



Ft. Sam Houston Area Regional Center Planning Team

Meeting #3

Land Use

Thursday, August 18, 2022

Zoom

3:00 – 5:00 PM



Cambridge Systematics, Inc.
BowTie

Economic & Planning Systems, Inc.
Auxiliary Marketing Services

Mosaic Planning and Development Services
Worldwide Languages

Able City
WSP

Ft. Sam Houston Area Project Team

- **City of San Antonio, Planning Department**

- Channary Gould, Co-Project Manager
- David Powell, Co-Project Manager

- **MIG**


- Jay Renkens, Principal
- Andy Rutz, Project Director
- Krystin Ramirez, Project Manager
- Elly Schaefer, Land Use Subject Matter Expert
- Saul Vazquez, Senior Project Associate

- **Mosaic**

- Carissa Cox, Principal Planner



Meeting Objectives

- **Vision & Goals**
 - **Review Draft Focus Areas**
 - **Review Housing & Jobs Projections**
 - **Land Use Overview**
 - **Draft Land Use Base Map**
 - **Overview of Land Use Categories**
 - **Focus Areas Land Use Activity**
- 



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Draft Vision & Goals for Plan

Draft Vision

The Fort Sam Houston Area Regional Center is a high-quality place to live, work, learn, train, and play with safe and distinct neighborhoods connected to, and are well integrated with the military base, AT&T Center, and vibrant employment areas. This mosaic of San Antonio's past, present and future is woven together with a robust trail and greenway system providing local and regional transportation and recreation opportunities; and a well-connected network of shaded roadways and streets that are well-maintained; and walkable, bikeable and transit-friendly mixed-use districts that serve local residents during non-event times and visitors during events.

Draft Goals

- Promote quality development that is compatible with existing neighborhoods and includes additional housing options for military and non-military families and households.
- Improve existing connections and create new connections and crossings that are truly multimodal, aesthetically pleasing and provide stormwater benefits.
- Provide more greenways, trails and recreational amenities throughout the Regional Center and connecting to nearby areas.
- Strategically locate additional medium and higher density mixed use development to create districts that double as locally serving hubs of small business and visitor entertainment destinations.
- Facilitate overall development patterns that include local employment and entertainment opportunities.
- Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.



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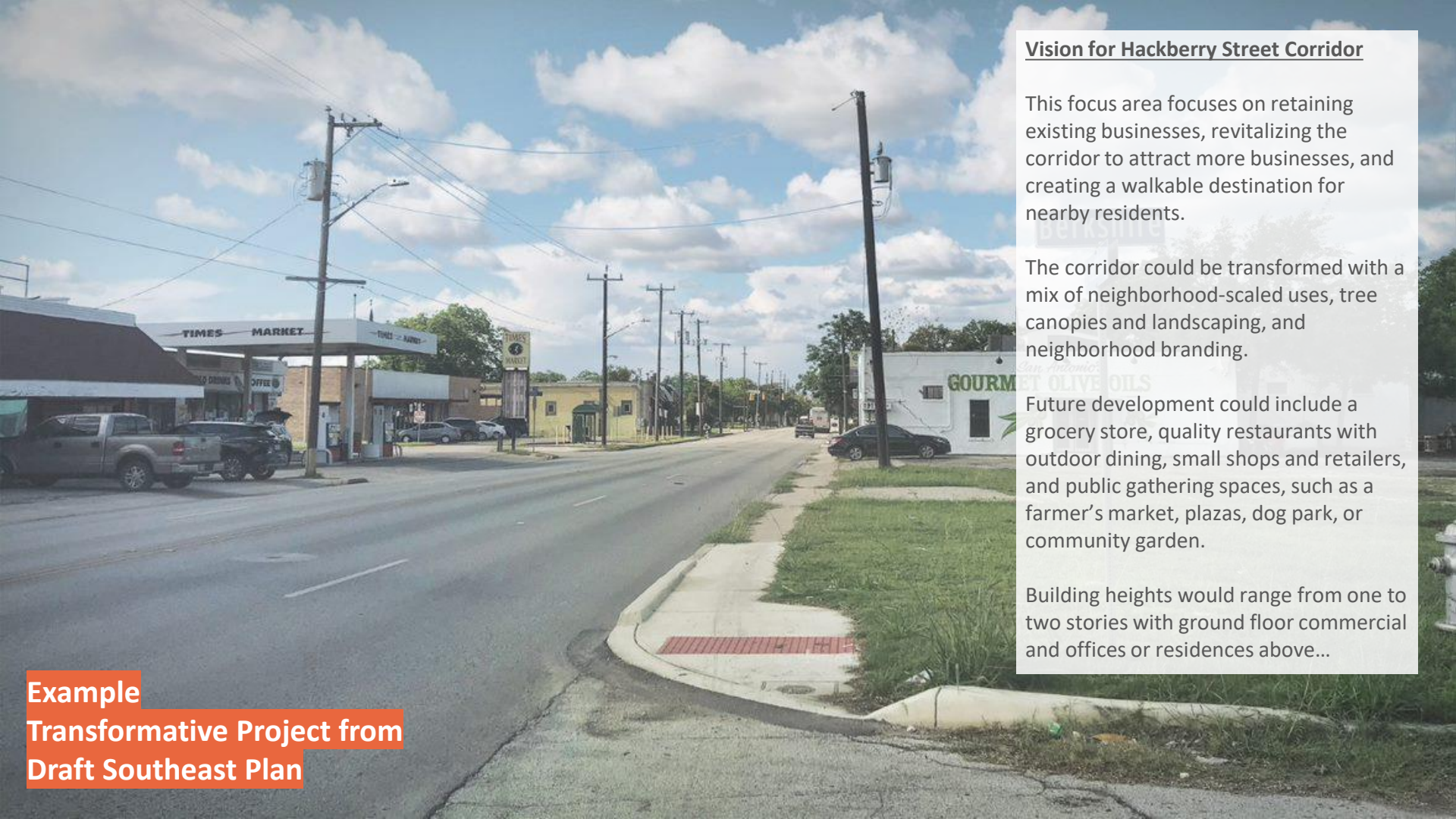
Draft Focus Areas

What is a Focus Area?

Key Definition #1

FOCUS AREAS:

Important **areas of opportunity** to direct future investments, support, or improvements.



Vision for Hackberry Street Corridor

This focus area focuses on retaining existing businesses, revitalizing the corridor to attract more businesses, and creating a walkable destination for nearby residents.

The corridor could be transformed with a mix of neighborhood-scaled uses, tree canopies and landscaping, and neighborhood branding.

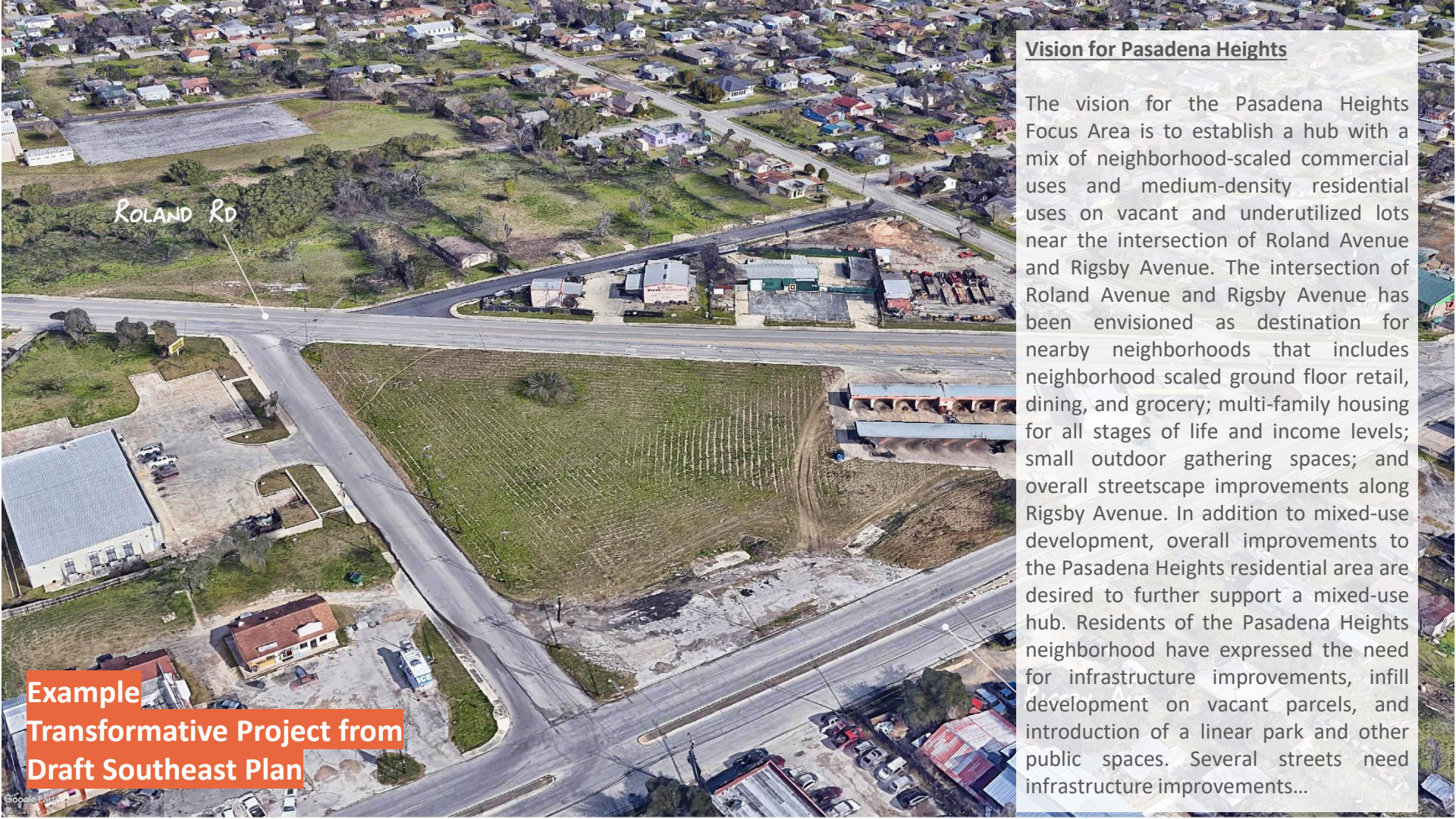
Future development could include a grocery store, quality restaurants with outdoor dining, small shops and retailers, and public gathering spaces, such as a farmer's market, plazas, dog park, or community garden.

Building heights would range from one to two stories with ground floor commercial and offices or residences above...

**Example
Transformative Project from
Draft Southeast Plan**



**Example
Transformative Project from
Draft Southeast Plan**



Vision for Pasadena Heights

The vision for the Pasadena Heights Focus Area is to establish a hub with a mix of neighborhood-scaled commercial uses and medium-density residential uses on vacant and underutilized lots near the intersection of Roland Avenue and Rigsby Avenue. The intersection of Roland Avenue and Rigsby Avenue has been envisioned as destination for nearby neighborhoods that includes neighborhood scaled ground floor retail, dining, and grocery; multi-family housing for all stages of life and income levels; small outdoor gathering spaces; and overall streetscape improvements along Rigsby Avenue. In addition to mixed-use development, overall improvements to the Pasadena Heights residential area are desired to further support a mixed-use hub. Residents of the Pasadena Heights neighborhood have expressed the need for infrastructure improvements, infill development on vacant parcels, and introduction of a linear park and other public spaces. Several streets need infrastructure improvements...

**Example
Transformative Project from
Draft Southeast Plan**

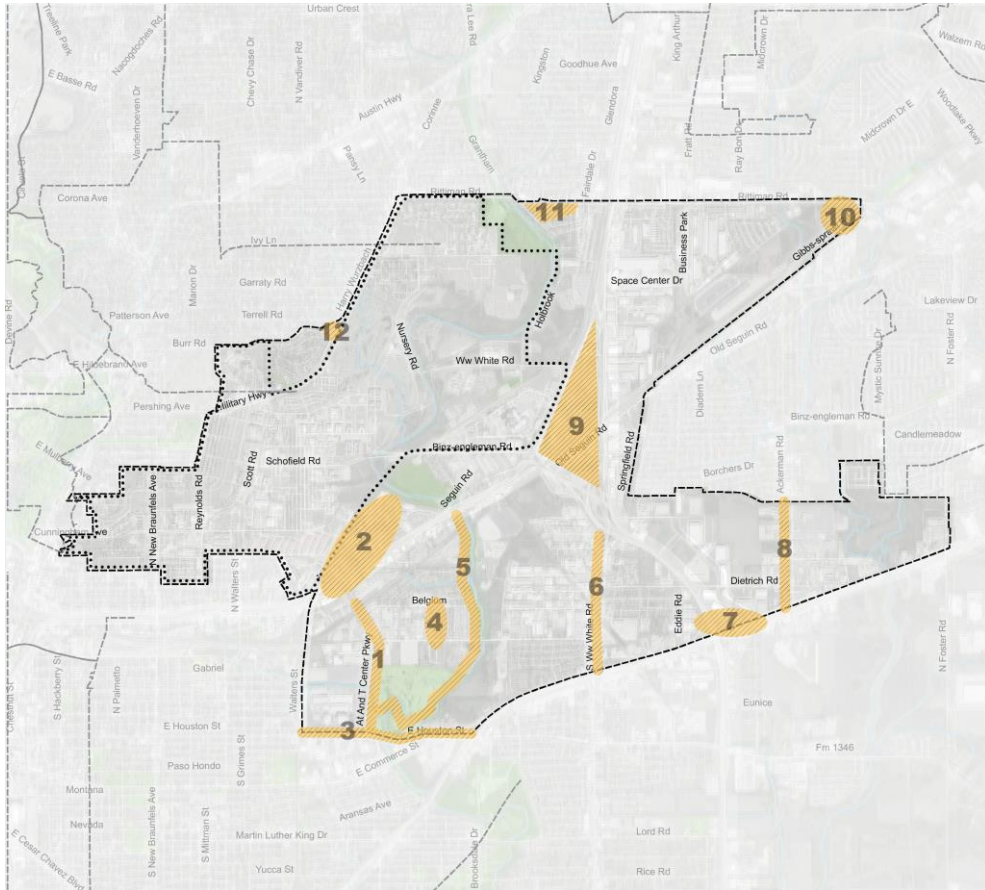
ROLAND RD

RIGSBY AVE

Example
Transformative Project from
Draft Southeast Plan



Draft Focus Areas

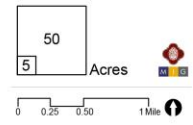


Fort Sam Houston Area
REGIONAL CENTER

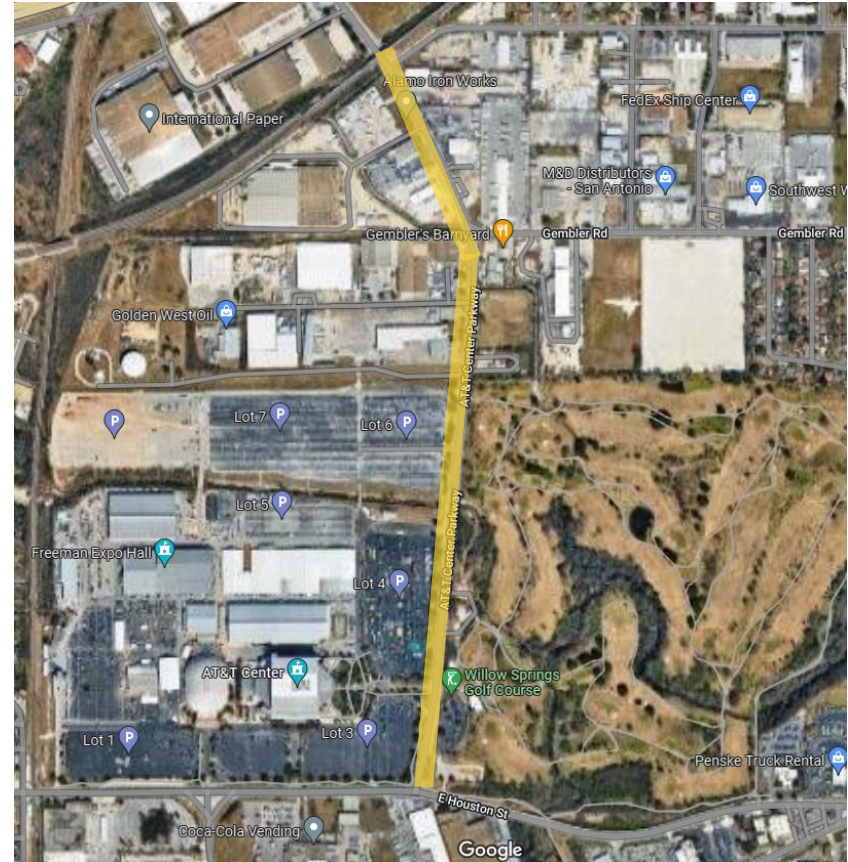
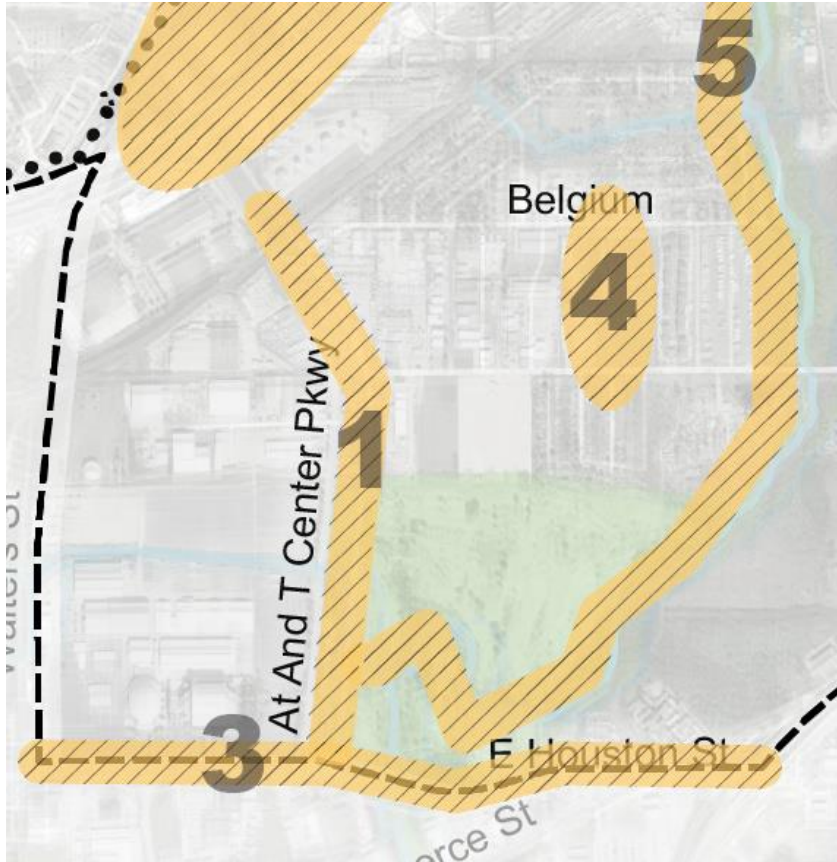
DRAFT FOCUS AREAS

- LEGEND**
- Community Plan Area Boundary
 - Adjacent Regional Center or Community Area
 - Railroad Line
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area

- FOCUS AREA IDENTIFIERS**
- 1** AT&T Center Parkway Corridor
 - 2** Pan Am Industrial Area
 - 3** E. Houston Street Corridor
 - 4** Belgium Lane & Gemberl Rd
 - 5** Salado Greenway
 - 6** S Ww White Rd Corridor
 - 7** Loop 410 & IH-10
 - 8** Ackerman Rd Corridor
 - 9** IH-35 & Loop 410 Intersect
 - 10** Rittman Rd & Gibbs-Spraw
 - 11** Wiltshire Park
 - 12** Bel Meade



Draft Focus Area #1: AT&T Parkway Corridor



Draft Focus Area #2: Pan Am Industrial Area



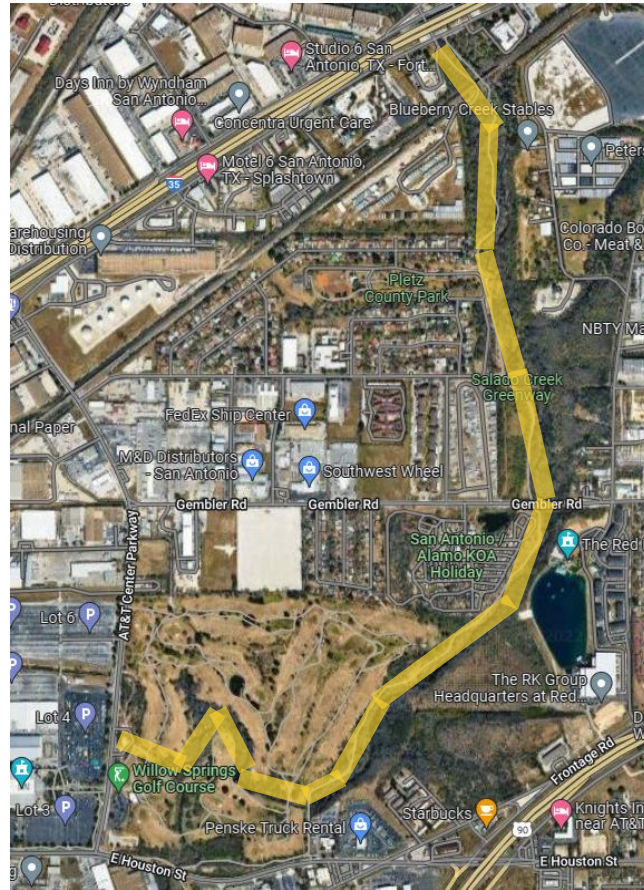
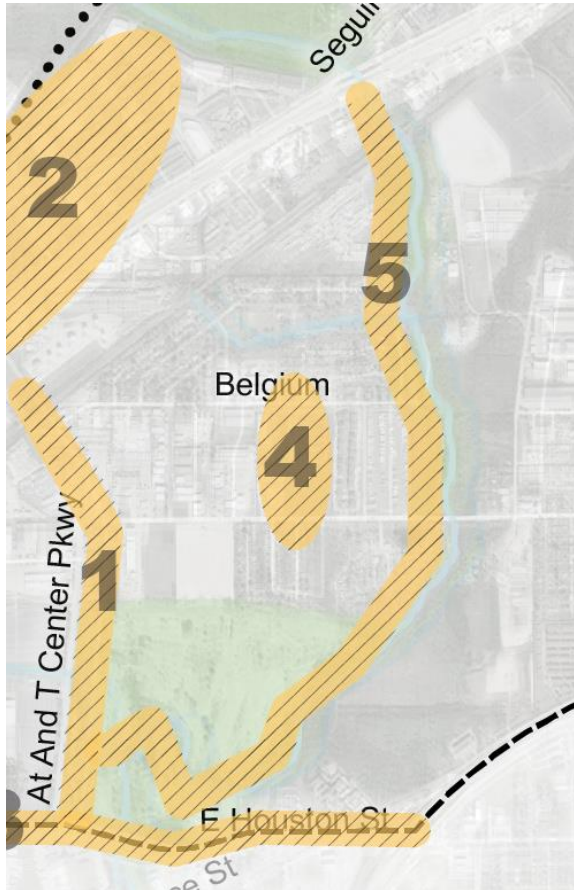
Draft Focus Area #3: E Houston St. Corridor



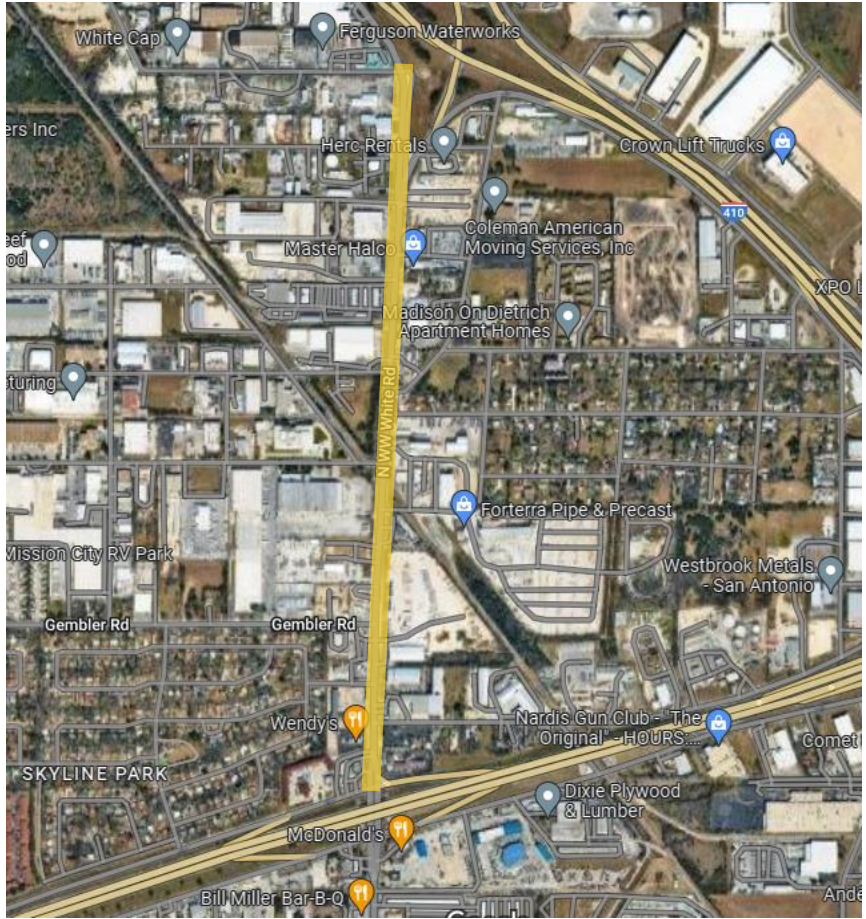
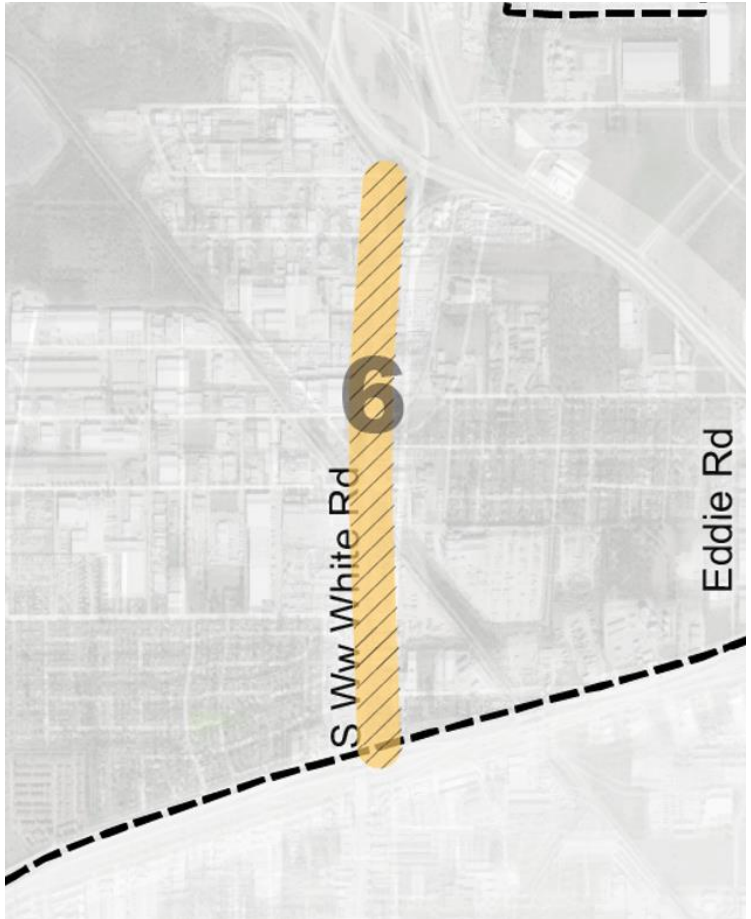
Draft Focus Area #4: Belgium Ln. & Gemblor Rd.



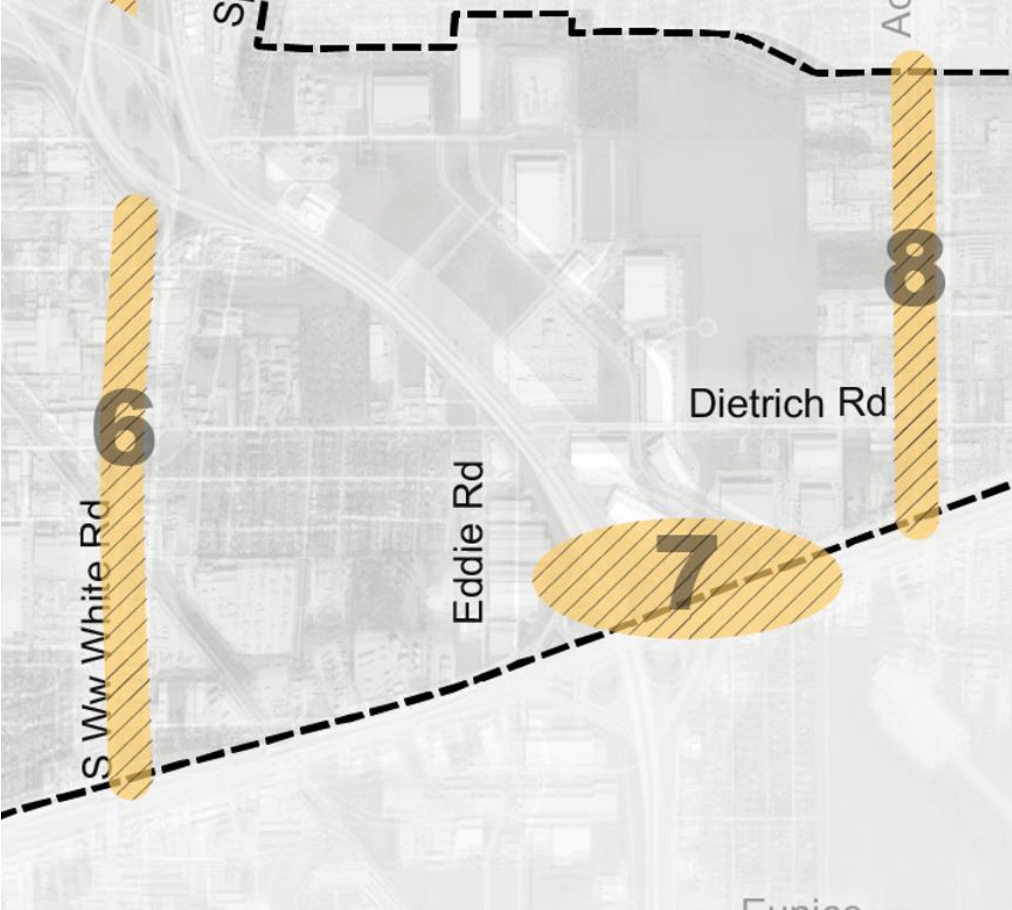
Draft Focus Area #5: Salado Greenway



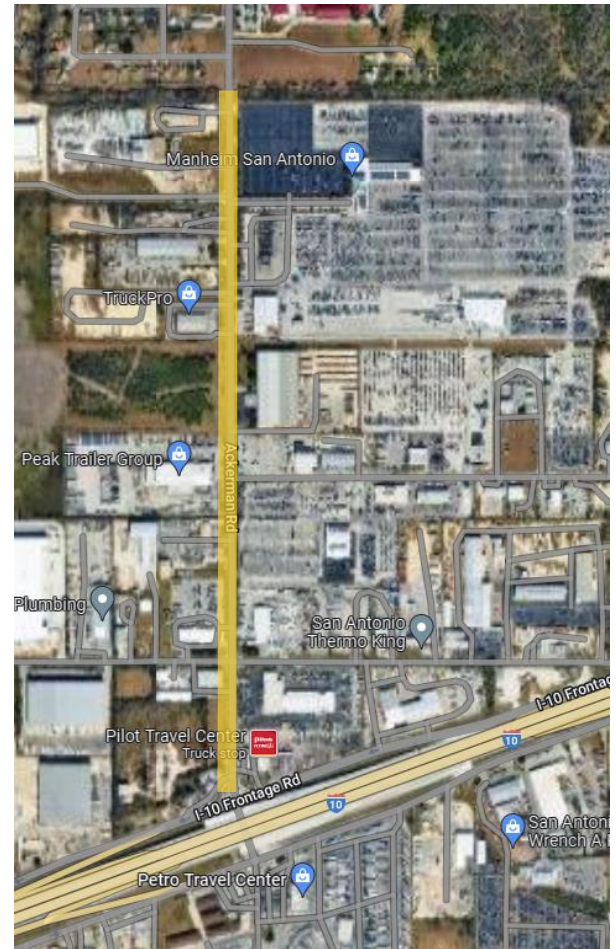
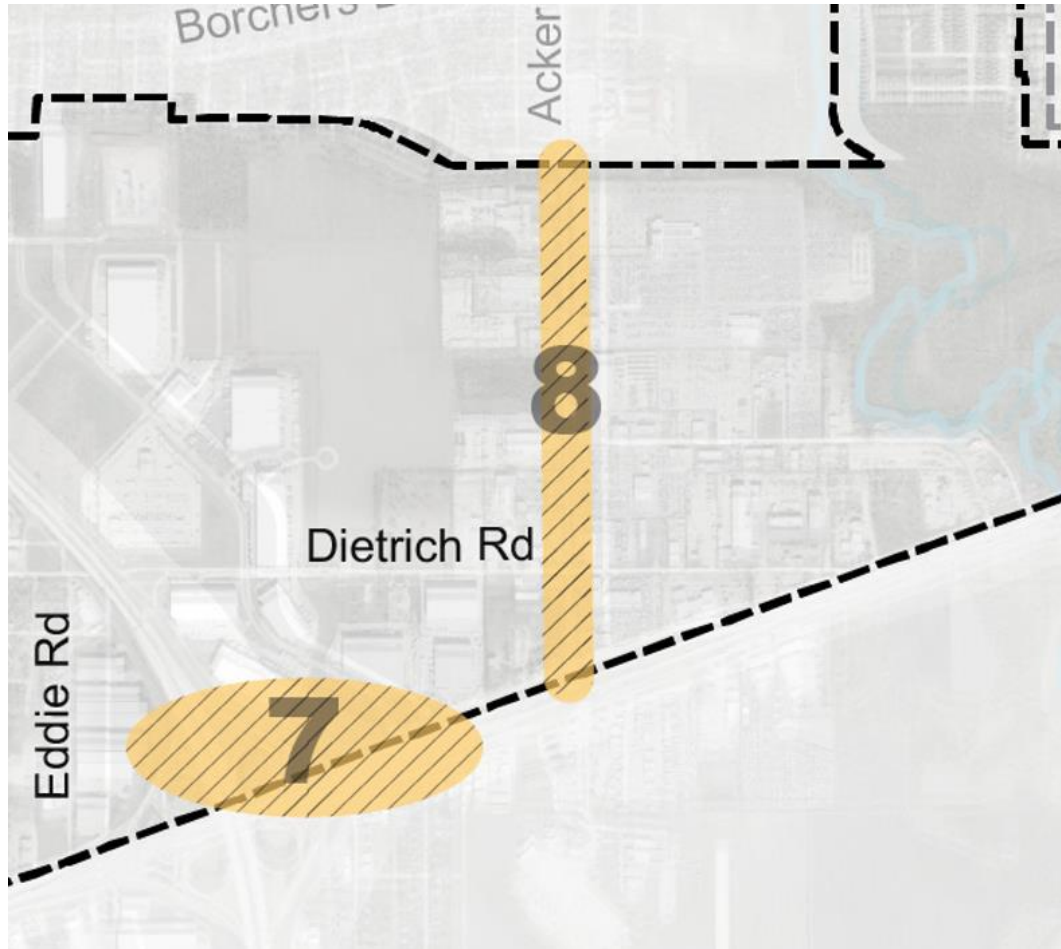
Draft Focus Area #6: S Ww White Rd. Corridor



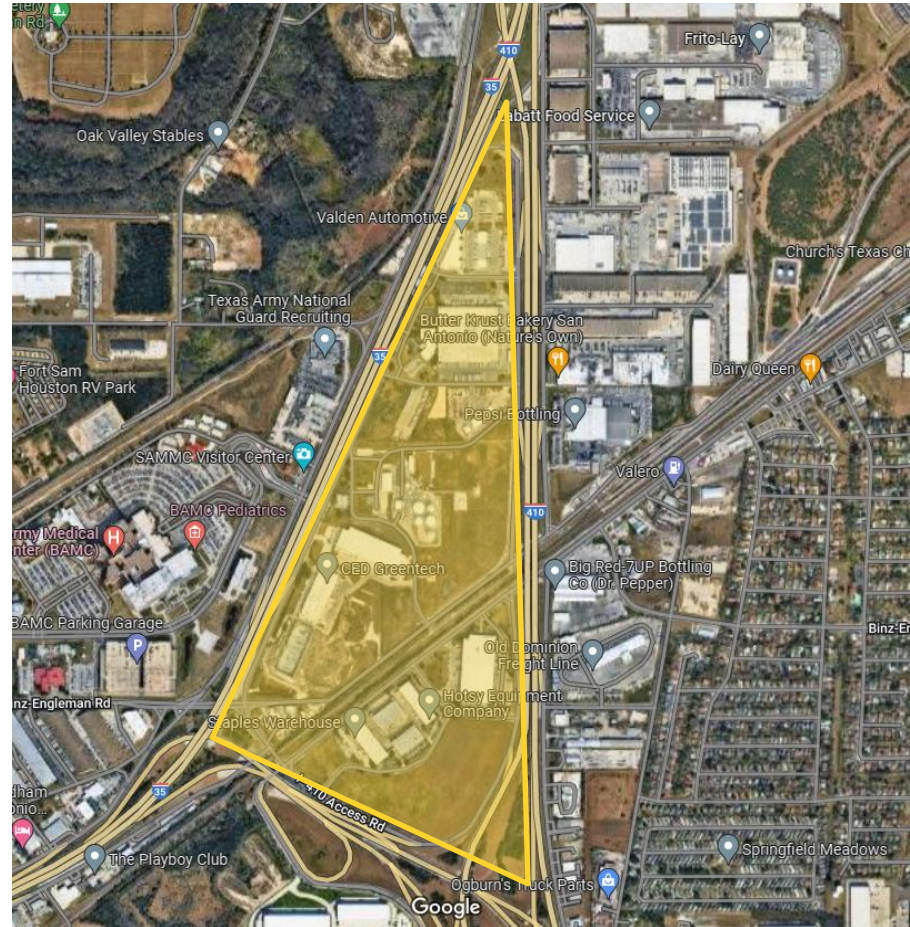
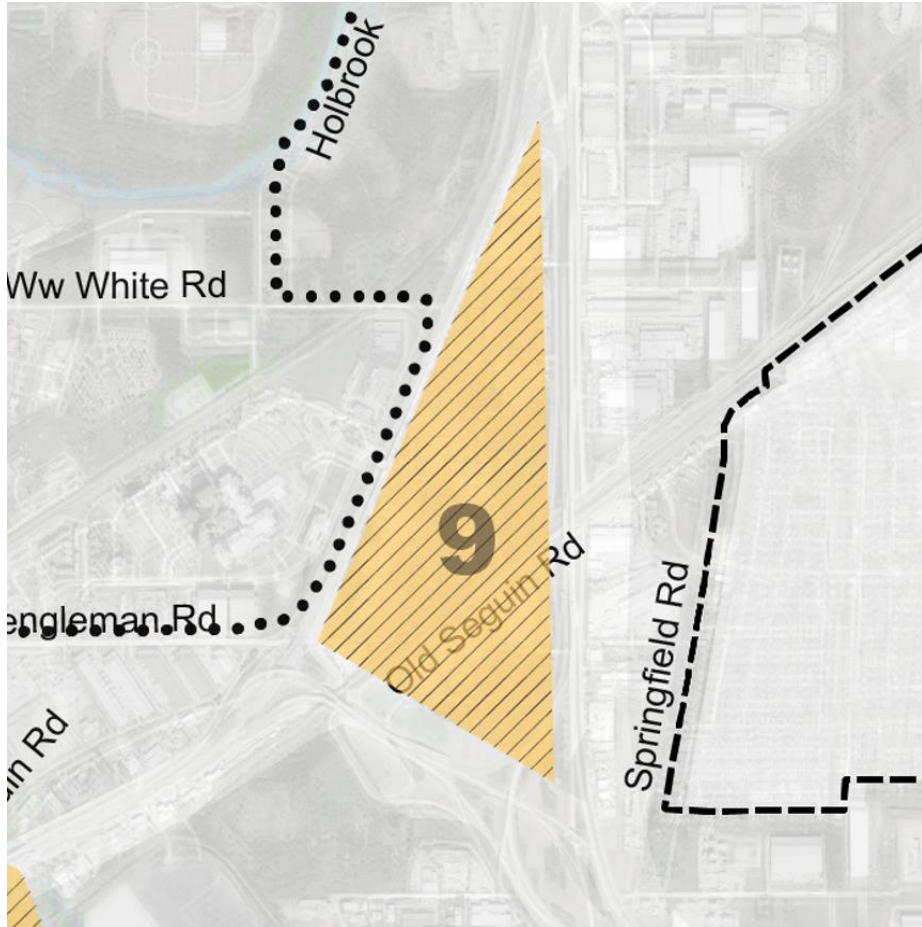
Draft Focus Area #7: Loop 410 & IH-10



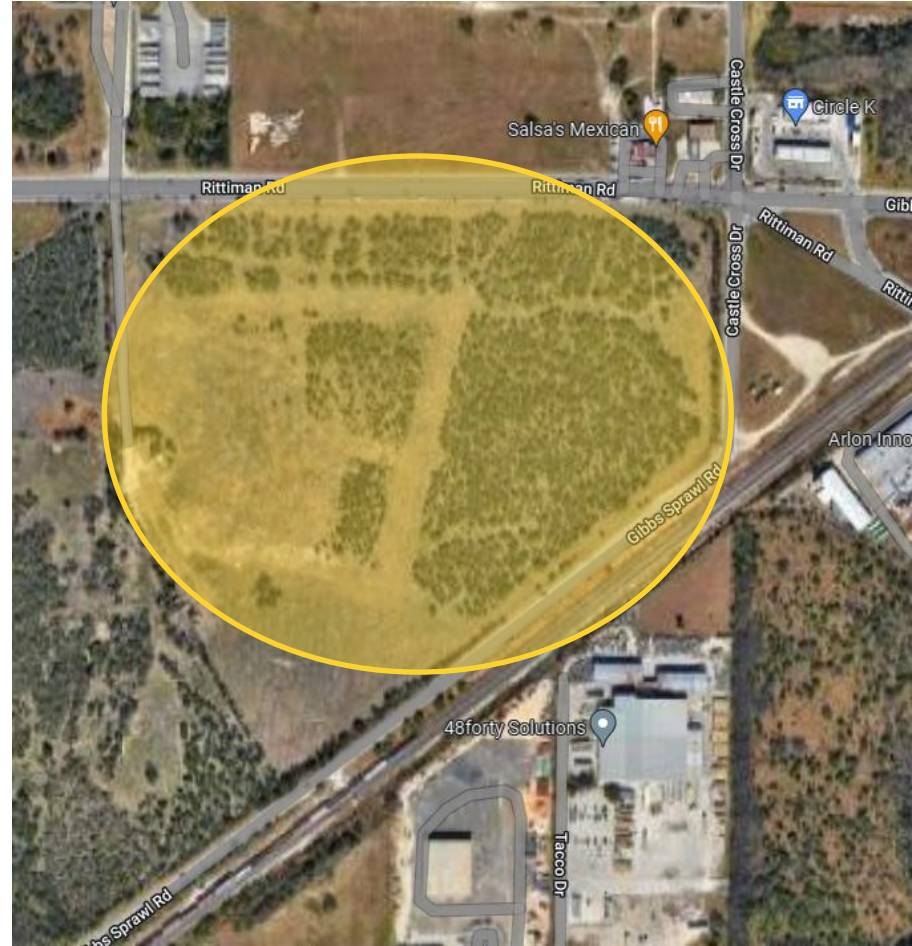
Draft Focus Area #8: Ackerman Rd. Corridor



Draft Focus Area #9: IH-35 & Loop 410 Intersect



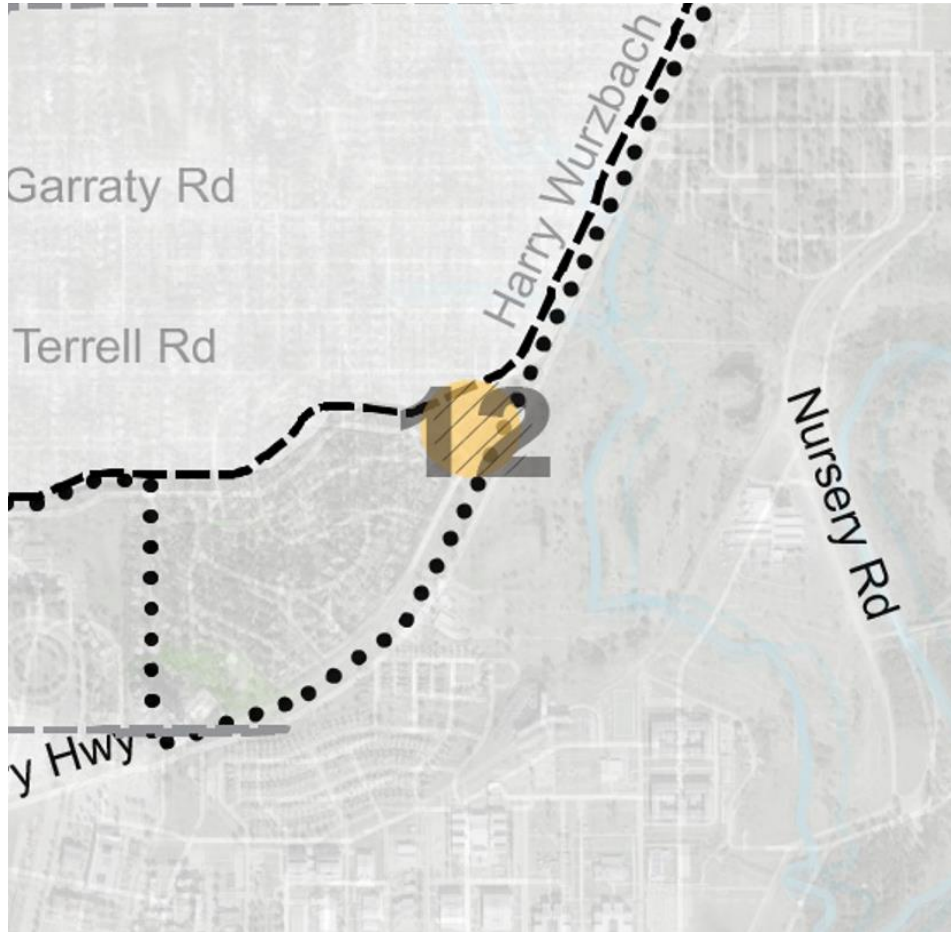
Draft Focus Area #10: Rittiman Rd. & Gibbs-Sprawl



Draft Focus Area #11: Wilshire Park



Draft Focus Area #12: Bel Meade





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Housing & Jobs Projections

Fort Sam Area – Share of Job Growth

Forecast Growth



Employment Growth | 2010-2040

22,800 new jobs

Over 760 jobs per year

Progress Metrics



New Development since 2010

2,000 sf new private retail

640,000 sf new private industrial

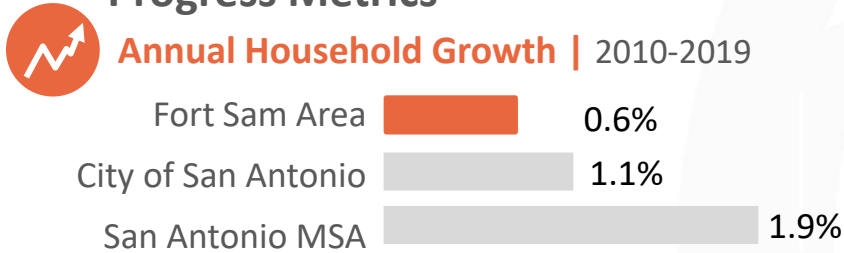
- 50% of jobs in Bexar County are in the 13 identified Regional Center Areas
- Over 50% of recent commercial and industrial developed space has been within the Regional Center Areas

Fort Sam Area – Share of Housing Growth

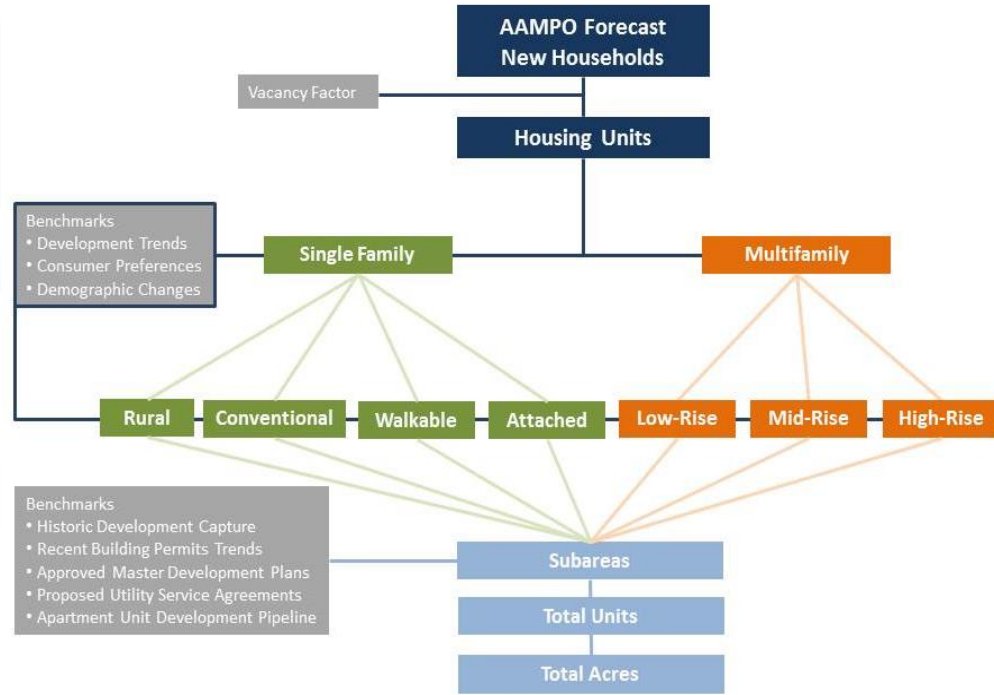
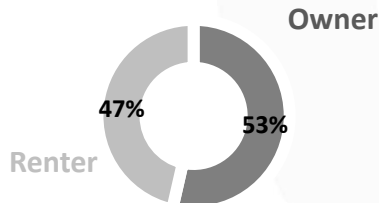
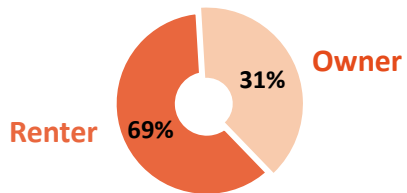
Forecast Growth



Progress Metrics



Housing Tenure



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Land Use

What is Land Use?

“Land use” is a term used to describe the uses that exist or are envisioned on a property. It is generally broken down into categories, such as:

- Residential (houses and apartments)
- Commercial (stores, restaurants and offices)
- Industrial (manufacturing, quarries, distribution facilities)
- Parks and open spaces
- Government uses



Why is Land Use Important?

- Land use regulations protect the health, safety and welfare of communities, allowing the City to manage traffic congestion, promote public safety and prevent the overcrowding of land.
- **Existing land use:** how land is currently being used
(see the Existing Conditions Atlas)
- **Future land use:** how land can be used in the future

Future Land Use is the focus of the plan

Differences Between Land Use and Zoning

| | Land Use Plan (Categories) | Zoning Ordinance (Districts) |
|---------|---|--|
| PURPOSE | Policy: A Land Use Plan establishes <i>parameters</i> for development and growth. | Regulation: defines the particular rights of use, and <i>what development is allowed</i> |
| SCALE | Focus is on <i>areas, patterns, and relationships</i> among properties in an area. A set of broad policies and principles to guide the City's decision-making regarding growth and development patterns. | Focus is on rights of use for <i>individual properties</i> . Zoning consists of detailed, specific regulations and standards for how property owners may use and develop their land. |

Role of the Future Land Use Plan

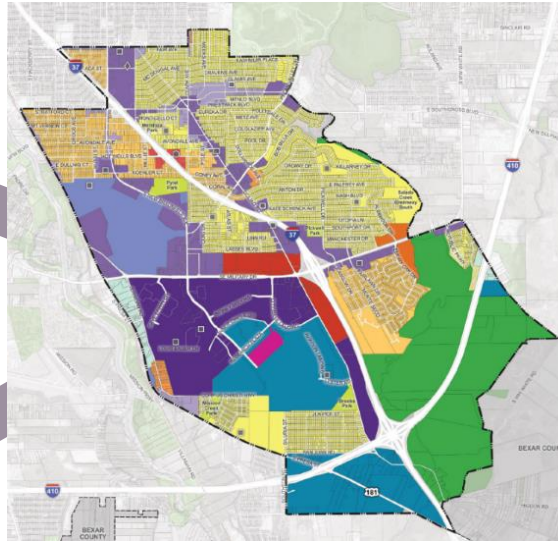
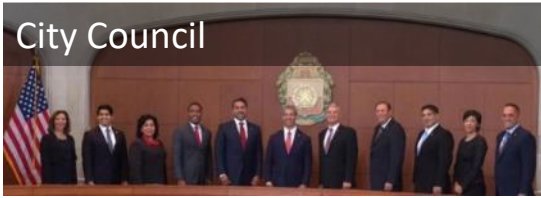
The Future Land Use Plan **DOES:**

- Define how a property can be rezoned in the future
- Set guides for elected officials deciding rezoning cases
- Ensure that projected growth can be absorbed in an orderly way throughout the City
- Establish the preferred mixtures of uses and the distribution of density in the various areas of the City, based on public input and feedback.

The Future Land Use Plan **DOES NOT:**

- Automatically change the zoning of any property
- Restrict existing rights of use
- Cause any buildings to be removed or changed

Who will use the Land Use Plan?



