

**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; Zenon F. Solis; Andrew Spurgin; File

**SUBJECT:** Camelot I Neighborhood Land Use Plan Update (Council District 2)

**DATE:** August 26, 2004

**SUMMARY AND RECOMMENDATIONS**

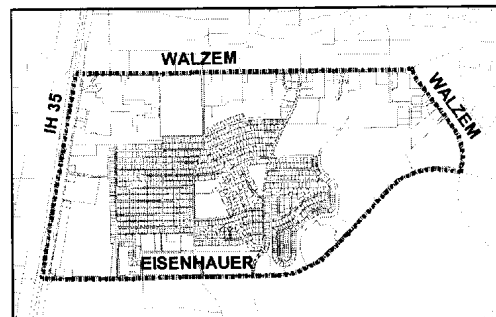
The Camelot I Neighborhood Planning Team, together with the City of San Antonio Planning Department, has developed an update to the land use element of the Camelot I Neighborhood Plan that was first adopted by the City Council in 1993 and last updated in 1999.

Approval of the ordinance will adopt the Camelot I Neighborhood Plan Update as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community, and Perimeter Plans." Approval of the ordinance will supersede the Preferred Land Use Plan of the Camelot I Neighborhood Plan Update, adopted September 23, 1999 (Ordinance No. 90553).

Staff recommends approval.

**BACKGROUND INFORMATION**

The Camelot I Neighborhood Plan Update is a partnership effort of the City's Planning Department, the Camelot I Neighborhood Association and the Camelot I Planning Team. The planning area is bound by Walzem Road to the north and east, Eisenhower Road to the south, and IH-35 to the west and is in City Council District 2. The plan area covers approximately 1.5 square miles and according to the 2000 census has a population of 3,753 and contains 1,611 housing units.



The Camelot I neighborhoods and stakeholders were notified in February 2004 about the requirement for the Camelot I Neighborhood Plan to be updated. A citizen Planning Team was organized after the neighborhood was notified of the requirement for a plan update. The Planning Team consisted of 12 stakeholders with representation from area residents, business owners, the development community, and the Camelot I Neighborhood Association. The Planning Team held four land planning sessions between March and July of 2004 to verify existing land use and update the Future Land Use Plan.

On July 15, 2004, an open house was held for the general 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 1,025 invitations were mailed to area residents and property owners notifying them of the open house event. In addition, Planning Team members distributed fliers and posters announcing the open house and timeline to view the maps. The open house also included comment cards to provide input on the plan. The maps and exhibits from the open house were displayed at Windsor Park mall for a week to elicit additional comments from the public.

### **POLICY ANALYSIS**

The Camelot I Neighborhood Plan Update is consistent with the 1997 Master Plan, Neighborhood Goal 2: strengthen the use of the neighborhood planning process and neighborhood plans. The Plan is also consistent with the Major Thoroughfare Plan and the 1999 Park Systems Plan.

As required by §35-420 (e)(1) of the Unified Development Code, all Neighborhood Plans shall include an existing land use map and a future land use map. This updated land use element contains:

- 1) An existing land use map,
- 2) A future land use plan, and
- 3) A Land Use Plan categories description.

According to §35-420 (g)(2) of the *Unified Development Code*, the Planning Commission shall review Neighborhood Plans at least once every five years. In a public hearing on August 11, 2004, the Planning Commission recommended that the City Council adopt the Camelot I Neighborhood 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:

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

A copy of the resolution is attached.

### **FISCAL IMPACT**

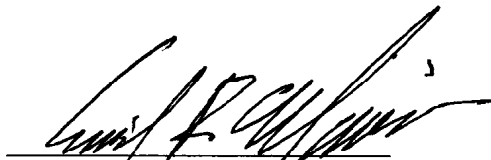
As defined in the Community Building and Neighborhood Planning (CBNP) Program adopted by City Council in October 1998, formal recognition is an acknowledgement of the plan's use and value without specific financial commitment to immediate action by the City or partnering agencies.

### **COORDINATION**


Review of the Camelot I Neighborhood Land Use Plan Update was coordinated with the Development Services Department, the Northeast Independent School District, the Parks and Recreation Department and the City Attorney's Office.

### **SUPPLEMENTARY COMMENTS**


Staff comments are incorporated into this ordinance.



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

  
Jelynn LeBlanc Burley  
Assistant City Manager

Approved:

  
Terry M. Brechtel  
City Manager

RESOLUTION NO. 04-08-01

RECOMMENDING TO ~~APPROVE~~ <sup>IN</sup> ~~REJECT~~ AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE CAMELOT I NEIGHBORHOOD PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN 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 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Camelot I Neighborhood Plan and found the amendment to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

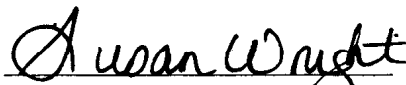
WHEREAS, the San Antonio Planning Commission held a public hearing on August 11, 2004 and **APPROVED** ~~REJECTED~~ <sup>IN</sup> the amendment on August 11, 2004 in a 7 to 0 vote.

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

SECTION 1: The amendment to update the land use element of the Camelot I Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL / REJECTION** <sup>IN</sup> by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11th day of August 2004.

Approved:

  
Susan Wright, Vice Chairperson  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission