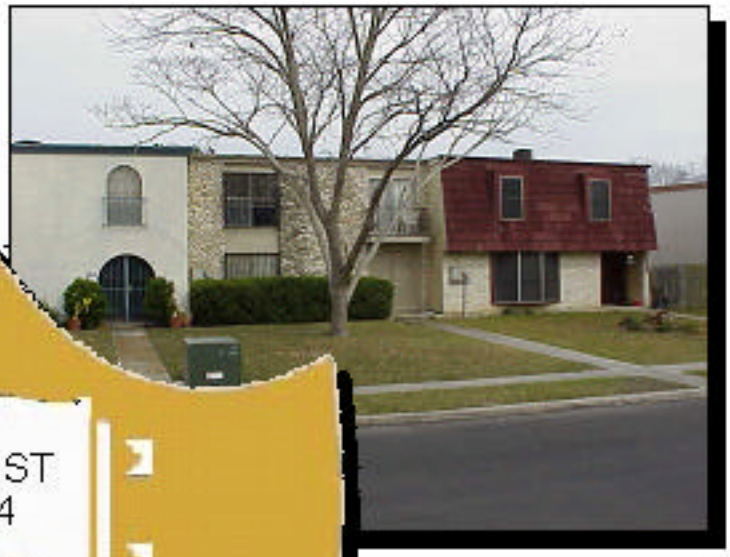
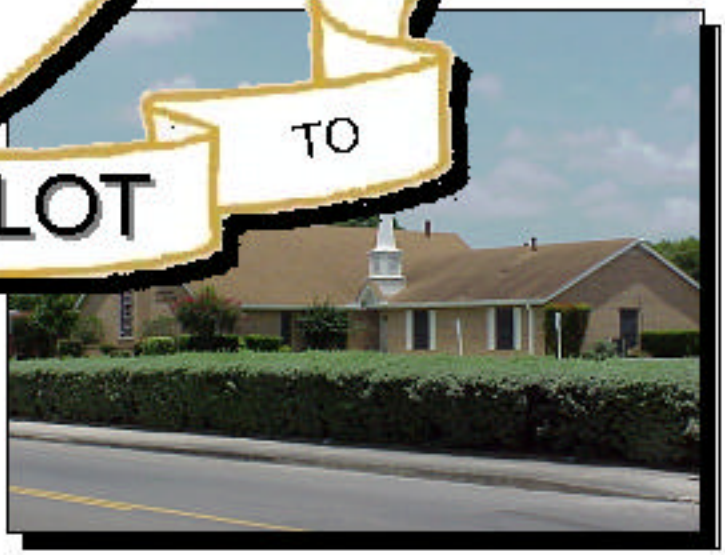
CAMELOT I NEIGHBORHOOD PLAN UPDATE



AUGUST 2004

CAMELOT NEIGHBORHOOD ASSOCIATION 19 89

WELCOME TO CAMELOT



Prepared by the Camelot I Neighborhood in partnership with the City of San Antonio Planning Department

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LAND USE PLAN

The Land Use Plan identifies the preferred land development pattern for the Camelot I Community. The recommended location of different land uses will be based on existing uses, community discussions, the May 2001 Unified Development Code and policies from the City's *Master Plan*.

Some of the guiding principles of the Master Plan Policies include:

- Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
- Encourage a balance of new development and redevelopment of target areas.
- Promote economic development and integrate environmental quality protection.
- Balance centralized and dispersed service locations to optimize the delivery of community services.

The Land Use Plan must also be dynamic to provide for population change and future growth. In addition to an overall increase in population in Bexar County, numerous cultural trends are affecting the composition of future populations, such as the aging of the population, decreasing household size, and increasing affluence.

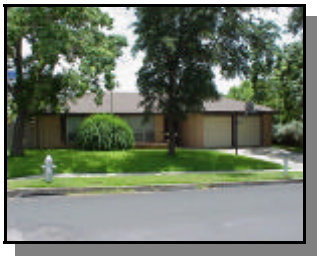
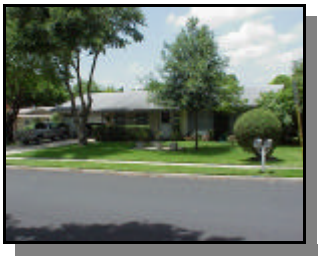
The planning area is bound by Walzem Road to the north and east, Eisenhauer Road to the south, and IH-35 to the west. The plan area is approximately 1.5 square miles, and per the 2000 census, has a population of approximately 3,753.

