



# Southeast Community Planning Team

Meeting #5

Monday, August 5, 2019

Schaefer Library  
5:30PM – 7:30PM



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

# Project Team

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



# Meeting Objectives

- What we heard at the last meeting
- Discuss **Revised Future Land Use Map**
- Next Steps

# SA TOMORROW

## Project Process and Schedule



# 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**

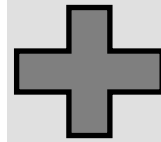
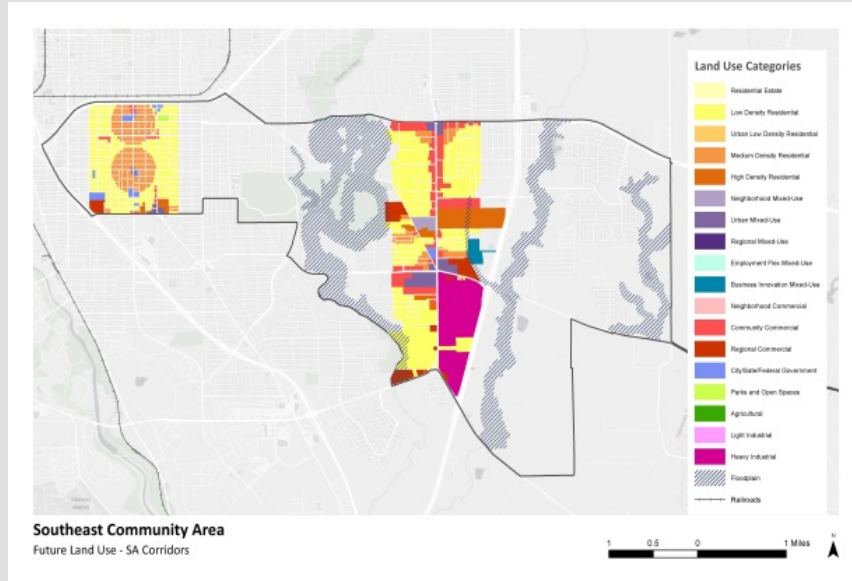


**TOMORROW**

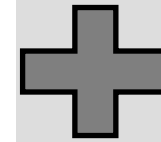
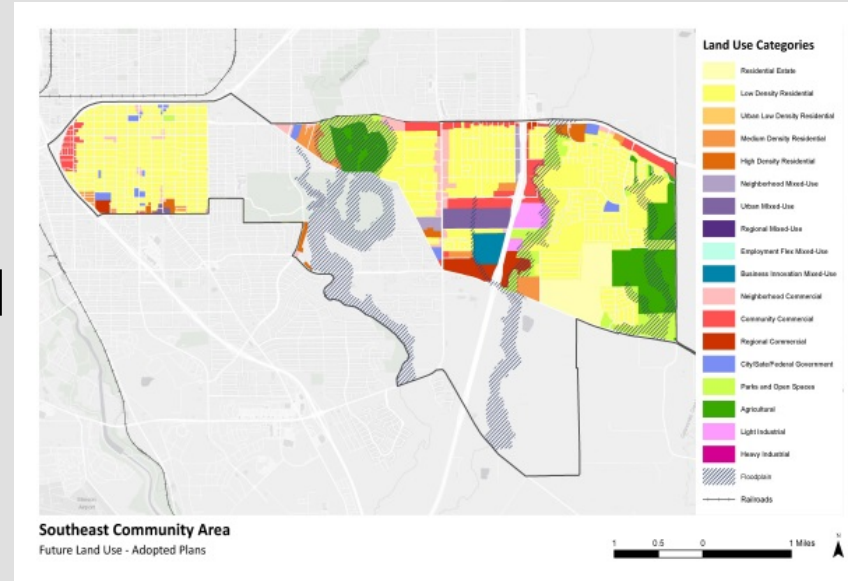
Land Use



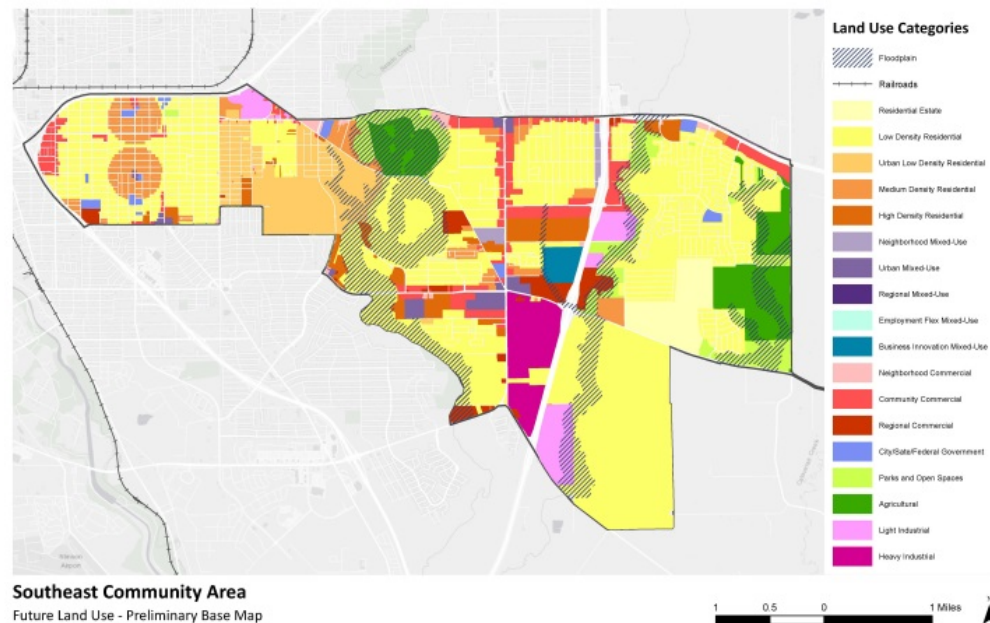
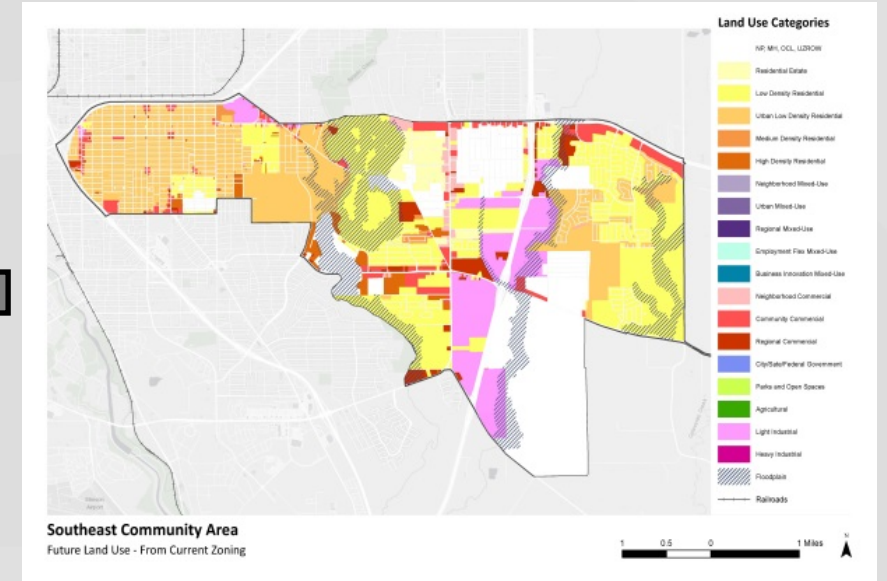
# SA Corridors



# Adopted Plans



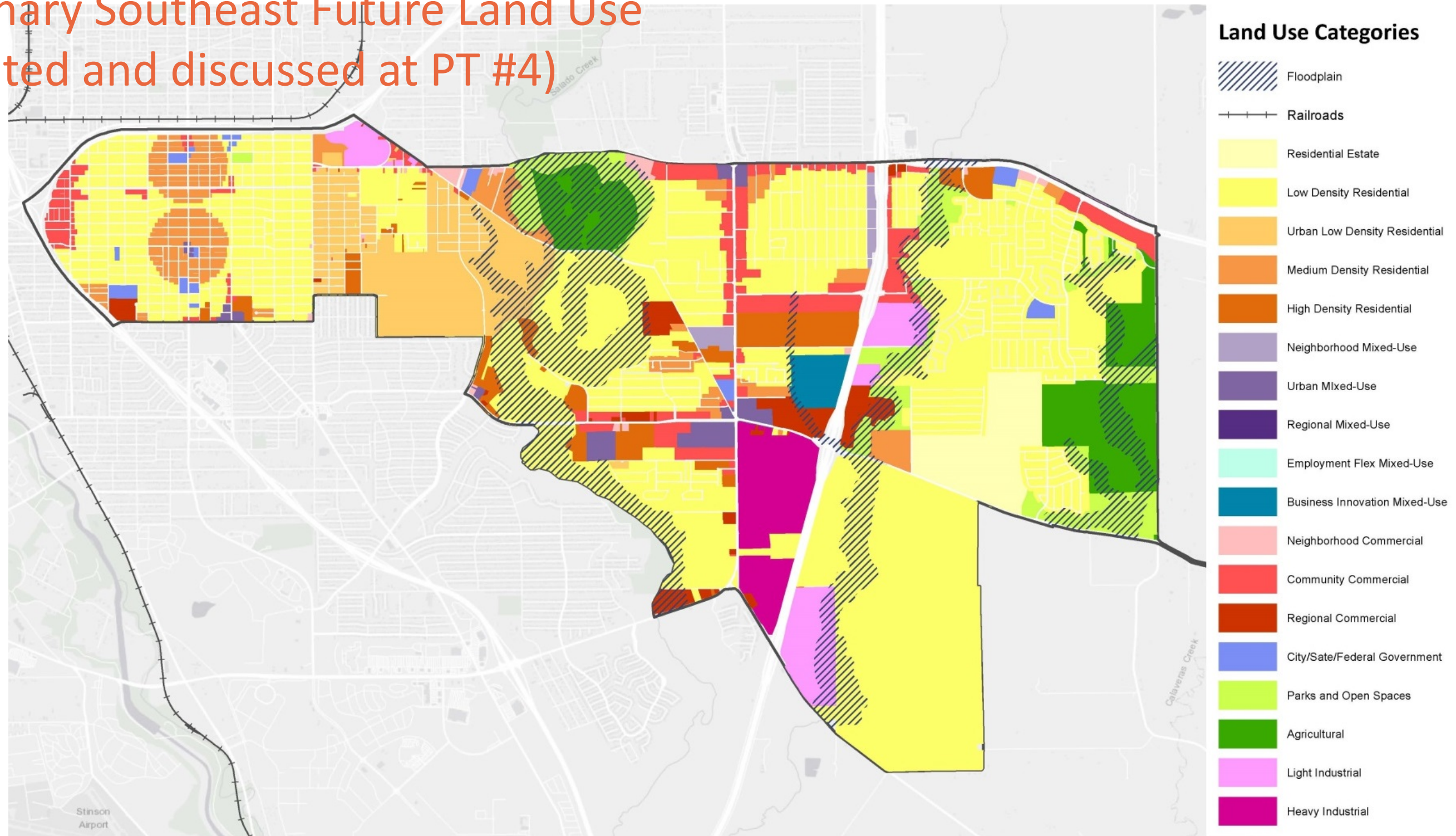
# Zoning



Draft Future  
Land Use  
(Presented  
at PT#4)



# Preliminary Southeast Future Land Use (Presented and discussed at PT #4)

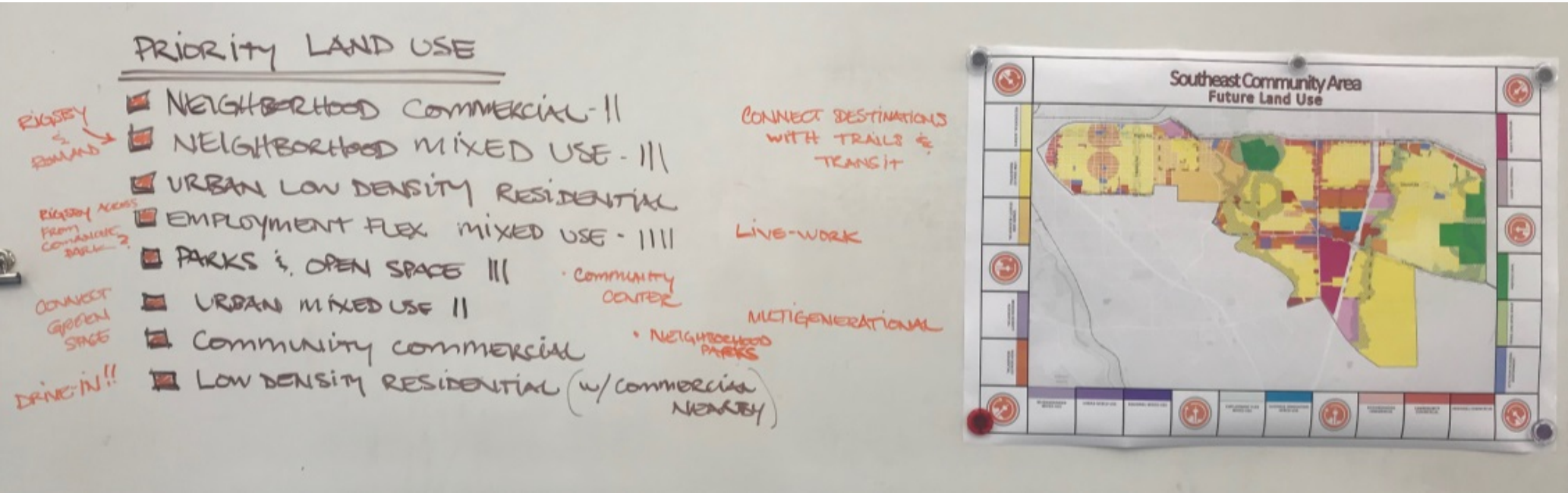


**Southeast Community Area**  
Future Land Use - Preliminary Base Map





# Feedback from Planning Team Meeting #4



LAND USE CATEGORY  
REGIONAL COMMERCIAL

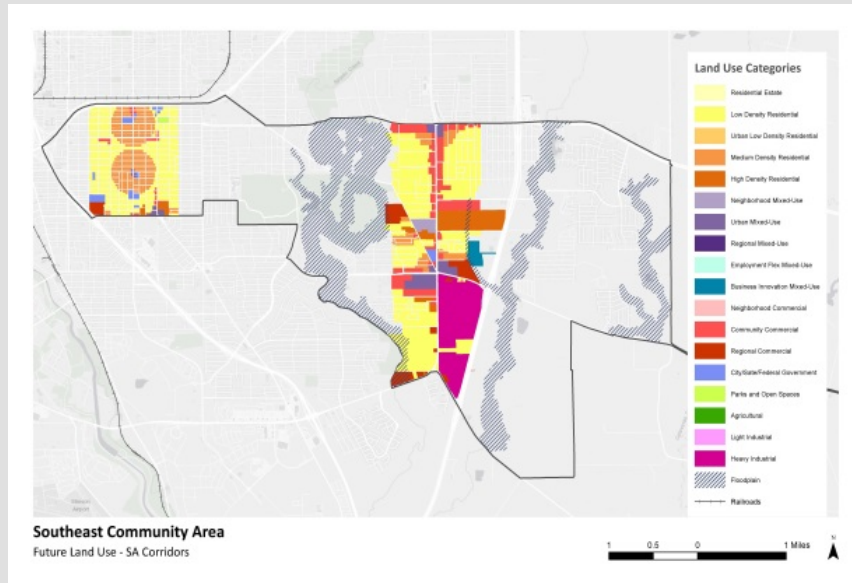
This category includes **high intensity uses** that draw customers from **adjacent communities** as well as the **larger metropolitan region**. It is typically **located close** to nodes along **expressways** or **major arterials** that incorporate high-capacity transit. Properties should incorporate site design and streetscape enhancements, including monument signage. Examples include movie theaters, shopping centers and hotels.



