



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

TO: Mayor and City Council
 FROM: Councilman Roberto C.. Treviño
 COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council
 SUBJECT: Amendments to the UDC Land Use Categories
 DATE: October 11, 2018

RECEIVED
 CITY OF SAN ANTONIO
 CITY CLERK
 2018 OCT 11 PM 4:50

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

After extensive input was solicited from and provided by neighborhood associations and coalitions to the Planning Department, with regard to land use categories, and subsequently not included in the Land Use Category updates; and after extensive research into the application of the Land Use Categories as they relate to zoning and planning of our city I seek to:

Reduce density planned for in neighborhoods and increase density along corridors by removing MF-33 from the Medium Density Residential category and adding MF-25 to the Neighborhood Mixed-Use category.

Brief Background

For all three District 1, Year 1 Sub Area draft maps we have looked to see how all of the categories have been applied, and then compared to those draft maps outside of our District, and we have noticed a clear trend in the application of the categories.

The Medium Density category is being applied to neighborhoods that have smaller parcels, and therefore a higher level of density, or perhaps a history of established duplexes-fourplexes in the area, but which have only residential uses throughout a large area..

We also reviewed all 19 of our existing neighborhood and sector plans- many of which overlap our neighboring council districts and none of which included MF-33 in the Medium Density Residential Category. Most of these capped this category at MF-18.

The corridors, where we would hope to see large multi-family complexes such as MF-33 and above, are being designated Mixed-Use, not Medium Density Residential because these projected areas for apartments are next to offices, commercial spaces, and services.



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

- The Neighborhood Mixed-Use category which has been applied to corridors such as Zarzamora, Commerce, and St. Mary's in the draft plans is currently capped at MF-18 density.
- Our Proposal is to even these two out, as they are being used adjacent to each other, and allow more density on the corridors and not allow high density apartments inside the neighborhoods.
- I have distributed to each of my council colleagues a comparison of what MF-33 and MF-25 looks like when built to capacity in terms of height and density, **which I hope will illustrate why we are proposing these changes.**

-These changes were first declined by our office and constituents immediately following their addition. In the January 12th edition (attached), the MF-33 category does not appear in the MDR category. This was the version proposed at the January 30th public meeting. On March 2nd 2018, the Planning Commission TAC was briefed and still, it did not appear. The first documented version with this change is May 3rd 2018, and from that point forward in all meetings, this concern was brought to the attention of staff. On Monday August 13th, in an e-mail addressed to staff, our office formally requested the changes we propose in this CCR.

Submitted for Council consideration by:

Councilman Roberto Trevino

Supporting Councilmembers' Signatures (4 only)

1.

2.

3.

4.

District

~~10~~ 9
4
7
2

See supporting documents, including:

- Letters of support from neighborhood associations.
- Letter of support from neighborhood coalitions.
- January 2018 version of proposed Land Use Categories

RECEIVED
 CITY OF SAN ANTONIO
 CITY CLERK
 2018 OCT 11 PM 4:50



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

- May 2018 version of proposed Land Use Categories
- August 2018 request for evaluation of the proposed items (listed in this CCR)

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2018 OCT 11 PM 4:50

Westwood Square Neighborhood Association

Dear Councilman Roberto Trevino,

Westwood Square neighborhood has dealt with much of the tensions and stress that the Westside area neighborhoods have felt of incompatible development and inconsistent zoning changes as well as historic neglect by the City. Land use is an important tool to help create consistency for not only developers but the neighborhoods that live with developments. We have worked with other neighborhoods through Tier One Neighborhood Coalition for months to make changes to the FLU proposal that make it more balanced and thoughtful by advocating in change of category for MF-33, MF-25, and RM-4 to District 1. As we create new sub-area plans and see development incentives through IDZ, CCHIP and the Fee Waiver Program changes, as well as possible by-right zoning changes to benefit housing, there has to be a structure in place that guides us in the future as we accommodate change, that helps maintain resilient neighborhoods instead of destroying them.

According to the CoSA Planning Department Website:

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. Currently, the City has approximately 50 different adopted land use plans, many of which have land use categories and definitions that are inconsistent with each other. In some cases, these plans and land use maps have not been updated for many years while in other parts of the City, no land use map exists at all.

(<https://www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use>)

If used correctly, neighborhoods will be able to create land use plans for their community, and future zoning changes will be dependent on those plans. Several incompatible developments in neighborhoods that exist now would not have been possible without a planning change if the FLU proposals had already been adopted. The FLU changes with our recommended amendments, help us maintain neighborhood character while accommodating future development.

Please support the Future Land Use changes that have incorporated feedback from San Antonio neighborhoods.

Sincerely,

Velma Pena, President
Westwood Square Neighborhood Association

◇ TIER ONE NEIGHBORHOOD COALITION ◇

Tier One Neighborhood Coalition (T1NC) is a group of San Antonio downtown (inside Loop 410) neighborhoods organized to advocate and work for appropriate development, as well as other important issues that affect our communities, and to promote communication, cooperation, education, and support among neighborhoods. Contact t1nc.sat@gmail.com or visit T1nc.org

October 10, 2018

Dear Councilman Trevino,

Tier One Neighborhood Coalition is a coalition of over 50 inner Loop 410 neighborhoods that encompass all but three council districts. While no one can represent that many different entities without a vote, our Steering Committee of nine come from the four parts of the inner City and we ask City Council today to support the Future Land Use (FLU) Plan that is being proposed as amended by District 1.

