

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL CORRESPONDENCE
PLANNING DEPARTMENT**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Director, Planning Department

THROUGH: Terry M. Brechtel, City Manager

COPY: Jelynn LeBlanc Burley, Assistant City Manager; Roderick Sanchez, Assistant Director, Development Services Department; Nina Nixon Mendez, Carol Haywood, File

SUBJECT: Westfort Alliance Neighborhood Plan – Land Use Element Update Amendment (City Council District 2)

DATE: May 29, 2003

SUMMARY AND RECOMMENDATIONS

The Westfort neighborhood, together with the Planning Department, has developed an update to the land use element of the Westfort Alliance Neighborhood Plan that was first adopted by City Council September 25, 1997.

According to §35-420 (g)(2) of the *Unified Development Code*, the Plan shall be reviewed by the Planning Commission at least once every five years. Pursuant to §35-420 (e) the Plan:

- Identifies goals that are consistent with adopted City policies, plans and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council, Departments, and Commissions for decision-making processes.

The updated land use element contains:

- A current land use map
- A land use plan
- A land use plan categories description

Staff recommends approval of the amendment to update the land use element contained in the Westfort Alliance Neighborhood Plan to the City Council to become a component of the City's Comprehensive Master Plan as it conforms to the approval criteria set forth in §35-420 of the *Unified Development Code* pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans."

BACKGROUND

The Westfort Neighborhood was notified in August 2002 about the requirement for the Westfort Alliance Neighborhood Plan to be updated. The planning area is bound by Mulberry on the north; Margaret and Fort Sam Houston on the east; Josephine on the south; and Avenue B and Brackenridge

Park on the west. The plan area is approximately 116 acres and includes about 1300 residents located in City Council District 2. (See attachment 1)

A planning team was organized after the neighborhood was notified of the requirement for a plan update. Five planning team meetings were held between September 2002 and January 2003 to verify existing land use and update the Land Use Plan. One public meeting was held for comment on the Land Use Plan Update. Representatives of the Westfort and Mahnke Park neighborhoods met once in March to agree to land use for a two-block area that overlaps their planning areas.

POLICY ANALYSIS

The Westfort is consistent with the 1997 Master Plan, Neighborhood Goal 2: Strengthen the use of the neighborhood planning process and neighborhood plans.

In a public hearing held on May 14, 2003, the Planning Commission recommended that the City Council amend the Westfort Alliance Neighborhood Plan land use element as a component of the City's Master Plan.

FISCAL IMPACT

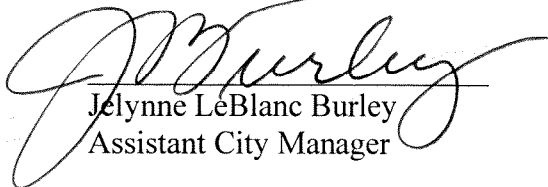
As defined in the Community Building and Neighborhood Planning Program adopted by the City Council in October 1998, formal recognition is an acknowledgement of the plan's use and value without specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

Review of the Westfort Land Use Plan Update was coordinated with the Development Services Department and the City Attorney's Office.