City Staff + Other Agencies



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT



CITY OF SAN ANTONIO
PLANNING DEPARTMENT

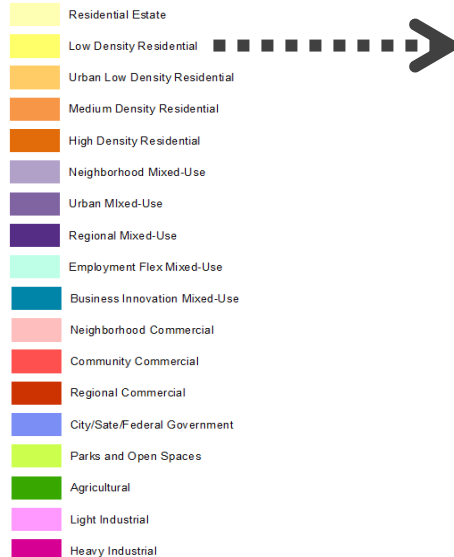
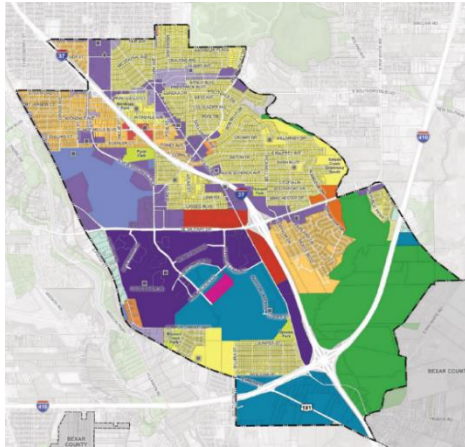


The Future Land Use Plan informs public and private decision-making and investments.

Land Use Categories: What is their purpose?

San Antonio adopted new land use categories in 2018. The categories establish:

- The *uses* that should be found in an area
- The *general character and density* of development for the area
- The *zoning districts* that are allowed



Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. 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.
- **Typical densities** in this land use category would range from 3 to 12 dwelling units/acre.
- IDZ and PUD 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.

Developing the Future Land Use Plan





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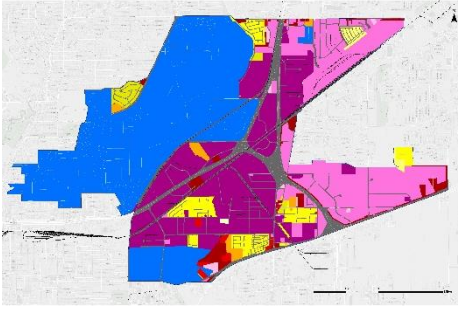
Draft Land Use Map

How the Draft Future Land Use Map Was Developed

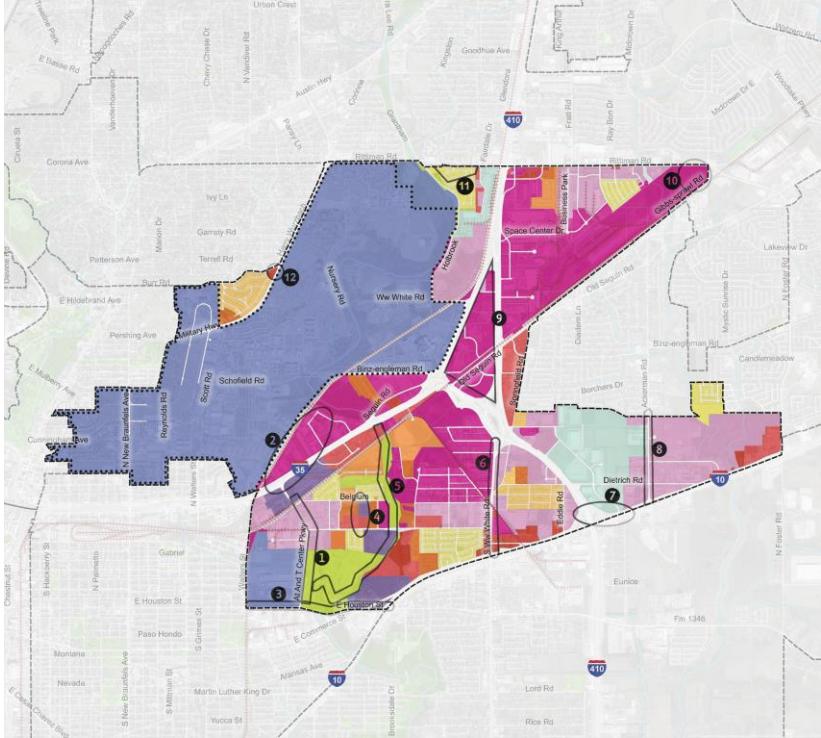
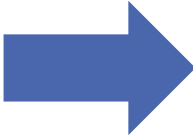
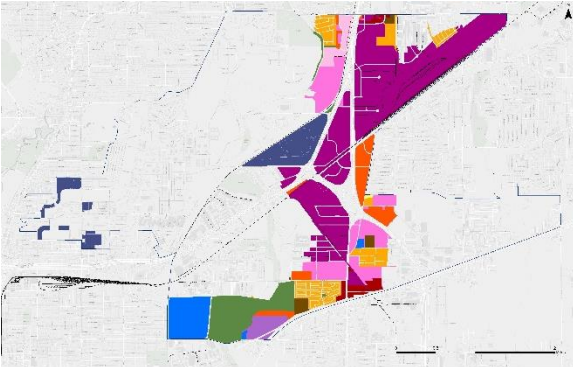
Previously Adopted Plans



Current Zoning



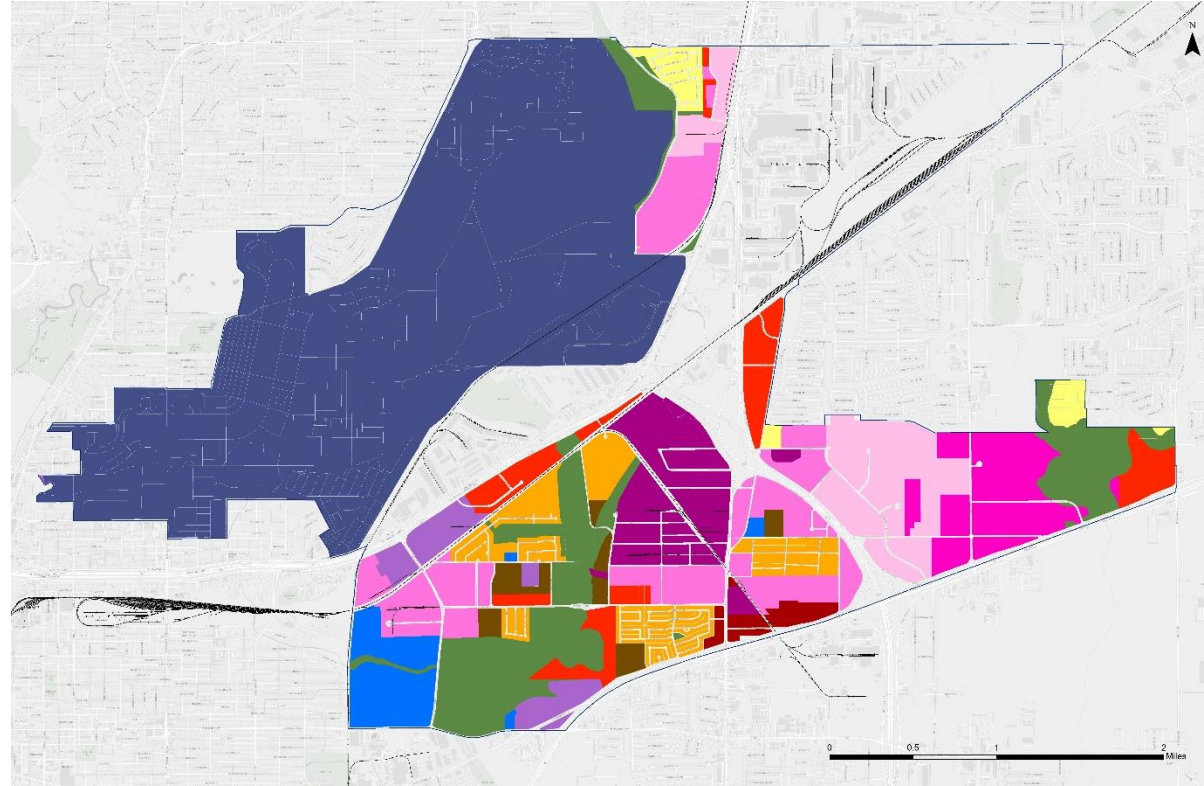
SA Corridors Land Use



Previously Adopted Land Use Plans In the Fort Sam Area Regional Center

General Land Use Categories

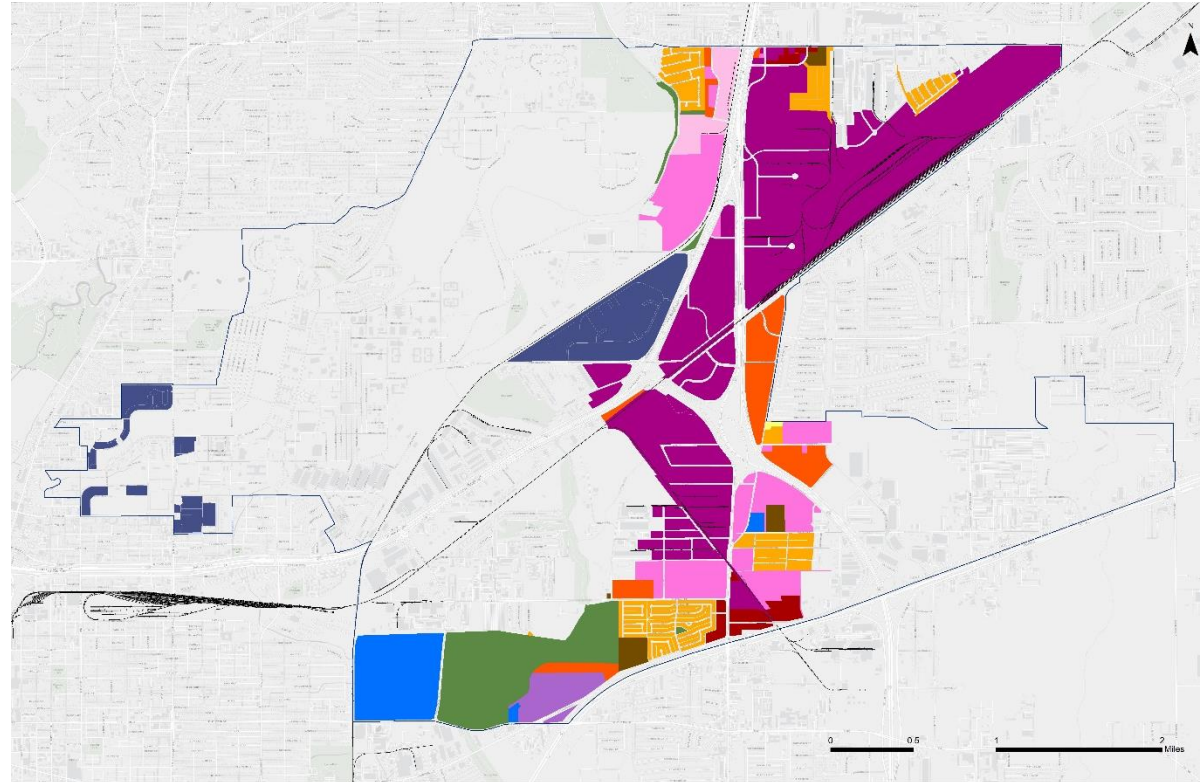
- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/State/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial



Adopted SA Corridor Land Use in the Fort Sam Area Regional Center

General Land Use Categories

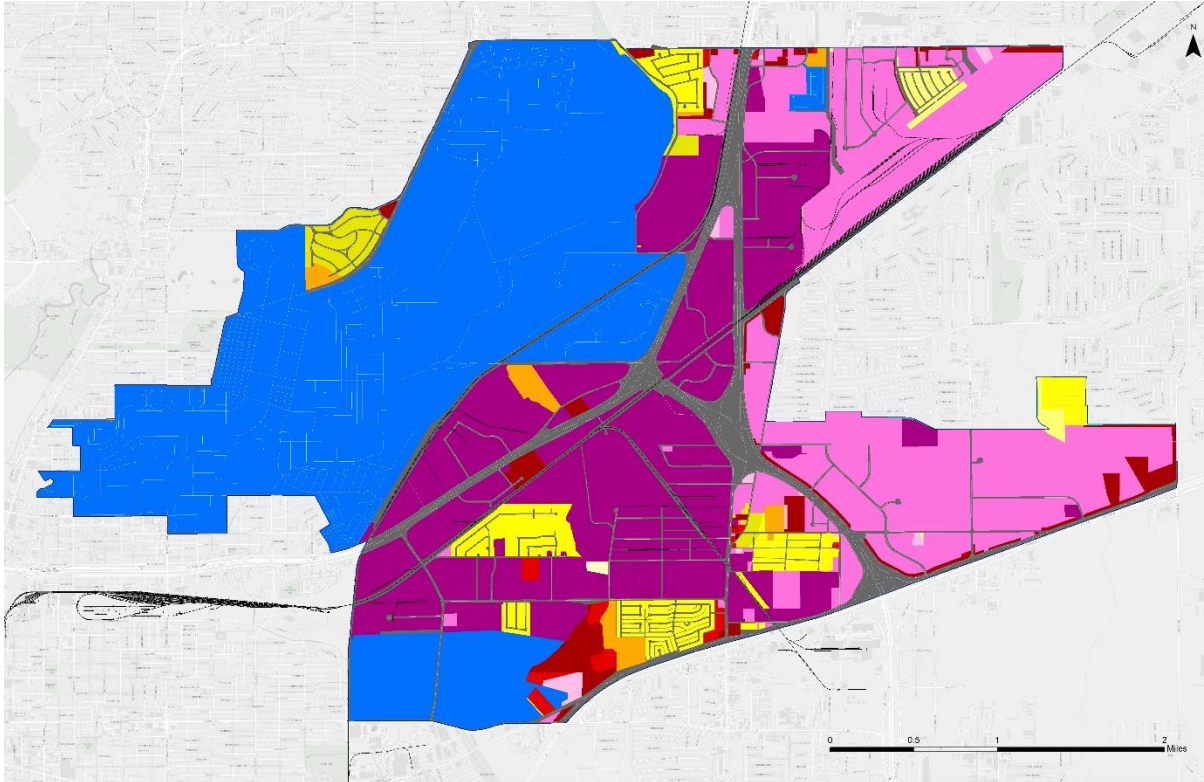
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Existing Zoning in the Fort Sam Area Regional Center

General Land Use Categories

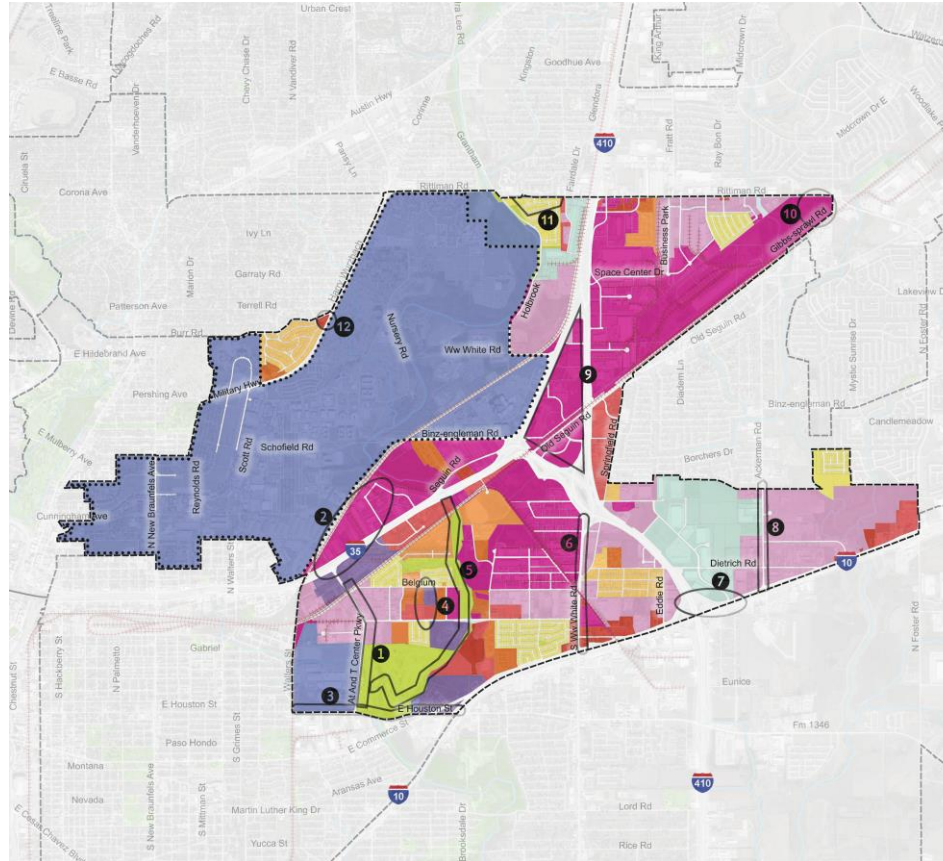
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Draft Future Land Use Map for the Fort Sam Area Regional Center

General Land Use Categories

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
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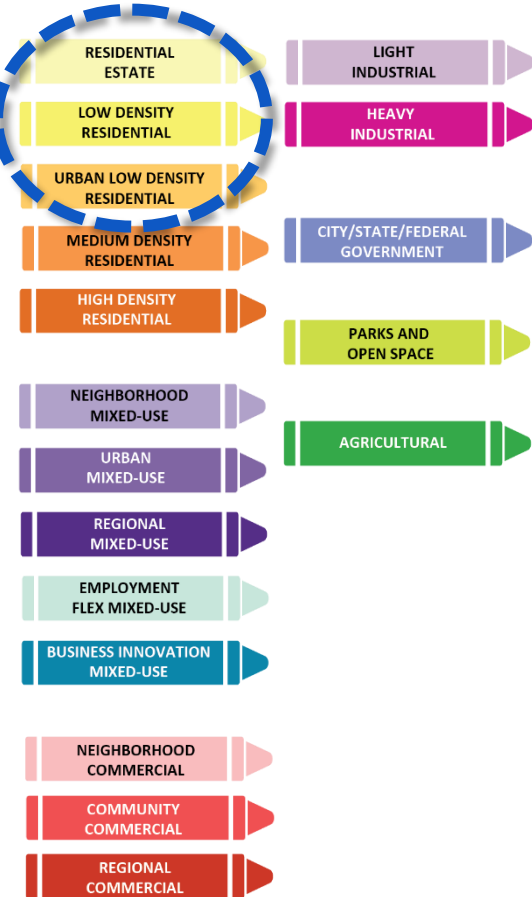
Land Use Categories

San Antonio's Land Use Categories

| | | |
|---|---|---|
|  <p>High Density Residential Medium Density Residential Urban Low Density Residential Low Density Residential Residential Estate</p> |  <p>Neighborhood Commercial Community Commercial Regional Commercial</p> |  <p>Employment Flex Mixed-Use Business Innovation Mixed-Use Neighborhood Mixed-Use Urban Mixed-Use Regional Mixed-Use</p> |
| <p>LAND USE CATEGORIES</p> <p>RESIDENTIAL</p>  <ul style="list-style-type: none"> Includes houses and apartments and everything in between Different categories are used to describe the density of dwelling units Where people live | <p>LAND USE CATEGORIES</p> <p>COMMERCIAL</p>  <ul style="list-style-type: none"> Where people shop and work Includes retail establishments, offices and shopping centers Different categories are used to describe the intensity of use | <p>LAND USE CATEGORIES</p> <p>MIXED-USE</p>  <ul style="list-style-type: none"> Places that integrate places to live, places to shop and places to work into single buildings Different categories for the density of dwelling units and level of activity |

| | |
|---|--|
|  <p>Agricultural Light Industrial Heavy Industrial</p> |  <p>City/State/Federal Government Parks and Open Spaces</p> |
| <p>LAND USE CATEGORIES</p> <p>INDUSTRIAL</p>  <ul style="list-style-type: none"> Includes storage, manufacturing, quarries and many other industries Varying intensities for industrial uses: heavy and light industrial | <p>LAND USE CATEGORIES</p> <p>CIVIC</p>  <ul style="list-style-type: none"> Government Services Includes city, state and federal government facilities Also includes parks and open spaces |

A First Look at Uses in the Fort Sam Area Regional Center



LAND USE RESIDENTIAL ESTATE

This category includes large lot single-family detached houses and should be located away from major arterials. Residential Estate can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Examples of Development Types:

- Large Lot Single-Family Detached Houses
- Conservation Subdivisions
- Individual Estate-Sized Lots



LAND USE LOW DENSITY RESIDENTIAL

This category includes single-family detached houses on individual lots and should not typically be located adjacent to major arterials. 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.

Examples of Development Types:

- Single-Family Detached Houses
- Manufactured Houses
- Modular Houses



LAND USE URBAN LOW DENSITY RESIDENTIAL

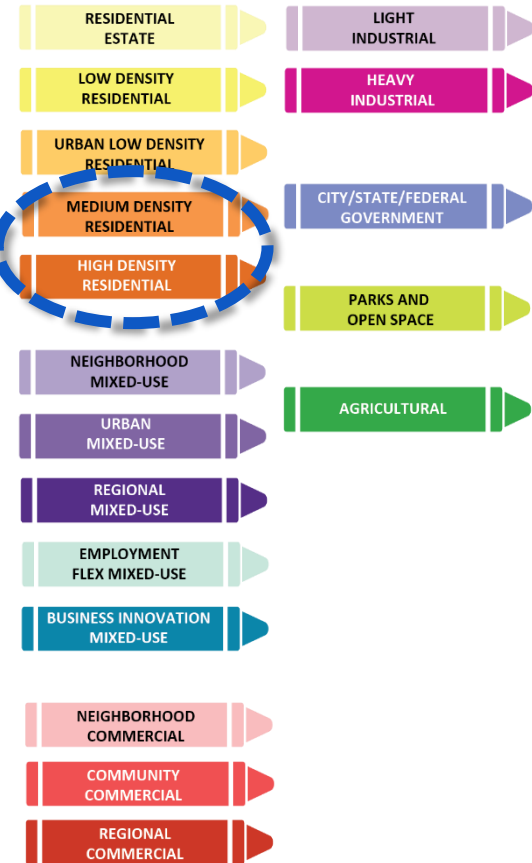
This category includes a range of housing types and may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located.