We have held a well-attended public workshop at San Antonio College on the Future Land Use changes as well as countless smaller meetings with different neighborhood stakeholders to work on its issues over the last several months to suggest changes in the proposal that were balanced and that help create an effective tool to plan for the future as we participate in the SA Tomorrow Comprehensive sub-area planning. We have worked with individual neighborhoods and more local coalitions to help produce changes we hope will guide the future of our communities while protecting and preserving what is best about us. We have worked with your office closely and we are grateful that you've supported public education and input into the process.

No document is perfect and so much depends on our trust in the City to work in good faith with its residents, but the FLU changes will give structure to an unwieldy land use structure which we hope will help us all make sound decisions about our future.

Tier One Neighborhood Coalition Steering Committee

Cosima Colvin
Christine Drennon
Tony Garcia
Homer "Butch" Hayes
Cullen Jones
Ricki Kushner
Velma Pena
Cynthia Spielman
Theresa Ybanez

Good morning, Cynthia and Tier One friends

I've just now opened your message concerning the new Planning and Development policies that will appear before Council today. As you can see, I have forwarded your note, Ms. McCain's letter, and your four attachments to our Councilman (D-9's John Courage) and to Art Downey (D-9 Alliance) and Dom Dina (Northwest Alliance.) As Ms. McCain has set 0900 this morning as her deadline, your friends here in the north can do little but offer our moral support to you. I think it is safe to say that we are as concerned as you are by development that is incompatible with a given Neighborhood. Certainly I can say that our Association, NCTONA, would oppose any measure allowing or encouraging construction that is garishly out of step with our residential appearance.

My personal view, but one based on my work for the previous D-9 Councilman, is that the UDC as it presently stands is woefully inadequate. At best, it is a weak "suggestion" to Developers what they should and should not do in the City of San Antonio. I was appalled by the bowdlerized (dare I say, "emasculated?") version of the UDC handed down by the Development Community in 2016. I believe that public attention must be focused not only on land use, but on completely revising the UDC to give it at least some hope of reining in the most egregious of Developer excesses. Toward that end, I am hoping that D-9 Alliance, Tier One, Northwest, and other major Neighborhood Alliances can work more closely together -- instead of separately -- so that City authorities begin to take seriously what our Neighborhoods have to say on public issues.

Warm wishes always,

G. L. Lamborn

President

North Central Thousand Oaks Neighborhood Association (NCTONA)

Member, District 9 Neighborhood Alliance



RIVER ROAD NEIGHBORHOOD ASSOCIATION

P.O. Box 120372, San Antonio, Texas 78212

October 10, 2018

The Honorable Councilman Robert Treviño, District 1
City Hall
P.O. Box 839966
San Antonio, TX 78283

Dear Councilman Treviño,

The River Road Neighborhood Association is the steward of the River Road Neighborhood Plan, which was established by City of San Antonio ordinance on March 23, 2006.

The River Road Neighborhood Association has been actively engaged in the SA Tomorrow Comprehensive Plan process since its inception. When we learned that the Planning Department was revising the land use classifications, our planning committee worked with other neighborhoods through Tier 1 to make changes to these categories that benefit the neighborhoods while contributing to consistency in planning for the city's development. We have researched at length the effects and application of these categories on our neighborhoods.

We thank the Council and Planning Department for removing RM-4 from the Urban Low-Density Category.

Request

1. **Medium Density Residential: We propose removing MF-33 from the Medium Density Residential.** This density is appropriate along corridors, adjacent to transportation, and employment centers. MF-33 has different height requirements and density as compared to other zoning in the Medium Density category.

We appreciate your ongoing support for preserving existing neighborhoods.

In partnership,

River Road Planning Committee:

Amy Hartman, Gemma Kennedy, Barbara Witte-Howell, Patricia Pratchett, John Larcade, Mimi Quintanilla and Siobhan Kiernan



122 MADISON
San Antonio, Texas 78204

PHONE: (210) 227-8786
FAX: (210) 227-8030

INFO@OURKWA.ORG
WWW.OURKWA.ORG

August 9, 2018

Chrissy McCain
Director of Land Use and Urban Development
City of San Antonio
City Hall
P.O. Box 839966
San Antonio, TX 78283

Dear Chrissy:

I would like to express my concern about the Medium Density Residential land use category proposed for the South Alamo Street – South St. Mary's Street National Historic District which is located within the local King William Historic District. The proposed MF33 category seems more appropriate to the corridors of residential neighborhoods. Applying this zoning could alter the nature and character of our historic district. Please consider restricting this category to outside our historic neighborhood.

Regards,

Tracy Moon

Executive Director
King William Association
(210) 227-8786

Tobin Hill Letter

August 14, 2018

Councilman Roberto Trevino, District 1
City Hall
P.O. Box 839966
San Antonio, TX 78283

Dear Councilman Trevino:

The Tobin Hill Neighborhood is located strategically in the City's planned Midtown Regional Center. We have participated in the Midtown planning meetings and continue to support our Tobin Hill Neighborhood Plan as part of the overall regional plan. A major part of the Regional Center Plan is the Future Land Use Plan, which will supersede our present land use plan. At the same time, the City's present land use categories are undergoing change.

We understand that the proposed Future Land Use (FLU) Plan will be considered by the Comprehensive Plan Committee on Wednesday, August 15. We're writing to you to share our concerns regarding some of the changes as well as the process the neighborhood is being asked to go through.

The Problem As We See It:

The latest draft on the proposed changes to land use categories that will be heard before the Comprehensive Plan Committee was released on Friday, August 10, 2018. It contains substantive changes to the initial draft of May 3, 2018. Although the Planning Department has recently scheduled open houses on this topic, this version was not used in the public discussions. This gives us no time to study the changes and educate our neighbors before the Comprehensive Plan Committee recommends them to the full City Council, which is tentatively set to consider them on August 30..

In addition, changes are being considered to the definitions of IDZ, MXD, Residential zoning (R-1 and R-2). These changes are anticipated to go before the Comprehensive Plan Committee in September, after the City Council has voted on the Future Land Use categories, of which the zoning districts are a part. This seems to be a haphazard way to enact ordinances which will have great effect on neighborhoods for years to come. We need time to review and provide feedback on a finalized version of the zoning districts to determine how these changes will impact Land Use definitions. It seems irresponsible to adopt future land use plans when Future Land Use categories and the zoning districts which can be applied to them have yet to be decided.

Our Request:

We want you, as our elected representative, to provide for a sixty-day (60-day) delay in City Council consideration of the proposed changes to Unified Development Code Land Use

Chrissy McCain (City Council)

From: SavinoArch <monica@savinoarchitecture.com>
Sent: Thursday, October 11, 2018 8:19 AM
To: Chrissy McCain (City Council)
Cc: mark.kusey@bakerbotts.com Kusey; Scott Albert; Liz Franklin; Lulu Francois; evelyn brown
Subject: [EXTERNAL] #15 FUTURE LAND USE

Dear Council Member Treviño,

While Dignowity Hill and Dignowity Hill Historic District are just a small portion of the D2 geographical area, our neighborhood along with Government Hill and Denver Heights has been working with investors and developers in varying degrees of success and lack of, to help redevelop our vacant and “underutilized” lots. This recent rapid redevelopment is in part due to our proximity to downtown and City sponsored incentive programs. The Dignowity Hill Historic District is notorious as one of those unique neighborhoods, but know that we have in four short years created over 70 new single-family residences with more on the way.

Many of us have participated in the conversation with Tier One Neighborhood Coalition and other entities to educate ourselves and share that information with residents to the changing Future Land Use designations and how they’ll impact our specific neighborhood settings. **To that end, I and the other residents signed below support the changes recommended by the Tier One Neighborhood Coalition.**

The development of Future Land Use criteria for neighborhoods notable for their unique urban and historic character is critical and can be achieved through **amended neighborhood plans and sub-area plans that provide predictability and stability for both investors and residents.** One clear benefit of clarifying certain land use designations early in the process is that this has the potential for streamlining the application process for future rezoning requests and redevelopment plans as a result of acknowledged expectations and neighborhood specific conditions.

Again, we urge you to support and include the Future Land Use changes endorsed by the T1NC community process that included so many representatives and residents of urban and historic neighborhoods.

Thank you for your consideration,

Monica Savino 1120 E Crockett

Mark Kusey 1120 E Crockett

Sonny Albert 922 N Pine

Scott Albert 922 N Pine

Liz Franklin 515 Hays

Lulu Francois 817 Nolan

Evelyn Brown 527 Burnet



Beacon Hill Area Neighborhood Association

A NEIGHBORHOOD CONSERVATION DISTRICT

Beacon Hill Area Neighborhood Association is a non-profit (501c) (4)
Organization dedicated to neighborhood unity and revitalization*

October 10, 2018

Dear Councilman Roberto Trevino,

Beacon Hill neighborhood has dealt with much of the tensions and stress that many downtown area neighborhoods have felt of incompatible development and inconsistent zoning changes. Land use is an important tool to help create consistency for not only developers but the neighborhoods that live with developments. We have worked with other neighborhoods through Tier One Neighborhood Coalition for months to make changes to the FLU proposal that make it more balanced and thoughtful by advocating in change of category for MF-33, MF-25, and RM-4 to District 1. As we create new sub-area plans and see development incentives through IDZ, CCHIP and the Fee Waiver Program changes, as well as possible by-right zoning changes to benefit housing, there has to be a structure in place that guides us in the future as we accommodate change, that helps maintain resilient neighborhoods instead of destroying them.

According to the CoSA Planning Department Website:

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. Currently, the City has approximately 50 different adopted land use plans, many of which have land use categories and definitions that are inconsistent with each other. In some cases, these plans and land use maps have not been updated for many years while in other parts of the City, no land use map exists at all.

(<https://www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use>)

If used correctly, neighborhoods will be able to create land use plans for their community, and future zoning changes will be dependent on those plans. Several incompatible developments in neighborhoods that exist now would not have been possible without a planning change if the FLU proposals had already been adopted. The FLU changes with our recommended amendments, help us maintain neighborhood character while accommodating future development.

Please support the Future Land Use changes that have incorporated feedback from San Antonio neighborhoods.

MONTE VISTA TERRACE NEIGHBORHOOD ASSOCIATION

Dear Councilman Trevino,

Monte Vista Terrace has dealt with much of the tensions and stress that many downtown area neighborhoods have felt of incompatible development and inconsistent zoning changes. Land use is an important tool to help create consistency for not only developers but the neighborhoods that live with developments. We have worked with other neighborhoods through Tier One Neighborhood Coalition for months to make changes to the FLU proposal that make it more balanced and thoughtful by advocating in change of category for MF-33, MF-25, and RM-4 to District 1. As we create new sub-area plans and see development incentives through IDZ, CCHIP and the Fee Waiver Program changes, as well as possible by-right zoning changes to benefit housing, there has to be a structure in place that guides us in the future as we accommodate change, that helps maintain resilient neighborhoods instead of destroying them.

According to the CoSA Planning Department Website:

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. Currently, the City has approximately 50 different adopted land use plans, many of which have land use categories and definitions that are inconsistent with each other. In some cases, these plans and land use maps have not been updated for many years while in other parts of the City, no land use map exists at all.

