



Northeast Inner Loop Neighborhood Plan Update

August, 2008



Northeast Inner Loop Neighborhood Plan Update

Table of Contents

NORTHEAST INNER LOOP NEIGHBORHOOD PLAN UPDATE

Acknowledgements	2
Public Outreach	3
Land Use Concepts	4
Land Use Categories and Descriptions	5
Land Use Zoning Matrix	12
Future Land Use Plan	13
Demographics	14
Letters of Recommendation	16
Ordinance	19

NORTHEAST INNER LOOP NEIGHBORHOOD PLAN (adopted March 22, 2001)

- I. Northeast Inner Loop Neighborhood Plan
 - 1. Plan Basics
 - 2. Plan Summary
 - 3. Heart of the Neighborhood
 - 4. Redeveloping Austin Highway
 - 5. Getting Around Town
 - 6. Places Where We Gather, Play and Learn
 - 7. Taking Action
 - 8. Measuring our Success
- II. Appendices
 - 1. Planning Area Demographics
 - 2. Resource Directory
 - 3. Meeting Calendar
 - 4. Underground Utilities Application
 - 5. Conservation Districts
 - 6. Learning and Leadership Development Centers in San Antonio
 - 7. Public Improvement Projects
 - 8. Map Showing Year Housing Built
 - 9. Letters of Support
 - 10. Glossary
- III. Maps
 - 1. SWOTs (Strengths, Weaknesses, Opportunities, Threats) Map
 - 2. Land Use Plan
 - 3. Transportation Plan
 - 4. Community Places Plan
 - 5. Public Projects Map

Northeast Inner Loop Neighborhood Plan Update

Planning Team / Participants

Planning Team Liaisons

Walter Thorman

Community Members

Mario Hune
Stephen Temple
FM E. Wallis
Glen Davis
Pat McConnell
Gerry Seaman
Debra Black
C.L. Hall
Bill Schiller
Leslie Ellison
Esther Curnutt
Jack Judson
John Laffoon
Matthew Hudock

Neighborhood Associations

Oak Park/ Northwood
Terrell Heights
Wilshire Village
The Oaks

City Officials

Mayor

Phil Hardberger

City Council

Alice P. Cisneros, District 1
Sheila D. McNeil, District 2
Jennifer V. Ramos, District 3
Phillip A. Cortez, District 4
Lourdes Galvan, District 5
Delicia Herrera, District 6
Justin Rodriguez, District 7
Diane G. Cibrian, District 8
Louis E. Rowe, District 9
John G. Clamp, District 10

Planning Commission

Murray H. Van Eman, Chairman
Amelia E. Hartman
Cecilia G. Garcia
Francine S. Romero
John Friesenhahn
Jose R. Limon
Sherry Chao-Hrenek
Stephanie L. James

Planning Department Staff

T.C. Broadnax, Interim Director
Patrick Howard, AICP, Assistant Director
Nina Nixon-Mendez, AICP, Manager

Lauren Edlund, Project Lead
Loretta Olson, Project Planner

Sidra Maldonado
Michael Taylor
Gary Edenburn
Rebecca Paskos
Andrea Gilles
Tyler Sorrells, AICP

Public Outreach

PUBLIC MEETINGS:

Neighborhood Association Meetings

July 20, 2007

February 28, 2008

Open House:

May 1, 2008

◇ Documents available for comment

ADOPTION PROCESS:

Planning Commission Public Hearing:

May 28, 2008

City Council Public Hearing:

June 19, 2008

Northeast Inner Loop Neighborhood Plan Update

LAND USE PLAN

The Land Use Plan identifies the preferred land development pattern for the Northeast Inner Loop Neighborhood Planning Area. The location of different land uses is based on existing uses, community discussions and policies from the *City's Master Plan*. Each land use classification is described in the following table.

After City Council approval of the Northeast Inner Loop Neighborhood Plan, the Planning and Community Development Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This update supersedes the Northeast Inner Loop Neighborhood Plan Land Use element, pages 27-34.

LAND USE CONCEPTS

Low Density Residential uses are found throughout the community. Large estate lots are characteristic of the Oak Park/Northwood area. Medium Density Residential uses are found along Eisenhower Road and in small areas of Terrell Heights. These areas are on type B secondary arterials. High Density Residential uses are found behind Sunset Ridge Shopping Center, along Harry Wurzbach and Austin Highway, and areas adjacent to high rise offices and regional commercial uses along IH-410. These areas are generally on type A secondary arterials, primary arterials and act as a buffer between IH-410 and single family areas.

