

**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, Gregory Baker, File

SUBJECT: Northwest Community Plan – Land Use Element Update Amendment (City Council District 6, 7, 8)

DATE: May 27, 2004

SUMMARY AND RECOMMENDATIONS

The Northwest Community Planning Team, together with the City of San Antonio Planning Department, developed an update to the land use element of the Northwest Community Plan that was first adopted by City Council September 24, 1998.

The updated land use element contains:

- An existing land use map,
- A future land use plan, and
- A land use plan categories description.

Staff recommends approval of the amendment to update the land use element contained in the Northwest Community 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 planning area is bound by Bandera Road on the northeast, Loop 1604 on the northwest, and Grissom and Culebra Road on the south. The plan area is approximately 14.3 square miles and, per the 2000 census, has a population of approximately 68,906. (See attached Plan)

The Northwest Community neighborhoods and stakeholders were notified in December 2003 about the requirement for the Northwest Community Plan to be updated. A Planning Team was organized after the neighborhood was notified of the requirement for a plan update. The

Planning Team consisted of 60 stakeholders with representation from area residents, business owners, the real estate and development community, and neighborhood and homeowner's associations. A total of 16 neighborhood and homeowner's associations were represented on the Planning Team.

Five Planning Team land planning sessions were held between January and March 2004 to verify existing land use and update the Future Land Use Plan.

On March 27, 2004 an open house was held for the larger public to view the Future Land Use Plan update which includes an existing land use map, an updated future land use plan, and written land use category descriptions. Approximately 7000 invitations were sent to area residents and property owners notifying them of the open house with 52 in attendance. The open house also included comment cards to provide input on the plan.

On April 6, 2004 a final Planning Team meeting was held to discuss the input gathered from the open house, and make some alterations to the land use plan based on that input.

The updated plan contained 6 primary areas of change:

- New Commercial Land Uses Categories
- New Residential Land Use Categories
- Distinct Categories for Parks and Open Space
- Increased Park Land Uses
- Increased Public Institutional Land Uses
- Addition of Specific Language Updating the Land Use Category / Descriptions

On April 28, 2004, Planning Commission held a public hearing, and recommended approval of the Northwest Community Plan Update amendment.

POLICY ANALYSIS

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

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. In a public hearing on August 28, 2004, the Planning Commission recommended that the City Council adopt the Northwest Community Plan update as a component of the City's Master Plan. Pursuant to §35-420 (e) of the *Unified Development Code*, the Planning Commission found that the Community Plan:

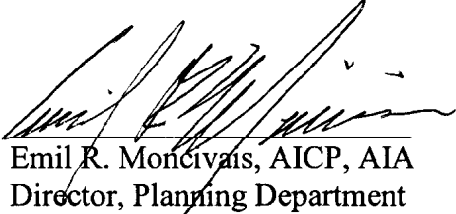
- Identifies goals that are consistent with adopted City policies, plans and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the community and is appropriate for consultation and reference as a guide by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

FISCAL IMPACT

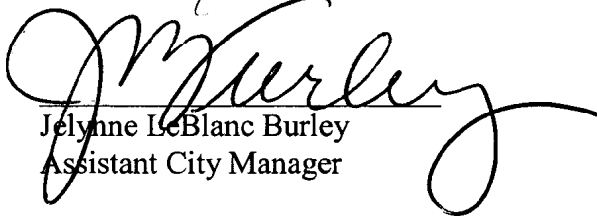
As defined in the Community Building and Neighborhood Planning Program adopted by the City Council in October 1998, formal recognition is an acknowledgement of the plan's use and value without specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

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



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Director, Planning Department



Jelynnne LeBlanc Burley
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Approved:



Terry M. Brechtel
City Manager