(<https://www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use>)

If used correctly, neighborhoods will be able to create land use plans for their community, and future zoning changes will be dependent on those plans. Several incompatible developments in neighborhoods that exist now would not have been possible without a planning change if the FLU proposals had already been adopted. The FLU changes with our recommended amendments, help us maintain neighborhood character while accommodating future development.

Please support the Future Land Use changes that have incorporated feedback from San Antonio neighborhoods.

Sincerely,

Mary Johnson
President



Monte Vista Historical Association

210-737-8212 • P.O. Box 12386 San Antonio, TX 78212 • info@montevista-sa.org • www.montevista-sa.org

President
Melody Hull

Past President
Dolly Holmes

President-Elect
Ryan Reed

Treasurer
Summer Greathouse

Recording Secretary
Leith Askins-Negley

Corresponding Secretary
Frank Garcia

Terms Expiring 2018
Arnold Flather
Diane Fuqua
Michelle Casillas
Martin McReynolds
Chris Berry

Terms Expiring 2019
Susann Fishman
Trudy Kinnison
Bruce Liesman
Teresa Nunns
Larry Powell

Terms Expiring 2020
Tony Garcia
Elladean Moreno
James Patrick
David Smith
Bob Wise

Organized 1973
Listed in the
National Register
of Historic Places

To encourage the preservation of the distinctive heritage of the Monte Vista area; to keep the physical identity of this late nineteenth-century district intact; to educate the public, especially the youth, with the knowledge of our inherited neighborhood values which contribute to a wholesome urban environment.

October 11th, 2018

Re: City of San Antonio Future Land Use Classification

The Monte Vista Historical Association agrees that San Antonio's future land use categories will help create a more consistent, predictable and defined classification than what is currently found under the UDC. The Association further agrees that these future land use categories will help address inconsistent categories found in many of San Antonio's out dated neighborhood plans. With the above understanding, the Association does hope the City of San Antonio will not discard our 1988 neighborhood plan but update and make it an integral part of the sub-area land use discussion within the SA Tomorrow process.

The Monte Vista Historical Association supports the future land use categories being proposed by the City of San Antonio. Furthermore, the Association strongly supports the amendments being proposed by the District 1 Office as it further refines the future land use categories while maintaining the residential character of the Monte Vista Historic District and many other inner-city neighborhoods. These amendments are based on community input including that of the Monte Vista Historical Association. We therefore request your serious consideration of these amendments to the future land use classifications.

Yours In Community,

Melody Hull

President

Monte Vista Historical Association



Eastern Triangle Community & Neighborhood Coalition

October 11, 2018

Dear Councilman Shaw,

The Eastern Triangle Community & Neighborhood Coalition and Jupe Manor Neighborhood Association support the Future Land Use changes that have incorporated feedback from San Antonio neighborhoods. Land use is an important tool to help create consistency for not only developers but the neighborhoods that live with developments. We have worked with other neighborhoods through Tier One Neighborhood Coalition for months to make changes to the FLU proposal that make it more balanced and thoughtful by advocating in change of category for MF-33, MF-25, and RM-4 to District 1. As we create new sub-area plans and see development incentives through IDZ, CCHIP and the Fee Waiver Program changes, as well as possible by-right zoning changes to benefit housing, there has to be a structure in place that guides us in the future as we accommodate change, that helps maintain resilient neighborhoods instead of destroying them.

According to the CoSA Planning Department Website:

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. Currently, the City has approximately 50 different adopted land use plans, many of which have land use categories and definitions that are inconsistent with each other. In some cases, these plans and land use maps have not been updated for many years while in other parts of the City, no land use map exists at all. (<https://www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use>)

If used correctly, neighborhoods will be able to create land use plans for their community, and future zoning changes will be dependent on those plans. Several incompatible developments in neighborhoods that exist now would not have been possible without a planning change if the FLU proposals had already been adopted. The FLU changes with our recommended amendments, help us maintain neighborhood character while accommodating future development.

Please vote in support of the Future Land Use changes that have incorporated feedback from our San Antonio neighborhoods.

We sincerely appreciate your time and service on our behalf.

Thank you for your consideration,

R. Joy McGhee

Renée Joy McGhee
Board President

P. O. Box 201994 ~ San Antonio, TX 78220

Email: EasternTriangle@ymail.com ~

Community Plan: www.sanantonio.gov/planning/neighborhoods/EasternTriangleCP_May2009.asp

Chrissy McCain (City Council)

From: Denise P <denise.gpd@gmail.com>
Sent: Thursday, October 11, 2018 10:13 AM
To: Chrissy McCain (City Council); Cruz Shaw (City Council); Rebecca Viagran (City Council); Rey Saldana (City Council); shirley.gonzalez@sanantonio.gov; Greg Brockhouse (City Council); Ana.Sandoval@santonio.gov; MannyPalaez@sanantonio.gov; John Courage (City Council); Clayton Perry (City Council); Mayor.ronnirenberg@sanantoni.gov
Subject: [EXTERNAL] Historic Neighborhood Concerns

Dear Council Member,

Beacon Hill neighborhood and Government Hill has dealt with much of the tensions and stress that many downtown area neighborhoods have felt of incompatible development and inconsistent zoning changes. Land use is an important tool to help create consistence for not only developers but the neighborhoods that live with developments. We have worked with other neighborhoods through Tier One Neighborhood Coalition for month to make changes to the FLU proposal that make it more balanced and thoughtful by advocating in change of category for MF- 33, MF-25, and RM-4 to District 1. As we create new sub-area plans and see development incentives through IDZ, CCHIP, and the Free Waiver Program changes, as well as possible by -right zoning changes to benefit housing, there has to be a structure in place that guides us in the future as we accommodate change, that helps maintain resilient neighborhoods instead of destroying them.