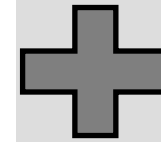
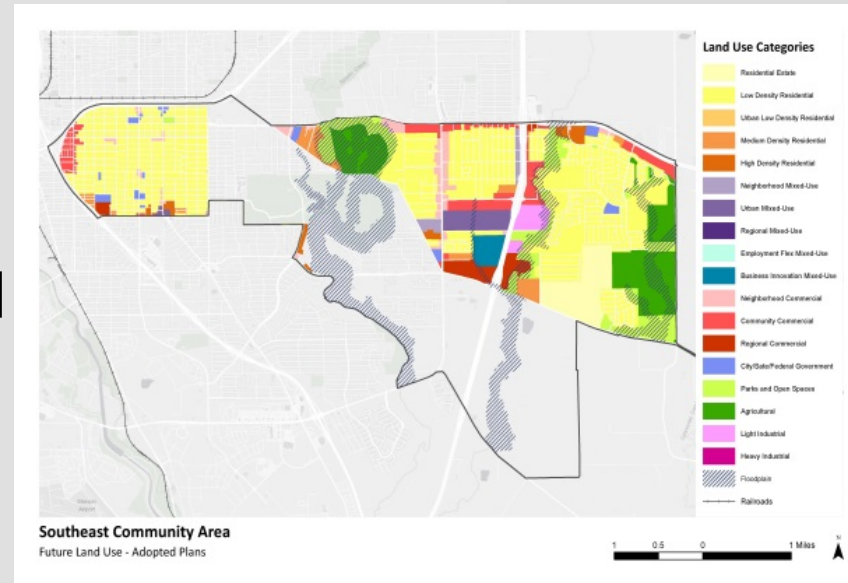




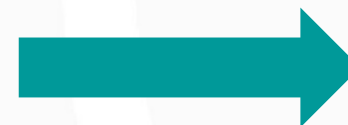
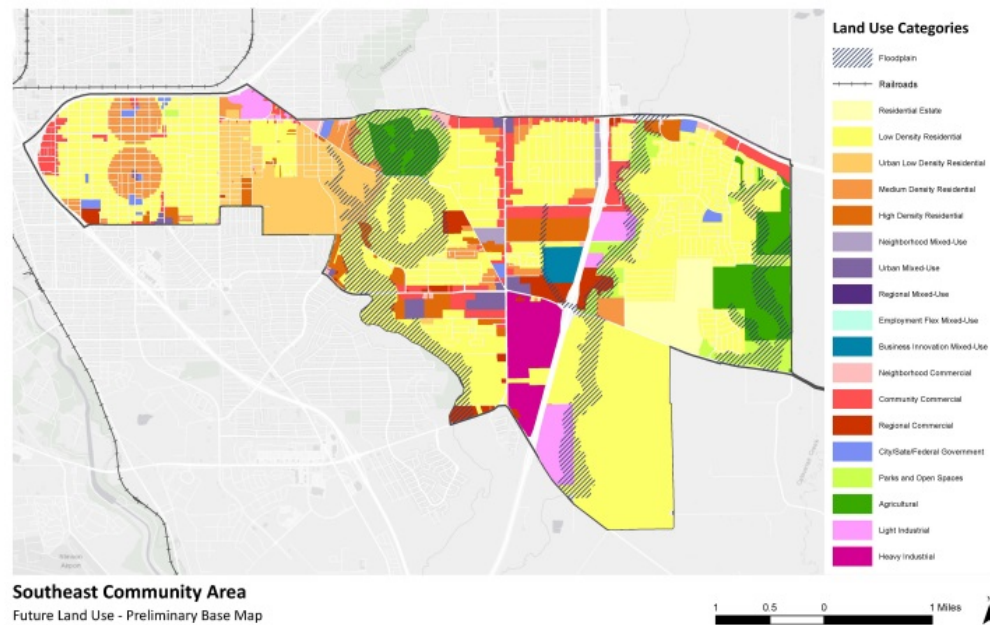
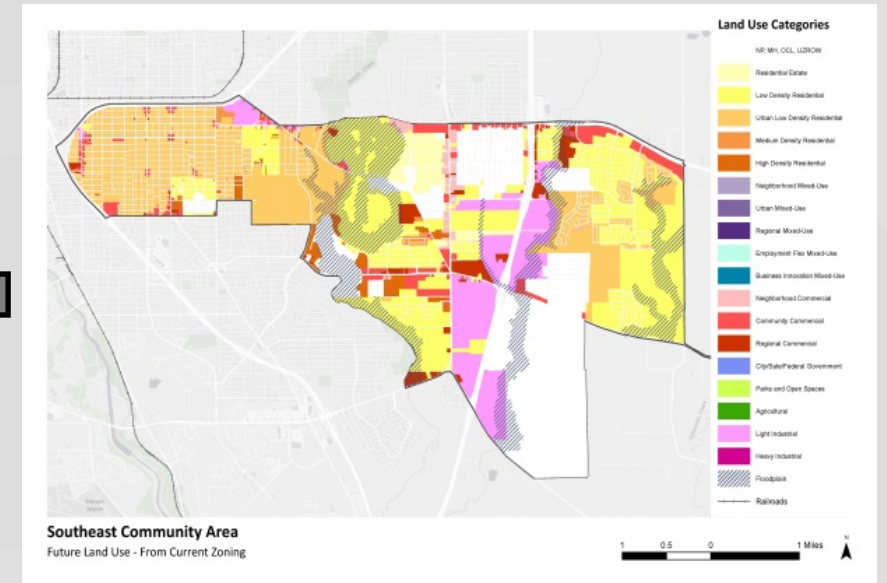
# SA Corridors



# Adopted Plans

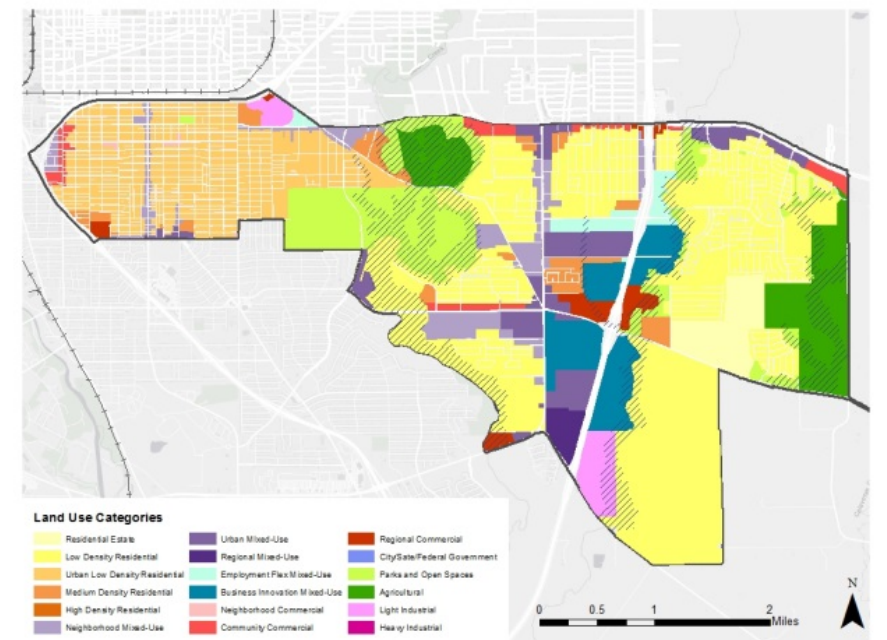


# Zoning



**Planning Team  
Feedback  
+ PLNG Staff  
Review**

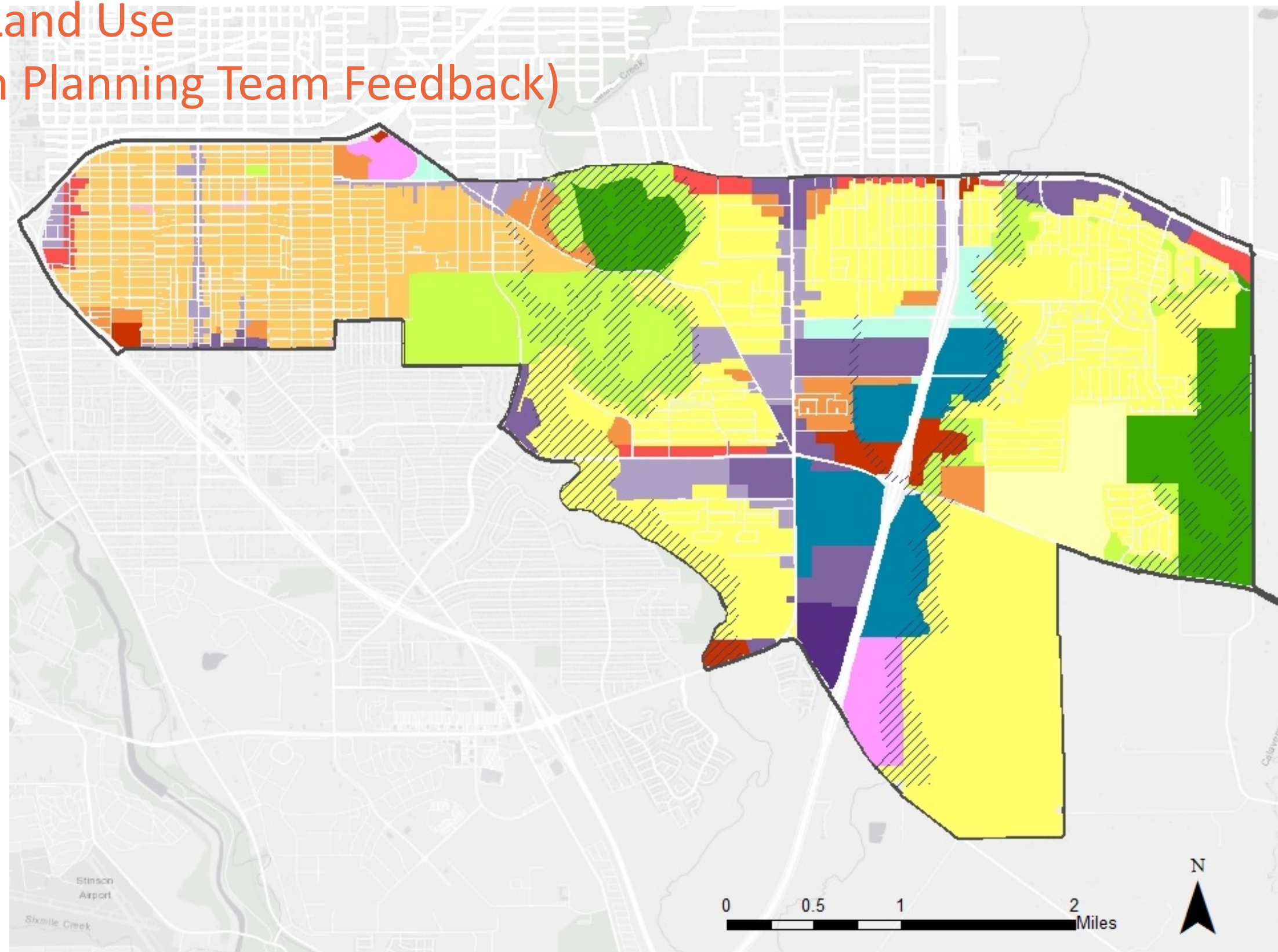
# Revised Future Land Use





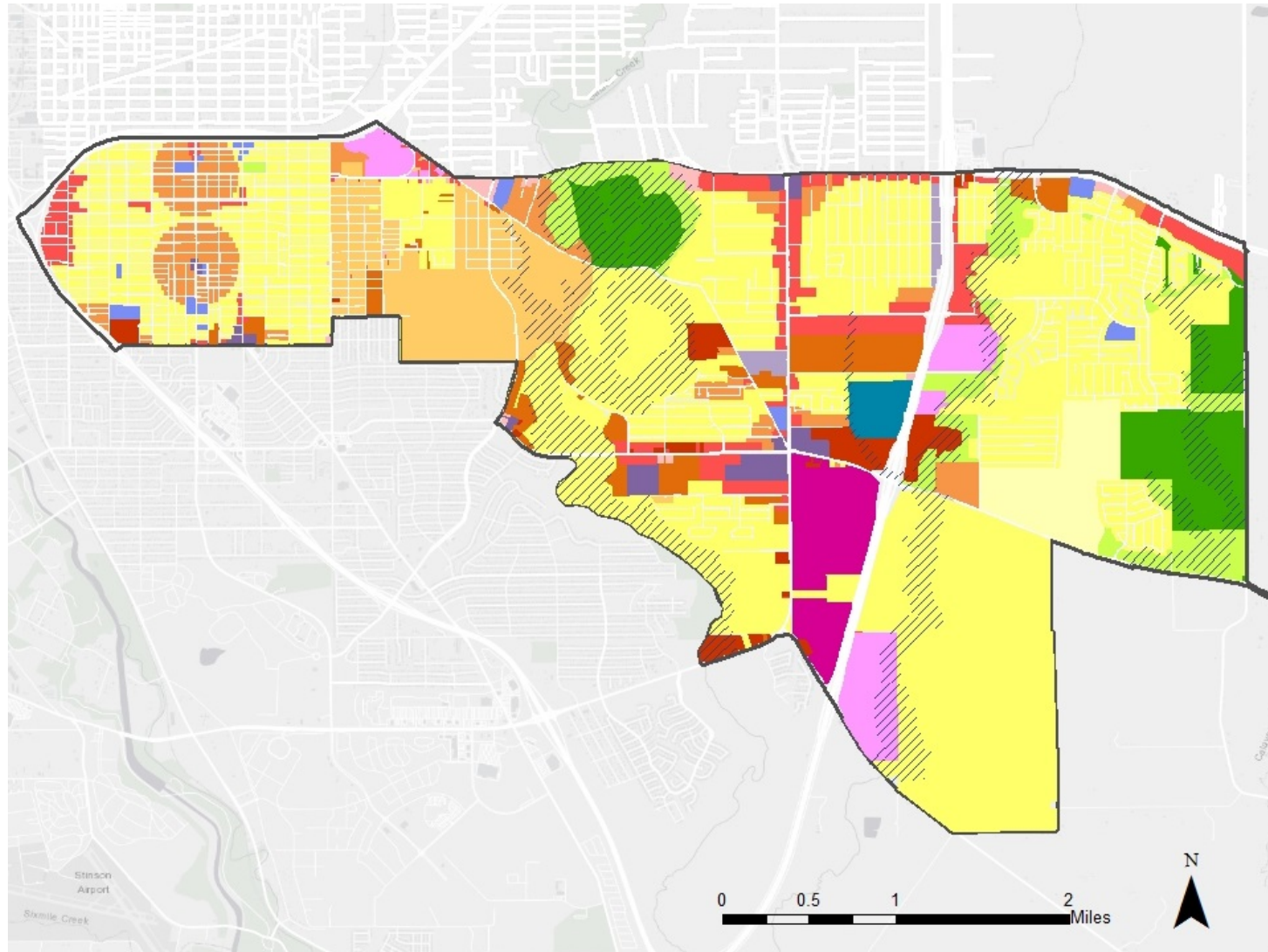
# Southeast Future Land Use (Updated based on Planning Team Feedback)

## General Land Use Categories

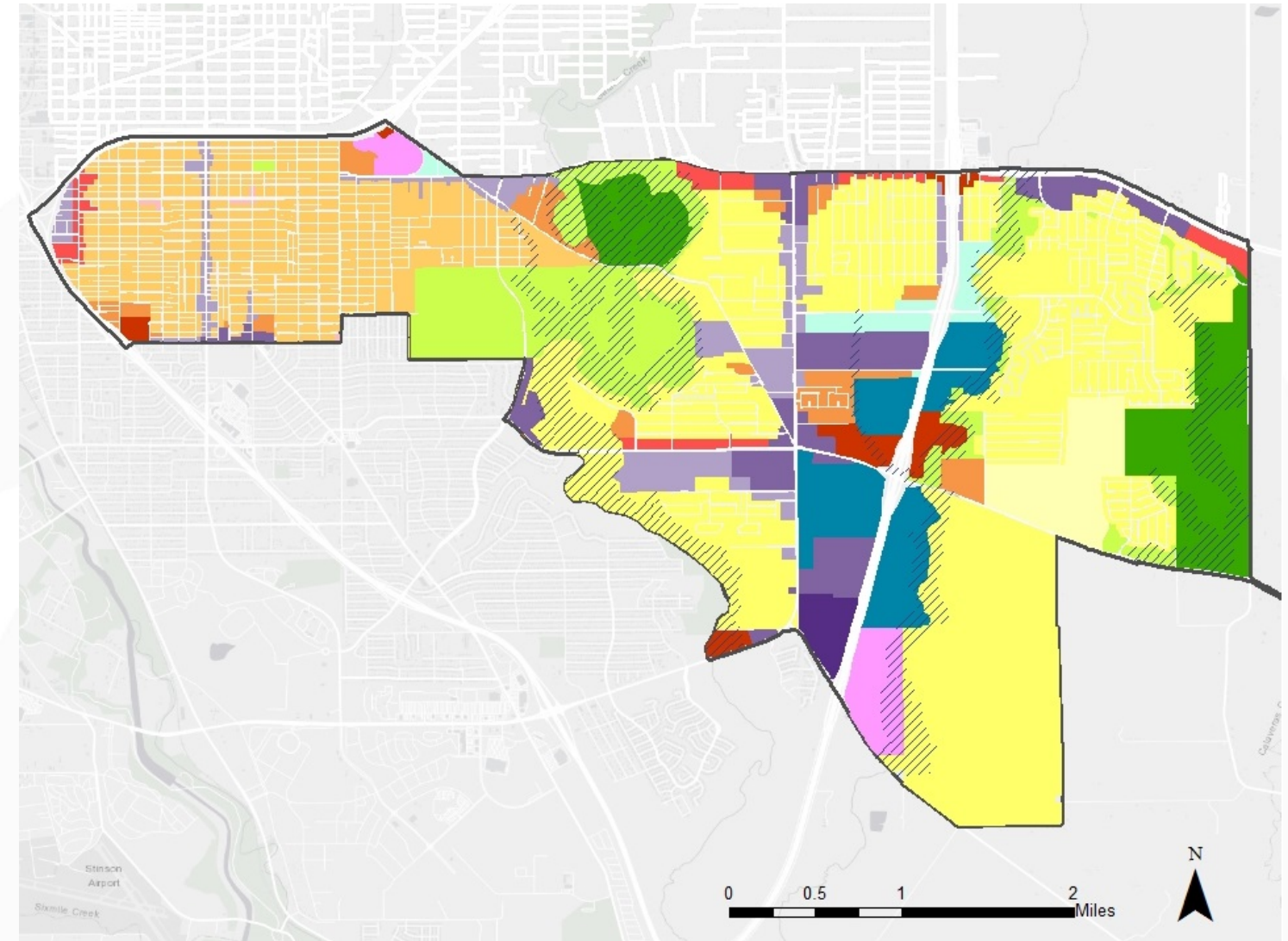




## Draft Future Land Use (PT#4)



## Revised Future Land Use (PT#5)

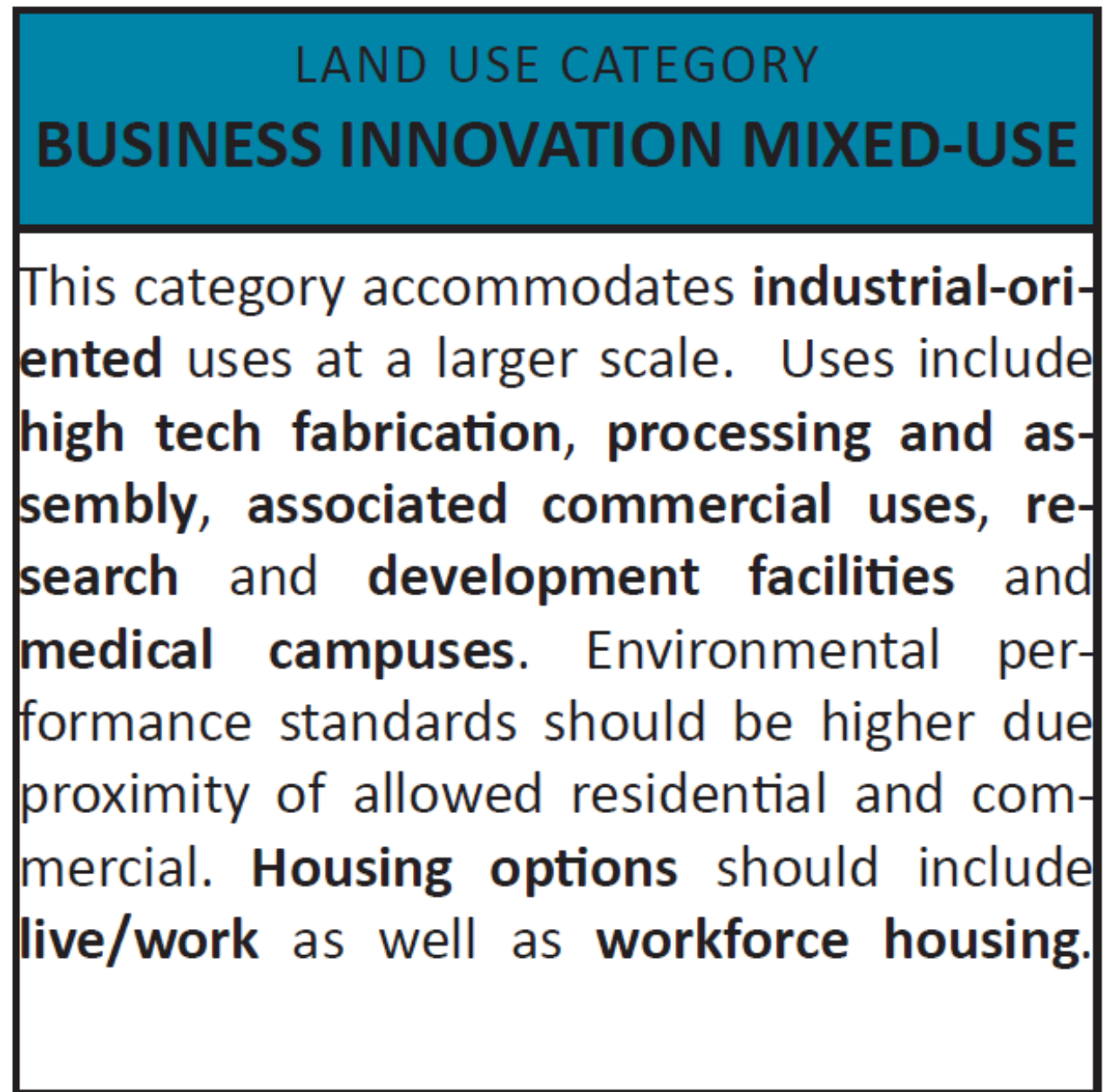


# Mixed-Use Land Uses



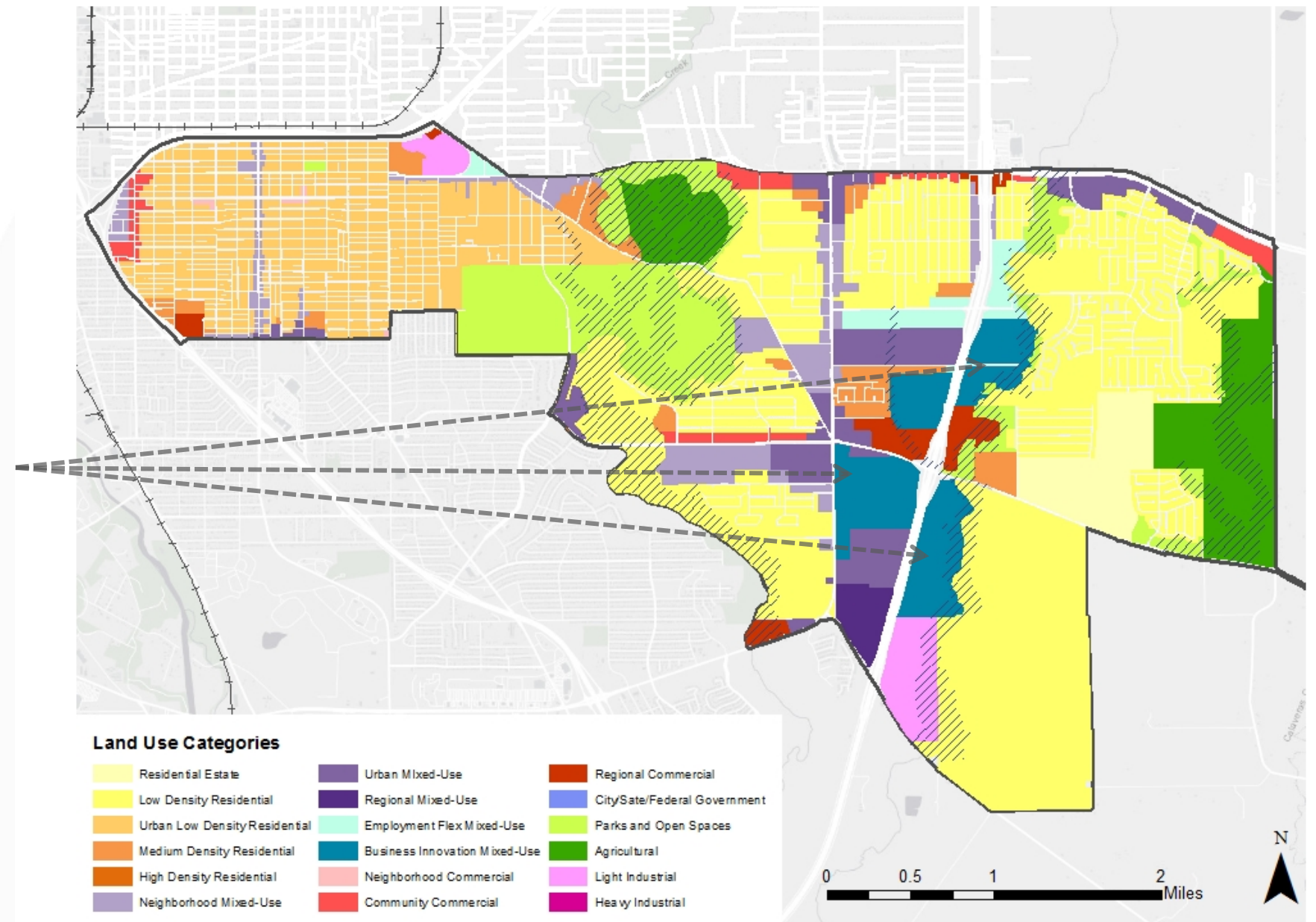


# Business Innovation Mixed Use



# Business Innovation Mixed Use

- Located in areas that have access from **Loop 410** and are near the **Southcross/Loop 410** interchange.
- Business Innovation allows **light industrial uses** and prohibits **heavy industrial uses**.
- Encourages campus-like development similar to Holt Cat and can include on-site housing options.
- Areas currently have **Business Park, Heavy Industrial, or Light Industrial** land use designations.





# Employment/Flex Mixed Use

LAND USE CATEGORY

**EMPLOYMENT FLEX MIXED-USE**



LAND USE CATEGORY

**EMPLOYMENT FLEX MIXED-USE**

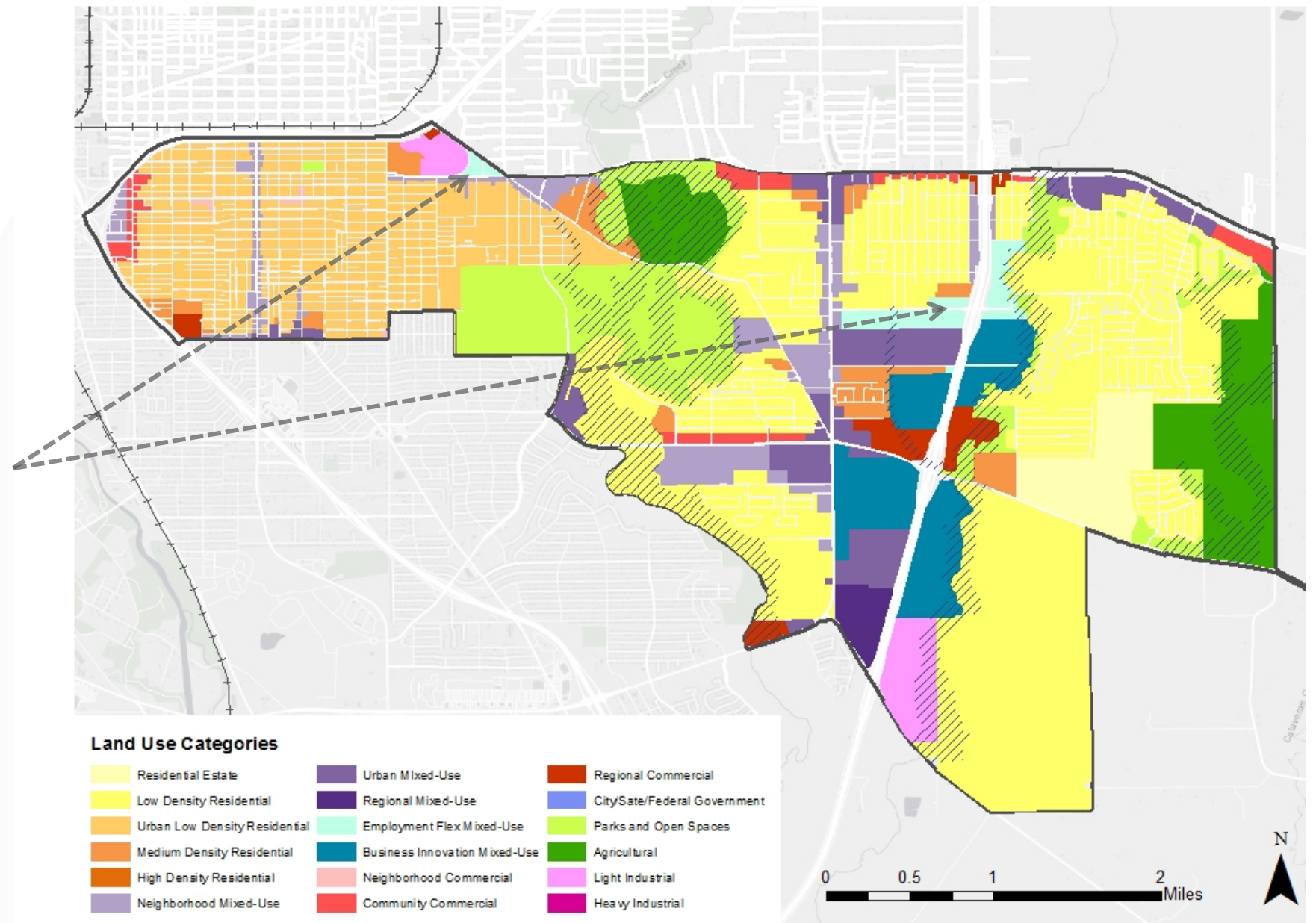
This category provides a **flexible live/work** environment with an **urban mix** of **residential** and **light industrial** uses. This category is suited for **adaptive re-use** and **infill development** in an **industrially-oriented mixed use** context.

