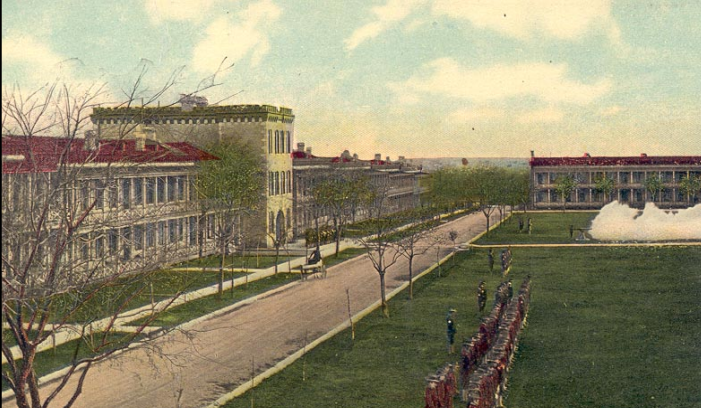
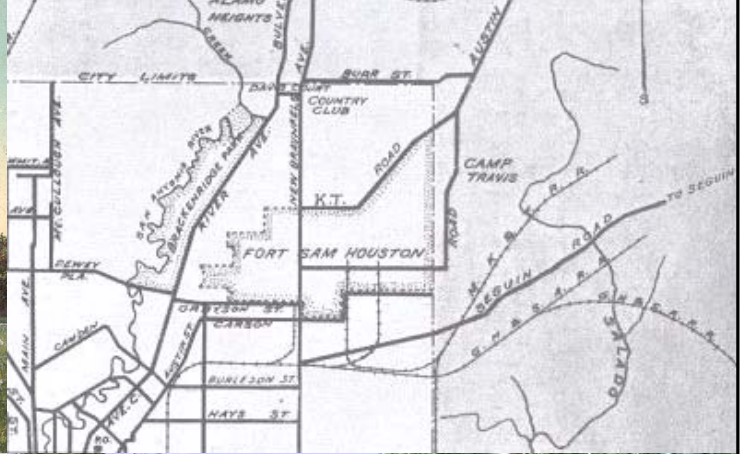


Government Hill Neighborhood Plan Update

The Quadrangle and Tower. Fort Sam Houston. San Antonio, Tex.



Prepared by the City of San Antonio Planning & Community
Development Department in conjunction with a
Neighborhood Area Wide Rezoning Initiative

October 2010

Government Hill Neighborhood Plan Update

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GOVERNMENT HILL NEIGHBORHOOD PLAN (adopted September 20, 2001)

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Government Hill Neighborhood Plan Update

Neighborhood Organizations

Government Hill Alliance
Fort Sam Houston Revitalization Board

**Planning & Community Development
Department Staff**

Patrick B. Howard, AICP, Assistant Director
Jesus Garza, AICP, Assistant Director
Brian James, Assistant Director

Andrea Gilles, Interim Planning Manager
Tyler Sorrells, AICP, Project Planner
Pedro Vega, Planner, Zoning Section
Preston Trinkle, GIS Analyst

Michael Taylor, AICP
Gary Edenburn
Rebecca Paskos, AICP
Loretta Olson
Robert Acosta

City Officials

Mayor

Julián Castro

City Council

Mary Alice P. Cisneros, District 1
Ivy R. Taylor, District 2
Jennifer V. Ramos, District 3
Philip A. Cortez, District 4
David Medina, Jr. District 5
Ray Lopez, District 6
Justin Rodriguez, District 7
W. Reed Williams, District 8
Elisa Chan, District 9
John G. Clamp, District 10

Planning Commission

Amelia Hartman, Chair
Jose R. Limon, Vice Chair
Andrea Rodriguez, Chair Pro Tem
Dr. Sherry Chao-Hrenek
Lynda Billa Burke
Rolando H. Briones
Christopher M. Lindhorst
Marcello Diego Martinez
Jody R. Sherrill

