

City of San Antonio Planning Department

Plan Update Recommendation

Summary and Recommendation:

Citizens from the River Road Neighborhood, together with staff from the City of San Antonio Planning Department, developed an update to the land use element of the River Road Neighborhood Plan that was first adopted by City Council on April 4, 1985 and updated on August 17, 2000.

According to §35-420 (g) (2) of the *Unified Development Code* (UDC), Plans are reviewed by the Planning Commission at least once every five years and if necessary amended by the City Council. Pursuant to §35-420 (e) the Planning Commission ensures that the Plan:

- Identifies goals that are consistent with adopted City policies, plans and regulations.
- Is 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:

- An existing land use map,
- A future land use plan,
- Updated land use plan category descriptions, and
- A zoning conversion matrix

The proposed plan update will supersede pages 2, 3 and 14 plus Map 1, Map 2, Map 3 and Map 4 found in the River Road Neighborhood Plan Update, August 2000.

Staff recommends approval of the update to the land use element contained in the River Road Neighborhood Plan. By approving this update, the Plan shall be recognized as a component of the City's Master Plan as it conforms to the approval criteria set forth in §35-420 of the UDC pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans".

☒ Planning Area Map – Attachment 1

☒ Plan Update – Attachment 2

City Council District: 1 and 9

City Council Meeting Date: **March 23, 2006**

Background Information:

Citizens of the River Road Neighborhood and stakeholders were notified about the UDC mandated neighborhood plan review and update in January 2006. The planning area is generally bound by Brackenridge Park to the north, east and south, and US Highway 281 to the west. The planning area, located in Council Districts 1 and 9, contains 102.8 acres of land and 466 people per the 2000 US Census block data. (See Attachment 1, Planning Area Map)

On January 19, 2006 a public meeting was held to present proposed changes to the Land Use element of the neighborhood plan. Two hundred forty-nine (249) notices of this meeting were sent via US mail to all property owners and residents within the planning area. Approximately 23 citizens participated in the public meeting. At this meeting, existing land uses, proposed future land use plan, updated land use descriptions, and a zoning conversion matrix were presented to the neighborhood for review and discussion. Comment cards were distributed along with drafts of the plan to allow for additional opportunities to provide input to City staff. The Planning Department has not received any additional commentary regarding the proposed plan update.

On March 8, 2006, the Planning Commission recommended approval of the River Road Neighborhood Plan Update (2006). The plan update will coincide with an area-wide rezoning that was requested by property owners within the River Road neighborhood.

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Policy Analysis:

The proposed River Road Plan Update and coordinated area-wide rezoning effort adhere to the following policies of the City of San Antonio's *Master Plan Policies* (1997):

- Neighborhoods Policy 1a: Rezone vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- Neighborhoods Policy 2e: Encourage all City departments to review and follow neighborhood plans to the extent practical.
- Neighborhoods Policy 2d: Establish a standardized format and outline for neighborhood plans that includes information such as economic data, needed community facilities, and street and drainage improvements.

Additionally, this plan update complies with the UDC, Division 3- Zoning Procedures, Section 35-420 Comprehensive, Neighborhood, Community and Perimeter, (g) Monitoring and Amendments, (2) Amendments Required.

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 by the City.

Planning Commission Recommendation:

Meeting & Public Hearing Date: March 8, 2006

☒ Supports

Newspaper Publication Date of Public Hearing: February 17, 2006

No. Notices mailed 10 days prior to Public Hearing: 246

Registered Neighborhood Association(s) Notified: River Road Neighborhood Association

Comments: River Road Neighborhood Association is in favor

Zoning Commission Supplemental Information: Z20065282 CD

Current zoning district: R-4 (Multiple properties)

Proposed zoning district: R-4C

Zoning Commission Public Hearing Date: February 21, 2006

☒ Supports

Supplementary Comments:

Review of the River Road Neighborhood Plan Update was coordinated with the Development Services Department and the City Attorney's Office.

The River Road Neighborhood Plan Update process was coordinated with an area-wide re-zoning (Zoning Case Z2005282). The plan update, which established future land uses envisioned by the neighborhood, is being implemented through the rezoning effort. Upon approval of the proposed plan update and corresponding zoning case, the Planning Department and the River Road Neighborhood property owners will resume work on the Neighborhood Conservation District (NCD) designation which was postponed in 2002 at the request of neighborhood property owners in order to resolve the base zoning and land use issues.

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