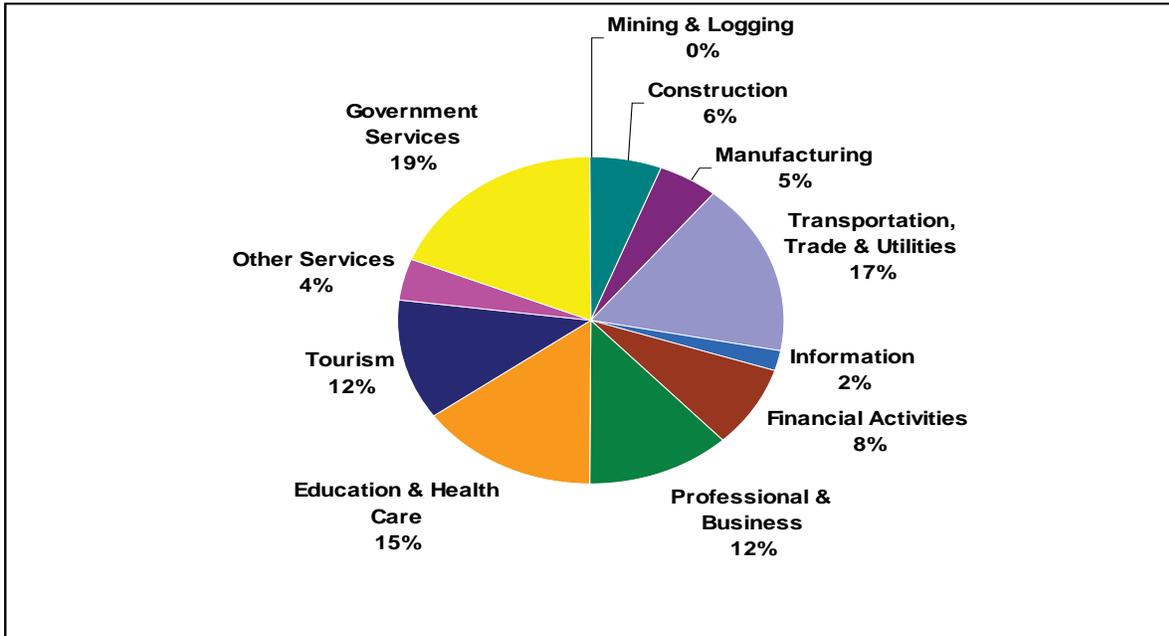
Figure D-7: School Districts Map



Economic Industry Composition

Table D-8 shows economic industry composition for the San Antonio-New Braunfels Metropolitan Statistical Area (MSA) for August 2010.

Figure D-8: Industry in San Antonio-New Braunfels MSA -August 2010

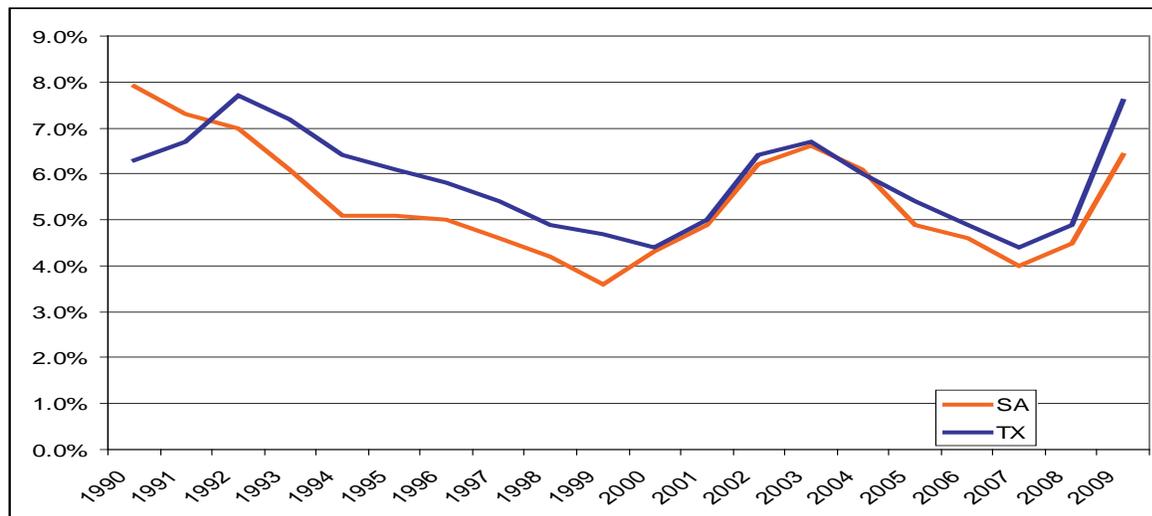


Source: Texas Workforce Commission, The Labor Market & Career Information Department (LMCI)

Unemployment Rate

Figure D-9 shows the unemployment rate in San Antonio and Texas from 1990 through 2009.

Figure D-9: Unemployment Rate in San Antonio and Texas from 1990 - 2009

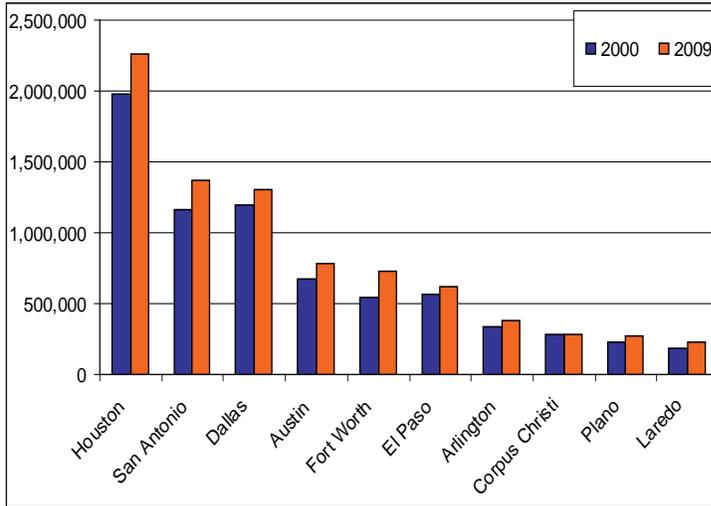


Source: Texas Real Estate Center at Texas A&M University.

