

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White, Director

COUNCIL DISTRICTS IMPACTED: Districts 1-10

SUBJECT:

SA Tomorrow Comprehensive Land Use Categories
Comprehensive Plan Committee Briefing

SUMMARY:

As part of the implementation of the San Antonio Comprehensive Plan, over the next five years, 30 regional center and community plans will be completed for the City. To absorb and leverage this growth successfully and provide strategic approaches for transitions between incompatible land uses and densities, coordinated land use plans are needed for each sub-area-plan. To establish uniformity in land use vernacular for City employees, developers, and residents, the Planning Department, in coordination with external and internal groups, residents, and other community partners, are using the existing 16 adopted UDC land use categories and revising them to create consistent land use categories that are applicable to all regional center and community plans.

During the revision process, the Planning Department hosted a series five focus groups to get expert technical input on land use challenges and opportunities from a variety of stakeholders. Input from these meetings has been incorporated into the draft land use category revisions.

This process included:

- Series of focus group meetings
 - Community and non-profit groups
 - City departments
 - External governmental agencies (AAMPO, VIA, SAWS, CPS, etc.)
 - Neighborhood associations and alliances
 - Private sector (developers, engineers, architects)
- Meetings with City Council offices
- Future land use website which includes the draft land use categories for online feedback
- Citywide land use meeting held January 30th at the Henry B. Gonzalez Convention Center

Proposed revisions include expansion of the Mixed-Use land use category into five categories to allow more flexibility and varying intensities of mixed development, and

the addition of Urban Low Density Residential, which encourages more compact single-family residential development. City/State/Federal Government, which will be in place of Public/Institutional, are properties owned and operated by municipal, state, or federal agencies. Office, Business/office park, and Very high density residential land uses are to be removed. With the exclusion of Very high density residential, the revisions to the High density residential category would include densities as high as 50 dwelling units per acre. Higher density residential zoning districts would be permitted in the Regional center mix-use category. Office uses would be permitted in commercial and mixed-use categories. Business/office park would be replaced with Business/Innovation Mixed-Use and would include the option for live/work housing options. Remaining land use categories may include minor revisions in description or the addition, or removal, of permitted zoning districts.

| <u>Existing UDC Land Use Categories</u> | <u>PROPOSED Comprehensive Land Use Categories</u> |
|---|---|
| Low Density Residential Estate | Residential Estate |
| Low Density Residential | Low Density Residential |
| | Urban Low Density Residential |
| Medium Density Residential | Medium Density Residential |
| High Density Residential | High Density Residential |
| Very high density residential | |
| Office | |
| Neighborhood Commercial | Neighborhood Commercial |
| Community Commercial | Community Commercial |
| Regional Commercial | Regional Commercial |
| Mixed-use | Neighborhood Mixed-Use |
| | Urban Center Mixed-Use |
| | Regional Center Mixed-Use |
| | Employment/Flex Mixed-Use |
| Business/ office park | Business/Innovation Mixed-Use |
| Light Industrial | Light Industrial |
| Heavy Industrial | Heavy Industrial |
| Agricultural | Agricultural |
| Public/Institutional | City/State/Federal Government |
| Parks/Open Space | Parks/Open Space |

BACKGROUND INFORMATION:

Currently, there are 50 community and neighborhood plans that have been adopted by City Council between 1988 and 2013. Of those plans, only 12 have been updated since adoption. Some neighborhood and community plans do not include future land use. There are remaining neighborhoods and areas within the City that are not covered by a neighborhood, community, or sector plan and also have no land use designation to

regulate zoning and development patterns. Having communities with no plan or plans that are nearly 30 years old, some with no updates, does not create a favorable environment for future development in San Antonio.

ISSUE:

Future land use is important because it helps determine where people will live, work, and play in the City of San Antonio and is the basis for zoning and other land use and development decisions. For the entire City of San Antonio, there is currently no single governing regulatory future land palette which has resulted in the lack equity and fairness in several neighborhoods and communities throughout the City. The 16 adopted Unified Development Code land use categories are intended to be the designated comprehensive land use categories for neighborhood, community, sector, perimeter plans and any other element of the comprehensive plan. However, collectively, there are a total of 39 future land use categories within the adopted neighborhood and community plans. Many plans have land use categories that are inconsistent with each other and have variations in description, density and intensity allowances, development requirements, and permitted zoning districts. This has led to inconsistencies of development throughout the City.

ALTERNATIVES:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

N/A