Public Meeting Schedule

Phase I

January 12, 2006
Ft. Sam Houston Advisory Board
Saint Paul's Episcopal Church

August 15 and October 24, 2006
Government Hill Alliance
Saint Patrick's Catholic Church

January 23, 2007
Ft. Sam Houston Advisory Board
Saint Paul's Episcopal Church

January 29, 2008
Saint Paul's Episcopal Church

Phase II

May 5, 2010
Saint Paul's Episcopal Church

May 25, 2010
Saint Paul's Episcopal Church

June 29, 2010
Saint Paul's Episcopal Church

Government Hill Neighborhood Plan Update



INTRODUCTION TO THE LAND USE PLAN

The Land Use Plan identifies the preferred land development pattern for the Government Hill Neighborhood Planning area. The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The arrangement of different land use designations is based on existing uses, community discussions and policies from the *City's Master Plan*. The land use classifications are described in the tables on pages 5 through 11.

After City Council approval of the Government Hill Neighborhood Plan Update, the Planning and Development Services Department will consult the Land Use Plan as a guide for developing staff recommendations for individual zoning cases.

The Government Hill Neighborhood Plan Update is being carried out in conjunction with an area-wide comprehensive rezoning. The Update process was broken down into phases in order to facilitate coordination with the comprehensive rezoning process. (See Phasing Map on pg. 16) Phase I was adopted in October, 2008. Staff began analysis for Phase II in Fall 2009.

Community involvement throughout this process revealed a number of factors of importance to residents in the planning area. One factor considered and addressed in the update process was industrial encroachment into existing, established residential areas. This issue was of primary importance in the area south of IH-35 and north of the railyard. Given the established industrial uses in this area, and the potential for conflict with existing low density residential uses, Low Density Mixed Use was introduced to the land use plan to allow a more appropriate transition from predominantly single-family residential use to a blend of residential and compatible commercial uses.

Another concern expressed by residents in the area was the preservation of existing single-family residential structures in established single-family areas. Medium density residential uses are located intermittently throughout these residential areas. The continued conversion of single-family structures into multiple unit dwellings is not desirable in these areas. Low Density Residential land use is an appropriate classification for the existing residential core of the area and will promote and protect the existing low density residential uses while recognizing the existence of conforming medium density residential uses.

Government Hill Neighborhood Plan Update**INTRODUCTION TO THE LAND USE PLAN** *(Continued)*

Expansion of commercial opportunities in the planning area was another issue raised by residents in the public participation process. Mixed Use designations along North New Braunfels Avenue, Spofford Street, Rogers Street, and East Grayson Street allow a variety of well-integrated residential and low intensity commercial uses in this area. The Mixed Use land use classification was also placed on properties along Walters Street in order to capitalize on economic opportunities presented by Fort Sam Houston.

THE LAND USE PLAN AND ZONING

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as a comparative guide to utilize when evaluating for "consistency" between development / rezoning proposals and the goals of the plan. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context sensitive design in accordance with the plan's goals and objectives.

Map Disclaimers:

This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all expressed and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. Please contact the responsible City of San Antonio Department for specific determinations.

Land Use Classification

Description

Low Density Residential



Permitted Zoning Districts:
R-3, R-4, R-5, R-6

Low Density Residential Development includes single-family residential Development on individual lots. Recommended development densities in Low Density Residential areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged.



Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

Medium Density Residential



Permitted Zoning Districts:
R-3, R-4, R-5, R-6, RM-4,
RM-5, RM-6, MF-18

Medium Density Residential includes a variety of detached or attached dwellings, including single-family homes, townhomes and zero lot line configurations, duplexes, triplexes, and four-plexes. Recommended development densities in Medium Density Residential should not exceed 18 dwelling units per acre.



This form of development should be located along collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses like commercial.

This classification includes certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access.