San Antonio Profile

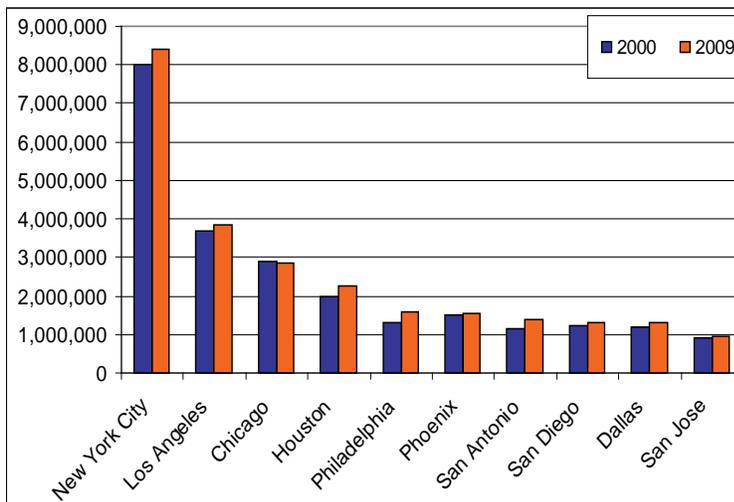
In 2009 with a population over 1.3 million, San Antonio was ranked as the second largest city in the State of Texas and the seventh largest city in the nation.

Figures D-10 & D-11: Comparison of Texas City Populations 2000 & 2009



Texas Cities	2000	2009
Houston	1,977,811	2,257,926
San Antonio	1,163,825	1,373,668
Dallas	1,190,731	1,299,542
Austin	672,241	786,386
Fort Worth	545,993	727,577
El Paso	564,792	620,456
Arlington	334,792	380,085
Corpus Christi	277,253	287,439
Plano	224,189	273,613
Laredo	179,492	226,124

Figures D-12 & D-13: Comparison of National City Populations 2000 & 2009



US Cities	2000	2009
New York City	8,015,348	8,391,881
Los Angeles	3,703,921	3,831,868
Chicago	2,895,671	2,851,268
Houston	1,977,811	2,257,926
Philadelphia	1,326,997	1,593,659
Phoenix	1,513,800	1,547,297
San Antonio	1,163,825	1,373,668
San Diego	1,226,804	1,306,300
Dallas	1,190,731	1,299,542
San Jose	903,540	964,695

Source: U.S. Census Bureau, Annual Population Estimate of residential population for incorporated places over 100,000 ranked by July 1, 2009 population

Appendix E: Glossary

A

AC:

Alamo Colleges

Accessible Health Care:

Health care services designated for uninsured, unemployed, rurally located, or low-income individuals and families.

Affordable Housing:

According to the United States Department of Housing and Urban Development (HUD), affordable housing refers to a household that pays no more than 30% of its annual gross income on housing costs including taxes, home insurance, and utility costs.

Arterial Roadway:

A main route used primarily for the movement of traffic, which is immediately below a highway level of service.

B

Bicycle Master Plan:

A document that plans for the creation and/or expansion of a comprehensive bicycle network of facilities, paths, and trails, and connecting those facilities to existing infrastructure as well as ensuring its implementation in new developments. It guides bicycle infrastructure and funding when and where appropriate.

Biomass:

Organic waste that can be converted to usable forms of energy such as heat or electricity, or crops grown specifically for the purpose of energy generation.

Bus Rapid Transit (BRT):

An enhanced high capacity, public transit solution that uses an integrated system of buses or special vehicles, such as articulated buses, on roadways or dedicated lanes to provide fast, reliable, and cost efficient mobility.

C

Capital Improvements Plan:

The plan that identifies existing and future sanitary sewer capital improvements or facility expansions within designated service areas for which impact fees may be assessed.

Capital Improvements Program:

The list of recommended capital improvements to be constructed during the forthcoming five-year period submitted pursuant to section 118 of the City Charter.

Carrizo-Wilcox Aquifer:

A natural underground water storage feature composed of sand, gravel, silt, clay, and lignite. It extends from the Rio Grande in South Texas and into parts of Arkansas and Louisiana, and supplies water to 60 Texas counties.

Collector Street:

A street which provides some access to abutting property and collects traffic from local streets and connects with the major system of arterial streets and highways.

Community Facilities:

Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Commuter Rail:

Short-haul passenger rail service that is provided between a central city and its outlying suburbs, satellite towns, or nearby cities. Commuter rail usually serves people who travel on a daily basis.

Complete Streets:

Streets designed and operated to ensure that all users - drivers, transit users, pedestrians, bicyclists, older people, children, people with disabilities, etc. – can move along and across safely.

Comprehensive Planning Program:

The process by which the City of San Antonio's Planning and Community Development Department assists organizations in developing a master plan – a blueprint that guides future growth and development. This process involves community stakeholders and can include at least three basic elements: land use, transportation networks, and community facilities.

