

# CAMELOT I

## NEIGHBORHOOD PLAN UPDATE

WALZEM RD

EAGLECREST BL

FEBRUARY  
2010

EISENHOWER RD

PRESENTED BY THE CAMELOT I NEIGHBORHOOD  
IN PARTNERSHIP WITH THE  
CITY OF SAN ANTONIO  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT



## **ACKNOWLEDGEMENTS**

### **Mayor**

Julian Castro

### **City Council**

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Ivy R. Taylor, District 2

Jennifer V. Ramos, District 3

Philip A. Cortez, District 4

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### **Planning Commission**

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Michael Taylor, AICP, Senior Planner

Robert Acosta, Planner

Sidra Maldonado, Planner

Tyler Sorrells, AICP, Planner

\* *Project Planner*

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### **Planning Team / Participants**

Farris, Susan	Camelot I Neighborhood Association
Farris, Aaron	Camelot I Neighborhood Association
Gray, Janice	Walzem Road Area Revitalization
King, Marie E.	Camelot I Neighborhood Association
Kinney, Orson A.	Camelot I Neighborhood Association
Langley, Bill	Camelot I Neighborhood Association
Marmolejo, Linda	Camelot I Neighborhood Association
Meiners, Connie	Camelot I Neighborhood Association
Neie, Grace	Camelot I Neighborhood Association
Polansky, Kay	Camelot I Neighborhood Association
Wilgen, Joe	Camelot I Neighborhood Association
Wilgen, Joann	Camelot I Neighborhood Association

### **Planning Team Meetings**

August 11, 2009	August 31, 2009
September 14, 2009	September 28, 2009

### **Open House**

November 12, 2009

All meetings were held at Prince of Peace Lutheran Church, 7139 Raybon Drive

#### **Disclaimer for maps:**

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## LAND USE PLAN

The Land Use Plan identifies the preferred land development pattern for the Camelot I Community. The recommended location of different land uses will be based on existing uses, community discussions, the Unified Development Code and policies from the City's Master Plan.

Some of the guiding principles of the Master Plan Policies include:

- Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
- Encourage a balance of new development and redevelopment of target areas.
- Promote economic development and integrate environmental quality protection.
- Balance centralized and dispersed service locations to optimize the delivery of community services.

The Camelot I Neighborhood Plan planning area is bound by Walzem Road to the north and east, Eisenhower Road to the south, and the City of Windcrest to the west. The area is a mix of residential, commercial, public institutional and vacant lots. Land uses have not changed significantly in the past 5 years. Low Density Residential uses are predominantly found in the western portion of the planning area. Commercial uses have moderately decreased, thus increasing the amount of vacant lots, particularly along Walzem Road. There has been a slight increase of commercial uses along Eisenhower Road. The public institutional uses, including churches, etc, located throughout the area have remained consistent.

Due to the number of declining businesses, vacant lots, and a substantial amount of multifamily housing, the community wishes to focus on more diverse development to balance the uses in the area.

To support more diverse development, this land use update recommends the following:

- the inclusion of Low Density Mixed Use land use particularly along Walzem Road
- adding Business Park and Low Density Residential land uses along Walzem Road
- and increasing Low Density Residential land uses along Eisenhower Road.

After City Council approval of the Camelot I Neighborhood Plan Update, the Land Use Plan will be consulted in the development of staff recommendations on individual zoning cases and plan amendments. The adoption of this Land Use Plan Update supersedes the 2004 "Preferred Land Use" map found in the 2004 Camelot I Neighborhood Plan Update. Each land use classification is described in the following pages.

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Over the course of four planning team meetings, the discussion centered on diverse development opportunities and efforts to increase communication with the City of Windcrest. The following goals and action steps detail these efforts.

## **GOALS AND ACTION STEPS**

### ***GOAL: Encourage development that supports and is compatible with the Camelot I Neighborhood Plan.***

**Objective 1:** Ensure that the overall development of Camelot I is consistent with plan goals and area needs.

#### **Action Step 1.1**

The Planning Team will advocate for comprehensive rezoning of Camelot I area particularly along Walzem Road.

#### **Action Step 1.2**

The Planning Team will identify all areas for possible neighborhood parks. Work with Council District 2 to identify funding opportunities for park development and Parks & Recreation to determine what improvements can be made for a park.

#### **Action Step 1.3**

The Planning Team will pursue a partnership with the North East Independent School District to ensure quality education and positive school related developments in the area, such as connecting a linear park to Ed White Middle School along the neighborhoods greenway trail.

**Objective 2:** Partner with the City of Windcrest (CoW) to encourage transparency, open dialogue, and a working and cordial relationship regarding development near the Camelot I planning area.

#### **Action Step 2.1**

The Planning Team will request a courtesy notice from CoW, regarding any planning or zoning public hearings near the Camelot I planning area, especially along Interstate Highway 35 and Eisenhower Road.



