

RIVER ROAD NEIGHBORHOOD PLAN UPDATE



RIVER ROAD NEIGHBORHOOD PLAN

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Planning Team

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Lawrence DiMartino

Neighborhood / Homeowner's Associations

River Road Neighborhood Association

City Officials

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Phil Hardberger

City Council

Roger O. Flores, District 1
Sheila D. McNeil, District 2
Roland Gutierrez, District 3
Richard Perez, District 4
Patti Radle, District 5
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Elena Guajardo, District 7
Art Hall, District 8
Kevin Wolff, District 9
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Planning Department Staff

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Zenon Solis
Andrew Holubeck
Christine Vina
Agdel Rivera

RIVER ROAD NEIGHBORHOOD PLAN**LAND USE PLAN**

The Land Use Plan builds on the goals and objectives of the River Road Neighborhood 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 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 continuing commercial and office uses in the northern section of the neighborhood as in the previous land plan. Commercial uses are generally segregated by intensity of use, however the Neighborhood Commercial uses dominate the northern planning area adjacent to residential areas, in great part due to the small geographic size and scale of the neighborhood. This plan update will supercede pages 2, 3, and 14 plus Map 1, Map 2, Map 3 and Map 4 of the *River Road Neighborhood Plan Update* (2000).

Disclaimer for maps:

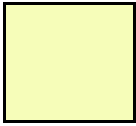
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Please contact the responsible City of San Antonio Department for specific determinations.

RIVER ROAD NEIGHBORHOOD PLAN

Land Use Classification Description

Low Density Residential



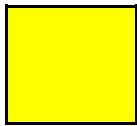
Light Yellow

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

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

Medium Density Residential includes Single Family Residential Development on one lot, including town homes and zero lot line configurations, duplexes, triplexes, and four-plexes.

This form of development can be located throughout the residential areas inter-mixed with Low Density Residential uses in the planning area.

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



RIVER ROAD NEIGHBORHOOD PLAN

Land Use Classification Description

Neighborhood Commercial



Red

Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores.

Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials.

Neighborhood Commercial can serve as an appropriate buffer between low, and medium density residential and the larger scale office uses in the area.

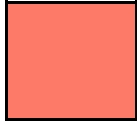
Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.



RIVER ROAD NEIGHBORHOOD PLAN

Land Use Classification Description

Office



Light Red

The Office use provides for offices, professional services, and limited internalized retail uses that draw limited numbers users. Example of uses include mid to high rise office buildings housing banks, financial institutions, real estate services or professional services that see limited use other than that by the employees of each business.

Office uses in this area are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Office uses should only be located in the northern sector of the planning area where they currently exist.

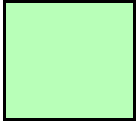
Office uses should include well defined entrances, and shared internal circulation with appropriate landscaping and pedestrian amenities. Trees should shade parking and pedestrian areas, and signs should be of the monument style and scale. Lighting controls should be in place so as to direct lighting onto the site, away from adjacent land uses, and to reduce glare, and limit up-lighting.



RIVER ROAD NEIGHBORHOOD PLAN

Land Use Classification Description

Parks & Open Space



Light Green

Parks include public and private land uses that encourage outdoor passive or active recreation.

Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

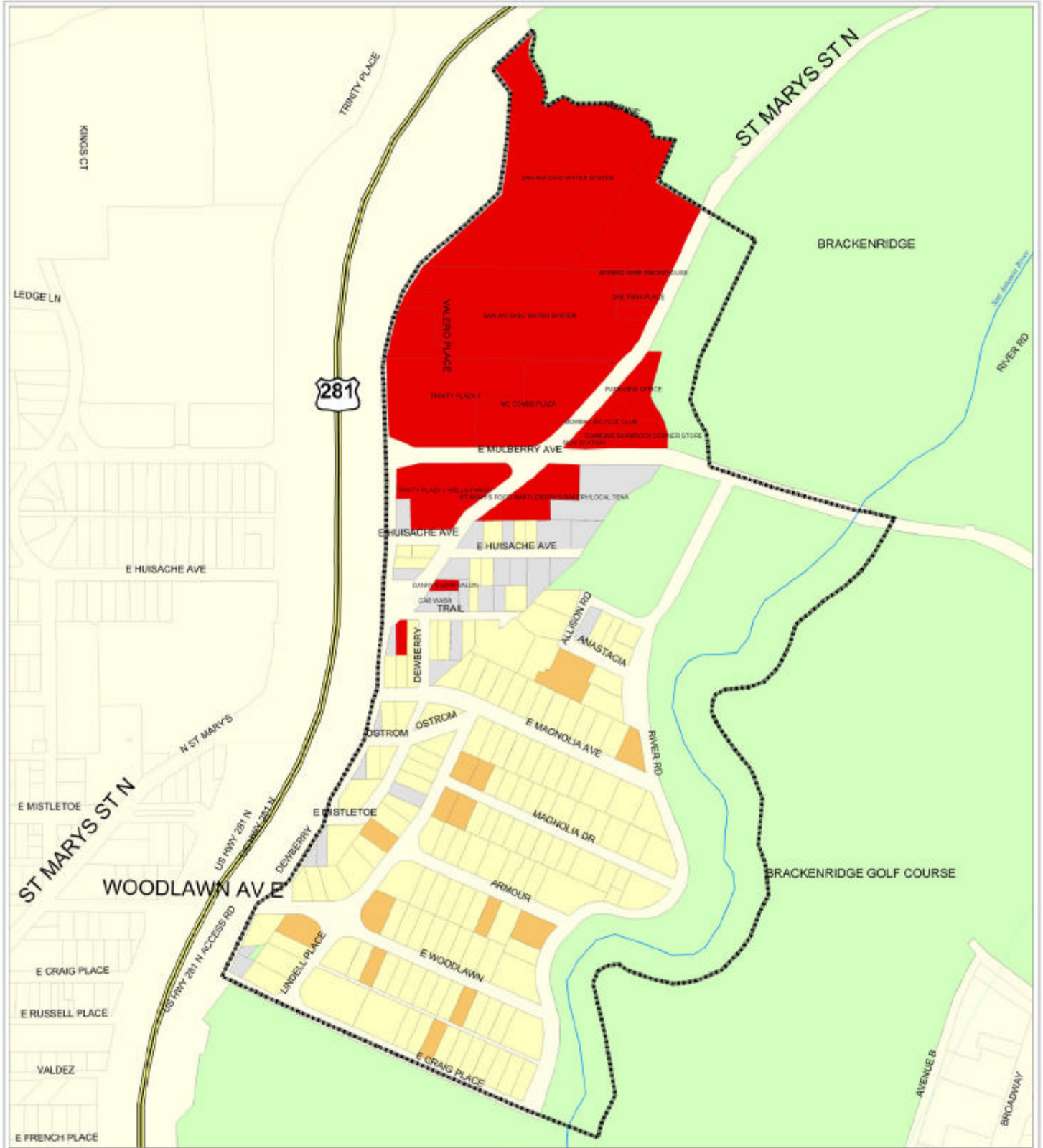
Parks should be located for convenient, yet safe, neighborhood and community access and should be sized sufficient to provide adequate facilities for the neighborhood or community it serves.

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.

Examples of Open Space include flood plains and utility corridors.



