



Greater Airport Area Planning Team

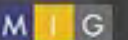
Meeting #2

Vision & Goals/Opportunity Areas/Intro to Land Use

Tuesday, July 12th, 2022

Virtual

2:00 PM – 4:00 PM



Cambridge Systematics, Inc.

Bowtie

Economic & Planning Systems, Inc.

Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City

WSP

SA



TOMORROW

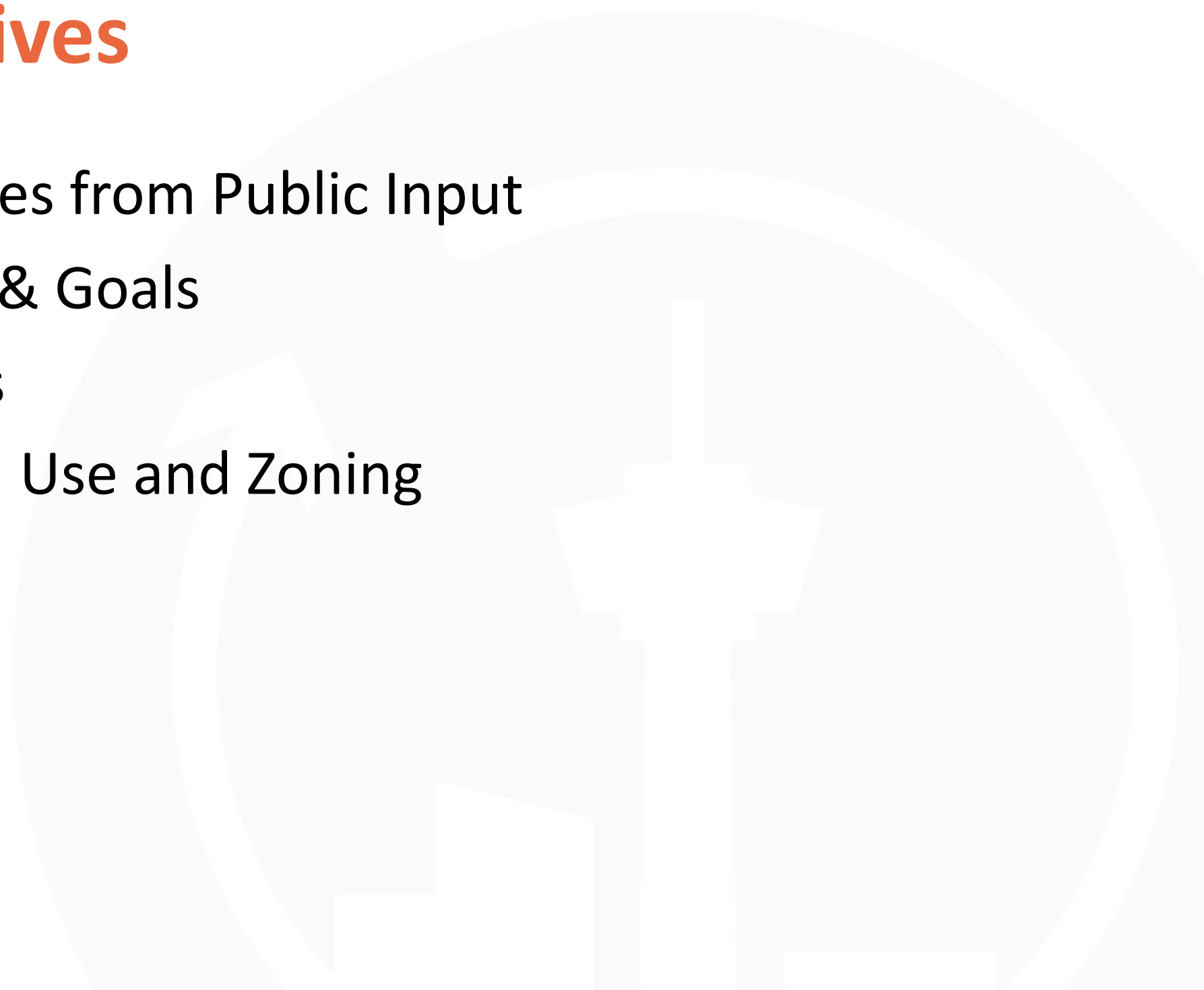
Introductions

Greater Airport Area Project Team

- City of San Antonio, Planning Department
 - Jacob Howard, Project Manager
- MIG
 - Jay Renkens, Principal
 - Andy Rutz, Project Director
 - Krystin Ramirez, Project Manager
 - Saul Vazquez, Senior Project Associate
- Economic & Planning Systems
 - Matt Prosser, Executive Vice President



Meeting Objectives

- Review of Key Themes from Public Input
 - Discuss Draft Vision & Goals
 - Focus Areas Analysis
 - Introduction to Land Use and Zoning
 - Upcoming Meetings
- 
- A faint, light-colored background graphic on the right side of the slide. It features a stylized tree with a thick trunk and a rounded canopy, positioned in front of a large, light gray circular shape that resembles a path or a large wheel.



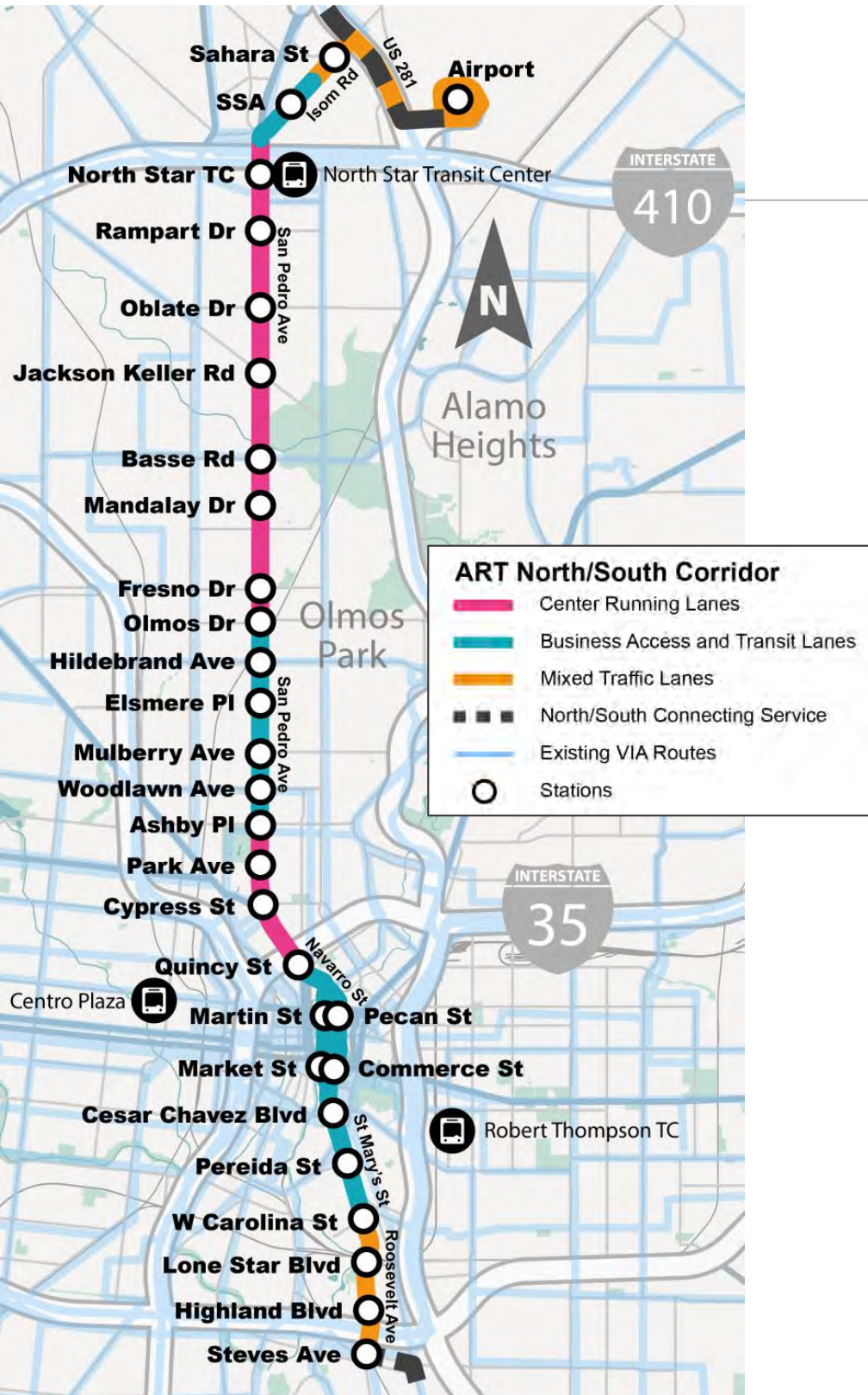
VIA
KEEP SA
MOVING

Greater Airport Area Planning Team

July 12, 2022

Getting us where we need to go... Faster

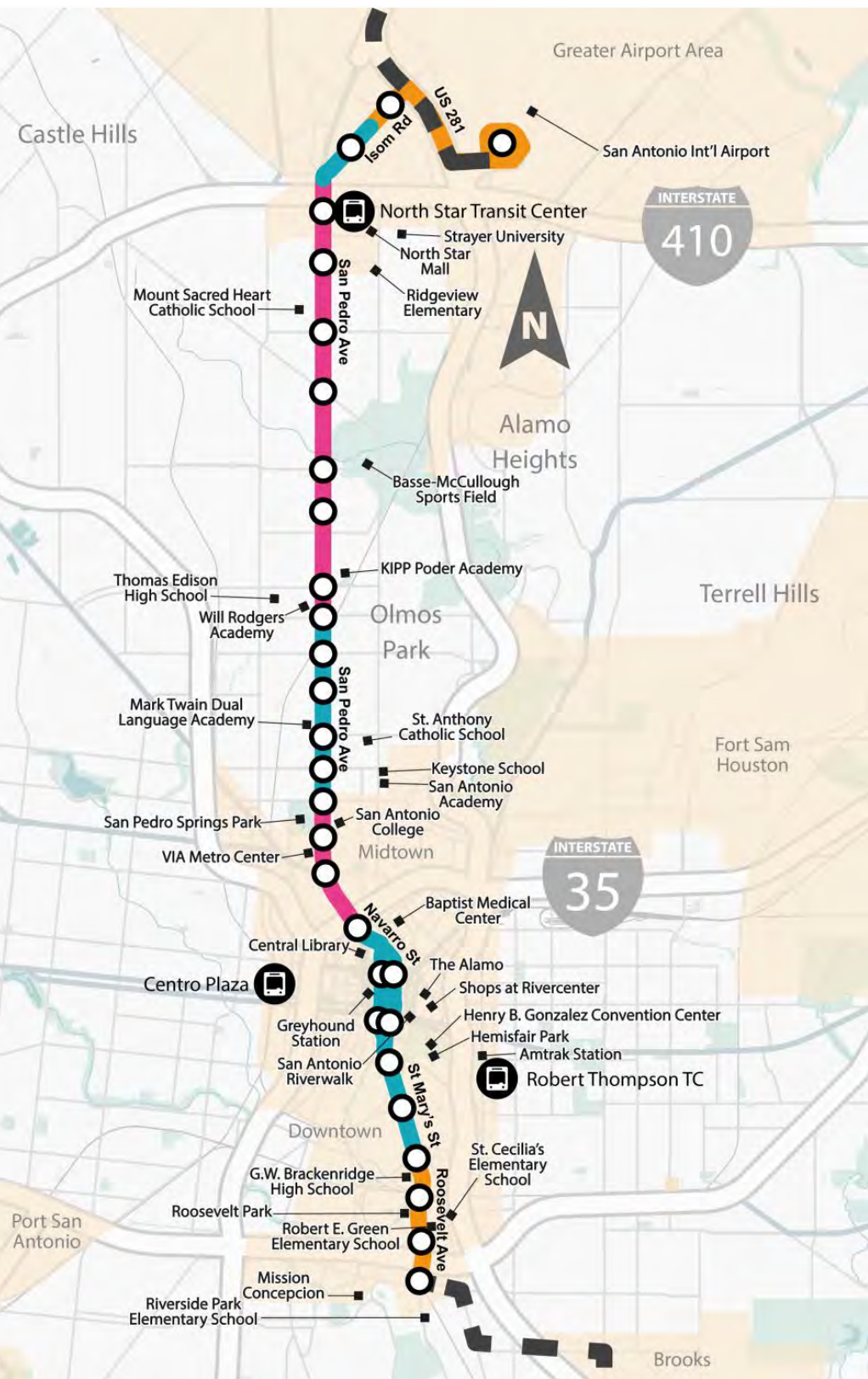
Visit keepsamoving.com/advanced-rapid-transit/#resources
for more information a to watch a short video on the ART project



ART NORTH/SOUTH CORRIDOR PROJECT

- **Construction Limits:** Airport to Steves Avenue
- **Service Connection:** Stone Oak P&R and Brooks TC
- **Length:** 11.7 miles total
- **Stations:** 27 new station areas
- **Vehicles:** 17 new articulated low/no emission vehicles
- **Headways:** 10- to 15-minute headways all-day
- **Cost:** \$320M Year of Expenditure (YOE)
- **Transit Lanes:**
 - Center Running
 - Business Access & Transit Lanes
 - Mixed Traffic

AN INVESTMENT TO KEEP SA MOVING



ART North/South Corridor Project

- Center Running Lanes
- Business Access and Transit Lanes
- Mixed Traffic Lanes
- North/South Connecting Service
- Stations
- Major Trip Generators
- Regional Centers

