

AN ORDINANCE 2008-09-04-0769

**AMENDING THE LAND USE PLAN CONTAINED IN THE FIVE POINTS NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 1.1 ACRES OF LAND LOCATED AT 602, 618, 620 & 652 EUCLID, 101, 103, 104, & 106 MACON, AND 515 ELMIRA FROM OPEN SPACE/PARK LAND USE AND INSTITUTIONAL LAND USE TO LOW DENSITY RESIDENTIAL LAND.**

\* \* \* \* \*

**WHEREAS**, the Five Points Neighborhood Plan was adopted on December 2, 1999 by City Council as a component of the City Master Plan adopted May 29, 1997; and

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

**WHEREAS**, a public hearing was held on July 9, 2008 by the Planning Commission allowing all interested citizens to be heard; and

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

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

**SECTION 1.** The Five Points Neighborhood Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 1.1 acres of land located at 602, 618, 620 & 625 Euclid, 101, 103, 104 & 106 Macon, and 515 Elmira, more specifically described as NCB 774 BLK N ½ of 1 LOT N 103.4 FT of W 60.33 FT of 4 & N 103.4 FT E 9.3 FT of 5; NCB 774 BLK N ½ 1 LOT N 42.25 of S 93.8 of W 68.03 of 4, N 42.25 of S 93.8 of E 9.3 of 5; NCB 774 BLK N ½ 1 LOT S IRR 51.55 of W 68.03 of 4 & E 9.3 FT of S 51.55 FT of 5; NCB 774 B: S HALF 1 L: N IRR 40.75' of 1; SE IRR 4.47' of 2 NCB 773 B: 10 L: NE 11.6'A-7; NCB 774 BLK: N ½ of 1 LOT: S IRR 58.2' of 5; NCB 774 BLK: N ½ of 1 LOT: S 70' of N 175' of 5; NCB 774 BLK: N ½ of 1 LOT: N 105 of 5; NCB 773 BLK 10 LOT E 29.75 FT of 12; and NCB 773 BLK 10 LOT W 44.35 FT of 12 from Open Space/Park land use and Institutional Land use to Low-Density Residential land use. All portions of land mentioned are depicted in Attachments "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect September 14, 2008.

PASSED AND APPROVED on this 4<sup>th</sup> day of September 2008.

ATTEST:

*Leticia M. Vard*  
City Clerk

*Phil Hardberger*  
M A Y O R

PHIL HARDBERGER

APPROVED AS TO FORM:

*Lisa Quinn*  
for City Attorney



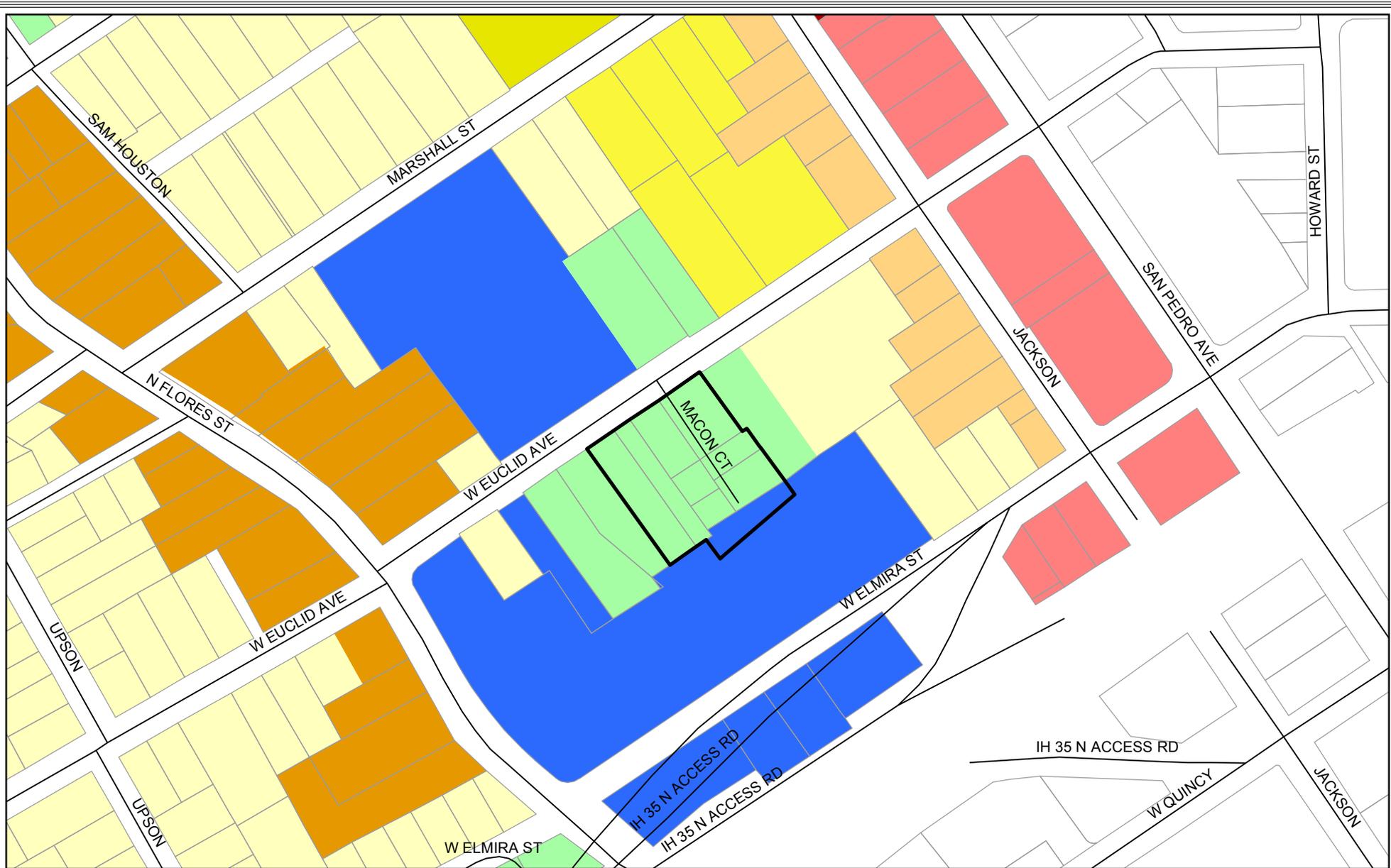
Request for  
**COUNCIL  
ACTION**



## Agenda Voting Results - P-1


<b>Name:</b>	P-1, Z-1, Z-2
<b>Date:</b>	09/04/2008
<b>Time:</b>	03:49:38 PM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	PLAN AMENDMENT CASE NUMBER 08028 (District 1): An Ordinance amending the Land Use Plan designation contained in the Five Points Neighborhood Plan, a component of the Master Plan of the City, of an approximately 1.1-acre tract of land located at 602, 618, 620, & 625 Euclid; 101, 103, 104, & 106 Macon and 515 Euclid from Parks/Open Space and Institutional to Low-Density Residential. Staff and Planning Commission recommend approval.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x			x	
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4	x					
Lourdes Galvan	District 5	x					
Delicia Herrera	District 6		x				x
Justin Rodriguez	District 7	x					
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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 \*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

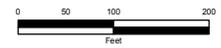
Map Created by: Preston Trinkle  
 Map Creation Date: June 11, 2008  
 Map File Location: Amend\_08028.mxd  
 PDF Filename: 0806GP11.pdf

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Regional Commercial
- Mixed Use/ Commercial
- Mixed Use/ Office
- Public Institutional
- Parks/ Open Space