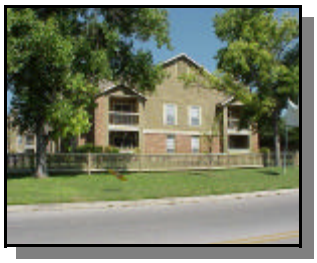
Due to the number of vacant and declining businesses in and around the Camelot I Plan boundary, an assessment of commercial incentive options is recommended to assist in revitalization. One recommendation is the review of "commercial retrofit" which is intended to encourage the redevelopment of existing shopping centers and other sites characterized by large expanses of parking into a pedestrian friendly development pattern that provides a visually attractive site design.

After City Council approval of the Camelot I Neighborhood Plan Update, the Land Use Plan will be consulted in the development of staff recommendations on individual zoning cases. The adoption of this Land Use Plan Update supersedes the 1999 "Preferred Land Use" map found in the 1999 Camelot I Neighborhood Plan Update on page 5B. Each land use classification is described in the following pages.

Please note: Any owner of property within the Camelot I Neighborhood Plan boundary and/or their authorized representative(s) has the opportunity to ***apply*** for a Master Plan Amendment if and when a rezoning request application is found to be inconsistent with the Camelot I Neighborhood Land Use Plan. The amendment process examines the particular application and determines whether the project follows the City's Master Planning Policies, the Unified Development Code, and the goals of the Camelot I Neighborhood Plan. The analysis is taken forward with a staff recommendation to Planning Commission for public hearing and consideration. Both Planning Commission and staff recommendations are then taken to City Council at a later date for final determination.

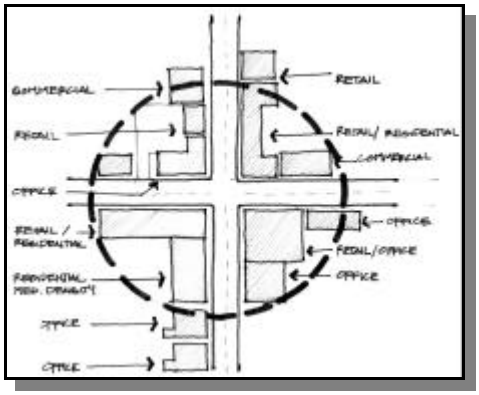
(see 1999 Camelot I Neighborhood Plan, Chapter 1 Land Use, page 4 - Recommendations)

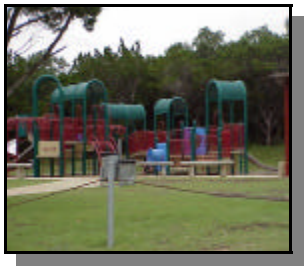
Land Use Classification	Description
Low Density Residential (single family, accessory dwellings)	Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of 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.  
Medium Density Residential (single family, accessory dwellings, duplexes, triplexes, fourplexes, townhomes)	Medium density residential mainly includes single-family houses on individual lots, however, zero-lot line configurations, duplexes, triplexes fourplexes, and townhomes may be found within this classification. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Land Use Classification	Description
High Density Residential (single family, accessory dwellings, cottages, duplexes, triplexes, fourplexes, townhomes, apartments, condominiums)	High-density residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can 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 non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses. 
Community Commercial	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 off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Land Use Classification	Description
Regional Commercial	Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Depending on the particular lot characteristics, some regional commercial centers could be candidates for commercial retrofit where additional buildings are constructed between the arterial and the existing buildings.

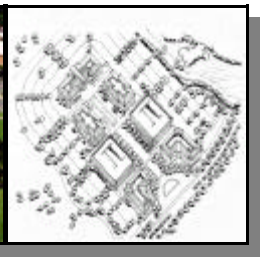
Land Use Classification	Description
Mixed Use	Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.



