



# Westfort *May 2003* Neighborhood Plan Update



*Prepared by the City of San Antonio Planning Department in partnership  
with the citizens of the Westfort Alliance Neighborhood*





BRACKENRIDGE PARK GOLF COURSE

BRACKENRIDGE

FORT SAM HOUSTON

BROADWAY

PORT AVENUE

ARMY BOULEVARD

BRATTON BOULEVARD

PENNINGTON AVENUE

FORT SAM HOUSTON

# WESTFORT ALLIANCE NEIGHBORHOOD

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## Land Use Plan

The Land Use Plan builds on the goals and objectives of the Westfort Neighborhood and identifies the preferred land development pattern. The Plan reflects, in general terms, the relationships that ensure 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 location of different land uses is based on existing uses, community discussions and policies from the City's *Master Plan*. The land use vision for Broadway is to become a pedestrian-friendly boulevard of mixed uses including a combination of office, commercial, retail and/or housing in the same building. It is hoped that the redevelopment of the Buttercrust property will encourage pedestrian-friendly amenities along Broadway.

Should the U.S. Army at Fort Sam Houston ever decide to sell or develop the vacant lot along Brackenridge Street, the desired use is for residences or urban multi-family apartments. It also is desired that the historic structures and animal graves be preserved on the Fort Sam Houston land across from Cunningham Street.

The Acequia Madre used to flow through the neighborhood and near the border of Fort Sam Houston and the former Playland Park property. Markers, a row of trees or a small greenbelt should mark the path of the historic Acequia Madre and its laterals.

The possibility of closing and vacating Appler, Alling and/or North Alamo between Josephine and Cunningham can be investigated in relation to the development of the Playland property and the blocks south of Cunningham.

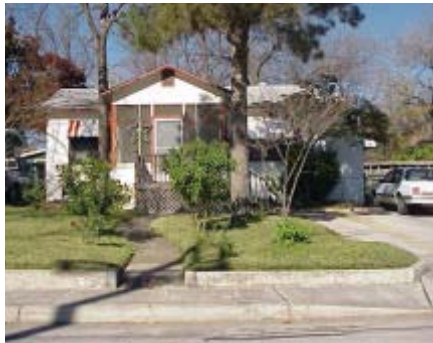
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## Westfort Neighborhood Plan

Land Use Classification	Description	Related Zoning Districts
<b>Urban Single Family Residential</b> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin-top: 10px;">Light yellow</div>	<p>Urban Single Family Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials.</p> <p>Urban Single Family Residential areas are composed mainly of single-family dwellings on small, individual lots with a density of 5 to 10 dwelling units per acre.<sup>1</sup> Detached accessory dwelling units such as granny flats, “echo” homes (elder cottage housing opportunity), and garage apartments are allowed when an accessory use is located on the same lot as a the principal residence. Only one accessory dwelling less than 800 square feet in size is permitted per lot, and should reflect the appearance of the main structure.</p> <p>It is desired that single-family houses that have been divided into apartments and multiple living units be restored to single-family use.</p>	R-6 R-5 R-4



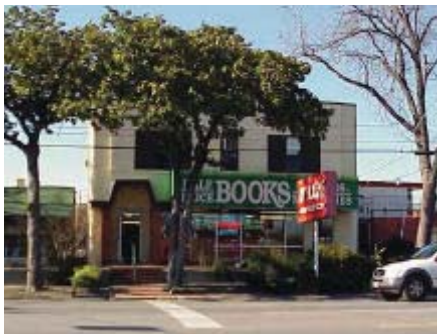
<sup>1</sup> The Urban Single Family Residential category is a sub-classification of Low Density Residential created to address small lot single-family development.

Land Use Classification	Description	Related Zoning Districts
<b>Medium Density Residential</b> 	<p>Medium Density Residential includes small lot single-family development, duplexes, small apartments with up to 6 units, and townhomes. The neighborhood recognizes and appreciates the varying residential densities found within its residential areas and would like to see new apartments built as multiple, small, neighborhood-sized buildings that fit the character of the surrounding properties with a density of 9 to 17 dwellings per acre.</p>	<p>RM-6, RM-5, RM-4</p>
		
<b>Compact Multifamily Residential</b> 	<p>Compact Multifamily Residential provides for compact development consisting of the full spectrum of residential unit types. This classification includes apartments and condominiums with a density generally greater than 17 units per acre and it is desired that they be no more than 3 stories in height. All residential uses can be found within this classification. Compact Multifamily Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Single Family or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Compact Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses.</p>	<p>RM-4, RM-5, RM-6, MF-25  (Density higher than 25 units per acre is not desired)</p>
		




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<b>Neighborhood Commercial</b> <div style="background-color: #ff69b4; border: 1px solid black; padding: 2px; display: inline-block;">Pink</div>	<p>Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. No drive-through establishments are permitted. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses.</p> <p>Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. The building should have windows on the ground level. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Parking areas should be located behind the building. Additionally all off street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Examples of Neighborhood Commercial services are convenience stores, restaurants, coffee shops, cafes, hair salons, delis, gift shops, medical offices, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings without a drive through (stand alone). The neighborhood prefers no stand-alone bars be located in this category.</p>	NC, C-1




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<b>Mixed Use - Residential/ Office/ Commercial</b> 	<p>Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed Use evolves from surface parking for cars to a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle use areas.</p> <p>Mixed Uses include those in the Neighborhood Commercial, and Residential categories as well as office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as offices (dentists, insurance professionals, non-profits, etc.), storefront retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.). A zoning special district or overlay district should be implemented to provide urban design standards in order to maintain a scale compatible with the neighborhood. The neighborhood prefers no stand-alone bars in this category.</p>	<p>MXD, TOD, IDZ</p> <p>Also includes O-1, O-2, NC, C-1, C-2P, and all RM and MF categories</p>

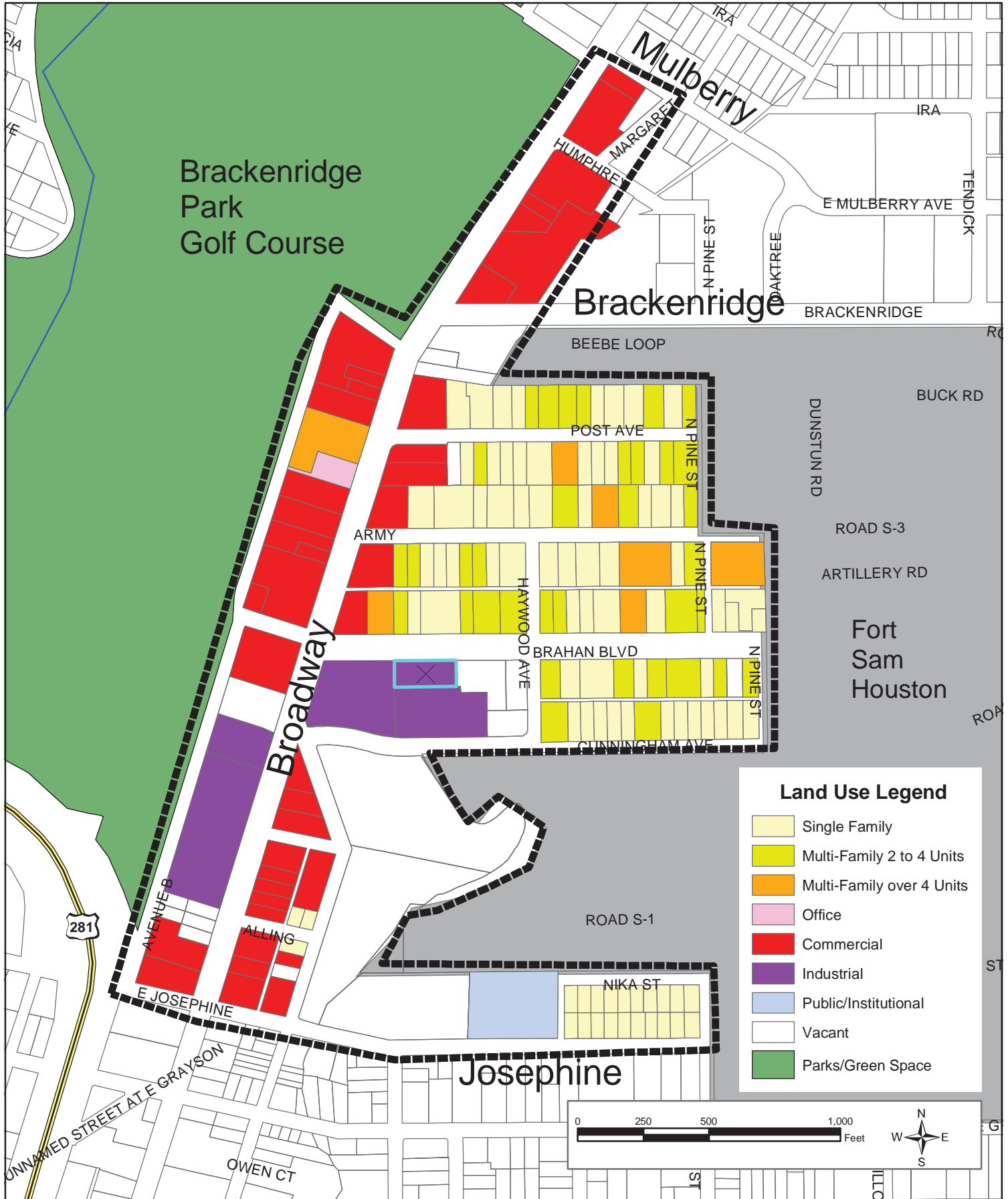


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Land Use Classification	Description	Related Zoning Districts
<b>Parks/Open Space</b> 	<p>Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.</p>	