HOW IT WORKS



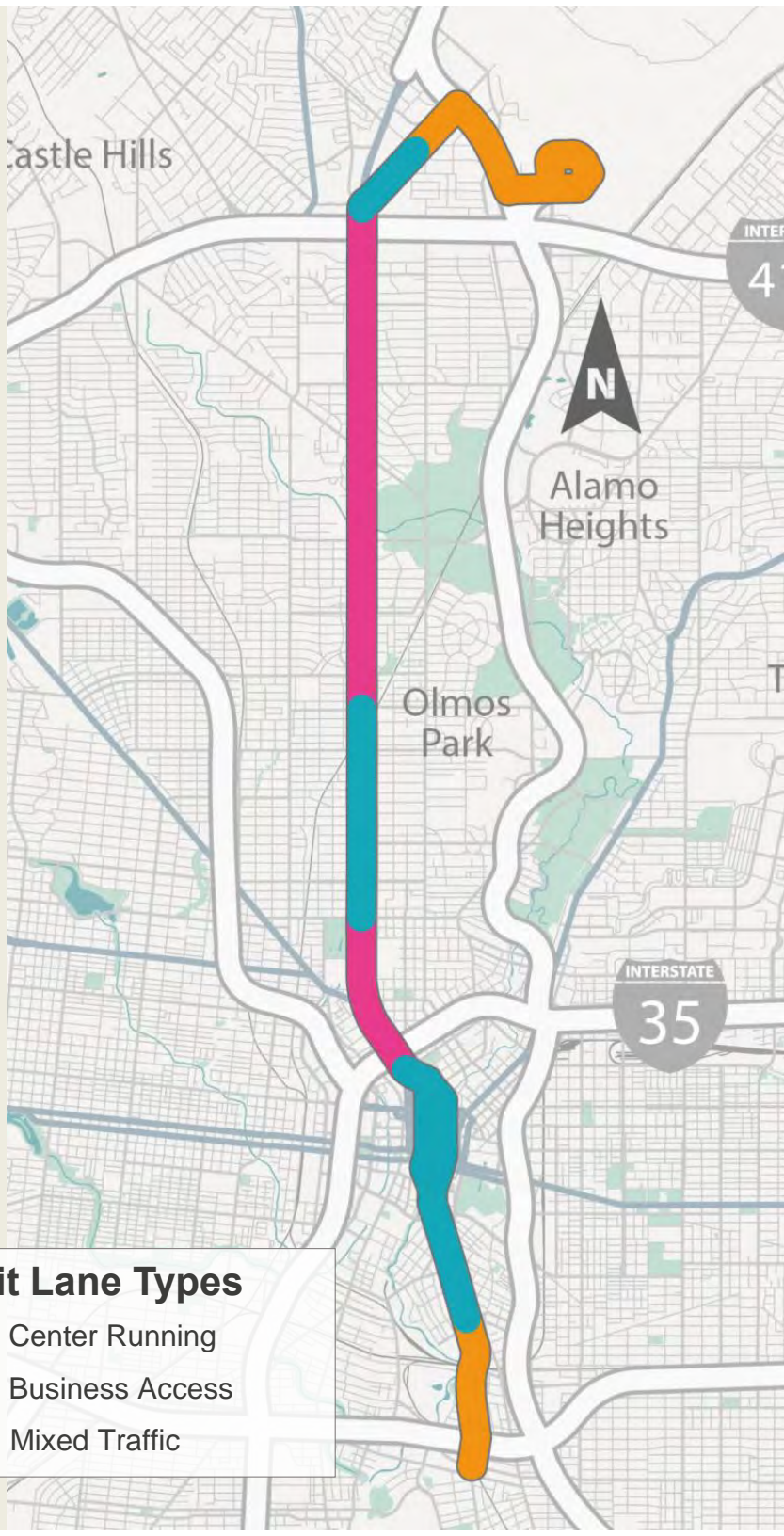
Multiple operating segments



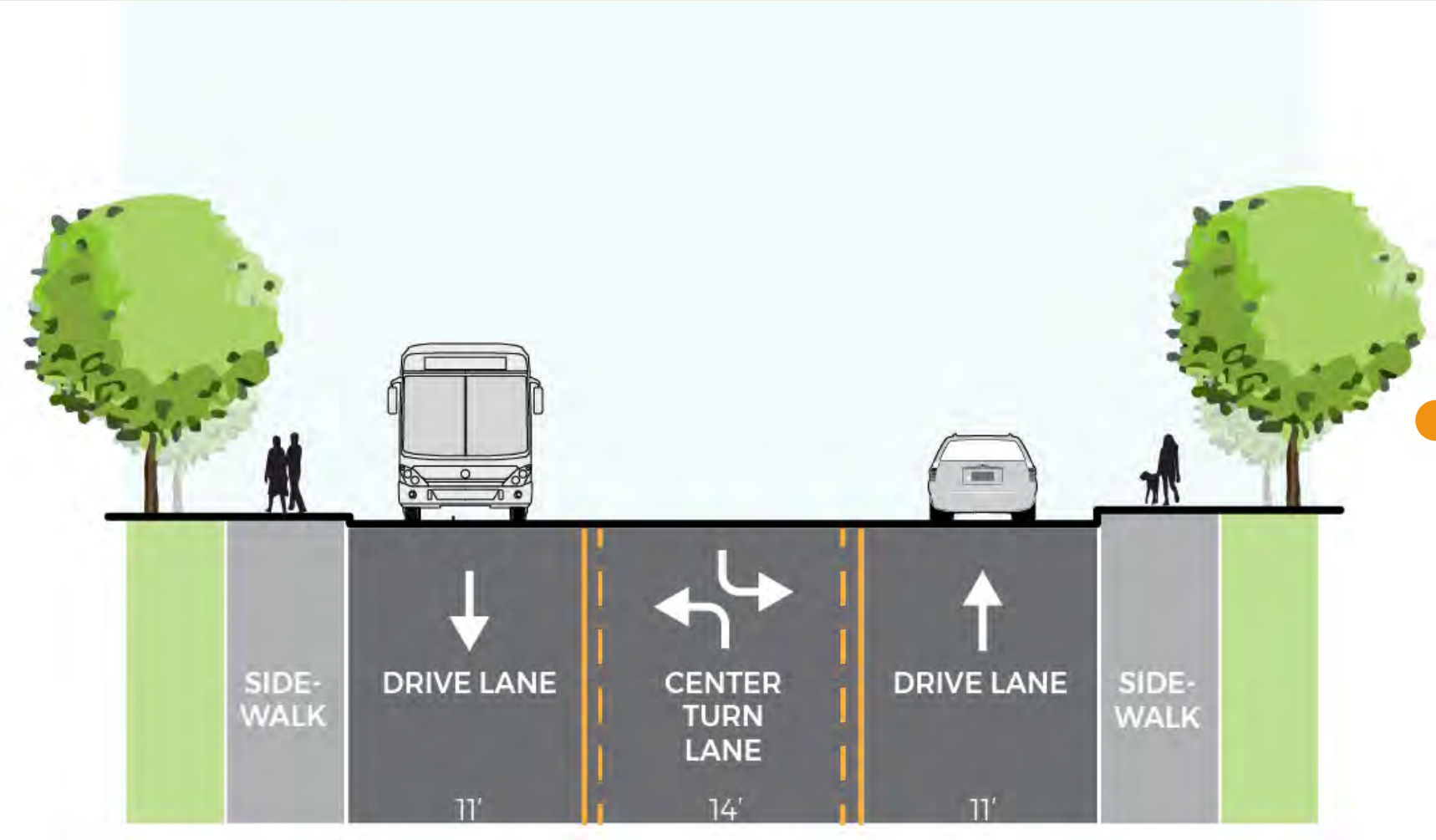
Matches available ROW and traffic



Complements surrounding land uses



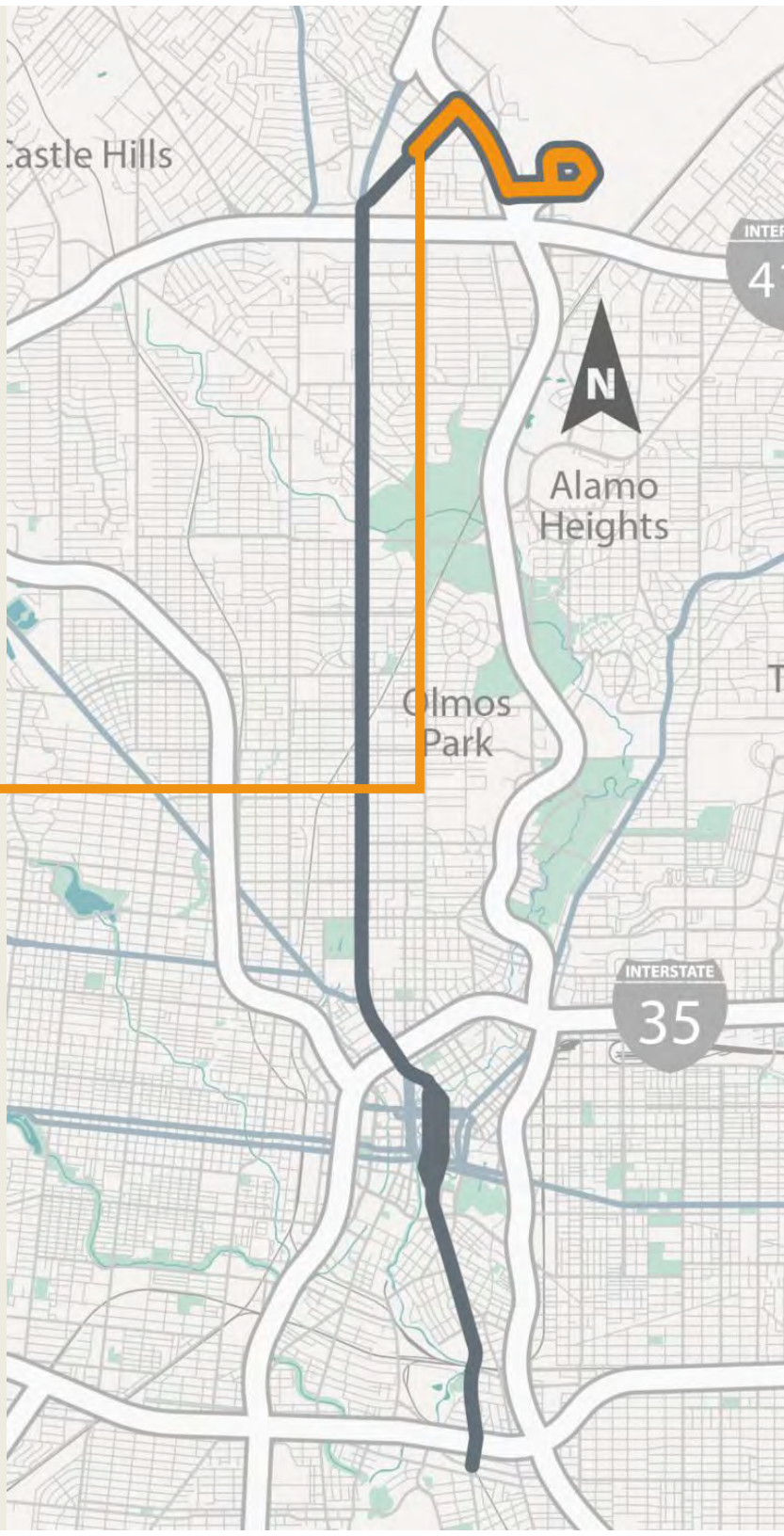
MIXED TRAFFIC LANES



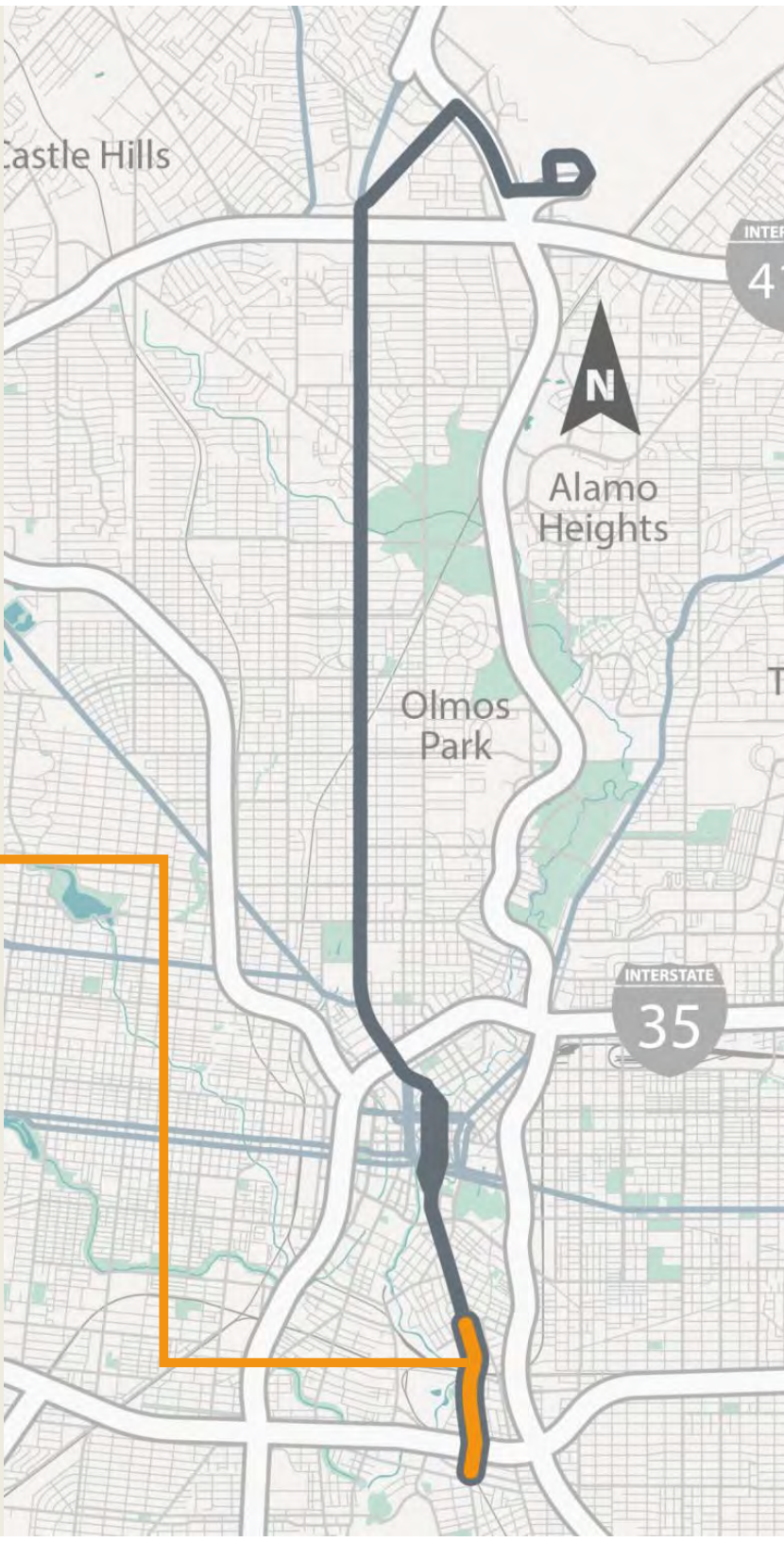
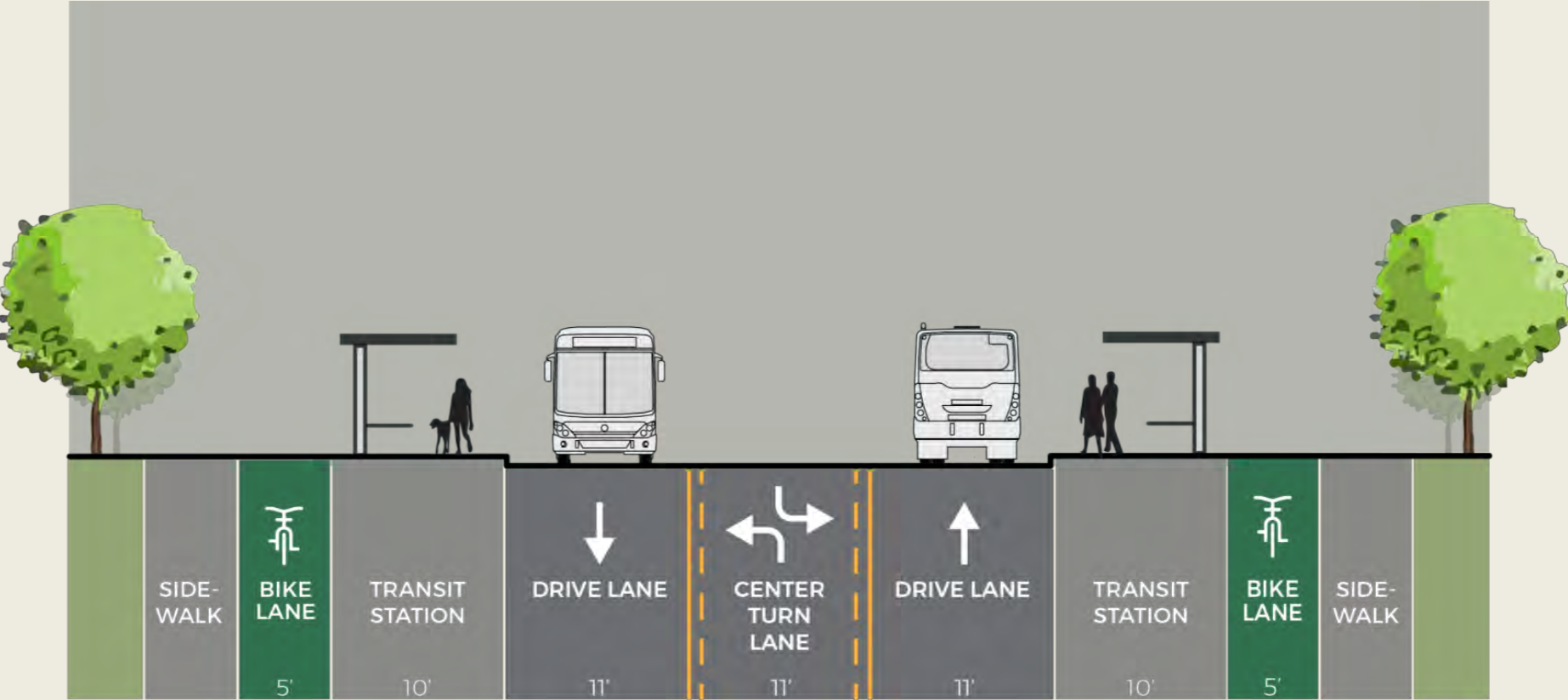
Proposed Typical Section (Isom Rd – Sahara to US 281)

*Cross sections are preliminary and subject to change based on future public engagement and the NEPA process.

** Construction primarily between curb to curb and at select widening locations.



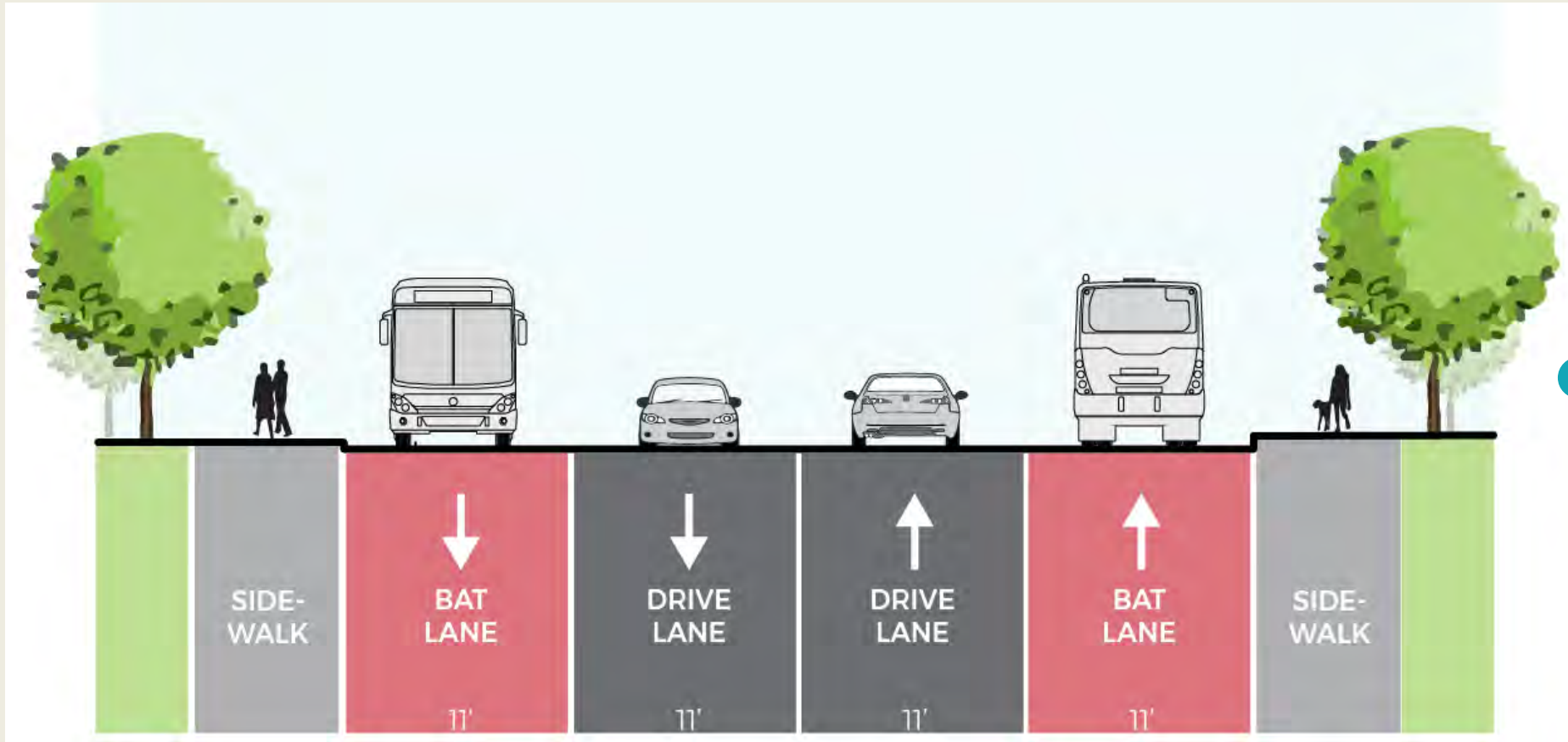
ROOSEVELT AVE. AT STATION AREAS



*Cross sections are preliminary and subject to change based on future public engagement and the NEPA process.