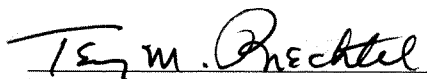


Emil R. Moncivais, AICP, AIA
Director, Planning Department



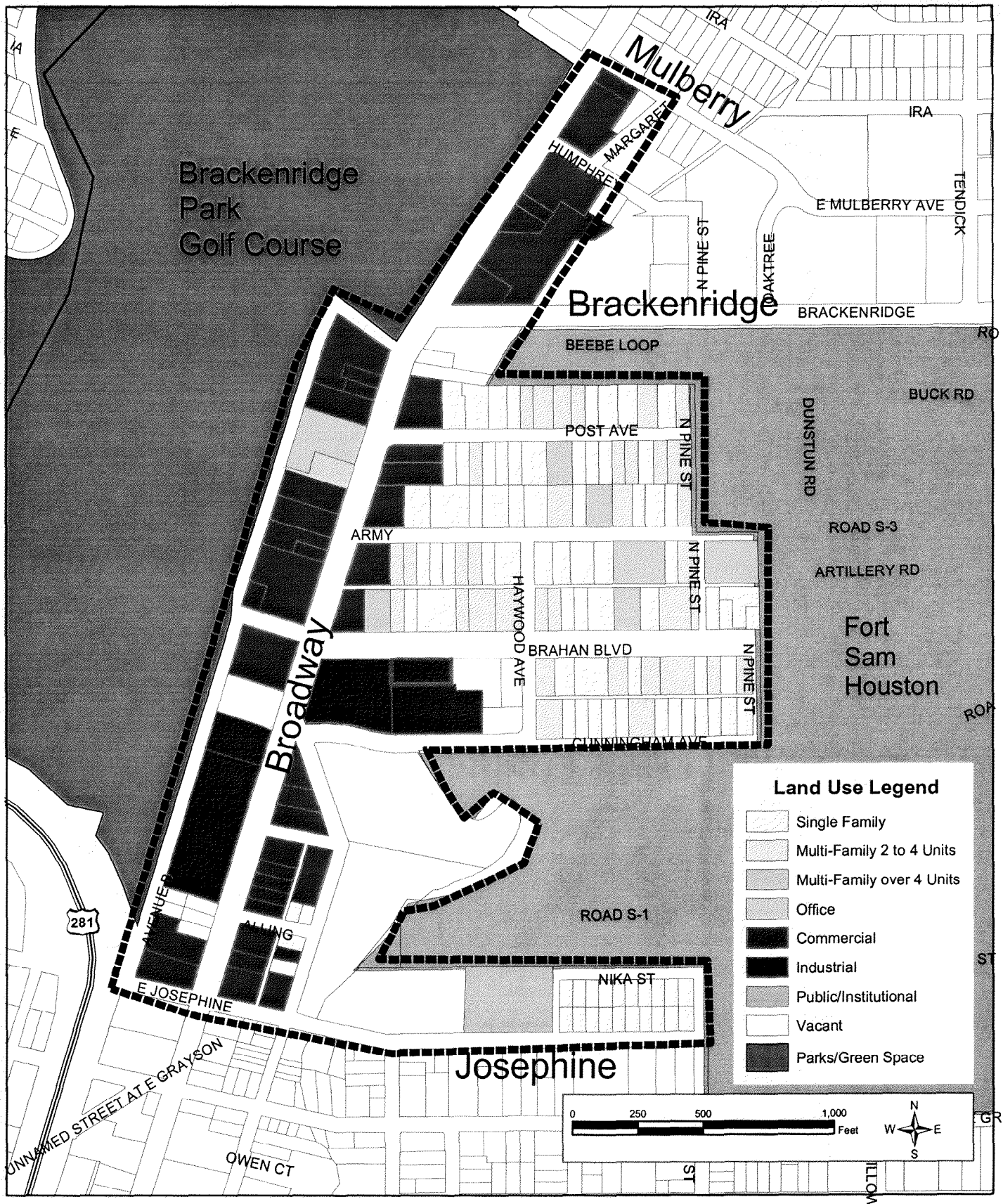
Jelynn LeBlanc Burley
Assistant City Manager

Approved:



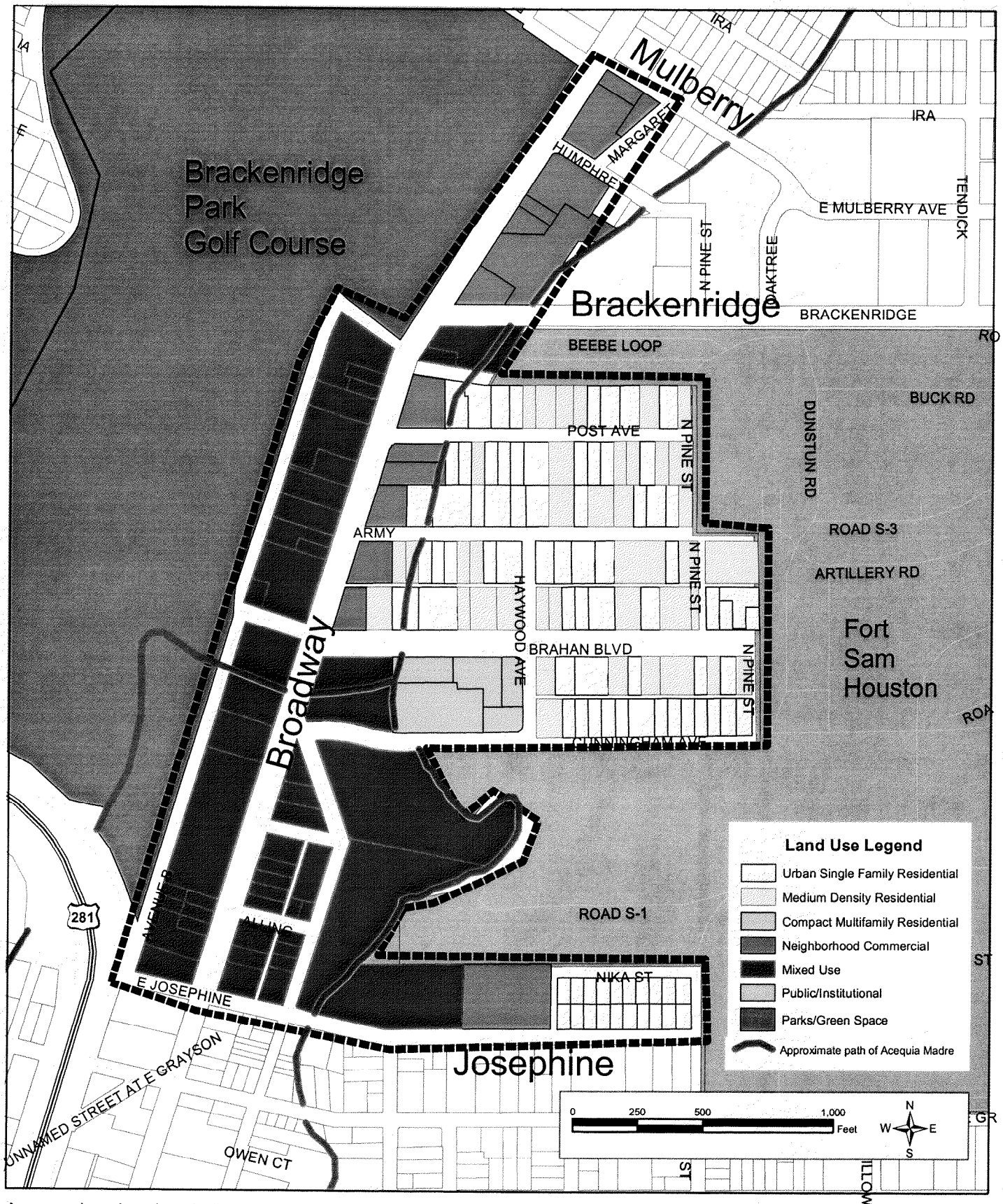
Terry M. Brechtel
City Manager

Westfort Existing Land Use



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

Westfort Land Use Plan Update



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
See map disclaimer.

Land Use Plan

The Land Use Plan builds on the goals and objectives of the Westfort Neighborhood and identifies the preferred land development pattern. The Plan reflects, in general terms, the relationships that ensure compatible land uses and serves as a policy guide for future development. Two primary tools for implementation of the land use plan are the Unified Development Code (zoning and subdivision ordinances) and the Capital Improvements Program (CIP), the city's six-year financial plan for capital projects. After adoption by City Council, the Planning Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

The location of different land uses is based on existing uses, community discussions and policies from the City's *Master Plan*. The land use vision for Broadway is to become a pedestrian-friendly boulevard of mixed uses including a combination of office, commercial, retail and/or housing in the same building. It is hoped that the redevelopment of the Buttercrust property will encourage pedestrian-friendly amenities along Broadway.

Should the U.S. Army at Fort Sam Houston ever decide to sell or develop the vacant lot along Brackenridge Street, the desired use is for residences or urban multi-family apartments. It also is desired that the historic structures and animal graves be preserved on the Fort Sam Houston land across from Cunningham Street.

The Acequia Madre used to flow through the neighborhood and near the border of Fort Sam Houston and the former Playland Park property. Markers, a row of trees or a small greenbelt should mark the path of the historic Acequia Madre and its laterals.

The possibility of closing and vacating Appler, Alling and/or North Alamo between Josephine and Cunningham can be investigated in relation to the development of the Playland property and the blocks south of Cunningham.

Disclaimer for maps:

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Westfort Neighborhood Plan

Land Use Classification	Description	Related Zoning Districts
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Urban Single Family Residential

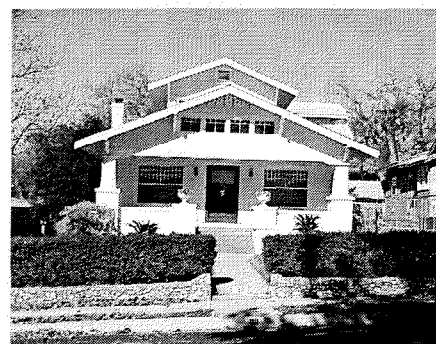
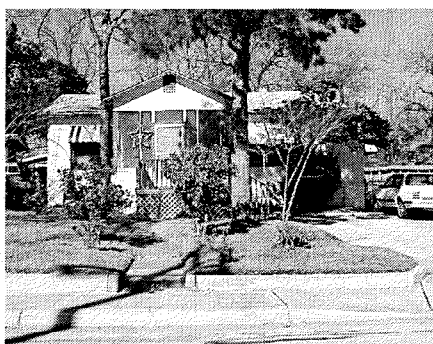
Light
yellow

Urban Single Family Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials.