According to the CoSA Planning Department Website:

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. Currently, the City has approximately 50 different adopted land use plans, many of which have land use categories and definitions that are inconsistent with each other. In some cases, these plans and land use maps have not been updated for many years while in other parts of the City, no land use map exists at all.

(<http://www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use>)

If used correctly, neighborhoods will be able to create land use plans for their community, and future zoning changes will be dependent on those plans. Several incompatible developments in neighborhoods that exist now would not ave been possible without a planning change if the FLU proposal had already been adopted. The FLU changes with our recommended amendments, help us maintain neighborhood character while accommodating future development.

This could insure that the character of Historic neighborhoods could remain intact without loosing it unique and architectural importance to this city.

Please support the Future Land Use changes that have incorporated feedback from San Antonio neighborhoods.

Sincerely

Denise Homer
Government Hill Neighborhood

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.**



DRAFT SA Tomorrow Land Uses (as of January 12, 2018)

Definitions and Interpretations

Chapter 35: Unified Development Code – Land Use Categories Definitions

Residential Estate ~~Low density residential estate~~ - includes large lot single-family detached houses on individual estate-sized lots or in conservation subdivisions. This form of development 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. **Permitted zoning districts: R-20, RE, RP, and RD, as well as IDZ with uses and density permitted in R-20, RE, RP, and RD.**

- Typical densities in this development pattern would range from less than 2 DU/Acre.

Low density residential - includes single-family detached houses on individual lots at typical suburban densities. This form of development should ~~transition 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. **Permitted zoning districts: R-5, R-6, NP-8, NP-10, and NP-15, and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.**

- Typical densities in this development pattern would range from 3-12 DU/Acre.

Urban Low Density Residential – **This classification allows for a choice of housing types with related and accessory uses and services; maintains long-term community stability, especially for existing urban communities at the city's core; and to ensure that future housing developments may meet the necessary density ranges in support of the Comprehensive Plan.** **Permitted zoning districts: R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, and NC.**

- Typical densities in this development pattern would range from 7-18 DU/Acre.

Medium density residential - accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. 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. **Higher density multi-family uses should be located in close proximity to transit services.** Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. **Permitted zoning districts: R-3, R-4, RM-5, RM-6, and MF- 18, and UD, as well as IDZ with uses and density permitted in R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD.**

- Typical densities in this development pattern would range from 13-24 DU/Acre.

High density residential - includes low-rise to mid-rise apartments with more than four (4) dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near



major arterials or collectors. Higher density multi-family uses should be located in close proximity to transit services. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.

Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, and MH, MFC, and MHP. UD, as well as IDZ with density permitted in MF-25, MF-33, and UD.

- Typical densities in this development pattern would range from 25 –44 DU/Acre.

Very high density residential - includes mid-rise to high-rise apartments with more than four (4) dwelling units per building. Very high density residential provides for apartments, condominiums and assisted living facilities at urban densities. This form of development is typically located along or near high capacity roadways including major arterials and collectors. Parking areas should be contained in structured parking garages beneath apartments, wrapped by apartments, or placed to the rear of the lot. Very high density residential development should be located in close proximity to compact, pedestrian-oriented retail and service uses. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. Very high density residential uses should be located in a manner that does not route traffic through other, lower density residential uses. Permitted zoning districts: MF-40, MF-50, and MF-65, as well as IDZ with density permitted in MF-40, MF-50 and MF-65.

Office - includes medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium-sized administrative functions for local, regional, national, and international entities. Examples of office uses include attorney offices, dentist or physician offices, administrative offices of construction or engineering firms, computer training centers, and local non-profit housing provider headquarters. Office uses should be found on, or adjacent to, arterials. Permitted zoning districts: O-1, O-1.5 and O-2.

Neighborhood commercial - includes smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that are intended to support the adjacent residential uses, serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established. Special consideration should be given to pedestrian and bicycle facilities and infrastructure. Permitted zoning districts: NC, C- 1, and O-1.

Community commercial - includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and well-linked to the local transit network. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. 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 include landscape buffers, lighting and signage controls. Examples of community commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Permitted zoning districts: O-1.5, C-1, and C-2, C-2P and UD.

Regional commercial - includes high density land uses that draw customers from a larger region. Regional commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically twenty (20) acres or greater in area provide access to and serve adjacent communities as well as the larger regional area. 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, landscaped yards between the parking lot and street, and well-designed, monument signage. Examples of regional commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Permitted zoning districts: O-1.5, O-2, C-2, and C-2P, C-3, and UD.

Neighborhood Mixed-Use - Contains a mixture of residential, commercial and institutional uses at a neighborhood scale. Heights are limited to three stories, and the building footprints are generally smaller than the other Mixed Use categories. Residential units above first floor retail spaces are encouraged in this district. Buildings are pulled up close to the public right of way, and parking is encouraged behind buildings rather than in front. Pedestrian spaces are generous, with lighting, signage and streetscaping scaled for pedestrians as well as vehicles. Typical first floor uses would include smaller office spaces, professional services, small scale retail establishments and restaurants. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize the land available for housing and community services. Properties classified as Neighborhood Mixed Use should be located in proximity to transit facilities. Permitted zoning districts: RM-6, NC, C-1, O-1, MF-18 and FBZD.

Urban Center Mixed-Use – Contains a mixture of residential, commercial and institutional uses at a medium level of intensity. These sites are more intense than Neighborhood Mixed Use, but not as intense as Regional Mixed-Use, although many of the approved uses could be the same. Properties classified as Urban Center Mixed-Use typically contain first floor non-residential uses, with up to 5 floors of condominiums or apartments above the first floor (in the same building). Building footprints are often block-scale, but could be smaller, depending on block configuration and overall development density. Typical first floor uses include retail, professional services, institutional uses and restaurants. Pharmacies and grocery stores could also be viable first floor tenants. Structured parking is encouraged in Urban Center Mixed-Use classification, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Center Mixed-Use classification should be located in close proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1.5, C-1, C-2, MXD



and FBZD.

Regional Mixed-Use - May contain residential, commercial and institutional uses at very high densities at typically 45 DU/Acre and above. This land use expression would be found in regional centers or high-capacity transit stations, where mid-rise to high rise buildings would be appropriate. Regional Mixed Use consists of condominiums or apartments above commercial and institutional uses on the lower floors (the non-residential component may comprise more than the ground floor). Typical lower floor uses include retail, offices, professional services, institutional uses and restaurants. Pharmacies, grocery stores, shopping centers and shipping and storage facilities are appropriate lower floor uses. Projects are built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are met on-site, structured parking is required for properties classified as Regional Mixed Use. Pedestrian spaces are generous in width, and lighting, streetscaping and signage accommodating pedestrians. Regional Mixed Use projects require either adjacency to or incorporation of transit facilities. Permitted zoning districts: O-1.5, O-2, C-2, C-3, MF-40, MF-50, MF-65, ED, MXD, FBZD, and D.

Business/Innovation Mixed-Use – This category is intended to foster flexible districts that can accommodate light or small scale industrial uses with office and commercial uses, all within a cohesive setting. Industrial arts workshops, high tech fabrication, processing and assembly, and other identified industrial uses are permitted, in addition to commercial uses. Vocational training and technological learning centers are appropriate for these spaces as well. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mixture of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Permitted zoning districts: C-3, O-2, BP, L, MI-1 and I-1.

Mixed use – includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create a pedestrian-oriented environment. Mixed use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. This classification requires a mix of uses in the same building. Examples of mixed use uses include 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. Permitted zoning districts: IDZ, MXD, MPCD, TOD and FBZD.

Business/office park – includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions for local, regional, national, and international entities. Development in this category should take the form of a cohesive, campus setting where



buildings are interspersed with open space and connected with pedestrian walkways. Uses in this category should be separated from residential areas with landscape buffers and feature monument signs and lighting that is oriented away from adjacent sites. Permitted zoning districts: BP, L, O-1.5 and O-2.

Light industrial - includes a mix of manufacturing uses, business park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage must be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing. Permitted zoning districts: BP, L, MI-1 and I-1.

Heavy industrial - includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Examples of heavy industrial uses include auto manufacturing, battery manufacturing, and petro chemical bulk storage. Permitted zoning districts: SGD, QD, I-2 and MI-2.

Agricultural - includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character. Permitted zoning districts: RP and FR.

Institutional Public/institutional - includes public, quasi-public, utility company and some private community-serving institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and public and private hospitals.

Parks/open space - may include large, ~~or~~ linear, or unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

March 2nd 2018 TAC

Proposed Land Uses

PROPOSED Comprehensive Land Use Category Land use categories designated in the comprehensive/master planning process. The following shall be the designated comprehensive land use categories for each of the sub-area plans:

Residential Estate

Permitted zoning districts: R-20, RE, RP, FR

Low density residential

Permitted zoning districts: R-5, R-6, NP-8, NP-10, and NP-15

Urban Low Density Residential

Permitted zoning districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, NC, and TOD

Medium Density Residential

Permitted zoning districts: R-3, R-4, RM-5, RM-6, MF-18, MF-25, and TOD

High Density Residential

Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MH, MHC, MHP, and TOD

Neighborhood Commercial

Permitted zoning districts: NC, C-1, O-1, and TOD

Community Commercial

Permitted zoning districts: O-1.5, C-1 C-2, and TOD

Regional Commercial

Permitted zoning districts: O-1.5, O-2, C-2, C-3, L, and TOD

Neighborhood Mixed-Use

Permitted zoning districts: RM-4, RM-5, RM-6, NC, C-1, O-1, MF-18, FBZD, TOD, and AE 1-2

Urban Center Mixed-Use

Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1.5, C-1, C-2, MXD, FBZD, TOD, and AE 1-4

Regional Center Mixed-Use

Permitted zoning districts: O-1.5, O-2, C-2, C-3, MF-40, MF-50, MF-65, ED, MXD, FBZD, D, TOD, and AE 1-4

Employment/Flex Mixed-Use

Permitted zoning districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, AE-1-4, L

Business/Innovation Mixed-Use

Permitted zoning districts: C-3, O-2, BP, TOD, L, MI-1 and I-1

Light Industrial

Permitted zoning districts: BP, TOD, L, MI-1 and I-1

Heavy Industrial

Permitted zoning districts: TOD, SGD, QD, I-2 and MI-2

Agricultural

Permitted zoning districts: RP and FR.

Institutional

Includes public, quasi-public, utility company and some private community-serving uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and public and private hospitals

Parks/open space

Include large, linear, or unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples: city owned and/or operated pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Federal and State Land

Includes areas owned and controlled by a federal or state agency. Examples: military bases, state operated park lands, property owned and operated by a state agency



DRAFT SA Tomorrow Land Use Category Definitions (as of May 3, 2018)

Chapter 35: Unified Development Code – proposed amendments

35-420. Comprehensive, Neighborhood, Community, Perimeter and Sector Plans.

(e) Approval Criteria

- (5) Comprehensive Land Use Categories Interpretation – Materially Similar Uses and Densities. The director of planning and community development shall make a written determination upon application by the property owner if a zoning district not listed in the comprehensive land use categories can reasonably be interpreted to fit into a comprehensive land use category where similar uses are described. Such determination may be the basis of establishing the zoning district as a permitted district in that comprehensive land use category. Each determination shall be specific only to the specific tract identified by the applicant and approved by the director. The effective date will be the date of the director's determination. The Director of the Planning Department shall make a determination if a use not included above can reasonably be interpreted to fit into a category where similar uses are described. Interpretations may be ratified by the city council upon recommendation by the planning commission at a regularly scheduled meeting. It is the intent of this article to group similar or compatible land uses into specific land use categories. The director's decision shall be recorded in writing. Should the director of the planning department determine that a materially similar category does not exist, the matter may be referred to the planning commission for consideration for amendment to this chapter to establish a specific listing for the category in question. Unless an appeal is timely filed pursuant to this chapter, a decision of the director of the planning department pursuant to this section is deemed to be valid. If the director's interpretation is denied by City Council, then decisions prior to the denial made in reliance on the director's interpretation shall be deemed to be nonconforming categories or uses. Certain Special Districts shall require a finding of consistency for specific project requests based on the adopted land use plan.

35-A101. Definitions and Rules of Interpretation

Comprehensive land use category. Land use categories designated in the comprehensive/master planning process. The following shall be the designated comprehensive land use categories for neighborhood, community, sector, perimeter plans and any other elements of the comprehensive plan:



Low density residential estate Residential Estate – includes large lot single-family detached houses on individual estate-sized lots or in conservation subdivisions. This form of development 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. Permitted zoning districts: FR, R-20, RE, and RP and RD, as well as IDZ with uses and density permitted in R-20, RE, RP, and RD.

- Typical densities in this land use category would be up to 2 dwelling units per acre.

Low density-Density residential-Residential – includes single-family detached houses on individual lots, including manufactured and modular homes at typical suburban densities. This form of development should not typically be located adjacent to be located away from major arterials, and. 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. Permitted zoning districts: R-4, R-5, R-6, NP-8, NP-10, and NP-15, and UD, as well as IDZ with uses and density permitted in R-5, R-6, NP-8, NP-10, NP-15, and UD.

- Typical densities in this land use category would range from 3 to 12 dwelling units per acre.
- IDZ and RUD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Urban Low Density Residential – accommodates a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.
- IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Medium density-Density residential-Residential – accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. 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. Higher density multi-family uses should be located in proximity to transit facilities. Certain nonresidential uses, such as including, but not limited to, schools, places of worship, and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP and UD, as well as IDZ with uses and density permitted in R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD.

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.
- IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

High density-Density residential-Residential – includes low-rise to mid-rise apartment buildings with more than four (4) dwelling units per building in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities. This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, such as schools, places of worship, and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MH, MHC, and MHP and UD, as well as IDZ with density permitted in MF-25, MF-33, and UD.

- Typical densities in this land use category would range from 25 to 50 dwelling units per acre.
- IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Very high density residential – includes mid-rise to high-rise apartments with more than four (4) dwelling units per building. Very high density residential provides for apartments, condominiums and assisted living facilities at urban densities. This form of development is typically located along or near high capacity roadways including major arterials and collectors. Parking areas should be contained in structured parking garages beneath apartments, wrapped by apartments, or placed to the rear of the lot. Very high density residential development should be located in close proximity to compact, pedestrian-oriented retail and service uses. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. Very high density residential uses should be located in a manner that does not route traffic through other, lower density residential uses. Permitted zoning districts: MF-40, MF-50, and MF-65, as well as IDZ with density permitted in MF-40, MF-50 and MF-65.

Office – includes medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for local, regional, national, and international entities. Examples of office uses include attorney offices, dentist or physician offices, administrative offices of construction or engineering firms, computer training centers, and local non-profit housing provider headquarters. Office uses should be found on, or adjacent to, arterials. Permitted zoning districts: O-1, O-1.5 and O-2.

Neighborhood commercial Commercial – includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services, and shop front retail that are intended to support the adjacent residential uses. serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes. Permitted zoning districts: O-1, NC, and C-1, and O-1.

- IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Community commercial Commercial – includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located at nodes on arterials at in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the

neighboring residential areas. 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 include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Permitted zoning districts: O-1.5, NC, C-1, and C-2, C-2P and UD.

- IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional commercial-Commercial – includes high density land intensity uses that draw customers from a larger both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located at intersection in general proximity to nodes along expressways or major arterial roadways and incorporate or adjacent to high-capacity mass transit system stations facilities. These commercial nodes are typically twenty (20) acres or greater in area. 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, landscaped yards landscaping between the parking lots and street roadways, and well-designed, monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-high-rise office buildings, and automobile dealerships. Permitted zoning districts: O-1.5, O-2, C-2, C-2P, C-3, L, and BP and UD.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Mixed-Use – contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land

available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Urban Mixed-Use – contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Mixed-Use – contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks.

Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Employment/Flex Mixed-Use – provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site. Permitted zoning districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, TOD, IDZ, AE-1, AE-2, AE-3, and AE-4.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Business/Innovation Mixed-Use – accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted



zoning districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1, AE-2, AE-3, and AE-4.

- IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Mixed use—includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create a pedestrian oriented environment. Mixed use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. This classification requires a mix of uses in the same building. Examples of mixed use uses include 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. Permitted zoning districts: IDZ, MXD, MPCD, TOD and FBZD.

Business/office park—includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions for local, regional, national, and international entities. Development in this category should take the form of a cohesive, campus setting where buildings are interspersed with open space and connected with pedestrian walkways. Uses in this category should be separated from residential areas with landscape buffers and feature monument signs and lighting that is oriented away from adjacent sites. Permitted zoning districts: BP, L, O 1.5 and O 2.