Medium Density Mixed Use areas include the less intensive commercial uses interspersed or blended with residential and office uses. Medium Density Mixed Use would be appropriate along Broadway, Harry Wurzbach and Austin Highway west of Terrell Plaza and between Seidel and Rainbow. The community envisions a "town center" located somewhere along Austin Highway that would be a focal point for connecting the adjoining neighborhoods. This "town center" would have a compact, pedestrian-oriented pattern of development with a mix of uses (residential, commercial, office, civic), act as a public gathering place, and house major transit facilities.

Commercial areas are generally located on primary arterials and expressways. Neighborhood Commercial areas are at nodes that are convenient to residential areas. Community Commercial uses located along Austin Highway typically draw customers from a wider area and are associated with major transit stops. Regional Commercial areas are located along IH-410 and at the major intersection of Austin Highway and Harry Wurzbach.

Green walking/biking trails are envisioned along Harry Wurzbach connecting the parks, Garner Middle School, and Oakwell Library, continuing to Austin Highway before turning east to connect to Salado Creek. Another green trail is envisioned behind the businesses on the south side of Austin Highway running between a neighborhood park and Salado Creek.

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.



Northeast Inner Loop Neighborhood Plan Update

Land Use Classification	Description
<p>Low Density Residential</p> <div data-bbox="191 428 334 548" style="border: 1px solid black; background-color: #ffffcc; padding: 5px; text-align: center;"> Light Yellow </div> <p>Permitted Zoning Districts: R-3, R-4, R-5, R-6, NP-8, NP-10, NP-15</p>	<p>Low Density Residential Development includes Single Family Residential Development on individual lots within walking distance of schools and parks. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included. Larger residential estates are characteristic to the Oak Park/Northwood Neighborhood.</p> <p>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 data-bbox="998 594 1563 1016" style="border: 1px solid black;"> </div>
<p>Medium Density Residential</p> <div data-bbox="212 1167 337 1287" style="border: 1px solid black; background-color: #ffff00; padding: 5px; text-align: center;"> Yellow </div> <p>Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6</p>	<p>Medium Density Residential includes Single Family Residential Development on one lot, including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Low-density residential uses can also be included.</p> <p>This form of development should be located along collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses like commercial.</p> <p>These classifications include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p> <div data-bbox="987 1381 1552 1833" style="border: 1px solid black;"> </div>

Northeast Inner Loop Neighborhood Plan Update

Land Use Classification	Description
High Density Residential	<p>High Density Residential Development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses.</p>
	<p>This form of development should be located along collectors, arterials, or highways.</p>
<p>Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6. MF-25, MF-33, MF-40, MF-50</p>	<p>This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>
	<p>High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.</p>
	

Northeast Inner Loop Neighborhood Plan Update

Land Use Classification	Description
<p data-bbox="162 388 389 462">Neighborhood Commercial</p> <div data-bbox="207 478 324 598"></div> <p data-bbox="97 640 438 703">Permitted Zoning Districts: NC, C-1, O-1</p>	<p data-bbox="527 388 1510 661">Neighborhood Commercial includes low-intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores.</p> <p data-bbox="527 703 1510 850">Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas and/or collectors and within walking distance of residential areas.</p> <p data-bbox="527 892 1510 1008">Neighborhood 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 data-bbox="527 1050 1510 1239">Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.</p> <div data-bbox="521 1264 1528 1904"></div>

Land Use Classification

Description

**Medium Density
Mixed Use**



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

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

Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.


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







Northeast Inner Loop Neighborhood Plan Update

Land Use Classification	Description
Community Commercial	<p>Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods. Example of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.</p>
	<p>Community Commercial uses should be located along arterial roads near intersections or in established commercial areas.</p>
Permitted Zoning Districts: NC, C-1, C-2, C-2P, O-1, Commercial Retrofit Use Pattern	<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>Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage, is strongly recommended, as are pedestrian amenities. Shared access is required.</p>
	<p>A commercial retrofit pattern, a type of infill development, is allowed by right in commercial zoning districts. This type of infill work could transform surface parking lots into a town center with a mix of office, residential and commercial uses.</p>
	