**Examples of Development Types:**

- Small-Scale Office/Retail
- Art-Oriented Fabrication
- Cottage Industrial Uses

# Employment/Flex Mixed Use

- Located at intersection Roland and Rigsby as a transition from **Light Industrial** land use to **Neighborhood Mixed Use**.
- Located along Sinclair Road to discourage heavy industrial uses and traffic and **encourage more adaptive reuse of industrial sites for lighter-scaled mixed-use purposes.**





# Urban Mixed Use

## LAND USE CATEGORY URBAN MIXED-USE

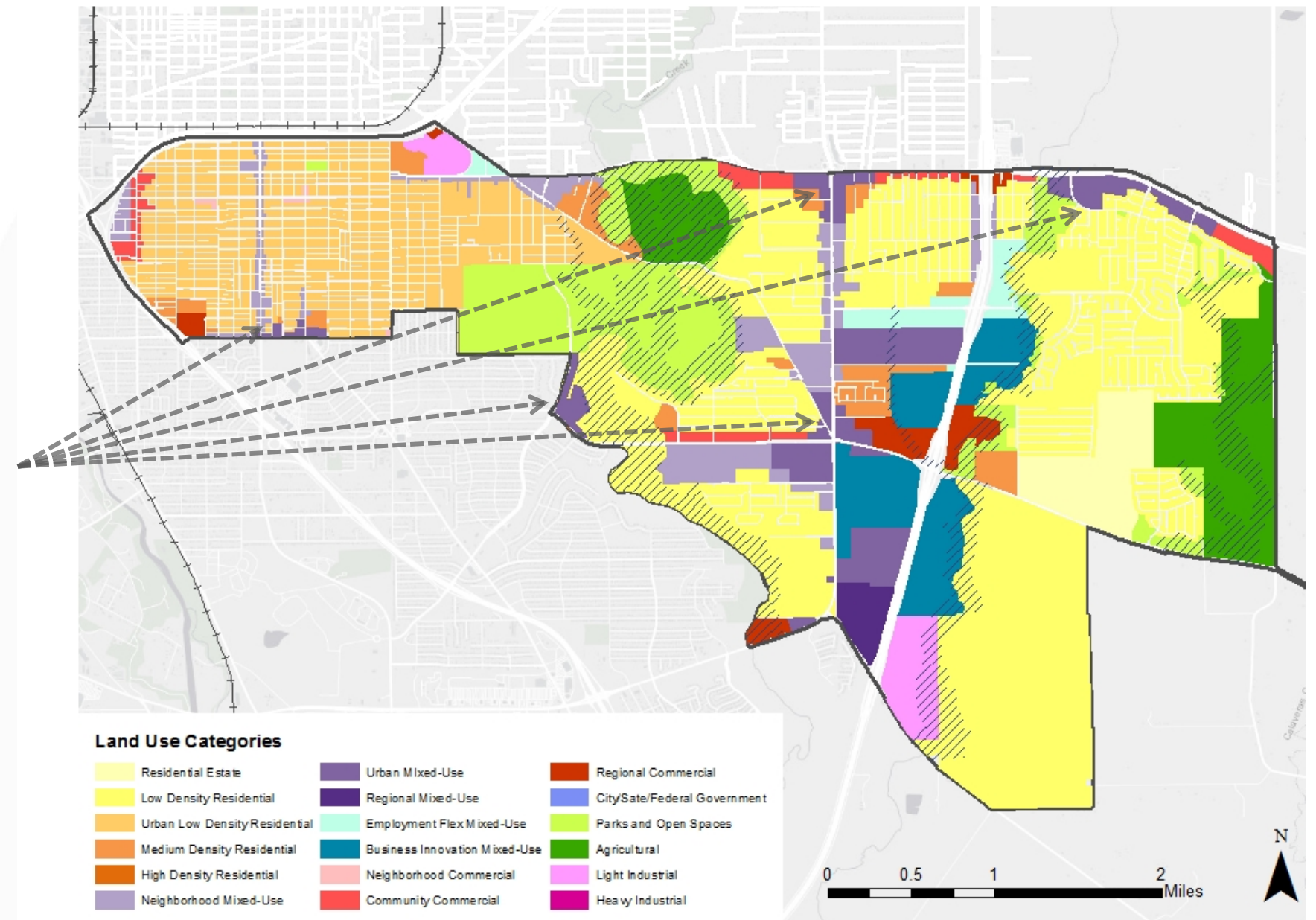


## LAND USE CATEGORY URBAN MIXED-USE

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.

# Urban Mixed Use

- Provides a complementary transition from **neighborhood-scaled mixed use** and **commercial land uses** to higher intensity mixed and commercial uses.
- Primarily clustered around **major intersections** or **near larger commercial hubs**.
- Encourages larger scaled mixed-use development at **4-5 stories**.
- Can include higher density housing options.
- Encourages **transit supportive development** along corridors with higher traffic volumes.



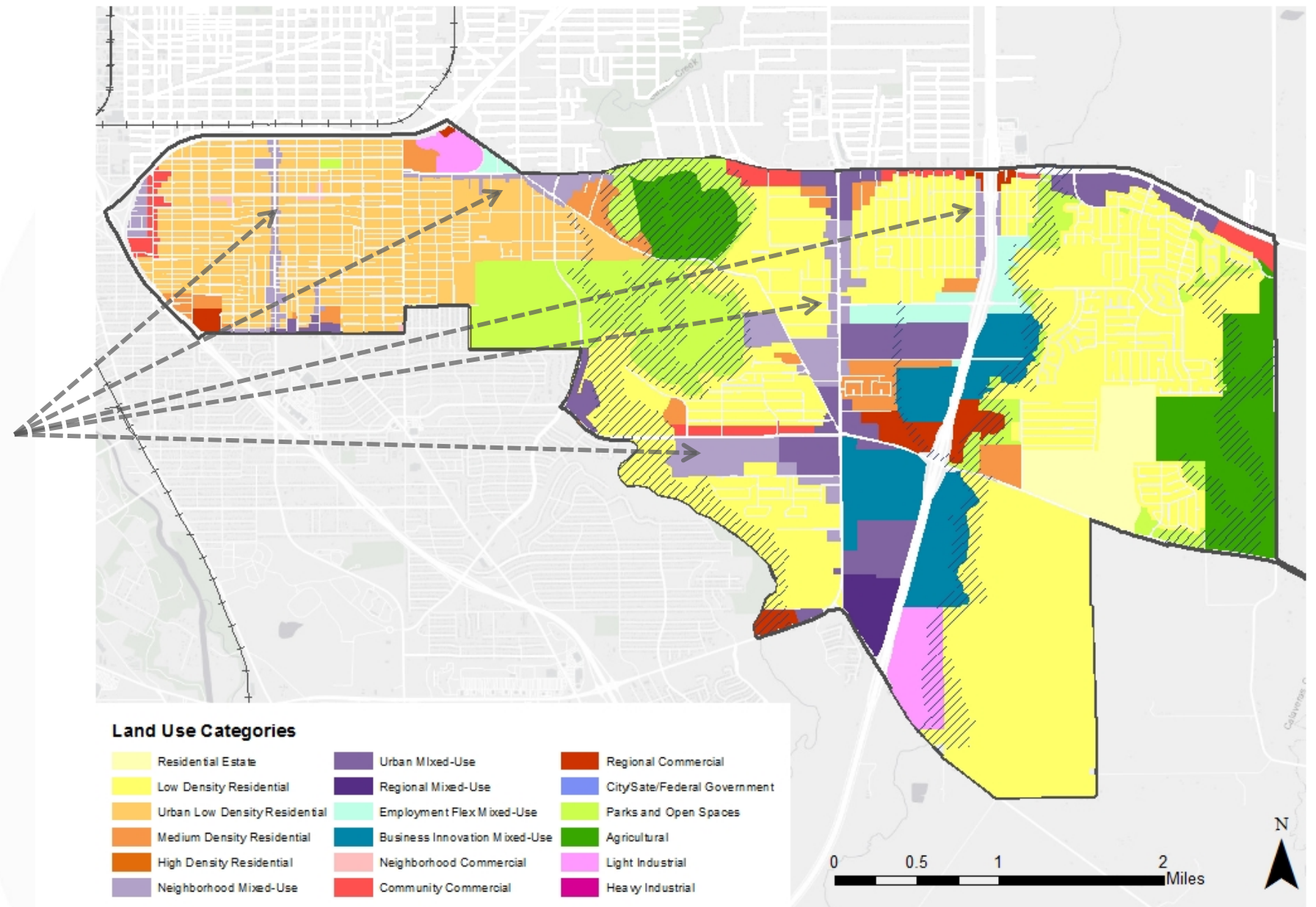


# Neighborhood Mixed Use



# Neighborhood Mixed Use

- Complementary transition from **residential** to **higher intensity mixed-use** or **commercial** land uses.
- Located near major transit corridors, intersections, and transit facilities.
- Encourages **neighborhood-scaled mixed-use development. (2-3 stories)**





# Commercial Land Uses



## COMMERCIAL

Nighborhood Commercial  
Community Commercial  
Regional Commercial

# Commercial Areas

## LAND USE CATEGORY REGIONAL COMMERCIAL



## LAND USE CATEGORY COMMUNITY COMMERCIAL



## LAND USE CATEGORY NEIGHBORHOOD COMMERCIAL



## LAND USE CATEGORY REGIONAL COMMERCIAL

This category includes **high intensity** uses that draw customers from **adjacent communities** as well as the **larger metropolitan region**. It is typically **located** close to nodes along **expressways** or **major arterials** that incorporate high-capacity transit.

### Examples of Development Types:

- Movie Theatres
- Shopping Centers
- Hotels
- Home Improvement Center

## LAND USE CATEGORY COMMUNITY COMMERCIAL

This category includes **offices**, **professional services**, and **retail** uses accessible to **bicyclists** and **pedestrians**. It is intended to **support multiple neighborhoods** and have a **larger market draw** than neighborhood commercial uses.

### Examples of Development Types:

- Offices
- Restaurants
- Neighborhood Grocers
- Medical Clinics

## LAND USE CATEGORY NEIGHBORHOOD COMMERCIAL

This category includes **smaller intensity commercial** uses that are intended to **support adjacent residential** uses. Neighborhood commercial uses should be located within **walking distance** of **neighborhood residential areas**.

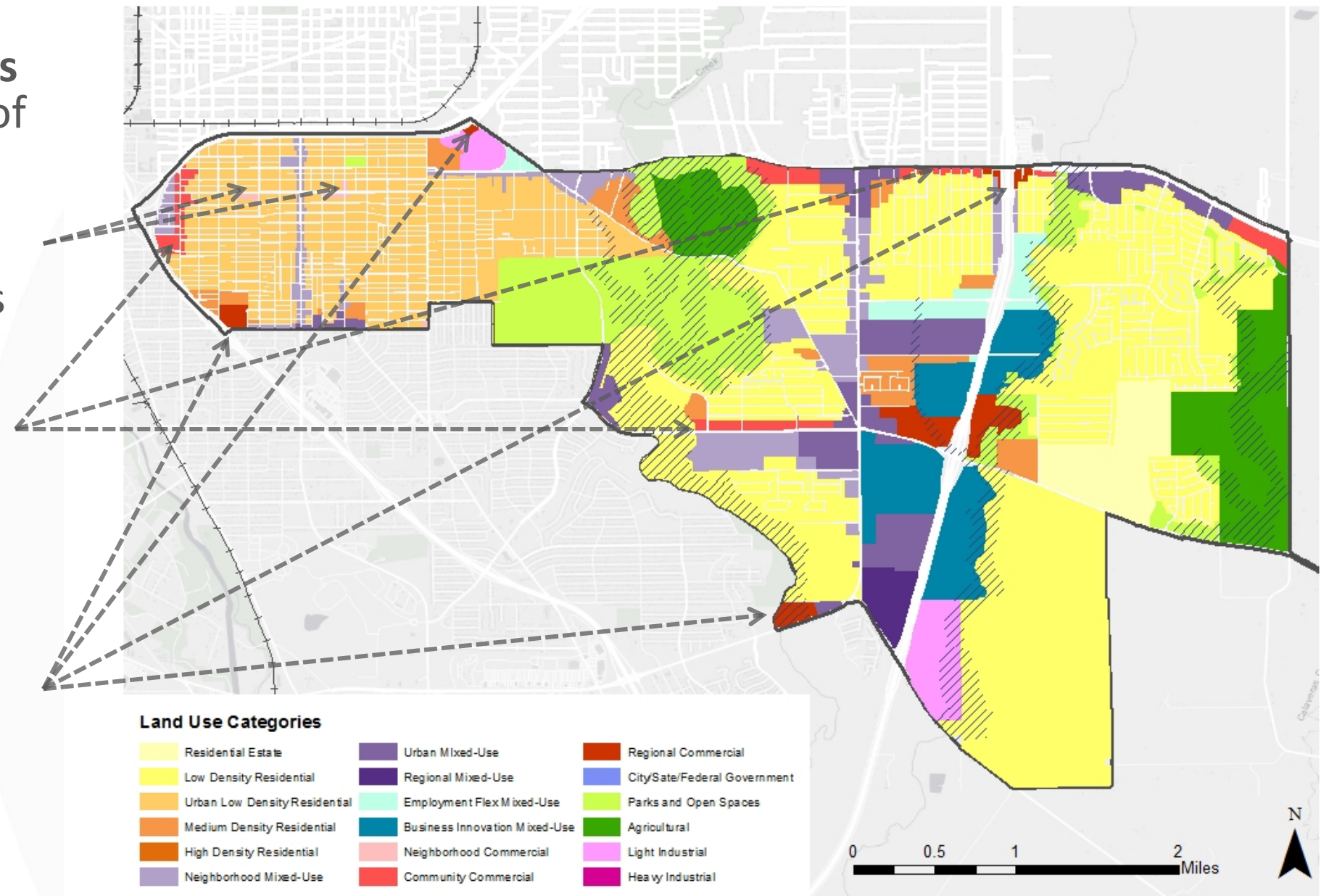
### Examples of Development Types:

- Small Scale Retail or Offices
- Convenience Retail and Services
- Professional Services



# Commercial Areas

- Reduce commercial specific areas and replace with **scale-appropriate mixed-use land uses** to better incorporate a mixture of uses.
- **Neighborhood Commercial** only present at certain internal nodes within Highland Park.
- **Community Commercial** kept along Hackberry and Rigsby. Included along Southcross adjacent to Pecan Valley NA.
- **Regional Commercial** kept near major interchanges. Largest Regional Commercial center located at Southcross and Loop 410 interchange.



# Residential Land Uses



## **RESIDENTIAL**

**Residential Estate  
Low Density Residential  
Urban Low Density Residential  
Medium Density Residential  
High Density Residential**



# Residential Areas

## LAND USE CATEGORY

### RESIDENTIAL ESTATE

The Residential Estate category includes development that should be located away from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

#### Examples of Development Types:

- Large Lot Single-Family Detached Houses
- Conservation Subdivisions
- Individual Estate-Sized Lots

## LAND USE CATEGORY

### LOW DENSITY RESIDENTIAL

The Low-Density Residential category includes development that should 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.

#### Examples of Development Types:

- Single-Family Detached Houses
- Manufactured Houses
- Modular Houses

## LAND USE CATEGORY

### URBAN LOW DENSITY RESIDENTIAL

This category includes a range of housing types and small scale retail and service uses. These uses are intended to support the adjacent residential uses are also allowed, as are schools and places of worship.

#### Examples of Development Types:

- Small lot residences
- Duplexes/Triplexes/Fourplexes
- Manufactured Home Park
- Retail and Service Uses with a Maximum Building Foot Print of 5,000 SQ FT

## LAND USE CATEGORY

### MEDIUM DENSITY RESIDENTIAL

This category accommodates a range of housing types. Multi-family uses should be close to transit when possible. Schools, places of worship, and parks should be centrally located for easy accessibility.

#### Examples of Development Types:

- Garden Style Apartments with more than Four Dwelling Units Per Building
- Duplexes/Triplexes/Fourplexes
- Manufactured and Modular Homes

## LAND USE CATEGORY

### RESIDENTIAL ESTATE



## LAND USE CATEGORY

### LOW DENSITY RESIDENTIAL



## LAND USE CATEGORY

### URBAN LOW DENSITY RESIDENTIAL



## LAND USE CATEGORY

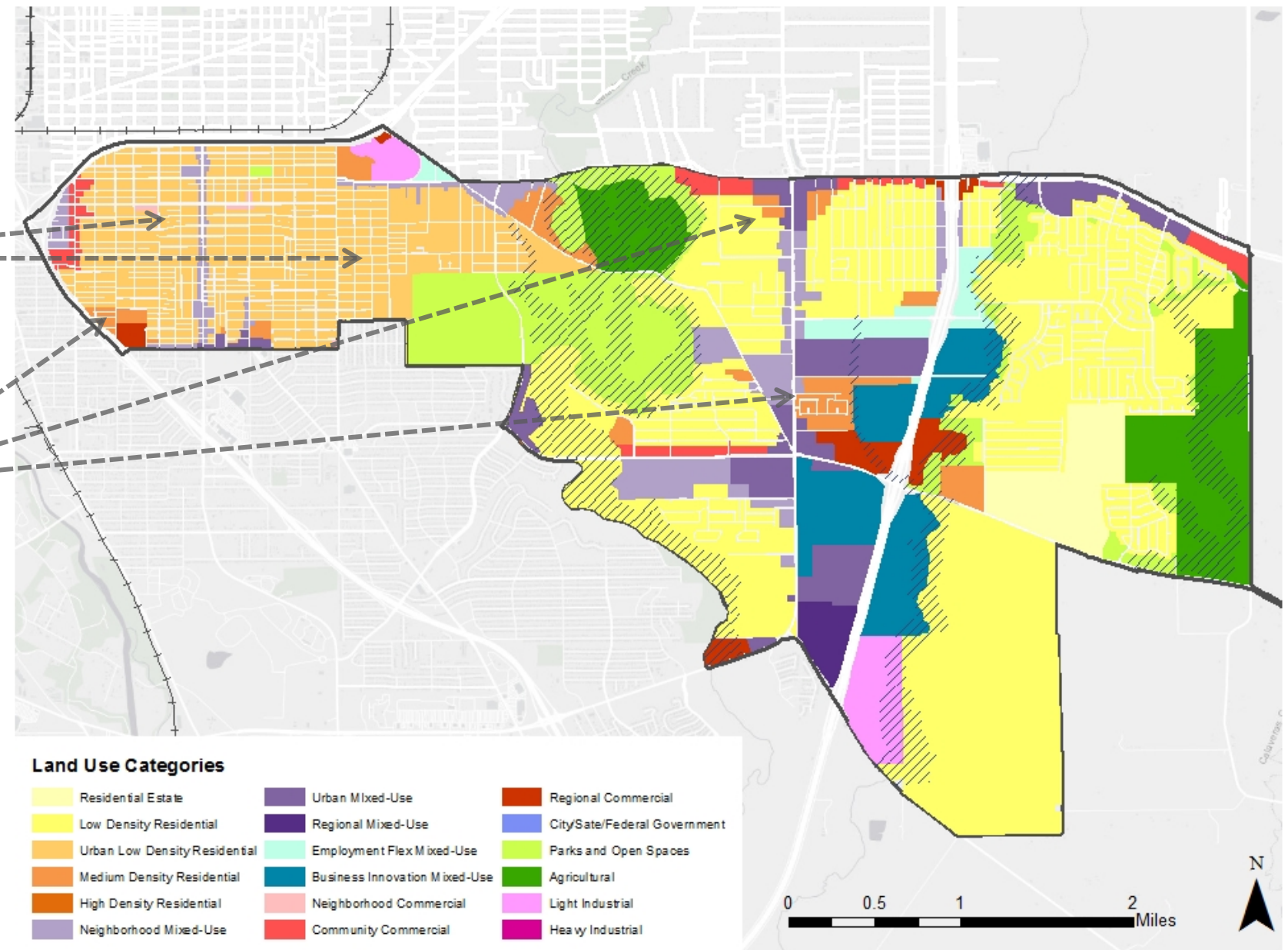
### MEDIUM DENSITY RESIDENTIAL





# Residential Areas

- Primarily **lower density residential** throughout entire Southeast area.
- **Urban Low Density** in neighborhoods closer to downtown area.
- **Medium Density Residential** along major corridors or near major intersections.
- No **High Density Residential**. (Higher density residential areas should be incorporated in mixed-use land uses.)





# Industrial and Civic Land Uses



## INDUSTRIAL

Agricultural  
Light Industrial  
Heavy Industrial

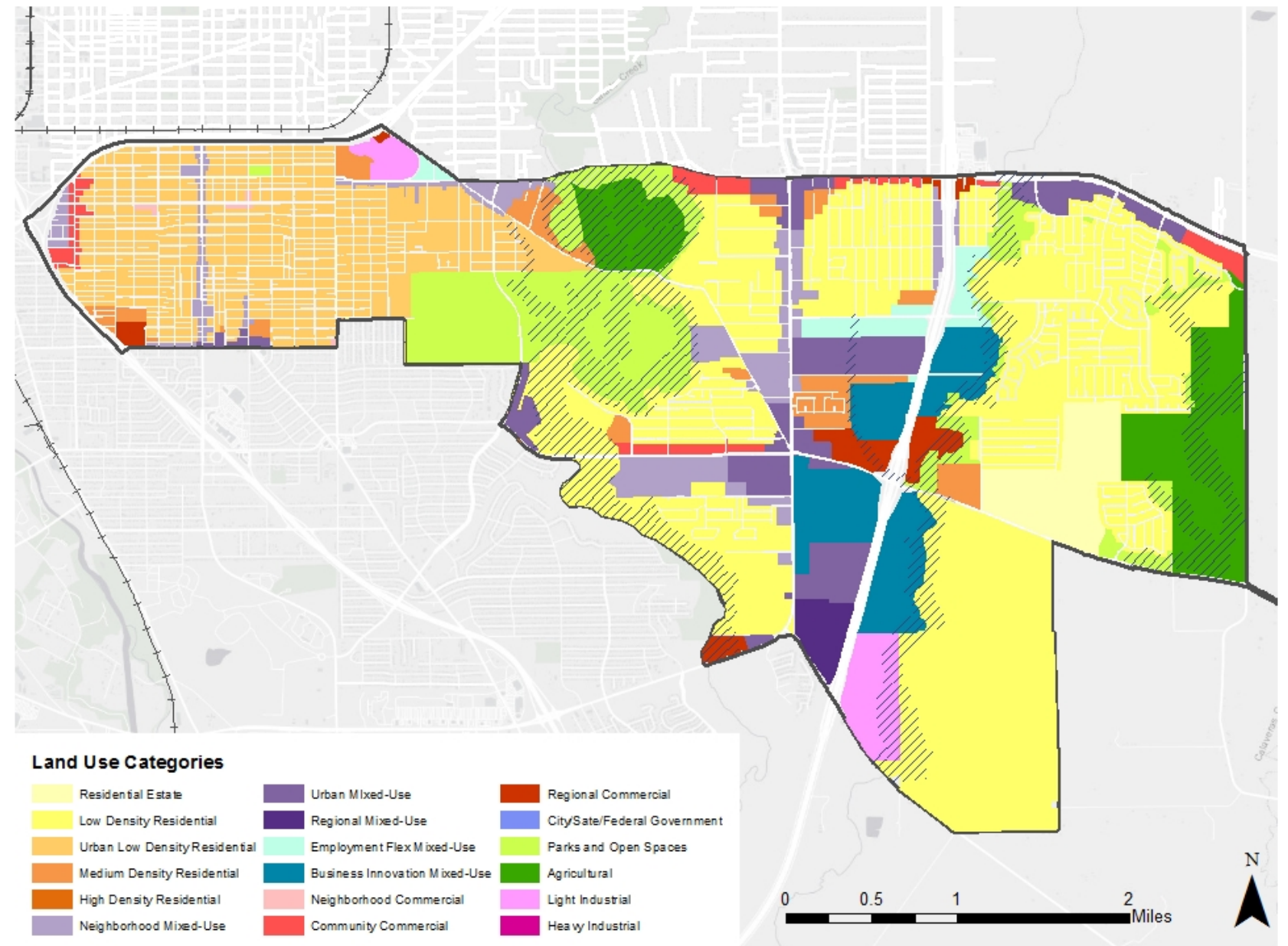


## CIVIC

City/State/Federal Government  
Parks and Open Spaces

# Parks and Open Space

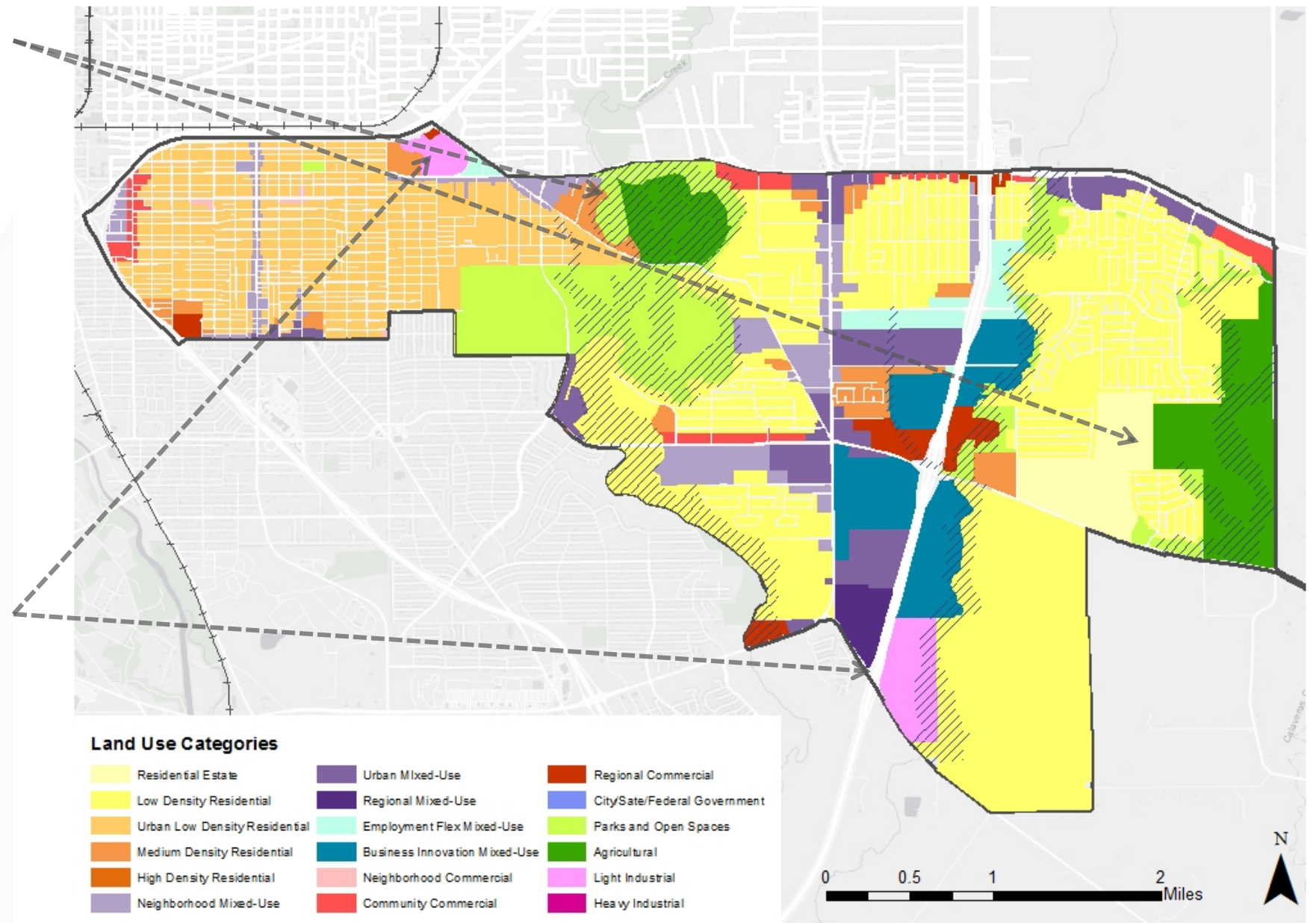
- Requires more discussion with Parks Dept., Private Property Owners, and other entities before **Parks and Open Space** can be designated on privately owned property. (e.g. Pecan Valley Golf Course)
- But floodplain areas and creeks could hold potential for parks.
- Can be designated on city, state, or federally maintained **open spaces** or **parks** on land use map.