Context Sensitive Street:

A roadway that is designed, operated, and maintained in a manner that considers the local context in which the street exists. Such streets respond to adjacent land uses and surrounding neighborhoods and generally respect traditional street design objectives for safety, efficiency, capacity, and maintenance meanwhile integrating community character and values.

Context Sensitive Design:

A collaborative, interdisciplinary approach to developing a site that involves stakeholders and considers the total context in which the new development will exist. The goal is to create a development that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources while maintaining safety and mobility.

Corridor Districts:

An overlay district that includes the application of design standards to preserve, enhance, and perpetuate the value of roadway corridors that

are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas.

COSA:

City of San Antonio

Cost/Benefit Analysis:

Cost benefit analysis is used both to determine the net monetary value of a project and to weigh the net monetary values of alternative, competing projects. In other words, it is a method to help us determine how costly or profitable a course of action is, and which course of action is best.

D**Density:**

The number of families, individuals, dwelling units, or housing structures per unit of land.

Design Guidelines:

Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to improve the overall aesthetic character of the neighborhood.

E**Edwards Aquifer:**

A natural underground water storage feature that extends through parts of 10 counties, including Bexar. The Edwards Aquifer is a karst aquifer, characterized by the presence of sinkholes, sinking streams, caves, large springs, and a well-integrated subsurface drainage system.

Economic Development Foundation (EDF):

A private, non-profit organization that assists business and industry relocating or expanding into the San Antonio area.

Emergency Management Services:

City of San Antonio Office of Emergency Management coordinates activities of City departments during disasters.

EMS:

Emergency Medical Services (e.g., ambulance)

Emergency Service District (ESD):

A stand alone political subdivision of Texas entrusted with providing emergency medical and fire services to unincorporated areas of the state. It must abide by the Texas Health and Safety Code.

Empty Nesters:

Parents whose children have grown up and left home.

Extraterritorial Jurisdiction (ETJ):

State law authorizes San Antonio to regulate specific functions within an area extending five miles beyond city limits.

F

Floodplains:

A low area of land adjacent to a stream or other water course which is subject to flooding and holds the overflow of water during a flood.

Floodplain (100-year):

Area that has a 1-percent chance of being inundated by a flood event in any given year.

Freight Re-alignment:

A situation where a new freight rail line is constructed as an alternative route for an existing freight line. This new alternative

route can make available the existing rail line for re-use. (see Freight Re-use).

Freight Re-use:

A freight rail line that is no longer used to move freight but rather is used for an alternative purpose such as hike and bike trails or passenger rail.

Freight Study:

Analyzes current and projected freight movements and their impact on local transportation systems, improve freight flow, and integrate freight mobility issues into citywide and regional plans. Freight studies can also analyze freight re-use (see Freight Re-use) and freight re-alignment (see Freight Re-alignment) scenarios.

G

Geothermal:

This alternative energy source uses the heat of the earth for direct-use applications, geothermal heat pumps, and electrical power production. Geothermal technologies are beneficial, because they release little or no air emissions.

GIS:

Geographic Information Systems

Green Building:

Development that has minimal environmental impact, is energy and resource-efficient, uses recyclable material, and reduces waste to create healthier indoor and outdoor environments throughout a building's life cycle.

Greenway:

A long, narrow strip of natural undeveloped land that is comprised of park or open space, such as a creek or gulch. A greenway is often

used for transportation if it contain trails, bike paths, or rail lines.

H

Historic Resource:

A building, structure, site, or district viewed as significant in history, architecture, archaeology, engineering or culture. Such a resource is not necessarily defined as historic by the City of San Antonio Historic and Design Review Commission or City Council, and is not necessarily eligible for listing on the National Register of Historic Places.

Historic District:

An urban or rural area defined as a historic district by city council, state, or federal authority which may contain buildings, sites, structures, designated as significant historical, archeological, or cultural landmarks worthy of specifically tailored protection and enhancement.

Homeowner Associations:

An organization comprised of people who live in a subdivision, planned community or condominium that makes and enforces rules for the properties in its jurisdiction.

Household:

As defined by the U.S. Census Bureau, a household consists of all the people who occupy a housing unit.

Housing Unit:

As defined by the U.S. Census Bureau, a housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as separate living quarters, or if vacant, is intended for occupancy as separate living quarters.

I

Impervious Cover:

Ground cover such as, roads, parking lots, and roof tops, that does not allow infiltration of rain or storm water into the soil for capture, but instead forces the water to flow downhill or stand in pools.

Infill development:

Development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

Inner City Reinvestment Infill Policy (ICRIP):

This policy coordinates public initiatives within targeted areas in order to stimulate private investment in walkable urban communities that are the building blocks of a sustainable region.

ISD:

Independent School District

J

Joint Land Use Studies (JLUS):

A Joint Land Use Study (JLUS) is a cooperative land use planning effort conducted as a joint venture between an active military installation, surrounding cities and counties, state and federal agencies, and other affected stakeholders to reduce potential conflicts between a military installation and its host community.

L

Land Use:

The manner in which land is used, for example, low-density residential land uses primarily include single family houses on individual lots.

Leadership in Energy and Environmental Design (LEED):

An internationally recognized green building certification system, developed by the U.S. Green Building Council, providing third-party verification that a building or community was designed and built using strategies intended to meet accepted high levels of environmentally responsible, sustainable development

LEED for Neighborhood Development (ND):

The LEED for Neighborhood Development (ND) Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design.

Light Rail Transit (LRT):

A type of urban rail transit that has slower speeds and lower capacities than heavy rail systems, but are larger and faster than streetcars. Light rail is usually electric, and can operate in its own right of way like heavy rail, or in mixed traffic with a dedicated lane.

Linear Creekways:

A linear open space established along a natural or man-made creek, or other drainage way, that is put to appropriate recreational use. Storm water management is the primary function of the creeks and drainage ways.

Local Street:

A roadway, often a residential street, designed to provide direct access to individual homes, neighborhood amenities, and similar minor traffic destinations. Through traffic is usually not a priority.

Lone Star Rail District:

The inter-municipal agency behind the LSTAR, the Austin-San Antonio passenger rail initiative along Interstate 35.

Low Impact Development (LID):

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and

developing watersheds.

M

Major Thoroughfare Plan (MTP):

The MTP is a long-range transportation plan for the city and its ETJ, and a component of the city's master plan. The MTP establishes the general location of future arterial streets, and defines right-of-way dedication and other roadway standards.

Mission Verde Sustainability Plan:

San Antonio's plan to develop a more sustainable economy with a special focus on energy efficiency.

Mission Reach:

This project is transforming an eight mile stretch of the San Antonio River. The project will restore riverine features and riparian woodlands, reintroduces native plants, enhance aquatic habitat, and reconnect cultural and historical features.

Mixed use:

Development that incorporates two or more of the following major land use types: residential, office, or retail within a single building or lot.

MPO:

San Antonio-Bexar County Metropolitan Planning Organization

Multimodal -

The availability of transportation options within a system or corridor whether it be walking, bicycling, driving, or transit

Museum Reach:

A segment of the San Antonio River Walk, from Lexington Avenue to Josephine Street, which includes new walkways, landscaping, parks and public art and links several downtown historic, commercial and cultural

institutions, including the San Antonio Museum of Art, The Pearl, and the oldest VFW post in Texas.

N

Natural Area:

An area in its natural condition, with minimal impact from humans or invasive species. Natural areas can be public park sites used in a sustainable manner for passive recreation.

Neighborhood Association:

Includes both voluntary and mandatory neighborhood associations. Voluntary neighborhood association: a voluntary, not-for-profit association organized for neighborhood improvement within a geographic boundary. Mandatory neighborhood association: a homeowners' or property owners' not-for-profit association that requires mandatory membership for all or a majority of the owners of property, in accordance with Title 11 of the Texas Property Code. Mandatory neighborhood associations are commonly called homeowners associations.

Neighborhood Conservation District:

An overlay district that includes the application of design standards to preserve, protect, enhance, and perpetuate residential neighborhoods or commercial districts that contribute significantly to the overall character and identity of the city.

O

Open Space:

A land and/or water area that is intended to provide light and air, and is designed, depending upon the particular situation, for environmental, scenic or recreational purposes and structuring urban form.

Overlay district:

A zoning district established by this chapter prescribing regulations to be applied to a site in combination with a base zoning district.

P

Parks and Recreation System Plan:

A plan document adopted by the city council that provides guidance on future decisions concerning operations, capital improvement needs, and programs for San Antonio's parks and recreation facilities.

Planning Commission:

Created by City Charter with the responsibility of reviewing and approving applications for the division and development of land and recommends amendments and additions to the master plan.

Primary Arterial:

A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.

Public Art San Antonio (PASA):

The public art program for all city departments, capital projects and public art initiatives, and is a division of the City of San Antonio Capital Improvements Management Services Department (CIMS).

R

Rehabilitation:

The restoration or repair of dilapidated housing or other types of structures to make habitable or usable again.

RMA:
Regional Mobility Authority

S

Secondary Arterial:
A major thoroughfare with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, collector and local streets, and medium intensity activity centers.

Streetcar:
A tram, trolley, or streetcar is a frequent, circulatory transit service that operates on embedded rail and is capable of operating in streets with mixed traffic. Street cars typically hold fewer passengers than a light rail vehicle and travel shorter distances.

Streetscape:
The visual character of a street or block as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

T

Tax abatement:
A reduction of real estate taxes due over a period of time.

Transit:
Refers to various forms of mass transit such as bus, light rail, street car, commuter rail, etc.

Transit Oriented Development (TOD):
Development that creates compact, walkable communities located within proximity of a multi-modal transit station and is designed to maximize public access and transportation.

Trinity Aquifer:
The Trinity Aquifer extends in a band through the central part of Texas from the Red River to the eastern edge of Bandera and Medina counties. Users in northern Bexar, Bandera, Kendall, Comal, and Kerr counties get their water from the Trinity.

TxDOT: Texas Department of Transportation

U

Unified Development Code (UDC):
The San Antonio Unified Development Code (“UDC”) establishes standards and procedures for new development in the city to guide proper implementation of the city’s adopted master plan.

University District:
A mixed-use and mixed-housing neighborhood established around a university campus. It is inhabited mostly by students and university employees and has lively night and art life.

V

VFD:
Volunteer Fire Department

VIA Metropolitan Transit (VIA):
The main public transportation provider in the San Antonio area. VIA provides express and metro bus service, paratransit service for riders with disabilities, van pool service for commuters, special event park & ride service.

Vehicle Miles Traveled (VMT):
VMT is a measure that is commonly used to describe automobile use on a daily or annual basis. While traffic counts measure the number of vehicles passing a fixed point during a specified time, VMT includes trip distance with the traffic volume.

Vocational training:

Training for jobs that are based in manual or practical activities, traditionally non-academic and totally related to a specific trade.

W

Watershed:

The area drained by a given stream, river, watercourse, or other body of water.

Workforce Solutions - Alamo:

An employment services organization that serves the counties of Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina and Wilson

Z

Zoning:

Regulates density, land use, and other physical features of development such as building height and setback. Zoning is a key tool for carrying out planning policy.