Northeast Inner Loop Neighborhood Plan Update

Land Use Classification	Description
<p data-bbox="170 373 365 441">Regional Commercial</p> <div data-bbox="196 457 329 573" style="background-color: #a52a2a; color: white; padding: 5px; text-align: center; margin: 10px 0;"> <p data-bbox="203 491 323 550">Brownish Red</p> </div> <p data-bbox="110 606 412 766">Permitted Zoning Districts: NC, C-1, C-2, C-2P, C3, O-1, O-2, UD, Commercial Retrofit Use Pattern</p>	<p data-bbox="534 367 1537 562">Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Example 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 data-bbox="534 606 1537 716">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 data-bbox="534 760 1537 869">Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or residential uses.</p> <p data-bbox="534 913 1537 1184">Regional Commercial uses should include well defined entrances, and shared internal circulation with appropriate landscaping and pedestrian amenities. Trees should shade parking and pedestrian areas, and signs should be of the monument style and scale. Lighting controls should be in place so as to direct lighting onto the site, away from adjacent land uses, and to reduce glare, and limit uplight.</p> <p data-bbox="534 1228 1537 1375">A commercial retrofit pattern, a type of infill development, is allowed by right in commercial zoning districts. This type of infill work could transform surface parking lots into a town center with a mix of office, residential and commercial uses.</p>
	

Northeast Inner Loop Neighborhood Plan Update

Land Use Classification	Description
<p data-bbox="126 394 430 430">Public / Institutional</p> 	<p data-bbox="532 394 1518 583">Public / Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, museums, churches, community gathering facilities, etc.</p> <p data-bbox="532 632 1485 737">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="138 1150 451 1186">Parks / Open Space</p> 	<p data-bbox="508 1157 1534 1304">Parks include existing city, private, county or national recreational lands or open spaces that are available for active use, passive enjoyment or environmental protection, including walking and biking trails and drainage areas.</p> <p data-bbox="508 1352 1542 1457">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="508 1505 1534 1610">Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p> <p data-bbox="508 1659 1006 1925">Parks should be located for convenient, yet safe, neighborhood and community access and should be sized sufficient to provide adequate facilities for the neighborhood or community it serves.</p> 

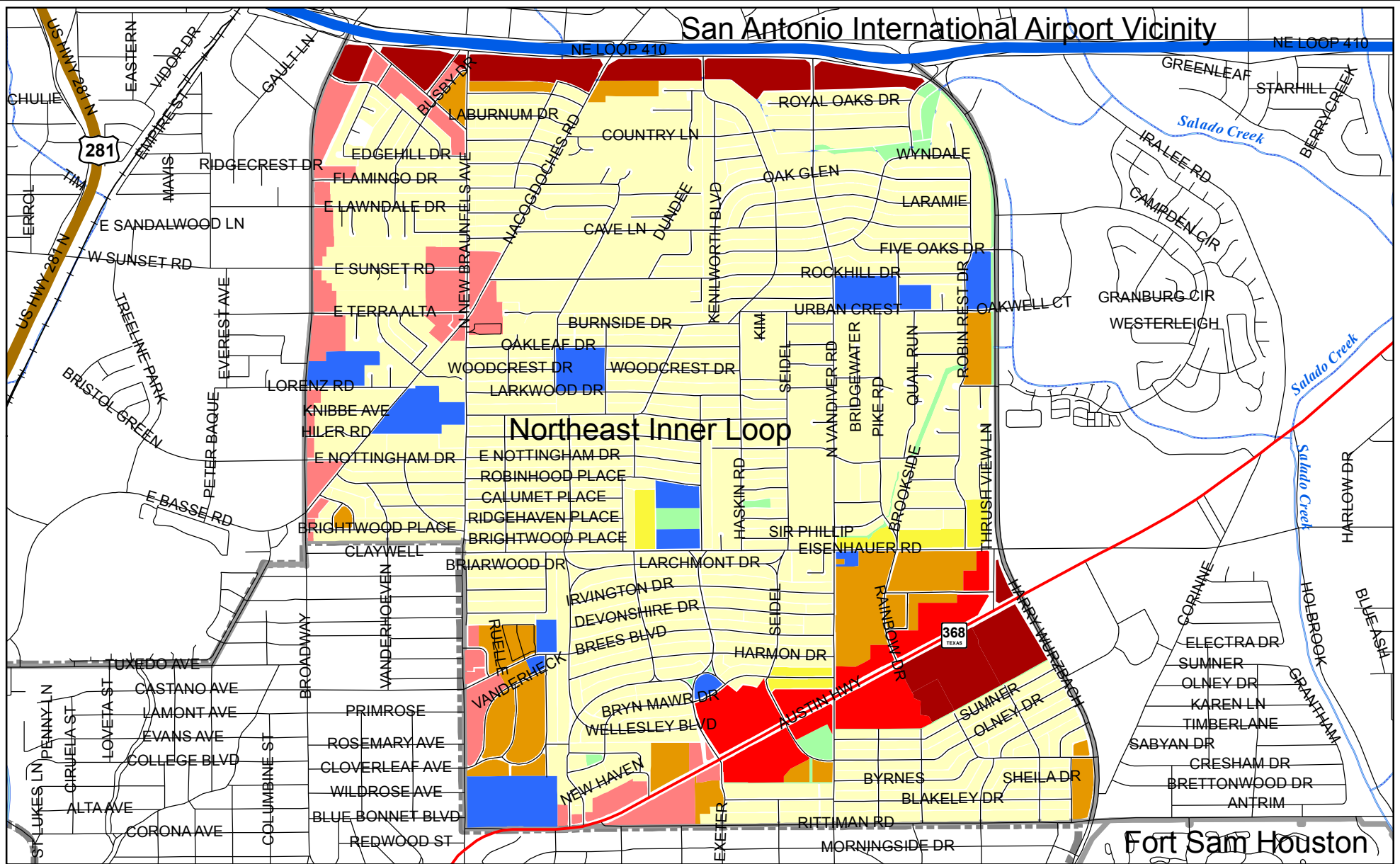
Northeast Inner Loop Neighborhood Plan Update