RIVER ROAD NEIGHBORHOOD PLAN



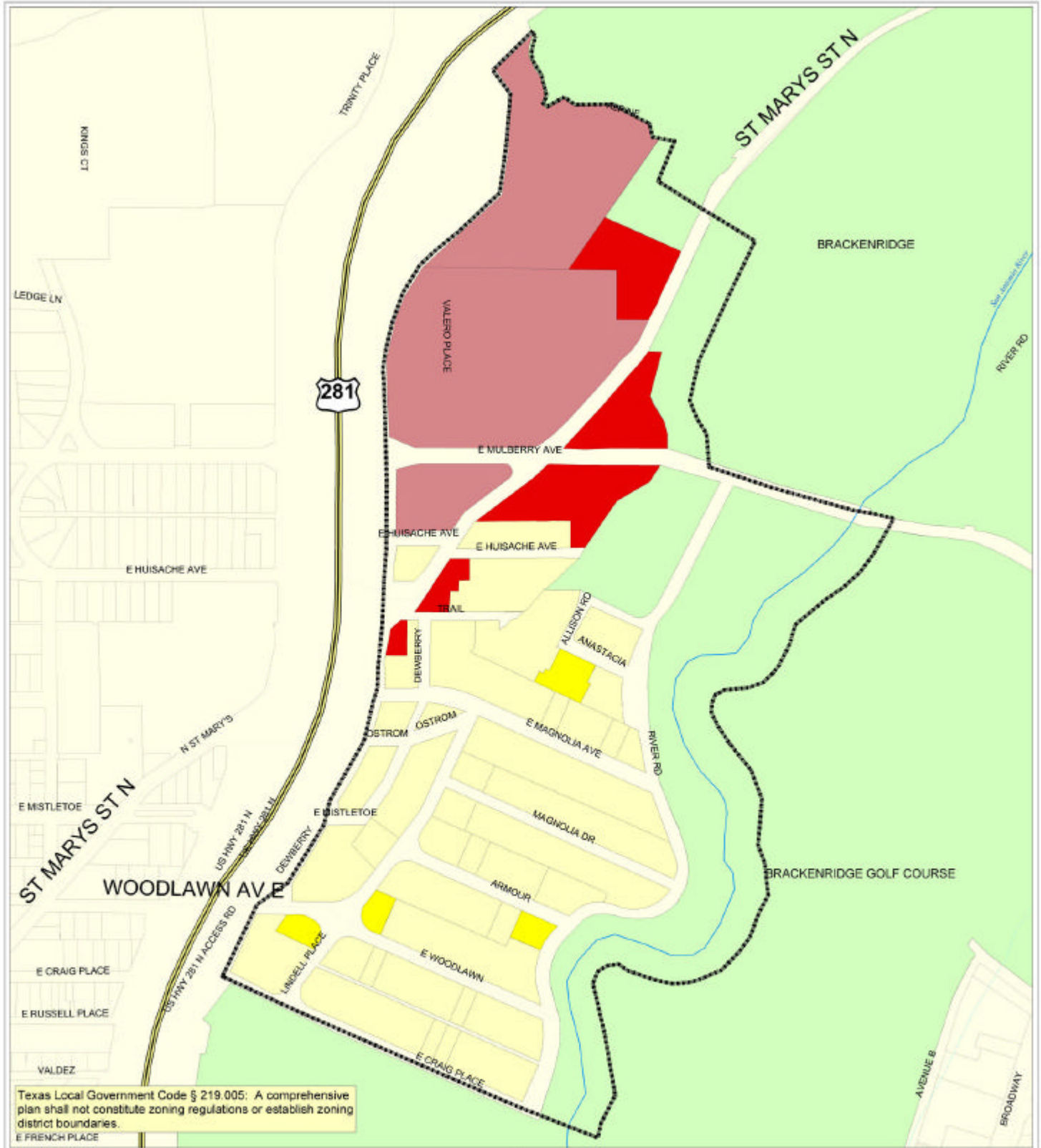
Legend

	Perimeter		Single Family Residential		Multi-Family Residential		Commercial		Park/Open Space		City Center
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River Road Neighborhood Plan Update
EXISTING LAND USE
 City of San Antonio

City of San Antonio Planning Department
 Neighborhood & Urban Design Division
 600 N. Nueces St., Suite 400
 San Antonio, TX 78209

RIVER ROAD NEIGHBORHOOD PLAN



Texas Local Government Code § 219.005: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
 E FRENCH PLACE