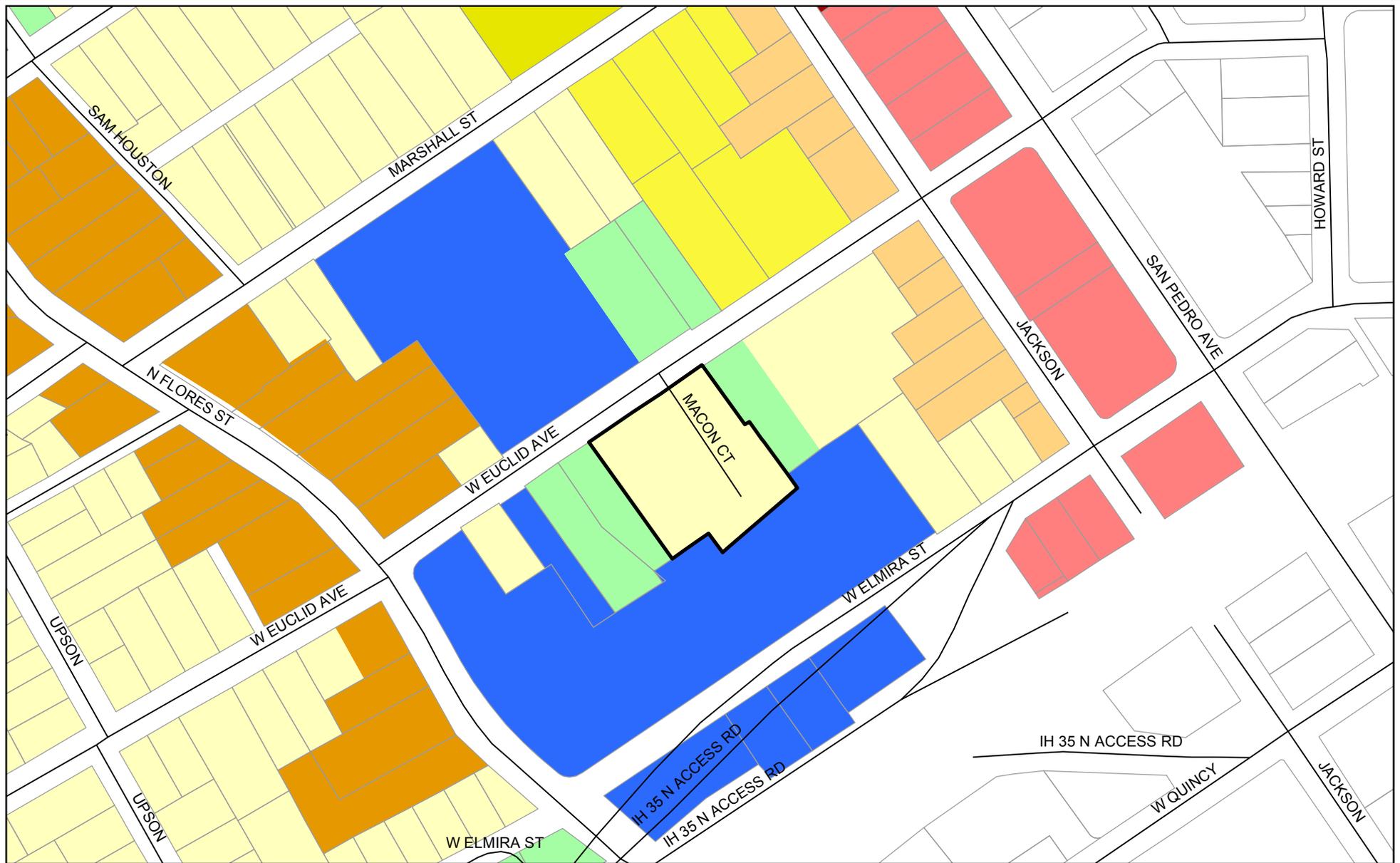
## Five Points Strategic Implementation Plan

### Adopted Plan Amendment 08028 Area



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

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

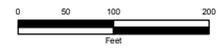


- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Regional Commercial
- Mixed Use/ Commercial
- Mixed Use/ Office
- Public Institutional
- Parks/ Open Space

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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 Map File Location: Amend\_08028.mxd  
 PDF Filename: 0806GP12.pdf

## Five Points Strategic Implementation Plan

### Proposed Plan Amendment 08028 Area



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

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



RESOLUTION NO. 08-07-04

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE FIVE POINTS NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM OPEN SPACE/PARK LAND USE AND INSTITUTIONAL LAND USE TO LOW DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.1-ACRES LOCATED AT 602, 618, 620 & 625 EUCLID; 101, 103, 104, & 106 MACON AND 515 ELMIRA.**

**WHEREAS**, City Council approved the Five Points Neighborhood Plan as an addendum to the Master Plan on December 2, 1999; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on July 9, 2008 and **APPROVED** the amendment on July 9; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

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

SECTION 1: The amendment to the Five Points Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF JULY 2008.