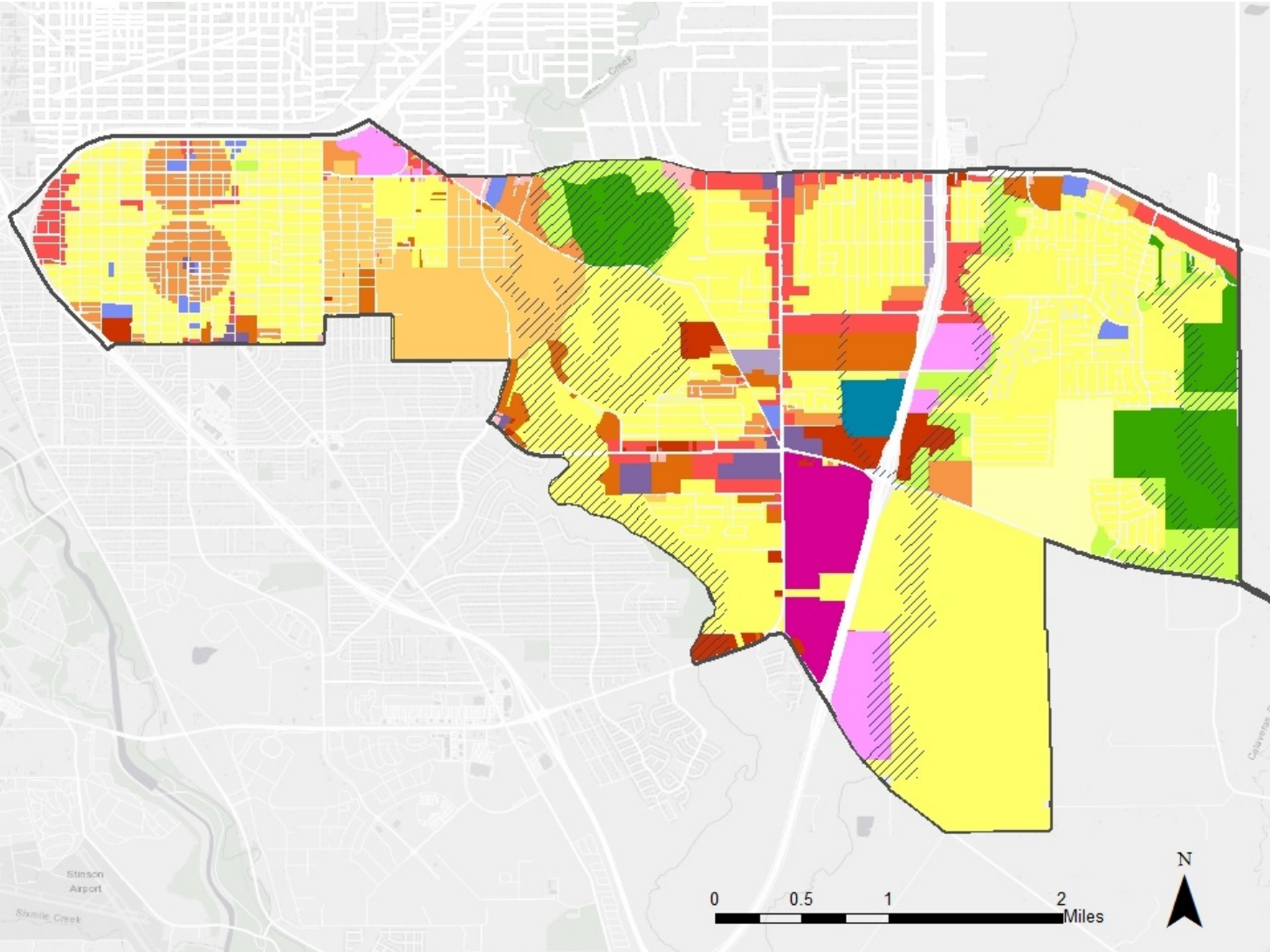
# Industrial and Agriculture

- **Agricultural** land uses are to remain located along **Roland Avenue** and **Foster Road**.
- **Light Industrial** specific land use is encouraged along the periphery of the Southeast planning area, near the intersections of Roland Avenue I-10, and Hilderbrandt and Loop 410.
- No **Heavy Industrial** is encouraged in the Southeast area

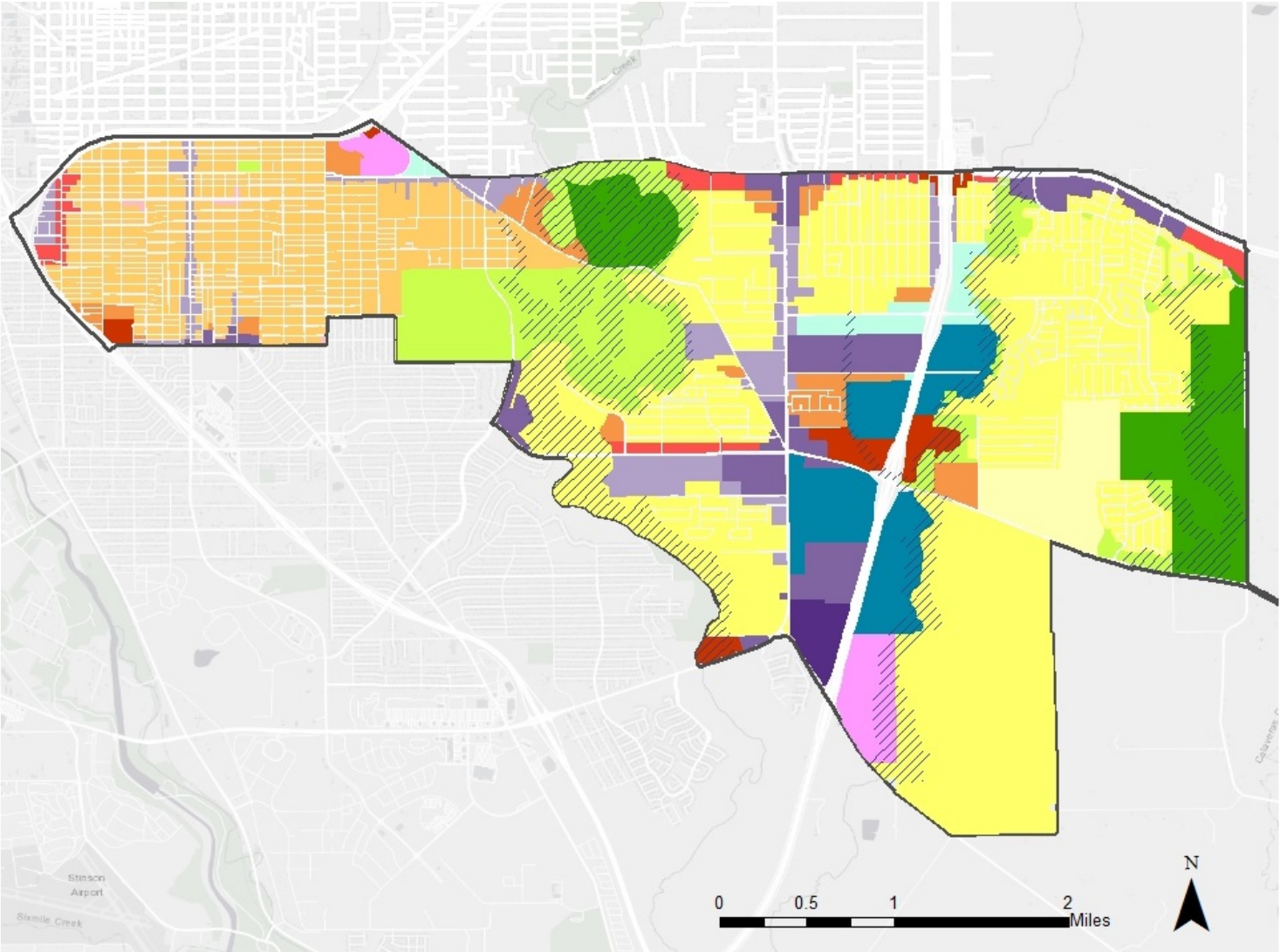




# Draft Future Land Use (PT#4)



# Revised Future Land Use (PT#5)

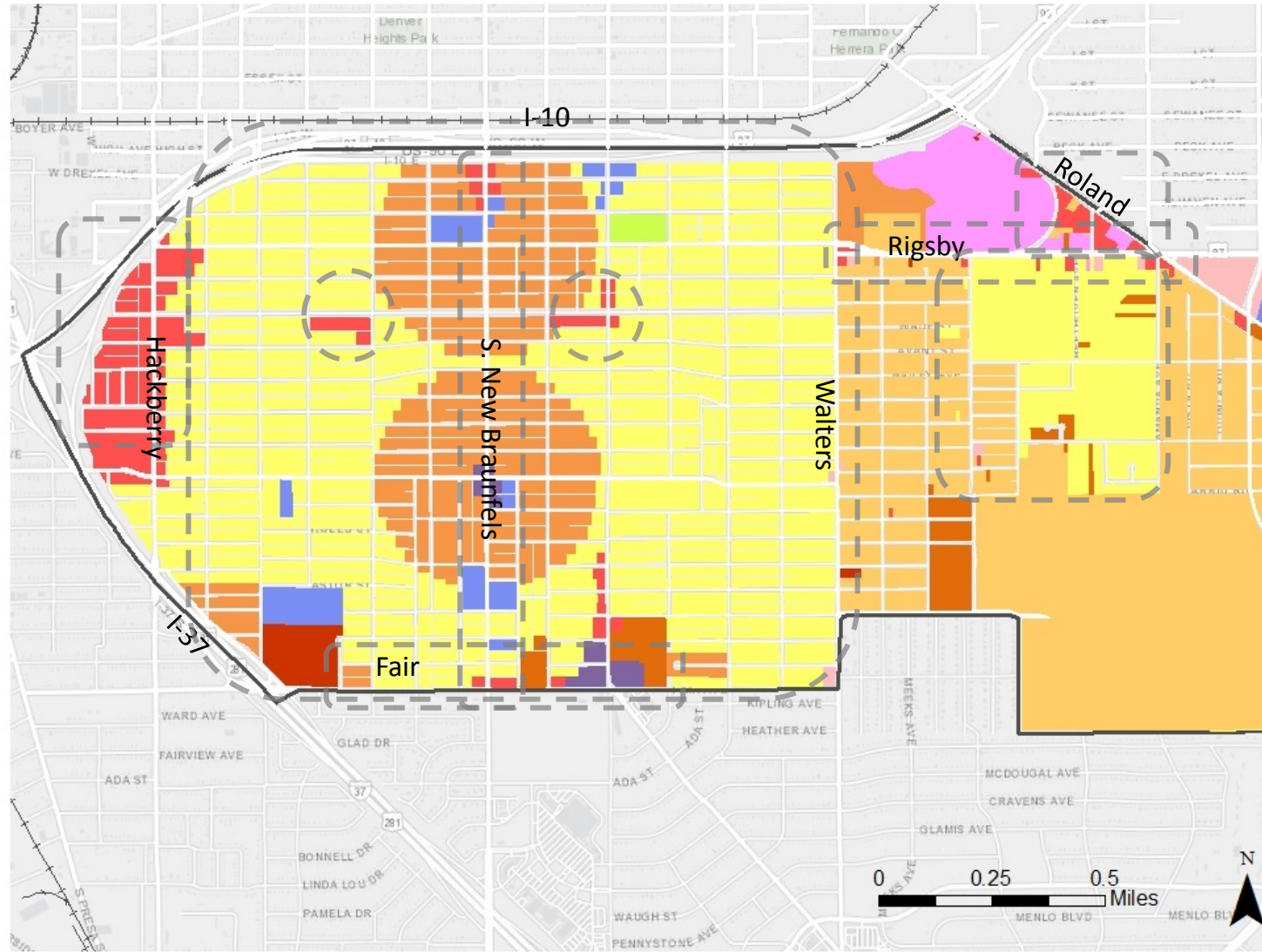


## Land Use Categories

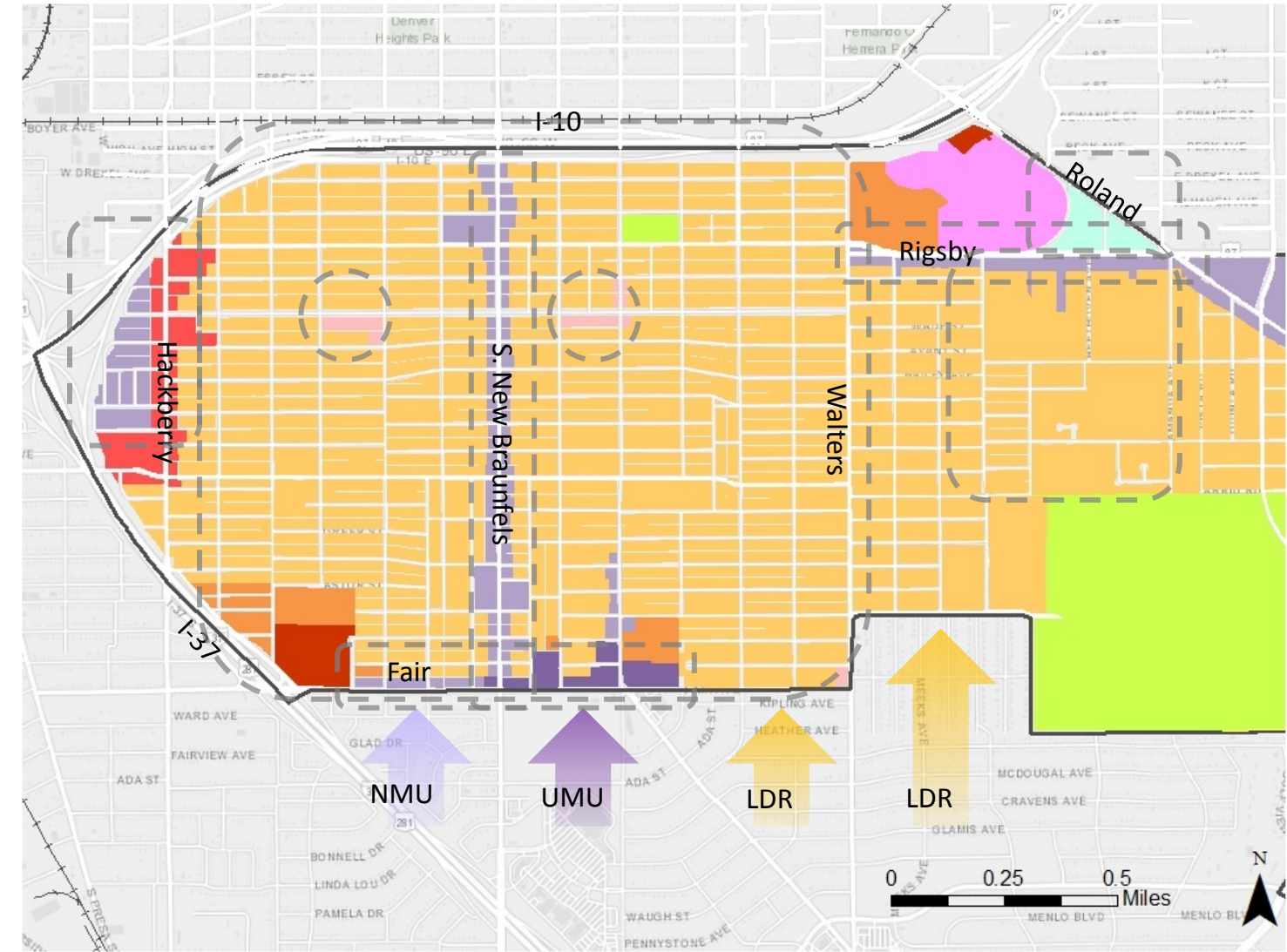
Residential Estate	Urban Mixed-Use	Regional Commercial
Low Density Residential	Regional Mixed-Use	City/State/Federal Government
Urban Low Density Residential	Employment Flex Mixed-Use	Parks and Open Spaces
Medium Density Residential	Business Innovation Mixed-Use	Agricultural
High Density Residential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