Examples of Development Types:

- Small lot residences
- Duplexes/Triplexes/Fourplexes
- Manufactured Home Park
- Retail and Service Uses



A First Look at Uses in the Fort Sam Area Regional Center



LAND USE MEDIUM DENSITY RESIDENTIAL

This category accommodates a range of housing types. Higher density multi-family uses, where practical, should be located in 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.

Examples of Development Types:

- Garden Style Apartments with more than Four Dwelling Units Per Building
- Duplexes/Triplexes/Fourplexes
- Manufactured and Modular Homes



LAND USE HIGH DENSITY RESIDENTIAL

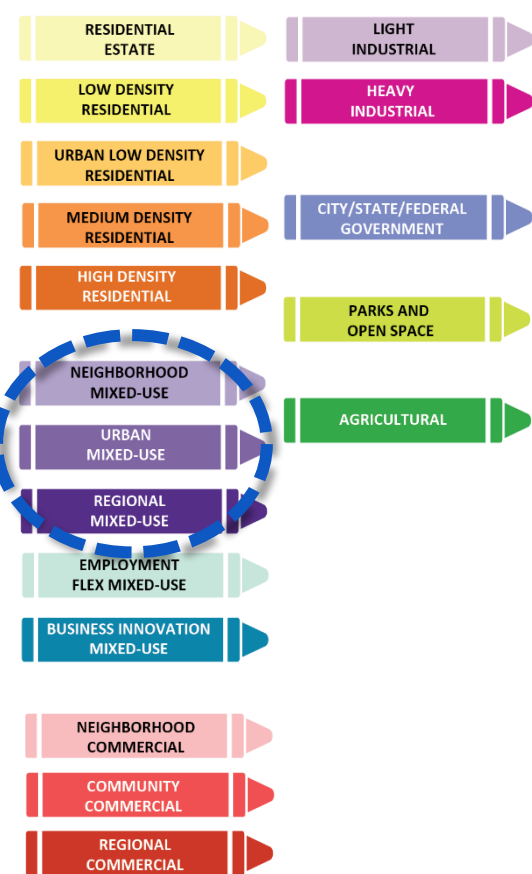
This category includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. This form of development is typically located along or near major arterials or collectors. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located.

Examples of Development Types:

- High Density Apartments/Condos
- Assisted Living Facilities
- Manufactured Home Park



A First Look at Uses in the Fort Sam Area Regional Center



LAND USE NEIGHBORHOOD MIXED-USE

This category 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. The mix of uses may be vertically or horizontally distributed.

Examples of Development Types:

- Live/Work Housing
- Low Density Housing with Retail/Institutional Uses




LAND USE URBAN MIXED-USE

This category contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Building footprints may be block-scale, but could be smaller. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use.

Examples of Development Types:

- Live/Work Housing
- Medium Density Housing with Retail/Institutional Uses



LAND USE REGIONAL MIXED-USE

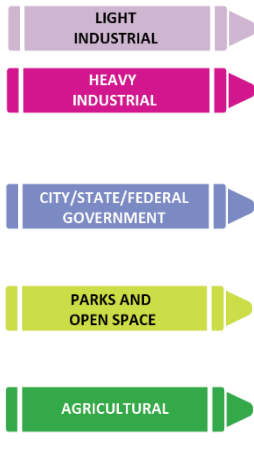
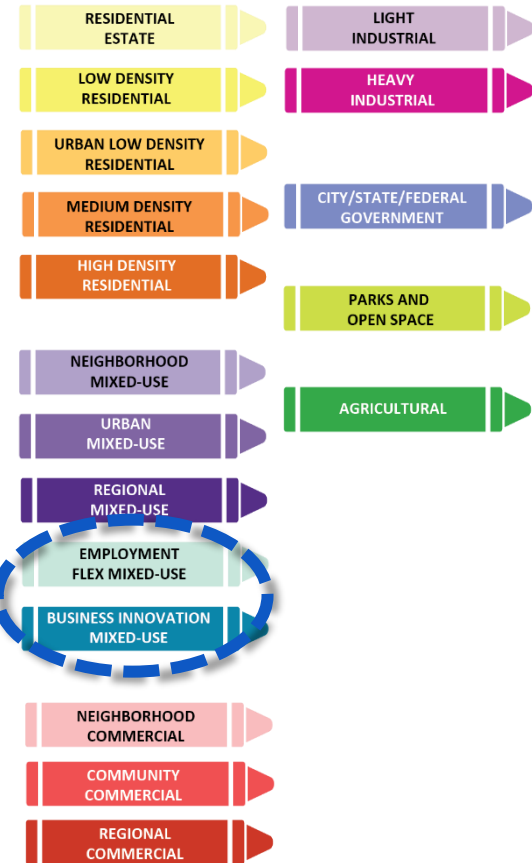
This category contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. The mix of uses may be vertically or horizontally distributed and is ideally built at the block scale.

Examples of Development Types:

- The Pearl Complex
- La Cantera
- Private Universities/ Colleges



A First Look at Uses in the Fort Sam Area Regional Center



LAND USE EMPLOYMENT FLEX MIXED-USE

This category provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Adaptive uses of vacant or underutilized structures are encouraged. Buildings have a smaller footprint.

- Examples of Development Types:
- Small-Scale Office/ Retail
 - Art-Oriented Fabrication
 - Cottage Industrial Uses



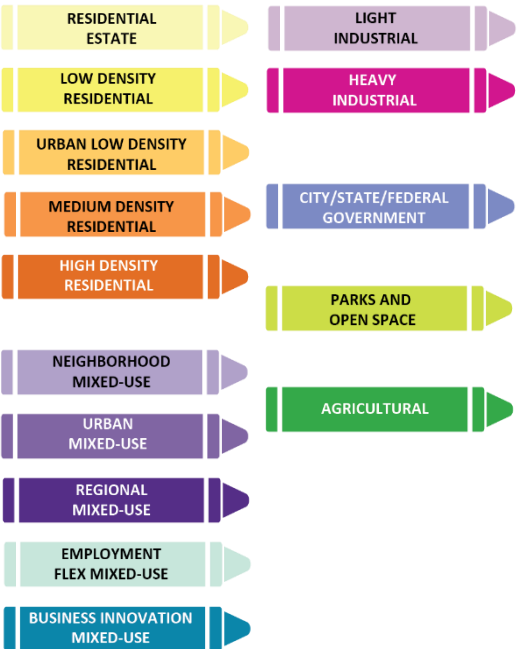
LAND USE BUSINESS INNOVATION MIXED-USE

This category accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints. Additional environmental performance standards should be employed for properties and live/work housing options are permissible.

- Examples of Development Types:
- High Tech Fabrication
 - Research/Development Institutions
 - Medical Campuses
 - Technological Learning Centers



A First Look at Uses in the Fort Sam Area Regional Center



LAND USE NEIGHBORHOOD COMMERCIAL

This category includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas.

Examples of Development

- Types:
- Small Scale Retail or Offices
 - Convenience Retail and Services
 - Professional Services



LAND USE COMMUNITY COMMERCIAL

This category includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses.

Examples of Development

- Types:
- Offices
 - Restaurants
 - Neighborhood Grocers
 - Medical Clinics



LAND USE REGIONAL COMMERCIAL

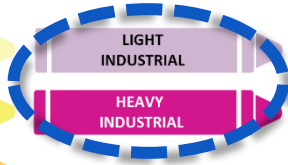
This category includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities.

Examples of Development

- Types:
- Movie Theatres
 - Shopping Centers
 - Hotels
 - Home Improvement Center



A First Look at Uses in the Fort Sam Area Regional Center



RESIDENTIAL ESTATE

LOW DENSITY RESIDENTIAL

URBAN LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

NEIGHBORHOOD MIXED-USE

URBAN MIXED-USE

REGIONAL MIXED-USE

EMPLOYMENT FLEX MIXED-USE

BUSINESS INNOVATION MIXED-USE

NEIGHBORHOOD COMMERCIAL

COMMUNITY COMMERCIAL

REGIONAL COMMERCIAL

CITY/STATE/FEDERAL GOVERNMENT

PARKS AND OPEN SPACE

AGRICULTURAL

LAND USE LIGHT INDUSTRIAL

This category 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 should be under a roof and screened from public view.

Examples of Development Types:

- Furniture Wholesalers
- Food Production
- Warehousing



LAND USE HEAVY INDUSTRIAL

This category includes heavy manufacturing, processing and fabricating businesses concentrated at arterials, expressways, and railroad lines. This category is not compatible with residential areas.

Examples of Development Types:

- Auto Manufacturing
- Petrochemical Bulk Storage
- Battery Manufacturing
- Recycling Facility with Outside Storage
- Textile Manufacturing



A First Look at Uses in the Fort Sam Area Regional Center



LAND USE CITY/STATE/FEDERAL GOVERNMENT

This category includes areas owned and operated by a federal, state, or city agency. This category does not apply to properties owned by a public agency but leased to and operated by another party.

Examples of Development Types:

- Libraries
- Police Stations
- Military Bases
- State Colleges/ Universities




LAND USE PARKS AND OPEN SPACE

In addition to city parks, this category may include, large, 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 and Open Space may include public or private land uses that encourage outdoor passive or active recreation.

Examples of Development Types:

- Pocket, Regional, or Linear Parks
- The River Walk




LAND USE AGRICULTURAL

This category includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses, detached accessory dwelling units, and limited commercial uses are permitted.

Examples of Development Types:

- Crop Agriculture
- Ranching
- Related Agribusiness Practices
- Landscape Nurseries





SA



TOMORROW

Land Use Activity

SA



TOMORROW

Next Steps

Next Steps

- Next Planning Team Meeting(s):
 - All PT Meeting - SHIP Presentation – Wednesday, August 24th at 6:00 PM
 - PT#4 – would Thursday, Sept. 22nd at 3:00 PM – 5:00 PM
 - Community Meeting #2 – week of 11/14/22-11/16/22, day and time TBD
- Questions?
 - Channary Gould or Dave Powell, City of San Antonio
 - channary.gould2@sanantonio.gov or David.Powell@sanantonio.gov
 - (210) 207-**5446** (Channary) or **0244** (Dave)



Ft. Sam Houston Area Regional Center Planning Team

Meeting #3

Land Use

Thursday, August 18, 2022

Zoom

3:00 – 5:00 PM



Cambridge Systematics, Inc.
BowTie

Economic & Planning Systems, Inc.
Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City

WSP