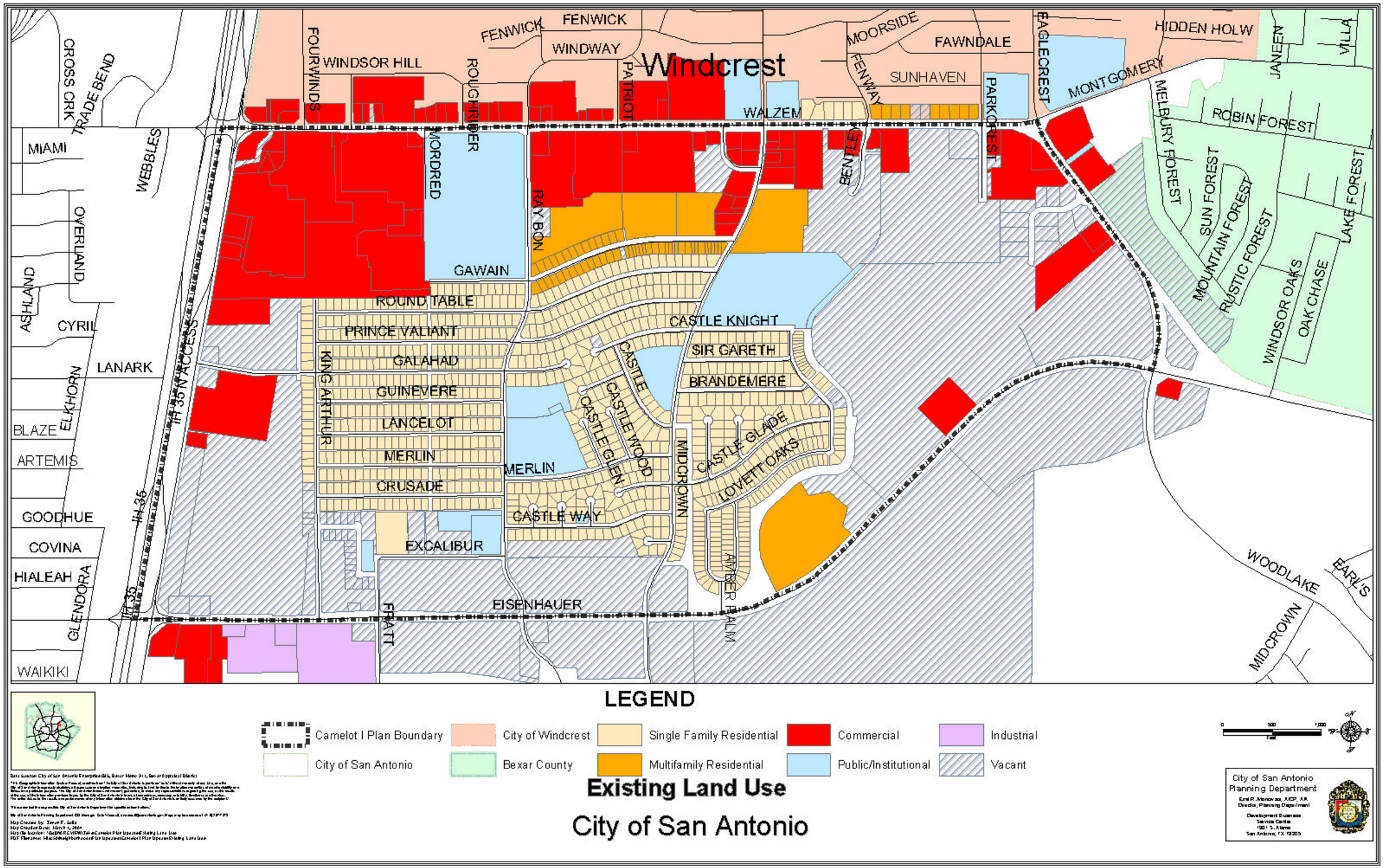
Land Use Classification	Description
Public/Institutional	Public/Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals. Note: *The North East I. S. D. 2003 Bond has "earmarked" 67.87 million dollars for the following projects at Roosevelt High School: • **Replace Original Academic Facility with New Structures** such as Administrative Area with Nurse Station, 60 classrooms with Workroom & Storage Areas, 52 Areas for Supporting Programs (Fine Arts, ROTC, Health, etc.), Library, Kitchen/Cafeteria Dining Area/Auditorium (1000 seat), Athletic facilities (2 gyms, PE offices & storage, etc.) • **Phased Project over 4 Years** • **Maintain DATA & Arts & Sciences Facility** White Middle School is also identified in the 2003 Bond for renovations.
Parks/Open Space	Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands). Note: *Camelot Elementary School is one of several elementary schools allocated in the North East I. S. D. 2003 Bond. This project will ensure all elementary schools in the District have safe, accessible, and functional playscape and playground area including safe fall-zone areas, replacement of aged/broken equipment and/or the addition of new playscape equipment. Campuses identified will initially be surveyed to ascertain equipment need and fall-zone protection requirements as compared to the District's Standard Playground Guideline. Playgrounds will be renovated in three (3) increments with approximately 11 schools per increment. **Design and Construction Timeline: June 2004 - June 2007** 

