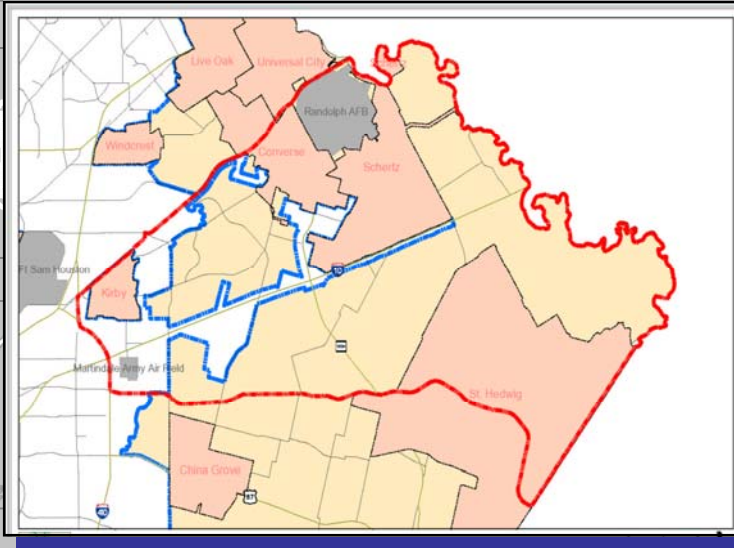
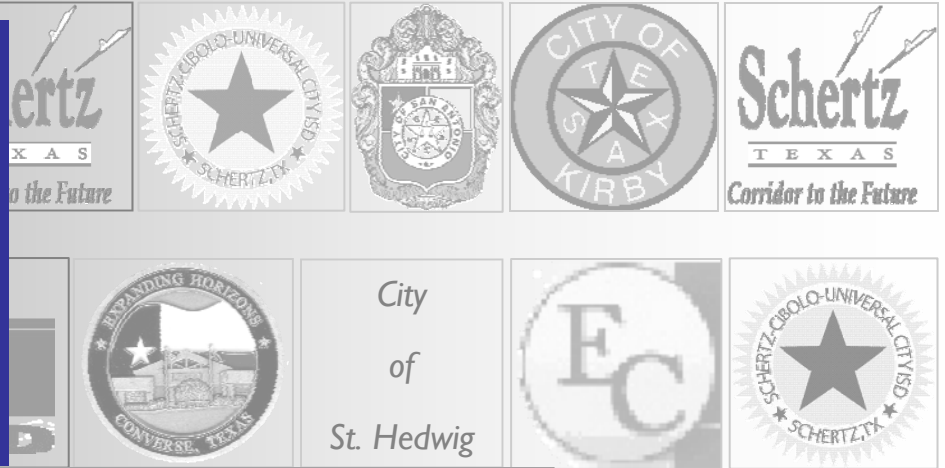


IH 10 EAST PERIMETER PLAN UPDATE



“The Eastern Corridor”

Prepared by the IH 10 East Planning Team in partnership with the City of San Antonio Planning and Community Development Department, March 2008

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IH 10 East Perimeter Plan

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Joe A. Garcia, Mgr. Ind. & Public Projects

PUBLIC OUTREACH

PLANNING TEAM MEETINGS:

- AUGUST 1, 2006 (7 in attendance)
- JUNE 25, 2007 (10 in attendance)
- JULY 18, 2007 (12 in attendance)
- SEPTEMBER 5, 2007 (12 in attendance)
- SEPTEMBER 19, 2007 (8 in attendance)
- SEPTEMBER 26, 2007 (7 in attendance)
- NOVEMBER 26, 2007 (6 in attendance)
- DECEMBER 3, 2007 (10 in attendance)

OPEN HOUSE MEETINGS:

- JANUARY 30, 2008 - Alamo United Methodist Church, 4071 N. Foster Rd. (10 in attendance)
- February 9, 2008 - Alamo United Methodist Church, 4071 N. Foster Rd. (47 in attendance)
 - ◊ Documents available for comment February 4 - 9, 2008 at:
 - SAPD East Substation, 3635 E. Houston
 - City of Schertz Public Library, 608 Schertz PKWY
 - City of Converse Public Library, 601 S. Seguin

PLANNING COMMISSION PUBLIC HEARING:

- FEBRUARY 13, 2008

CITY COUNCIL PUBLIC HEARING:

- MARCH 20, 2008

INTRODUCTION

This Update of the IH 10 East Perimeter Plan provides information about the planning area, its boundaries, Plan Update requirements, the plan drafting process incorporating citizen input, plan outreach and the implications of recognition of the plan by the City of San Antonio.

Plan Basics

The IH 10 East Perimeter Plan is a partnership effort between the IH 10 East Planning Team, the Cities of Kirby, Converse, Schertz and St. Hedwig and the City of San Antonio Planning & Community Development Department. The plan is the result of eight months of dedication from the Planning Team and other active residents and business representatives.

Boundaries

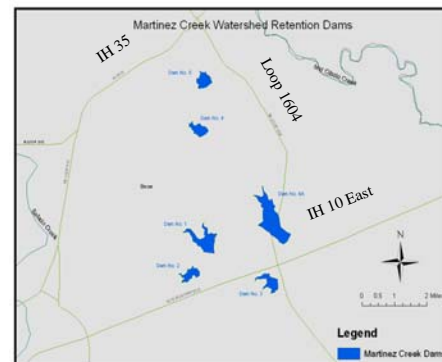
For purposes of this plan update, two areas have been taken under consideration for analysis. The first area is the boundary of the 2001 adopted IH 10 East Corridor Perimeter Plan, which from this point forward will be referred to as the “Regional Study Area”. The second area will be referred to as the “Plan Boundary”, which is entirely within the San Antonio City limits and the San Antonio Extra-territorial Jurisdiction (ETJ).

The Regional Study Area is 100 square miles, incorporating Randolph Air Force Base, Martindale Army Air Field, portions of Bexar County and the Cities of Kirby, Converse, San Antonio, Schertz, and St. Hedwig. The Regional Study Area is bound by the Union Pacific Railroad tracks, parallel to Gibbs Sprawl Road (FM 1976) to Loop 1604 along Seguin Road (FM 78) to the north, the Bexar County line, formed primarily of Cibolo Creek to the east, St Hedwig Road (FM 1346) to the south, and Loop 410 to the west.

The update Plan Boundary area is 56 square miles, including 43 square miles of San Antonio ETJ and 13 square miles within the San Antonio City limits. The IH-10 East Perimeter Plan area is generally bound by Gibbs Sprawl and the San Antonio ETJ to the north, Cibolo Creek to the east, the San Antonio ETJ and FM 1346 to the south, and Loop 410 to the west.

Five different school districts serve the region: East Central ISD, San Antonio ISD, Judson ISD, Schertz – Cibolo - Universal City ISD, and Randolph Field ISD.

The planning area is rich in natural resources with six creeks spanning the area: Cibolo Creek, Escondido Creek, Martinez Creek, Rosillo Creek, Ackerman Creek, and Woman Hollering Creek. Four of the six Martinez Creek Watershed retention dams are in the Plan area as well.



Martinez Creek Retention Dams

IH 10 East Perimeter Plan

Much of the area south of IH 10 East is agricultural in nature. Large scale residential development is occurring throughout the area north of IH 10 East, and many well established neighborhoods are present. Commercial uses are found along arterials and the IH 10 E corridor.

Some of the more prominent Industrial uses in the area are BFI Waste Services landfill and Lancer Corporation; both southeast of Foster Road and IH 10 E, and Cornerstone Industrial Park at the northeast corner of Loop 410 and IH 10 E. Significant tracts of vacant, un-platted land can still be found in the planning area.

Why update a plan?

The City of San Antonio revisits the Future Land Use Plan component of Neighborhood and Community Plans every 5 years to ensure conformance with City policies, and to analyze the need for possible adjustments in order to adapt to changing community needs and growth patterns.

The update of the IH 10 East Perimeter Plan is based on research by City staff, coupled with input from the Planning Team whose members include residents, developers, and neighborhood leaders. This plan organizes the community's ideas into a single document that can be shared with residents, potential community partners and investors. *Although there is no specific financial commitment for implementation from the City of San Antonio or identified agencies*, the IH 10 East Perimeter Plan will serve as a guide for making decisions related to development and zoning issues.

Planning Area Characteristics

The IH 10 East Perimeter Plan boundary area is home to more than 29,166 residents according to the 2000 Census (see Appendix A: Community Demographics). This number represents an 88.5 percent increase in population from the 1990 Census data which is less than the growth rate the area experienced between 1980 and 1990 at 128.5 percent.

According to the 2000 Census, 35.5 percent of planning area residents are Hispanic, 33.4 percent Anglo, 24.8 percent African-American and 6.3 percent other races and ethnicities. Since the 1980 Census, the area has experienced significant diversification.

The 2000 median household income of \$47,400 is higher than the citywide median income of \$36,214. According to the Census, the median home value in the planning area was \$79,400, which is also higher than the citywide median of \$68,800.

IH 10 East Perimeter Plan

More than 3,352 dwelling units were added to the planning area between 1980 and 1990; a growth rate five times the City average during that same time period. Residential development slowed slightly during the 1990s; however, in the second half of the decade it reached 9,488 housing units in 2000, a 68.7 percent increase.

Given the sheer size of area, there is limited commercial development in the planning area to match the housing growth rates. Streets and drainage infrastructure have not been upgraded in many areas and crowding has caused the five school districts to embark upon major bond programs to add classroom space and construct new facilities.

Getting Started

In August 2006, the Planning & Community Development Department met with the Planning Team to discuss the Plan Update process. Further meetings to develop the Memorandum of Understanding (MOU) took place in June 2007. The Memorandum of Understanding outlined the responsibilities of the Planning Team and the Planning & Community Development Department for the planning process. The Planning Team (see Acknowledgements for a listing) is composed of representatives of planning area neighborhoods, developers, school districts, religious leaders, business owners and adjacent municipalities. An initial team was developed with the original Plan adoption in 2001 and has been updated since.

Community-Based Process

The IH 10 East Perimeter Plan was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004.

Between June 2007 and February 2008 seven Planning Team workshops were held to draft the majority of the plan. An additional session was held in December 2007 to discuss how a gateway corridor overlay district could be utilized along IH 10 East to encourage sustainable development and promote the preservation and enhancement of the character of an area.

Public open houses were held on January 30 and February 9, 2008 to give community members an opportunity to review the proposed land use plan update. The documents were also made available for review and comment at three different locations from February 4-9, 2008. The documents were also online in a "virtual open house" for review and comment.

The draft plan resulting from the workshops was submitted to relevant City departments to review the plan for consistency with City policies.

Community Outreach

The Planning & Community Development Department, together with the partnering neighborhoods, worked to encourage participation in the community planning process. The mailing list included over 1,345 homeowners, business owners, owners of commercial and vacant properties, and meeting attendees. A press release announced the open house. A notice of the public hearing before Planning Commission was featured in the Commercial Recorder Newspaper.

IH 10 East Perimeter Plan

Recognition by the City of San Antonio

After a review by City departments and a final community meeting, the IH 10 East Perimeter Plan was forwarded to the Planning Commission for consideration. The Planning Commission reviews the document to ensure the Perimeter Plan was created through an inclusive process, is consistent with City policies and accurately reflects the community's values.

After Planning Commission consideration, the plan was forwarded to the City Council for adoption as a component of the City's Comprehensive Master Plan. An approved plan is used by City departments, boards and commissions as a guide for decision making. Key projects may be selected from the plan to be included in the Annual Improvement Project Report. The report is provided to City Council as part of the budget process, although there is no guarantee of funding.