Land Use Classification

Description

High Density Residential



Permitted Zoning Districts:
R-3, R-4, R-5, R-6, RM-4,
RM-5, RM-6, MF-25, MF-33,
MF-40, MF-50

High Density Residential development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include Low Density and Medium Density residential uses. High Density residential uses generally exceed 18 dwelling units per acre.

This form of development should be located along collectors, arterials, or highways. It can function as a compatible transition between Medium and Low Density residential and higher intensity commercial uses.

This classification can include certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access.

High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.



Land Use Classification

Description

Neighborhood Commercial



Permitted Zoning Districts:
NC, C-1, O-1,

Note: Previously referred to as Local Convenience/Commercial in original plan

Neighborhood Commercial includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores.

Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas.

Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density Residential uses.

Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Pedestrian amenities are strongly encouraged.



Land Use Classification

Description

Mixed Use



Permitted Zoning Districts:
RM-4, RM-5, RM-6, MF-18,
MF-25, MF-40, MF-50, NC,
C-1, C-2, C-2P, IDZ, TOD,
MXD, UD, O-1, O-1.5, FBZD

Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged.

Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.



Land Use Classification

Description

**Low Density
Mixed Use**



Permitted Zoning Districts:
R-3, R-4, R-5, R-6, RM-4,
RM-5, RM-6, MF-18, NC,
C-1, IDZ, TOD, MXD, UD,
O-1, FBZD

Provides a mix of low intensity residential and commercial uses. May be located in adjacent lots or integrated in one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses

Shared parking located to the rear of structures, limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.

Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops



Land Use Classification

Description

Community Commercial



Permitted Zoning Districts:
NC, C-1, C-2, C-2P, O-1,
O-1.5, MXD, TOD, Com-
mercial Retrofit Use Pat-
tern

Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods. Example of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

Community Commercial uses should be located along arterials or higher order roadways near intersections, or in established commercial areas.

Community Commercial is an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage, is strongly recommended, as are pedestrian amenities. Shared access is required.

A commercial retrofit pattern, a type of infill development, is allowed by right in commercial zoning districts. This type of infill development could transform surface parking lots into a town center with a mix of office, residential and commercial uses.



Land Use Classification

Description

Office



Permitted Zoning Districts:
O-1, O-1.5, O-2

Office use encompasses medium intensity professional, personal business, and non-profit uses that serve the local community, or house small to medium sized administrative functions for regional or national companies. Examples of offices include attorney's offices, dentist's or physician's offices, administrative offices of construction or engineering firms, computer training centers, or local non-profit offices. Office uses should be found on, or adjacent to, arterials or higher.

Office use is an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Refuse containers should be located behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard, fences and/or landscaping should form a screen between this category and any residential uses.



Land Use Classification

Description

Light Industrial



Permitted Zoning Districts:
O-2, C-3, L, BP, I-1

Light Industrial includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Sites developed in this category should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened).

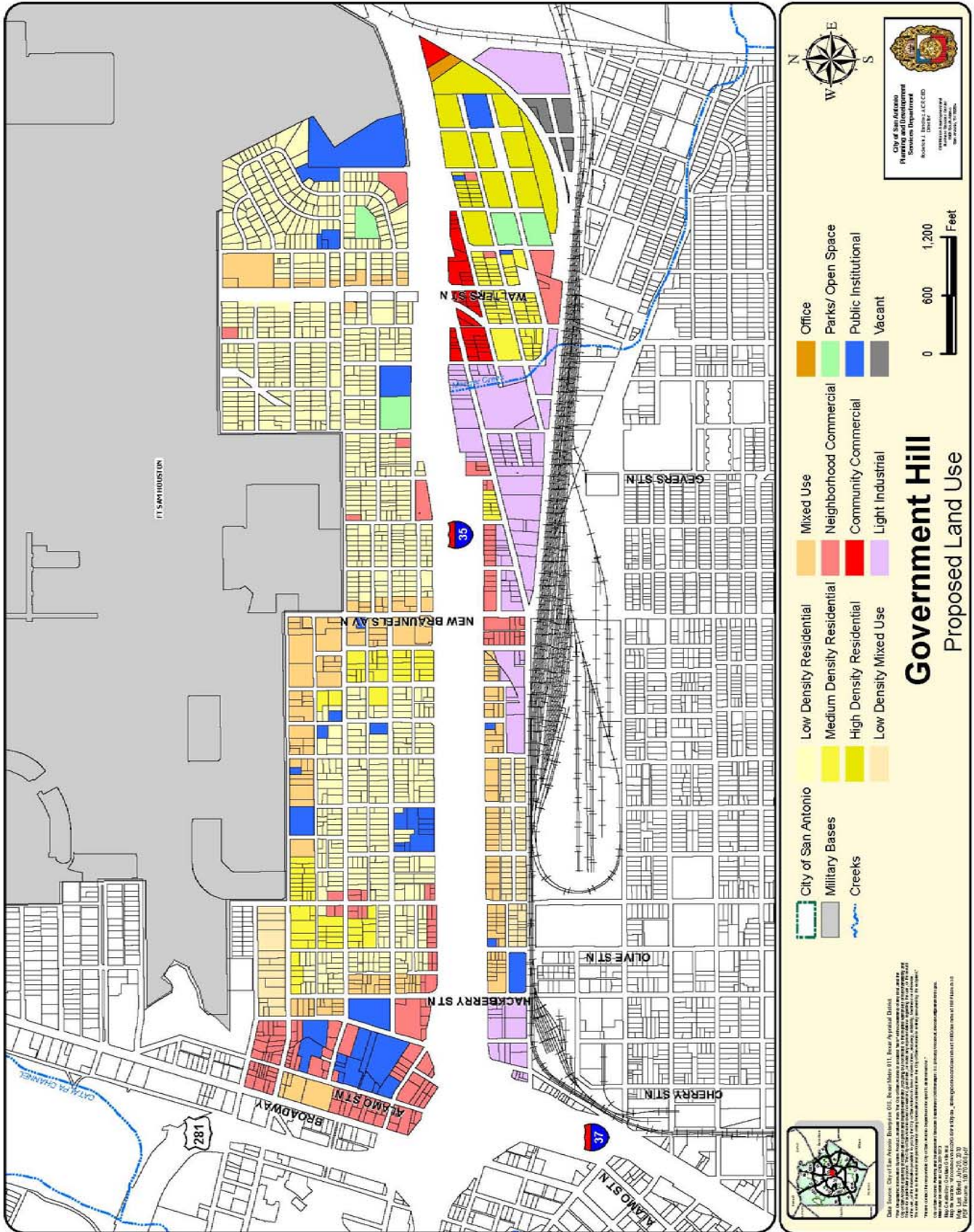
Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

Light industrial should be located for convenient access to primary arterials or higher order roadways or railway lines.



Land Use Classification	Description
<p>Public / Institutional</p> <div data-bbox="203 472 332 598" style="background-color: blue; color: white; text-align: center; padding: 5px; width: fit-content; margin: 10px auto;">Blue</div> <p>Permitted Zoning Districts: Varies</p> <p><i>Note: Previously referred to as Institutional in original plan</i></p>	<p>Public / Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, museums, churches, community gathering facilities, etc.</p> <p>The location for these services include where they currently reside, as well as where they meet the future needs of the community.</p> <div data-bbox="1036 735 1518 1092" style="text-align: right;">  </div>
<p>Parks / Open Space</p> <div data-bbox="227 1207 357 1333" style="background-color: green; color: white; text-align: center; padding: 5px; width: fit-content; margin: 10px auto;">Green</div> <p>Permitted Zoning Districts: Varies, residential zoning districts preferred</p> <p><i>Note: Previously referred to as Recreational/Open Space in original plan</i></p>	<p>Parks include existing city, private, county or national recreational lands or open spaces that are available for active use, passive enjoyment or environmental protection, including walking and biking trails and drainage areas.</p> <p>Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.</p> <p>Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p> <p>Parks should be located for convenient, yet safe, neighborhood and community access and should be adequately sized to provide sufficient facilities for the neighborhood or community it serves.</p> <div data-bbox="1036 1617 1550 1995" style="text-align: right;">  </div>

