



Southeast Community Area Planning Team

Meeting #4

Monday, July 8, 2019

Schaefer Library
5:30PM – 7:30PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

Southeast Community Area Project Team

- Shepard Beamon, Project Manager
City of San Antonio
- Chris Ryerson, Planning Administrator
City of San Antonio
- Jay Renkens, Principal
MIG, Inc.
- Krystin Ramirez, Senior Project Associate
MIG, Inc.



Meeting Objectives

- **Draft Vision and Goals** for review at home
- Review **Land Use Concepts** and **Land Use Categories**
- Discuss and Review **Land Use Categories**
- Discuss and Analyze **Draft Future Land Use Map**



SA



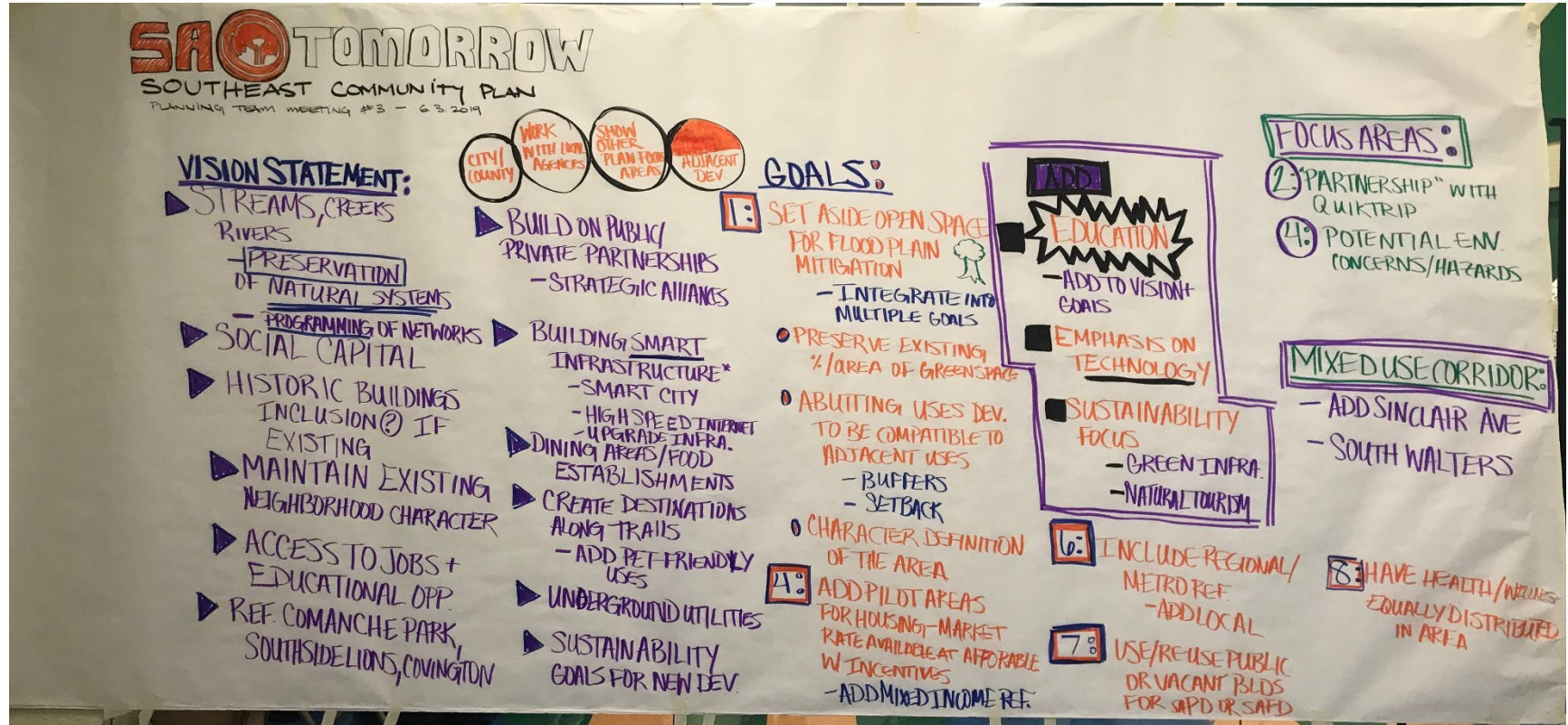
TOMORROW

Project Process and Schedule



Planning Team Meeting #3

Southside Lions Community Center: June 3, 2019



Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early 2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Late 2019-Early 2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

Overview of Planning Team Meetings in 2019

- **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- **Meeting #4:** Land Use (1 of 2)
- **Meeting #5:** Land Use (2 of 2)
- **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- **Meetings #8 & #9:** Mobility
- **Meeting #10:** Infrastructure and Amenities
- **Meeting #11:** Transformative Projects; Design Character





SA



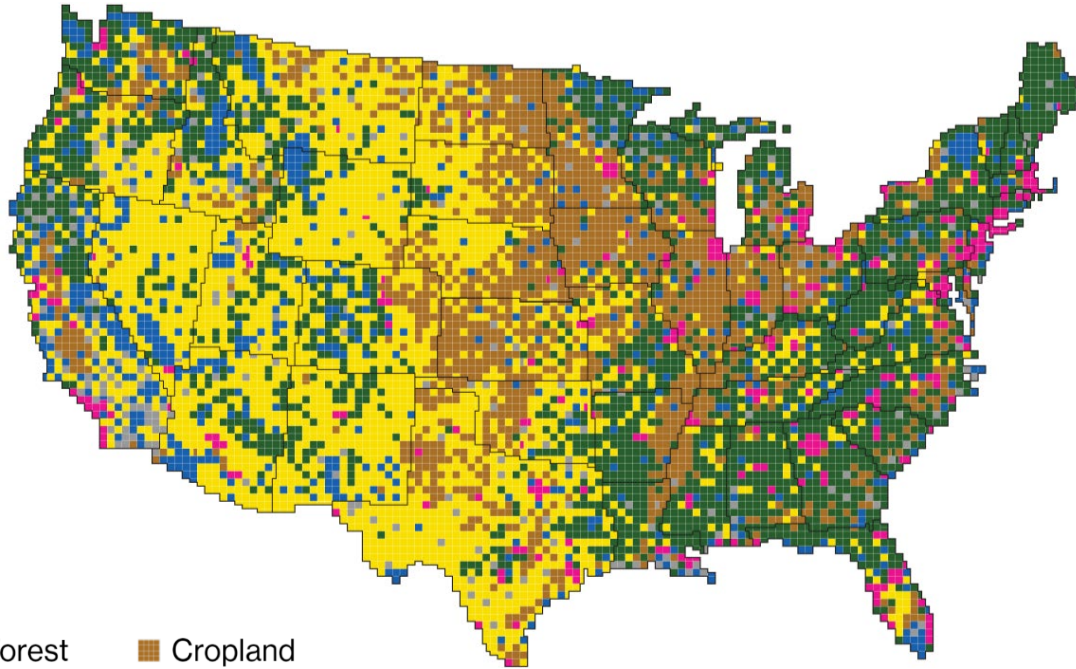
TOMORROW

What is Land Use?