THE LAND USE PLAN AND ZONING

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

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS
Single Family Residential	R-3, R-4, R-5, R-6, NP-8, NP-10, NP-15
Medium Density Residential	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6
High Density Residential	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50
Neighborhood Commercial	NC, C-1, O-1
Medium Density Mixed Use	RM-4, RM-5, RM-6, MF-25, NC, C-1, C-2, C-2P, IDZ, TOD, MXD, UD, O-1, FBZD
Community Commercial	NC, C-1, C-2, C-2P, O-1, Commercial Retrofit Use Pattern
Regional Commercial	NC, C-1, C-2, C-2P, C3, O-1, O-2, UD, Commercial Retrofit Use Pattern

San Antonio International Airport Vicinity



- Low Density Residential
- Neighborhood Commercial
- Public Institutional
- Medium Density Residential
- Community Commercial
- Parks/ Open Space
- High Density Residential
- Regional Commercial



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 *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 express 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.
 City of San Antonio Planning Department GIS Manager: Vandy Woodruff, vwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: Preston Trinkle
 Map Creation Date: June 27, 2008
 Map File Location: NorthEastInnerLoopLU8x11.mxd
 PDF Filename: 0806GP17.pdf

Northeast Inner Loop Neighborhood Plan Future Land Use Plan

**City of San Antonio
 Planning and Community
 Development Department**

Development Business
 Service Center
 1901 S. Alamo
 San Antonio, TX 78205



Northeast Inner Loop Neighborhood Plan Update

Demographics

The following tables provide the 1990 and 2000 US Census of Population and Housing Demographics for the Northeast Inner Loop Plan area. It can be found at www.census.gov.

Neighborhood Age Breakdown

CATEGORY/AGE	Under 5	5-17	18-24	25-44	45-64	65 Plus
Number	980	2,333	973	4,400	3,610	3,127
Percentage	6%	15%	7%	29%	23%	20%

Neighborhood Race/Ethnicity Breakdown

CATEGORY/YEAR	1990	2000
African American	607	698
Anglo	12,052	11,593
Hispanic	1,745	3,014
Other	118	617
TOTAL POPULATION	14,522	15,426

Housing

CATEGORY	1990	% OF TOTAL	2000	& OF TOTAL
Total Households	7890	-	7,846	-
Occupied	7,152	91%	7,279	93%
Vacant	738	9%	567	7%

Neighborhood Education Breakdown

CATEGORY	1990	% of Total	2000	% of Total
Less than 12th Grade	1,248	11%	895	8 %
High School Graduate	2,175	18%	1,825	15 %
Some College	3,099	26 %	2,704	22 %
Associate Degree	510	4 %	461	4 %
Bachelor Degree	3,221	27 %	3,183	26 %
Graduate Degree	1,700	14 %	3,124	25 %

Income and Poverty

CATEGORY	1990	2000
Annual Median Household Income	\$33,990	\$49,883
Persons (%) below Poverty Level	1,710 (12%)	1,283 (8%)

AUSTIN HIGHWAY REVITALIZATION PROJECT, INC.
1419 AUSTIN HIGHWAY
SAN ANTONIO, TEXAS 78209

JUNE 19, 2008

ATTN.
MS. NINA NIXON-MENDEZ
PLANNING DEPARTMENT
CITY OF SAN ANTONIO, TEXAS VIA FAX TO 207-7879

DEAR MS. NIXON-MENDEZ,

THE AUSTIN HIGHWAY REVITALIZATION PROJECT, INC. IS IN FULL SUPPORT OF THE NORTHEAST INNER LOOP PLAN UPDATE TO BE PRESENTED TO THE CITY COUNCIL JUNE 19, 2008.