Government Hill Neighborhood Plan Update



Government Hill Neighborhood Plan Update

Phased Area Wide Rezoning and Plan Update

The Land Use Plan update corresponds with an area-wide rezoning of the neighborhood. The update is being undertaken in phases in conjunction with the rezoning initiative. The City Council Communication Requests are referenced herein.

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2006 DEC 13 PM 2:44

TO: Mayor and Council members
FROM: Councilwoman Sheila McNeil, District 2
COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Michael Bernard, City Attorney; Rod Sanchez, acting Director of Development Services; Emil R. Moncivais, Director of Planning and Community Development; Gayle McDaniel, Assistant to City Council
RE: Area wide rezoning
DATE: 8-Dec-2006

I ask for your support for the inclusion of the following item on the agenda of the earliest appropriate council hearing. I am respectfully requesting that the Development Service Department staff take appropriate steps in bringing forward to the Zoning Commission for its recommendation, and to City Council for final action, the rezoning of properties within the boundaries of the Government Hill Neighborhood Association, generally the area bound by Ft. Sam Houston on the north and east, Duval St and the railroad tracks on the south, and Broadway on the west.

A significant number of single-family homes are zoned for multifamily uses. These single-family dwellings should be zoned for single family to preserve neighborhood character. Existing duplexes and multifamily dwellings would be grandfathered through a conditional use or with the multifamily zoning districts. Certain residential and commercial properties that are currently zoned industrial should be rezoned to the existing or future land use. Lower Broadway is currently experiencing commercial and mixed-use redevelopment. The industrial zoning along lower Broadway should be addressed, as this is the gateway to our cultural areas and parks. Many of these zoning inconsistencies are a result of cumulative zoning used in San Antonio's original 1938 zoning code that was converted to new zoning classifications in the 2001 Unified Development Code.

One or more community meetings should be held to education the affected property owners on the zoning classification system, the zoning process, and how it relates to their property. The rezoning may be a phased process, first addressing the residential properties.

Your favorable consideration is requested.