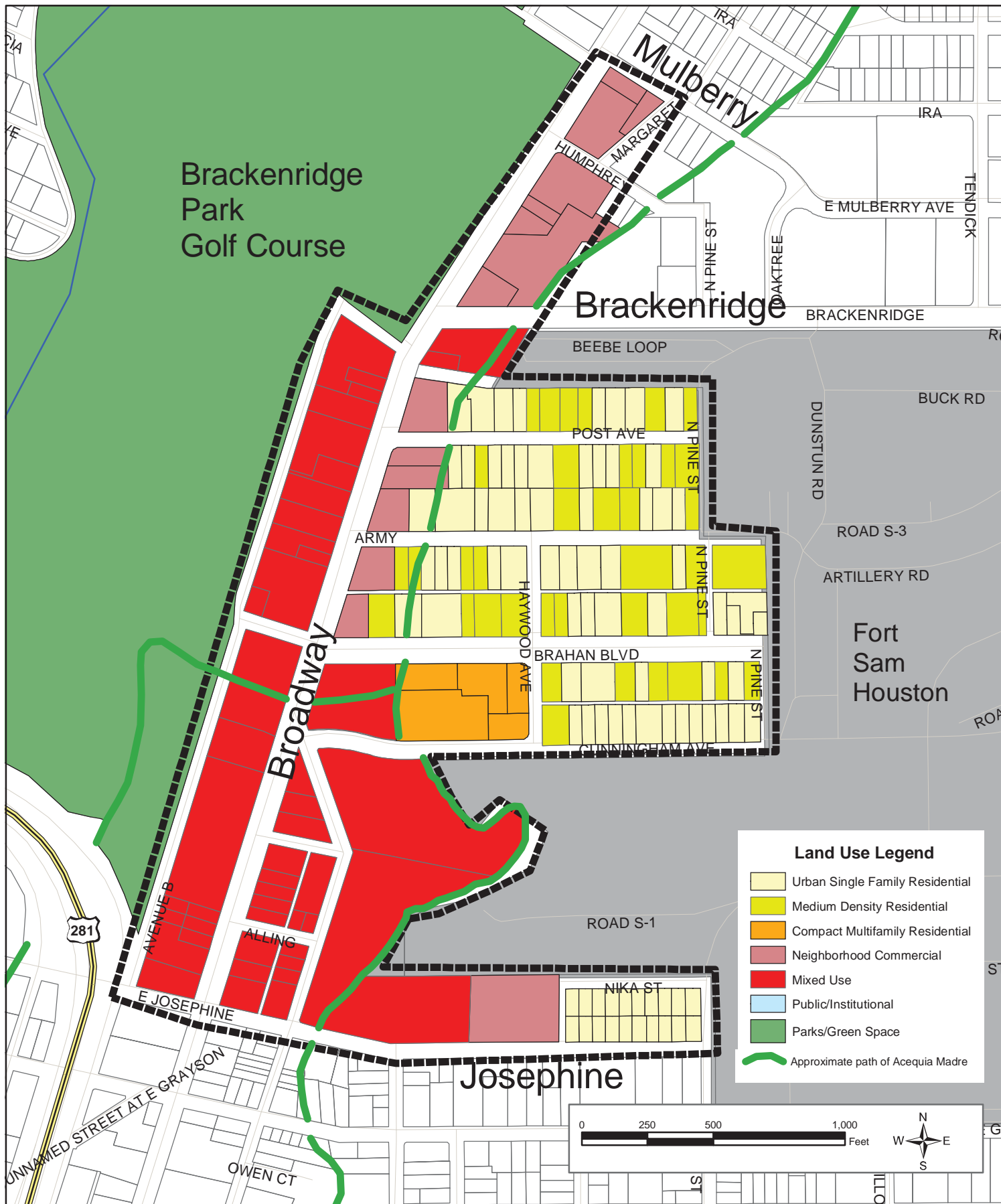


# Westfort Existing Land Use



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

# Westfort Land Use Plan Update



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. See map disclaimer.