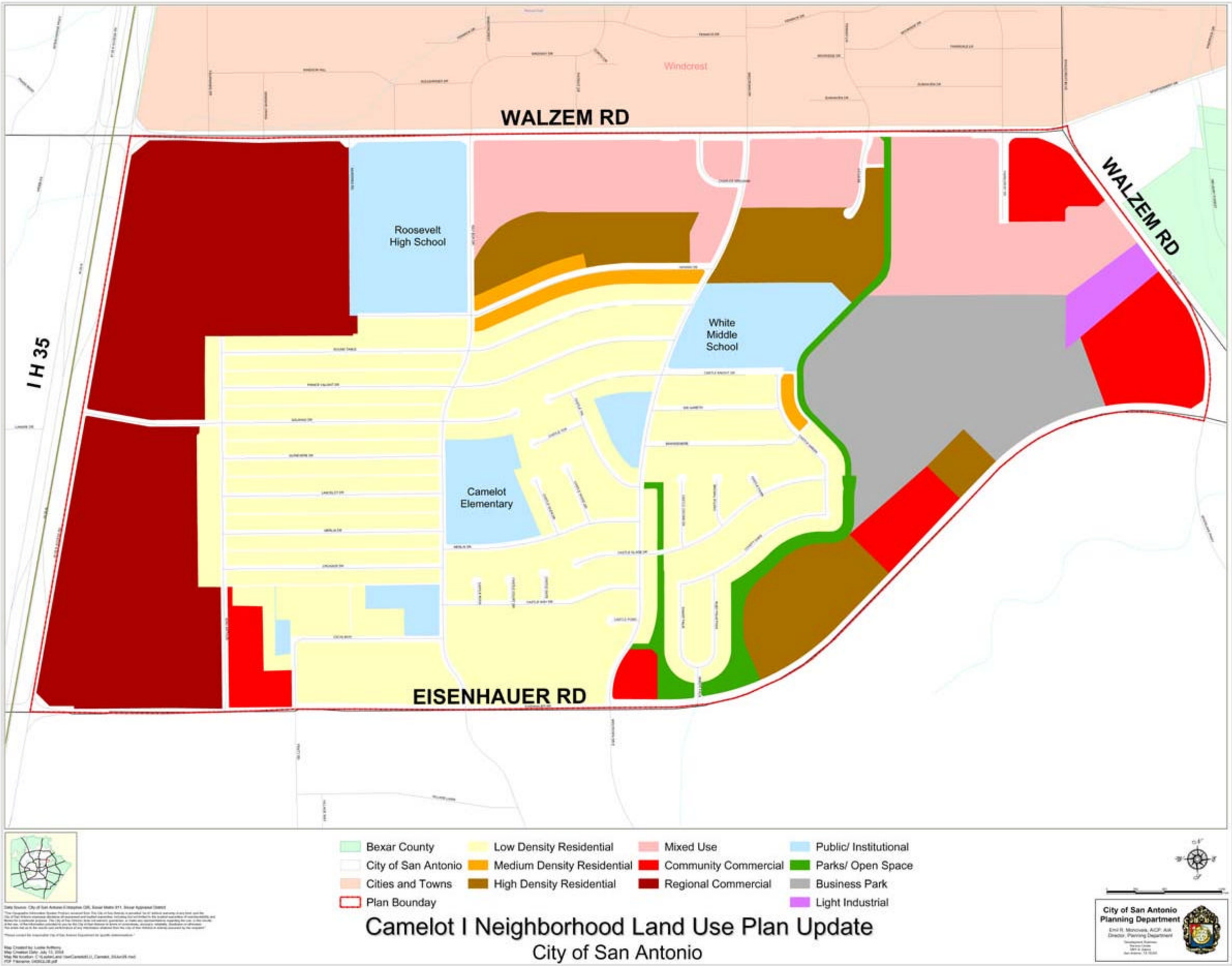
* Source: www.neisd.net/bond/2003

Land Use Classification	Description
Business Park	A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.



Light Industrial	Light industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.


Windcrest
CROSS CRK
TRADE BEND
MIAMI
WEBBLES
OVERLAND
ASHLAND
CYRIL
LANARK
ELKHORN
BLAZE
ARTEMIS
GOODHUE
COVINA
HIALEAH
GLENDORA
WAIKIKI
IH 35
IH 35 N ACCESS
FOURWINDS
WINDSOR HILL
ROUGHRIDER
FENWICK
FENWICK
WINDWAY
PATRIOT
MORDRED
RAYBON
WALZEM
MOORSIDE
FENWAY
FAWNDALE
SUNHAVEN
BENTLEY
PARKCREST
EAGLECREST
MONTGOMERY
HIDDEN HOLW
JANEEN
VILLA
MELBURY FOREST
ROBIN FOREST
SUN FOREST
MOUNTAIN FOREST
RUSTIC FOREST
LAKE FOREST
WINDSOR OAKS
OAK CHASE
GAWAIN
ROUND TABLE
PRINCE VALIANT
GALAHAD
GUINEVERE
LANCELOT
MERLIN
CRUSADE
KING ARTHUR
MERLIN
CASTLE KNIGHT
SIR GARETH
BRANDEMERE
CASTLE
CASTLE GLEN
CASTLE WOOD
CASTLE GLADE
LOVETT OAKS
MIDCROWN
CASTLE WAY
EXCALIBUR
AMBER PALM
EISENHAUER
FRATT
WOODLAKE
EARL'S
MIDCROWN
LEGEND
Camelot I Plan Boundary
City of San Antonio
City of Windcrest
Bexar County
Single Family Residential
Multifamily Residential
Commercial
Public/Institutional
Industrial
Vacant
Existing Land Use
City of San Antonio
City of San Antonio
Planning Department


WALZEM RD
WALZEM RD
EISENHAUER RD
I H 35
Windcrest
Roosevelt High School
White Middle School
Camelot Elementary
Bexar County
City of San Antonio
Cities and Towns
Plan Bounday
Low Density Residential
Medium Density Residential
High Density Residential
Mixed Use
Community Commercial
Regional Commercial
Public/ Institutional
Parks/ Open Space
Business Park
Light Industrial
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Land Use and Zoning

Implementation of the land use plan can be shaped by a community's capital improvement program, open space preservation plans and also its development guidance system. In San Antonio, the development guidance system includes the Building Code, the Electricity Code, the Fire Prevention Code, the Solid Waste Code, Licenses and Business Regulations, the Plumbing Code, the Signs and Billboards ordinance, the Water and Sewer ordinance and the Unified Development Code. The Unified Development Code includes the City's ordinances for zoning, subdivision, stormwater management, parks and open space, tree preservation, streets and drainage standards, historic preservation and vested rights.

The difference between land use and zoning is shown below:

Land Use:	**Zoning:**
· Land use refers to the activity that occurs on land and within the structures that occupy it. *For example, low density residential land use primarily includes single family homes.* · A land use map is adopted as a component of the City's Master Plan and will be used to guide decision making by City boards, commissions and departments. · Land use plans are used to guide infrastructure and service delivery. *For example, the sizing of wastewater lines are based upon land use assumptions for how an area will develop in the future.*	· Zoning regulates building size, bulk, density and the way land is used. · In some instances, zoning regulations also set parking requirements, the distance between the building and the lot line, the number of dwelling units permitted on a lot, the required open space for residential uses on the lot or the maximum amount of building coverage on the lot. · Zoning regulations are comprised of two components: the zoning text and zoning maps. The text establishes zoning districts and sets forth development regulations governing land use and development. The map shows the locations of the zoning districts.