Approved:

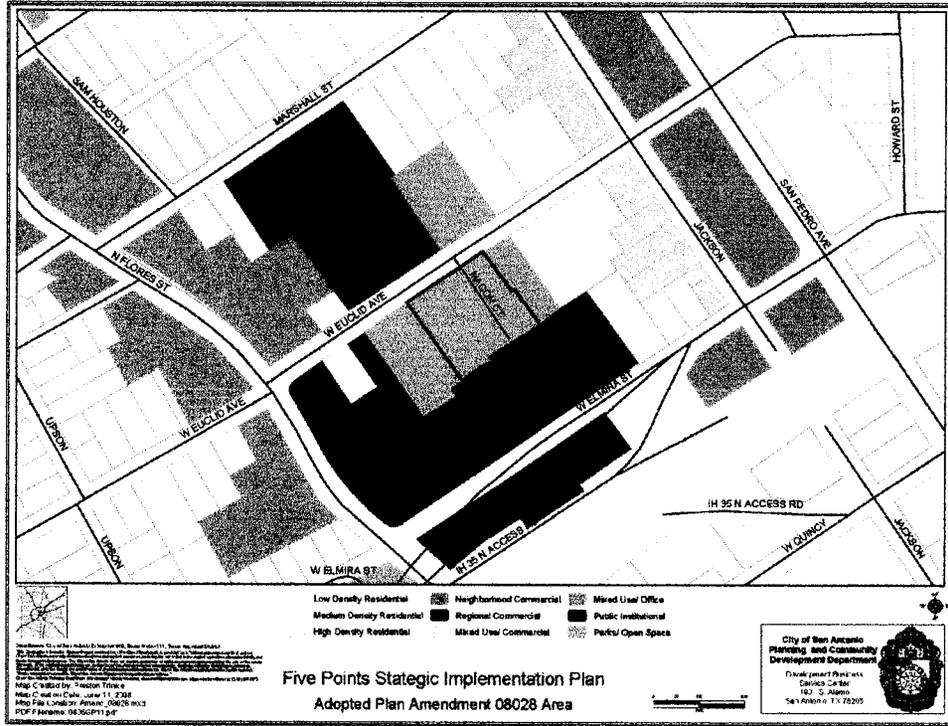
  
Murray H. Van Eman, Chairman  
San Antonio Planning Commission

CECILIA G. GARCIA  
VICE-CHAIR

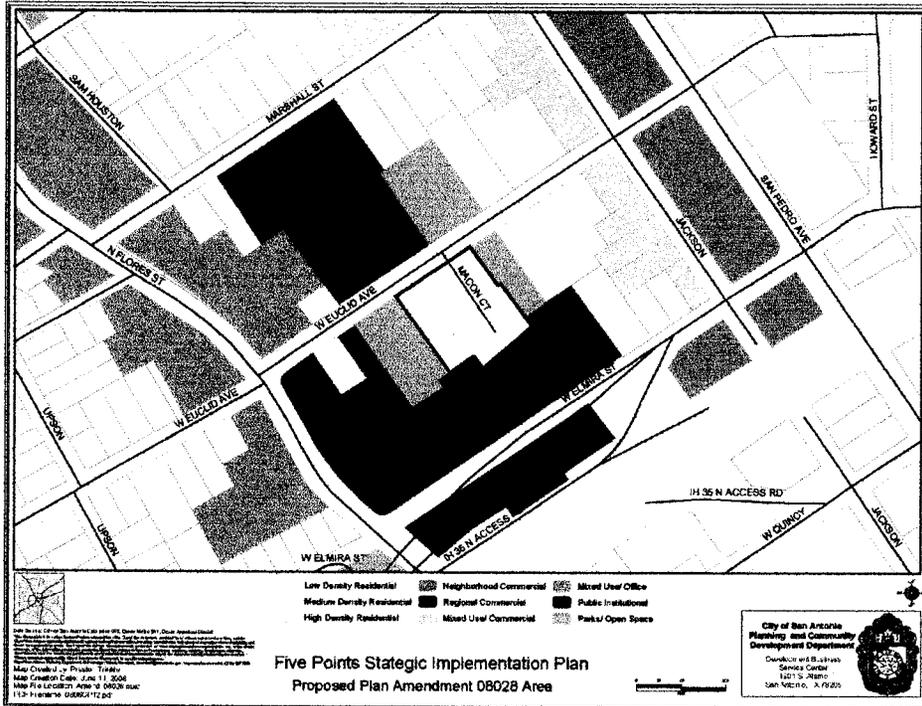
Attest:

  
Executive Secretary  
San Antonio Planning Commission

**ATTACHMENT I**  
**Land Use Plan as adopted:**



**ATTACHMENT II**  
**Proposed Amendment:**





**CITY OF SAN ANTONIO**  
**Request for Council Action**

Agenda Item # P-1  
Council Meeting Date: 9/4/2008  
RFCA Tracking No: R-3796

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**DEPARTMENT:** Planning and Community  
Development

**DEPARTMENT HEAD:** T.C. Broadnax

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 1

**SUBJECT:**  
Plan amendment 08028

**SUMMARY:**

Neighborhood/Community/Perimeter Plan: **Five Points Neighborhood Plan**  
The applicant requests to amend the Land Use Plan designation from **Parks/Open Space and Institutional** to **Low-Density Residential**

**BACKGROUND INFORMATION:**

**Applicant:** Brown & Ortiz, P.C.

**Owner:** San Antonio Alternative Housing

**Property Location:** 602, 618, 620, & 625 Euclid; 101, 103, 104, & 106 Macon and 515 Euclid

**Acreage:** 1.1

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: Public/Institutional (elementary school)

E: Vacant Low Density Residential

S: Public/Institutional (salvation army)

W: Low Density Residential

**ISSUE:**

**LAND USE ANALYSIS:**

Existing surrounding land uses include Public/Institutional, Vacant and Low Density Residential.

The Five Points Neighborhood Plan designates part of the subject property as Parks/Open Space land uses for the subject parcels which include: "lands for recreation for open space offering either active uses, passive enjoyment and environmental protection." The plan also designates a portion of this space as Institutional land use which includes: "Public, quasi-public and institutional uses."

The proposed Low-Density Residential land use provides for single family houses on individual lots as well as duplex, granny flats and garage apartments that are suitable to

address family needs. Low-Density Residential should be located on neighborhood streets and be architecturally integrated into the current housing stock.

The future land use of the parcels directly to the west of the subject property are designated as Low-Density Residential. Changing the land use of the subject parcel would create a continuous neighborhood street along Euclid Ave. The Five Points Neighborhood Plan housing goal is to "Preserve, rehabilitate and improve housing stock" by "identifying and cleaning up vacant lots" and "encourage[ing] new residential development consistent with the existing architectural character of the neighborhood" (pg. 8). The plan's economic goal is to "redevelop and revitalize the neighborhood" by "encourage[ing] infill development residential uses" (pg. 16). Although the subject property's land use is designated as Parks/Open Space, it is privately owned and there are many parks within walking distance of the area, including San Pedro Park. Further, the land use designation will allow for much needed economic stimulus in the area that will benefit the residents of the Five Points Neighborhood Association and the surrounding areas alike.

Minimal Impact

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: N. Flores St. is a Secondary Arterial Type B

Other streets: W. Euclid Ave, Macon and Elmira are all local streets.

Comments: The subject property is located far enough away from any major thoroughfare that Low-Density Residential Land Use is an appropriate designation.

Minimal Impact

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Austin Elementary School

Comments: The proposed land use will support the nearby elementary school by providing a safe atmosphere for children where vacant, unsupervised land previously existed. Low-Density Residential Land use is the ideal use in this area.

Minimal Impact

**ALTERNATIVES:**

No action will maintain the current land use designation of Parks/Open Space.

**FISCAL IMPACT:**

None. A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

**RECOMMENDATION:**

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: July 9, 2008

Approval

Resolution Attached

Newspaper Publication Date of Public Hearing: 6/20/2008

No. Notices mailed 10 days prior to Public Hearing: 66

Registered Neighborhood Association(s) Notified: Five Points Neighborhood Association

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Z2008198

Current zoning district: R-4

Proposed zoning district: PUD –

R-4

Zoning Commission Public Hearing Date:

Approval

**ATTACHMENT(S):**

File Description

File Name

[Planning Commission Resolution](#)

Resolution.pdf

[Existing Land Use Map](#)

08028 existing.pdf

[Proposed Land Use Map](#)

08028 proposed.pdf

[Voting Results](#)

[Ordinance/Supplemental Documents](#)

200809040769.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Patrick Howard Assistant Director Planning and Community Development

**APPROVED FOR COUNCIL CONSIDERATION:**

T.C. Broadnax Assistant City Manager