1. ECONOMIC VITALITY

- 1.A Economic diversity and new jobs creation.
- 1.B A highly trained and educated workforce is available to meet the needs of San Antonio's local and regional employers.
- 1.C Employment centers are strategically located and easily accessible by various transportation modes.
- 1.D Inner-city reinvestment is strongly promoted
- 1.E Public-private partnerships are facilitated and maintained to leverage community resources.
- 1.F Military installations are supported for future viability and growth.



2. EDUCATION

- 2.A A healthy partnership exists among educational institutions, the community, and the City.
- 2.B Educational excellence, and increased K-12 educational attainment levels, among all sixteen (16) Independent School Districts and other educational institutions.
- 2.C An educational network, from elementary through college, that coordinates with economic entities to prepare the future workforce.
- 2.D Adults have opportunities for continuing education, literacy enhancement, and job skill training.



3. COMMUNITY CHARACTER

- 3.A The City's historic resources are preserved and utilized.
- 3.B Downtown has a vibrant and eclectic atmosphere that is enjoyed by both residents and visitors.
- 3.C Downtown is an appealing and convenient place to live and a major employment center for the region.
- 3.D San Antonio honors its artistic and multi-cultural heritage.
- 3.E The natural environment is preserved as an important public amenity.
- 3.F Context sensitive design is utilized to balance function, safety, and aesthetics for development and redevelopment.



4. LIVABILITY/QUALITY OF LIFE

- 4.A Quality and affordable housing is available to meet the demand of the community.
- 4.B A full range of housing options exist for the broad spectrum of demographic markets.
- 4.C Neighborhoods are safe and well maintained.



- 4.D Community amenities and services are cornerstones to more livable neighborhoods.
 - 4.D.1 Emergency and public safety services are provided throughout the community.
 - 4.D.2 A citywide system of parks, plazas, and open space exists.
 - 4.D.3 Libraries are utilized as places for learning and community gathering.
 - 4.D.4 Citizens have access to health care facilities and healthy lifestyle options throughout the community.
 - 4.D.5 Comprehensive animal care services are provided.
 - 4.D.6 Stormwater and floodplains are appropriately managed.



5. ENVIRONMENTAL SUSTAINABILITY

- 5.A San Antonio's air quality meets federal air quality standards.
- 5.B Increased reliance on renewable energy sources (such as solar, wind, biomass, and geothermal) to meet the City's energy needs.
- 5.C Water quality and quantity of all underground water resources (including the Edwards Aquifer, Trinity Aquifer, Carrizo-Wilcox Aquifer, and all surface water resources) are protected.
- 5.D "Green" building principles and strategies are utilized in developing and redeveloping buildings and sites.
- 5.E Environmental quality protection is integrated into all phases of local planning policy and implementation
- 5.F A strategic approach, based on best management practices and sustainability principles, is utilized to locate infrastructure and utilities.
- 5.G Population growth can be accommodated inside the City limits.



6. MULTI-MODAL TRANSPORTATION

- 6.A A multi-modal transportation system is available.
- 6.B A bicycle infrastructure system is available for commuters and recreational riders.
- 6.C Safe, walkable pedestrian friendly environments are available.
- 6.D Street connectivity is increased.
- 6.E San Antonio Airport is a multi-modal transportation center that meets the needs of tourists, businesses, and residents.
- 6.F Re-use and re-alignment of freight rail for passenger transportation when and where appropriate.



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FOR ADDITIONAL INFORMATION CONTACT:

**City of San Antonio
Planning and Community Development Department
P.O. Box 839966
San Antonio, TX 78283-3966
210.207.1111**

www.sanantonio.gov

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

Plan Amendment Application Case No.: PA 10023

Council District: 10

City Council Meeting Date: 12/16/2010

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 18

Summary:

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

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

Background Information:

Applicant: Brown and Ortiz, PC

Owner: Veronica Montelongo

Property Location: 4144 Jung Road

Acreage: 2.803

Current Land Use of site: Office

Adjacent Land Uses:

N: Single Family Residential

E: Single Family Residential

S: Single Family Residential and Commercial

W: Vacant

Issue:

LAND USE ANALYSIS:

The subject property is located in northeast San Antonio off of Jung Road between Bulverde Road and Stahl Road. The property was formerly used as a primary residence and has been converted into an office. The land use designation for the site in the San Antonio International Airport Vicinity Land Use Plan is Low Density Residential land use. The character of the area is primarily rural with single family homes on large lots on almost all sides of the subject property. Additionally, adjacent to the property on the southeast corner is one commercial property that is also owned by the property owner of the subject property. Further south along Jung Road is a Montessori school as well as CPS property used for utility infrastructure and equipment. The surrounding land use designations include Low Density Residential land use, Medium Density Residential land use, and Public Institutional land use.

Low Density Residential land use includes single family homes and accessory dwellings on a single lot ideally situated within walking distance of schools and neighborhood commercial uses. Additionally, certain low impact community oriented uses such as churches, parks or community centers are appropriate.

Community Commercial land use includes medium intensity uses that serve two or more neighborhoods. Community Commercial land uses should be located at nodes on arterials at major intersections or where an existing commercial area has been established. The majority of the ground floor façade should be composed of windows. It is recommended that off-street parking and loading areas adjacent to residential uses be buffered with landscaping, lighting and signage controls. Examples of Community Commercial land uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

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

In addition to being within the San Antonio International Airport Vicinity Land Use Plan, the subject property is also located within the North Sector Plan. The North Sector Plan designates the subject property as within the Suburban Tier. The Suburban Tier includes low to medium density residential uses such as small and large tract attached and detached single family and some multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. In addition to the residential uses recommended within the Suburban Tier, neighborhood and community commercial uses may also be recommended. Generally, these commercial uses include detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Neighborhood commercial uses are most appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Community commercial should be located at the intersection of arterials and/or collectors. The North Sector Plan states, "The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained." (North Sector Plan, page 49). While the North Sector Plan recommends the Suburban Tier which includes provisions for both residential and commercial uses, the intensity of the commercial use proposed does not meet the locational criteria laid out in the plan.