Consistency with Other City of San Antonio Plans

The IH 10 East Perimeter Plan is consistent with the ideas found in the 1997 Master Plan, the 1978 Major Thoroughfare Plan as amended and the 2004 Parks System Plan.

The plan also is supported by the following Master Plan goal:

Neighborhoods, Goal 2: Strengthen the use of the Neighborhood Planning Process and neighborhood plans.

REGIONAL OBJECTIVES

Purpose

In this section, specific regional goals and objectives are identified that address issues and opportunities related to transportation, land use, and quality of life. Due to the nature of this process, not all issues can be addressed in this document, so useful contact names, departments/agencies and numbers have been listed in Appendix C - Resources. Each section includes a summary of issues, goals, objectives, action steps, and community partners.

Regional Mobility

Neighborhood Accessibility - Eastgate Community

Summary:

The Eastgate neighborhood is a residential community located at the southeast corner of IH-10 East and Loop 410. When the development of the Loop 410 Freeway system was completed in the mid 60s, much of the existing community was enclosed, with the Access Road to serve as the only transportation system in or out. Since then, the Access Road has been restricted to "One Way" traffic patterns due to safety, which now constrains the community to ingress at Houston Street and egress at Ackerman.

Analysis was completed in 2004 by Public Works calling for a needed drainage channel and new 30 foot roadway connecting the existing Peggy Street to FM 1346. Street construction would include sidewalks, curbs, driveway approaches, and necessary drainage. Total project cost at the time of study was estimated at \$3,749,000 and would require a bond initiative due to size of cost.



Goal 1: Improve Infrastructure

Provide safe, alternative and appropriate infrastructure throughout the area including transportation, drainage and sewer.

Objective 1.1: Provide a safe, alternative transportation route into the community that allows for pedestrian and vehicular safety and traffic control measures to alleviate heavy truck traffic "cut through".

Action Steps:

- 1.1.1** Work with City Engineers to review Peggy Road and advocate for improvements as needed.
 - ◆ Contact Public Works Capital Programs Division to request cost estimates.
 - ◆ Advocate for COSA Bond Program to address the costs associated with the extension of Peggy Road.

IH 10 East Perimeter Plan

Objective 1.2: Identify and prioritize streets that are used as heavy truck “cut through”.

Action Steps:

1.2.1 Create a dialogue with the San Antonio Police Department and SAFFE Officers to discuss the feasibility of increased random traffic patrols.

Partners: Eastgate Neighborhood Association, IH 10 East Planning Team, Public Works Traffic Engineering, San Antonio Police Department SAFFE Officer, and City Council District 2

Objective 1.3: Improve access to sewer infrastructure in the East Commerce Estates area
(*East Commerce Estates is generally located between FM 1516 and Loop 1604 at the NW corner, North of IH 10*)

Action Steps:

1.3.1 Encourage residents of East Commerce Estates to connect into sewer lines by offering incentives such as fee waivers.

Partners: COSA Grants Monitoring and Administration Department, San Antonio River Authority (SARA), East Commerce Estates residents

Converse - Crestway Road Connection

Summary and Action Steps: Currently Crestway Road is listed in the Major Thoroughfare Plan as a Secondary Arterial Type A with 86 feet of right of way. The issue is lack of connection between the City of Converse and the City of San Antonio. The existing rail grade elevation is approximately 14 feet high at Gibbs Sprawl Road preventing an at grade crossing. Discussions were had years ago about moving forward on a feasibility study to determine the best possible scenario to achieve the objective. Since then, discussions are being revisited concerning the best course of action. The Crestway connection will provide the surrounding area alternative access for both commerce and in cases of emergency.

Goal 2: Provide Accessibility to Neighborhoods

Objective 2.1 Develop plan for Crestway improvements

Action Steps:

2.1.1 Secure funding for feasibility study

Partners: IH 10 East Planning Team, City of Converse, Bexar County, TXDOT, Union Pacific, COSA Public Works and City Council District 2.



Land Use Compatibility

Land Use Compatibility Throughout the Region

Summary:

One reason the IH 10 East Perimeter Planning Team first materialized was to address the heavy trucking businesses that were taking shape throughout the IH 10 East Corridor. The adopted 2001 Plan states on page 24, "Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor".

Of the approximately 7,459 zoned acres in the City limits of San Antonio, approximately 2,338 acres are either zoned industrial or business park; much of which is currently vacant. Pockets of industrial uses without proper zoning or certificates of occupancy can be seen in the region.

Goal 3: Compatibility of Land Uses

Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

Objective 3.1: Increase Building Inspection efforts and Code Compliance throughout the community.

Action Steps:

3.1.1 Proactively address uses not allowed in particular zoning districts by educating neighborhood residents and business owners and working with Code Compliance officers and Building Inspectors.

- ◆ Participate in the Blue Card notification program and educate the neighborhood about compliance issues by having a Code Compliance officer speak at Neighborhood Association meetings about basic regulations and violations.
- ◆ Work with COSA Code Compliance and Development Services Building Inspectors to identify strategies for addressing property maintenance issues and building code and code compliance infractions.
- ◆ Create a list of addresses to be investigated for zoning infractions.

Partners: Eastgate Neighborhood Association, IH 10 East Planning Team, Development Services Building Inspectors, Housing & Neighborhood Services Code Compliance Division, Council District 2.

IH 10 East Perimeter Plan

Land Use Compatibility - Kirby

Summary and Action Steps: Presently much of the parcels abutting the City of Kirby at the northeast corner of IH 10 East and Loop 410 are either industrial uses or vacant with industrial zoning. The parcels in the Kirby City limits however; are primarily single family residential uses, although some commercial and light industrial zoned tracts are present. Issues brought about by industrial manufacturing uses have been identified by the residential community as problematic.



To address future issues with large vacant tracts of land abutting the community it has been determined that a reduction in land use density is needed. Further review may call for an area down zoning as well.

Partners: IH 10 East Planning Team, City of San Antonio Planning & Community Development Department, Development Services Department Zoning Division, and City Council District 2.

Land Use Compatibility - Schertz & Saint Hedwig

Summary and Action Steps: During the Land Use analysis process of planning it is essential to understand the overall community in which the study is being conducted. With that said, the reality of both areas was to address the individual needs of the community while analyzing existing or projected conditions.

The City of Schertz boundary along IH 10 East is a unique opportunity in that current uses are limited to smaller uses but have strong development potential due to population growth patterns. Utilizing an Urban Living land use category along the San Antonio side of this area offers a greater mix of uses while promoting stronger design controls.

The City of Saint Hedwig is more rural in character than Schertz thus requiring a different approach to the land uses applied. Heavily based in agriculture, the community of Saint Hedwig recently adopted a City Master Plan in 2007 to address the development objectives of maintaining the rural character. In the IH 10 East Perimeter Plan the land use utilized makes an effort to mimic those goals by incorporating Agriculture land use around the northern periphery of Saint Hedwig ETJ and Rural Living land use for the remaining areas. Each Land Use category is described within that respective section of this plan. The future land use maps included in this document illustrate the location of those uses.

Partners: IH 10 East Planning Team, City of San Antonio Planning & Community Development Department, Development Services Department Zoning Division, and City Council District 2.

Quality of Life

IH 10 East Corridor Overlay

Summary: The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric. As a management tool for new growth, the overlay can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.

Goal 4: Improve the Corridor

Analyze design standards that can be implanted along the IH 10 East Corridor

Objective 4.1: Corridor Overlay District Analysis

Utilize stakeholders and design professionals to develop design standards

Action Steps:

4.1.1 With the assistance of the City Council office, organize a planning team dedicated to reviewing and designing standards to enhance the IH 10 East Corridor.

- ◆ Team should include property owners, stakeholders, local design professionals and residents.

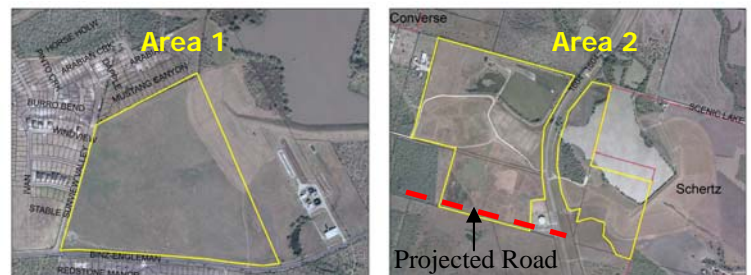
Regional Parks

Summary: During the analysis phase of the planning process, it was noted that out of all the large scale residential developments taking place in the region there were very few parks and or open space areas. The San Antonio Parks & Recreation Department further studied potential locations within the planning area for additional park or open space. Two potential areas were identified, both of which are under San Antonio River Authority (SARA) ownership.

Area 1, pictured below, is approximately 75 acres located directly off Binz-Engleman Road, west of FM 1516. The potential for this area lends itself to the recreational needs of the surrounding region. The elevations are relatively flat with some grade changes at the western portion of the subject area.

Area 2 is approximately 120 acres, directly off Loop 1604 at the northern intersection of the projected Binz-Engleman connection to Loop 1604.

The unique characteristics of Area 2 are the defining features; a portion of the area is currently utilized as Soccer Fields with a walkable trail below Loop 1604 to the eastern portion of the study area. The eastern portion is largely marsh land with a large habitat of bird species.



IH 10 East Perimeter Plan

Goal 5: Parkland and Recreational Facilities

Create additional parkland by completing park projects and identifying locations for additional recreational facilities.

Objective 5.1: Parkland Acquisition

Develop additional lands for public parks.

Action Steps:

5.1.1 Identify locations for additional parkland to meet needs of growing area and to protect wildlife habitat.

- ◆ Enforce parkland dedication requirements of Unified Development Code for new residential subdivisions.
- ◆ Work with the San Antonio River Authority on potential multi-party parks projects.

Objective 5.2: Recreation Facilities

Create additional recreation facilities.

Action Steps:

5.2.1 Identify possible locations for soccer fields for the plan area.

- ◆ Consider expanding on location of current soccer fields at Loop 1604.

5.2.2 Seek a family entertainment area with multiple recreation activities.

Partners: IH 10 East Planning Team, San Antonio River Authority, COSA Parks and Recreation, City of Schertz Parks Department, San Antonio Parks Foundation, Friends of San Antonio Parks, Texas Parks & Wildlife, and City Council District 2.



LAND USE PLAN

The Land Use Plan builds on the goals and objectives of the IH 10 East Corridor Perimeter Plan and identifies the preferred land development pattern. The plan reflects, in general terms, compatible land uses and serves as a policy guide for future development. Two primary tools for implementation of the land use plan are the Unified Development Code (zoning and subdivision ordinances) and the Capital Improvements Program (CIP), the city's six-year financial plan for capital projects. After adoption by City Council, the Planning & Community Development Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

The plan emphasizes preserving existing single-family developments, while locating most commercial uses at nodes, or along highly traversed corridors. Commercial uses are also segregated by intensity of use, with Regional Commercial uses being located primarily at the intersection of highways and arterials, Community Commercial uses located where collectors and arterials meet, and Neighborhood Commercial uses where collectors and arterials meet, or where collectors and residential streets meet. The planning process also placed a premium on the continued acquisition and development of additional open space and parks.