# Section 1



# Revised Section 1

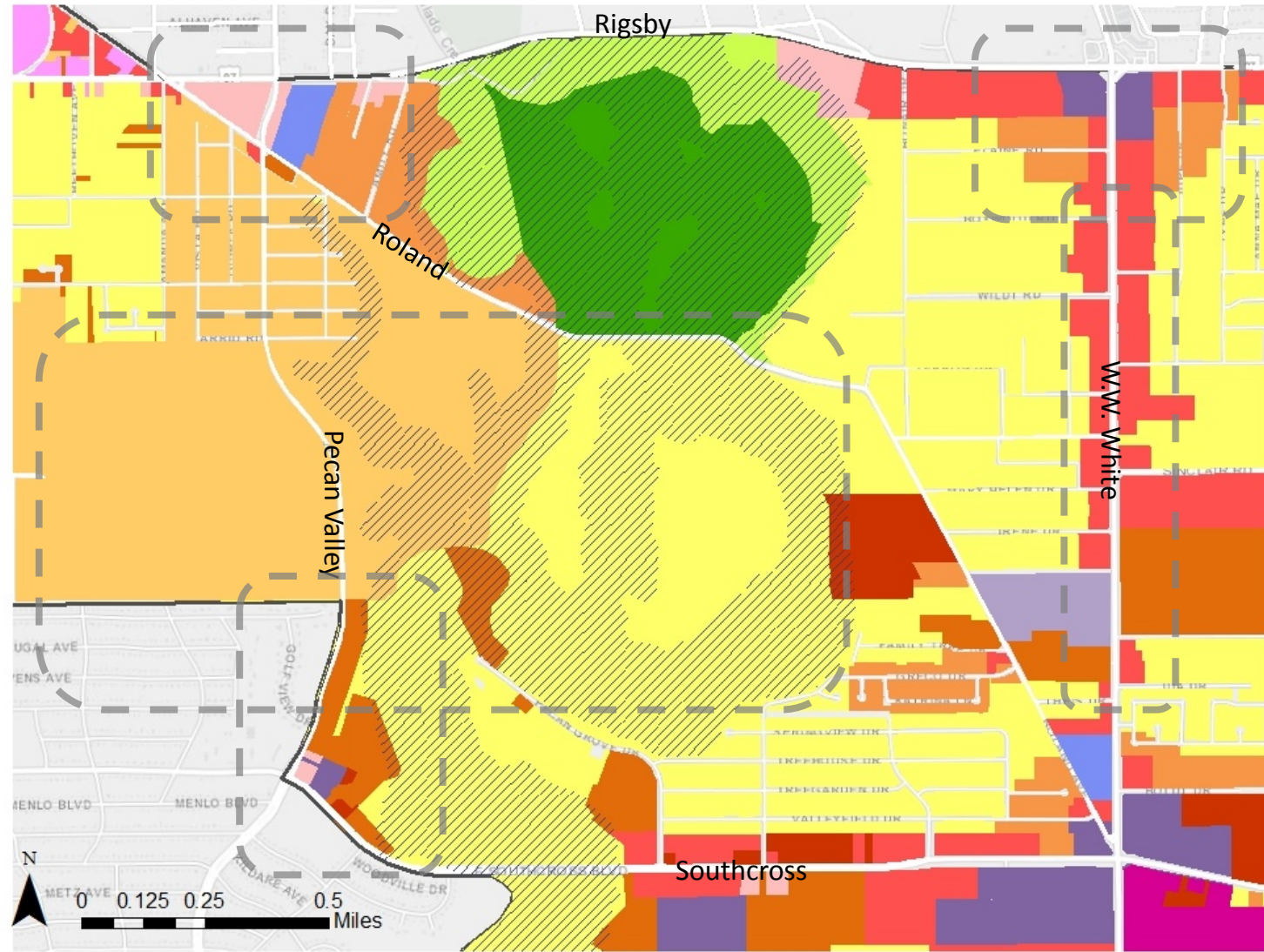


## Revisions

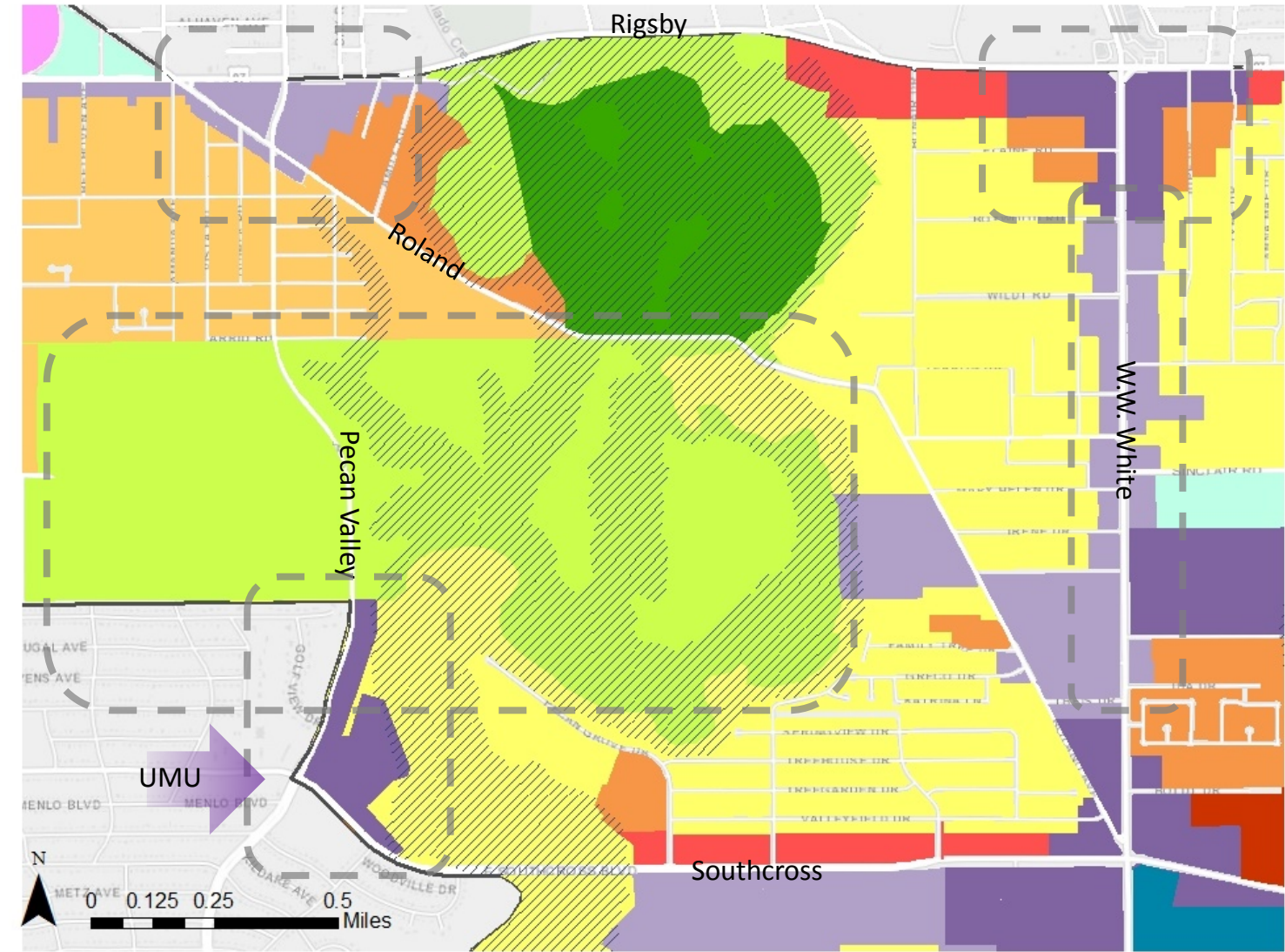
- Low Density Residential to Urban Low Density Residential in neighborhoods
- Mixed Uses along S. New Braunfels, Fair Ave., and Rigsby
- Neighborhood Mixed Use adjacent to Community Commercial along Hackberry
- Employment/Flex Mixed Use at Roland and Rigsby intersection
- Neighborhood Commercial nodes within Highland Park neighborhood
- Complementary of land uses on south side of Fair Avenue
- Reduce strictly commercial land uses; no High Density Residential



## Section 2



## Revised Section 2

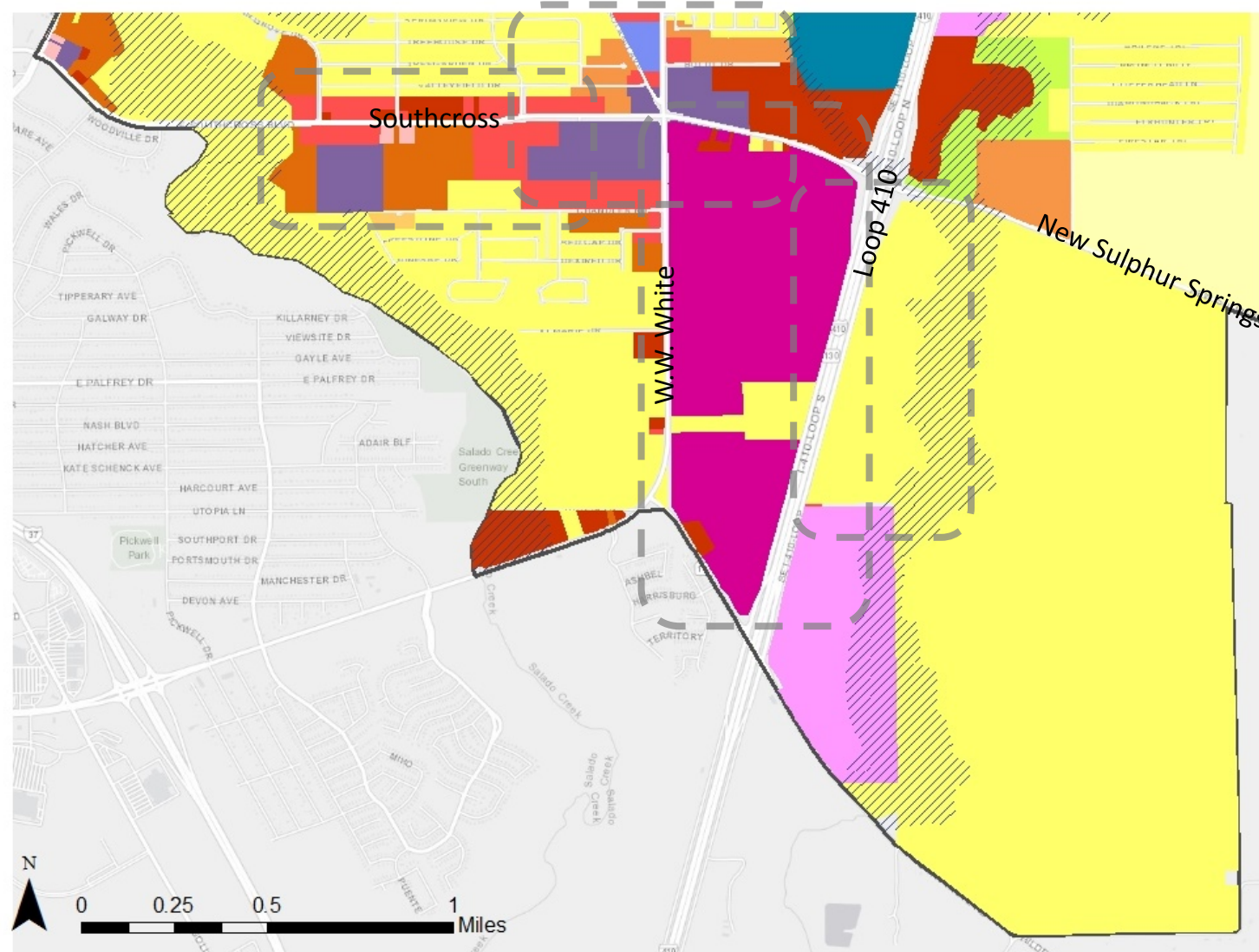


### Revisions

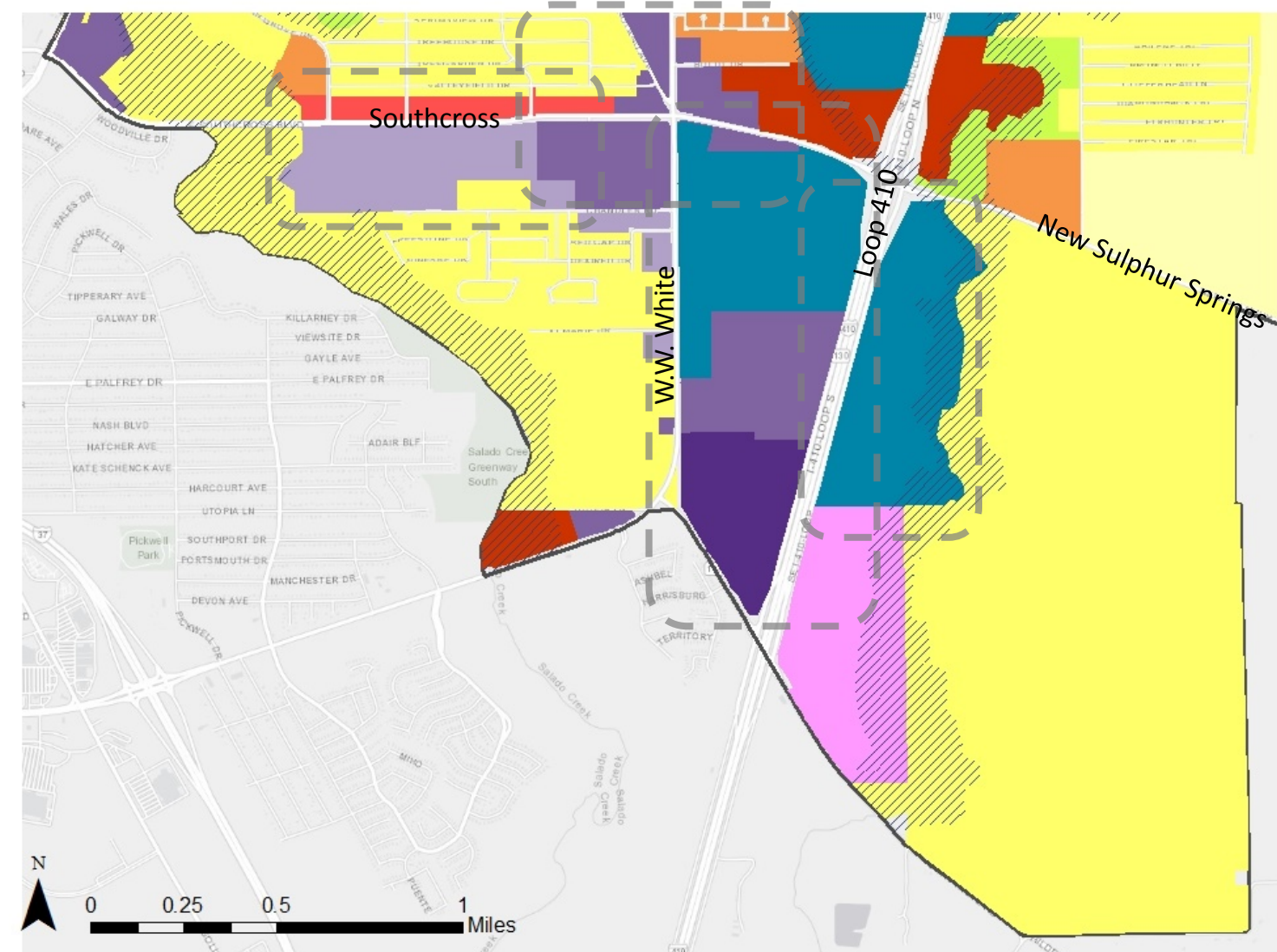
- Southside Lions Park – Parks and Open Space
- Neighborhood Commercial to Neighborhood Mixed Use at Roland, Rigsby, and Pecan Valley Drive intersection
- Extension of Urban Mixed Use at Rigsby and W.W. White
- Neighborhood Mixed Use along W.W. White Corridor
- Urban Mixed Use at Southcross and Pecan Valley intersection, which complements land use on opposite corners of intersection
- No High Density Residential; Primarily Low Density Residential



