

Huebner/Leon Creeks Community Plan Update



August 2009

Huebner/Leon Creeks Community Plan

ACKNOWLEDGEMENTS

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Eckhart Crossing Association, Inc.

Doug Ratliff

Westfield HOA

Jody Sherrill

Leon Creek Greenway Coalition

Suzanne M. Sneed

Eckhart Crossing Association, Inc.

Huebner/Leon Creeks Community Plan

COMMUNITY OUTREACH

Planning Team Meetings:

October 29, 2008

Adco, Inc., 7205 Bandera Rd.

January 7, 2009

Adco, Inc., 7205 Bandera Rd.

February 3, 2009

Leon Vista Park Community Facility, 8561 Rochelle Rd.

March 25, 2009

Prue Rd. Police Substation, 5020 Prue Rd.

Public Meetings:

May 9, 2009 - Open House

St. Brigid's Church

6907 Kitchener St.



Adoption Process:

July 8, 2009 - Planning Commission Briefing

July 22, 2009 - Planning Commission Public Hearing

September 3, 2009 - City Council Public Hearing

Huebner/Leon Creeks Community Plan**LAND USE PLAN**

The Land Use Plan identifies the preferred land development pattern for the Huebner/Leon Creeks Community Planning area. The location of different land uses is based on an analysis of existing uses and compatibility, community input, planning best practices, and policies from the *City's Master Plan*. The land use classifications that make up the Future Land Use Map are described in the following pages.

After City Council approval of the Huebner/Leon Creeks Community Plan Update, the Planning and Development Services Department will reference the Land Use Plan as a guide for developing staff recommendations for individual zoning cases within the plan area boundaries.

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This update supersedes the Huebner/Leon Creeks Community Plan Land Use element, pages 23-28, and amends the Land Use Plan Map on page 29.

LAND USE CONCEPTS

The Huebner/Leon Creeks Community Plan area is bound by Bandera Road to the west, Prue Road to the north, Babcock Road to the east, and Huebner Road, Eckhert Road and the City of Leon Valley to the south. Bandera and Huebner Roads are Primary Arterials "Type A" and Prue, Babcock, and Eckhert Roads are Secondary Arterials "Type A". The increasing traffic congestion along Eckhert Road was the planning team's main impetus for this plan update. Some of the land uses along Eckhert have been updated to less intense commercial or office uses that in general, create less automobile trips during peak hours.

There are various types of residential uses that exist in the Huebner/Leon Creeks area. Low Density Residential uses are found throughout the community. Large estate lots can be found in the interior of the plan area, particularly in the Alamo Farmsteads and Verde Hills neighborhoods. One of the goals of the plan is to protect the existing large estate lots. This is reflected on the future land use plan with the addition of the Low Density Residential Estate land use category.

Medium Density Residential uses, primarily townhomes, can be found along Whitby Road and Woodchase Drive. High Density Residential uses are mainly located on Eckhert and Whitby Roads at the southern and southeastern part of the plan area. Woodchase Drive, in southwestern section of the community, also contains some High Density Residential uses.

Commercial areas are generally located along primary arterials, which is the case with Bandera Road. Community Commercial uses and some Regional Commercial uses line the majority of the corridor. A Community Commercial node, with uses that generally draw customers from a wider area, has been

Huebner/Leon Creeks Community Plan**LAND USE CONCEPTS (*cont.*)**

established at the intersection of Bandera and Eckhert. Neighborhood Commercial Land Uses are tailored to provide services to the neighborhood market and generally provide a transition between more intense commercial functions and residential uses. Mixed Use areas include retail uses interspersed or blended with residential and office uses, preferably organized in a nodal development near public transit. The incorporation of pedestrian oriented amenities is highly encouraged. Mixed Use would be appropriate around the intersection of Babcock and Huebner Roads.





The Huebner/Leon Creeks planning area is rich with parks and open spaces. Huebner and Leon Creeks pass through the western and eastern segments of the community. Areas along Leon Creek have been developed with linear parks and are connected with O.P. Schnabel Park via its walking/biking trails. The development of additional trailheads is encouraged to increase public accessibility to the parks and trails. The community has indicated its desire to have a public park near the corner of Whitby Road and Abe Lincoln. Also, a pedestrian bridge is desired to connect adjacent neighborhoods east of Leon Creek to the park.