The area south of IH 10 E presents a transition of land use from urban and rural living to agriculture. As this area continues to urbanize over time, these concepts call for a more intense, quality, mixed use development along the Interstate, while preserving rural and agricultural areas. Tools to implement this vision include Form Based Development, that provides for a mix of uses, while emphasizing quality urban design of the public realm, civic spaces, and the streetscape; thereby encouraging walkable communities.

The Plan does not constitute zoning regulations or establish zoning district boundaries. The Related Zoning Districts in each Land Use category is meant to serve as a comparative guide to utilize when evaluating "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.

Disclaimer for maps:

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Please contact the responsible City of San Antonio Department for specific determinations.

IH 10 East Perimeter Plan

Land Use Classification

Description

Low Density Residential



Light Yellow

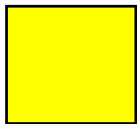
Related Zoning Districts:
R-4, R-5, R-6, NP-8, NP-10,
NP-15, R-20, & RE

Low Density Residential Development includes Single Family Residential Development on individual lots.

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.



Medium Density Residential



Yellow

Related Zoning Districts:
R-4, R-5, R-6, NP-8, NP-10,
NP-15, R-20, RE, RM-4,
RM-5, & RM-6

Medium Density Residential includes Single Family Residential Development on one lot, including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes.

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, such as commercial.

This classifications includes certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.



IH 10 East Perimeter Plan

Land Use Classification

Description

High Density Residential



Orange

Related Zoning Districts:
R-4, R-5, R-6, NP-8, NP-10,
NP-15, R-20, RE, RM-4, RM-
5, RM-6, MF-25, & MF-33

High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses.

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



Neighborhood Commercial



Pink

Related Zoning Districts:
NC, O-1, & C-1







Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples 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 arterials and collectors where they meet arterials, other collectors, or residential streets.







Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.





IH 10 East Perimeter Plan

Land Use Classification	Description	
<p>Community Commercial</p>	<p>Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.</p>	
	<p>Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors.</p>	
<p>Bright Red</p>	<p>Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>	
<p>Related Zoning Districts: NC, O-1, C-1, & C-2 (except C-3 & O-2)</p>		
<p>Regional Commercial</p>	<p>Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise.</p>	
	<p>Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.</p>	
<p>Brownish Red</p>	<p>Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.</p>	
<p>Related Zoning Districts: NC, O-1, O-2, C-1, C-2, & C-3</p>		

IH 10 East Perimeter Plan

Land Use Classification	Description
<p data-bbox="126 367 389 399">Public Institutional</p>  <p data-bbox="178 556 300 588">Light Blue</p>	<p data-bbox="503 367 1477 514">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, churches, community gathering facilities, etc.</p> <p data-bbox="503 546 1502 619">The location for these services include where they currently reside, as well as where they meet the future needs of the community.</p>  
<p data-bbox="126 1123 397 1165">Parks / Open Space</p>  <p data-bbox="186 1323 316 1354">Light Green</p>	<p data-bbox="503 1123 1485 1239">Parks / 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 data-bbox="503 1270 1477 1344">Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation.</p> <p data-bbox="503 1375 1453 1459">Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>  

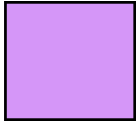
Land Use Classification	Description
<p data-bbox="191 401 354 436">Agriculture</p>  <p data-bbox="201 583 334 611">Dark Green</p> <p data-bbox="123 680 394 735">Related Zoning Districts: FR & RP</p>	<p data-bbox="540 401 1534 653">Agriculture uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted. Single-family residential units are permitted on agricultural and ranch lands. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses.</p> <p data-bbox="540 730 1534 913">To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>
<p data-bbox="180 1157 375 1192">Business Park</p>  <p data-bbox="237 1339 293 1367">Gray</p> <p data-bbox="123 1430 394 1486">Related Zoning Districts: BP, C-3 & L</p>	<p data-bbox="529 1157 1461 1514">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 carry on their operation 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.</p> <div data-bbox="524 1549 1523 1795"> </div>

IH 10 East Perimeter Plan

Land Use Classification

Description

Light Industrial



Light Purple

Related Zoning Districts:
C-3 & L

Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.



Industrial




Dark Purple

Related Zoning Districts:
C-3, L, I-1 & I-2


General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.



IH 10 East Perimeter Plan

Land Use Classification	Description
<p data-bbox="167 348 354 384">Urban Living</p>  <p data-bbox="188 537 331 569">Light Orange</p> <p data-bbox="126 642 410 730">Related Zoning Districts: TND, TOD, MXD, UD, & FBZD</p>	<p data-bbox="483 348 1484 814">Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also provides for form based development, which emphasizes urban design in the form of regional centers and village development patterns. Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets.</p> <p data-bbox="483 858 1484 963">Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service.</p> <p data-bbox="483 1008 1484 1073">A Town Center provides a central civic function with mixed uses incorporated into the peripheral development.</p> <p data-bbox="483 1117 1484 1367">Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.</p>

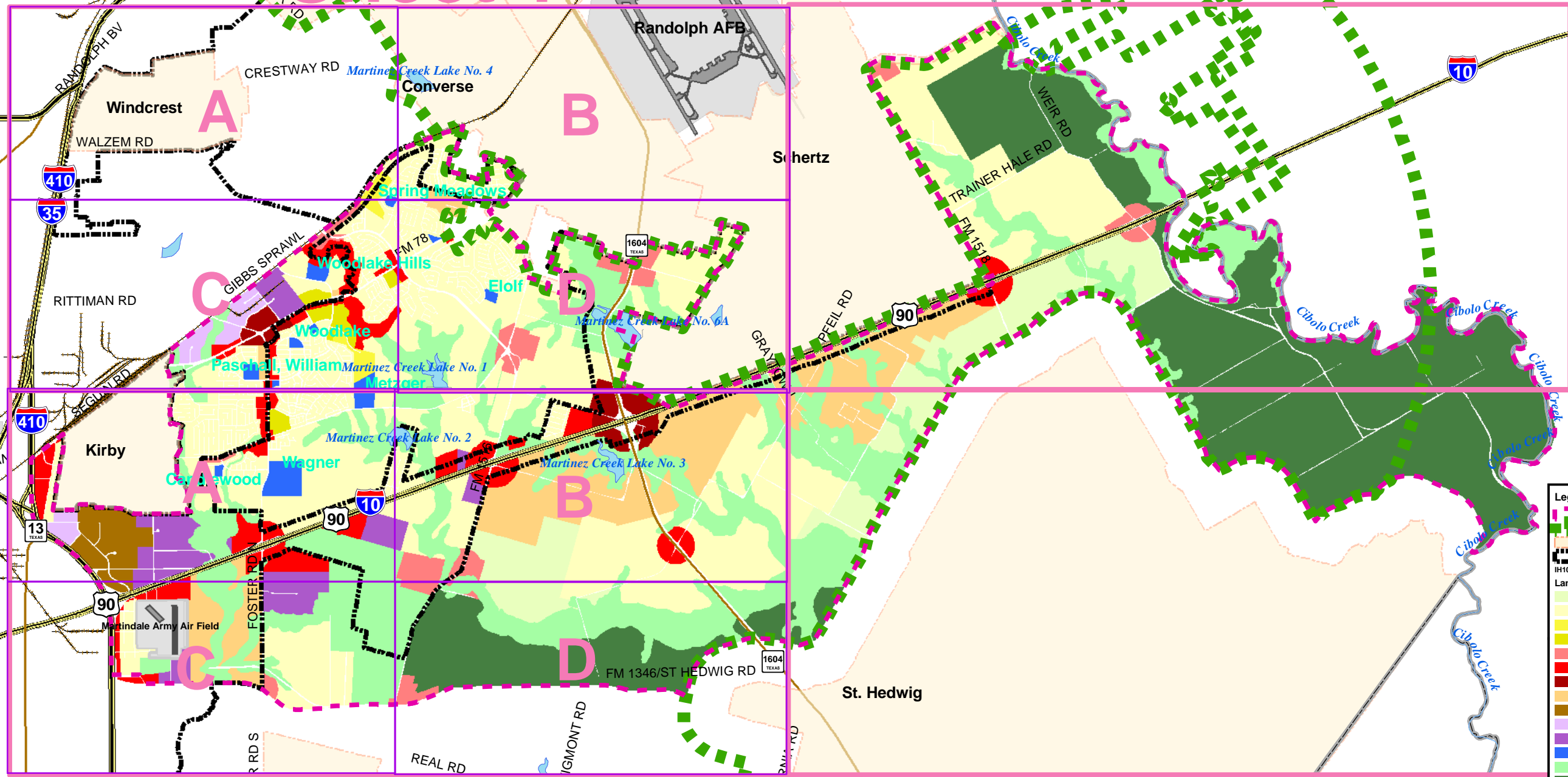
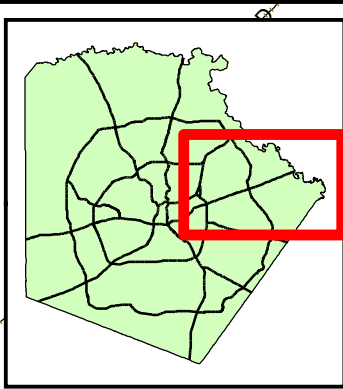
IH 10 East Perimeter Plan

Land Use Classification	Description
<p data-bbox="170 346 349 388">Rural Living</p>  <p data-bbox="186 556 324 588">Lime Green</p> <p data-bbox="113 651 389 714">Related Zoning Districts: RP, RD, RE & FBZD</p>	<p data-bbox="479 346 1404 483">Rural Living supports the principles of preserving rural residential character while retaining open space and scenic corridors. The Rural Living classification may provide a transitional area between the more urbanized, denser development, and significantly rural, open and agricultural land uses.</p> <p data-bbox="479 514 1404 745">Residential uses are composed mainly of single-family dwellings on individual estate lots. Clustered subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Village and hamlet form based development patterns are also encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p> <p data-bbox="479 777 1404 945">Neighborhood and Community Commercial uses will directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. Live/work units, allowing for residential use above commercial space, are permitted.</p> <p data-bbox="479 976 1404 1113">A limited number of nodal commercial uses are permitted. Community Commercial uses should incorporate well defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, and parking lots that have sidewalks, shade trees, and vegetative screening.</p> <p data-bbox="479 1144 1404 1281">To maintain scenic qualities, natural vegetative buffers, deeper setbacks, signage control, earthen drainage channels, and access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p> <div data-bbox="479 1417 1469 1669"> </div>

IH10E CORRIDOR COMMUNITY PERIMETER PLAN & FUTURE LAND USE

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Legend

- Perimeter Plan Boundary
- Extraterritorial Jurisdiction Limits for COSA
- City Limit Boundaries outside of COSA
- City Limit Boundary for COSA
- IH10E Corridor

Land Use

- Rural Living
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Urban Living
- Business Park
- Light Industrial
- Industrial
- Public Institutional
- Parks/ Open Space
- Agriculture