## Section 3



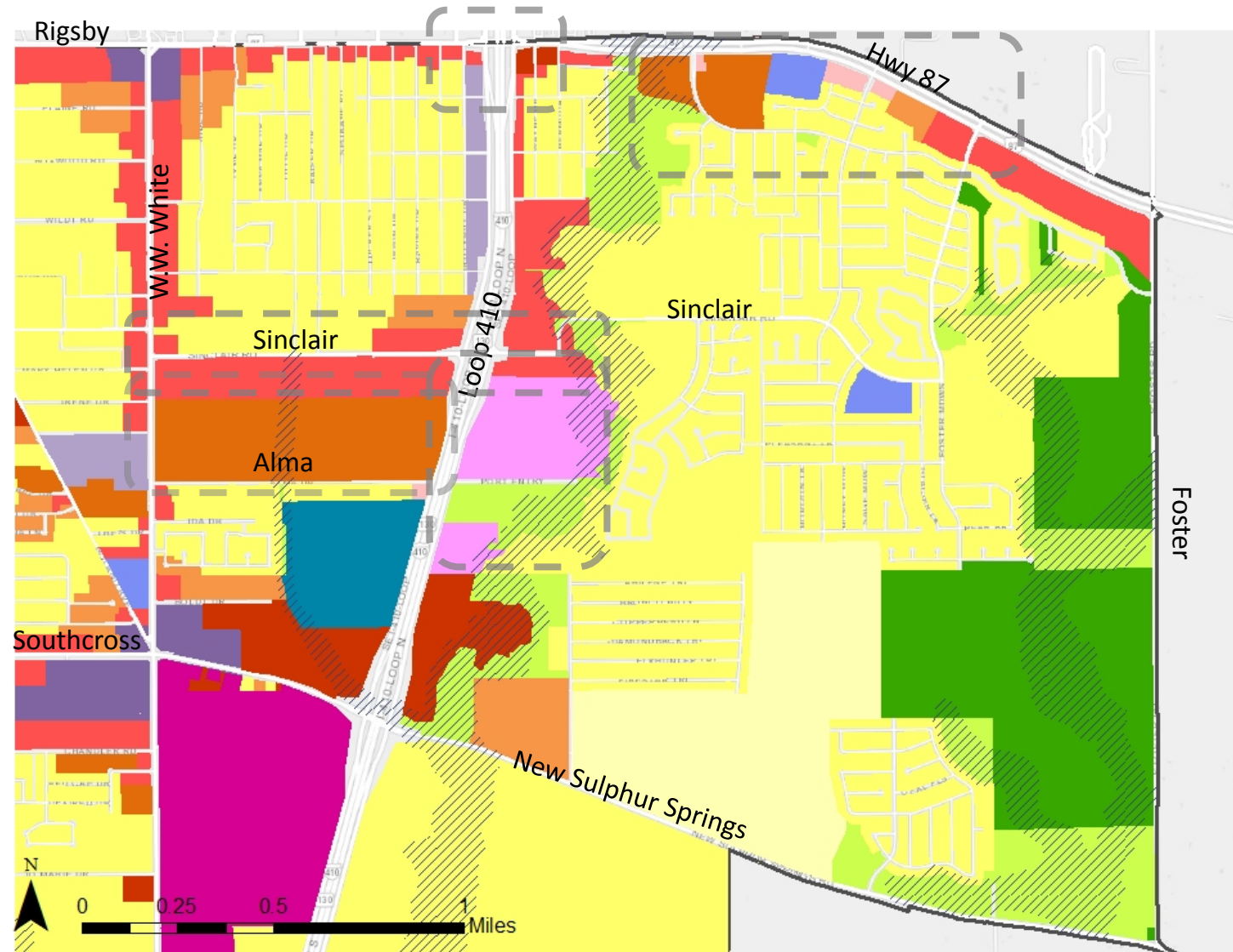
## Revised Section 3



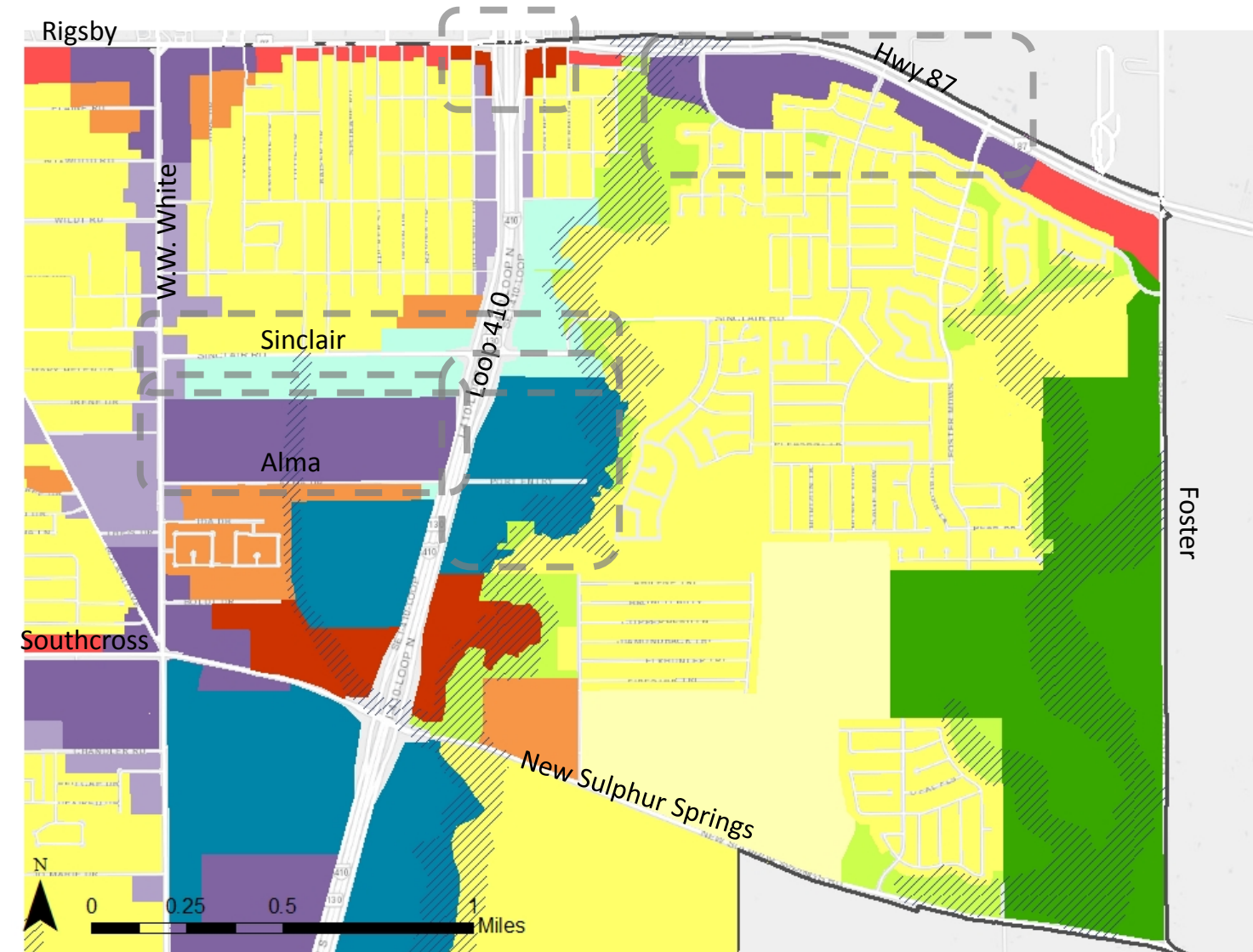
### Revisions

- Extension of Urban Mixed Use at Southcross, Roland, and W.W. White intersection
- Community Commercial and Neighborhood Mixed Use along Southcross for more consistent and compatible land use
- Heavy Industrial to Business Innovation, Urban Mixed Use, and Regional Mixed Use
- Low Density Residential to Business Innovation – Southeast of Loop 410 and New Sulphur Springs intersection

## Section 4



## Revised Section 4



### Revisions

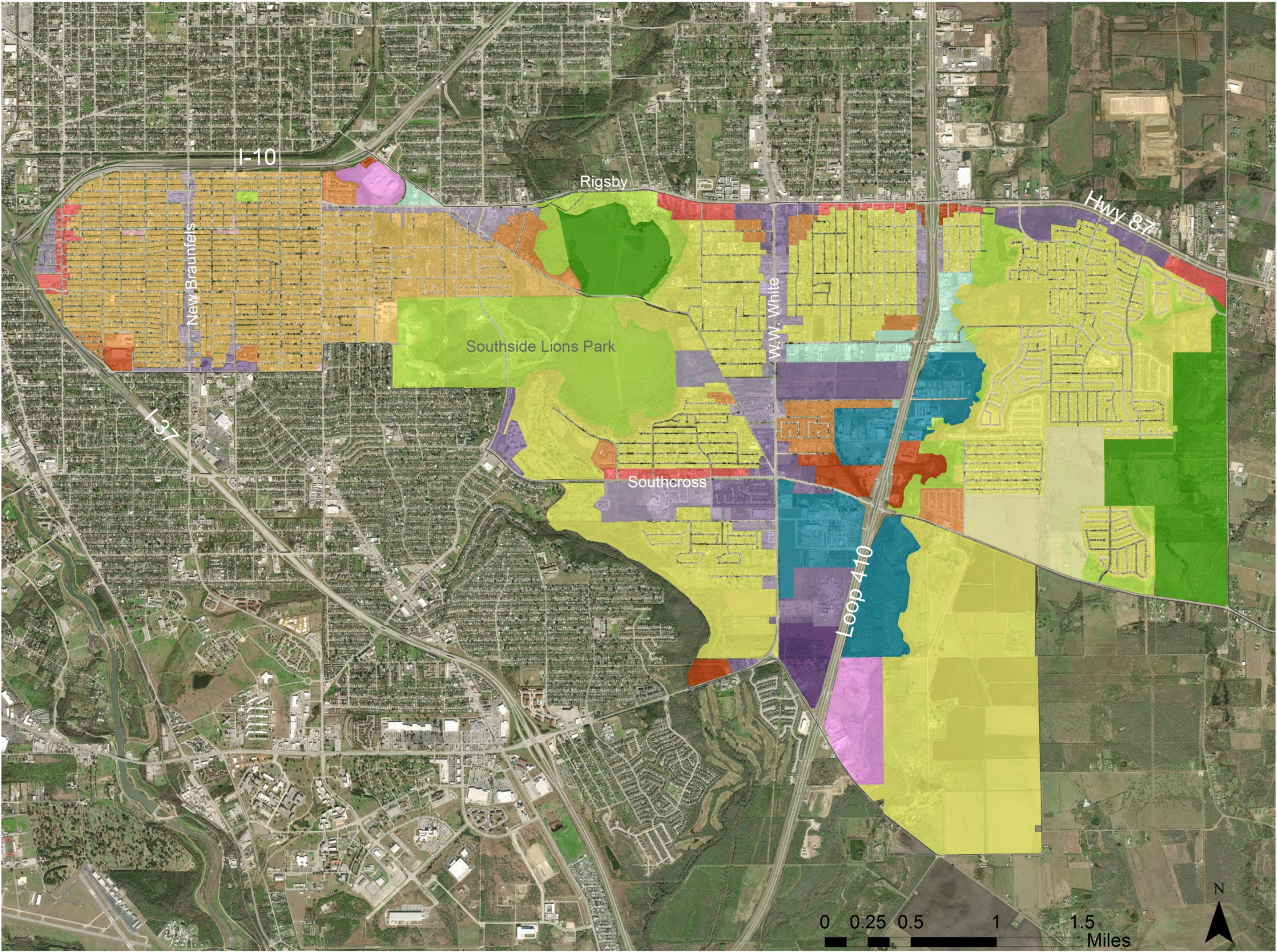
- Community Commercial to Employment/Flex Mixed Use along Sinclair in industrial areas
- High Density Residential to Urban Mixed Use along Alma
- Light Industrial to Business Innovation Mixed Use along Loop 410
- Extension of Regional Commercial at Loop 410 and Rigsby intersection
- Urban Mixed Use along US Hwy 87 near Lakeside and Foster Meadow neighborhoods



# Southeast Future Land Use

## 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
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/State/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial





# Emerging Land Use Narrative for the Plan

- ❑ Designate appropriate land uses to **preserve and enhance the character of established neighborhoods** and **discourage** incompatible new development.
  - ❑ **Urban Low Density Residential** in areas that are closer to the downtown urban core and have smaller lot sizes. These areas consist of housing types ranging from single-family to multiplexes, with neighborhood-scaled commercial uses integrated within neighborhoods.
  - ❑ Limited **Medium Density Residential** and **High Density Residential** specific land uses within the area. Higher density residential should be incorporated in Urban or Regional Mixed Uses.
  - ❑ **Mixed-use** and **commercial land use** should be appropriate in scale and intensity when adjacent to lower density residential land uses.
- ❑ Concentrate **mixed-use development** along **major corridors** and **intersections** to encourage more transit supportive development.
  - ❑ **Employment/Flex Mixed Use** along Sinclair Road to **discourage** encroachment of **heavy industrial uses** and commercial vehicular traffic into neighboring residential areas.
  - ❑ Establish a **Business Innovation** and **Employment/Flex Mixed Use corridor** along Loop 410 on industrial sites and in business parks to encourage a business and employment hub that also includes options for housing.
  - ❑ **Parks and Open Space** in public parks and along creeks to encourage future investment for nature trails, trail oriented development, recreational activity, alternative routes of mobility, and biodiversity and floodplain conservation. (if applicable)



# Coming Up...

## Next Planning Team Meeting #6

**Monday, August 26<sup>th</sup>, 2019**

Time: 5:30 PM – 7:30 PM

Location: **Bode Community Center (Highland Park)**

901 Rigsby Ave, San Antonio, TX 78210

Topic: Housing and Economic Development  
Strategies (1 of 2)

## Planning Team Meeting #7

**Monday, October 7<sup>th</sup>, 2019**

Time: 5:30 PM – 7:30 PM

Location: **Schaefer Library**

Topic: Housing and Economic Development  
Strategies (2 of 2)



# Southeast Community Planning Team

Meeting #5

Monday, August 5, 2019

Schaefer Library  
5:30PM – 7:30PM



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