** Construction primarily between curb to curb and at select widening locations.

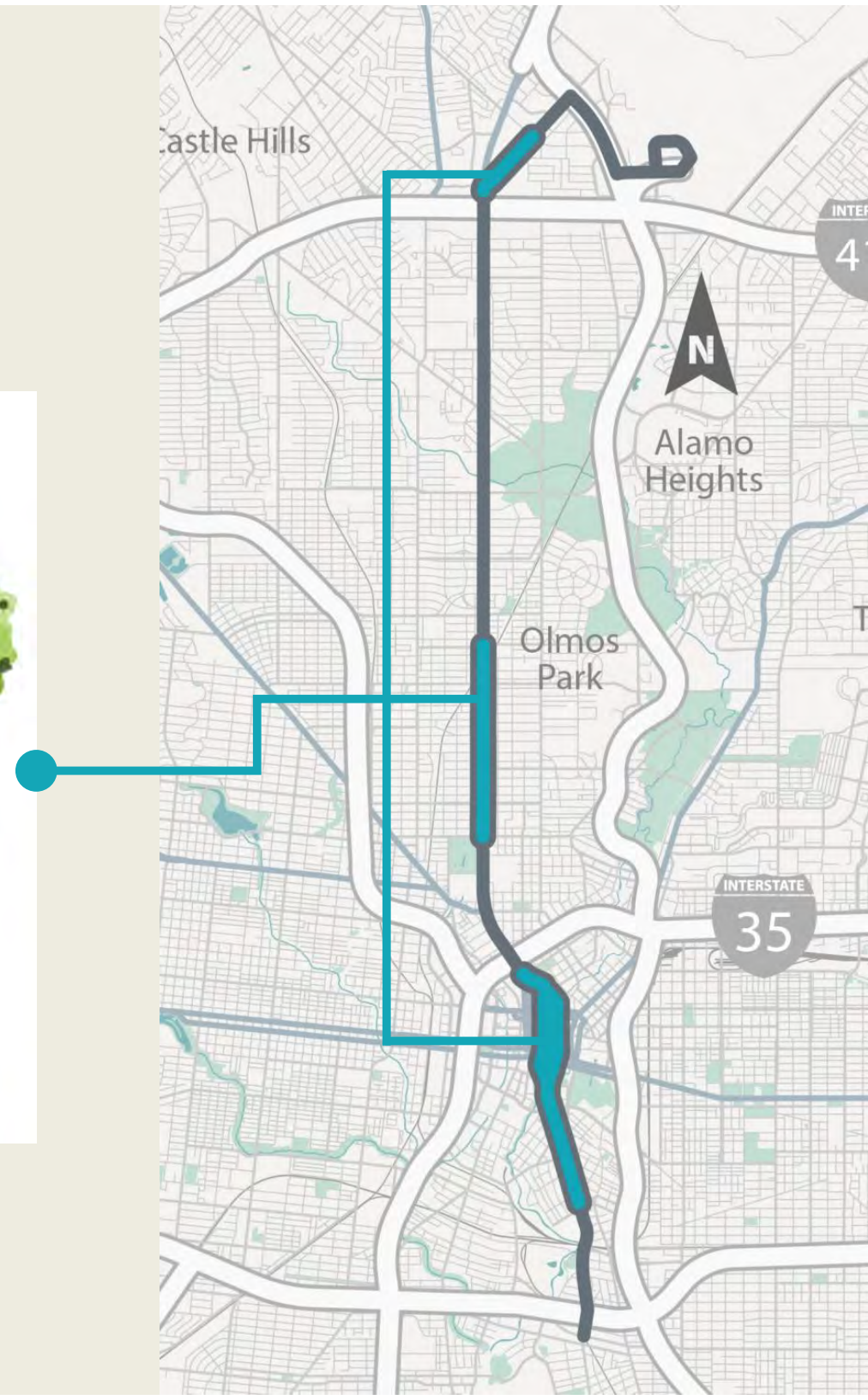
BUSINESS ACCESS TRANSIT (BAT) LANES



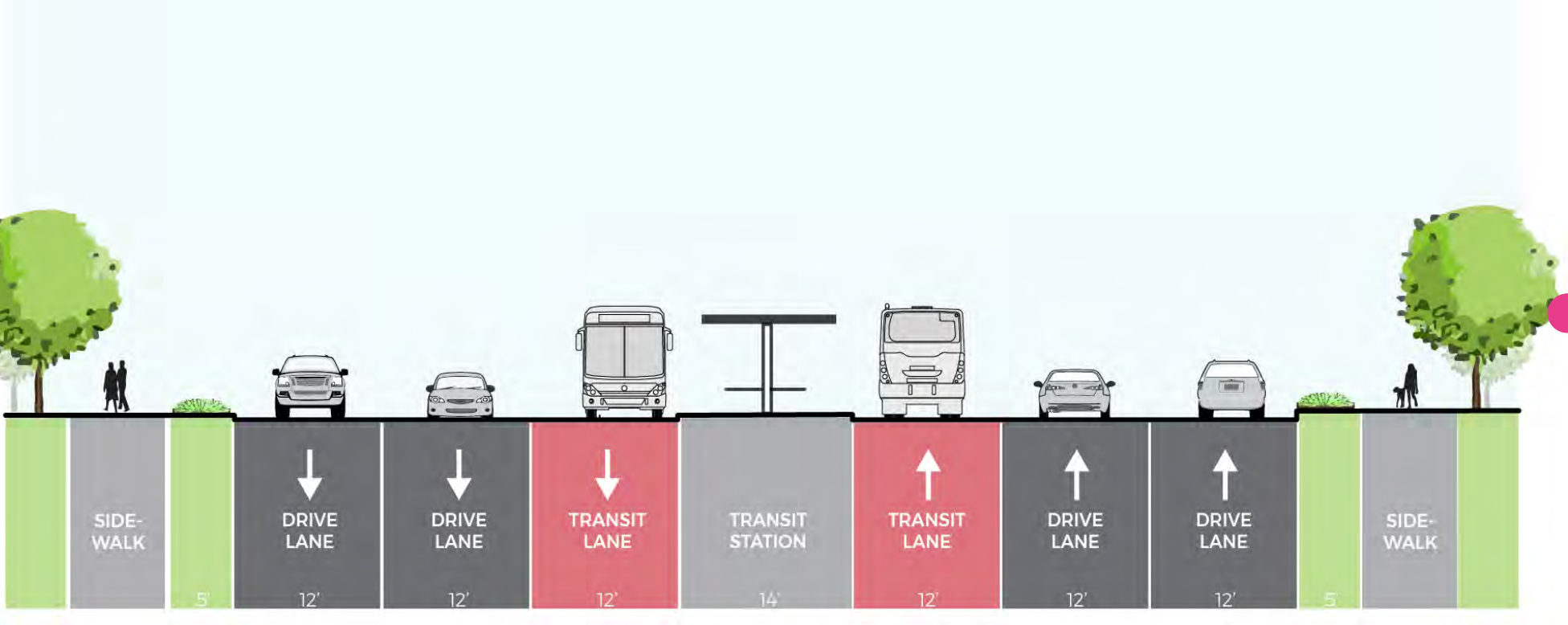
Proposed Typical Section (San Pedro Ave – Olmos to Ashby)

*Cross sections are preliminary and subject to change based on future public engagement and the NEPA process.

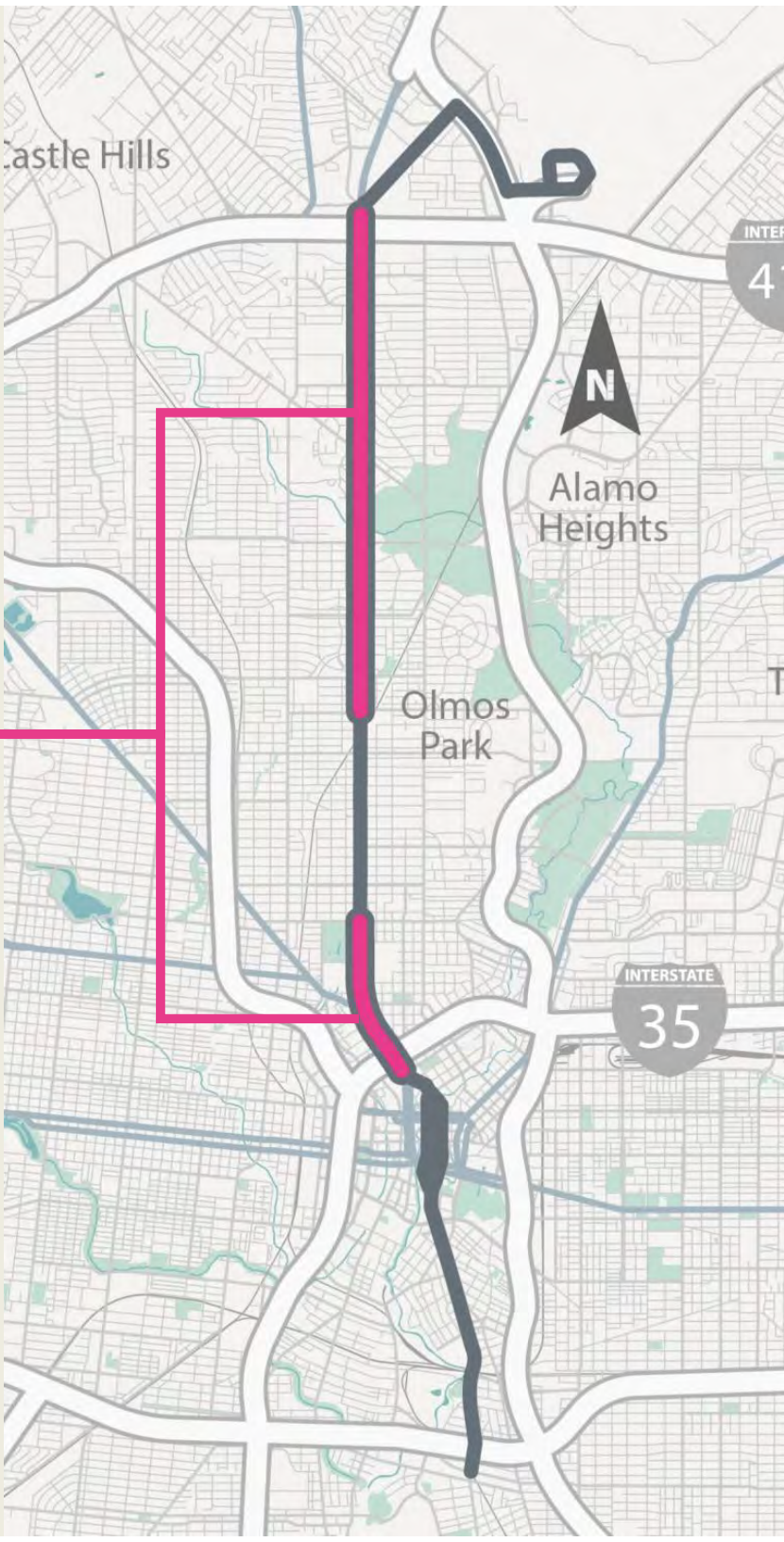
** Construction primarily between curb to curb and at select widening locations.



CENTER RUNNING LANES



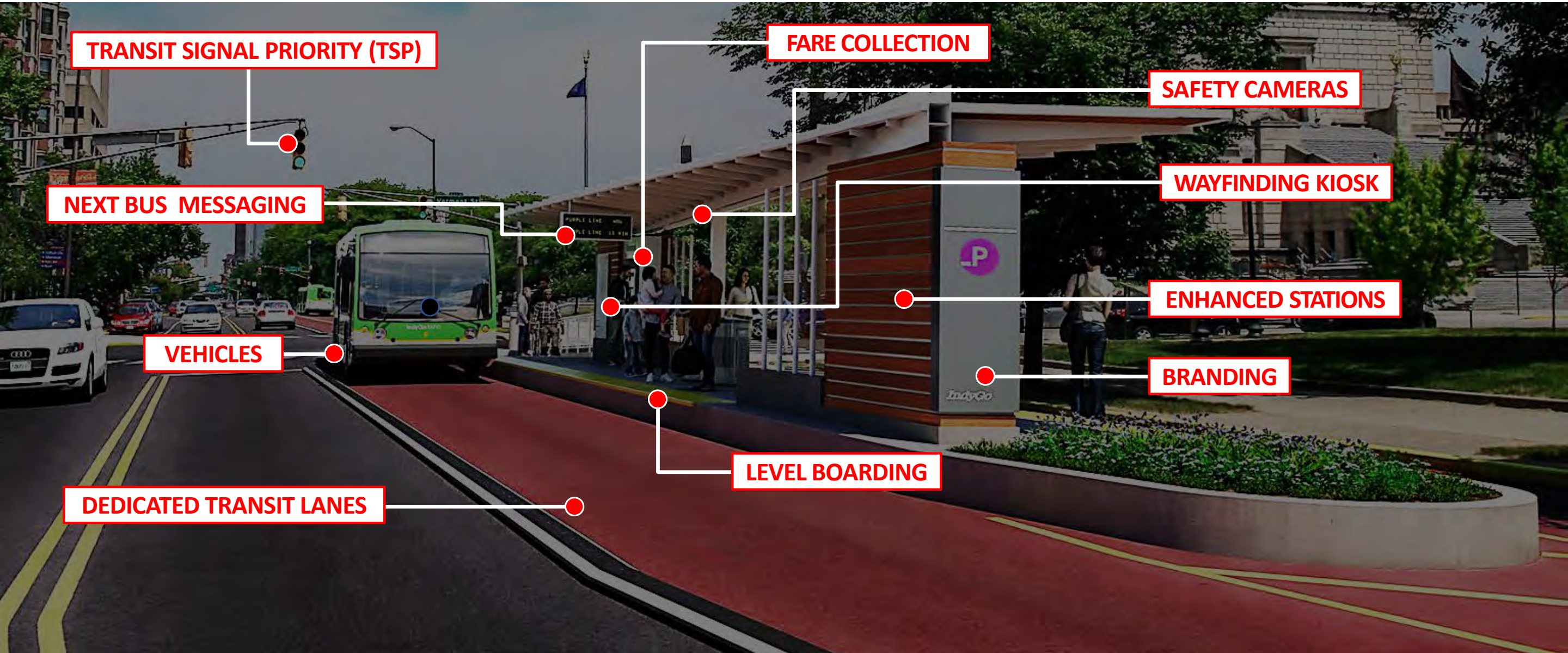
Proposed Typical Section (San Pedro Ave – Rector to Basse)

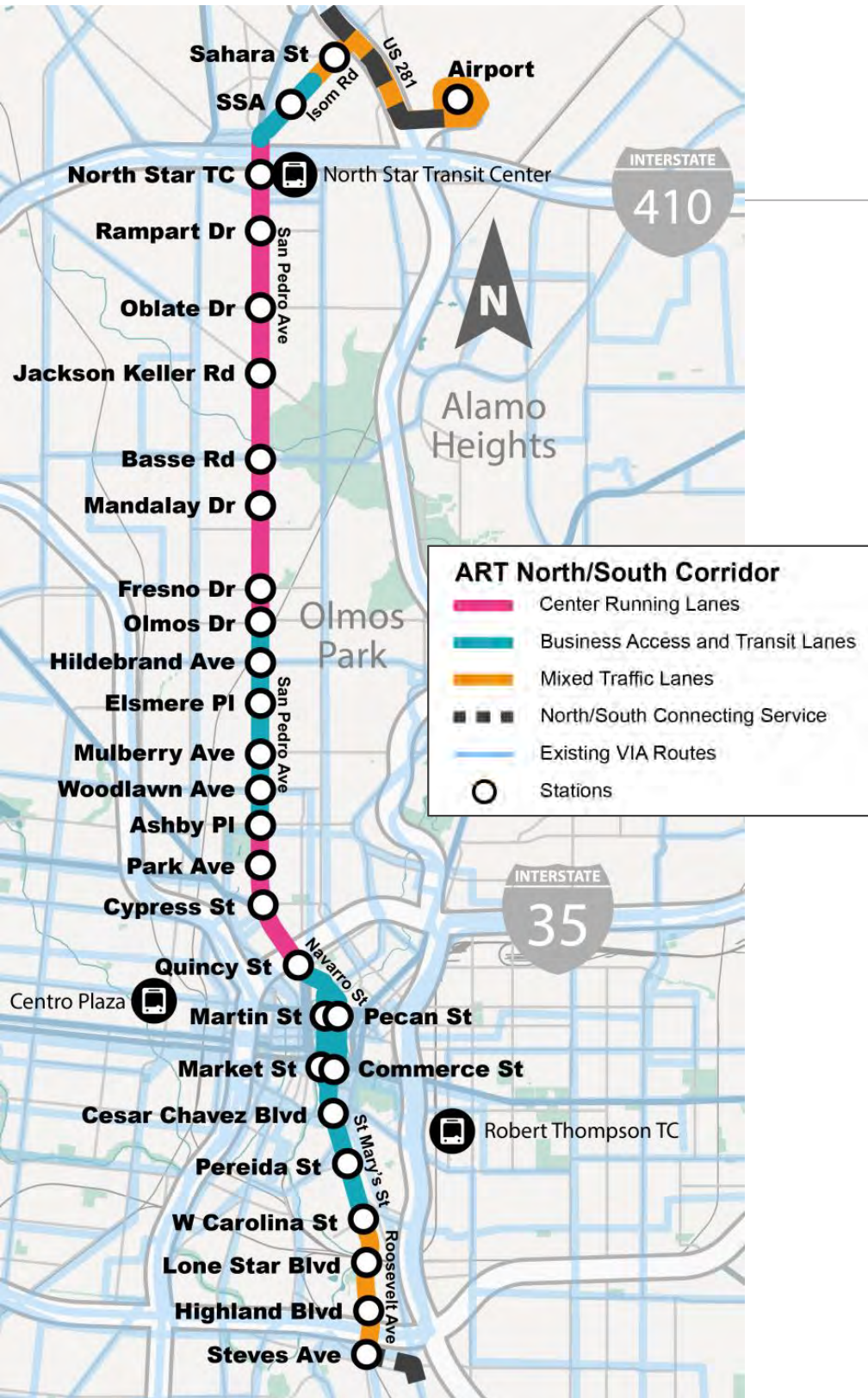


*Cross sections are preliminary and subject to change based on future public engagement and the NEPA process.