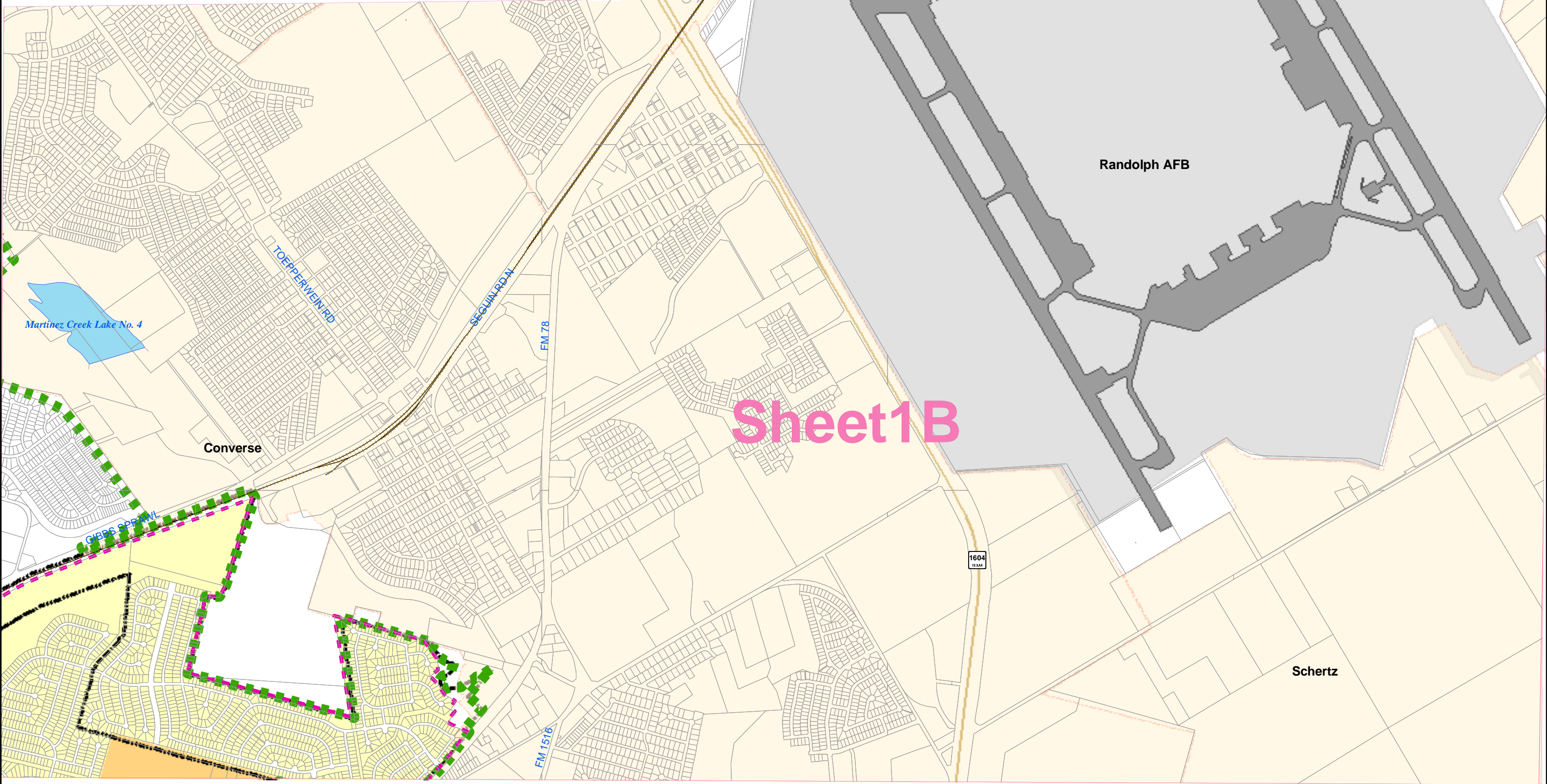
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*T.C. Broadnax
Interim Director*

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San Antonio, Texas 78204



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Map Created by: Priscilla Trevino
Map Creation Date: February 12, 2008
Map File Location: I:\GIS\Projects\GIS\Projects\GIS\CorridorPlan.mxd
PDF Filename: IH10E_CorridorPlan_1000.pdf




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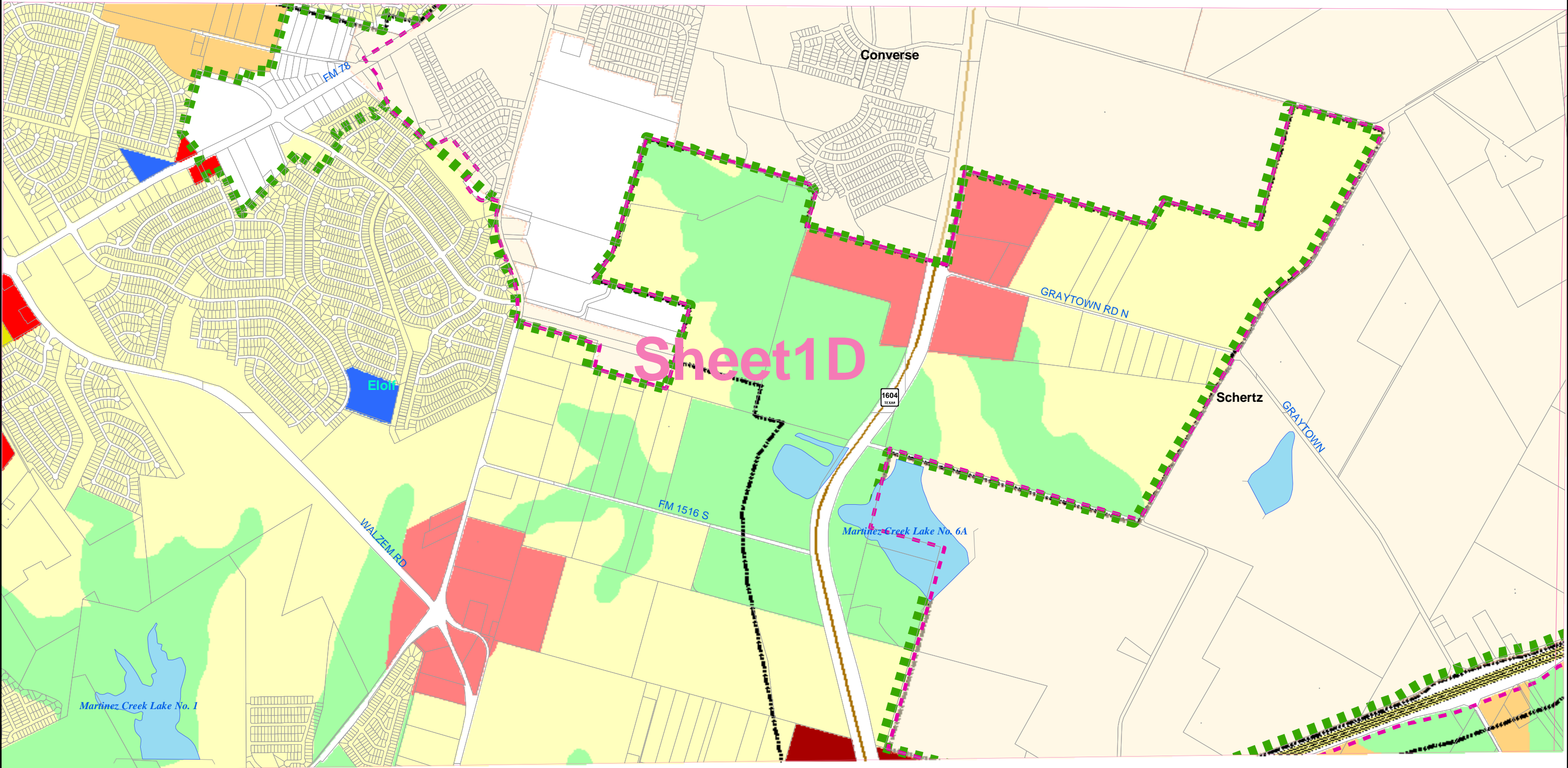
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Extraterritorial Jurisdiction Limits for COSA	City Limit Boundaries outside of COSA	City Limit Boundary for COSA	Land Use	Low Density Residential	Medium Density Residential	High Density Residential	Community Commercial	Urban Living	Light Industrial	Public Institutional
			Rural Living	Neighborhood Commercial	Business Park	Industrial	Regional Commercial	Parks/ Open Space	Agriculture	

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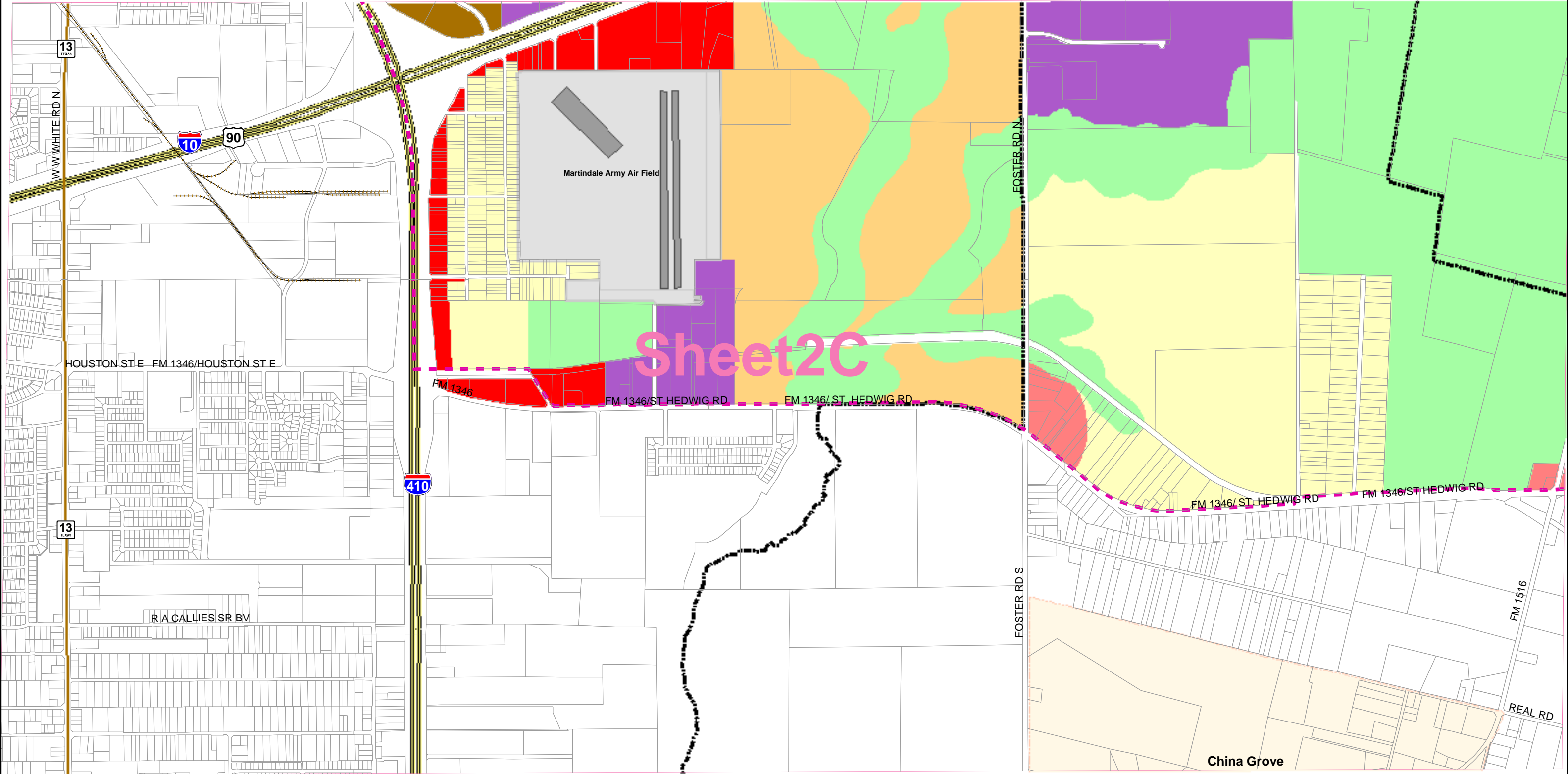
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Perimeter Plan Boundary	City Limit Boundary for COSA	Land Use	Low Density Residential	Rural Living	High Density Residential	Community Commercial	Urban Living	Light Industrial	Public Institutional
City Limit Boundary outside of COSA	City Limit Boundary for COSA	Rural Living	Medium Density Residential	Neighborhood Commercial	Regional Commercial	Business Park	Industrial	Parks/ Open Space	Agriculture