Disclaimer for maps:

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.


Huebner/Leon Creeks Community Plan

Land Use Classification	Description
<p>Low Density Residential Estate</p> <p style="background-color: #90EE90; text-align: center;">Greenish Yellow</p> <p>Related Zoning Districts: RE, & RP</p>	<p>Low Density Residential Estate: Residential Estate Development includes large lot Single Family Residential Development with individual lots no less than one acre. The plan acknowledges that there are existing parcels that are between 20,000 sq ft and one acre and these should be allowed to remain. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p> <div style="display: flex; justify-content: space-around;">   </div>
<p>Low Density Residential</p> <p style="background-color: #FFFF00; text-align: center;">Light Yellow</p> <p>Related Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20</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 neighborhood and away from traffic arterials.</p> <div style="display: flex; justify-content: space-around;">   </div>



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Land Use Classification	Description
<p>Medium Density Residential</p> <p style="text-align: center;">Yellow</p> <p>Related Zoning Districts: R-3, RM-4, RM-5, RM-6 & MF-18</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.</p> <p>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. 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> <div style="display: flex; justify-content: space-around;">   </div>
<p>High Density Residential</p> <p style="text-align: center;">Dark Yellow</p> <p>Related Zoning Districts: MF-25, MF-33 & MF-40</p>	<p>High Density Residential includes apartments with more than four dwelling units on an individual lot, however, low and medium density residential uses can also 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. The location of this category should support the neighborhood and community commercial center. High density residential uses should be located in a manner that does not route traffic through other residential uses.</p> <div style="display: flex; justify-content: space-around;">   </div>


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Land Use Classification	Description
<p>Office</p> <p style="background-color: #f4a460; padding: 5px; text-align: center;">Orange</p> <p>Related Zoning Districts: C-1 & O-1</p>	<p>Office land use category provides for medium intensity professional, personal, business, and non-profit uses that provide services to 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 housing provider headquarters. Office uses should be located on, or adjacent to, arterials.</p> <div style="display: flex; justify-content: space-around;">   </div>
<p>Neighborhood Commercial</p> <p style="background-color: #f4a4a4; padding: 5px; text-align: center;">Pink</p> <p>Related Zoning Districts: NC, C-1 & O-1</p>	<p>Neighborhood Commercial includes small scale retail or offices, professional services and convenience retail that serves the neighborhood market and is accessible to bicyclists and pedestrians. It is located at intersections of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses. Examples include flower shops, small restaurants, lawyer’s offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline.</p> <div style="display: flex; justify-content: space-around;">   </div>

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Land Use Classification	Description
<p>Community Commercial</p> <p style="background-color: red; color: white; text-align: center; padding: 5px;">Red</p> <p>Related Zoning Districts: C-1, C-2, C-2P, O-1, NC</p>	<p>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.</p> <div style="display: flex; justify-content: space-around;">   </div>
<p>Mixed Use</p> <p style="background-color: orange; color: black; text-align: center; padding: 5px;">Peach</p> <p>Related Zoning Districts: MXD, TOD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40</p>	<p>Mixed Use provides for a concentrated, well structured, and integrated blend of residential, retail, professional service, office, entertainment, and other related uses at increased densities to create a pedestrian-oriented environment. The integration of uses should occur within structures as well as across the site, with commercial uses situated primarily along the higher order roadways. Development should decrease in density with distance from the roadway. Mixed use is preferred along arterials, preferably in a nodal pattern around a transit stop.</p> <p>Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Commercial uses should be situated on the ground floor level of individual structures with the majority of the façade composed of windows. Parking areas should be located behind buildings and shared parking is encouraged.</p> <div style="text-align: right;">  </div>