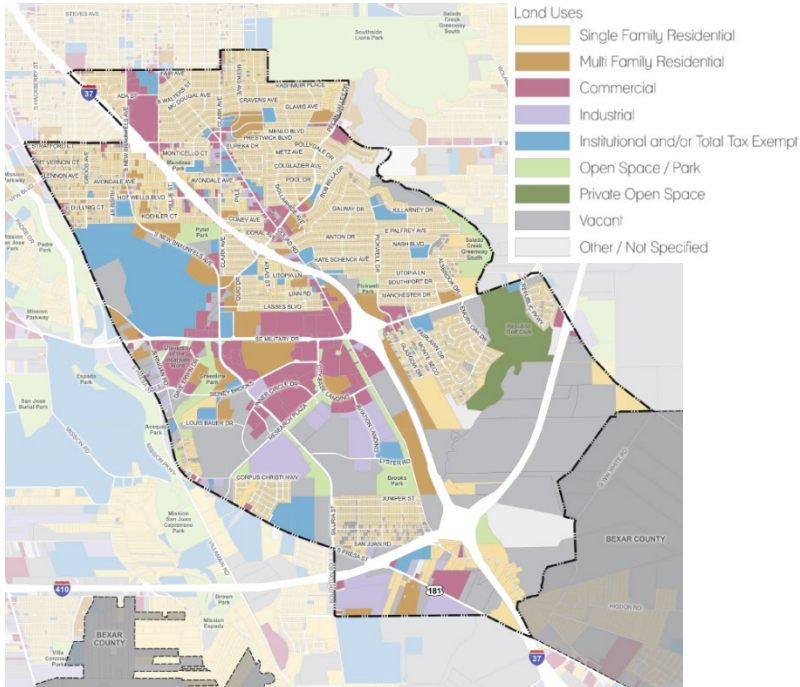
What is Land Use?

“Land use” is a term used to describe how land is used.



Land Use is the foundation of this plan.

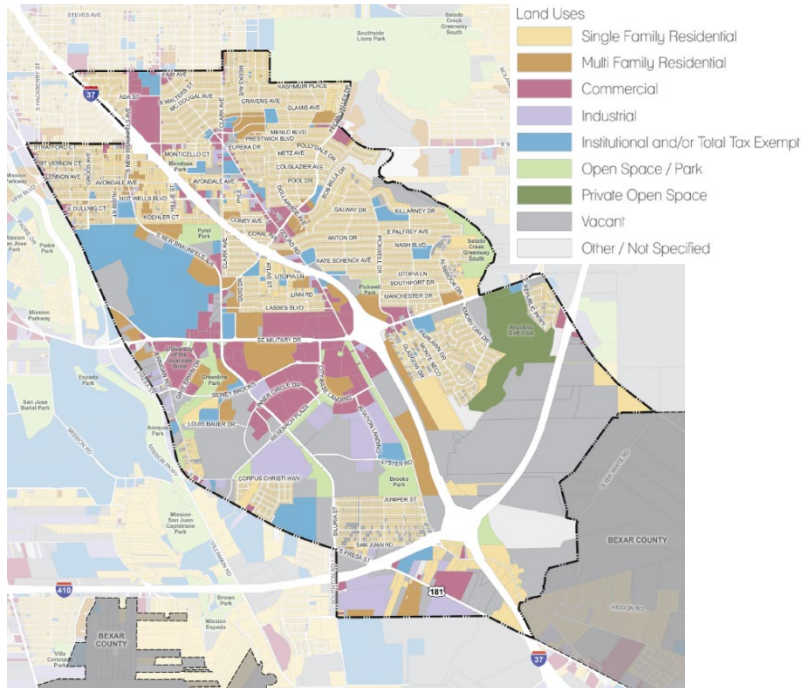
It is used to describe how land is currently used in the area...



Existing Land Use Map for Brooks Regional Center Plan

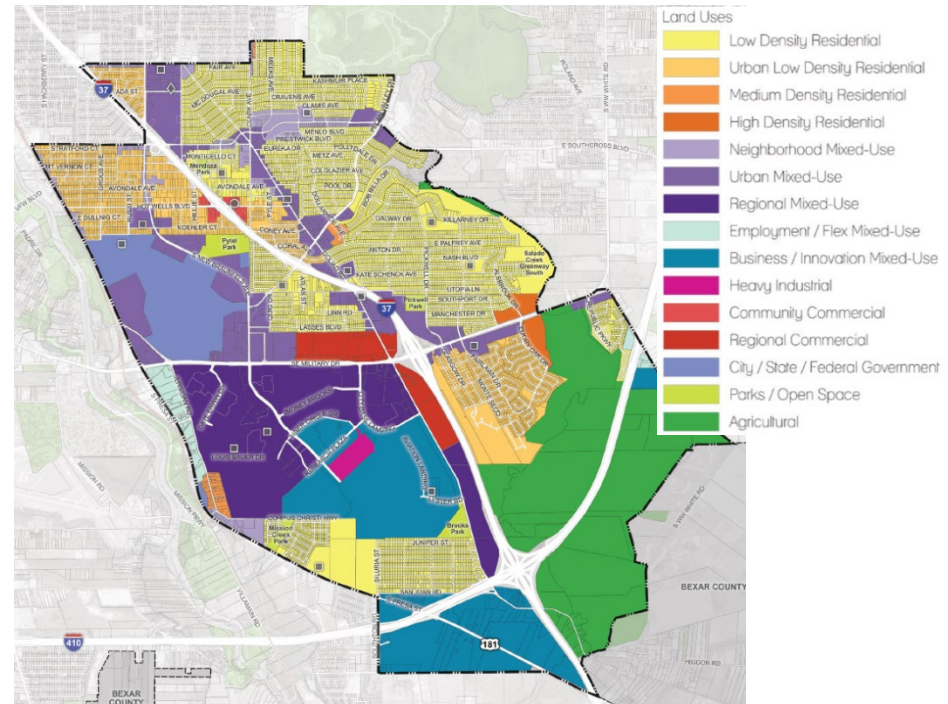
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Existing Land Use Map for Brooks Regional Center Plan

... AND how we want the land to be used in the future.



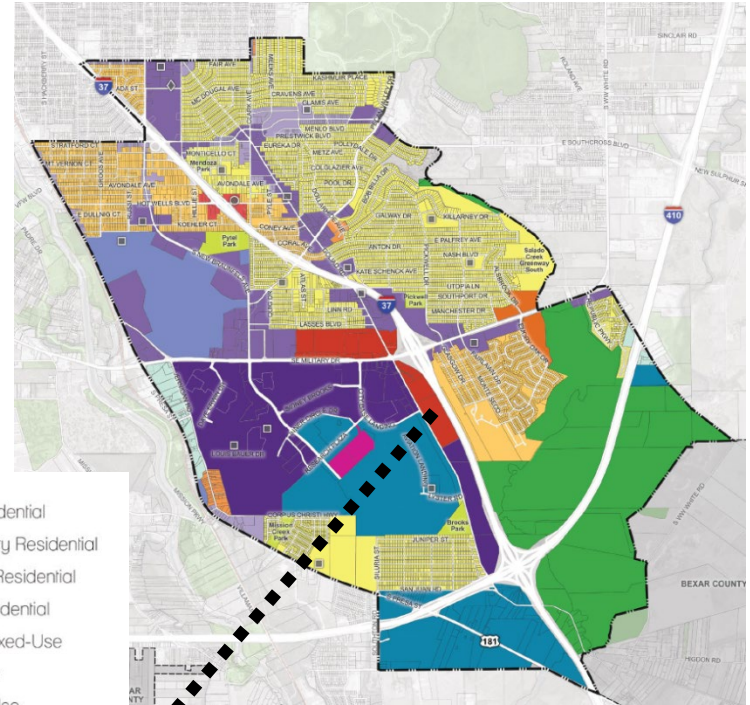
Future Land Use Map for Brooks Regional Center Plan

For planners...