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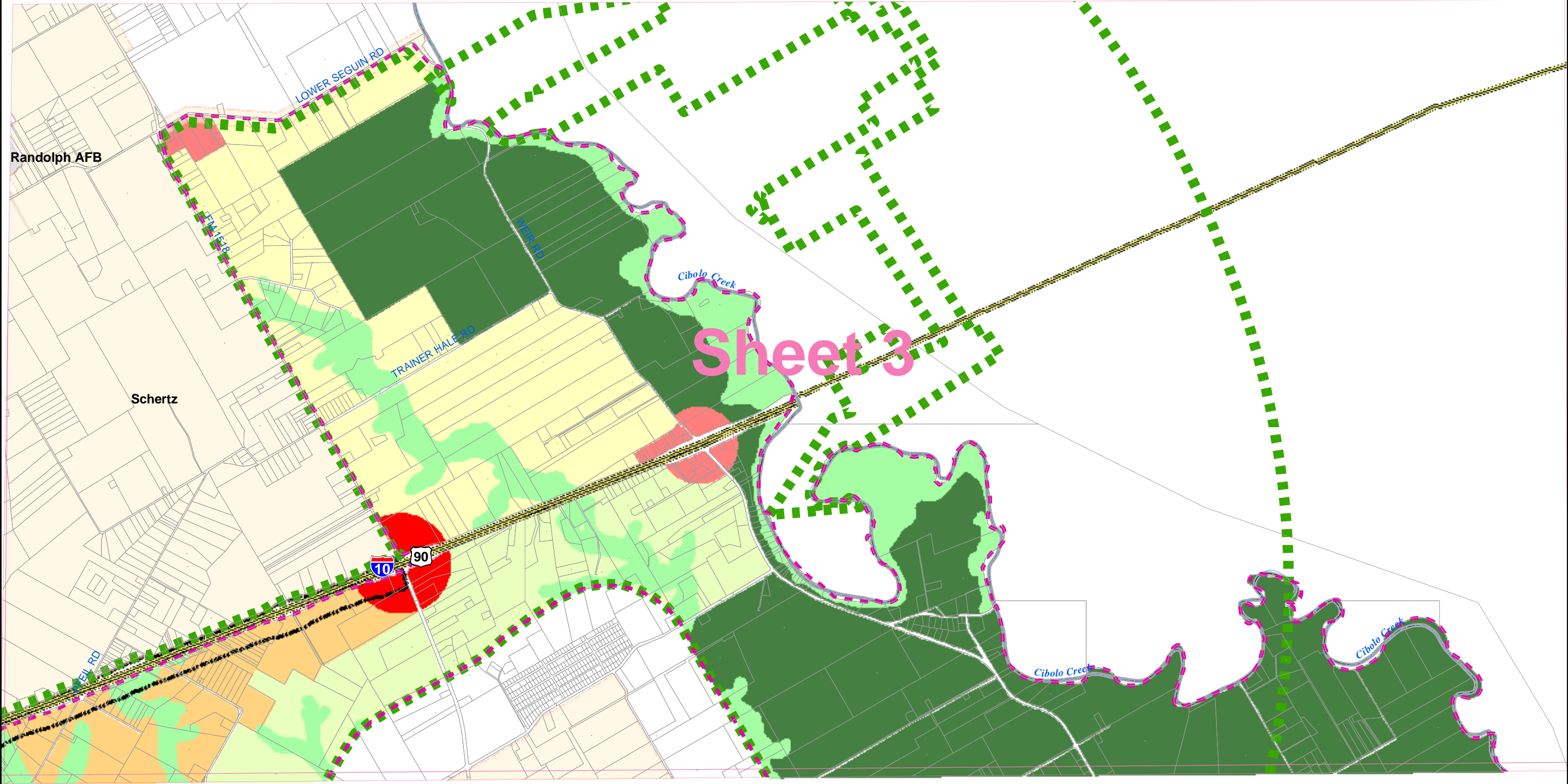
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Legend		City Limit Boundaries outside of COSA		City Limit Boundary for COSA		Land Use													
	Perimeter Plan Boundary		City Limit Boundary for COSA		Rural Living		Low Density Residential		Medium Density Residential		Community Commercial		Urban Living		Industrial		Public Institutional		Parks/ Open Space
	Extraterritorial Jurisdiction Limits for COSA		City Limit Boundary for COSA		Rural Living		Low Density Residential		Medium Density Residential		Community Commercial		Urban Living		Industrial		Public Institutional		Parks/ Open Space
	Low Density Residential		Medium Density Residential		Community Commercial		Urban Living		Industrial		Public Institutional		Parks/ Open Space		Agriculture				

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Sheet 3

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PDF File Name: 911E_Corridor_Plan_sheets3.pdf

Legend

Perimeter Plan Boundary	City Limit Boundaries outside of COSA	City Limit Boundary for COSA	Land Use	Low Density Residential	High Density Residential	Community Commercial	Urban Living	Light Industrial	Public Institutional
Extraterritorial Jurisdiction Limits for COSA			Rural Living	Medium Density Residential	Neighborhood Commercial	Regional Commercial	Business Park	Industrial	Parks/Open Space
									Agriculture

**City of San Antonio
Planning and Community
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CORRIDOR OVERLAY DISTRICT

The following text provides a brief description of corridor districts. This zoning overlay is a tool available for areas to promote compatible development and may also be used to develop a specific theme to promote the character of an area.

A Corridor District is a zoning overlay that addresses special siting and compatibility issues which require development regulations in addition to those found in the underlying zoning district. The overlay district has precedence over the base zoning district.

In 1992 the City Council enabled Urban Corridor Districts to provide for control of screening, setbacks and signage along designated thoroughfare corridors in the City. Corridor Districts were established on IH-10 West, Loop 1604, Broadway, Fredericksburg Road, North St. Mary's, North Main, San Pedro and McCullough. After these designations additional corridor districts were not established due to amendments to the City Code including the on-premises sign ordinance, the landscape ordinance, the tree preservation ordinance and additional amendments to the UDC pertaining to screening and shading. The 1997 San Antonio Master Plan Policies recommended that the City "review and strengthen the urban corridor regulations."

In December 2002 the City Council adopted a new Corridor Districts enabling ordinance that can be used to promote cohesive development along the City's Major Thoroughfares. The new ordinance provides controls not available in the original ordinance, such as building materials; siting and grading standards; and a reduction in maximum allowable sign message areas. In addition, the new ordinance allows application of the overlay to a greater distance from the corridor roadway than under the original ordinance.

Major Thoroughfares within the San Antonio City Limits and ETJ in the IH 10 East Perimeter planning area include Loop 410, Loop 1604, IH 10 East, Ackerman Road, Foster Road, Binz-Engleman Road, FM 1516, FM 1346, FM 78, FM 1518, Graytown Road, Woodlake Parkway, Walzem Road, and Gibbs Sprawl Road. To be designated as a corridor district, the area subject to the designation must meet at least one of the following criteria:

- Serve as a primary entryway into the city from outside the city limits or the Bexar County line
- Provide primary access to one or more major tourist attractions
- Abut, traverse or link designated historic landmarks, districts and/or historic roads or trails
- Have a public or private commitment of resources for redevelopment or revitalization of the corridor's buildings or infrastructure
- Have historically served as a regional or commercial center
- Abut, traverse or link the San Antonio River or its major tributaries including Leon and Salado Creeks
- Traverse residential areas where single family and multifamily housing units exist in residentially zoned areas along at least fifty percent of the corridor frontage
- Traverse scenic terrain where natural areas (an area without man made alterations that contains native topography and/or native plants such as trees, shrubs, wildflowers, forbs and grasses) are present along at least fifty percent of the roadway frontage

IH 10 East Perimeter Plan

It is recommended that IH 10 E and portions of Loop 1604 and Loop 410 where they intersect with IH 10 East, be considered for corridor overlay zoning, since IH 10 East is the eastern gateway to the City.

Purpose

The purpose of a Corridor Ordinance is to promote attractive and cohesive developments along the City's major thoroughfares in a manner that protects the City's cultural, natural, and economic fabric. As a management tool for new growth, the overlays can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the city. Corridor Districts are both consistent with and encouraged through the mandates and policy statements of the CRAG initiative and the 1997 Master Plan Policies.

Analysis

Section 35-339.01 "Corridor Districts" of the Unified Development Code provides a process for designating corridor districts along roadways in the City's Major Thoroughfare Plan. If a corridor district were to be considered, the ordinance under consideration would entail the adoption of site development standards and an amendment to the official zoning map to establish the boundaries of the IH 10 East Gateway Corridor Overlay District in City Council District 2. These boundaries could include those properties within 1,000 feet of the IH 10 East right of way or the San Antonio City limits (whichever is closer) extending 11 linear miles between Loop 410 and FM 1518.

Developed by property owners and major stakeholders within the established boundaries, the site development standards would govern new construction and substantial rehabilitation projects within the district. The proposed Corridor District would need to meet the adoption criteria set forth in Section 35-339.01 of the Unified Development Code.

The following data illustrates the existing zoning for those parcels along IH 10 East that fall within one thousand feet from public right of way or where the San Antonio City limits is closer:

- R-6 & NP10 = 339 acres
- MF-33 = 6 acres
- C-3-C & I-1 = 426 acres
- MH = 53 acres
- C-2 = 183 acres
- I-1-S & I-2 = 15 acres
- UD = 74 acres
- C-2-C & C-3 = 409 acres
- BP = 6 acres

IH 10 East Perimeter Plan

Current development patterns along the IH 10 East corridor:

- Loop 410 to Ackerman Road
 - North - Cornerstone business park and light industrial uses
 - South - Eastgate Neighborhood, some commercial and industrial uses
- Ackerman Road to Foster Road
 - North - light industrial and community commercial uses
 - South - regional travel center at the intersection
- Foster Road to FM 1516
 - North - commercial uses at Foster Road followed by Master Development Permits (MDP) 751, Woodlake Farms Ranch subdivision is currently under construction, single family residential lots and some industrial uses closer to FM 1516.
 - South - BFI Waster Services landfill, large vacant tracts and manufacturing at FM 1516
- FM 1516 to Loop 1604
 - North - largely industrial with some commercial uses at the intersection, single family subdivision midway to Loop 1604 and large vacant tracts.
 - South - large scale trucking sales with repair, and large vacant lots closer to Loop 1604
- Loop 1604 to FM 1518
 - North - the vacant northeast corner in the San Antonio City limits has an attached Vested Rights Permit (VRP) number of 03-11-006. This is the only VRP within the corridor review area. The remaining portions of land are all in the City of Schertz and largely rural in nature with some pockets of commercial.
 - South - large lot agriculture, vacant parcels, some residential development, and light commercial uses.

Some areas of the San Antonio City limits east of FM 1516 run 600 feet from the right of way and 500 feet from right of way south along the freeway east of Loop 1604.

Public Input

On December 3, 2007 staff met with the IH 10 East Planning group to discuss the team's vision for the IH 10 East Corridor. The public input will be used to identify what elements of the corridor should be protected and what should be discouraged. Dialogue about the character of the area provided insight to potential opportunities along the corridor including:

- Define the IH 10 gateway by integrating identification markers/signs/statues
- Direct access for the region to San Antonio
- New residential being developed - "commercial will follow"
- Incorporating building colors that are inviting
- Reducing hardscape through siting
- Addressing set backs
- More landscaping
- Address screening of long term large truck parking and outside activities
- Uniform fencing
- Address traffic flow (vehicular and pedestrian)
 - Utilize service roads

COMMUNITY SPOTLIGHT

Purpose

Though the primary goal of the Plan is to address Future Land Use planning in the City of San Antonio and ETJ, it is essential to note that the region makes up over 85,000 people and provides a vital glimpse to the growth patterns being seen northeast of San Antonio. The objective of the Community Spotlight thus focuses on the diversity each municipality has to offer the regional community while providing potential stakeholders a clip of insight.

The City of San Antonio is not showcased in the Community Spotlight due to extensive reference through out the document. The history of the Plan area can also be located starting on page one in the 2001 adopted Plan attached to this document.

Community Spotlight information was resourced for the Cities of Converse and Kirby through the related websites. All other information was received courtesy of the Cities of Schertz and Saint Hedwig.

Communities



The **City of Converse**, with a population of 10,787, is located in northeast Bexar County and is home to more than 3,400 families and approximately 160 businesses. From 1970 to 1980, the population increased 254 percent. According to Trans-Texas Water Program projections, Converse is expected to be the largest suburban city in the northeast San Antonio Metropolitan area by the year 2010 with a projected population of over 20,000.

Converse is conveniently located on FM 1604, San Antonio's outer Loop, midway between IH 10 and IH 35. Other major roadways providing easy access to the City include FM 78, FM 1516, FM 1976, Toepperwein Road, and Kitty Hawk Drive. The citizens of Converse enjoy VIA Bus Service throughout the City to downtown San Antonio, the shopping malls, the San Antonio International Airport, and other key Bexar County destinations.

Converse is a Home-Rule City with a Council-Manager form of government, with the City providing all the basic services and recreational facilities. Converse also has excellent Fire and Emergency Medical Service and one of the lowest crime rates in the San Antonio Metropolitan area. The City of Converse continues to grow with several single-family residential subdivisions under construction. Converse is a great place to live and work.



North Park Springtown Street

IH 10 East Perimeter Plan

The City of Converse has two beautiful recreational parks: Converse City Park & Converse North Park. Both park facilities are open everyday from 8:00 A.M. until Midnight. Converse Parks are home to several youth sports programs: Pony League Baseball Organization, Judson Youth Sports Foundation, & the Buccaneers Youth Organization. Converse City Park houses a swimming pool, baseball & softball fields, a football field and a recreational pavilion. And is also the festival home of NIGHT IN OLE CONVERSE which is held annually during the first week in October. Converse North Park houses a fishing lake, baseball & football fields, basketball court, and a children’s playground.

To learn more please visit
the City of Converse
on the web at www.conversetx.net.

To view the City’s Zoning Map click on
“Document Center” from the site then
“Zoning Map” at the bottom left side of
the screen.



North Park



The **City of Kirby** with a population of 8,673 is a community located adjacent to the Northeast San Antonio area. This 2.2 square mile community came into existence in 1917 as a loading zone for cotton on the Southern Pacific Railroad and later evolved into a farm-to-market and residential community. The City incorporated in 1955.

Kirby is the home of several businesses, including Dairy Queen, Dollar General, Industrial Brake & Clutch, Lupita’s #1 Mexican Restaurant, Schertz Bank & Trust-Kirby Branch, Groesbeck Masonry and Kirby Dental.

Kirby is proud of its small town atmosphere and looks forward to preserving its character by not only growing its existing businesses but by bringing in new ones as well.



City of Kirby Water Tower



City of Kirby Park

Please visit the City of Kirby
on the web at
www.kirbytx.org.

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The **City of Schertz** with a population of 31,788 is a unique community, which blends its historic past with a dynamic and high growth environment, coupled with a diversity that gives it economic viability and strength. Schertz has grown from a small frontier town once known as "Cut Off" to a burgeoning urbanized area which will be celebrating its 50th Anniversary as an incorporated city in 2008. The City of Schertz operates under the Council-Manager form of government.

The first settlers came to Schertz around 1843. The Schertz family was among the first settlers to the area and members of the family still reside in the City to this day.

The first name of Schertz was "Cibolo Pit," then "Cut Off," which resulted after the Cibolo Creek flooded, and the settlement was literally, cut off.

The first settlers planted wheat, oats, and corn, which did not need special equipment to harvest and process. In later years, cotton was planted and proved to be a very productive cash crop. So much cotton was produced that there were two cotton gins in Schertz at one time. In 1870 the first gin was built by the Schertz family. It was powered by mules and then in later years by steam. This gin was located where the post office is at the present time.

In 1876, one of the largest boosts to Schertz came when the Galveston, Harrisburg, and San Antonio Railroad was built through the town. This gave the people a chance to travel to San Antonio by rail instead of wagon or buggy, in addition to goods being shipped in and out. Some older residents can remember their family leaving the horse and buggy at the livery stable, board the train to go to San Antonio to shop or visit relatives and return to Schertz by midnight. The first post office was established in 1882. At that time Schertz was still known as Cut Off. In 1899 it officially became Schertz, Texas.



The first bank was chartered in 1913. Today, Schertz is home to seventeen banks with two more being planned. Randolph Air Force Base was the biggest boom to Schertz in the late 1920's. To this day, "The West Point of the Air" continues to play a major role in the economies and communities of Schertz, Seguin, San Antonio, and New Braunfels.

Schertz has come along way since the original settlers first established roots along Cibolo Creek. But while some things change, the pioneer spirit of our founders remains steadfast.

IH 10 East Perimeter Plan

The City's Vision

The Vision of the City of Schertz is that of a prosperous community of involved citizens who enjoy a high quality of life.

As a relatively young community with forward-looking city leadership and management, Schertz has the unique opportunity to set its direction and shape its future. Aggressive economic development initiatives and a proactive approach to growth management sets the community on the path to become a premier Texas community. Partly fueled by San Antonio's tremendous growth and its strategic location along the IH 35 and IH 10 corridors, the City of Schertz seeks to create a welcoming and open place to conduct business. Schertz's economic prosperity is partly attributable to its diverse economic base and this business-friendly climate, but its residents help give the community its notable character. Nearly one third of the civilian adult population in Schertz are former military, and the city enjoys a close relationship with Randolph Air Force Base, which is located immediately outside the city limits with Fort Sam Houston's Brooke Army Medical Center 20 minutes away. In addition, a highly educated and relatively young workforce helps ensure that Schertz will continue to possess the talents and skills needed to help companies and families grow and prosper into the 21st century. The city offers various parks, recreational facilities, shopping and cultural amenities. Hundreds more of entertainment options are within an hour's drive of the city.



Population

Since the late 1980's, Schertz has witnessed unprecedented growth. 2006 was no different. In just over six years, the city's population has jumped from 18,694 to 31,788. In 2006 alone, the population rose from 26,463 to 31,788. During that same period, the city platted 1,357 new lots. Fortunately, Schertz has always striven to tackle the challenges associated with development and maintain and improve the quality of life the people have come to expect.

Housing

Schertz's population explosion can tell you something about the city; *people want to live here*. The city's housing options are vast, with units available for starter, mid-range or luxury homes. The median and average home prices range from \$164,950 to \$173,217.



The Schertz Library Playscape was constructed in a week with the help of over 2,000 volunteers

To learn more please visit
the City of Schertz
on the web at www.schertz.com.

To view the City's Comprehensive Land Plan
go to www.schertz.com/clp/default.asp

IH 10 East Perimeter Plan

*City
of
Saint Hedwig*

The **City of Saint Hedwig** with a 2005 population of 1,843, has stood in east Bexar County since 1855. The settlers built thatch-roofed log cabins, a log church and a school. The Annunciation of the Blessed Virgin Mary Church was built in 1857. With these structures built, the citizens of the City began to turn their attention to the miles of raw land. Planting corn and raising cattle were the first agricultural efforts in St. Hedwig.

Today the only two-story structures in St. Hedwig are the occasional modern homes and businesses. Other focal points include the city social club, the feed store, general store, dance hall, American Legion Post and hall, fire department, post office, and Four Points convenience store. The St Hedwig post office opened on July 27, 1860. The post office was actually located on the site of the social club for several years until the new building was built down the street.

The St. Hedwig Volunteer Fire Department is definitely an important part of the small city. The firehouse charter was applied for and received in 1956 with the city receiving its first fire truck in 1957, one year before the firehouse was built in 1958.

After its incorporation in 1957, Saint Hedwig remained without a city council until 1981. It was then that the city petitioned to elect officials. The city continues to operate as a general law type A municipality with an Aldermanic form of government. The Mayor and Aldermen ("City Council Members") are elected on a two year term basis by the registered voters. Today, the citizens of Saint Hedwig enjoy the benefits of a rural setting with the convenience of living near the San Antonio metropolitan area.

The City of Saint Hedwig lies 17 miles east/southeast of the San Antonio metropolitan area. It is located within Bexar County, Texas. The City is located with close access to Interstate 10, Loop 1604 and Hwy 87, just southeast of Converse and northwest of La Vernia.

Saint Hedwig is almost completely agricultural and residential in nature. Therefore, the livelihood of its citizenry relies almost solely on the economic health of the San Antonio metropolitan area and its surrounding communities.

To learn more please call
the City of Saint Hedwig
at 210-667-9568.

The City of Saint Hedwig
Master Plan was adopted in 2007



APPENDIX A: DEMOGRAPHICS

The following tables provide population and housing census data for both the IH-10 East Perimeter Plan area and the City as a whole. The following census tract block groups fall within the planning area: census tracts 1315.012-.014, 1316.041-.044, 1316.051, 1316.071, & 1318.002. This information was presented during the planning process as the community worked to identify issues and develop goals, objectives and actions steps for improving the neighborhoods within the planning area.