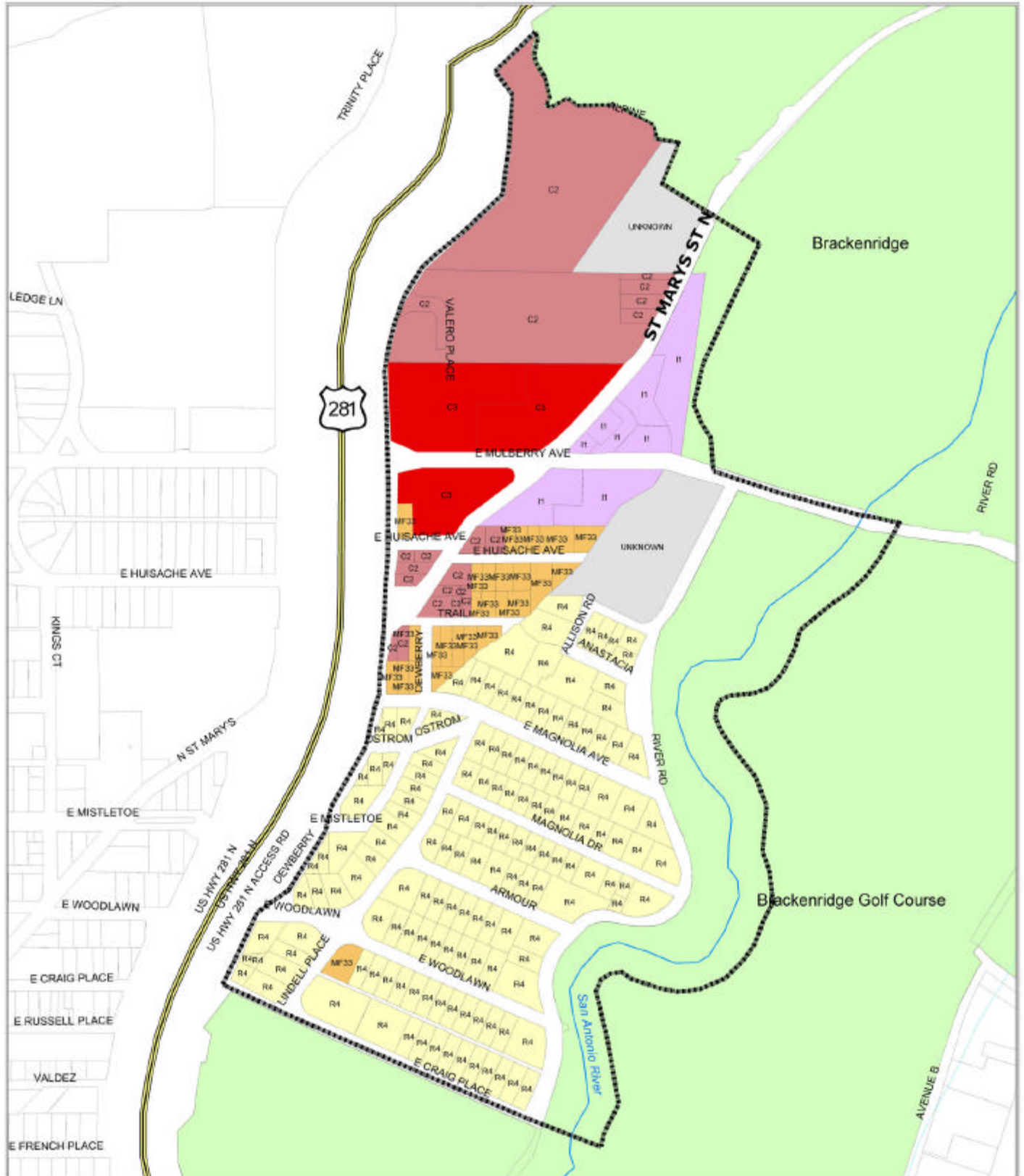
Legend

- Planning Area Boundary
- Low Density Residential
- Medium Density Residential
- Neighborhood Commercial
- Office
- Parks & Open Space

River Road Neighborhood Plan Update
LAND USE PLAN
 City of San Antonio

City of San Antonio
 Planning Department
 Neighborhood & Urban Design Division
 Paul R. Morrison, BCP, BA
 Director of Planning
 Development and Economic Services Center
 247 S. Alamo St.
 San Antonio, TX 78204

RIVER ROAD NEIGHBORHOOD PLAN



Planning Area Boundary 2004/05 DISTRICTS

Legend

- R4 - Single Family Residential
- MF33 - Multi-Family Residential
- C2 - Commercial
- I1 - Industrial
- Parks
- Unknown

River Road Neighborhood Plan Update

EXISTING ZONING

City of San Antonio



City of San Antonio
 Planning Department
 100 N. Nueces St., 4th Floor
 San Antonio, TX 78202
 (210) 204-4400
 www.sanantonio.gov

RIVER ROAD NEIGHBORHOOD PLAN

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
Low Density Family Residential	Residential Estate District, Residential Single Family Districts with Conditional Uses for Duplexes, Neighborhood Preservation Districts
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts
Neighborhood Commercial	Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C2 &C3)
Office Use	Office Districts

AN ORDINANCE 2006-03-23-0405

AMENDING THE RIVER ROAD NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, TO UPDATE THE LAND USE ELEMENT OF THE PLAN IN AN AREA OF APPROXIMATELY 102.8 ACRES BOUND BY BRACKENRIDGE PARK TO THE NORTH, EAST AND SOUTH, AND US HIGHWAY 281 TO THE WEST.

* * * * *

WHEREAS, the City of San Antonio River Road was first adopted by City Council on April 4, 1985 and updated on August 17, 2000 as a component of the City Master Plan; and

WHEREAS, a public hearing was held on January 19, 2006, allowing all interested citizens to be heard;

WHEREAS, on March 8, 2006 at a regularly scheduled meeting of the Planning Commission a public hearing was held allowing all interested citizens to be heard; **NOW THEREFORE;**

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

SECTION 1. The River Road Neighborhood Plan, a component of the Master Plan of the City, is hereby amended in accordance with the River Road Neighborhood Plan Update, February 2006, a copy of which is attached hereto and incorporated herein for all purposes as Attachment I.


SECTION 2. This Ordinance shall take effect on April 2, 2006.

PASSED AND APPROVED on this 23rd day of March 2006.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney