



SA **TOMORROW**
sub area planning

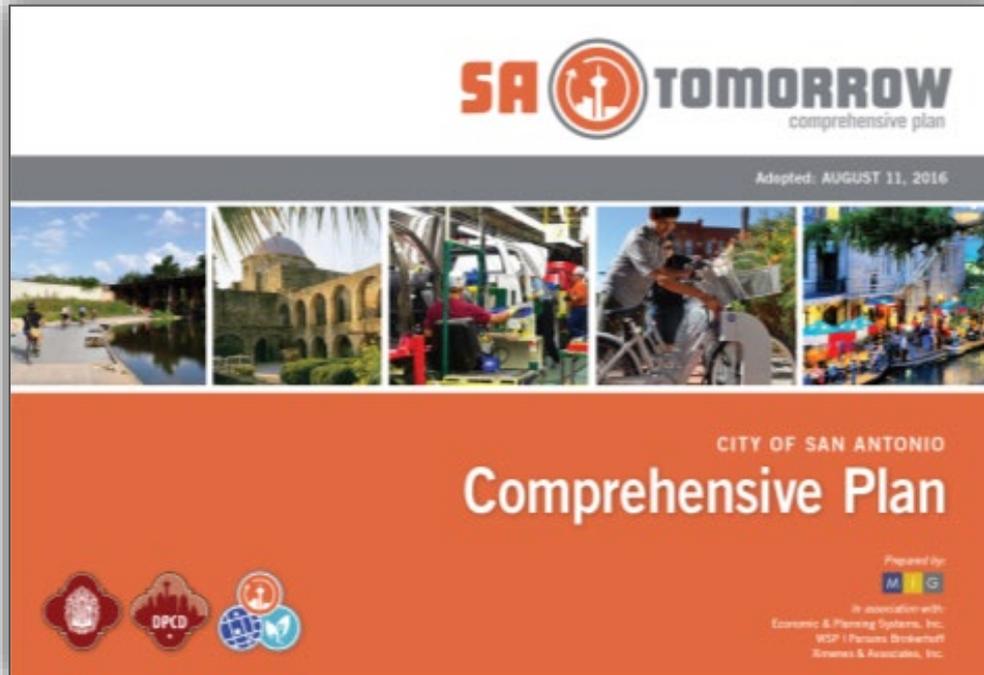
Planning and Land Development Committee
SA Tomorrow Planning Process Update

Bridgett White, AICP
Director, Planning Department
June 9, 2021



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

SA Tomorrow Comprehensive Plan



Adopted August 11, 2016

The *Comprehensive Plan* addresses land use, urban design, and municipal policy to coordinate City resources and incentive programs to proactively accommodate projected growth and provide more choices for current and future residents.

Planning Framework



Community Areas – develop actionable strategies for complete neighborhoods at a manageable and implementable scale.



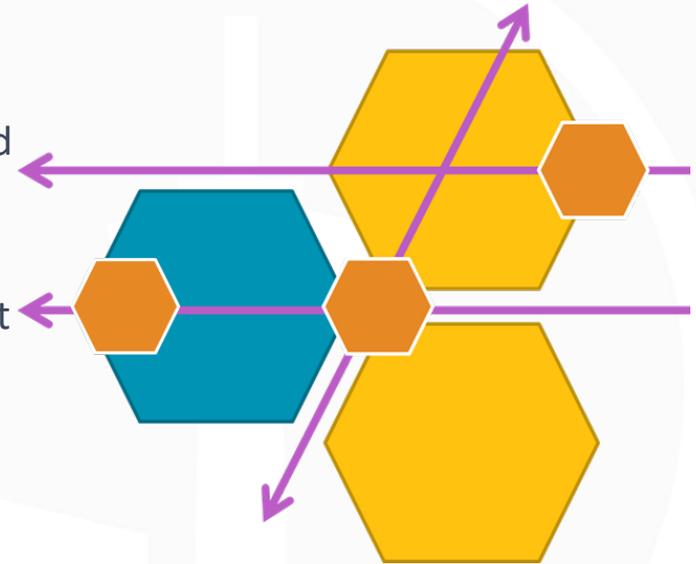
Regional Centers – areas of major activity and employment centers in San Antonio.



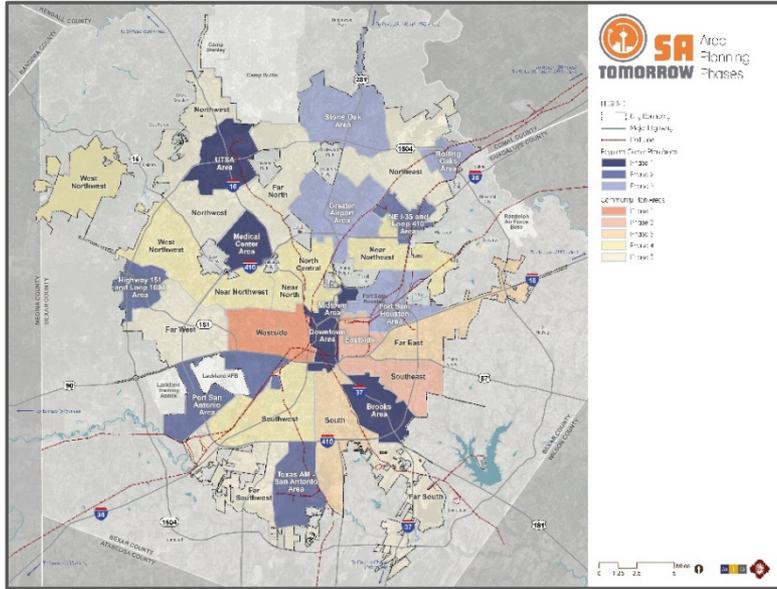
Urban Centers – Central nodes of activity that will be addressed in either Regional Center Plans or Community Plans.



Corridors – should focus on establishing appropriate and compatible land use and zoning, and key infrastructure needs.



Updated Comprehensive Planning Program



Sub-Areas

13 Regional Centers - large employment and economic activity hubs throughout the city

17 Community Areas – encompasses all of the city not located within a Regional Center

12 Priority Corridors (VIA Vision 2040)

Overlaps and links Regional Centers and Community Plan Areas

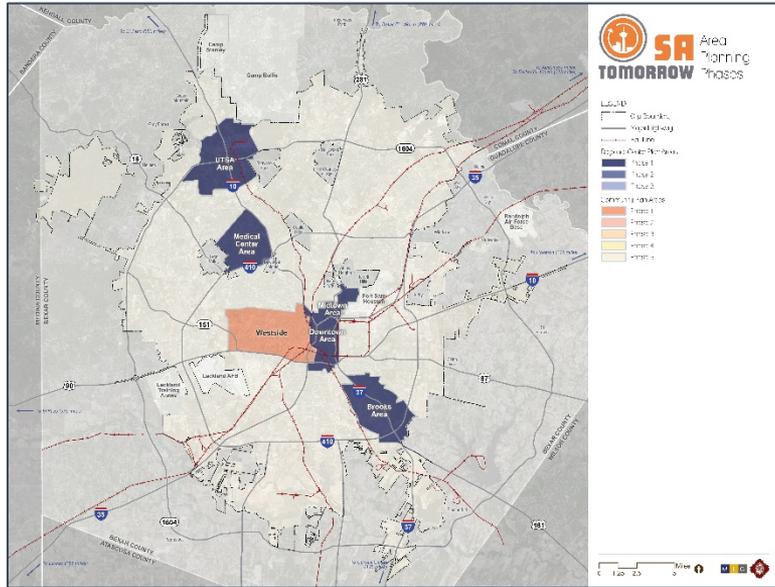
Multi-year Work Plan

Phased development of Regional Center Plans and Community Area Plans

Comprehensive Rezoning Process

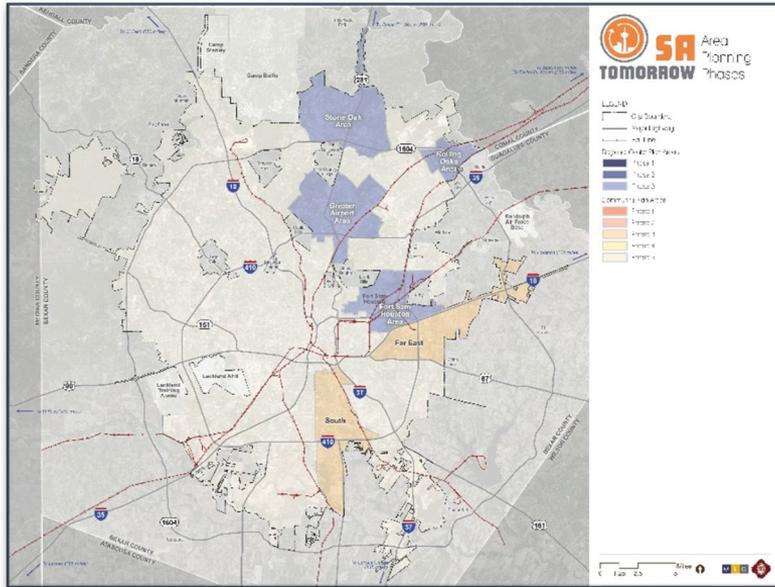
Zoning aligned with adopted Future Land Use Plan

Phase 1 Plans



Regional Centers	Adoption
Brooks Area Regional Center	May 2, 2019
Midtown Area Regional Center	June 6, 2019
UTSA Area Regional Center	October 3, 2019
Medical Center Area Regional Center	October 3, 2019
Downtown Area Regional Center	December 5, 2019
Community Area	Anticipated Adoption
Westside Community Area	Early 2022

Phase 3 Plans



Regional Centers

Rolling Oaks Area Regional Center

Stone Oak Area Regional Center

Greater Airport Area Regional Center

Fort Sam Houston Area Regional Center

Community Areas

Far East Community Area

South Community Area

Impact of COVID-19 on Planning Process

- Slowed and/or halted planning process
- Disrupted in-person engagement
- Modified engagement approach
- Hybrid approach moving forward
- Use of more online platforms to enhance engagement

Port San Antonio: Land Use Recommendations and Strategies

Share your feedback for the Land Use recommendations for the Port San Antonio Area Regional Center Plan.

Platform Instructions

Please provide your feedback by clicking each recommendation, and sliding the dot to agree or disagree. You may also add comments to each recommendation. PLEASE CLICK HERE TO PROVIDE INPUT ON ADDITIONAL PLAN TOPICS.

Opinions
show opinion of everyone

Land Use Recommendations and Strategies
add new | sort by trending | show opinion of everyone

- Preserve and celebrate existing neighborhoods.**
3 opinions
- Encourage more diversity of housing options in the Port San Antonio Area Regional Center.**
2 opinions
- Focus areas and mixed-use corridors should be characterized by a mixture of compatible uses, at a scale that complements surrounding uses and developments.**
2 opinions

MEETING SUMMARY

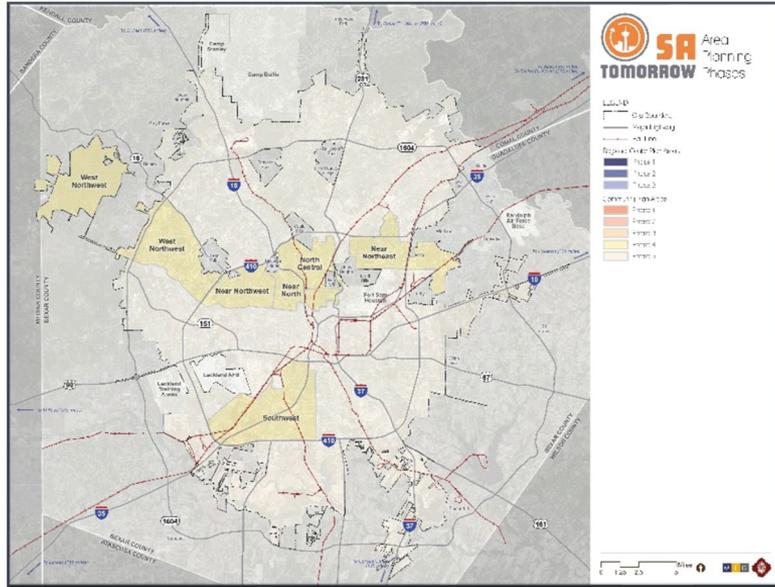
Southeast Planning Team Meeting #11: Public Spaces & Amenities/Focus Areas

Meeting Date: Tuesday, February 2, 2021
Time: 5:30 PM – 7:30 PM
Location: Webex (Virtual)
Attendees:
 Sara Mendiola, SARA
 Chris Dawkins, BEST
 Ylamee McKnight, Pecan Valley Dr. D. Anthony Miles, Miles Dev. Corp.
 Ian Palacios, Foster Meadows
 Jose Martinez, Highland Park
 Noralyn/Greg Rapps, Highland Park
 Jana Wentzel, CoSA TCI
 Linda Cavazos, ECISD
 Christina Castano, VIA
 Shepard Beaman, CoSA
 Krystin Ramirez, MIG
 Andy Rutz, MIG

Meeting Objectives:
 The purpose of Planning Team Meeting #11 was review and discuss Focus Areas recommendations, Public Space and Amenities recommendations, and results from the Digital Design Charrette (8/19/2020). The planning team confirmed public space and amenities maps and recommendations, provided input on the visions and illustrative renderings of each focus area. Lastly, the Planning Team was provided with next steps.

Meeting Format

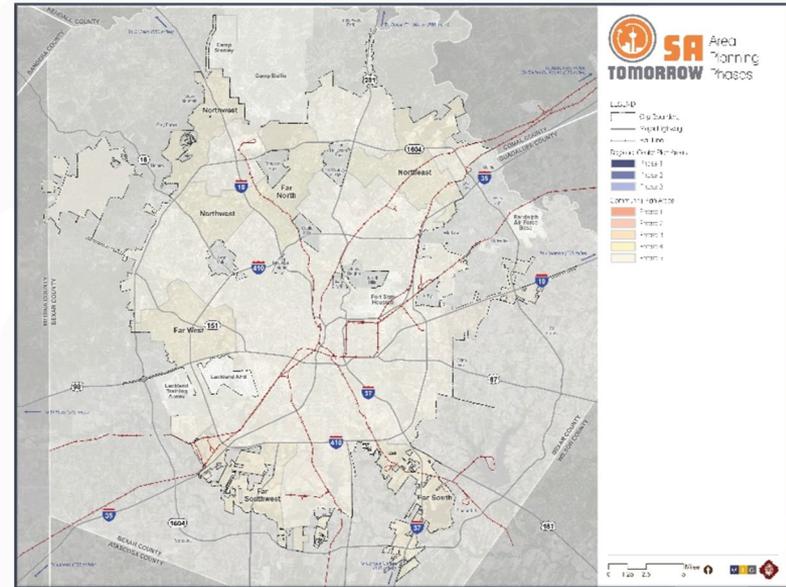
Phase 4 Plans



6 Community Area Plans:

West Northwest
Near Northwest
Near North
North Central
Near Northeast
Southwest

Phase 5 Plans



6 Community Area Plans:

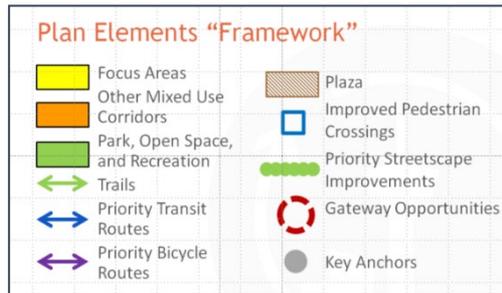
Northeast
Far North
Northwest
Far West
Far Southwest
Far South

Sub-Area Plan Framework

- Informed by existing conditions analysis and community vision and goals
- Helps identify and organize key physical concepts and strategies
- Complemented by other plan strategies: Housing; Economic Development; Neighborhood Profiles and Priorities

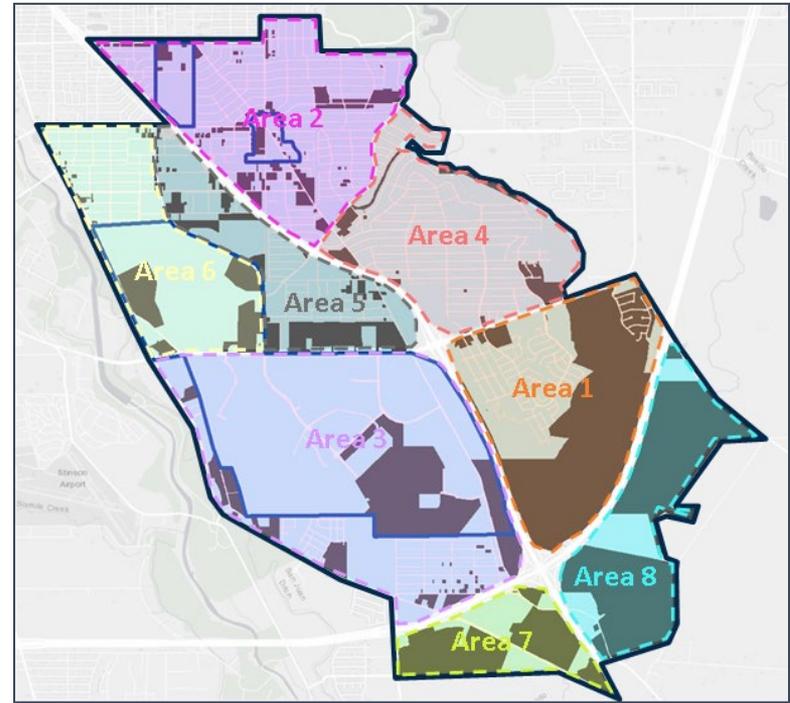
Framework Elements

- Land Use
- Transportation and Mobility
- Parks, Trails, and Recreation
- Amenities, Public Space, and Infrastructure
- Focus Areas / Corridors
- Transformative Projects



Comprehensive Rezoning Process

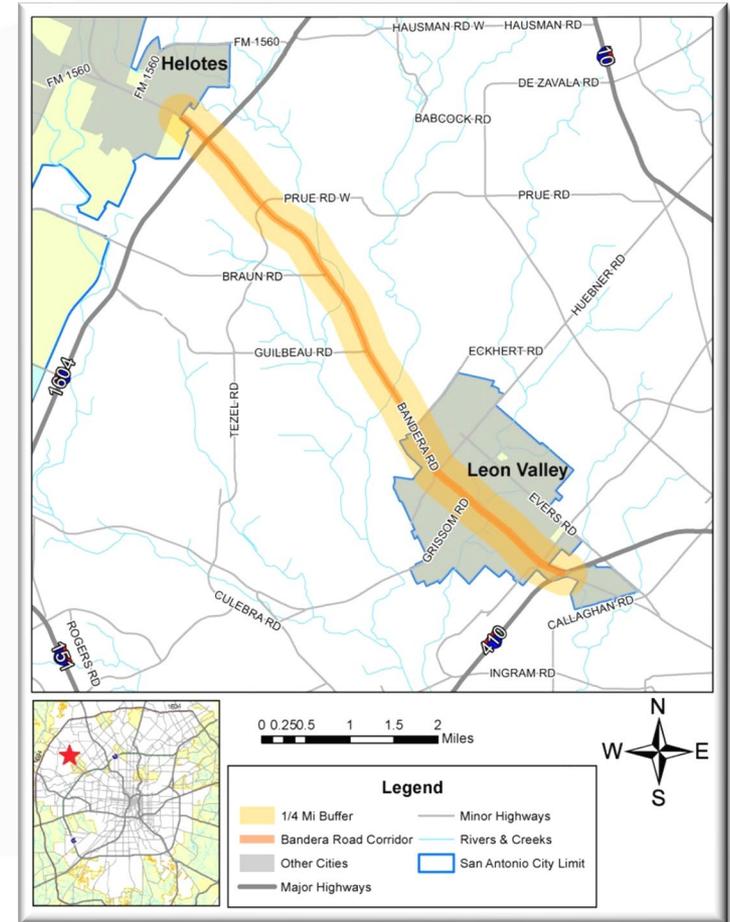
- Ensures **alignment and consistency** with the adopted SA Tomorrow sub-area future land use maps
- Expands **development potential** where appropriate, and preserve **neighborhood character** as much as possible
- Changes made to the City's Official Zoning Map
 - Underdeveloped properties
 - Underutilized properties
 - Properties developed but not properly zoned for the existing development



Brooks Area Regional Center Plan (adopted May 2019) - darker shaded parcels currently not aligned with the adopted land use map

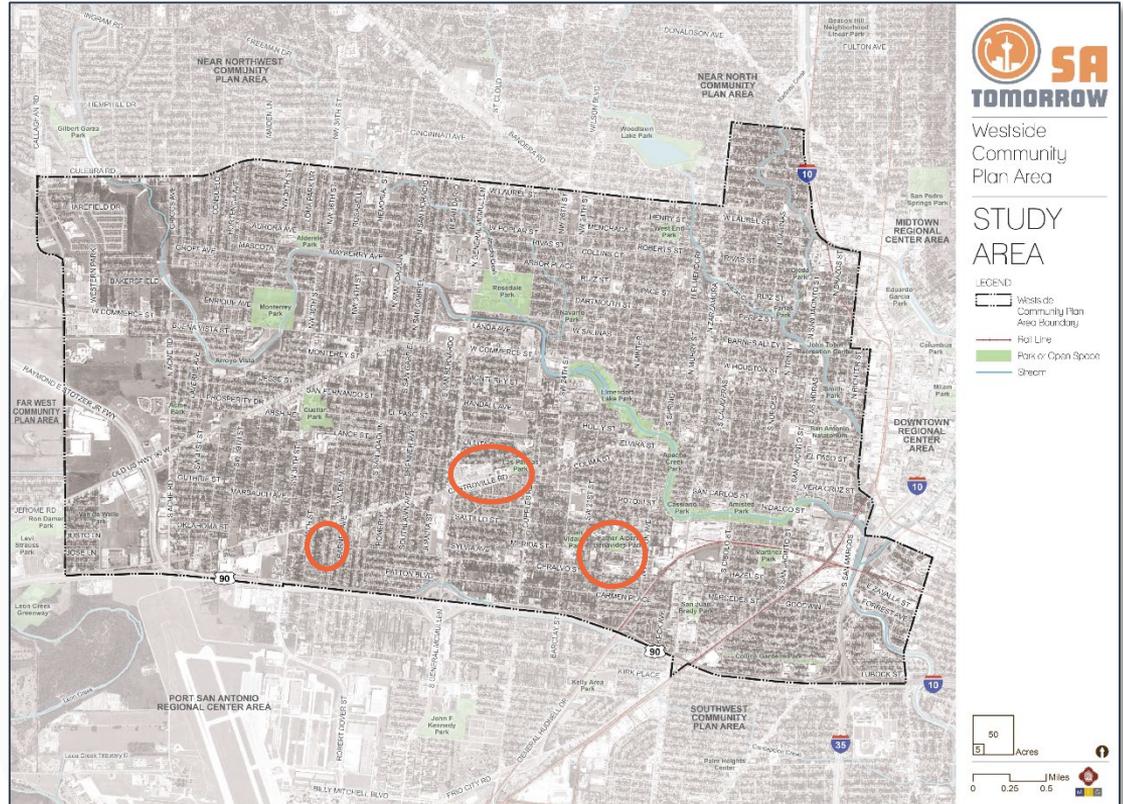
Bandera Road Corridor Plan

- Plan Area
 - Approximately 6.5-mile segment of Bandera Road, between Loop 410 and Loop 1604
 - Includes area within ¼-mile along each side of the roadway
- 1st corridor plan developed under the guidance of the SA Tomorrow Comprehensive Plan
- Coordinated with TxDOT
- Plan adoption anticipated Late 2021



Westside Strategic Area Studies

- Las Palmas Area
- Madonna Neighborhood Center and Gardendale Elementary Area
- Good Samaritan Center and Cassiano Homes Area



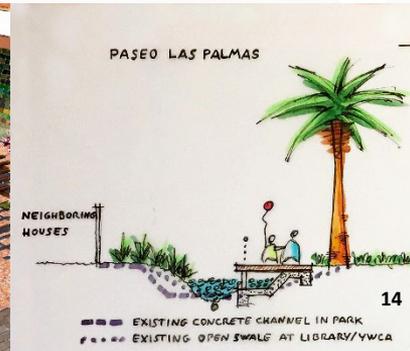
Westside Strategic Area Studies – Las Palmas Area



- A. Pedestrian Refuge Island
- B. Enclosed Courtyard
- C. Paseo Las Palmas
- D. Community Plaza
- E. Enhanced Bus Shelter



- F. Neighborhood Gateway
- G. Community Garden
- H. Covered Sport Court
- I. Splash Pad
- J. Improved Baseball Field
- K. Shaded Seating and Spectator Areas





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