The proposed land use designation is incompatible with the existing character of the area and is not located in an ideal location for the proposed use. The character in which the subject property is located is primarily rural with single family residential uses on large and average sized lots. The subject property is located on a local residential street that is unmarked and does not include sidewalks or curbs. It is also not situated at a corner or where a commercial node currently exists. Commercial uses have been located and are better situated along the major arterials of Bulverde Road and Stahl Road as well as along the railroad tracks between Briarcrest and Stahl Road. Community Commercial land use is not recommended for this site.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Jung Road is a local residential street without markings, curbs or sidewalks. The nearest roadway on the Major Thoroughfare Plan is Knollcreek, a secondary arterial type A, located approximately 0.28 miles to the northwest of the subject property. Stahl Road, a secondary arterial type A, is located approximately 0.5 miles southeast of the subject property. Bus stops are located a little over a 0.25 mile from the subject property.

Comments:

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The San Antonio Country Day Montessori School is located approximately 0.1 miles from the subject property. The property is also located a little less than a mile from Friesenhaun Neighborhood Park and McClain Neighborhood Park. Northern Hills Elementary School and Wetmore Elementary School are located approximately 1.3 and 1.4 miles from the subject property, respectively. Fire Station #40 is approximately 1.5 miles away.

Comments:

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:

Comments: The proposed plan amendment to change the land use designation from Low Density Residential land use to Community Commercial land use is not supported by the locational criteria defined in both the San Antonio International Airport Vicinity Land Use Plan and the North Sector Plan. Both plans recommend that Community Commercial land use occur at existing commercial nodes or at the intersection of arterials and/or collectors. The subject property is located in the middle of a residential block. Approving this proposal would encourage commercial encroachment into the residential neighborhood. Additionally, the commercial use is not consistent with the rural character of the area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: November 10, 2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: October 22, 2010

No. Notices mailed 10 days prior to Public Hearing: 16

Registered Neighborhood Association(s) Notified: Northern Hills HOA, Longs Creek HOA, and Eden HOA

Comments: No registered neighborhood associations are located within 200 feet

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2010156

Current zoning district: R-6 Proposed zoning district: O-1.5

Zoning Commission Public Hearing Date: 11/16/2010

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

Planning Manager

Case Manager: Rebecca Paskos, AICP

Senior Planner

Phone No.: 207-7816

RESOLUTION NO.

RECOMMENDING TO DENY 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 LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 2.803 ACRES LOCATED AT 4144 JUNG ROAD.

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Master Plan on May 30, 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 November 10, 2010 and **DENIED** the amendment on November 10, 2010; 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: 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 **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10th DAY OF NOVEMBER 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

Master Plan Amendment 10023

San Antonio International Airport Vicinity Land Use Plan

Planning Commission
November 10, 2010
Agenda Item No. 12

Amendment 10023

Plan as adopted:

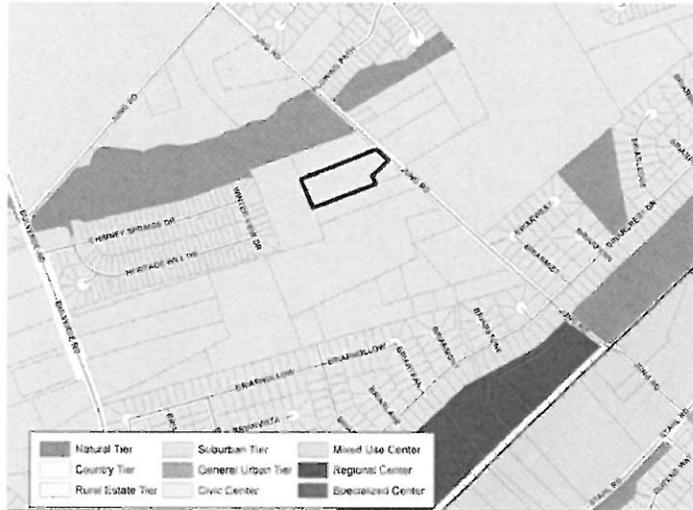
Proposed amendment:



Low Density Residential	Neighborhood Commercial	Regional Commercial	Business Park	Parks/Open Space
Medium Density Residential	Community Commercial	Mixed Use	Public Institutional	Light Industrial

Amendment 10023

North Sector Plan as adopted:



3

Surrounding Land Uses



Surrounding Land Uses



Area Images



4144 Jung - Community Commercial
proposed for 2.803 acres



Southeast - 4152 Jung, existing commercial



Jung Rd - facing southeast



Jung Rd - facing northwest

6

Area Images



Northeast – 4145 Jung, single family



East – 4157 Jung, single family



Southeast – CPS Energy



North – 4124 Jung, single family



South – 4172 Jung, single family



South – 4188 Jung, single family

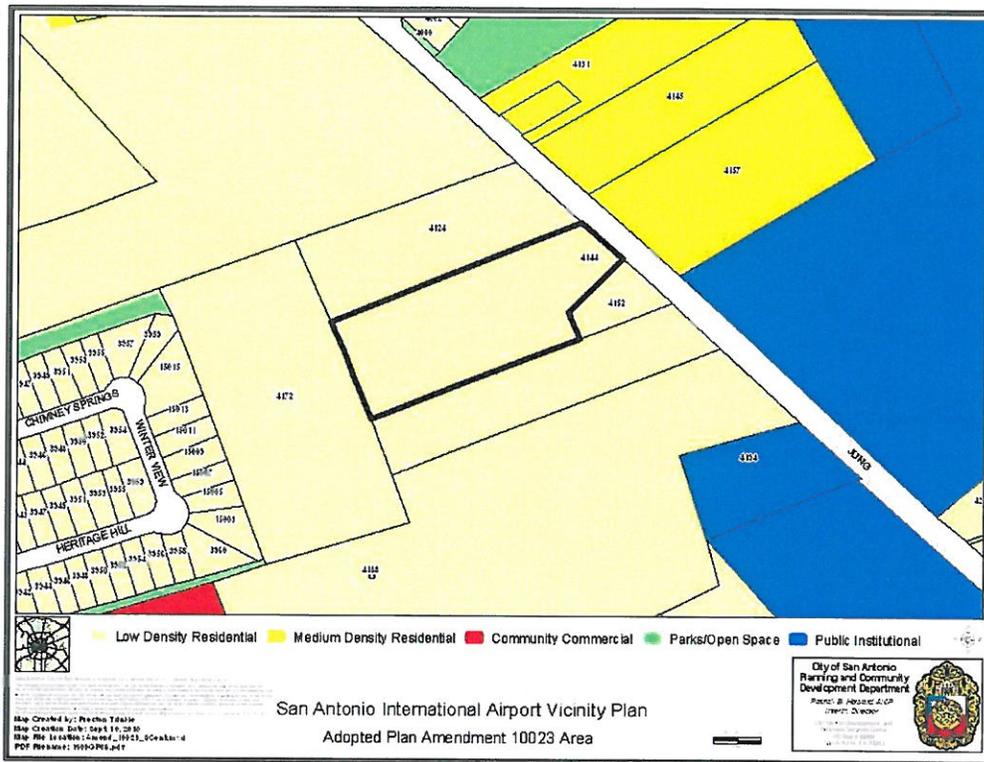
7

Staff Recommendation

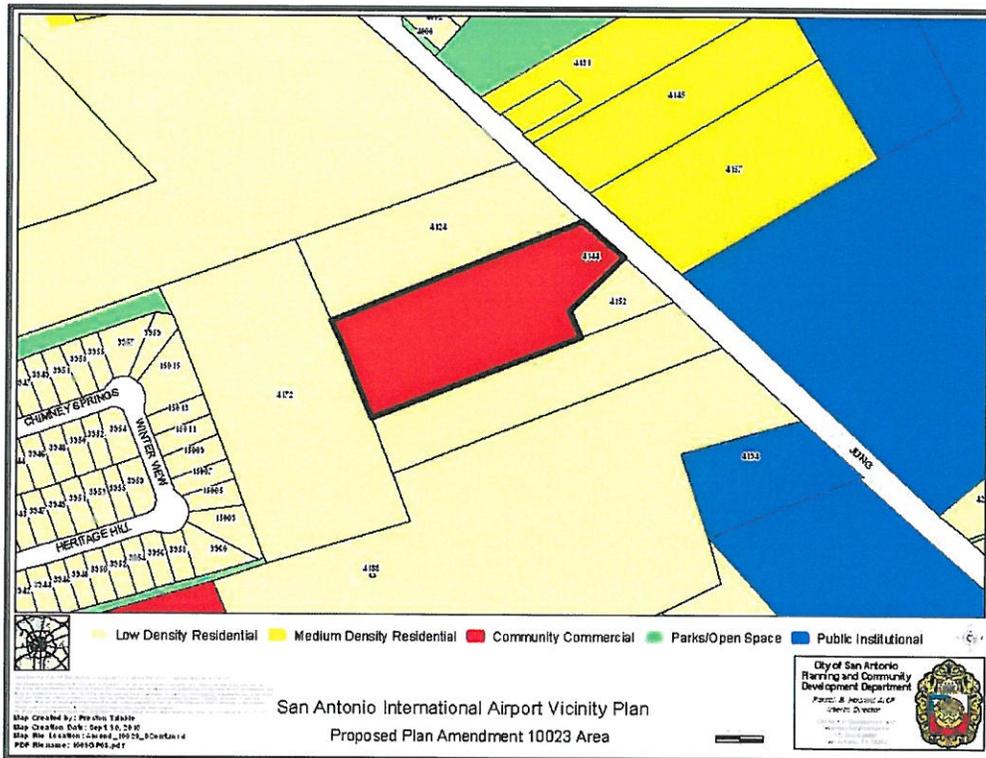
Denial of the request to amend
from Low Density Residential land
use to Community Commercial
land use

8

Land Use Plan as adopted:



Proposed Amendment:





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

Plan Amendment Application Case No.: PA 10024

Council District: 1

City Council Meeting Date: 12/16/2010

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

ITEM # 14

Summary:

Neighborhood/Community/Perimeter Plan: **Five Points Neighborhood Plan**

The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential** land use *to* **Medium Density Residential** land use.

Background Information:

Applicant: Chris Kurzon

Owner: Crosstimber, LLC

Property Location: 619 Marshall Street

Acreage: 0.1504 acres

Current Land Use of site: Duplex

Adjacent Land Uses:

N: Single-Family Residence

E: Vacant Commercial

S: Single-Family Residence

W: Single-Family Residence

Issue:

LAND USE ANALYSIS:

The subject property currently consists of a duplex located on one lot at 619 Marshall Street. The property is located north of the “T” intersection of Marshall Street and Upson Street. The subject property is bounded to the east by a vacant commercial property and single-family residential properties to the south, north, and west. The subject property is approximately 485 feet east of IH-10 and approximately 200 feet west of North Flores Street.

