



City of San Antonio

Agenda Memorandum

File Number:18-4705

Agenda Item Number: 15.

Agenda Date: 10/11/2018

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

City Council consideration of the SA Tomorrow Comprehensive Plan proposed land use categories.

SUMMARY:

Consideration of amendments to Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, Section 35-420 (e) (5) **Comprehensive Land Use Categories**, and Section Sec. 35-A101. - **Definitions and Rules of Interpretation:** Comprehensive land use category.

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 already 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:

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; met with the Eastside business community; participated in four AIA hosted community meetings in September 2018; and conducted five community meetings to present the new categories and to get additional community feedback. These meetings included:

1. January 30, 2018 - Henry B. Gonzalez Convention Center
2. July 26, 2018 - Roosevelt Park Clubhouse
3. July 28, 2018 - Southwest Service Center Assembly
4. July 31, 2018 - Stinson Airport
5. August 2, 2018 - Igo Library

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 Mixed-Use
	Regional 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 City Council's consideration of the proposed land use category updates.

FISCAL IMPACT:

There is no fiscal impact related to this consideration.

RECOMMENDATION:

Staff recommends adoption of the proposed amendments to Chapter 35: Unified Development Code.

The applicable development-related City boards and Commissions have been briefed and have considered these amendments. The Planning Commission's Technical Advisory Committee, Planning Commission, and Zoning Commission have been briefed and recommended approval. Further, the Planning Department briefed the City Council offices via a monthly chief-of-staff meeting to receive input of the proposed classification updates.

The adoption process included:

1. Planning Commission Technical Advisory Committee Briefing: March 2, 2018
2. Planning Commission Briefing: March 28, 2018
3. Planning Commission Technical Advisory Committee Consideration: May 11, 2018 - Recommendation of Approval
4. Zoning Commission Briefing: May 15, 2018
5. Planning Commission Consideration: May 23, 2018 - Recommendation of Approval
6. Zoning Commission Consideration: June 5, 2018 - Recommendation of Approval
7. Comprehensive Planning Committee: August 15, 2018
8. City Council Consideration: October 11, 2018