#### **Action Step 2.2**

The Planning Team will work with CoW to ensure buffering around any developments, especially multifamily. Request that a deep setback or vegetative buffer is adjacent to the area, especially along the southern edge of the neighborhood.

#### **Action Step 2.3**

The Planning Team will initiate a dialogue with the CoW about the importance of maintaining a low density residential neighborhood character and integrity and traffic patterns by keeping Gawain, Galahad and King Arthur streets closed to drive thru traffic.

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Land Use Classification	Description
<p><b>Low Density Residential</b></p>	<p>Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of 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.</p>
<p><b>Light Yellow</b></p>	
<p>Related Zoning Districts:  R-4, R-5, R-6, NP-8, NP-10,  NP-15, R-20</p>	
<p><b>Medium Density Residential</b></p>	<p>Medium Density Residential includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. Low Density Residential uses are also permitted. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p>
<p><b>Yellow</b></p>	
<p>Related Zoning Districts:  R-3, RM-4, RM-5, RM-6, MF-18</p>	

**Land Use  
Classification**

**Description**

**High Density Residential**

**Dark  
Yellow**

Related Zoning Districts:  
MF-25, MF-33, MF-40, MF-50

High-density residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.



**Community Commercial**

**Red**

Related Zoning Districts:  
C-1, C-2, C-2P, O-1, O-1.5, NC

Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.



**Land Use Classification**

**Description**

**Low Density Mixed Use**

**Light Brown**

Related Zoning Districts:  
R3, R4, R5, R6, RM-4, RM-5,  
RM-6, MF-18, MF-25, NC, C1,  
C2-P; IDZ, TOD, MXD, UD,  
O-1

Low Density Mixed Use is a mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure). It is compatible between commercial and residential uses. Shared parking is located to rear of structures, has limited curb cuts and encourages monument signs. Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops.

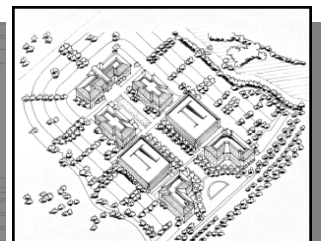


**Business Park**







**Brown**

Related Zoning Districts:  
C-2, C-3, C-1, C-2P, C-3, O-1,  
O-1.5, BP

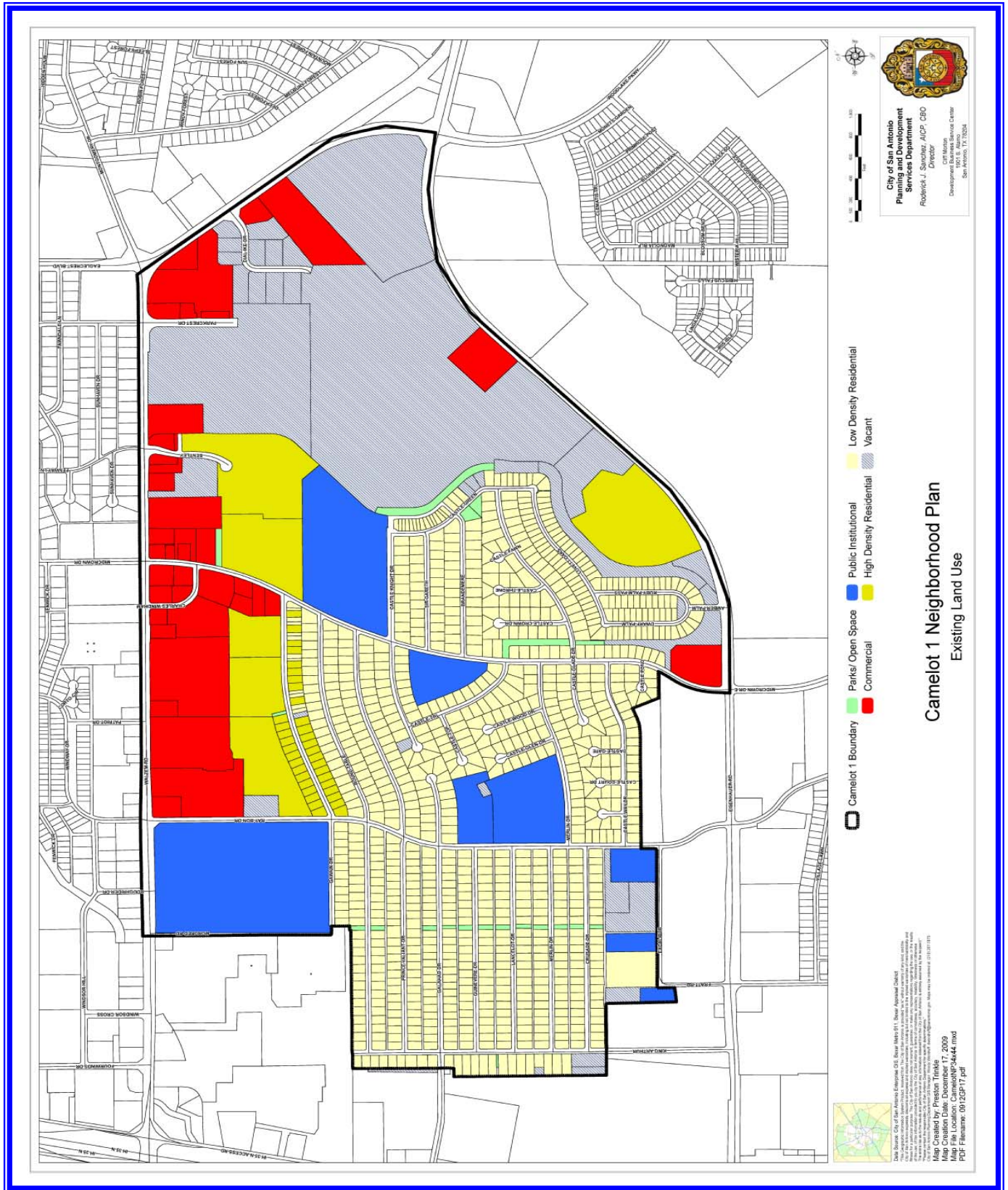
A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which operate in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.