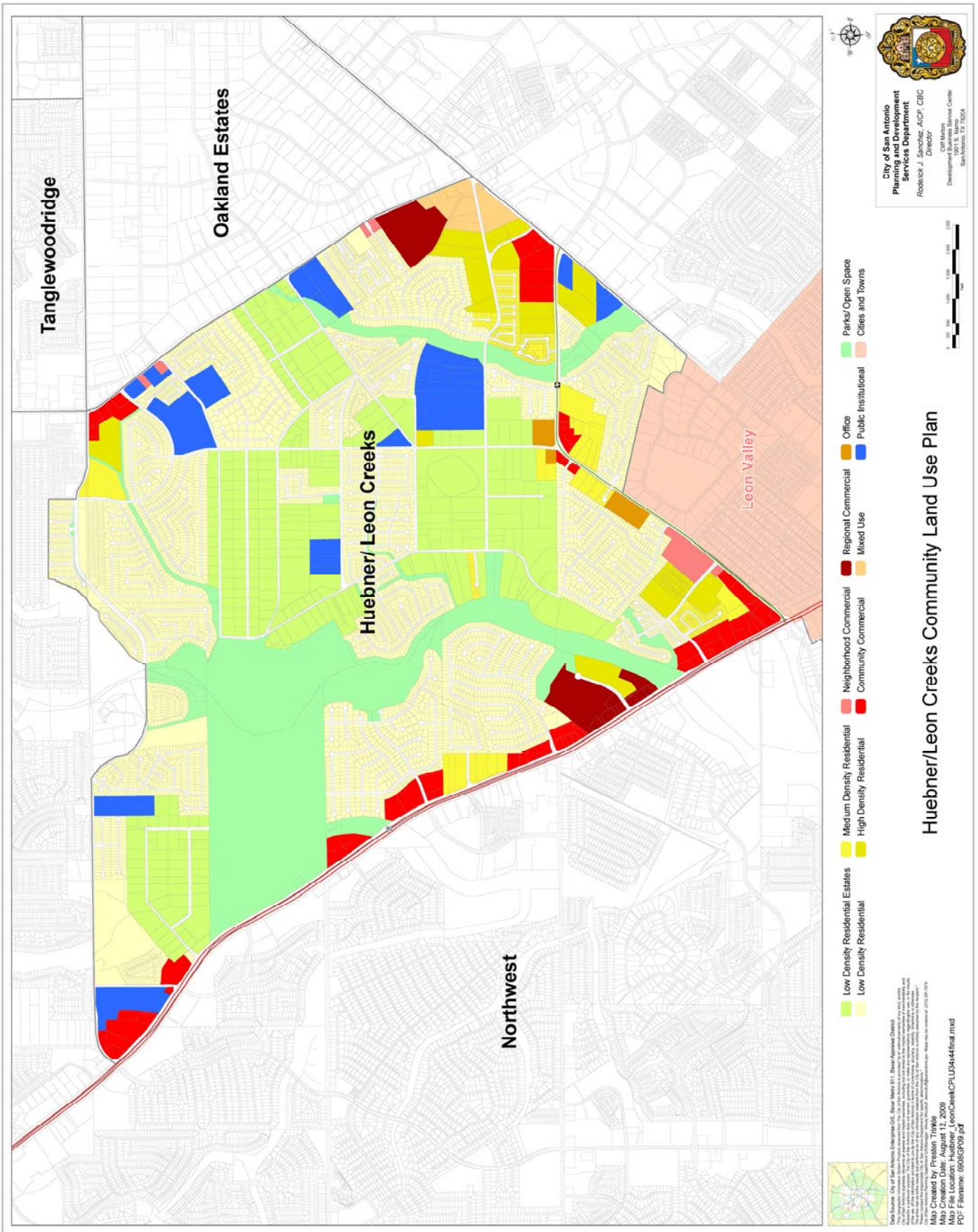
Huebner/Leon Creeks Community Plan

Land Use Classification	Description
<p>Regional Commercial</p>	<p>Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area.</p>
<p>Maroon</p>	<p>Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive, and convenient vehicular and pedestrian linkages with adjoining land uses.</p>
<p>Related Zoning Districts: NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2</p>	<p>Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, and automobile dealerships.</p>
	 <p>The image contains two side-by-side photographs of large commercial buildings. The left photograph shows a Home Depot store with its signature orange and tan facade and a sign that reads 'THE HOME DEPOT TEXAS HOME IMPROVEMENT WAREHOUSE'. The right photograph shows a Walmart store with its green and white facade and a sign that reads 'WAL-MART'. Both stores have large parking lots with several vehicles parked.</p>