Handwritten signature of Sheila McNeil
SHEILA McNEIL, DISTRICT 2

PHIL HARDBERGER, MAYOR

Handwritten signature of Delicia Herrera
DELICIA HERRERA, DISTRICT 6

ROGER O. FLORES, DISTRICT 1

Handwritten signature of Elena Guajardo
ELENA GUARJARDO, DISTRICT 7

ROLAND GUTIERREZ, DISTRICT 3

ART HALL, DISTRICT 8

RICHARD PEREZ, DISTRICT 4

Handwritten signature of Kevin Wolff
KEVIN WOLFF, DISTRICT 9

Handwritten signature of Patti Radle
PATTI RADLE, DISTRICT 5

Handwritten signature of Chip Haass
CHIP HAASS, DISTRICT 10

Government Hill Neighborhood Plan Update

Phase I Community Participants

Alex Tagle	Florence Alcocer
Eliza G. Juarez	Richard Alcocer
Librada del Rio	Pedro Gonzalez
Antonio Vela	Blasa R. Flores
Elva Vela	Fr. Doug Erle
Mario Padilla, HTG Real Property	Eva Ray Knight
Margarita C. Hodges	Ruben Knight
Maria A. Acosta	Rosa Arista
Frankie Guerra	Juan Arista
Robert Estrada	Bab Jones
Charles McKinney	Joan Carabin
Elizabeth Kerley	Maurice Saunders
Marie Stout	Alexander Villarreal
Johnson, Robert	Jose Hernandez
Johnson, Jane	Roger Belton
Donald Phillips	Diane Smilgin
Pat Runge	Gregory Thomas
Carol Riley	Robert Brown
Alma Cross	Herlinda Cervantes
Sandra Cervantes-Gallegos	Don Ray Olinger
Raul Cervantes	Gerardo Soriano
Maria Cervantes	Amelia Soriano
Richard Arispe	Anita Orneles
Maria Arispe	Dina M. Campa
J.Y. Britten	Lydia Cantu
Michael Hartman	Saul Espinoza
Beatrice Cortez	Carl Buttler
Andres C. Cortez	Alejandro Lara
Arthur J. Hollis	Heidi Mammau
Ira Hollis	Jay Mammau
Joe Palomina	Carmelo Ramos
Jule Nordhaus	Christopher Ortiz
Jim Rankin	Nancy Wright
Carolyn Rankin	Mrs. William Ricard
Marlene Hawkins	Alberta Hackett
Richard Leal	Sylvester Hackett
Gabriet Vasquez	Sigmundo Fisher
David Arevalo	Denise Sebben
Red Thomas	Kathlyne Fletcher
Francisco Pesina	Estevan Chavarria
Paul Ebabeu, Jr.	Olga Mares
Frank Hernandez	Alfonso Ortiz
David Malley	Joe Estrada
Cleatilde Mathewson	Albert Lopez
Randy Holman	Pablo Carduna
Karen Christianson	Roberto S. Mendoza
	Alma A. Mendoza

Government Hill Neighborhood Plan Update**Phase II Community Participants**

Stella Ashley	Olga Canales
James Hetherington	Mr. and Mrs Ruben Suarez
Raymundo Rivera	Joann Murillo
Alane Rivera	Gil Murillo
Marlene Hawkins	Michelle Donato
Maria Whorton	Esther Reed
Walter DeLavey	John Baker
Bill McBroom	R. Henderson
Marie Stout	Ernestino Argalado
Juan De La Rosa	Phyllis Newman
George Villareal	Ethel Shipton
Sylvia Garza	Stephen Mazurek
Lucio Garza	Juan Rodriguez
Brandon Shelby	Mary Figueroa
Gordon Lee	G.M. Briggs
Joe T. Ashcraft	
Adrian Cerrillo	
Richard Henderson	
J.T. Kim	
Wanda Earl	
Ammon Farzampour	
Stella Ashley	
Elizabeth Kenley	
Michael Lockridge	
Lila P. Ellis	
Carmello Rodriguez	
Helen Valle	
Mary Ortiz	
Domingo Esparza	
George Stewart	
Will Brassard	
Isabel Alonzo	
Edward Alonzo	
Nancy Eisermann	
Bob Eisermann	
Cynthia Flores	
Irene Adams	
Charles Van Dyke	
Nieves Galvan	
Dona Liston	
Felipe Guerra	
Annie Jimenez	
Gerrardo Herrera	
Jose S. Herrera	
Alice Reyes	
Janine Mejia-Diaz	

Government Hill Neighborhood Plan Update

Planning Commission Resolutions:

Phase I

RESOLUTION NO. 08-08-27

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE GOVERNMENT HILL 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 Government Hill 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 August 27, 2008 and APPROVED the amendment; 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 Government Hill Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for APPROVAL by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF AUGUST, 2008.

Approved:

[Handwritten signature of Murray H. Van Eman]

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

[Handwritten signature of Executive Secretary]

Executive Secretary
San Antonio Planning Commission

Government Hill Neighborhood Plan Update

Planning Commission Resolutions
Phase II

RESOLUTION NO. 10-8-49

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE PLAN AND THE LAND USE CLASSIFICATION SECTION OF THE GOVERNMENT HILL 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 plan and the land use classification section of the Government Hill 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 August 11, 2010 and APPROVED the amendment on August 11, 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 plan and the land use classification of the Government Hill Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for APPROVAL 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, 2010.