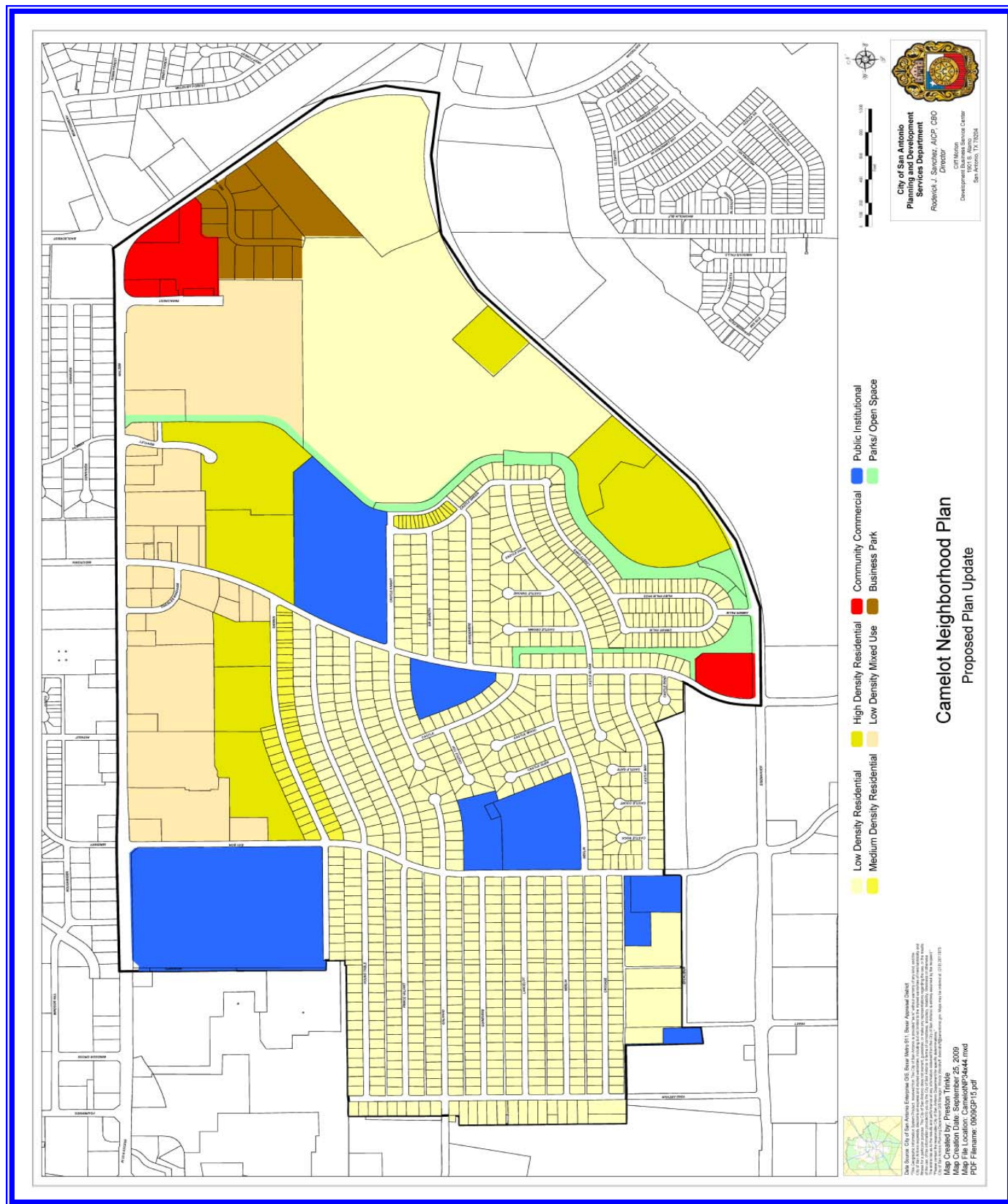


Land Use Classification	Description
<p><b>Parks / Open Space</b></p> <p style="background-color: #90EE90; text-align: center;"><b>Light Green</b></p> <p>Varies</p>	<p>Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).</p> <div style="display: flex; justify-content: space-around;">    </div>
<p><b>Public / Institutional</b></p> <p style="background-color: #4169E1; text-align: center;"><b>Blue</b></p> <p>Varies</p>	<p>Public/Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.</p> <div style="display: flex; justify-content: space-around;">    </div>

# EXISTING LAND USE



# PROPOSED LAND USE



# PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 10-01-08

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE PLAN SECTION OF THE CAMELOT I NEIGHBORHOOD PLAN, FOR APPROXIMATELY 1.5 SQUARE MILES AREA BOUNDED BY WALZEM ROAD TO THE NORTH, WALZEM ROAD TO THE EAST, EISENHauer ROAD TO THE SOUTH, AND THE CITY OF WINDCREST TO THE WEST, 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 section of the Camelot I Neighborhood Plan and found the amendment to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

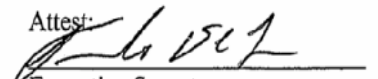
WHEREAS, the San Antonio Planning Commission held a public hearing on January 13, 2010 and approved the amendment on January 13, 2010; and

**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 Five Points Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval as an amendment to the City's Comprehensive Master Plan.

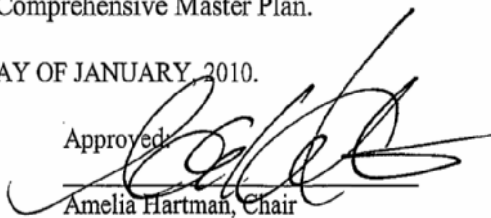
PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF JANUARY, 2010.

Attest:



Executive Secretary  
San Antonio Planning Commission

Approved:



Amelia Hartman, Chair  
San Antonio Planning Commission

# CITY COUNCIL ORDINANCE

Master Plan Amendment U10001  
Camelot I Neighborhood Plan

AN ORDINANCE 2010-02-18-0158

ADOPTING THE CAMELOT I NEIGHBORHOOD PLAN UPDATE AS A COMPONENT OF THE MASTER PLAN OF THE CITY BY UPDATING THE LAND USE PLAN MAP AND TEXT AND THE PLAN ELEMENTS SECTION OF THE PLAN FOR AN AREA GENERALLY BOUND BY WALZEM ROAD TO THE NORTH AND EAST, EISENHAUER ROAD TO THE SOUTH, AND THE CITY OF WINDCREST TO THE WEST.