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Land Use Classification	Description
<p data-bbox="97 415 375 449">Public / Institutional</p> <p data-bbox="256 506 315 539">Blue</p> <p data-bbox="245 617 321 646">Varies</p>	<p data-bbox="529 396 1534 583">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 data-bbox="521 737 1000 1066">  </div> <div data-bbox="1052 737 1534 1066">  </div>
<p data-bbox="97 1224 354 1257">Parks / Open Space</p> <p data-bbox="245 1314 321 1369">Light Green</p> <p data-bbox="207 1446 358 1476">G, RP, Varies</p>	<p data-bbox="529 1205 1534 1350">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 data-bbox="521 1535 1027 1906">  </div> <div data-bbox="1052 1535 1534 1906">  </div>

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RESOLUTION NO. 9-07-10

RECOMMENDING THE HUEBNER/LEON CREEKS COMMUNITY PLAN UPDATE, AN AREA BOUNDED BY PRUE ROAD TO THE NORTH; BABCOCK ROAD TO THE EAST; HUEBNER AND ECKERT ROADS TO THE SOUTH; BANDERA ROAD TO THE WEST, TO THE SAN ANTONIO 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, SECTION 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), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Huebner/Leon Creeks Community Plan Update and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

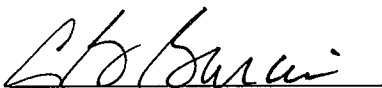
WHEREAS, a public hearing was held on July 22, 2009.

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

SECTION 1: The Huebner/Leon Creeks Community Plan Update 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 22nd day of July 2009.

Approved:

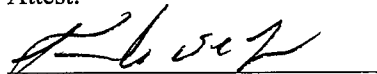


Cecilia G. Garcia

Chair,

San Antonio Planning Commission

Attest:



Executive Secretary

San Antonio Planning Commission

Master Plan Amendment
Huebner/Leon Creeks Community Plan

AN ORDINANCE 2009-08-20-0665

AMENDING THE HUEBNER/LEON CREEKS COMMUNITY PLAN TO UPDATE THE LAND USE ELEMENT BY SUPERSEDING THE LAND USE ELEMENT OF THE HUEBNER/LEON CREEKS COMMUNITY PLAN ADOPTED AUGUST 21, 2003, 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."

WHEREAS, the Huebner/Leon Creeks Community Plan was first adopted by City Council on August 21, 2003 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 Huebner/Leon Creeks Community Plan area includes approximately 4.9 square miles and is generally bound by Bandera Road on the west; Prue Road on the north; Babcock Road to the east; and Huebner and Eckhert Roads to the south; and

WHEREAS, the San Antonio Planning Commission reviewed Huebner/Leon Creeks Community Plan Update on July 22, 2009 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 July 22, 2009, the Planning Commission recommended that the City Council amend the Huebner/Leon Creeks Community 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:

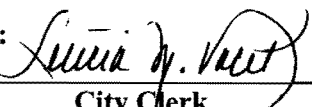
SECTION 1. The Huebner/Leon Creeks Community Plan is hereby amended to update the land use element by superseding the Land Use Element in Huebner/Leon Creeks Community Plan adopted August 21, 2003, as a component of the Master Plan of the City, as it conforms to the approval criteria set forth in the *Unified Development Code*, §35-420, pertaining to "comprehensive, neighborhood, community, and perimeter plans." A copy of the plan is attached hereto and incorporated by reference as Attachment I.

SECTION 2. This ordinance shall take effect August 30, 2009.

PASSED AND APPROVED on this 20th day of August 2009.



MAYOR
JULIÁN CASTRO

ATTEST: 

City Clerk

APPROVED AS TO FORM: 

For City Attorney