POPULATION CHARACTERISTICS- COUNT				
YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	6,770	-----	785,880	-----
1990	15,471	128.5%	935,933	19.1%
2000	29,166	88.5%	1,144,646	22.3%
ETHNICITY- HISPANIC				
YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	1,205	-----	421,954	-----
1990	3,833	218.1%	520,282	23.3%
2000	10,350	170.0%	671,394	29.0%
ETHNICITY- ANGLO				
YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	5,019	-----	299,357	-----
1990	8,179	63.0%	339,115	13.3%
2000	9,748	19.2%	364,357	7.4%
ETHNICITY- AFRICAN A MERICAN				
YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	511	-----	57,700	-----
1990	2,918	471.0%	63,260	9.6%
2000	7,238	148.0%	78,120	23.5%
ETHNICITY- OTHER				
YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	35	-----	6,869	-----
1990	541	-----	13,276	93.3%
2000	1,830	238.3%	30,775	131.8%

IH 10 East Perimeter Plan

AGE DISTRIBUTION					
1H-10 EAST PERIMETER AGE BREAKDOWN					
AGE BREAKDOWN	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
UNDER AGE 5	559	1,542	157.4%	2,577	67.1%
AGE 5-17	1,820	3,886	113.5%	7,754	99.5%
AGE 18-24	772	1,102	42.7%	2,279	106.8%
AGE 25-44	2,257	6,548	190.1%	9,882	50.9%
AGE 45-64	1,035	1,892	82.8%	5,663	199.3%
AGE 65+	287	501	74.6%	1,011	101.8%
TOT POP	6,770	15,471	128.5%	29,166	88.5%
CITY AGE BREAKDOWN					
AGE BREAKDOWN	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
UNDER AGE 5	67,732	79,274	17.0%	91,804	15.8%
AGE 5-17	185,506	192,524	3.8%	233,823	21.5%
AGE 18-24	108,950	111,138	2.0%	122,905	10.6%
AGE 25-44	206,036	299,708	45.5%	356,654	19.0%
AGE 45-64	143,150	154,924	8.2%	219,812	41.9%
AGE 65+	74,506	98,365	32.0%	119,648	21.6%
TOT POP	785,880	935,933	19.1%	1,144,646	22.3%

IH 10 East Perimeter Plan

POVERTY RATE- PERCENT BELOW POVERTY LINE					
YEAR	% IH-10 EAST	% CHANGE	% CITY	% CHANGE	
1980	9.8%	-----	20.9%	-----	
1990	6.2%	-36.7%	22.6%	8.1%	
2000	8.7%	40.3%	17.3%	-23.5%	
MEDIAN HOUSEHOLD INCOME					
YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE	
1980	\$19,400	-----	\$13,775	-----	
1990	\$35,100	80.9%	\$23,584	71.2%	
2000	\$47,400	35.0%	\$36,214	53.6%	
EDUCATIONAL ATTAINMENT – FOR PERSONS AGE 25 & OLDER					
1H-10 EAST PERIMETER EDUCATION BREAKDOWN					
EDUCATION	1980	1990	% CHANGE	2000	% CHANGE
< THAN 12 TH GRADE	803	906	12.8%	1,903	110.0%
H/S GRADUATE	1,399	2,438	74.3%	4,189	71.8%
SOME COLLEGE	731	3,961	441.9%	7,244	82.9%
BACHELOR	646	1,015	57.1%	2,309	127.5%
GRADUATE+	N/A	621	-----	911	46.7%
EDUCATIONAL ATTAINMENT – FOR PERSONS AGE 25 & OLDER					
CITY EDUCATION BREAKDOWN					
EDUCATION	1980	1990	% CHANGE	2000	% CHANGE
< THAN 12 TH GRADE	175,430	171,654	-2.2%	173,563	1.1%
H/S GRADUATE	119,852	135,221	12.8%	168,209	24.4%
SOME COLLEGE	71,237	149,961	110.5%	203,570	35.7%
BACHELOR	57,518	64,437	12.0%	95,761	48.6%
GRADUATE+	N/A	37,771	-----	54,919	57.9%

IH 10 East Perimeter Plan

MEDIAN YEAR STRUCTURE BUILT			
AGE OF STRUCTURE	1980 CENSUS	1990 CENSUS	2000 CENSUS
MEDIAN YEAR (IH-10)	N/A	1983	1989
MEDIAN YEAR (CITY)	N/A	1969	1974

HOUSING CHARACTERISTICS

NUMBER OF HOUSING UNITS (OCCUPIED)

YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	2,273	-----	277,563	-----
1990	5,625	147.5%	365,414	31.7%
2000	9,488	68.7%	433,122	18.5%

NUMBER OF HOUSING UNITS (VACANT)

YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	181	-----	18,579	-----
1990	660	264.6%	38,653	108.0%
2000	374	-43.3%	27,648	-28.5%

NUMBER OF HOUSEHOLDS (TOTAL)

YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	2,092	-----	258,984	-----
1990	4,965	137.3%	326,761	26.2%
2000	9,114	83.6%	405,474	24.1%

MEDIAN HOME VALUE

YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	\$47,200	-----	\$27,300	-----
1990	\$67,000	41.9%	\$49,700	82.1%
2000	\$79,400	18.5%	\$68,800	38.4%

MEDIAN MONTHLY RENT

YEAR	IH-10 EAST	% CHANGE	CITY	% CHANGE
1980	\$240	-----	\$174	-----
1990	\$550	129.2%	\$308	77.0%
2000	\$780	41.8%	\$549	78.2%

**APPENDIX B: CAPITAL
IMPROVEMENT PROJECTS**

PROJECT NAME & PROJECT LIMITS	PROJECT SCOPE	PROJECT BUDGET	PROJECT STATUS	DEPARTMENT OR AGENCY
1 Sunrise Park Improvements- 6525 Binz-Engleman Rd.	Development of basic park amenities including a basketball court	\$52,260.00	Duration 1/07-4/07	Parks & Recreation
2 FY 2003 District 2 Park Improvements Package- Northampton Park, 8989 FM 78	Development of a park entrance, parking area, and walking trails	\$235,000.00	Duration 12/05-7/06	Parks & Recreation
3 Carver Branch Library- 3350 E. Commerce St.	Variety of repairs including roof, HVAC, and plumbing	\$616,000.00	FY07	Libraries (approx. 3 miles west of Plan area)
4 Windcrest Bookmobile Stop	Future joint- use facility with NEISD at Roosevelt HS	\$900,000.00	FY09	Libraries (approx. 3 miles north of Plan area)
5 Rosillo Ranch TIRZ	Reinvestment zone- construction of single family, multi-family homes, parks, and commercial space	\$44,827,637.00	Duration 20.35 years	Housing & Neighborhood Services
6 Cactus Sun- from Winter Sunrise to Mystic Sunrise	Micro Surface	\$29,292.37	Completed	Public Works
7 Mystic Sun- from Binz-Engleman to Catalina Sunrise	Hot Paver Laid Micro Surface	\$153,648.94	Pending	Public Works
8 Summer Fest- from Foster to Seguin	Hot Paver Laid Micro Surface	\$268,670.40	Scheduled for FY08	Public Works
9 Winter Sunshine- from Glacier Sun to Sunrise Cove	Micro Surface	\$44,008.14	Completed	Public Works
10 Glacier Sun- from Winter Sunrise to Sunrise Cove	Micro Surface	\$74,157.90	Completed	Public Works

IH 10 East Perimeter Plan

	PROJECT NAME & PROJECT LIMITS	PROJECT SCOPE	PROJECT BUDGET	PROJECT STATUS	DEPARTMENT OR AGENCY
11	Coral Sunrise- from Glacier Sun to Mission Sunrise	Hot Paver Laid Micro Surface	\$31,449.60	Scheduled for FY08	Public Works
12	Catalina Sunrise- from Sunrise Creek to Mystic Sunrise	Hot Paver Laid Micro Surface	\$31,680.00	Scheduled for FY08	Public Works
13	Misty Springs- from Sun Canyon to Summer Fest	Micro Surface	\$47,672.94	Completed	Public Works
14	Sun Canyon- from Misty Springs to Summer Fest	Hot Paver Laid Micro Surface	\$60,134.40	Scheduled for FY07	Public Works
15	Coral Sunrise- from Comanche Sunrise to Dead End	Hot Paver Laid Micro Surface	\$24,883.20	Scheduled for FY08	Public Works
16	Sunrise Bend- from Sunrise Cove to Mystic Sunrise	Hot Paver Laid Micro Surface	\$63,324.80	Scheduled for FY07	Public Works
17	Sunrise Cove- from Summer Fest to Sunrise Creek	Hot Paver Laid Micro Surface	\$17,780.00	Scheduled for FY08	Public Works
18	Sunrise Cove- from Summer Fest to Glacier Sun	Hot Paver Laid Micro Surface	\$40,820.00	Scheduled for FY08	Public Works
19	Sunrise Creek- from Summer Fest to Glacier Sun	Hot Paver Laid Micro Surface	\$69,120.00	Scheduled for FY08	Public Works
20	Country Sun- from Misty Springs to Dead End	Hot Paver Laid Micro Surface	\$29,635.20	Scheduled for FY08	Public Works

IH 10 East Perimeter Plan

	PROJECT NAME & PROJECT LIMITS	PROJECT SCOPE	PROJECT BUDGET	PROJECT STATUS	DEPARTMENT OR AGENCY
21	Hickory Sun- from Cactus Sun to Dead End	Micro Surface	\$13,789.84	Completed	Public Works
22	Three Springs- from Misty Springs to Dead End	Hot Paver Laid Micro Surface	\$13,132.80	Scheduled for FY08	Public Works
23	Gallery Sun- from Glacier Sun to Dead End	Micro Surface	\$28,347.96	Completed	Public Works
24	Dakota Sun- from Cactus Sun to Dead End	Micro Surface	\$19,540.82	Completed	Public Works
25	Meadow Sunrise- from Summer Cove to Dead End	Hot Paver Laid Micro Surface	\$11,088.00	Scheduled for FY08	Public Works
26	Glacier Sun- from Mystic Sunrise to Sunrise Cove	Micro Surface	\$47,672.94	Completed	Public Works
27	Hawaiian Sun- from Misty Springs to Dead End	Hot Paver Laid Micro Surface	\$29,779.20	Scheduled for FY08	Public Works
28	Colonial Sun- from Glacier Sun to Dead End	Full Depth Reclamation	\$15,857.00	Completed	Public Works
29	Frontier Sun- from Cactus Sun to Dead End	Micro Surface	\$12,518.56	Completed	Public Works
30	Comanche Sunrise- from Mission Sunrise to Mission Sunrise	Micro Surface	\$34,273.91	Scheduled for FY08	Public Works

IH 10 East Perimeter Plan

	PROJECT NAME & PROJECT LIMITS	PROJECT SCOPE	PROJECT BUDGET	PROJECT STATUS	DEPARTMENT OR AGENCY
31	Sun Falls- from Cactus Sun to Dead End	Micro Surface	\$26,448.92	Completed	Public Works
32	Indian Sunrise- from Mission Sunrise to Glacier Sun	Micro Surface	\$32,586.18	Scheduled for FY08	Public Works
33	Prairie Sun- from Glacier Sun to Dead End	Micro Surface	\$10,152.35	Scheduled for FY08	Public Works
34	Hunters Sun- from Sunrise Village to Sunrise Bend	Micro Surface	\$7,192.33	Scheduled for FY08	Public Works
35	Sunrise Glade- from Sunrise View to Sunrise Bend	Micro Surface	\$21,862.60	Scheduled for FY08	Public Works
36	Cedar Springs – from Misty Springs to Dead End	Micro Surface	\$5,738.41	Completed	Public Works
37	Sunrise Pass- from Cactus Sun to Glacier Sun	Micro Surface	\$49,237.37	Completed	Public Works
38	Sun Bay- from Sun Canyon to Sunshine Park	Micro Surface	\$22,174.18	Scheduled for FY08	Public Works
39	Sun Farm- from Sunshine Park to Sun Canyon	Micro Surface	\$23,160.85	Scheduled for FY08	Public Works
40	Sun Harbor- from Glacier Sun to Hidden Sunrise	Micro Surface	\$12,463.24	Scheduled for FY08	Public Works