WHEREAS, the Camelot I Neighborhood Plan was first adopted by City Council on October 14, 1993, and updated September 1999 and August 2004, as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, according to §35-420 of the *Unified Development Code*, the Plan shall be reviewed by Planning Commission at least once every five years; and

WHEREAS, the Camelot I Neighborhood Plan area includes approximately 1.5 square miles and is generally bound by Walzem Road to the north and east, Eisenhauer Road to the south, and the City of Windcrest to the west; and

WHEREAS, the San Antonio Planning Commission reviewed Camelot I Neighborhood Plan on January 13, 2010 and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, in a public hearing held on January 13, 2010, the Planning Commission recommended that the City Council amend the Camelot I Neighborhood Plan to update the land use plan map and text and the plan elements section as an addendum to the Master Plan of the City adopted May 29, 1997; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

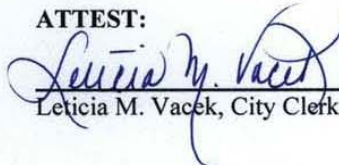
**SECTION 1.** The Camelot I Neighborhood Plan is hereby amended to update the land use plan map and text and the plan elements section of the Plan for an area of 1.5 square miles and is generally bound by Walzem Road to the north and east, Eisenhauer Road to the south, and the City of Windcrest to the west. All portions of land mentioned are depicted in **Attachments "I"** and **"II"** attached hereto and incorporated herein for all purposes. A copy of the plan update is attached hereto and incorporated by reference as **Attachment "III"**.

**SECTION 2.** This ordinance shall take effect February 28, 2010.


**PASSED AND APPROVED on this 18<sup>th</sup> day of February 2010.**

  
M A Y O R  
Julián Castro

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
Michael Bernard, City Attorney