Future Land Use is described with a map of an area shaded in different colors to show desired uses...

Land Uses

- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Heavy Industrial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural



For planners...

Future Land Use is described with a map of an area shaded in different colors to show desired uses...

...and the map has corresponding text to describe what types of uses should be allowed in each shaded area.

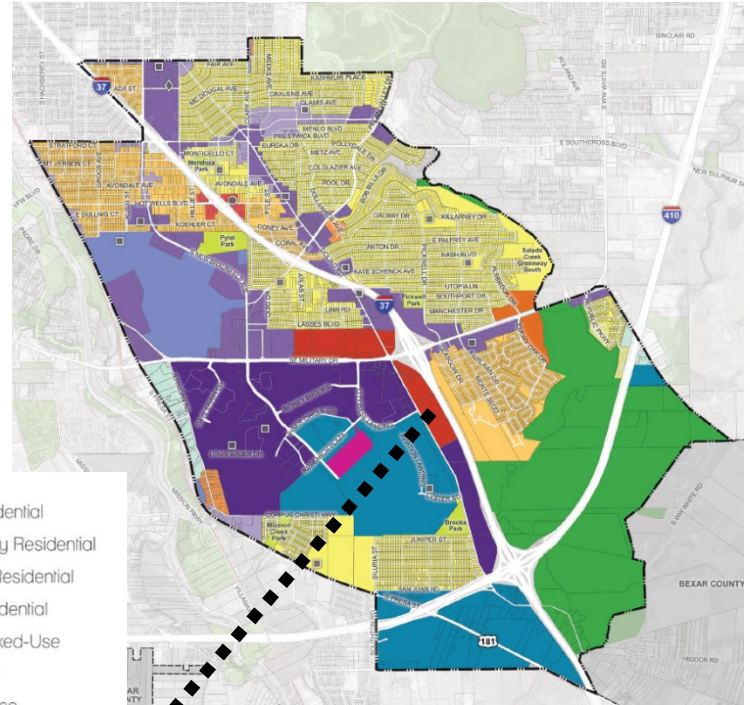


REGIONAL COMMERCIAL

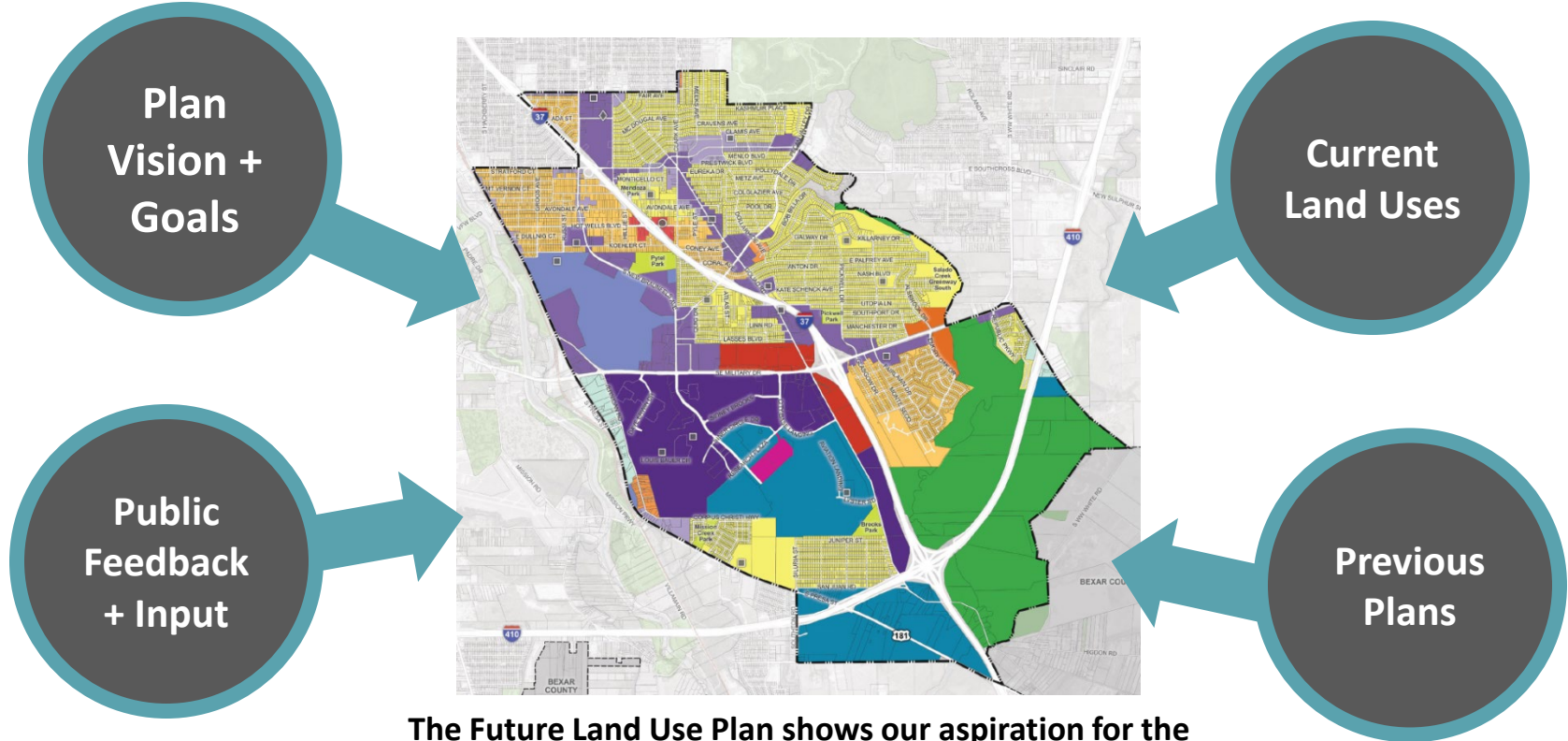
DESCRIPTION: includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

Land Uses

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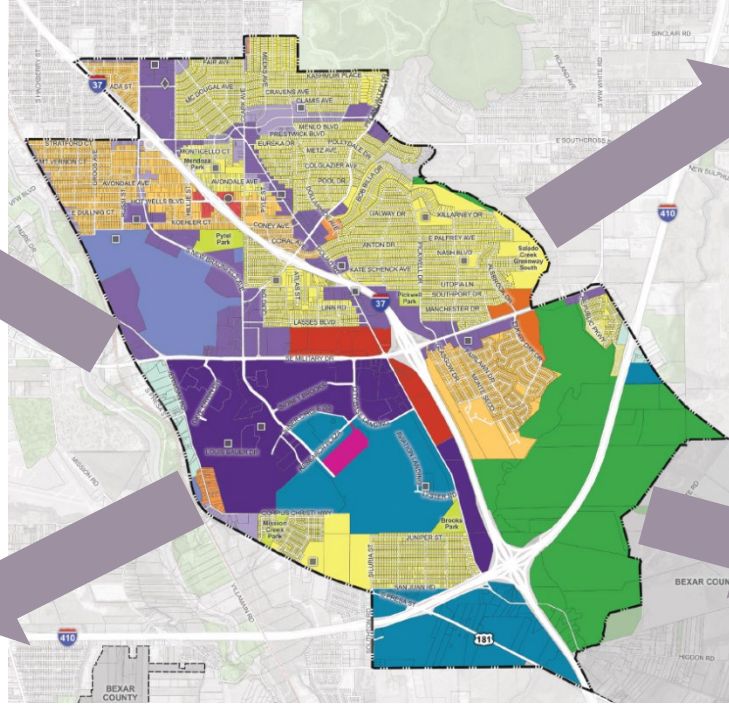


Developing a Future Land Use Plan



The Future Land Use Plan shows our aspiration for the future and puts community values into a map.

Who uses the Land Use Plan?



City Staff + Other Agencies



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT



CITY OF SAN ANTONIO
PLANNING DEPARTMENT



Private Developers/Property Owners



The Future Land Use Plan informs public and private decision-making and investments.

Differences Between Land Use and Zoning

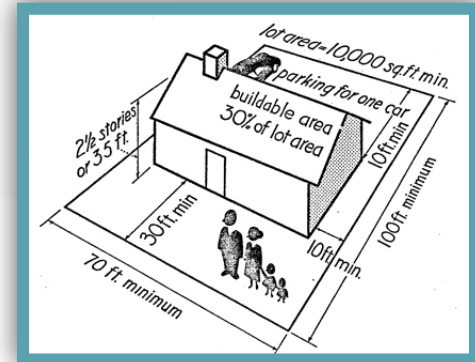
	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning describes <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.

Differences Between Land Use and Zoning

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PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning describes <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.

Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
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SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.
POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process.	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

Note: The Future Land Use Plan does not change Zoning automatically.



SA



TOMORROW

Draft Land Use Map



M I G

City of San Antonio Land Use Categories

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
<ul style="list-style-type: none"> • Residential Estate • Low Density Residential • Urban Low Density Residential • Medium Density Residential • High Density Residential 	<ul style="list-style-type: none"> • Neighborhood Commercial • Community Commercial • Regional Commercial 	<ul style="list-style-type: none"> • Agricultural • Light Industrial • Heavy Industrial 	<ul style="list-style-type: none"> • Neighborhood Mixed-Use • Urban Mixed-Use • Regional Mixed-Use • Business/Innovation Mixed-Use • Employment/Flex Mixed-use 	<ul style="list-style-type: none"> • Park and Open Space • City/State/Federal Government

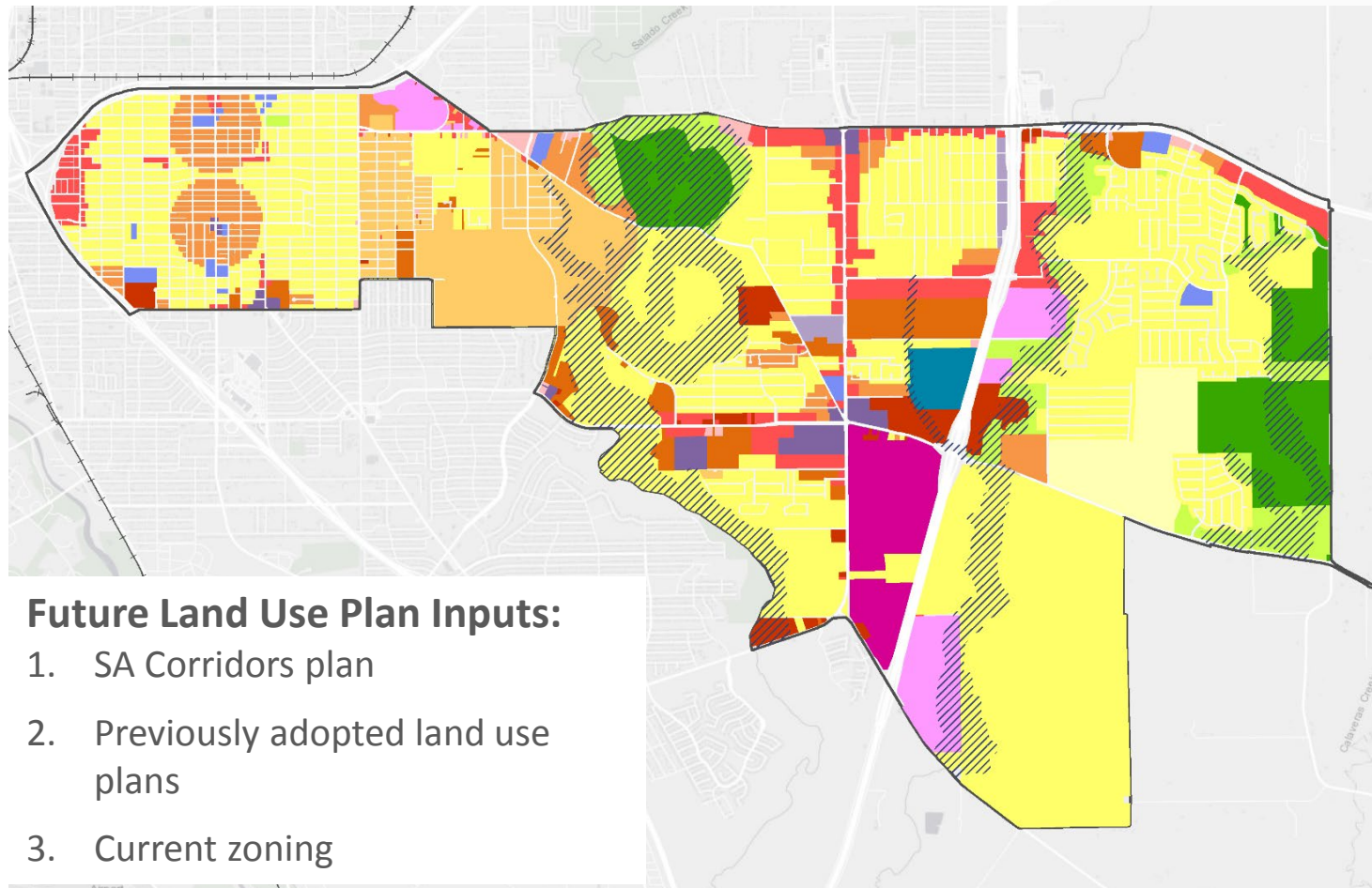
Southeast Community Area: Building the Future Land Use Map

General Land Use Categories

	Residential Estate
	Low Density Residential
	Urban Low Density Residential
	Medium Density Residential
	High Density Residential
	Neighborhood Mixed-Use
	Urban Mixed-Use
	Regional Mixed-Use
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	Agricultural
	Light Industrial
	Heavy Industrial

Future Land Use Plan Inputs:

1. SA Corridors plan
2. Previously adopted land use plans
3. Current zoning

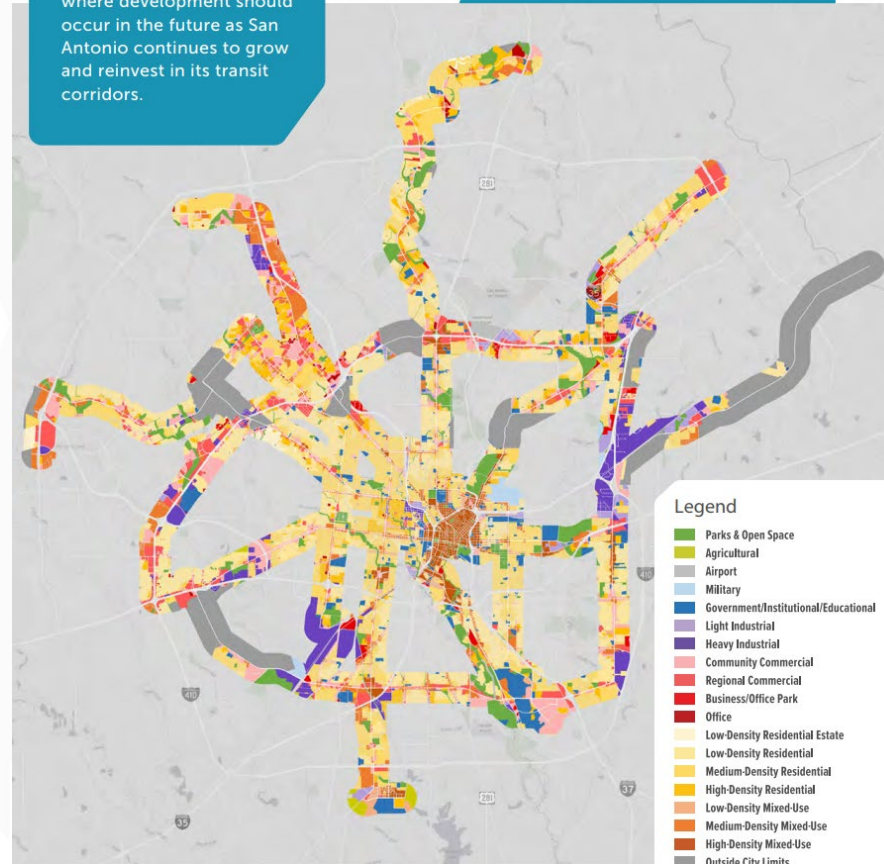




The following sections contain important information about all 12 SA Corridors.

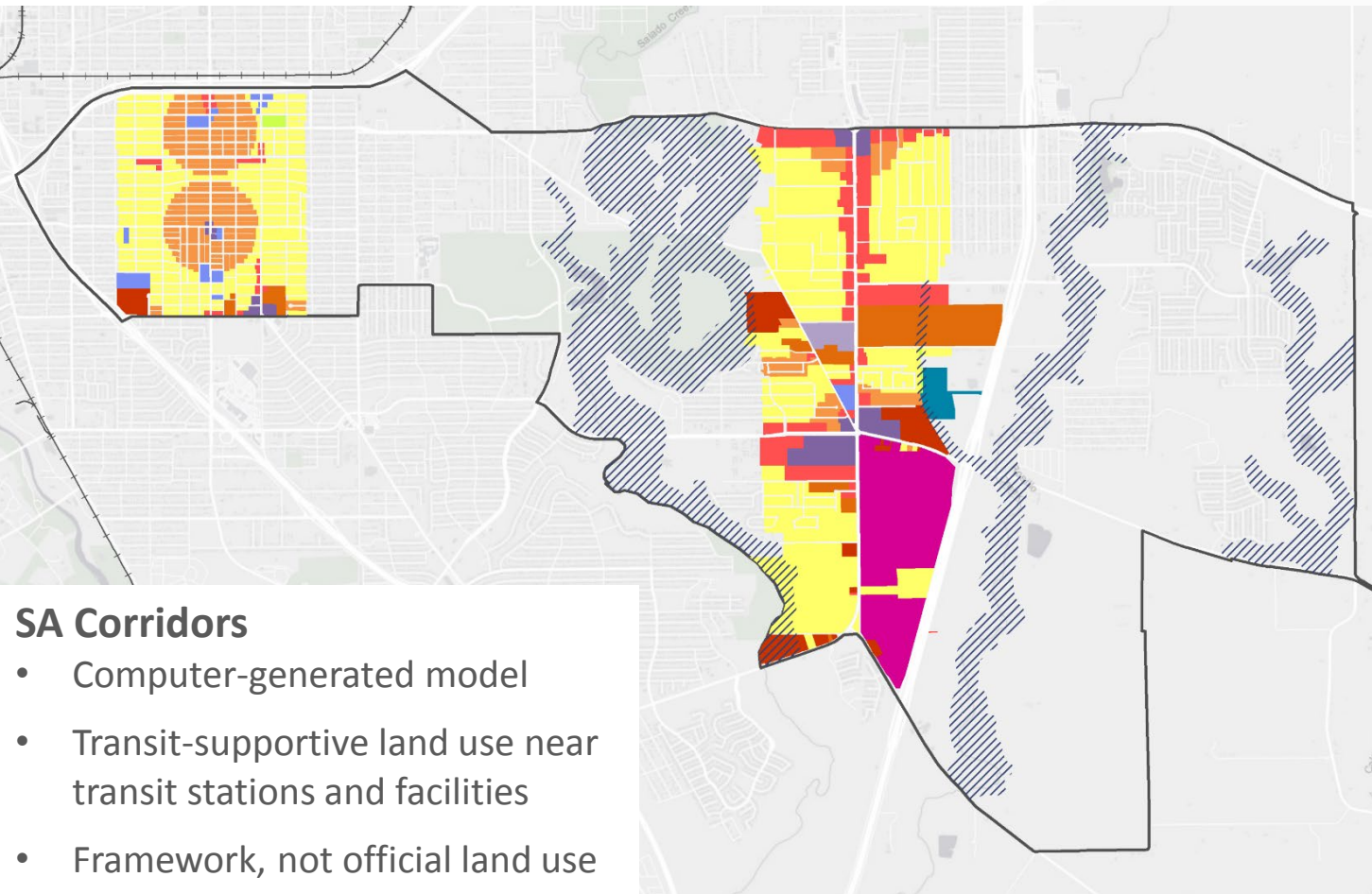
Information about
specific corridors starts
on page 15.

FUTURE LAND USE



Input #1: Land Use Assignments from SA Corridors (2018)

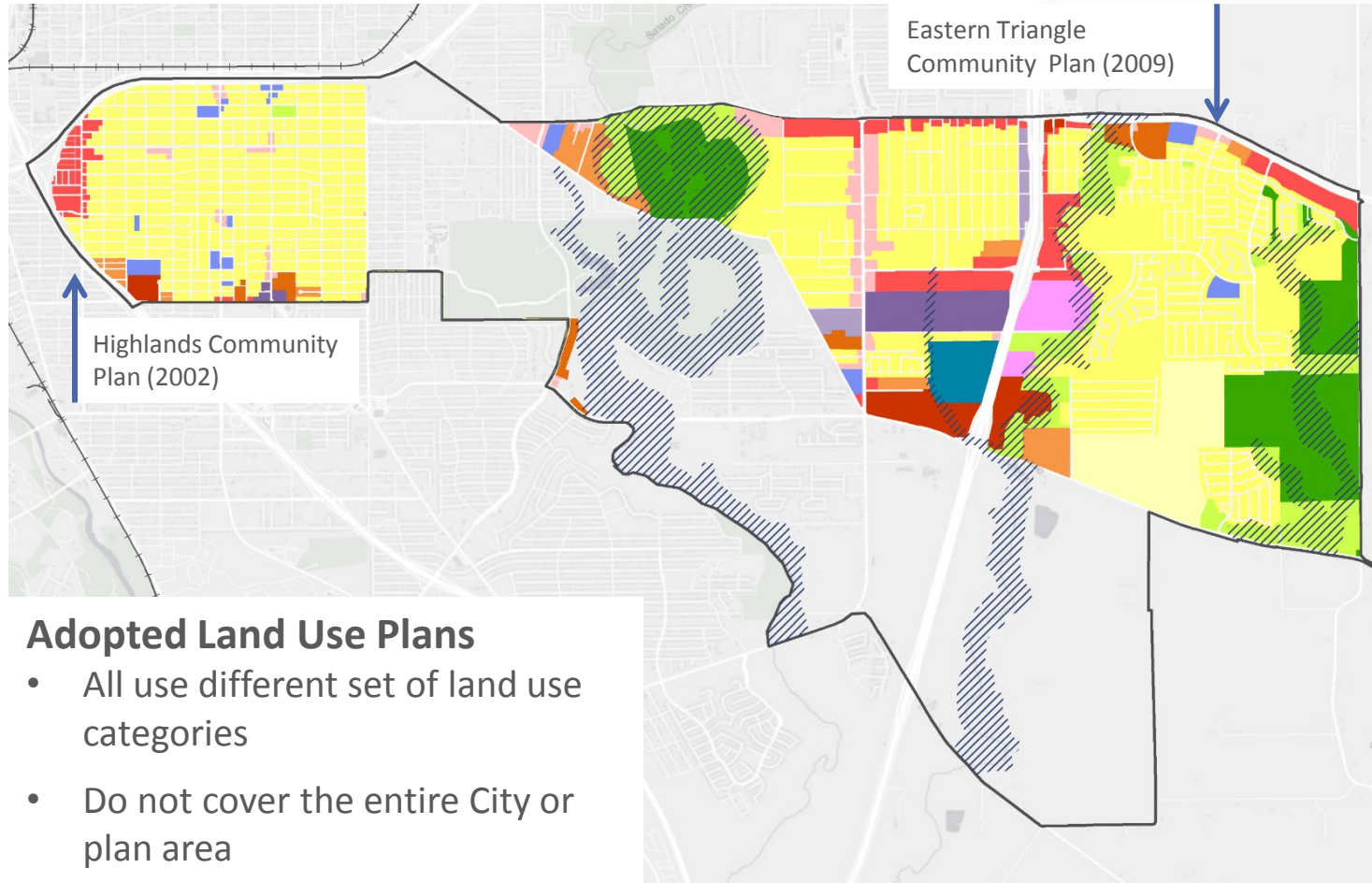
General Land Use Categories



SA Corridors

- Computer-generated model
- Transit-supportive land use near transit stations and facilities
- Framework, not official land use

Input #2: Land Use Assignments from Adopted Plans



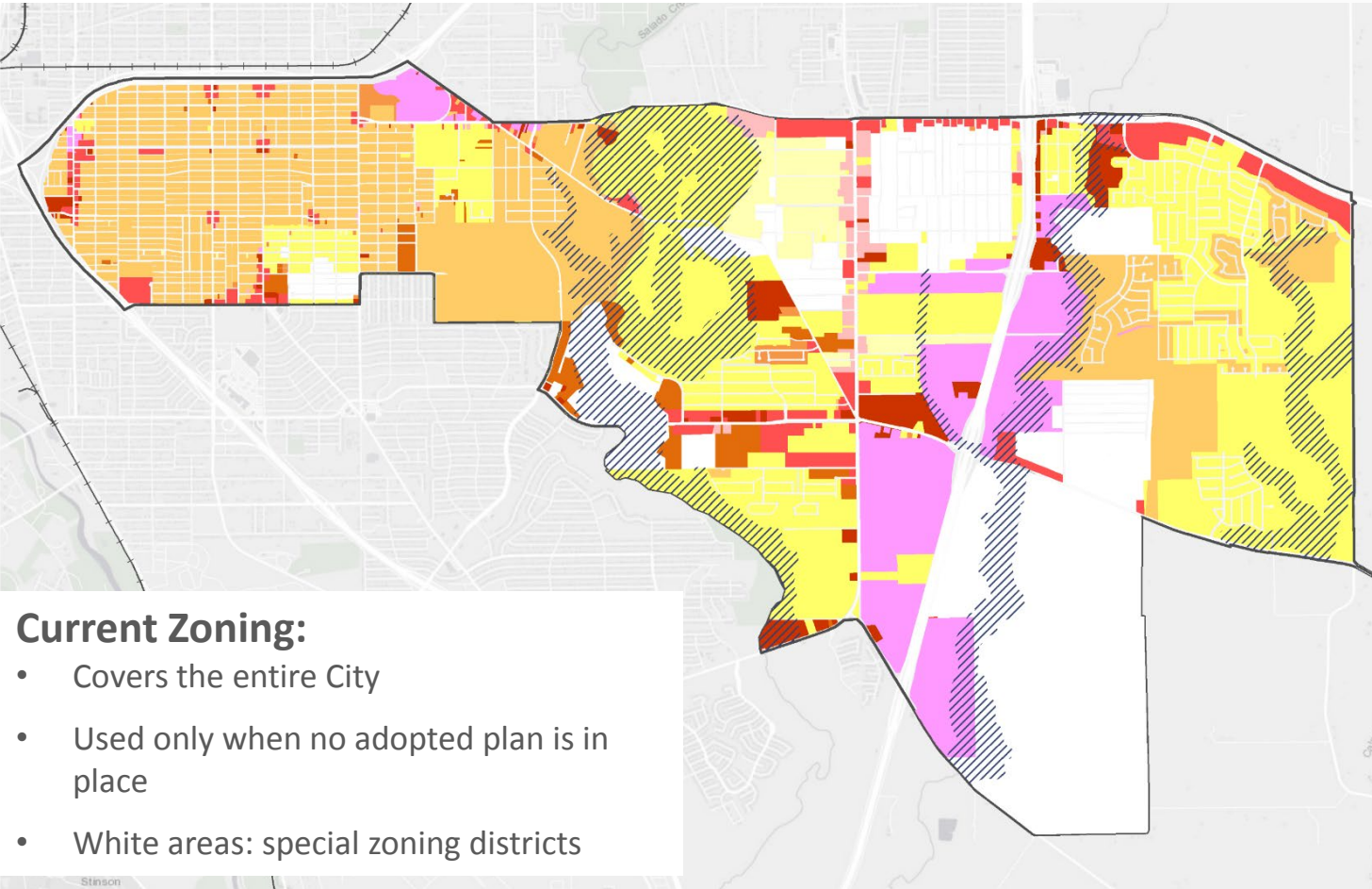
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Adopted Land Use Plans

- All use different set of land use categories
- Do not cover the entire City or plan area

Input #3: Land Use Assignments from Current Zoning



General Land Use Categories

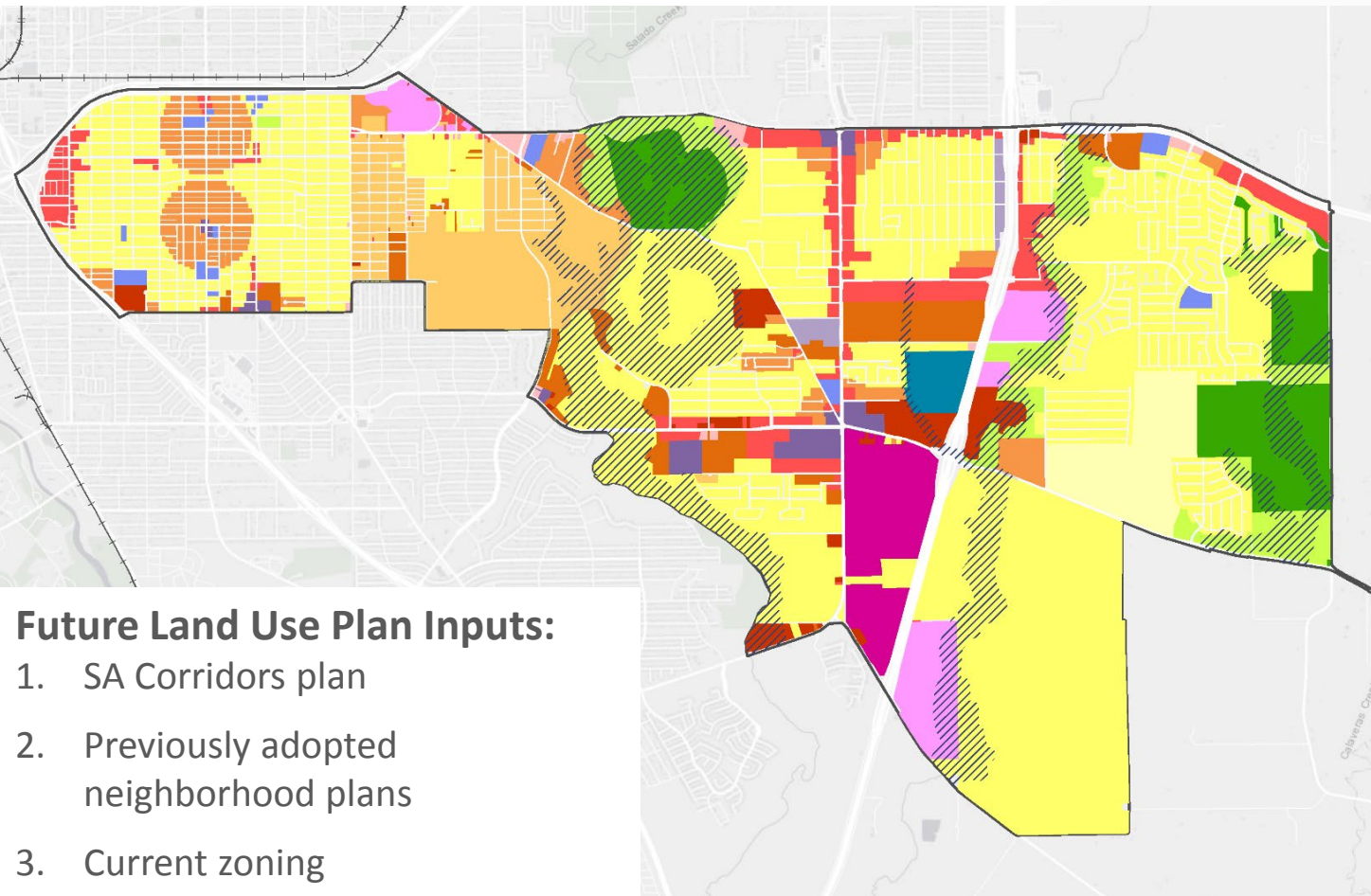
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Current Zoning:

- Covers the entire City
- Used only when no adopted plan is in place
- White areas: special zoning districts

Southeast Community Area: Building the Future Land Use Map

General Land Use Categories



Future Land Use Plan Inputs:

1. SA Corridors plan
2. Previously adopted neighborhood plans
3. Current zoning

City of San Antonio Land Use Categories

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Land Use Categories

Activity:

Review each land use category card

LAND USE CATEGORY URBAN MIXED-USE
This category contains a mix of residential, commercial, and institutional uses at a moderate intensity level . Building footprints may be block-scale, and should be close to transit. Commercial uses are preferred for first floor spaces , but the mix of uses can be vertical or horizontal. Buildings with a single use are allowed, as are live/work units. Structured parking and shared or cooperative parking agreements are encouraged.





SA TOMORROW

Land Use Map Discussion



Land Use Map Discussion Activity

We will break into groups divided by South WW White Rd to discuss the land use map.

In about 30 minutes each group should touch on:

- Selected mixed use corridors or focus areas within their boundary

Afterwards, each group has a couple minutes to share highlights

We will continue this conversation at Planning Team Meeting #5

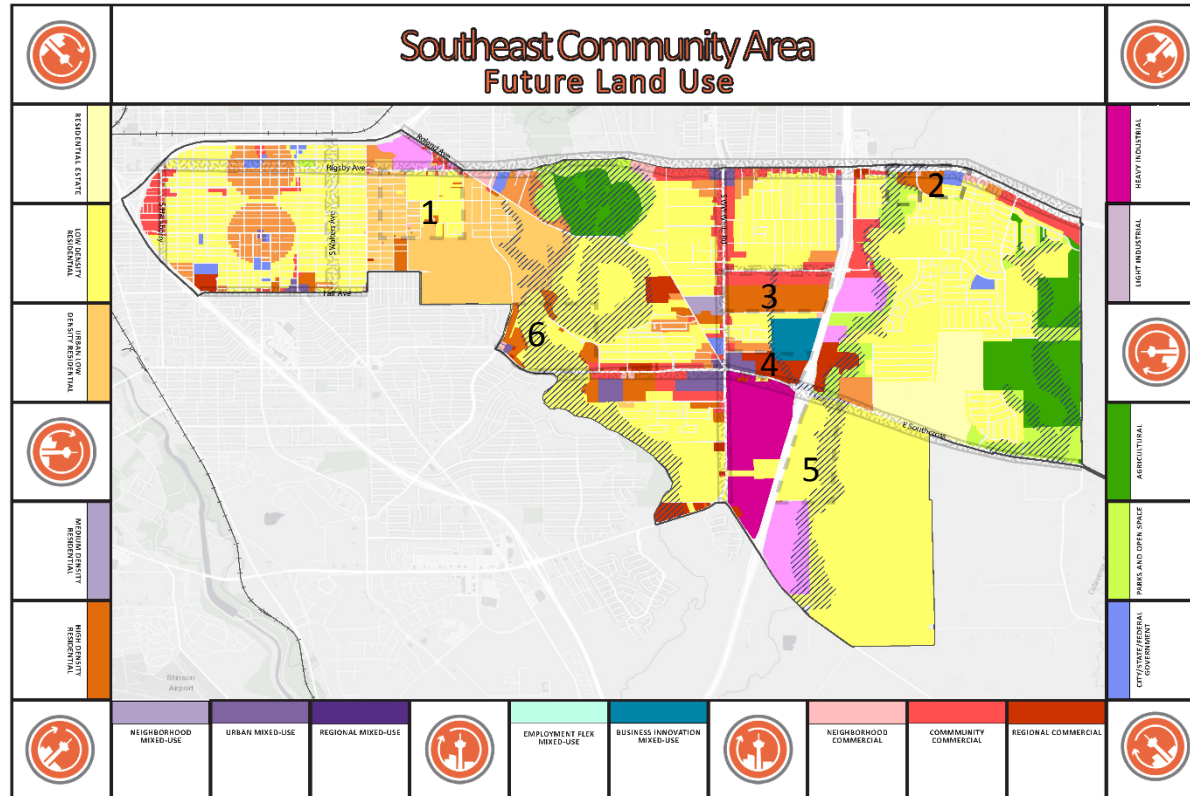
Focus Areas and Mixed-Use Corridors

Focus Areas are, or will be, special community places that should receive extra attention or public investment to achieve community goals. This may include preservation, enhancement, encouraging new development or public infrastructure.

Multimodal Mixed-Use Corridors will be:

- Roads that can support multiple modes of travel, including walking, biking, transit, and cars.
- Places where people can live, shop, work, play, or go to school.
- Places that accommodate s higher density housing for people to live.

Land Use Map Discussion Activity



Coming Up...

- Next Planning Team Meeting #5

Monday, August 5, 2019

5:30-7:30 PM

Schaefer Library

Topic: Land Use (2 of 2)



Southeast Community Area Planning Team

Meeting #4

Monday, July 8, 2019

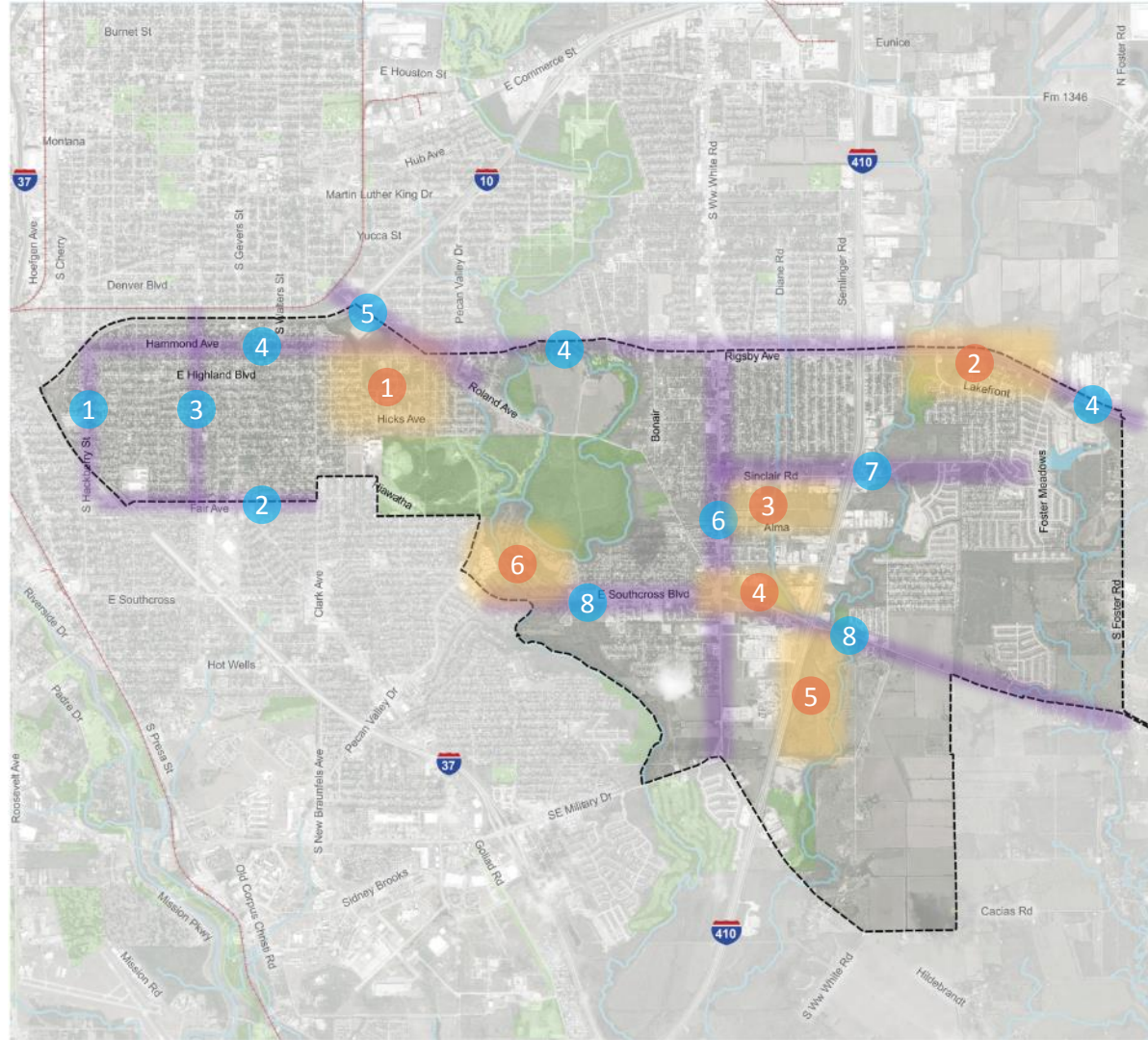
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Multi-Modal Mixed-Use Corridors + Focus Areas

- 1 S. Hackberry St.
 - 2 Fair Avenue
 - 3 S. New Braunfels
 - 4 Rigsby Avenue/U.S. Highway 87
 - 5 Roland Ave
 - 6 W.W. White Road
 - 7 Sinclair Road
 - 8 E. Southcross/New Sulphur Springs Road
-
- 1 Pasadena Heights
 - 2 Lakeside/Hwy 87
 - 3 W.W. White/Sinclair Road
 - 4 Southcross/W.W. White
 - 5 Loop 410/New Sulphur Springs
 - 6 Pecan Valley Golf Course



Southeast
COMMUNITY AREA
PLAN

STUDY AREA

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line
- Multi-Modal Mixed-Use Corridor
- Focus Areas