Attest:


Executive Secretary
San Antonio Planning Commission

Approved:


Amelia Hartman, Chair
San Antonio Planning Commission

Government Hill Neighborhood Plan Update

City Council Ordinance: Phase I

SG: 10-16-08
Item No. P-1

Master Plan Amendment
Government Hill Neighborhood Plan

AN ORDINANCE 2008-10-16-0954

ADOPTING THE GOVERNMENT HILL NEIGHBORHOOD PLAN UPDATE AS A COMPONENT OF THE MASTER PLAN OF THE CITY FOR AN AREA COVERING APPROXIMATELY ONE SQUARE MILE GENERALLY BOUND BY FORT SAM HOUSTON TO THE NORTH AND EAST, IH-35 TO THE SOUTH AND NORTH NEW BRAUNFELS TO THE WEST SUPERSEDING THE GOVERNMENT HILL NEIGHBORHOOD PLAN ADOPTED SEPTEMBER 20, 2001.

WHEREAS, the Government Hill Neighborhood Plan was first adopted by City Council on September 20, 2001 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 Government Hill Neighborhood Plan Update Phase I area includes approximately 1 square mile and is generally bound by Fort Sam Houston to the north and east, I.H-35 to the south, and N. New Braunfels Avenue to the west; and

WHEREAS, the San Antonio Planning Commission reviewed Government Hill Neighborhood Plan Update Phase I on August 27, 2008 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 August 27, 2008, the Planning Commission recommended that the City Council amend the Government Hill Neighborhood Plan to update the land use element as an addendum to the Master Plan adopted May 29, 1997; **NOW THEREFORE:**

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


SECTION 1. The Government Hill Neighborhood Plan is hereby amended to update the land use element by superseding the Land Use Element in Government Hill Neighborhood Plan adopted September 20, 2001, as a component of the Master Plan of the City, as it conforms to the approval criteria set forth in the *Unified Development Code*, §35-420, pertaining to "comprehensive, neighborhood, community, and perimeter plans." A copy of plan update is attached hereto and incorporated by reference as Attachment I.

SECTION 2. This ordinance shall take effect October 26th, 2008.

PASSED AND APPROVED on this 16th day of October 2008.


MAYOR

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

Government Hill Neighborhood Plan Update

City Council Ordinances
Phase II

SG/cla
11/04/2010
P-1

Master Plan Update U9009
Government Hill Neighborhood Plan

AN ORDINANCE 2010-11-04-0970

UPDATING THE LAND USE PLAN AND AMENDING THE TEXT OF THE LAND USE SECTION OF THE GOVERNMENT HILL NEIGHBORHOOD PLAN AS A COMPONENT OF THE CITY'S MASTER FOR THE AREA GENERALLY BOUNDED BY FORT SAM HOUSTON AND EAST JOSEPHINE STREET TO THE NORTH, FORT SAM HOUSTON AND A RAILROAD RIGHT-OF-WAY TO THE EAST, A RAILROAD RIGHT-OF-WAY AND DUVAL STREET TO THE SOUTH, AND IH-37 SOUTH AND BROADWAY STREET TO THE WEST.

* * * *

WHEREAS, the Government Hill Neighborhood Plan was adopted on September 20, 2001 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on August 11, 2010 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE;**

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

SECTION 1. The Government Hill Neighborhood Plan, a component of the Master Plan of the City, is hereby amended by updating the Land Use Plan and amending the text of the Land Use Classification section of the Government Hill Neighborhood Plan for the area generally bounded by Fort Sam Houston and East Josephine Street to the north, Fort Sam Houston and a railroad right-of-way to the east, a railroad right-of-way and Duval Street to the south, and IH-37 South and Broadway Street to the west. All portions of land mentioned are depicted in **Attachments "I" and "II"** attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect November 14, 2010.

PASSED AND APPROVED on this 4th day of November 2010.




M A Y O R
Julián Castro

ATTEST:


Letecia M. Vacek, City Clerk

APPROVED AS TO FORM:


Michael D. Bernard, City Attorney
for