The property is currently designated for Low Density Residential land use. This land use classification includes single-family homes on individual lots. This land use classification also permits a limited number of duplexes and granny flats or garage apartments. The Low Density Residential classification also states the neighborhood’s desire to see the structures built as multi-family housing continue in this use even if located within a low density residential area. Finally, the definition calls out the neighborhood’s desire for property owners to preserve existing housing stock when possible.

The applicant is requesting to amend the future land use designation for the subject property to Medium Density Residential. The Medium Density Residential land use includes duplexes, triplexes, quadplexes, townhomes, and apartment buildings up to eighteen residential units per acre on single lots, as well as uses allowed in the Low Density Residential land use classification. Medium Density Residential uses should also be well integrated into the area and not secluded through the use of fences, hedges, or street screens. Goal 3 (p.22) of the Five Points Neighborhood Plan Update (2009) supports the preservation of existing housing stock in the area between IH-10 and North Flores Street. The structure on the subject property was constructed in 1905 per Bexar County Appraisal District records.

The properties immediately to the north and east of the subject property are classified as Low Density Mixed Use in the Five Points Neighborhood Plan Future Land Use Plan. This land use classification

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

recommends neighborhood-scaled commercial uses such as dry cleaning businesses, convenience stores without fuel sales, and other small scale retail or office uses.

Medium Density Residential would serve as an appropriate transition between the single-family residential area to the west of the subject property and the Low Density Mixed Use corridor along North Flores and would serve to reduce potential negative impacts from the existing commercial properties, such as noise, on the existing single family residential properties to the south and west of the subject property. Additionally, Medium Density Residential would not be incompatible with the Low Density Mixed Use classification to the east. Medium Density Residential is recommended as the residential component of the Low Density Mixed Use classification. Finally, the existing duplex at 619 Marshall Street is comparable to neighboring properties along Marshall Street. There are existing multifamily structures located at 708 Marshall, 718 Marshall, 721 Marshall, and 724 Marshall.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: The subject property is approximately 200 feet west of North Flores Street which is classified as a Secondary Arterial Type B on the Major Thoroughfare Plan. The Major Thoroughfare Plan classifies IH-10 as a Freeway 200'-500' and Marshall Street as a local street. The subject property is located approximately 300' west from the nearest VIA bus stop which is located on the west side of the "T" intersection of Cadwallader Street and North Flores Street.

Comments: The proposed use will pose a minimal impact to existing transportation infrastructure which was designed and constructed to support a mix of commercial and residential development.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is approximately 600 feet west of Austin Elementary School.

Comments: The proposed use will pose a minimal impact to community facilities in the area which have been designed to facilitate a mix of commercial and residential development in the area.

Minimal Impact Impact can be mitigated Significant Impact to Community Facilities

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: An existing duplex is on the subject property. Preservation of existing housing stock is supported by Goal 3 in the Five Points Neighborhood Plan. Additionally, Medium Density Residential would serve as an appropriate buffer between commercial properties to the north and east and the single family residential properties in the area by mitigating undesired effects of commercial development in the area such as noise. Also, the proposed use would not be out of character with other properties along Marshall Street which have also been constructed as multifamily.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: 11/10/2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 10/22/2010

No. Notices mailed 10 days prior to Public Hearing: 37 to property owners within 200 feet, 23 to members of the Five Points Planning Team.

Registered Neighborhood Association(s) Notified: Five Points Neighborhood Association

**City of San Antonio Planning and Community Development Department
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ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2010164

Current zoning district: R-4

Proposed zoning district: MF-18

Zoning Commission Public Hearing Date: 11/16/2010

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Director

Andrea Gilles

Planning Manager

Case Manager: Tyler Sorrells

Planner

Phone No.: 207-7395

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE FIVE POINTS NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1504 ACRES LOCATED AT 619 MARSHALL STREET.

WHEREAS, City Council approved the Five Points Neighborhood Plan as an addendum to the Master Plan on February 3, 2000; 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 November 10, 2010 and **APPROVED** the amendment on November 10, 2010; 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 Five Points 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 10th DAY OF NOVEMBER 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

Master Plan Amendment 10024

Five Points Neighborhood Plan

Planning Commission

November 10, 2010

Agenda Item No. XX

Amendment 10024

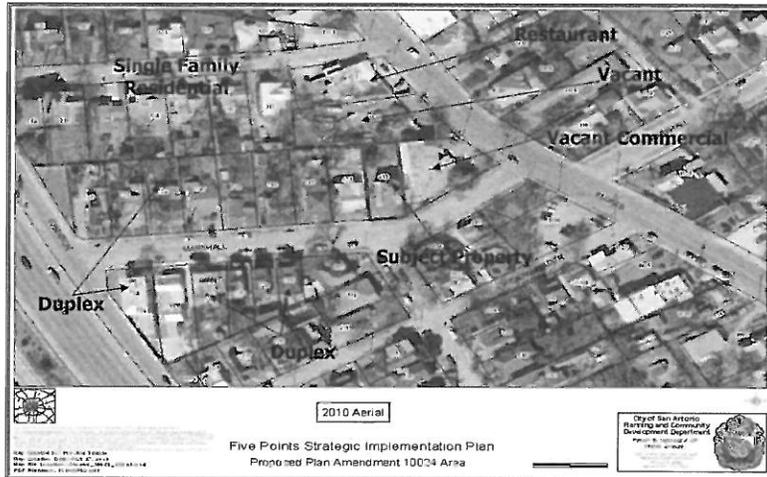
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



3

Area Images



619 Marshall



East



West



North

Staff Recommendation

Approval of the request to amend
from Low Density Residential land
Use to Medium Density Residential
land use

5

