



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 4.

Agenda Date: 4/18/2018

In Control: Comprehensive Plan Committee

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on the SA Tomorrow Comprehensive Plan proposed land use categories.

SUMMARY:

The City of San Antonio's Planning Department is undertaking an update to the future land use categories to align with the SA Tomorrow Comprehensive Plan. Currently, there is no consistency in land use categories within the adopted land use plans throughout the City all of which tend to have differing and sometimes conflicting vernacular.

BACKGROUND INFORMATION:

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. The City of San Antonio has no single governing regulatory future land use palette, which has resulted in a lack of 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.

ISSUE:

Currently, there are over 40 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 or a map. 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 existing or future development in San Antonio.

As part of the implementation of the SA Tomorrow Comprehensive Plan over the next five years, thirteen (13) Regional Center and seventeen (17) Community Plans will be initiated throughout the City, with the goal of having a comprehensive land use map for the entire City of San Antonio. To absorb and leverage the City's projected growth successfully, and to provide strategic approaches for transitions between incompatible land uses and densities, coordinated land use plans are needed for each sub-area of the City. In order to develop land use plans that have uniform standards and vernacular for residents, stakeholders, industry representatives, and City departments, the Planning Department conducted a series of focus group meetings to gain feedback to improve the adopted land use categories. Those groups were:

1. Community groups (including not-for-profit organizations);
2. Neighborhood coalitions;
3. External governmental stakeholders;
4. Development industry representatives; and,
5. Affected City departments

Additionally, the Planning Department met with the City Council offices; launched a project-specific webpage; and conducted a community meeting on January 30, 2018 to present the new categories and to get additional community feedback.

The proposed land use category updates/revisions include:

1. Expansion of the Mixed-Use land use category into five discrete categories to allow more flexibility and varying intensities of mixed-use development.
2. Addition of a City/State/Federal Government category, which will replace Public/Institutional and is intended for properties owned and operated by municipal, state, or federal agencies.
3. Replacement of the Office, Business/office park, and Very high density residential land use categories. These categories are proposed to be replaced with new categories that better address the desired types of development as recommended by the Comprehensive Plan.
 - a. The exclusive Office category is redundant; said uses would continue to be permitted in commercial and mixed-use categories.
 - b. Update to the High Density Residential category includes additional flexibility in the recommended density (up to 50 d/u per acre). Higher densities would be permitted in the Regional Mixed-Use category to ensure that residents of dense residential developments have access to necessary goods and services within walking distance.
 - c. Business/office park would be replaced with Business/Innovation Mixed-Use and would include live/work housing options.
4. The balance of land use category revisions include minor updates to the description or the addition, or removal, of permitted zoning districts.

The table below highlights the proposed changes to the land use categories:

Existing UDC Land Use Categories	PROPOSED UDC Land Use Categories
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

ALTERNATIVES:

This is a briefing on the proposed land use category updates.

FISCAL IMPACT:

There is no fiscal impact related to this briefing.

RECOMMENDATION:

Staff recommends this briefing be received by the Comprehensive Plan Committee. The Planning Department has briefed the Planning Commission on two separate occasions. Additionally, the Planning Commission's Technical Advisory Committee has received a briefing. The Department will follow the adoption process, which includes the following tentative schedule:

1. Zoning Commission Briefing: May 2, 2018
2. Planning Commission Technical Advisory Committee Consideration: May 11, 2018
3. Zoning Commission Consideration: May 16, 2018
4. Planning Commission Consideration: May 23, 2018
5. City Council Consideration: June 7, 2018