The following comparative table is meant to be a guide, not an exact breakdown, to cross reference Land Use Plan Categories with comparable uses permitted in certain Base Zoning Districts as defined in the Unified Development Code. Upon City Council approval, a more intense land use may be allowed in a less intense land use category subject to conditional zoning or a specific use authorization that may provide for context sensitive site design or layout of the property. In addition, alternative use patterns, including Commercial Center, Office or Institutional Campus, Commercial Retrofit, Traditional Neighborhood Development, or Transit Oriented Development are encouraged rather than Conventional Subdivision. In accordance with §213.005 of the Texas Local Government Code, a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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.

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS
Low Density Residential	Residential Estate District, Residential Single Family Districts, Neighborhood Preservation Districts, Rural Development Flex District
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts
High Density Residential	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts
Community Commercial	Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)
Regional Commercial	Neighborhood Commercial District, Commercial Districts, Office Districts
Mixed Use	Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts
Business Park	Commercial Districts, Office Districts, Business Park District
Light Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial

Community Demographics

The following tables provide the census of population and housing demographics for the Camelot I Community and the City as a whole. The Community was defined by following census tract block groups: 1980,1990, & 2000 Census of population and housing, data based on SF-3 data files. The geographic area includes the 2000 block groups 1214.031, 1214.032, and 1214.033. This information was presented during the planning process as the community worked to identify issues and develop goals, objectives and actions steps for improving the neighborhoods within the planning area.

CAMELOT I NEIGHBORHOOD PLAN DEMOGRAPHICS

POPULATION AND HOUSING CHANGE: 1980--2000

THE CAMELOT NEIGHBORHOOD						THE CITY OF SAN ANTONIO (S.A.)				
POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A 2000 CENSUS	% CHANGE 1990-2000
TOTAL COUNT	3,722	3,777	1.5%	3,753	-0.6%	785,880	935,933	19.1%	1,144,646	22.3%
ETHNICITY COMPARISON--HISPANIC										
POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A 2000 CENSUS	% CHANGE 1990-2000
COUNT	979	999	2.0%	1,263	26.4%	421,954	520,282	23.3%	671,394	29.0%
PERCENT	26.3%	26.4%	0.6%	33.7%	27.2%	53.7%	55.6%	3.5%	58.7%	5.5%
ETHNICITY COMPARISON--ANGLO										
POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A 2000 CENSUS	% CHANGE 1990-2000
COUNT	2,518	2,234	-11.3%	1,364	-38.9%	299,357	339,115	13.3%	364,357	7.4%
PERCENT	67.7%	59.1%	-12.6%	36.3%	-38.6%	38.1%	36.2%	-4.9%	31.8%	-12.1%
ETHNICITY COMPARISON--AFRICAN AMERICAN										
POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A 2000 CENSUS	% CHANGE 1990-2000
COUNT	203	388	91.1%	815	110.1%	57,700	63,260	9.6%	78,120	23.5%
PERCENT	5.5%	10.3%	88.3%	21.7%	111.4%	7.3%	6.8%	-7.9%	6.8%	1.0%
ETHNICITY COMPARISON--OTHERS*										
POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A 2000 CENSUS	% CHANGE 1990-2000
COUNT	22	156	609.1%	311	99.4%	6,869	13,276	93.3%	30,775	131.8%
PERCENT	0.6%	4.1%	598.8%	2.5%	-39.5%	0.9%	1.4%	62.3%	2.7%	89.5%

* With the 2000 Census, the Race category can include more than one race & these were included with "OTHERS"