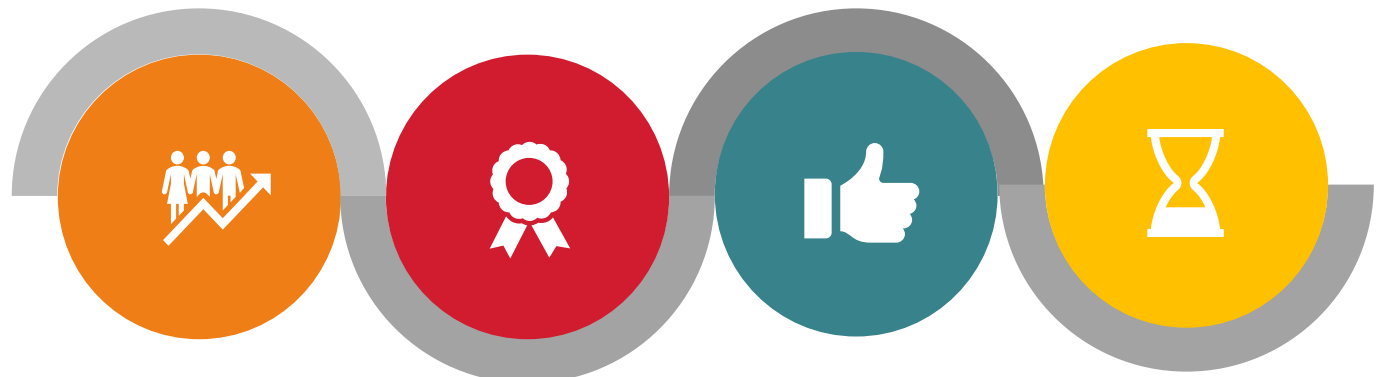
** Construction primarily between curb to curb and at select widening locations.

KEY ART ELEMENTS





ART NORTH/SOUTH CORRIDOR PROJECT



\$320M
YOE

Investment in improved mobility for San Antonio and its residents

FIRST
FTA Capital Investment Grant (CIG) project in San Antonio

1 of 7

New Bus Rapid Transit (BRT) projects in FTA Capital Investment Grants (CIG) Program

2-YEAR

Critical timeline to complete PD (Aug '21 - July '23)

FTA PILOT PROGRAM AWARD FOR TRANSIT ORIENTED DEVELOPMENT

TOD supports FTA mission to improve public transit:

- **TOD Pilot Program Goals**
 - Integrate Land Use and Transportation w/ fixed guideway or core capacity capital investment (Advanced Rapid Transit)
 - Improve Economic Development/Ridership
 - Foster Multi-Modal Connectivity/Accessibility
 - Improve transit access for all users
 - Engage Private Sector
 - Enable Mixed-Use Transit near Transit Stations
- **VIA Grant Awards:**
 - **2018:** Develop new TOD code for integration into UDC, using N/S ART Corridor
 - **2020:** Develop TOD stations along E/W ART corridor as a component that serves areas of Persistent Poverty



Federal Transit Administration

Pilot Program for Transit-Oriented Development Planning – Section 20005(b)



The Pilot Program for TOD Planning helps support FTA's mission of improving America's communities through public transportation by providing funding to local communities to integrate land use and transportation planning with a new fixed guideway or core capacity transit capital investment. Comprehensive planning funded through the program must examine ways to improve economic development and ridership, foster multimodal connectivity and accessibility, improve transit access for pedestrian and bicycle traffic, engage the private sector, identify infrastructure needs, and enable mixed-use development near transit stations.

Transit Oriented Development is a component of development pattern:

- Existing TOD code has not proved effective in incentivizing new development
- New TOD code is designed to:
 - Better align with intent of new mixed-use designations
 - Support development along new Advanced Rapid Transit corridors
 - Provide more efficiency for development community

UDC TOD Sections

▼ ARTICLE II - USE PATTERNS	▼ ARTICLE III - ZONING
Sec. 35-201. - Generally.	▼ DIVISION 5. - SPECIAL DISTRICTS
Sec. 35-202. - Conventional and Enclave Subdivision.	Sec. 35-340. - Purpose.
Sec. 35-203. - Conservation Subdivision.	Sec. 35-341. - "MXD" Mixed-Use District.
Sec. 35-204. - Commercial Center.	Sec. 35-342. - "TOD" Transit-Oriented Development District.
Sec. 35-205. - Office or Institutional Campus.	Sec. 35-343. - "IDZ" Infill Development Zone Complete Change of Zoning Applications submitted prior to November 1, 2018.
Sec. 35-206. - Commercial Retrofit.	Sec. 35-343.01. - "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018.
Sec. 35-207. - Traditional Neighborhood Development.	
Sec. 35-208. - Transit-Oriented Development.	
Sec. 35-209. - Form Based Development.	

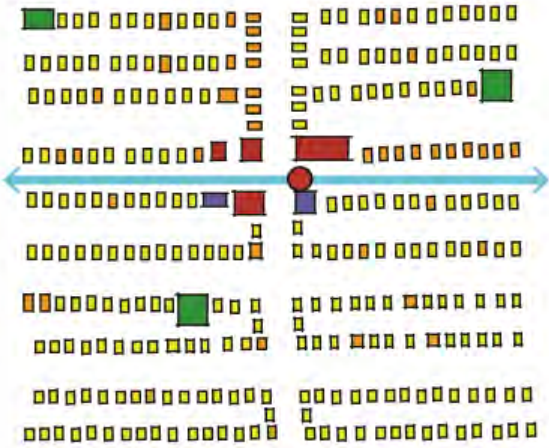
CONNECTING with SA TOMORROW



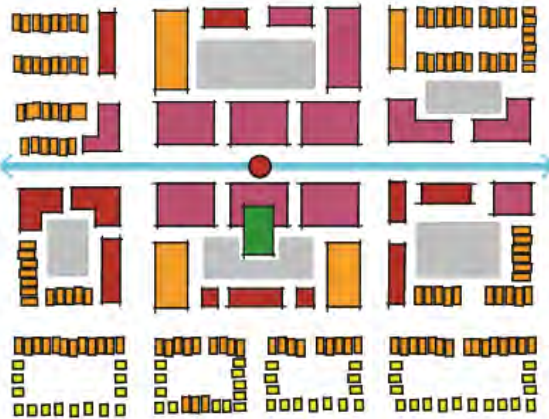
Image Source: SA Tomorrow



Low Intensity Station Area



High Intensity Station Area



PUBLIC ENGAGEMENT



Next Steps:

- Align draft code with SA Tomorrow and UDC
- Activate VIA public engagement strategy (events and outreach) to gather input from customers, stakeholders, neighborhood groups, business community, etc.



MOVING FORWARD

N/S COMPLETED ITEMS

Environmental

- Received Texas Historical Commission (THC) approval of Historic Resources Research Design (APE Methodology Memo)
- Initial coordination with the City of San Antonio Office of Historic Preservation on archeological resources

Design

- Responded to agency partner comments/concerns
- Collected topographic and LiDAR survey within ROW
- Developed draft design criteria report
- Completed Draft Vissim Models for Existing and Opening Year scenarios**

FTA CIG

- Received official rating (Medium-High)
- Received rating improvement recommendations
- Developed strategy to improve ratings

Outreach & Coordination

- Completed public engagement plan
- Held Board Trustee & Staff Corridor Tours
- KeepSAMoving.com website re-launched and re-focused
- Held Community Meeting #1 (March 26th & 29th)**
- Presented to City of San Antonio City Council “B” Session

N/S CURRENT ACTIVITIES

Environmental

- Historic field surveys/eligibility determinations
- Updating Archeological Background Study
- Drafting other technical reports

Design

- Advancing station concepts
- Refining station locations
- Continuing 30% plans**
- Updating Design Criteria Report**

FTA CIG

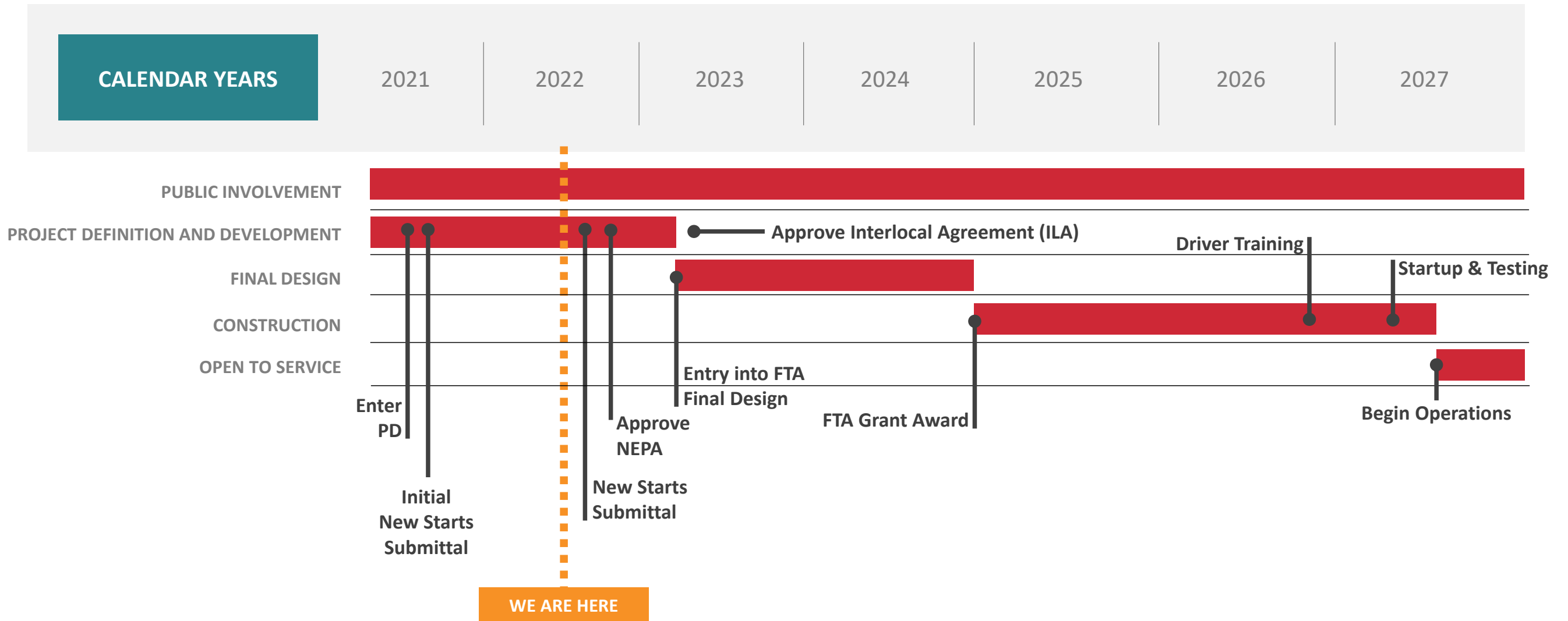
- Monthly coordination with FTA
- Preparing project organization chart for Project Management Plan (PMP)
- Beginning updates to Land Use/Economic Development Templates**
- Beginning update to Financial Plan**
- Continuing development of PMP and Subplans**

Outreach & Coordination

- Continued coordination with City of San Antonio
- Continued development of ILA
- Continued Neighborhood Meetings and Business Meetings**
- Holding 2nd Round of Public Meetings**

STATE OF THE ART

N/S Corridor Schedule





VIA 

**KEEP SA
MOVING**

Stay Connected!

Visit us online

www.KeepSanAntonioMoving.com

Email us at

KeepSAMoving@VIAinfo.net


Call us at 210-362-2389

SA TOMORROW

Input from: Planning Team Meeting #1,
Community Meeting #1, and Survey #1

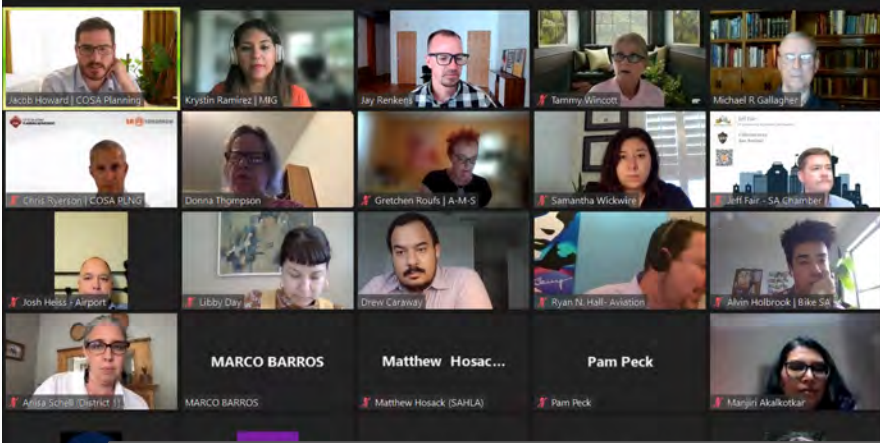
Planning Team Meeting #1

- **Date and Time:** Thursday, April 21st 2022 from 5:30 – 7:30 PM
- **Participants:** Approx. 25
- **Location:** Virtual


Thursday, April 21, 2022

Greater Airport Area Regional Center

Planning Team Meeting #1



What do you enjoy most about the Greater Airport Area?

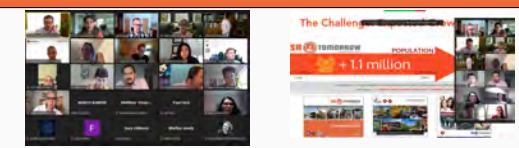
Libby Day, Sweaver Hill Neighborhood Association Close to transit, close to parks and trails, great outdoors, and great connectivity to other locations in the city.	Tammy Wincott, Hunter's Mill Neighborhood Association Close to transit, close to parks and trails, great outdoors, and great connectivity to other locations in the city.	Peter Lunk, Crowell Park Neighborhood Association Close to transit, close to parks and trails, great outdoors, and great connectivity to other locations in the city.
Jack Wain, Blossom Park Neighborhood Association Close to transit, close to parks and trails, great outdoors, and great connectivity to other locations in the city.	Samantha Wickware, Council District 10 Close to transit, close to parks and trails, great outdoors, and great connectivity to other locations in the city.	Michael Gellagher, Northwest Neighborhood Alliance Close to transit, close to parks and trails, great outdoors, and great connectivity to other locations in the city.

DISCUSSION:

VISION & GOALS	EXISTING CONDITIONS - ASSETS	EXISTING CONDITIONS - CHALLENGES	EQUITY	GENERAL NOTE
Lots of restaurants! (Range from small business to chain restaurants)	Large open space areas	Lots of green areas and trees	Established neighborhoods	Keep planting trees!
Parks and trail system	Lots of office spaces all over area in variety of sizes and for variety of job sectors	Work in the area: clients love the central location of Tammy's office	Great access for employees and clients	

CONDITIONS:

EQUITY:



EXISTING CONDITIONS - ASSETS	EXISTING CONDITIONS - CHALLENGES	EQUITY	GENERAL NOTE
Lots of restaurants! (Range from small business to chain restaurants)	Parks and trail system	Work in the area: clients love the central location of Tammy's office	Great access for employees and clients
Parks and trail system	Lots of office spaces all over area in variety of sizes and for variety of job sectors	Work in the area: clients love the central location of Tammy's office	Great access for employees and clients

Community Meeting #1

- **Date and Time:**
Tuesday, June 7th 2022
from 5:30 – 7:30 PM
- **Participants:** 50 – 60
- **Comments:** 113
- **Location:** In-person at
Coker United
Methodist Church

GREATER AIRPORT AREA REGIONAL CENTER PLAN
PLAN DEL CENTRO REGIONAL DEL ÁREA DE GREATER AIRPORT

OPEN HOUSE

Tuesday, June 7, 2022 / martes 7 de junio del 2022
5:30 p.m. - 7:30 p.m.

Coker United Methodist Church (Gym) / Iglesia Metodista Unida Coker (Gimnasio)
231 E North Loop Road
San Antonio, TX 78216

THE CITY OF SAN ANTONIO PLANNING DEPARTMENT
INVITES YOU TO LEARN MORE ABOUT THE
GREATER AIRPORT AREA REGIONAL CENTER PLAN

EL DEPARTAMENTO DE PLANIFICACIÓN DE LA CIUDAD DE SAN ANTONIO
LO INVITA A OBTENER MÁS INFORMACIÓN SOBRE EL PLAN DEL
CENTRO REGIONAL DEL ÁREA DE GREATER AIRPORT

HERE ARE FOUR OPTIONS TO SHARE YOUR THOUGHTS AND STAY INFORMED:

- Take the first questionnaire and learn more by visiting: greaterairport.sacomplan.com
- Sign up for email updates on upcoming meetings, questionnaires, and progress.
- Follow us on social media @SATomorrow2040
- Attend our next public meeting!

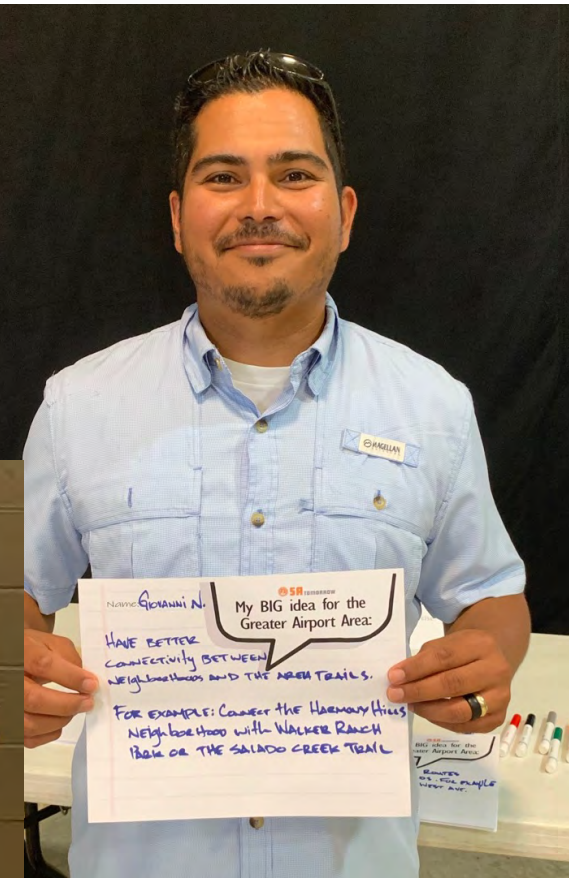
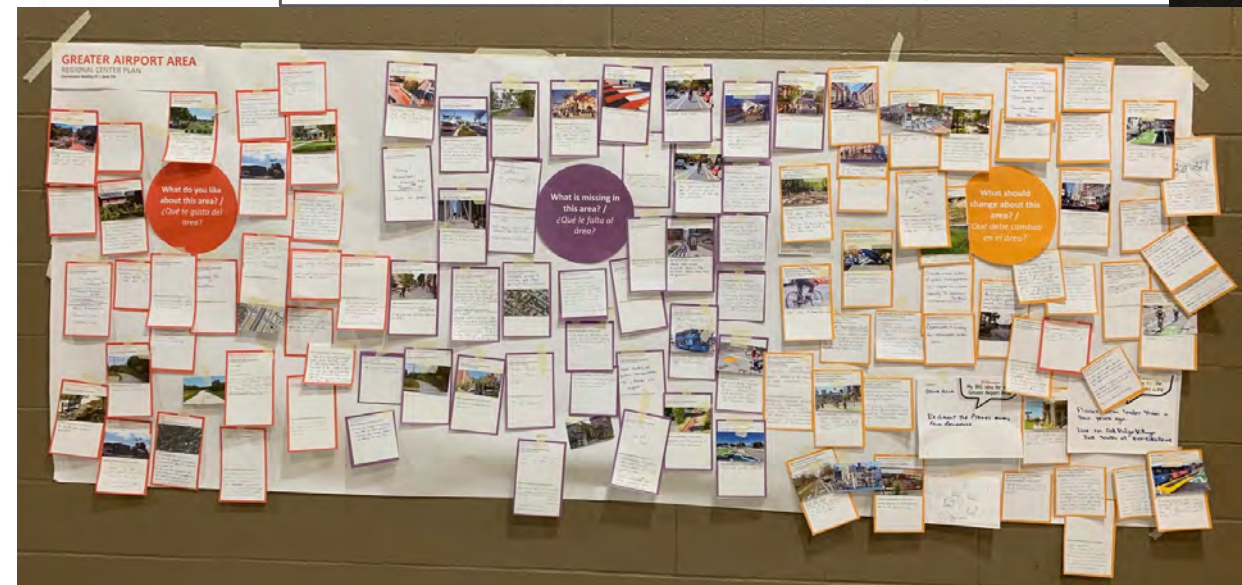
CONTACT:
Jacob Howard, Senior Planner
jacob.howard@sanantonio.gov
210-207-5441

AQUÍ HAY CUATRO OPCIONES PARA COMPARTIR SU OPINIÓN Y MANTENERSE INFORMADO:

- Tome el primer cuestionario y obtenga más información visitando: greaterairport.sacomplan.com
- Regístrese para recibir actualizaciones por correo electrónico sobre próximas reuniones, cuestionarios y progreso.
- Síguenos en las redes sociales @SATomorrow2040
- ¡Asista a nuestra próxima reunión pública!

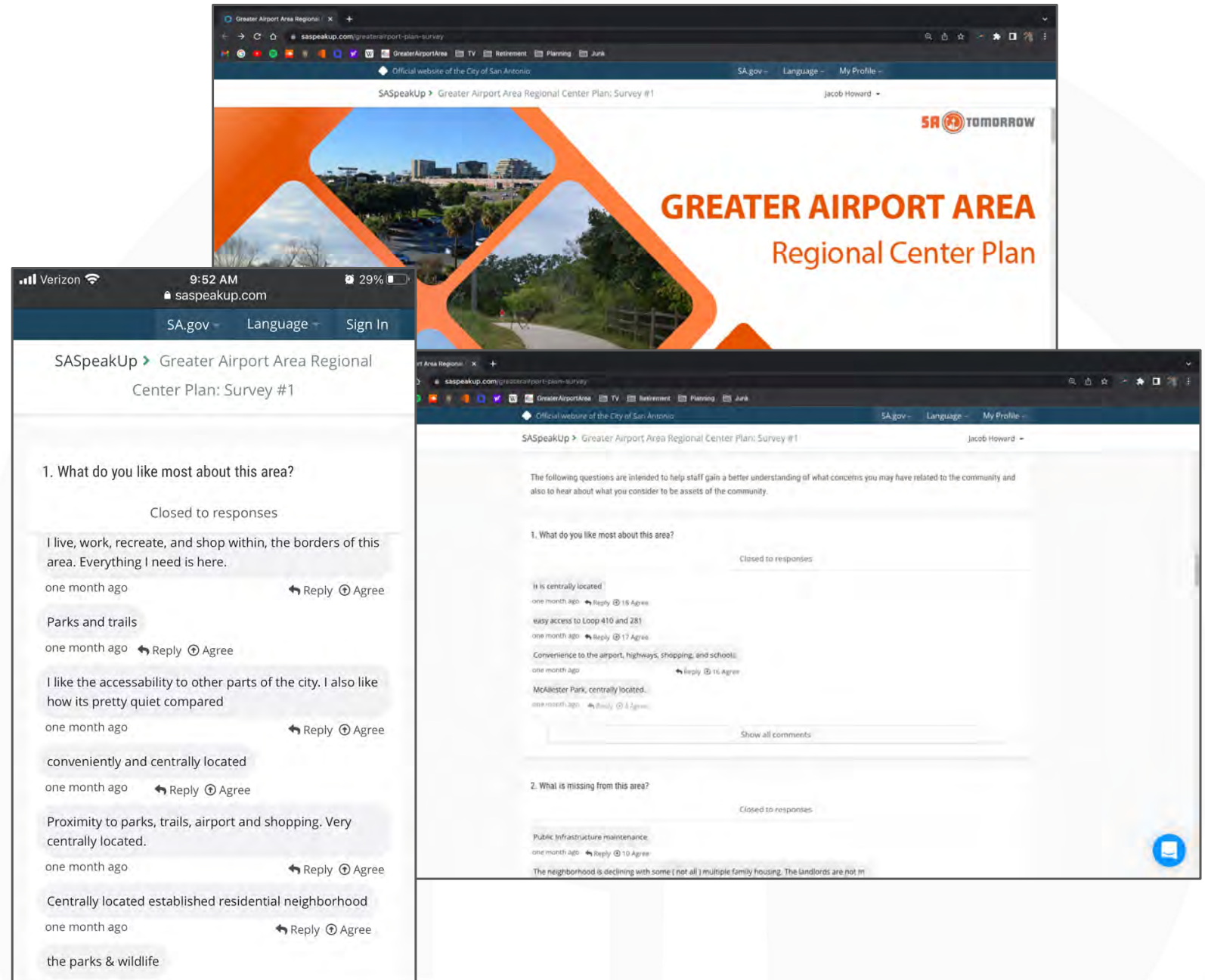
CONTACTE A:
Iris González, Gerente de Proyectos Especiales
iris.gonzalez@sanantonio.gov
210-207-5454

The meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Sign Language interpreters, must be requested 48 hours prior to the meeting. For assistance, call the staff listed on this flyer (V/TTY or 711 Texas Relay Service for the Deaf).
El sitio de la reunión es accesible para personas con discapacidades. Hay estacionamiento disponible. Las ayudas y servicios auxiliares, incluidos los intérpretes de lenguaje de señas, deben solicitarse 48 horas antes de la reunión. Para obtener asistencia, llame al personal incluido en este folleto, V/TTY ó 711 (Texas Relay Service for the Deaf).



Survey #1

- **Date and Time:** Open from Friday, May 30th to Monday, July 4th 2022
- **Participants:** 170
- **Comments:** 663
- **Location:** Online and over the phone



Key Themes

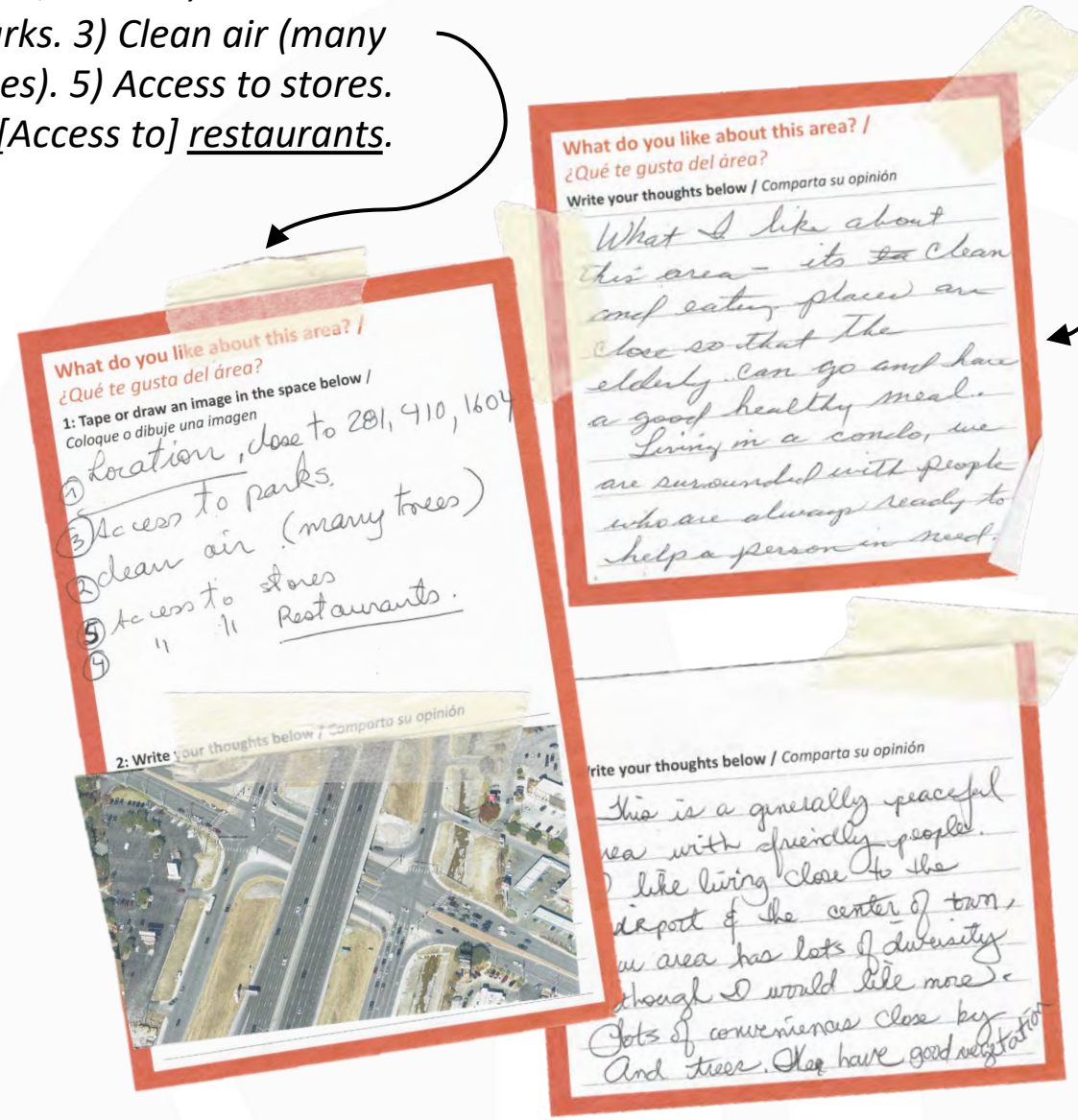
Location / Access

“Easy access to neighborhood stores, and downtown. Access to trail system.”

“Great neighborhoods and stores with easy access to freeways”

“My quiet, safe neighborhood, central location”

- 1) Location close to 281, 410, 1604.
- 2) Access to parks.
- 3) Clean air (many trees).
- 5) Access to stores.
- 4) [Access to] restaurants.



“What I like about this area - its clean and exciting places are close so that the elderly can go and have a good healthy meal. Living in a condo, we are surrounded with people who are always ready to help a person in need.”

“This is a generally peaceful area with friendly people. I like living close to the airport and the center of town. Our area has lots of diversity, although I would like more. Lots of convenience close by and trees, they have good vegetation.”

Key Themes

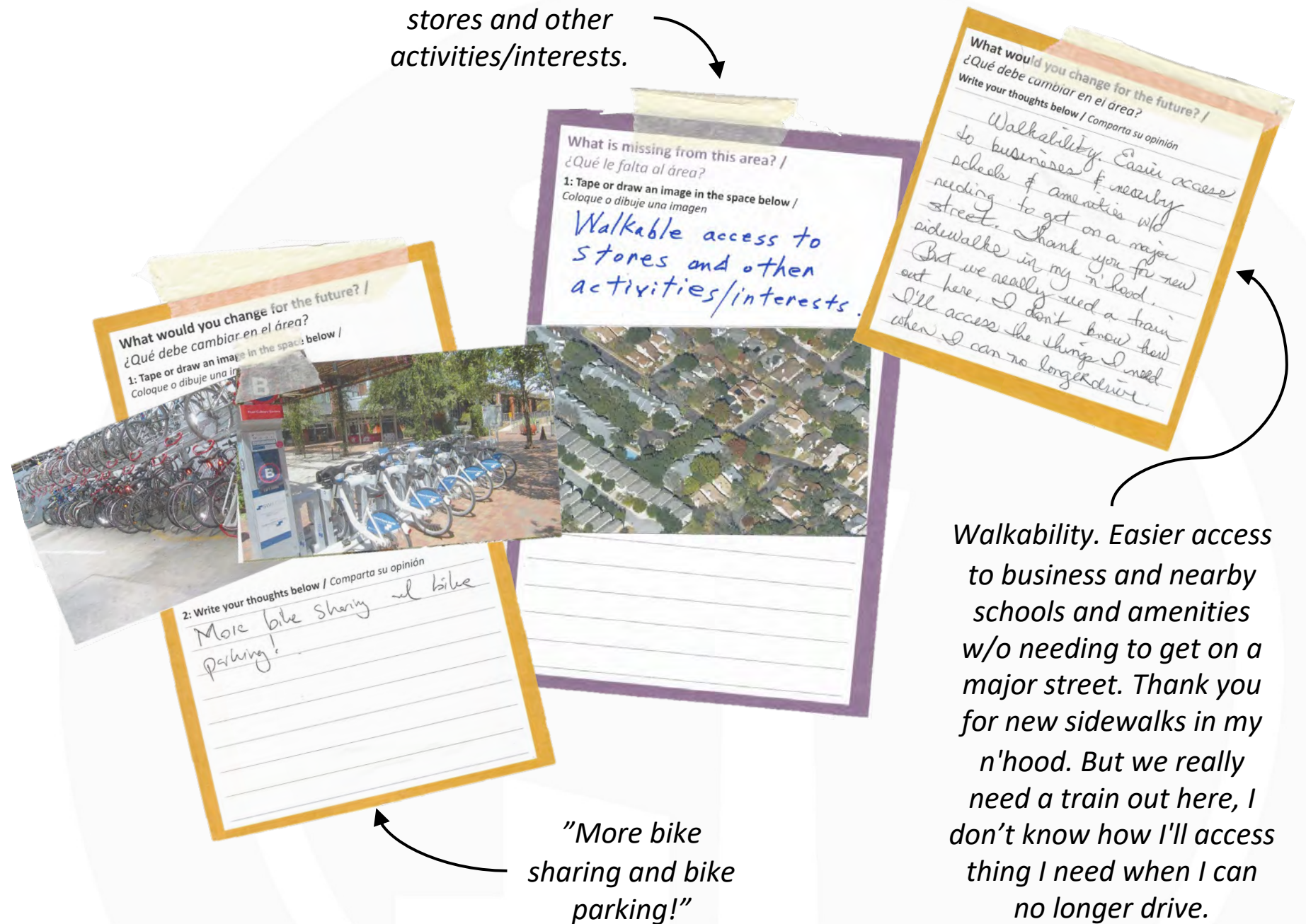
Bike Access / Walkability

"It could be more pedestrian and bike friendly."

"Need dedicated bicycle lanes. The painted lanes are too dangerous."

"Green! Walkability! Cooling shade"

Walkable access to stores and other activities/interests.



Walkability. Easier access to business and nearby schools and amenities w/o needing to get on a major street. Thank you for new sidewalks in my n'hood. But we really need a train out here, I don't know how I'll access thing I need when I can no longer drive.