IH 10 East Perimeter Plan

	PROJECT NAME & PROJECT LIMITS	PROJECT SCOPE	PROJECT BUDGET	PROJECT STATUS	DEPARTMENT OR AGENCY
41	Sun Harbor- from Sunrise Creek to Hidden Sunrise	Micro Surface	\$19,837.32	Scheduled for FY08	Public Works
42	Enchanted Sun- from Glacier Sun to Dead End	Micro Surface	\$18,204.00	Completed	Public Works
43	Sunrise Bluff- from Glacier Sun to Dead End	Micro Surface	\$9,762.87	Scheduled for FY08	Public Works
44	Sunrise Cliff- from Sunrise Cove to Dead End	Micro Surface	\$4,673.72	Scheduled for FY08	Public Works
45	Sunrise Creek- from Sunrise Cove to Summer Fest	Micro Surface	\$31,080.20	Scheduled for FY08	Public Works
46	Sunrise Crest- from Sunrise Bend to Dead End	Micro Surface	\$15,579.05	Scheduled for FY08	Public Works
47	Sunrise Village- from Sunrise Point to Hunters Sun	Micro Surface	\$7,685.66	Scheduled for FY08	Public Works
48	Spring Sun- from Sun Canyon to Dead End	Micro Surface	\$23,264.71	Scheduled for FY08	Public Works
49	Mission Sunrise- from Coral Sunrise to Indian Sunrise	Micro Surface	\$15,215.54	Scheduled for FY08	Public Works
50	Burning Sunrise- from Sunrise Creek to Mystic Sunrise	Micro Surface	\$27,756.67	Scheduled for FY08	Public Works

IH 10 East Perimeter Plan

	PROJECT NAME & PROJECT LIMITS	PROJECT SCOPE	PROJECT BUDGET	PROJECT STATUS	DEPARTMENT OR AGENCY
51	Sunshine Peak- from Summer Fest to Dead End	Micro Surface	\$9,027.31	Completed	Public Works
52	Cold Springs- from Misty Springs to Dead End	Micro Surface	\$2,683.81	Completed	Public Works
53	Sunrise Laurel- from Summer Fest to Dead End	Micro Surface	\$3,990.73	Completed	Public Works
54	Alaskan Sunrise- from Sunrise Bend to Burning Sunrise	Micro Surface	\$25,653.50	Scheduled for FY08	Public Works
55	Sunrise View- from Sunrise Terrace to Sunrise Glade	Micro Surface	\$7,789.53	Scheduled for FY08	Public Works
56	Sunrise Terrace- from Sunrise Bend to Sunrise View	Micro Surface	\$18,876.62	Scheduled for FY08	Public Works
57	Jones Fall- Misty Springs to Dead End	Micro Surface	\$25,471.75	Scheduled for FY08	Public Works
58	Sunrise Point- from Sunrise Bend to Sunrise Village	Micro Surface	\$18,980.48	Scheduled for FY08	Public Works
59	Sunshine Park- from Sun Bay to Sun Farm	Micro Surface	\$8,334.79	Scheduled for FY08	Public Works
60	Corner Parkway- from Loop 410 NFR to Cornerway	Full Depth Reclamation	\$93,069.60	Scheduled for FY09	Public Works

IH 10 East Perimeter Plan

	PROJECT NAME & PROJECT LIMITS	PROJECT SCOPE	PROJECT BUDGET	PROJECT STATUS	DEPARTMENT OR AGENCY
61	Seguin- from Binz-Engleman to IH-35	Asphalt Overlay	\$96,665.87	Completed	Public Works
62	Bicentennial- from Ackerman to IH-10	Full Depth Reclamation	\$136,904.00	Scheduled for 2010	Public Works
63	Fire Sun- from Glacier Sun to Dead End	Micro Surface	\$14,054.69	Completed	Public Works
64	Donshire (Northham) 7931 Donshire	Concrete Pavement Reconstruction	\$26,086.67	Completed	Public Works
65	Dietrich- from Loop 410 to Ackerman	Base and Pavement Repair	\$40,781.33	Scheduled for FY09	Public Works
66	Dietrich- from Ackerman to IH-10	Base and Pavement Repair	\$26,130.67	Completed	Public Works
67	Springfield- from Loop 410 to FM 78	Full Depth Reclamation	\$82,600.00	Scheduled for 2010	Public Works
68	Sun Canyon- from Spring Sun to Sun Fall	Full Depth Reclamation	\$29,175.83	Completed	Public Works
NAMP					
69	Lakeview- from Highland Farms to Jackie Farms	Speed Humps	\$13,100.00	Completed	Public Works
CIP					
70	East Gate Drainage Improvements	ROW acquisition only (Drainage)	\$14,400.00	Completed	Public Works

IH 10 East Perimeter Plan

	PROJECT NAME & PROJECT LIMITS	PROJECT SCOPE	PROJECT BUDGET	PROJECT STATUS	DEPARTMENT OR AGENCY
CIP					
71	Ackerman- From IH-10 to Dietrich	Reconstruct existing two lane roadway to 4 lanes (44-61' concrete) pavement, with additional turning lanes at IH-10 (528 feet)	\$2,379,000.00	Completed	Public Works
SPEED HUMPS					
72	Sun Canyon- from Spring Sun to Spring Falls	Sun Canyon- from Spring Sun to Spring Falls	\$10,200.00	Completed	Public Works
73	Lake View- from Jackie Farms to Jughland Farm	Lake View- from Jackie Farms to Jughland Farm	\$13,100.00	Completed	Public Works
74	Summer Fest- Misty Springs to Sun Canyon	Summer Fest- Misty Springs to Sun Canyon	\$13,100.00	Completed	Public Works
75	Summer Fest- from Sunrise Creek to Sunrise Cove	Summer Fest- from Sunrise Creek to Sunrise Cove	\$13,100.00	Completed	Public Works
76	Summer Fest- from Mystic Sunrise to Sunrise Creek	Summer Fest- from Mystic Sunrise to Sunrise Creek	\$10,500.00	Completed	Public Works
77	Donshire- from Manderly to Chestnut Manor	Donshire- from Manderly to Chestnut Manor	\$7,900.00	Completed	Public Works
EXISTING SCHOOL ZONE FLASHING BEACONS					
78	Crosswalk on Lake-view for Paschall ES	Crosswalk on Lake-view for Paschall ES	\$14,000.00	Completed	Public Works
NEW SCHOOL ZONE					
79	Woodlake Parkway for Woodlake Hills MS	Woodlake Parkway for Woodlake Hills MS	\$1,400.00	Scheduled for FY05	Public Works

APPENDIX C: RESOURCES

The following list is a quick reference to some of the organizations referenced in this Perimeter Plan. General City Information can also be obtained at www.sanantonio.gov

City of San Antonio Customer Service: 311	City of San Antonio Code Compliance Division 207-8200
AACOG - Alamo Area Council of Governments 362-5200	City of San Antonio - City Council District 2 207-7278
AARP 348-8687	City of San Antonio - Community Initiatives 207-8190
Animal Care Services 207-6650	City of San Antonio - Cultural Affairs 222-2787
AVANCE 220-1788	City of San Antonio - Development Services 207-1111
Bexar Humane Society 226-7461	City of San Antonio - Economic Development 207-8080
Bexar Land Trust 222-8430	City of San Antonio - Library Division 207-2500
Boy Scouts 341-8611	City of San Antonio - Master Gardeners 467-6575
City of Converse 658-5356	City of San Antonio - Neighborhood Services 207-5400
City of Converse - Public Library 659-4160	City of San Antonio - Parks and Recreation 207-8297
City of Kirby 661-3198	City of San Antonio Planning & Community Development 207-7873
City of Saint Hedwig 667-9568	

IH 10 East Perimeter Plan

City of San Antonio - Police Department
 Emergency - 911
 Non-Emergency - 207-7273
 East Substation SAFFE Officer - 207-7566

City of San Antonio - Public Works
 207-8068

City of San Antonio - Solid Waste Management
 207-6428

City of Schertz
 619-1000

City of Schertz - Public Library
 619-1700

Conservation Society
 224-6163

COPS / Metro Alliance
 Citizens Organized for Public Service
 222-2367

CPS Energy - Emergency
 353-4357

CPS Energy - General
 353-2222

East Central Independent School District
 648-7861

Esperanza Peace and Justice Center
 228-0201

Fire Department
 207-8492

Girl Scouts
 228-0815

Gladys Harborth Animal Resource
 351-SPAY (7729)

Judson Independent School District
 945-5100

KSAB
 Keep San Antonio Beautiful, Inc,
 207-6460

Metropolitan Health District
 207-8780

MPO
 Metropolitan Planning Organization
 230-6902

Neighborhood Resource Center
 735-0586

Our Lady of the Lake University
 434-6711

Project Quest
 270-4690

Randolph Field Independent School District
 357-2300

SAHA
 San Antonio Housing Authority
 477-6133

SARA
 San Antonio River Authority
 227-1373

San Antonio College
 733-2000

San Antonio Independent School District
 299-5500

IH 10 East Perimeter Plan

Schertz - Cibolo - Universal City
Independent School District
945-6200

Small Business First Point
207-3900

SNAP
Spay/Neuter Animal Program
673-7722

St. Mary's University
436-3011

TX Diabetes Institute
358-7000

Texas Commission on Environmental Quality
490-3096

United Way
352-7000

US Corp of Engineers
817-978-2300

UTSA
University of Texas, San Antonio
458-4011

UTSA Small Business Development
800-689-1912

RESOLUTION NO. 08-02-02

RECOMMENDING TO APPROVE/~~DENY~~ AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE IH 10 E CORRIDOR PERIMETER 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 IH 10 E Corridor Perimeter 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

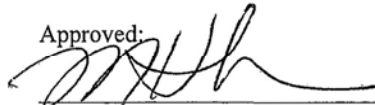
WHEREAS, the San Antonio Planning Commission held a public hearing on February 13, 2008 and **APPROVED** the amendment; and

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 IH 10 E Corridor Perimeter 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.

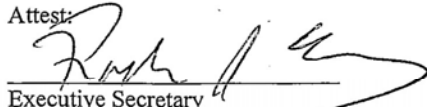
PASSED AND APPROVED ON THIS 13th DAY OF FEBRUARY, 2008.

Approved:



Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:



Executive Secretary
San Antonio Planning Commission

AN ORDINANCE 2008-03-20-0231

AMENDING THE LAND USE PLAN IN THE IH 10 EAST PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY UPDATING THE LAND USE ELEMENT IN AN AREA GENERALLY BOUNDED BY GIBBS SPRAWL AND THE SAN ANTONIO ETJ TO THE NORTH, CIBOLO CREEK TO THE EAST, THE SAN ANTONIO ETJ AND FM 1346 TO THE SOUTH, AND LOOP 410 TO THE WEST

* * * * *

WHEREAS, the IH 10 E Corridor Perimeter Plan was first adopted by City Council on February 22, 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 IH 10 E Perimeter Plan area includes approximately 56 square miles and is generally bound by Gibbs Sprawl and the San Antonio ETJ to the north, Cibolo Creek to the east, the San Antonio ETJ and FM 1346 to the south and Loop 410 to the west; and

WHEREAS, the San Antonio Planning Commission reviewed the IH 10 E Perimeter Plan Update on February 13, 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 February 13, 2008, the Planning Commission recommended that the City Council amend the IH 10 E Corridor Perimeter 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 IH 10 E Perimeter Plan is hereby updated by amending the Land Use Element in the IH 10 E Perimeter Plan adopted February 22, 2001, as a component of the Master Plan of the City, generally bound by Gibbs Sprawl and the San Antonio ETJ to the north, Cibolo Creek to the east, the San Antonio ETJ and FM 1346 to the south and Loop 410 to the west. A copy of the plan is attached hereto and incorporated by reference as Attachment I.

SECTION 2. This ordinance shall take effect March 30, 2008.

PASSED AND APPROVED on this 20th day of March 2008.

Max Allen P. Cisneros

for MAYOR

PHIL HARDBERGER

ATTEST:

Leticia N. Vazquez
City Clerk

APPROVED AS TO FORM:

Duncan Duen

for City Attorney