THIS PLAN HAS BEEN REMARKABLE IN ITS FORM AND WORKINGS SINCE APPROVED BY CITY COUNCIL IN 2001.

IN FACT IT HAS HAD ONLY 2 CHANGES IN THE INTERVENING YEARS, AND HAS BEEN EXTREMELY PRODUCTIVE IN REACHING ITS GOALS IN CHAPTER 4, REGARDING THE REVITALIZATION OF THE AUSTIN HIGHWAY, BETWEEN RITTIMAN ROAD AND EISENHAUER ROAD. THE BENEFIT TO THE CITY IN BOTH REZONING IN NEIGHBORHOODS, AND FOR THE ECONOMIC STIMULUS FOR THE AUSTIN HIGHWAY IS QUITE REMARKABLE.

THE HARD WORK OF THE PLANNING DEPARTMENT AND YOURSELF ARE VERY MUCH APPRECIATED.

SINCERELY,



JACK HUDSON, JR.

PRESIDENT

AUSTIN HIGHWAY REVITALIZATION PROJECT, INC.

Oak Park-Northwood Neighborhood Association
P.O. Box 17093
San Antonio, Texas 78217

June 17, 2008

Ms. Nina Nixon-Mendez,
Planning and Community
Development Department
City Of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Via Fax No. 207-7897

Re: Northeast Inner Loop Neighborhood Plan Update

Dear Ms. Nixon-Mendez:

We are in receipt of a notice from your office concerning the Northeast Inner Loop Neighborhood Plan Update which will go before the City Council on June 19, 2008. This is to advise that the Oak Park-Northwood Neighborhood Association strongly supports the plan update as proposed by your office.

We wish to thank you and Ms. Lauren Edlund of your staff for the very outstanding work that you have done in connection with this plan update.

Should you need additional information, please give me a call at 826-3015. Thank you for your assistance in this matter.

Very truly yours,

Oak Park-Northwood Neighborhood Association

By: Walter D. Thorman
Walter D. Thorman, President

cc: Louis Rowe, District 9 Council Member
John G. Clamp, District 10 Council Member

Master Plan Amendment
Northeast Inner Loop Neighborhood Plan

AN ORDINANCE 2008-08-07-0677

AMENDING THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN TO UPDATE THE LAND USE ELEMENT BY SUPERSEDING THE LAND USE ELEMENT OF THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN ADOPTED MARCH 22, 2001, AS A COMPONENT OF THE MASTER PLAN, OF THE CITY AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the Northeast Inner Loop Neighborhood Plan was first adopted by City Council on March 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 Northeast Inner Loop Neighborhood Plan area includes approximately 4.75 square miles and is generally bound by N. New Braunfels Ave., Claywell Rd., and Broadway Ave. on the west; NE Loop 410 on the north; Harry Wurzbach to the east; and Rittiman Rd. to the south; and

WHEREAS, the San Antonio Planning Commission reviewed Northeast Inner Loop Neighborhood Plan Update on May 28, 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 May 28, 2008, the Planning Commission recommended that the City Council amend the Northeast Inner Loop Neighborhood Plan to update the land use element as an addendum to the Master Plan adopted May 29, 1997; **NOW THEREFORE:**

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

SECTION 1. The Northeast Inner Loop Neighborhood Plan is hereby amended to update the land use element by superseding the Land Use Element in Northeast Inner Loop Neighborhood Plan adopted March 22, 2001, as a component of the Master Plan of the City, as it conforms to the approval criteria set forth in the *Unified Development Code*, §35-420, pertaining to "comprehensive, neighborhood, community, and perimeter plans." A copy of the plan is attached hereto and incorporated by reference as Attachment I.

SECTION 2. This ordinance shall take effect August 17, 2008.

PASSED AND APPROVED on this 7th day of August 2008.

ATTEST:




City Clerk



MAYOR

APPROVED AS TO FORM:



City Attorney
for