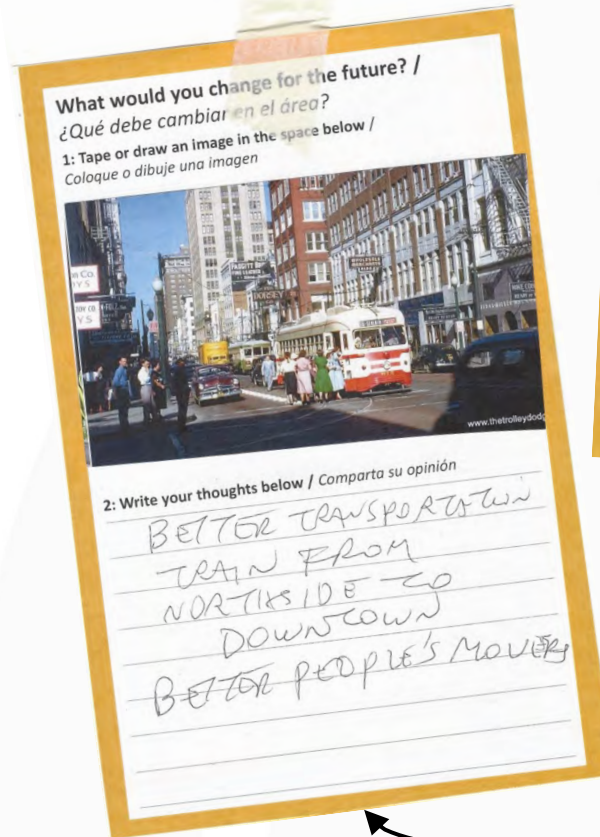
Key Themes

Public Transportation

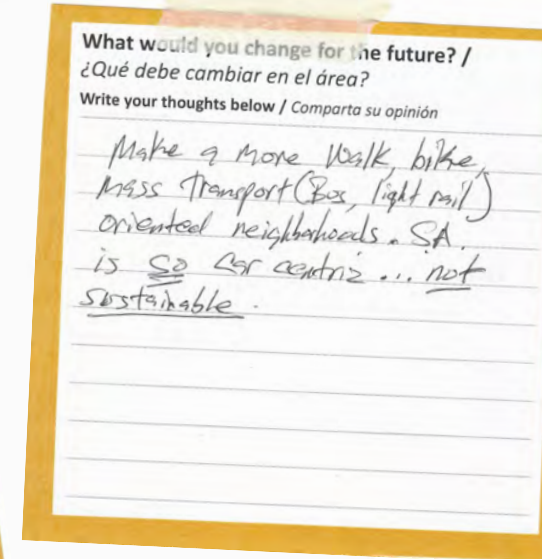
“More efficient public transportation, more safe bike lanes, side walks, greenspaces, arts”

“Dedicated bike lanes and more public transportation”

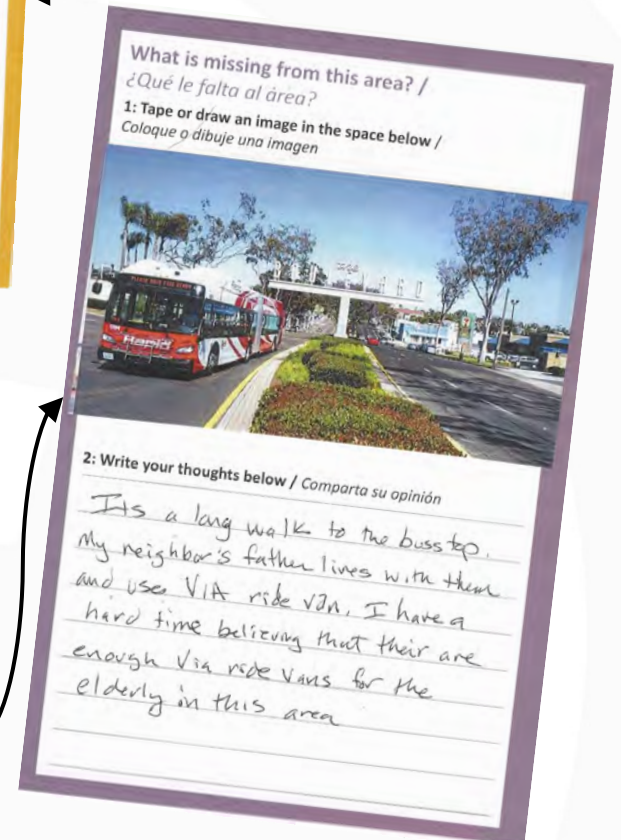
“Reliable/convenient public transportation. My 15-minute commute would take over 3 hours.”



“Better transportation train from northside to downtown. Better people movers.”



“It’s a long walk to bus stop. My neighbor’s father lives with them and uses VIA ride van. I have a hard time believing there are enough VIA ride vans for the elderly in the area.”



“Make a walk, bike mass transport (Bus, Light Rail) oriented neighborhoods. SA. Is so car centric... not sustainable.”

Key Themes

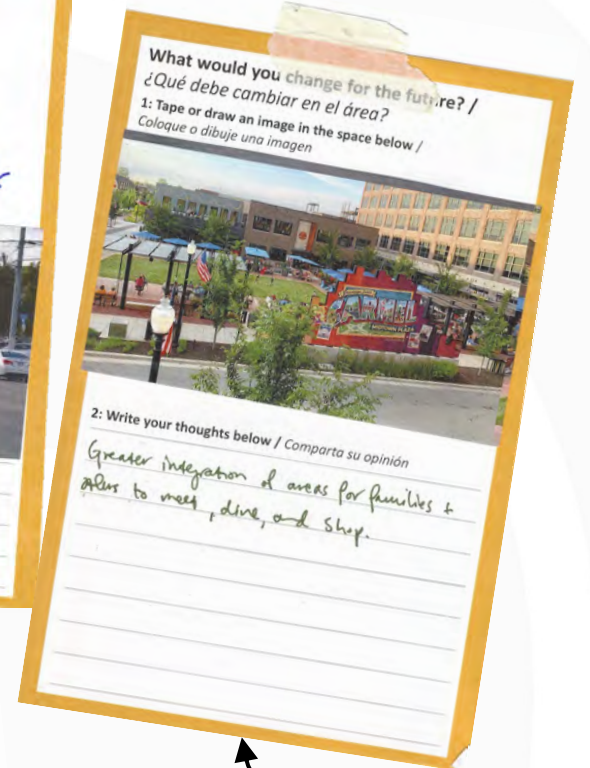
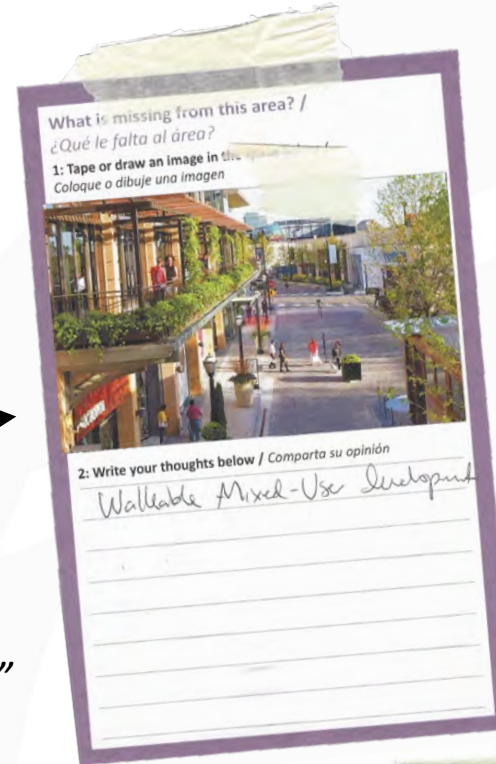
Destinations

“This area is missing more commercial / mixed-use areas to help people access retail / food establishments via walking.”

“Better restaurants and shopping that can be biked and walked to Broadway a la AH / TH”

“Redesign areas for local public gatherings – for instance neighborhood small parks”

“Walkable Mixed-Use development”



“Strip Mall Makeover”



“Greater integration of areas for families + others to meet, dine, and shop”

Key Themes

Safety

“Police presence and safety.”

“Safety, more police presence in the neighborhoods specially in the night.”

“Bike lanes, safety officers, traffic lights on Blanco, safer school crossings, decreased speed limit.”

“Reduce vacant buildings that promote crime.”

“As we grow, more safety and security and SAPD officers”

What is missing from this area? /
¿Qué le falta al área?
1: Tape or draw an image in the space below /
Coloque o dibuje una imagen

2: Write your thoughts below / Comparta su opinión


AS WE GROW MORE
SAFETY & SECURITY
AND SAPD OFFICERS

“I wish the SA police would patrol the area in the evening - (78216) We need more lighting in the area.”

What is missing from this area? /
¿Qué le falta al área?
Write your thoughts below / Comparta su opinión

I wish that the SA police would patrol our area in the evenings - (78216). We need more lighting in the area.

What is missing from this area? /
¿Qué le falta al área?



2: Write your thoughts below / Comparta su opinión

SAFE AND EASY TRAVEL
BY NON-MOTORIZED
MEANS. REPLACE TX
TURN AROUNDS ACROSS
410 WITH PEDESTRIAN
AND BICYCLE PATHS

“Safe and easy travel by non-motorized means. Replace TX 410 turn arounds across 410 with pedestrian and bicycle paths”

Key Themes

Maintenance / Code Enforcement

“More code compliance, revitalizations of older multi family.”

“Maintenance of some neighborhoods, better restaurants.”

“Street maintenance / improvements. Traffic enforcement.”

“Code enforcement. More cultural entertainment (all museums concerts, etc. are downtown. Lower taxes.”

Noise

“Keep airport noise to a minimum. Do not expand or raise airport noise beyond ‘the current boundaries’”

“Better road conditions, less airport noise/congestion”

“Beautification and more green spaces, investment in schools, airport noise abatement”

“Noise abatement assistance for homes under flight paths. More frequent low level approaches now!”

Key Themes

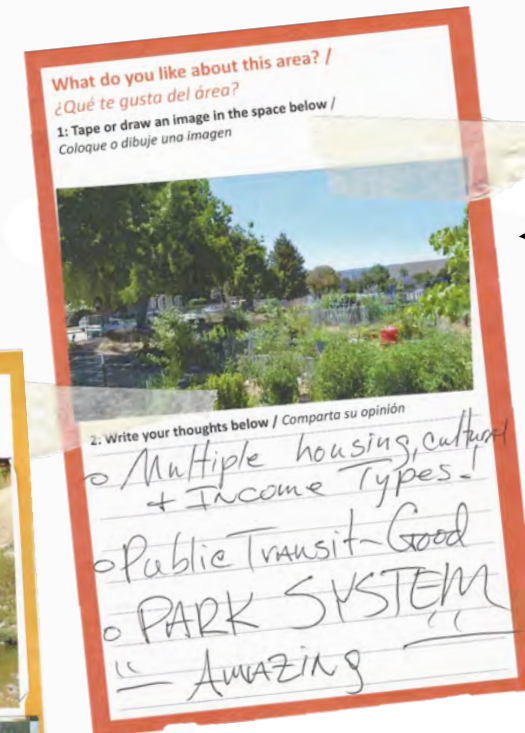
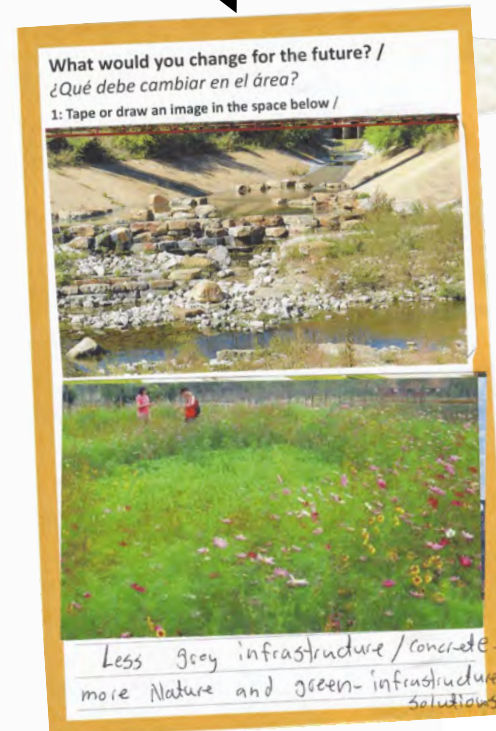
Parks / Trails

“McAllister Park, bike trails, Bitters Brush, the airport, access to shopping center.”

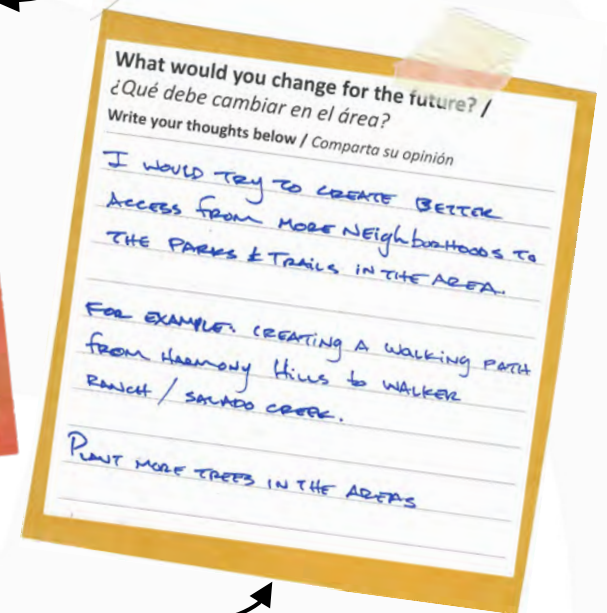
“Housing, parks, trails.”

“Build parks, add trees, remove unused parking lots, create waking, running, cycling trails.”

“Less grey infrastructure / concrete more nature and green infrastructure solutions.”



“- Multiple housing, cultural and income types!,
- Public Transit-Good
- PARK SYSTEM
- Amazing -



“I would try to create better access from more neighborhoods to the Parks and Trails in the area. For example: creating a walking path from Harmony Hills to Walker Ranch / Salado Creek. Plant more trees in the areas.”

SA



TOMORROW

Draft Vision & Goals for
The Greater Airport Area

Vision & Guiding Principles for San Antonio

Vision for 2040 from the SA Tomorrow Comprehensive Plan:

“San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history.

“Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations...”

1. Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

2. Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.



3. Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

4. Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

5. Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.



6. Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

7. Encourage and integrate innovative and sustainable ideas and development.

8. Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

9. Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

Draft Vision

The Greater Airport Area Regional Center is a successful employment center with a variety of small and large businesses, including shops, restaurants, and entertainment venues, that serve the area's diverse and safe neighborhoods, the City, and are compatible with Airport operations. Residents and visitors enjoy a well-distributed and maintained parks, open space, and trail system, and complete streets with safe and comfortable pedestrian, bicycle and transit options.

Draft Goals (1/2)

- 1) *Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.*
- 2) *Improve existing streets and create new connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits.*
- 3) *Increase equitable access to parks, open space, trails and recreational amenities throughout the Regional Center.*
- 4) *Address safety concerns and barriers created by transportation infrastructure of all types throughout the Regional Center.*

Draft Goals (2/2)

- 5) *Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.*
- 6) *Enhance transit connections to amenities within the Greater Airport Regional Center, to Downtown, and to other Regional Centers in and outside of San Antonio for residents, employees and visitors.*
- 7) *Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.*

Draft Vision and Goals

The Greater Airport Area Regional Center is a successful employment center with a variety of small and large businesses, including shops, restaurants, and entertainment venues, that serve the area's diverse and safe neighborhoods, the City, and are compatible with Airport operations. Residents and visitors enjoy a well-distributed and maintained parks, open space, and trail system, and complete streets with safe and comfortable pedestrian, bicycle and transit options.

- 1. Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.*
- 2. Improve existing streets and create new connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits.*
- 3. Increase equitable access to parks, open space, trails and recreational amenities throughout the Regional Center.*
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- 5. Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.*
- 6. Enhance transit connections to amenities within the Greater Airport Regional Center, to Downtown, and to other Regional Centers in and outside of San Antonio for residents, employees and visitors.*
- 7. Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.*

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Focus Area Identification

What is a Focus Area?

Key Definition #1:

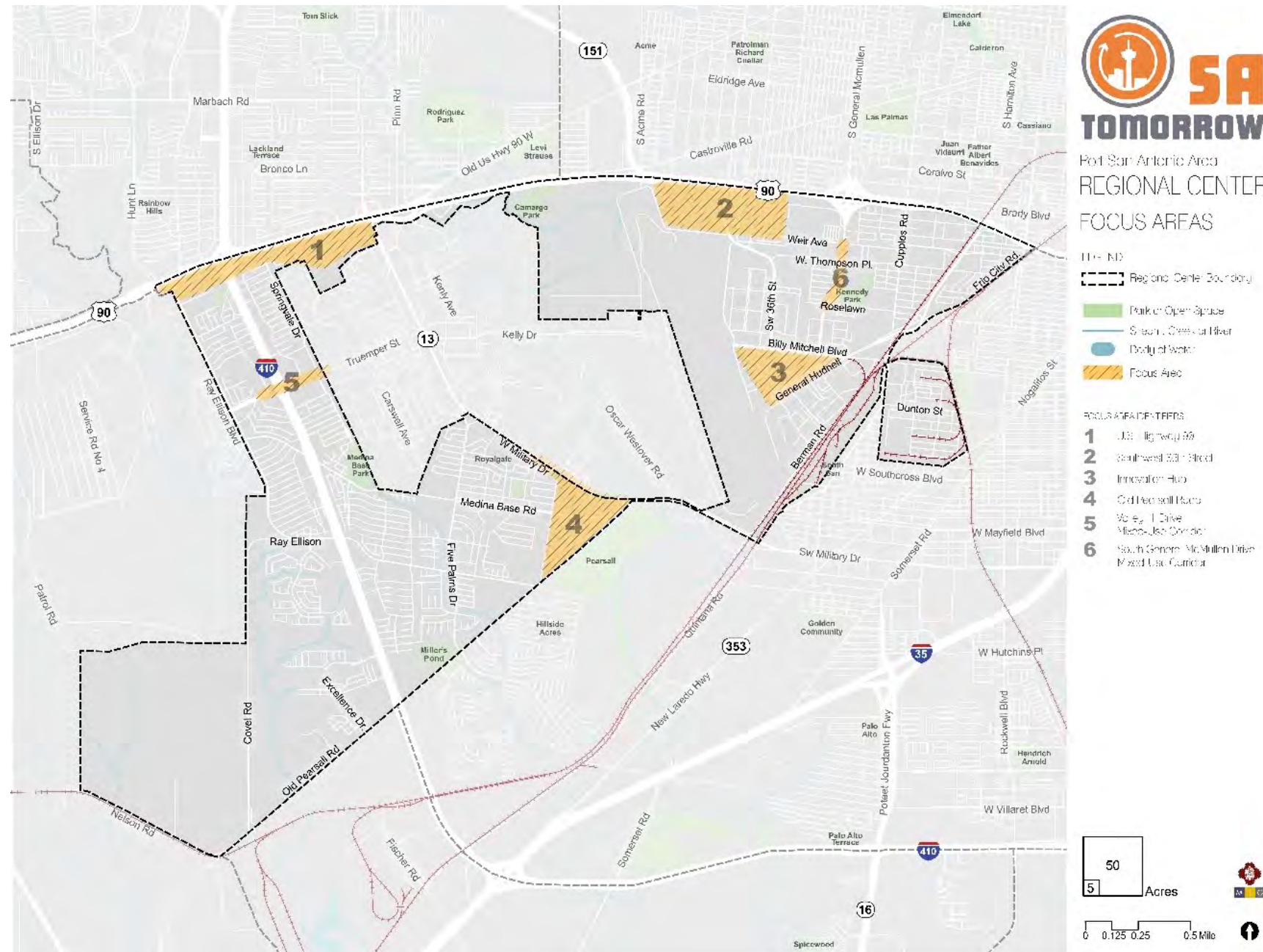
FOCUS AREA

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

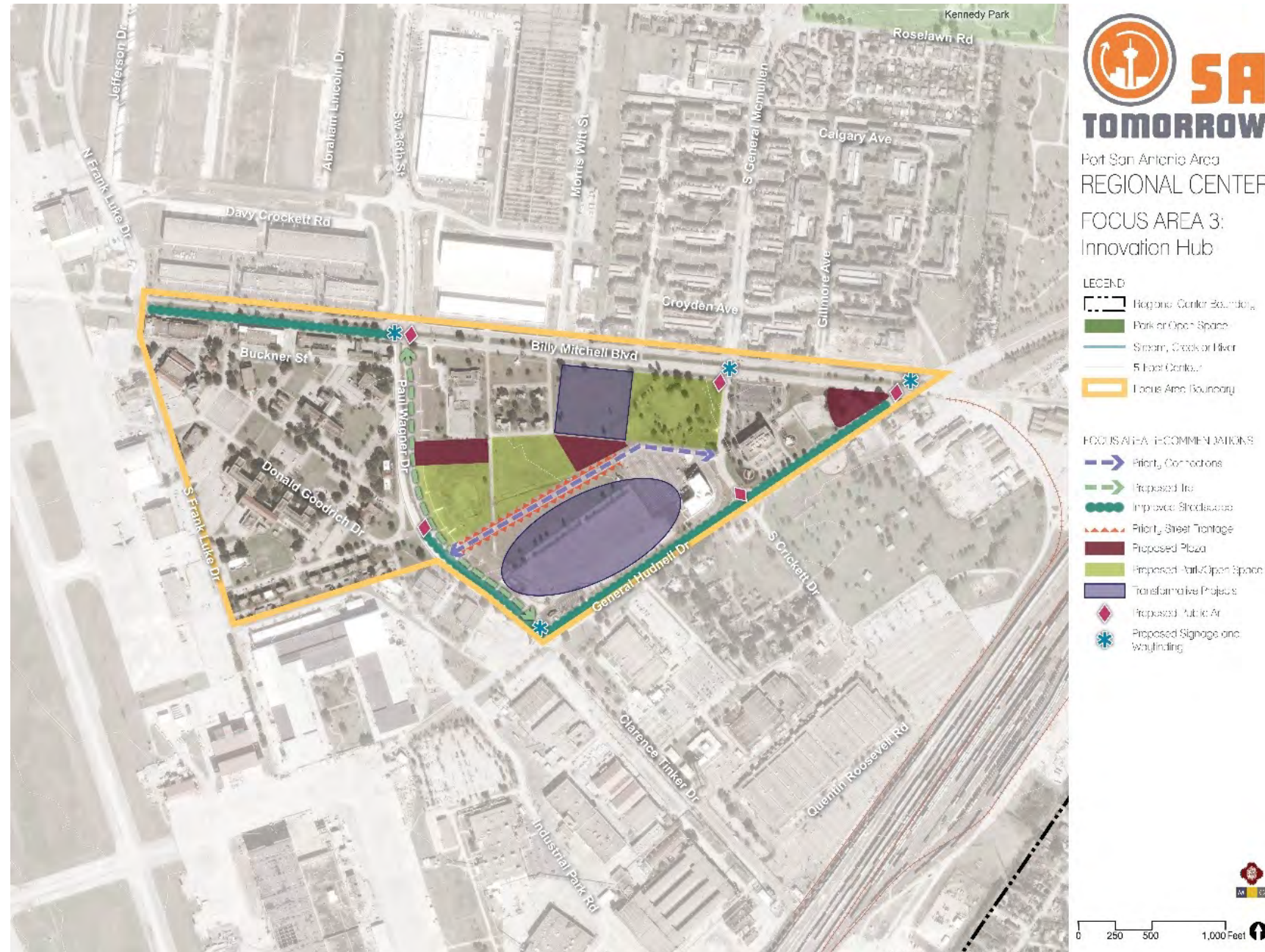
What *Could* a Focus Area Include?

- **Vacant, or underutilized parcels within a concentrated area**
- **Commercial centers, strips, or malls that are:**
 - consistently less than fully occupied, or
 - surrounded by a significant amount of unused parking lots or vacant parcels.
- **Former industrial sites**
 - that could be adaptively reused for some other purpose.
- **Areas along transit corridors**
 - with vacant or underutilized parcels or retail spaces.
- **Major intersections or nodes**
 - in need of infrastructure improvements.
- **Special districts or bustling areas**
 - that may need investment or support to preserve the character or history of a community.

Focus Area Examples: Port San Antonio Area Regional Center



Focus Area Examples: Port San Antonio Area Regional Center



Analysis: Focus Area Identification

Three types of parcels:

- 1) Publicly-owned:** Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
- 2) Vacant:** Private parcels with no buildings
- 3) Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)

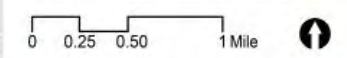
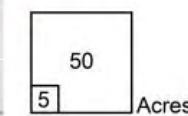
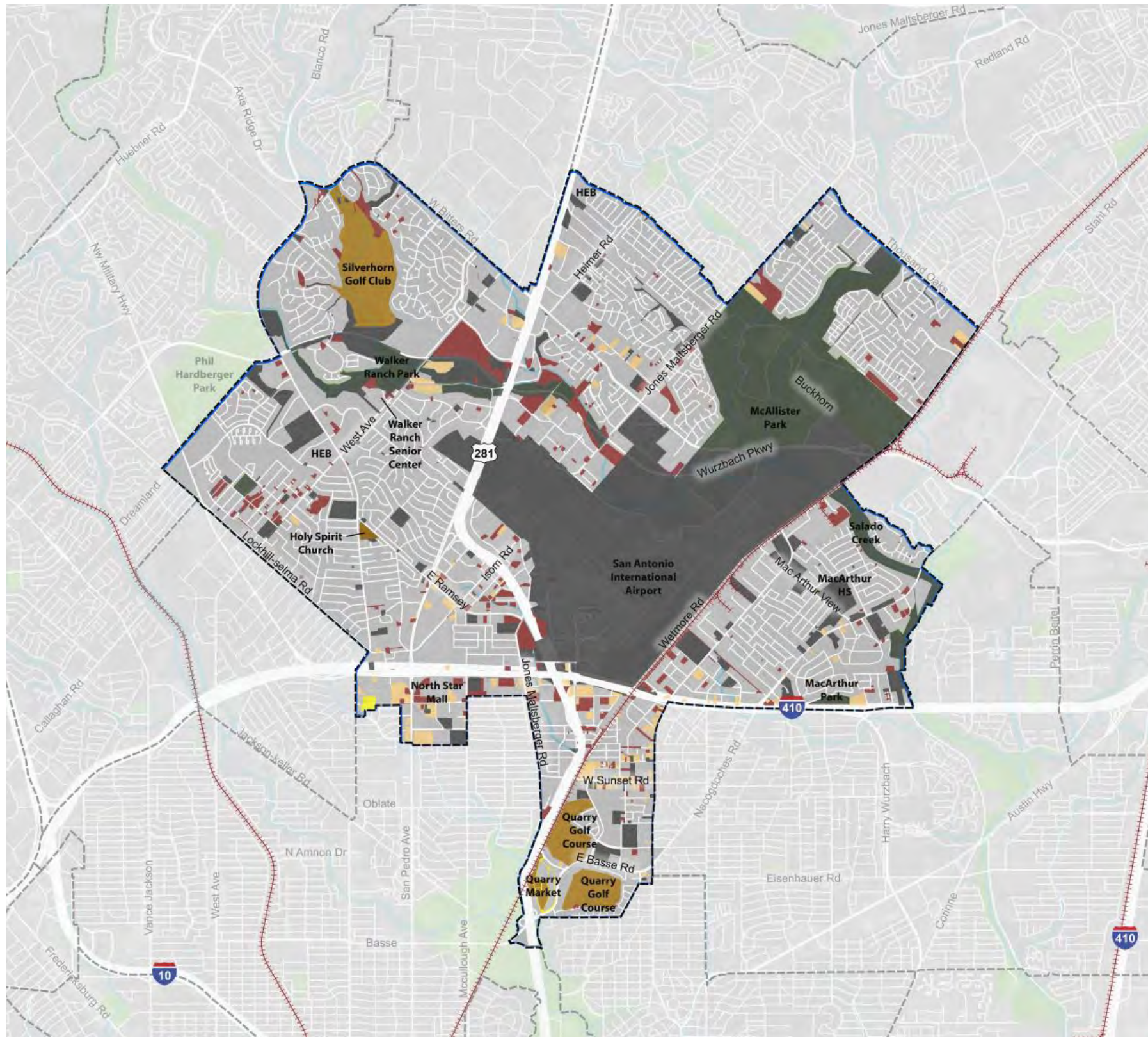
Floodplain: 100-year floodplain



Greater Airport Area REGIONAL CENTER

FOCUS AREA IDENTIFICATION

- Greater Airport Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line
- Vacant
- Low FAR
- Low Building to Land Value Ratio
- Low Value and Low FAR
- Exempt Parcels





***Discussion on
Focus Area Identification using
Mural Board...***

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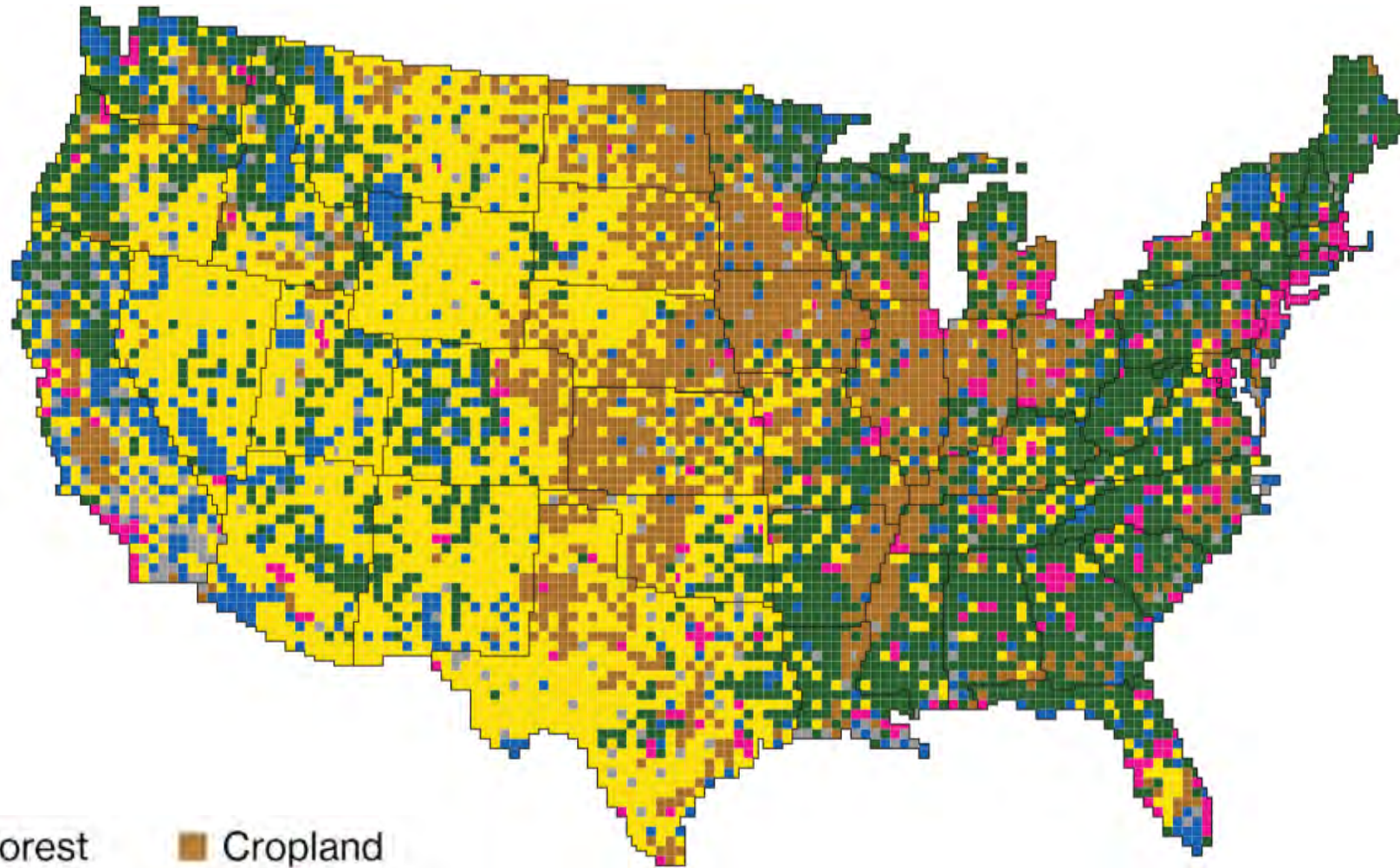


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Introduction to Land Use

What is Land Use?

“Land use” is a term used to describe how land is used.

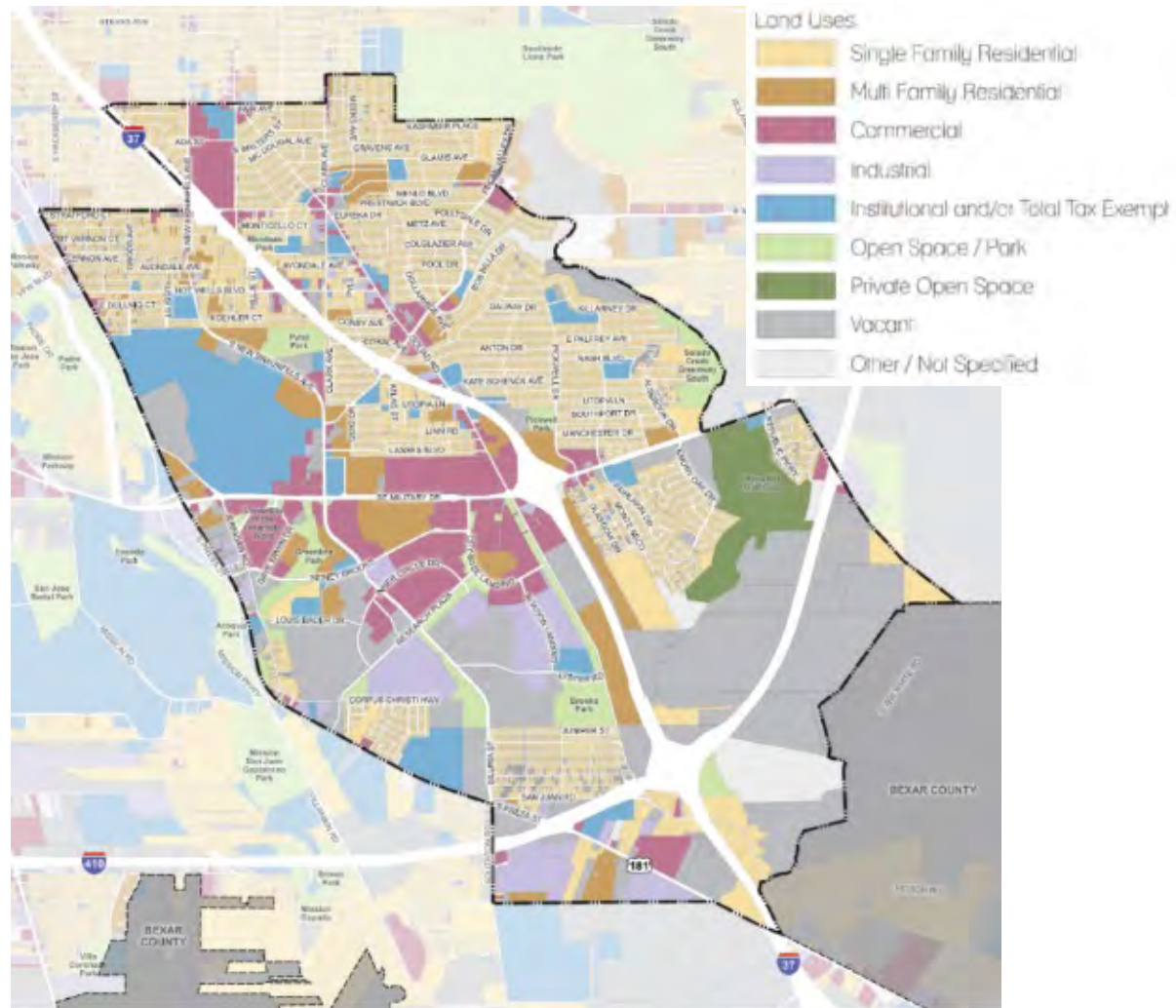


Why is Land Use Important?