AGE DISTRIBUTION

AGE BREAKDOWN	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000	S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A 2000 CENSUS	% CHANGE 1990-2000
00--04 YEARS	311	217	-30.2%	302	39.2%	67,732	79,274	17.0%	91,804	15.8%
05--17 YEARS	951	603	-36.6%	653	8.3%	185,506	192,524	3.8%	233,823	21.5%
18--24 YEARS	585	497	-15.0%	394	-20.7%	66,000	111,138	68.4%	122,905	10.6%
25--44 YEARS	1,175	1,191	1.4%	1,081	-9.2%	248,986	299,708	20.4%	356,654	19.0%
45--64 YEARS	607	877	44.5%	877	0.0%	143,150	154,924	8.2%	219,812	41.9%
65 + YEARS	93	392	321.5%	446	13.8%	74,506	98,365	32.0%	119,648	21.6%
TOTAL POPULATION	3,722	3,777	1.5%	3,753	-0.6%	785,880	935,933	19.1%	1,144,646	22.3%

CAMELOT NEIGHBORHOOD PLAN DEMOGRAPHICS

THE CAMELOT NEIGHBORHOOD							THE CITY OF SAN ANTONIO (S.A.)				
MEDIAN HOUSEHOLD INCOME & PERCENT BELOW POVERTY											
INCOME	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000		S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A. 2000 CENSUS	% CHANGE 1990-2000
MEDIAN H/H INCOME	$18,200	$29,210	60.5%	$33,630	15.1%		$13,775	$23,584	71.2%	$36,214	53.6%
% BELOW POVERTY	7.0%	14.2%	102.9%	10.3%	-27.5%		20.9%	22.6%	8.1%	17.3%	-23.5%
EDUCATION ATTAINMENT FOR 25 YEARS AND OLDER											
EDUCATION YRS COMPLETED	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000		S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A. 2000 CENSUS	% CHANGE 1990-2000
< than 12th GRADE	338	344	1.8%	255	-25.9%		175,430	171,654	-2.2%	173,563	1.1%
H/S GRADUATE	769	763	-0.8%	683	-10.5%		119,852	135,221	12.8%	168,209	24.4%
SOME COLLEGE	488	984	101.6%	1,005	2.1%		71,237	149,961	110.5%	203,570	35.7%
BACHELOR	280	271	-3.2%	316	16.6%		57,518	64,437	12.0%	95,761	48.6%
GRADUATE +	N/A	98	----	145	48.0%		n/a	34,771	----	54,919	57.9%
TENURE OF OCCUPIED HOUSEHOLDS											
TENURE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000		S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A. 2000 CENSUS	% CHANGE 1990-2000
OWNER	810	688	-15.1%	744	8.1%		154,220	176,422	14.4%	235,699	33.6%
RENTER	476	850	78.6%	792	-6.8%		104,764	150,339	43.5%	169,775	12.9%
TOTAL HOUSE-HOLDS	1,286	1,538	19.6%	1,536	-0.1%		258,984	326,761	26.2%	405,474	24.1%
MEDIAN YEAR STRUCTURE BUILT											
AGE OF STRUCTURE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000		S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A. 2000 CENSUS	% CHANGE 1990-2000
MEDIAN YEAR	N/A	1973	----	1975	----		N/A	1969	----	1974	----
MEDIAN HOME VALUE & MEDIAN MONTHLY RENT											
VALUE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000		S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A. 2000 CENSUS	% CHANGE 1990-2000
HOME VALUE	$38,500	$66,710	73.3%	$71,800	7.6%		$27,300	$49,700	82.1%	$68,800	38.4%
RENT	$241	$440	82.6%	$520	18.2%		$174	$308	77.0%	$549	78.2%
TOTAL HOUSING UNITS & HOUSEHOLDS											
HOUSING	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000		S.A. 1980 CENSUS	S.A. 1990 CENSUS	% CHANGE 1980-1990	S.A. 2000 CENSUS	% CHANGE 1990-2000
HOUSING UNITS	1,333	1,654	24.1%	1,611	-2.6%		277,563	365,414	31.7%	433,122	18.5%
VACANT UNITS	47	116	146.8%	75	-35.3%		18,579	38,653	108.0%	27,648	-28.5%
TOTAL HOUSEHOLDS	1,286	1,538	19.6%	1,536	-0.1%		258,984	326,761	26.2%	405,474	24.1%

PREPARED: PLANNING DEPARTMENT--GIS DIVISION--FEBRUARY 2004