Light industrial—includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial 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, food production, and warehousing. Permitted zoning districts: BP, L, I-1, MI-1, and BP+1.

- IDZ, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Heavy industrial—includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use category is not compatible with residential uses and neighborhood-scaled categories or those that permit residential zoning. Heavy Industrial should be separated from residential non-industrial uses by an intermediate



allowable land use or a significant buffer. Examples of heavy industrial uses include auto manufacturing, battery manufacturing, and petro chemical bulk storage. Permitted zoning districts: I-1, I-2, MI-1, and MI-2, QD, and SGD.

Agricultural – includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, and bed and breakfasts, are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character. Permitted zoning districts: RP and FR.

Public/institutional – includes public, quasi public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and hospitals.

Parks/open Open space Space – may includes, but is not limited to, large, or linear, or unimproved land where conservation is promoted and development is not encouraged due to the presence of topographic constraints or institutional uses on the site. Parks/open Open space Space may include floodplains, utility corridors, and public and or private land uses that encourage outdoor passive or active recreation. Examples include city owned and/or operated pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

City/State/Federal Government – includes areas owned and operated by a federal, state, or city agency. Examples may include government offices, public service facilities such as libraries and police stations, military bases, state colleges, and federal courts. This category does not apply to properties owned by a public agency but leased to and operated by another party.

Chrissy McCain (City Council)

From: Chrissy McCain (City Council)
Sent: Monday, August 13, 2018 1:52 PM
To: Rudy Nino (Planning); Jay Podjenski (City Council); Charles Mazuca (City Council); Chris Villa (City Council); Raul Olveda (City Council); Theresa (Tracy) Rees (City Council); Eugene Rodriguez (City Council); Mario Hune (City Council); Bianca Maldonado (City Council); Andrew Solano (City Council); Laura Garza (City Council); Derek Roberts (City Council); Paul C. Jimenez (City Council); Rebecca K. Podowski (City Council)
Cc: Bridgett White (Planning); Chris Ryerson (Planning); Shepard Beamon (Planning); Susan Guinn (City Attorney)
Subject: RE: Updated Staff Recommendation - Proposed Land Use Updates

Thank you, Rudy, I know the councilman will be glad to hear it.

On Wednesday, Councilman Trevino will also be speaking on the MF-33 category. In reviewing all three plans in progress for District 1 areas (Midtown (D 1+2), Westside(D 1+5) and Downtown (D 1,2,3 & 5), Medium Density Residential is applied inside of neighborhood areas and the corridors are designated with a Mixed Use Category.

While he agrees that these categories are appropriately placed to bring about the goals of the Comprehensive Plan, he has concerns that MF-33 is then permitted and encouraged inside of the neighborhood and excluded along corridors (particularly on the west side which has nearly all corridors designated Neighborhood Mixed-Use which limits to MF-18).

He also pointed out that this particular plan in its draft form encourages more dense development inside the neighborhood than on their major corridors.

We will be requesting that changes be made to limit validation of MF-33 inside the neighborhoods, and encourage it instead along corridors and connector streets.

Best regards,

Chrissy Q McCain, MS, MBM
Director of Land Use and Neighborhood Planning

Office of City Councilman Roberto C. Treviño, District 1
Ph: (210) 207-0900 | 1310 Vance Jackson | San Antonio, Texas – 78201

“Leaders are not born. nor can they be taught. Leaders are shaped through experience and circumstance because they care and want something better: not only for themselves. but for those around them.” — from the book *Call Us College Ready*

Tell us how we’re doing. Please take our District 1 Customer Service Survey by clicking [here](#)

From: Rudy Nino (Planning)
Sent: Monday, August 13, 2018 1:42 PM

To: Jay Podjenski (City Council); Chrissy McCain (City Council); Charles Mazuca (City Council); Chris Villa (City Council); Raúl Olveda (City Council); Theresa (Tracy) Rees (City Council); Eugene Rodriguez (City Council); Mario Hune (City Council); Bianca Maldonado (City Council); Andrew Solano (City Council); Laura Garza (City Council); Derek Roberts (City Council); Paul C. Jimenez (City Council); Rebecca K. Podowski (City Council)
Cc: Bridgett White (Planning); Chris Ryerson (Planning); Shepard Beamon (Planning); Susan Guinn (City Attorney)
Subject: Updated Staff Recommendation - Proposed Land Use Updates
Importance: High

Good afternoon. As promised, this correspondence is to update you on Planning staff's recommendation regarding the proposed land use categories in advance of Wednesday's Comprehensive Plan Committee (CPC) meeting. This recommendation is based on the community feedback received and your feedback at our August 10, 2018 meeting. We appreciate your perspective and candid feedback on this issue.

The Planning Department has modified our recommendation and has removed the "RM-4" Residential Mixed District from the Urban Low Density Residential land use category. Please see the link below for the updated list of proposed land use amendments. This updated PDF has also been placed on our website. Additionally, an email will be sent to neighborhood association contacts and to community members who attended the four community land use briefings to inform them of the modification.

Again, thank you for your feedback. Have a good afternoon.

Link: https://www.sanantonio.gov/Portals/0/Files/Planning/Land%20Use%20Categories/DRAFT%20SA%20Tomorrow%20Land%20Use%20Classifications_081018.pdf?ver=2018-08-10-155036-093

Rudy Nino, Jr., AICP

Assistant Director

Planning Department

City of San Antonio

1400 South Flores Street, San Antonio, Texas 78204

Email: rninojr@sanantonio.gov | **Office Phone:** (210) 207-8389

www.sanantonio.gov/planning