R-6
R-5
R-4

Urban Single Family Residential areas are composed mainly of single-family dwellings on small, individual lots with a density of 5 to 10 dwelling units per acre.¹ Detached accessory dwelling units such as granny flats, "echo" homes (elder cottage housing opportunity), and garage apartments are allowed when an accessory use is located on the same lot as a the principal residence. Only one accessory dwelling less than 800 square feet in size is permitted per lot, and should reflect the appearance of the main structure.

It is desired that single-family houses that have been divided into apartments and multiple living units be restored to single-family use.



¹ The Urban Single Family Residential category is a sub-classification of Low Density Residential created to address small lot single-family development.

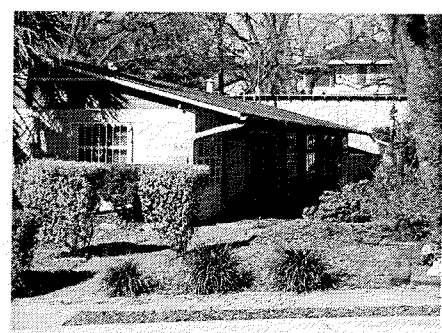
Land Use Classification	Description	Related Zoning Districts
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Medium Density Residential

Dark yellow

Medium Density Residential includes small lot single-family development, duplexes, small apartments with up to 6 units, and townhomes. The neighborhood recognizes and appreciates the varying residential densities found within its residential areas and would like to see new apartments built as multiple, small, neighborhood-sized buildings that fit the character of the surrounding properties with a density of 9 to 17 dwellings per acre.

RM-6,
RM-5,
RM-4



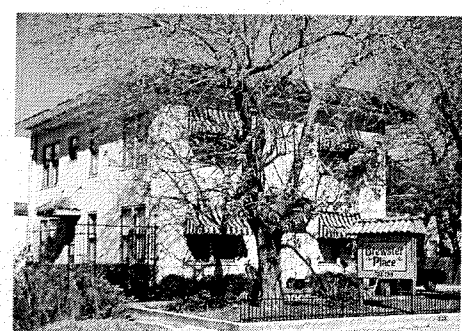
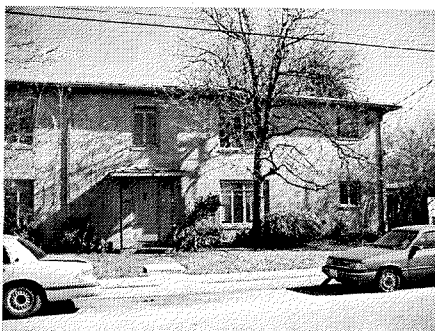
Compact Multifamily Residential

Orange

Compact Multifamily Residential provides for compact development consisting of the full spectrum of residential unit types. This classification includes apartments and condominiums with a density generally greater than 17 units per acre and it is desired that they be no more than 3 stories in height. All residential uses can be found within this classification. Compact Multifamily Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Single Family or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Compact Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses.

RM-4,
RM-5,
RM-6,
MF-25

(Density higher than 25 units per acre is not desired)



Westfort Neighborhood Plan

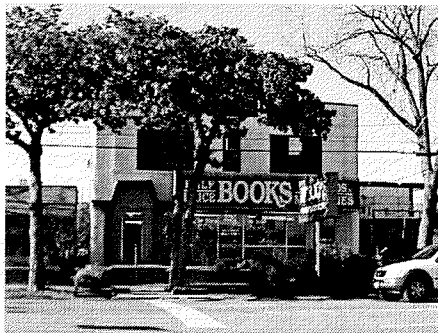
Land Use Classification	Description	Related Zoning Districts
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Neighborhood Commercial

Pink

Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. No drive-through establishments are permitted. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses.

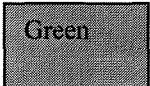
Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. The building should have windows on the ground level. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Parking areas should be located behind the building. Additionally all off street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Examples of Neighborhood Commercial services are convenience stores, restaurants, coffee shops, cafes, hair salons, delis, gift shops, medical offices, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings without a drive through (stand alone). The neighborhood prefers no stand-alone bars be located in this category.



Land Use Classification	Description	Related Zoning Districts
Mixed Use - Residential/Office/Commercial 	<p>Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed Use evolves from surface parking for cars to a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle use areas.</p> <p>Mixed Uses include those in the Neighborhood Commercial, and Residential categories as well as office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as offices (dentists, insurance professionals, non-profits, etc.), storefront retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.). A zoning special district or overlay district should be implemented to provide urban design standards in order to maintain a scale compatible with the neighborhood. The neighborhood prefers no stand-alone bars in this category.</p>	<p>MXD, TOD, IDZ</p> <p>Also includes O-1, O-2, NC, C-1, C-2P, and all RM and MF categories</p>



Westfort Neighborhood Plan

Land Use Classification	Description	Related Zoning Districts
Parks/Open Space 	<p>Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.</p>	