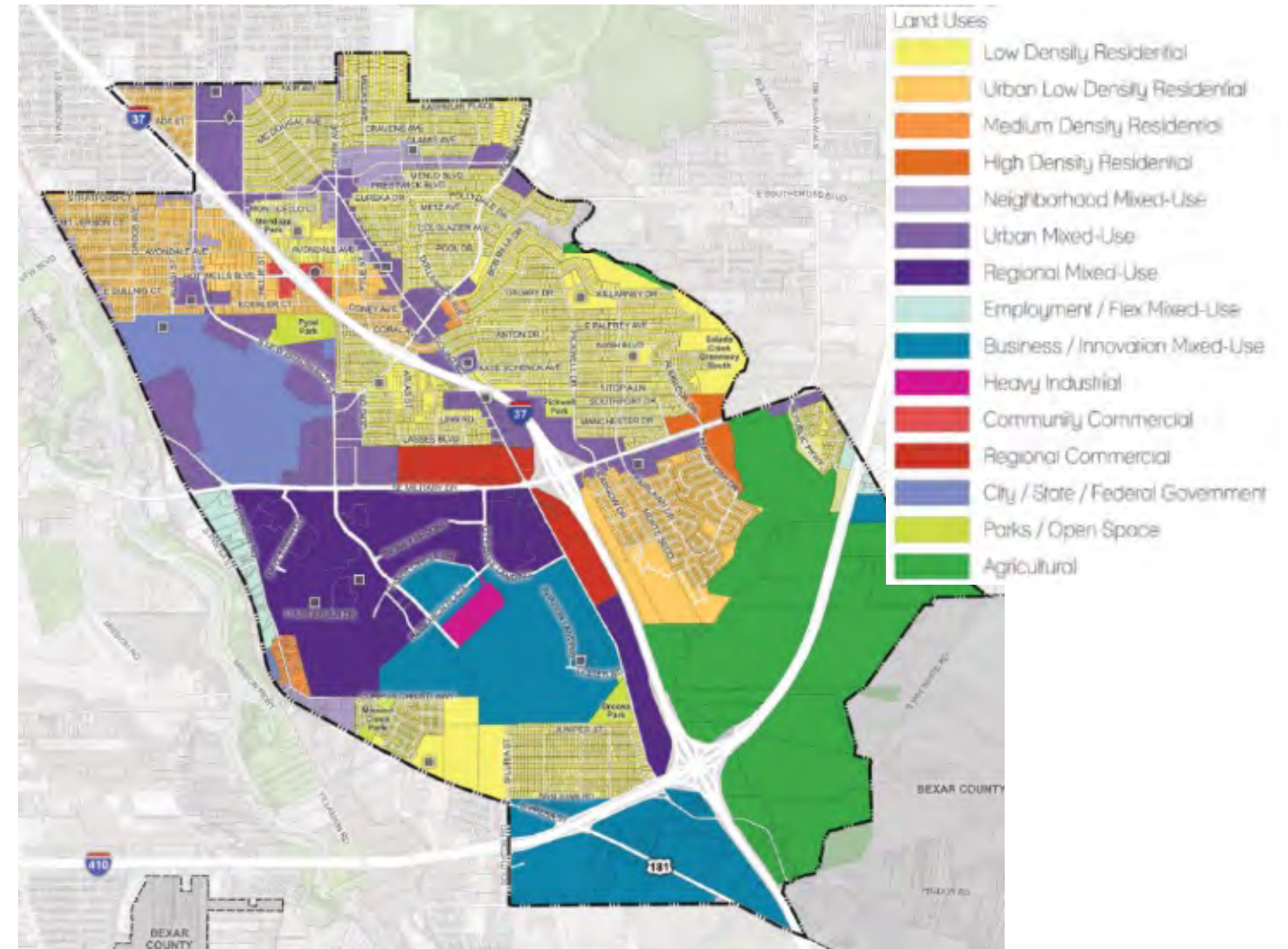
- Land use categories can describe is how land is currently used in the area, which is known as the **existing land use**.
- Land use can also be used to determine how we want land to be used in the future, which is known as **future land use**.

Land Use is the foundation of this plan

Existing Land Use Map for Brooks Regional Center Plan



Future Land Use Map for Brooks Regional Center Plan



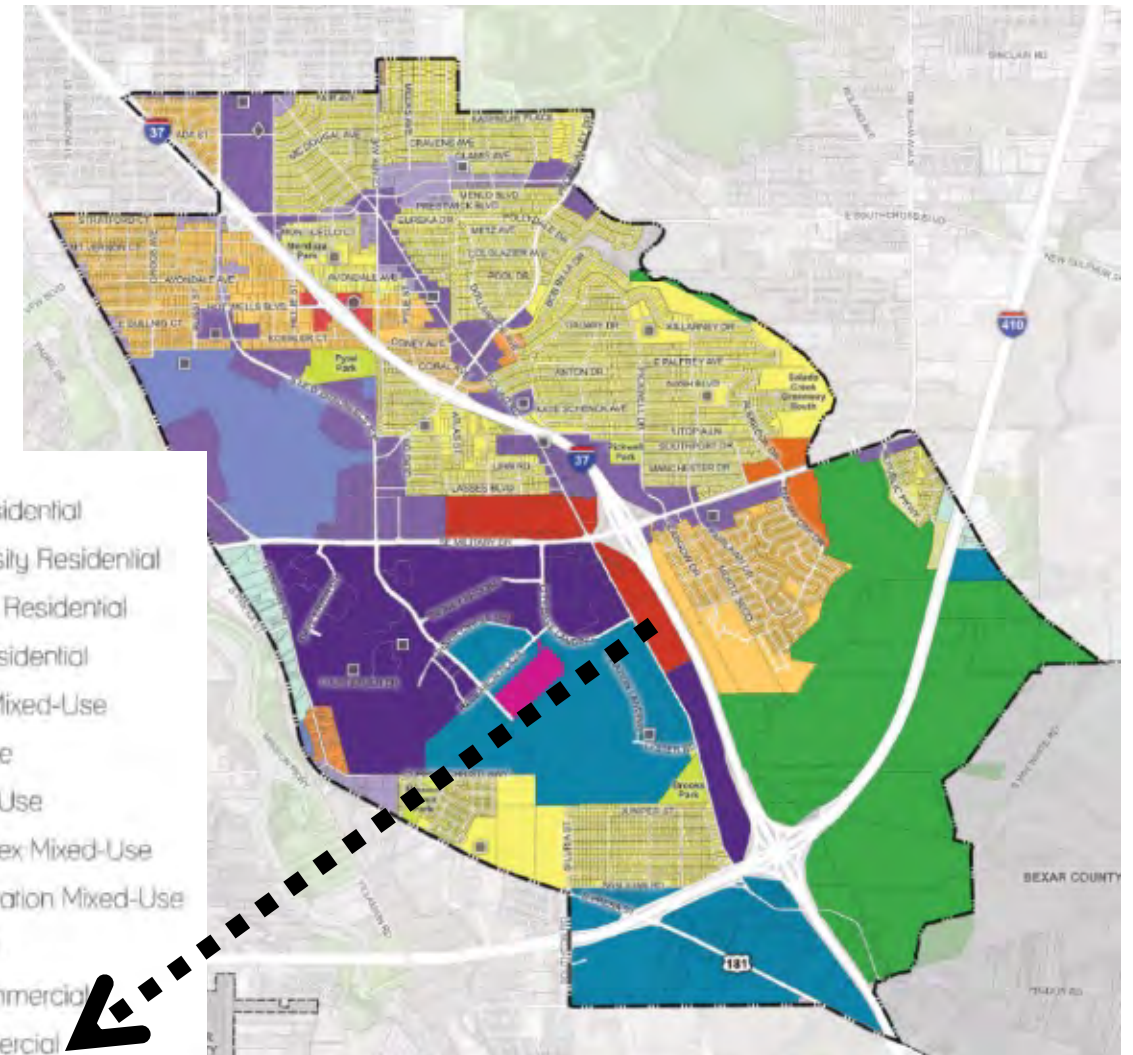
What are Land Use Descriptions?

Corresponding text to describe what types of uses should be allowed in each shaded area.



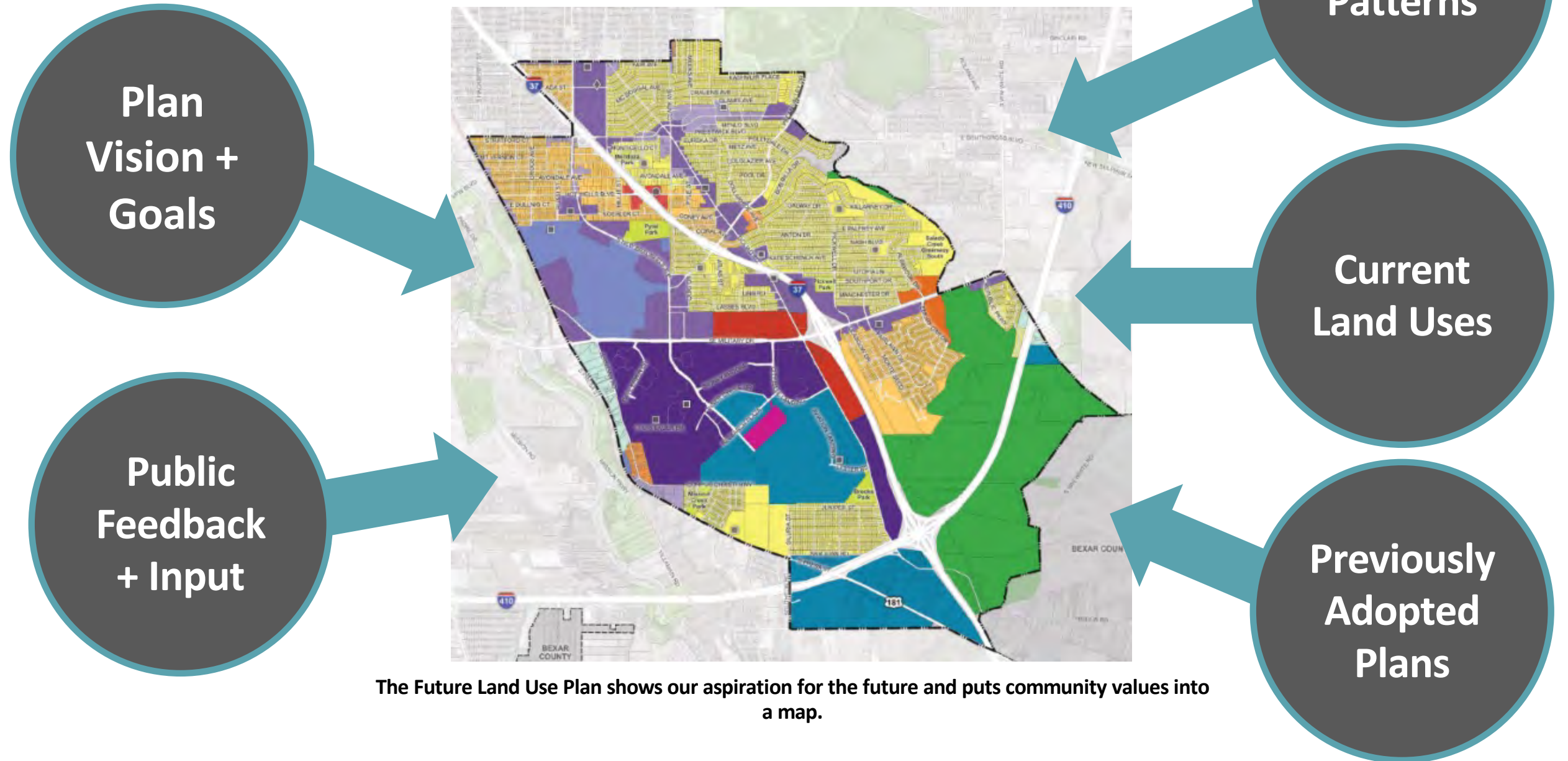
REGIONAL COMMERCIAL

DESCRIPTION: 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. 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, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

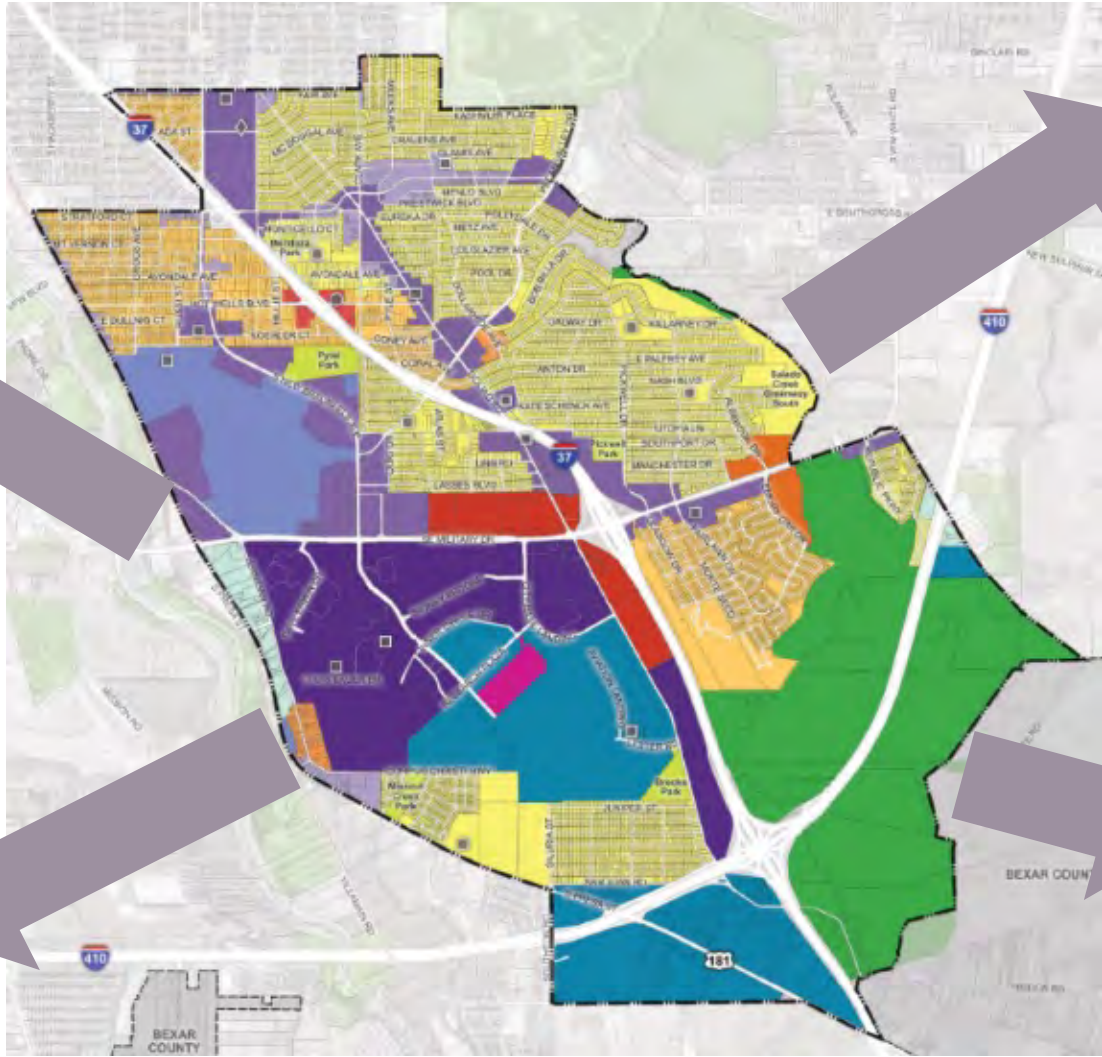
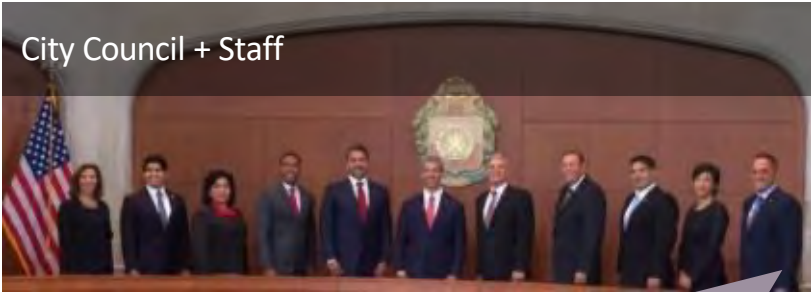


- Land Uses
- Low Density Residential
 - Urban Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Neighborhood Mixed-Use
 - Urban Mixed-Use
 - Regional Mixed-Use
 - Employment / Flex Mixed-Use
 - Business / Innovation Mixed-Use
 - Heavy Industrial
 - Community Commercial
 - Regional Commercial
 - City / State / Federal Government
 - Parks / Open Space
 - Agricultural

What goes into a Future Land Use Plan?



Who will use the Land Use Plan?



City Staff + Other Agencies



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

Differences Between Land Use and Zoning

Land Use Plan (Categories)

Zoning Ordinance (Districts)

PURPOSE

A Land Use Plan describes a community's **future vision for development and growth**.

An area's zoning defines **what development is allowed now**, and can be changed to another zone that is permissible by the subject site's Land Use Category.

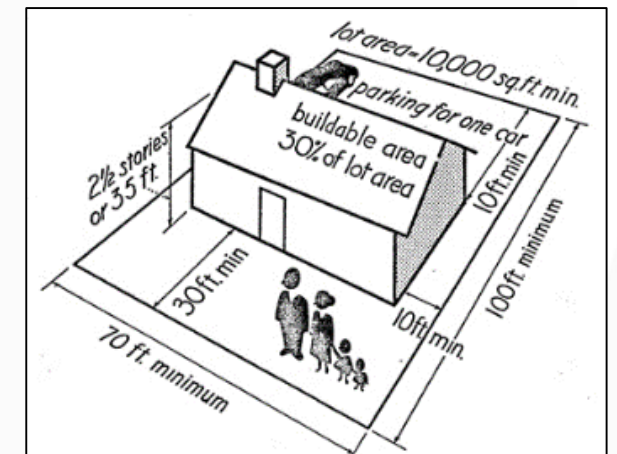
SCALE

A Land Use Plan is a set of **broad policies and principles** to guide the City's decision-making regarding growth and development patterns.

Zoning consists of **detailed, specific regulations and standards** for how property owners may use and develop their land.

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. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.
POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process. <i>Determines which zoning categories are applicable</i> .	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

Note: The Future Land Use Plan does not change Zoning automatically.

Next Planning Team Meeting Objectives

- Understand Land Use Categories
- Discuss a Draft Land Use Map
 - Map created with existing land use, current zoning, and SA Corridors plan

Mixed-use

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Business / Innovation Mixed-Use
- Employment/Flex Mixed-use

Residential

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

Commercial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

Industrial

- Agricultural
- Light Industrial
- Heavy Industrial

Civic

- Park and Open Space
- City/State/Federal Government

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Next Steps

Next Steps

- **Upcoming Meeting(s):**

- PT #3: Week of August 8th
- Strategic Housing Implementation Plan (SHIP) Overview
- PT #4: Week of September 12th

- **Questions?**

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- jacob.howard@sanantonio.gov
- (210) 207-5441