

AN ORDINANCE 101667

AMENDING THE HUEBNER/LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING AN "OFFICE" LAND USE CATEGORY TO THE TEXT OF THE "LAND USE PLAN" SECTION OF THE "HEART OF THE NEIGHBORHOOD" CHAPTER AND CHANGING THE LAND USE OF APPROXIMATELY 3.71 ACRES LOCATED AT 8093 ECKHERT ROAD FROM MEDIUM DENISTY RESIDENTIAL LAND USE TO OFFICE LAND USE.

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WHEREAS, the City Council approved the Huebner/Leon Creeks Community Plan as an addendum to the Master Plan on August 21, 2003; 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 October 12, 2005 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio Planning Commission reviewed the Huebner/Leon Creeks Community Plan amendment on October 12, 2005 and found the plan amendment to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, and

WHEREAS, the Planning Commission recommends adoption of the Huebner/Leon Creeks Community Plan amendment as a component of the Master Plan of the City; 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 Huebner/Leon Creeks Community Plan, a component of the Master Plan of the City, is hereby amended by adding on Office land use category to the text of the "Land Use Plan" section of the "Heart of the Neighborhood" chapter and by changing the use of approximately 3.71 acres of land located at 8093 Eckhert Road from Medium Density Residential land use to Office land use. All text changes mentioned are depicted in Attachment I

and all portions of land mentioned are depicted in Attachments "II" and "III" such attachments being attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect November 20, 2005.

PASSED AND APPROVED on this 10th day of November 2005.

ATTEST: *Lucia M. Viced*
City Clerk

Phil Hardberger
M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM: *[Signature]*
City Attorney

Agenda Voting Results

Name: P-3.

Date: 11/10/05

Time: 02:31:36 PM

Vote Type: Multiple selection

Description: PLAN AMENDMENT CASE #05003 (District 7): An Ordinance amending the Huebner/Leon Creeks Community Plan, component of the City's Master Plan by adding an "Office" land use category to the "Land Use Plan" section of the "Heart of the Neighborhood" chapter, by adding "Office" as a land use category to the Land Use Plan, and by changing the land use of approximately 3.71-acres located at 8093 Eckhart Road from Medium Density Residential land use to Office land use. Staff's recommendation is for approval. Planning Commission's recommendation is for approval. (Council District 7)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7	Not present			
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR	Not present			

ATTACHMENT I

Text amendment to Pages 24 and 25 of the Land Use Plan section of the Heart of the Neighborhood chapter of the Huebner/Leon Creeks Community Plan:

High Density Residential include apartments with more than four dwelling units on an individual lot, however, low and medium residential uses can also be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.

Office land use category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for regional or national companies. Examples of offices include attorney's offices, dentist's or physician's offices, administrative offices of construction or engineering firms, computer training centers, or local non-profit housing provider headquarters. Office uses should be located on, or adjacent to, arterials.

Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all offstreet parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

ATTACHMENT II
Land Use Plan as adopted:



