



# South Community Area Planning Team

Meeting #2

Vision & Goals/Focus Area Identification/Intro to  
Land Use

Monday, June 27, 2022

Mission Library

5:30 PM – 7:30 PM



Cambridge Systematics, Inc.  
Bowtie

Economic & Planning Systems, Inc.  
Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City

WSP



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Introductions

# South Community Area Project Team

- City of San Antonio, Planning Department
  - Carlos Guerra II, Project Manager
- MIG
  - Jay Renkens, Principal
  - Krystin Ramirez, Project Manager
  - Saul Vazquez, Senior Project Associate
- Economic & Planning Systems
  - Matt Prosser, Executive Vice President



# Meeting Objectives

- Review of Key Themes from PT #1 Input
- Overview of Community Meeting #1 Takeaways
- Discuss Draft Vision & Goals
- Focus Area Identification
- Introduction to Land Use and Zoning



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Input from Planning Team Meeting #1  
and Community Meeting #1

# Planning Team Meeting #1

## Vision & Goals

- Preserve the history and character of the neighborhoods and public areas
  - Ensure zoning matches existing land use
  - Community gardens
- Need for manufacturing/industrial skilled trades in the area
- Support needed for local businesses
  - Tourism & Eco-Tourism \$
  - Use of hotels/motels as assets
- Infrastructure Improvements
  - Sidewalk gaps or missing sidewalks
  - Areas for appropriate green infrastructure



## DISCUSSION:

### VISION & GOALS

### EXISTING CONDITIONS

### EQUITY

There is no HEB located South of Military Drive

Opportunity: Involvement of tourism businesses (businesses that support visitors)

Use of Hotels/Motels as Assets - Historic value in area

Opportunity: local businesses to benefit from visitors

Support restaurants, artisans, small businesses

Concern / Programmatic Opportunity: Humane Society Task Force: collect stray animals / feral cats

Safety Concern: stray animals

Hike & Bike trail connections - build off existing conditions and see where trail gaps exist

Need for east-west trail connections & opportunities for rails to trails

Infrastructure improvements needed - utility improvements to East-West connector (Between 410 and Loop 1604)

First and final mile connections: Trail connections to the neighborhoods, trailheads

Future Jaguar Parkway East connection to South Area

Increase access to EV chargers & help promote use of electric vehicles

Design Standards for EV Chargers and Infrastructure

Trees along sidewalks: provide beautification, shade, urban heat island reduction, and improved air quality

Development to be respectful of missions and river - input from NAs needed

Increase access to more healthcare services

University Hospital is near Texas A&M and other nearby facilities recently opened, but healthcare access in this area still needed

Look at health factors to increase outcomes and life expectancy

Better storm water mgmt! Identify locations for mgmt with green infrastructure included

Need more manufacturing / skilled jobs in the area

# Planning Team Meeting #1

## Existing Conditions

- Need for safety
  - Additional lighting at parks
  - Police presence
- Hike and Bike Trails
  - Need to fill in missing gaps
  - Capitalize on ecotourism
- Trade schools
  - Graduates leave the area, because there are few options in the plan area
- Economy is mostly service driven
  - Need for a retail market study
  - Capitalize from tourism and ecotourism

## Equity

- Need for a neighborhood coalition
  - Increase involvement from non-neighborhood association members
- Improve food/grocery options

Neighborhood Coalition involvement in Planning Team	Maintain authenticity of neighborhoods in the South Area	Retain individuality and support local community by providing opportunity to maintain and leverage growth for businesses	Clean up zoning to ensure zoning matches what exists; e.g. areas south of Military Dr zoned Multifamily, but the use is Single Family	Filling sidewalk gaps	Need to support creative class to give residents opportunity to REMAIN in the area	Trade schools exist in the area currently, but graduates migrate out of the Plan Area
Additional VIA routes to accommodate all community members, specifically around and to the Lighthouse for the Blind facilities	Opportunity to establish more community gardens; also supports the character and dynamic of community	Need multi-pronged approach to address food deserts - community gardens, food co-ops	Invite representatives from trade schools, artists, charter schools	Tourism awareness of local recreational business - paddle boarding, bike stores, etc.	Opportunity: partnerships with trade schools and businesses	Build on existing industrial buildings and creative space model - Southside Living Maker Spaces
Currently only grocery stores, restaurants, service industry jobs available	Ensure that past generations have the opportunity to remain in the community	Protect the creative class	Stinson working on mini-master plan: potential for air field improvements, economic development, job growth	Focus on and support Ecotourism and Historic Tourism!!	Culinary support	Need for Retail market study



# Community Meeting #1

## Major Takeaways:

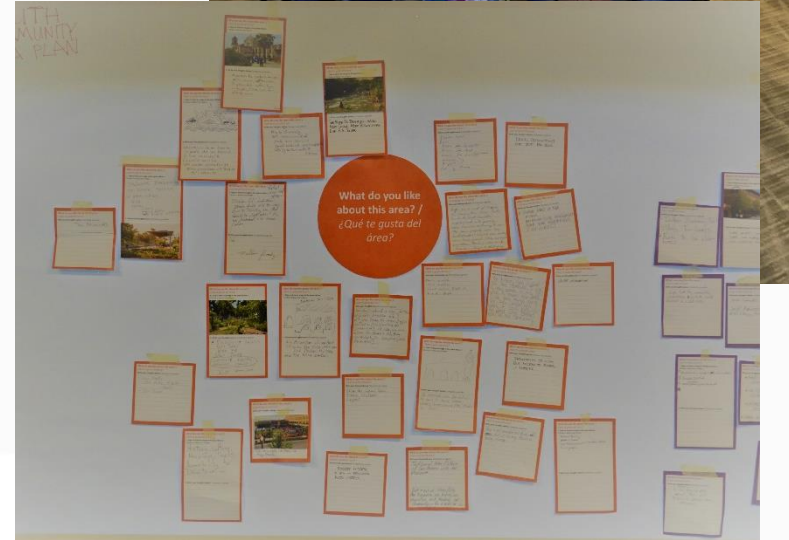
### Amenities:

Participants identified the San Antonio Missions, Mission Marquee Plaza, and the Mission Reach as major amenities that were unique and appreciated throughout the community. Several participants identified the need to preserve natural areas or prohibit development around the missions. The existing parks in the area could use improvements, splash pads have been a common suggestion.

Public safety is a concern in the area. Residents have suggested a police sub station and more police patrol in the area, additional lighting in public spaces has been suggested.

### Infrastructure:

Infrastructure is a huge need in the area. There are sidewalks gaps and needs for flood control, drainage and road improvements.





# Community Meeting #1

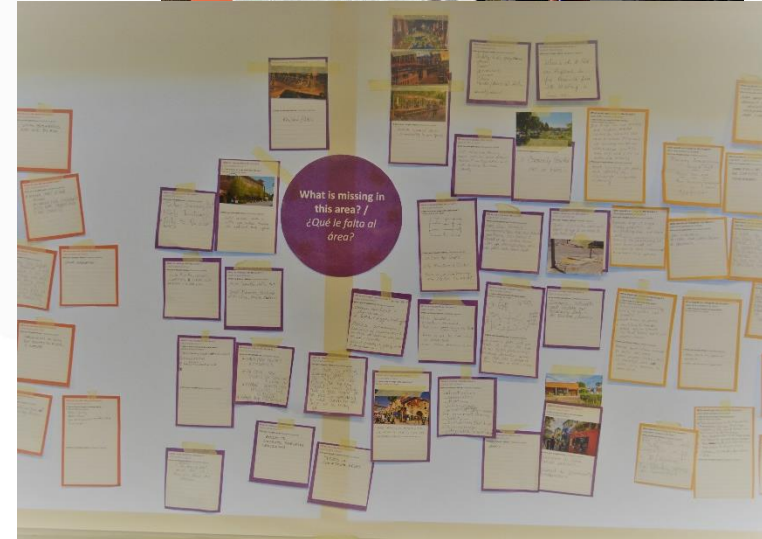
## Major Takeaways pt. 2:

### Economic Development:

- There is a need to improve the hotels in the area and attract more tourists. Small, local businesses could also benefit from more tourists staying in the area. One thing we've heard from the community and World Heritage Office is that, although the missions attracts millions of visitors per year, most of the money is spent downtown and not in the South Community Area.

### Land Use:

- There is a need to analyze existing land uses within neighborhoods. Some areas are zoned for MF and are single family uses.
- Some land uses allow for accessory dwellings which could generate additional income for property owners and help offset impacts from rising taxes. However, not many senior residents know how to leverage their accessory units to generate income.
- There is a desire for mixed use, community scale projects like The Pearl that will encourage community gathering spaces. The Mission Marquee Plaza is an area that could support community gatherings and a sense of place in the future.





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Draft Vision & Goals for Plan

# Vision & Guiding Principles for 2040

**SA Tomorrow is the story of a great American city.**

**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...**

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.

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.



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.

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

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



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

Encourage and integrate innovative and sustainable ideas and development.

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.

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

# Draft Vision

*The South Community Area helps multi-generational households, residents, and businesses thrive by respecting, celebrating, and connecting the area's rich history and authenticity, community destinations and gathering places, and family friendly recreational amenities with clean and green infrastructure.*

# Draft Goals

- *Improve comfort and safety through urban greening and integration of sustainable infrastructure.*
- *Promote quality development that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.*
- *Attract and grow clean industries with well-paying, quality jobs for local residents.*
- *Leverage heritage tourism and ecotourism to grow existing and new small businesses.*
- *Support and cultivate retention and growth of artists, makers and the creative class.*
- *Increase access to healthy food, health care and recreational amenities for all residents.*

# Discussion on Draft Vision & Goals

- *Reference Handout for Draft Language*



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Focus Area Identification



# What is a Focus Area?

*Key Definition #1*

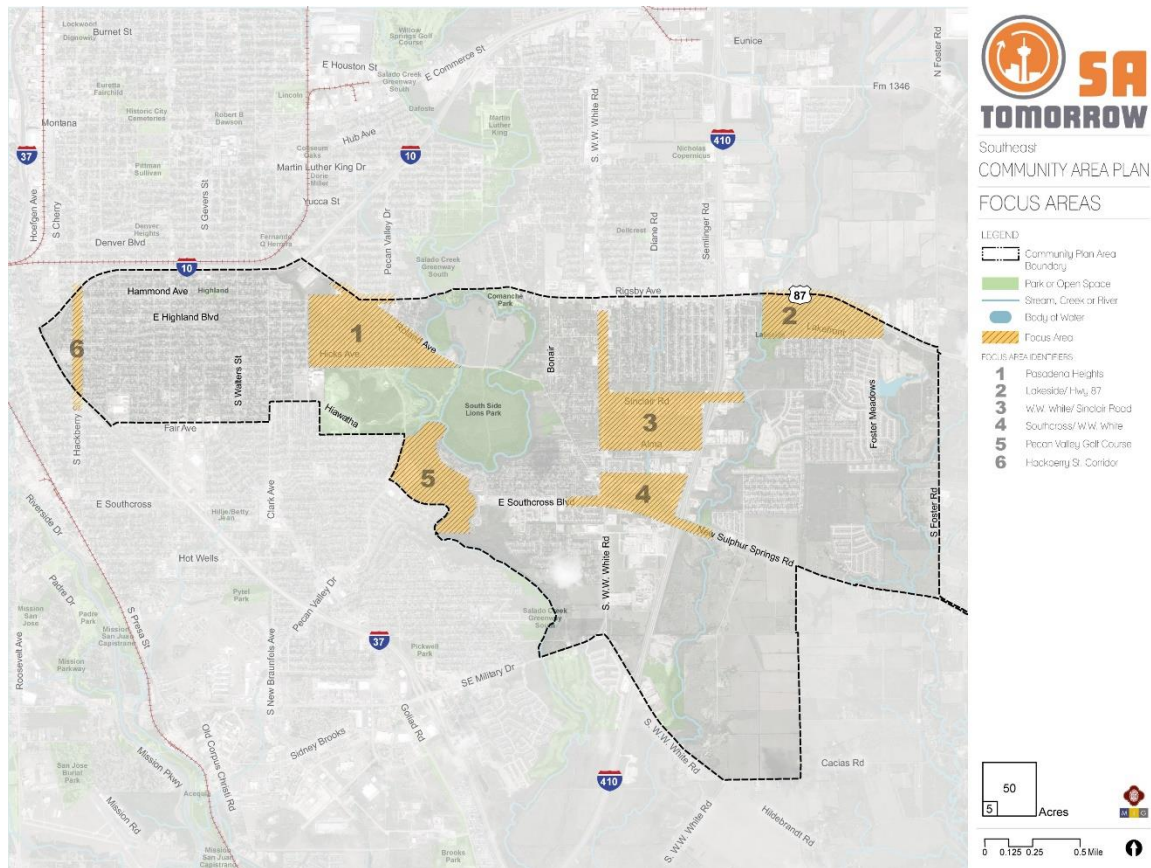
## **FOCUS AREAS:**

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

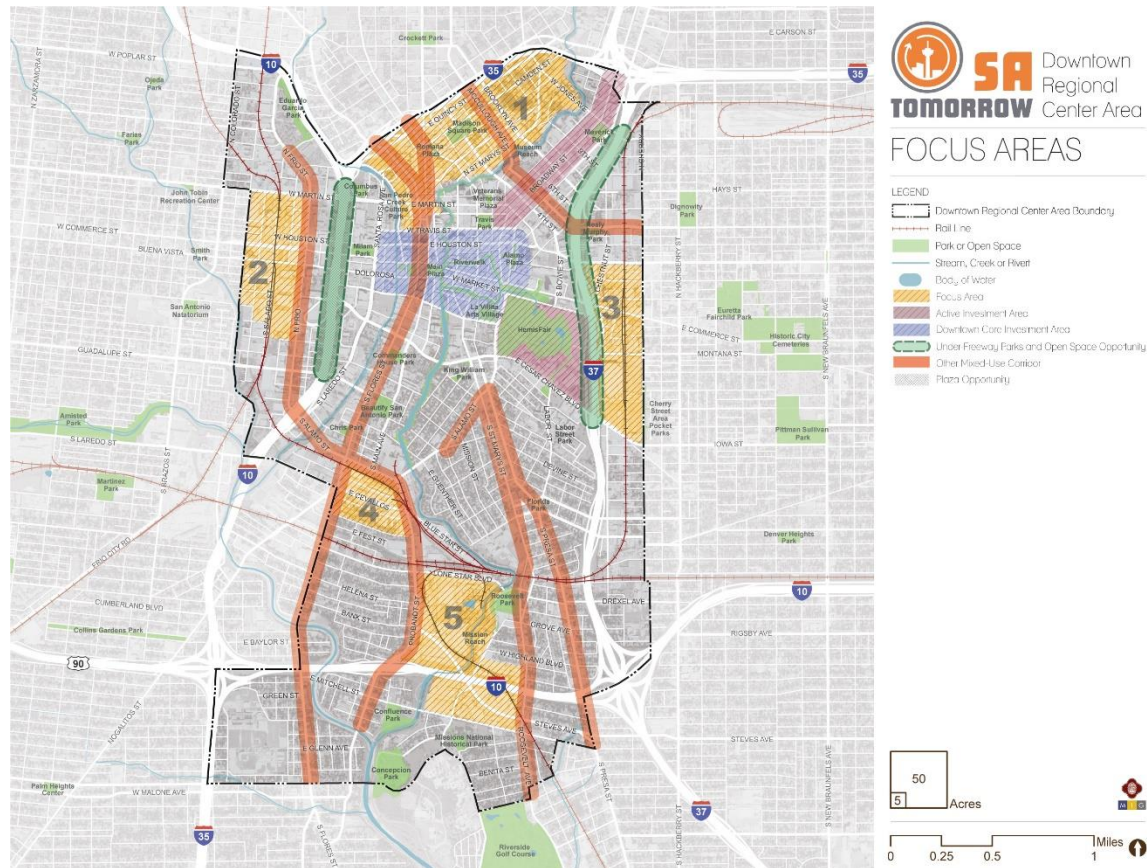
# What *Could* a Focus Area Include?

- **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.

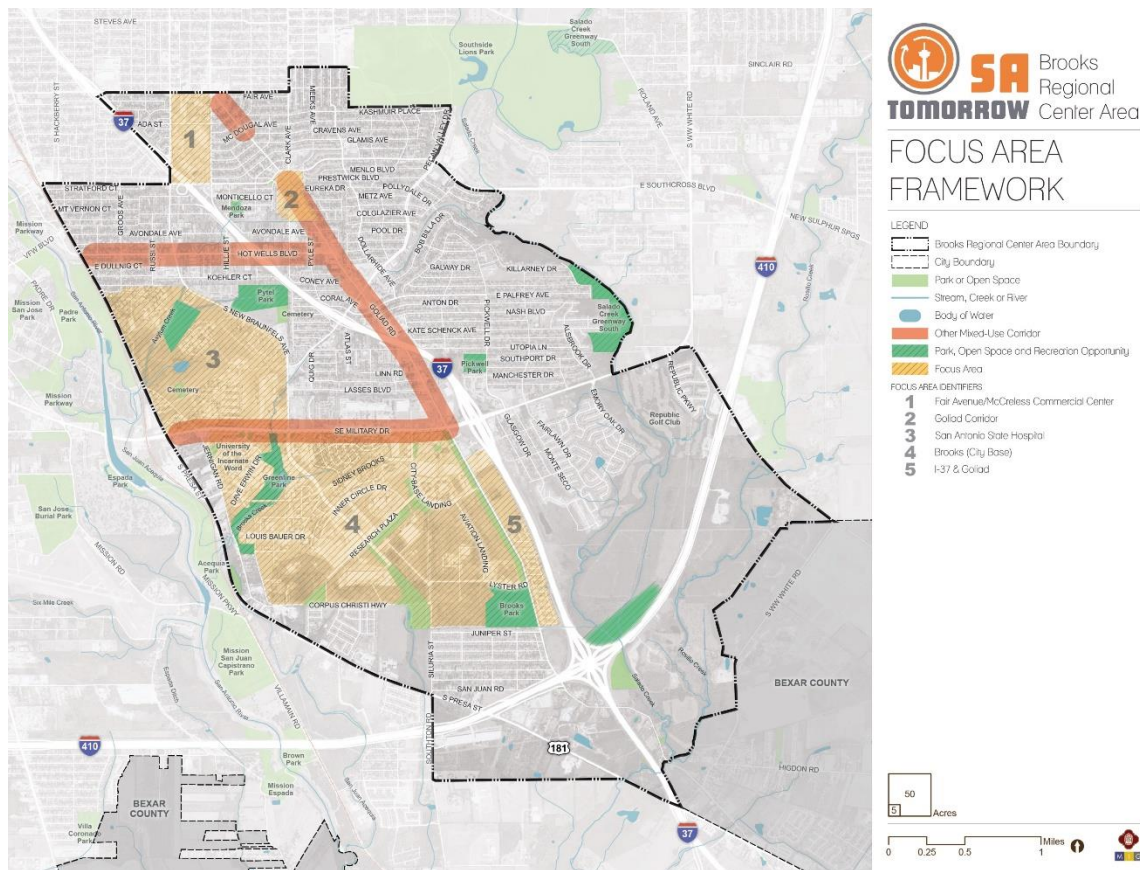
# Focus Area Examples: Southeast Community Plan



# Focus Area Examples: Downtown Plan



# Focus Area Examples: Brooks Area Plan



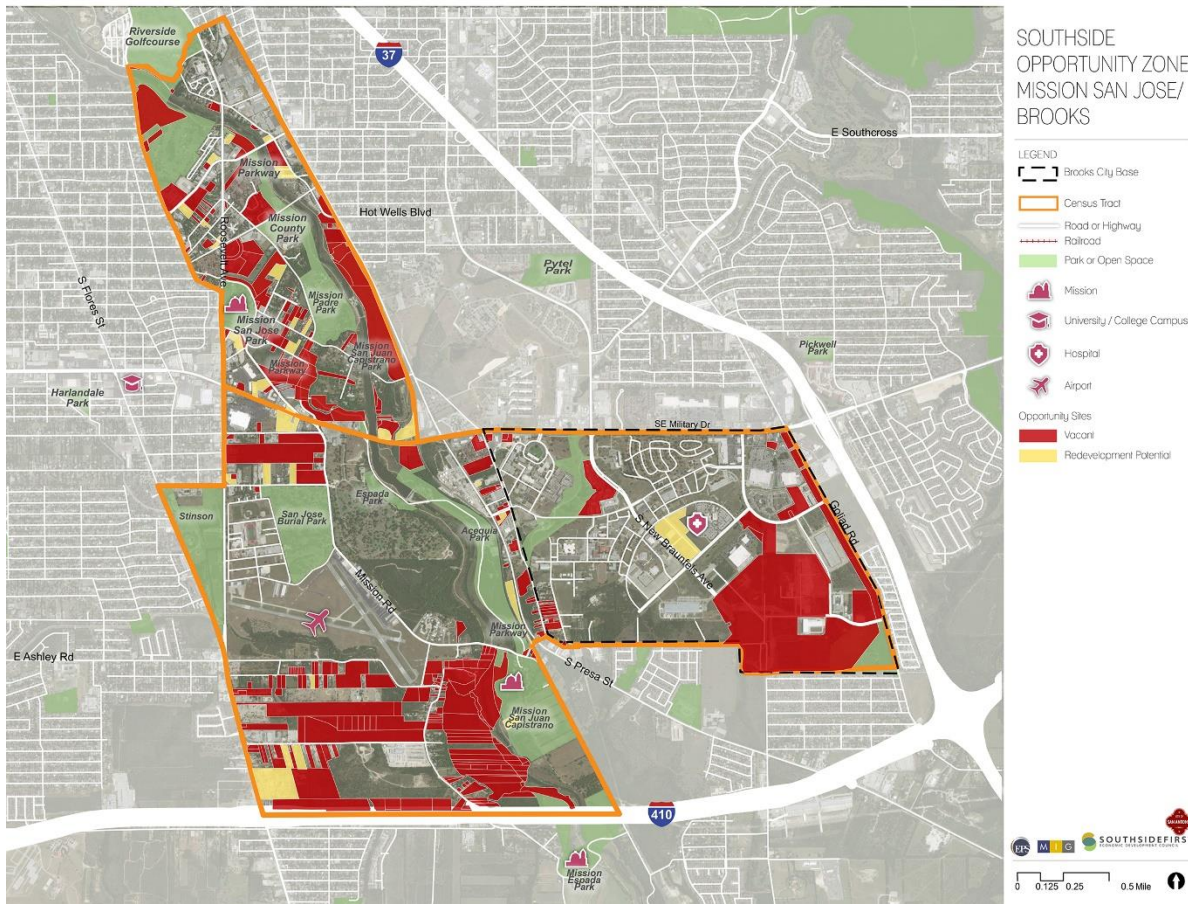


# Analysis: Focus Area Identification

Three types of parcels:

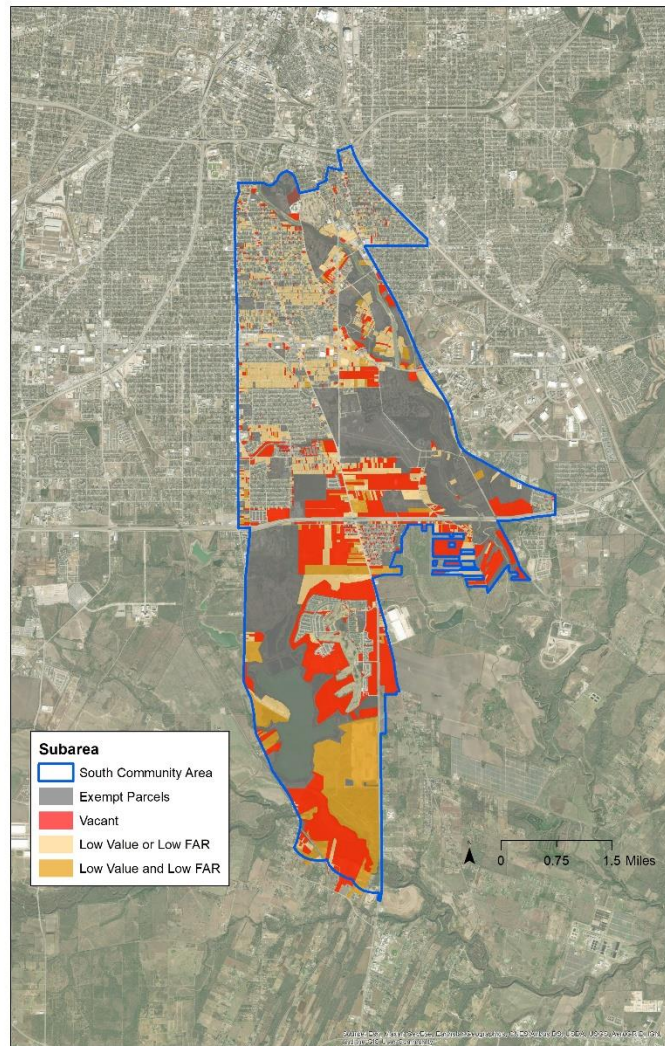
- **Publicly-owned:** Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)
- **Floodplain:** 100 year floodplain

# Southside Opportunity Zone Mission San Jose-Brooks





# Preliminary Focus Areas Identified



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South  
**COMMUNITY  
AREA PLAN**

**ADJACENT FOCUS AREAS**

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line
- Adjacent Focus Areas
  - 1 Lonestar
  - 2 MacBrierty St. Corridor
  - 3 San Antonio State Hospital
  - 4 Brooks (City Base)
  - 5 Pleasonton Rd/ Medina River
  - 6 Jaguar Parkway East

100  
0 0.25 0.5 1 Mile

# Discussion on Focus Area Identification

- *Reference Poster Boards*



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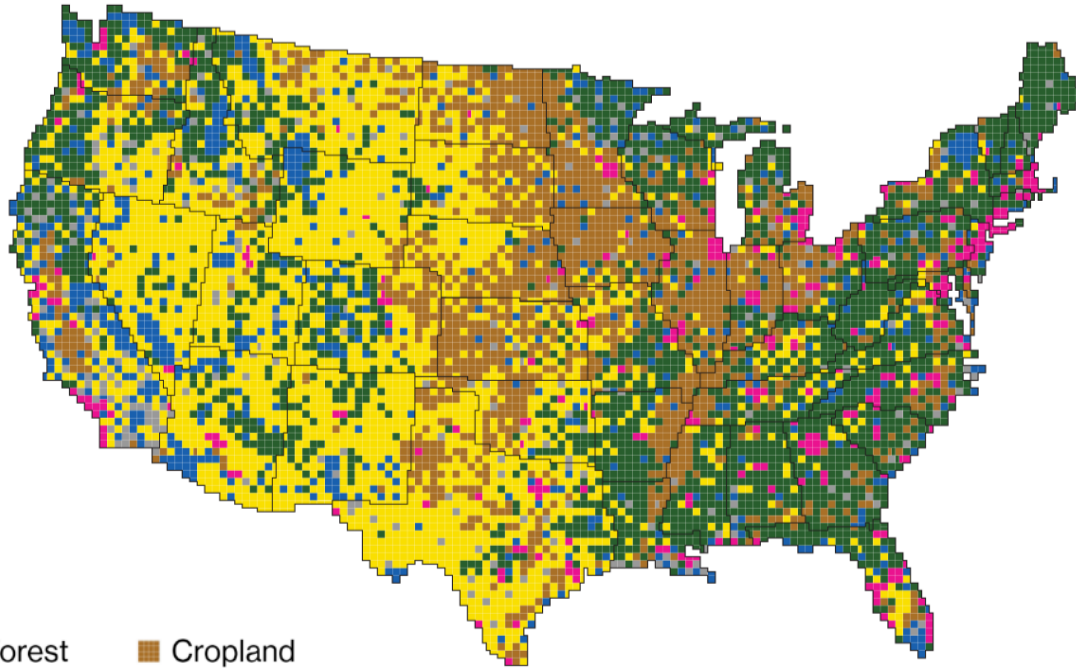


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Introduction to Land Use

# What is Land Use?

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



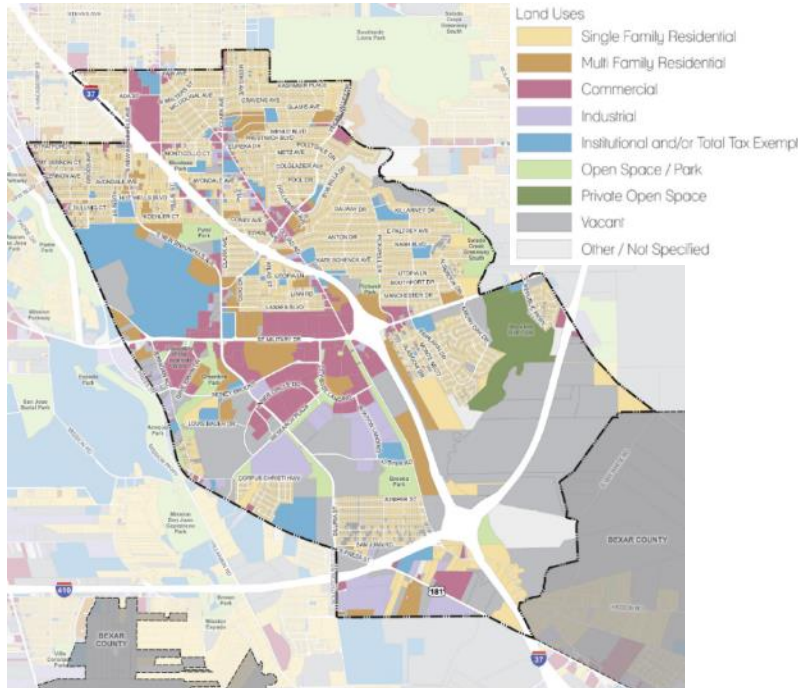
# Why is Land Use Important?

- 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**.

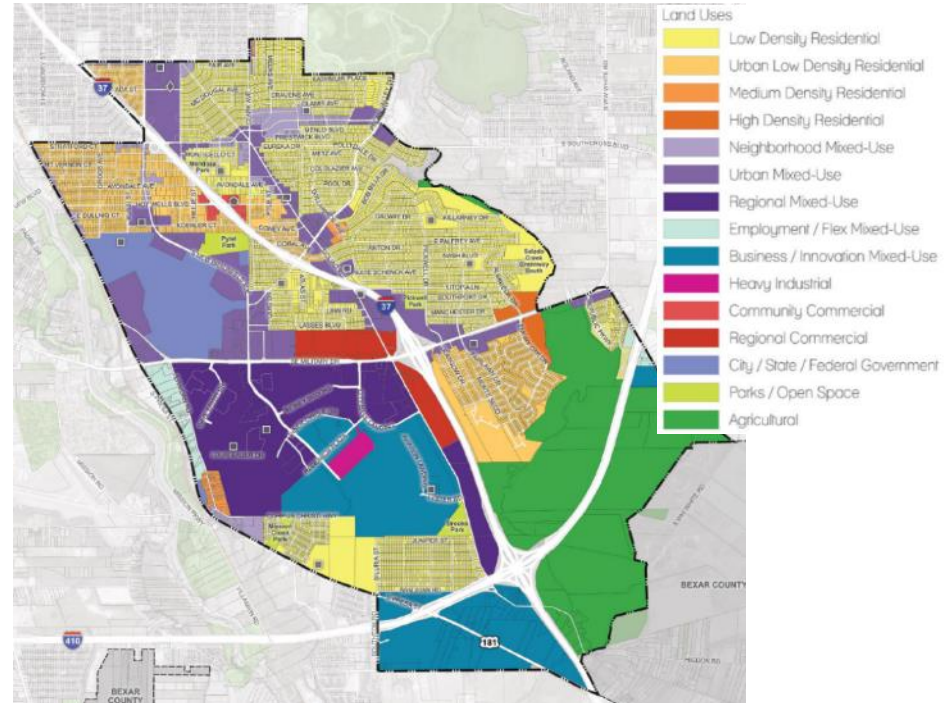


# Land Use is the Foundation of this Plan.

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.

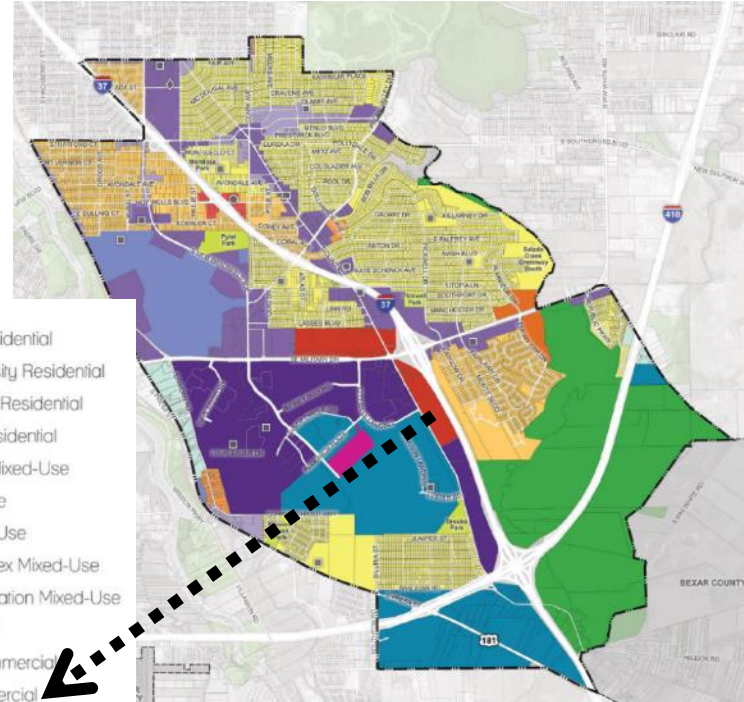


## REGIONAL COMMERCIAL

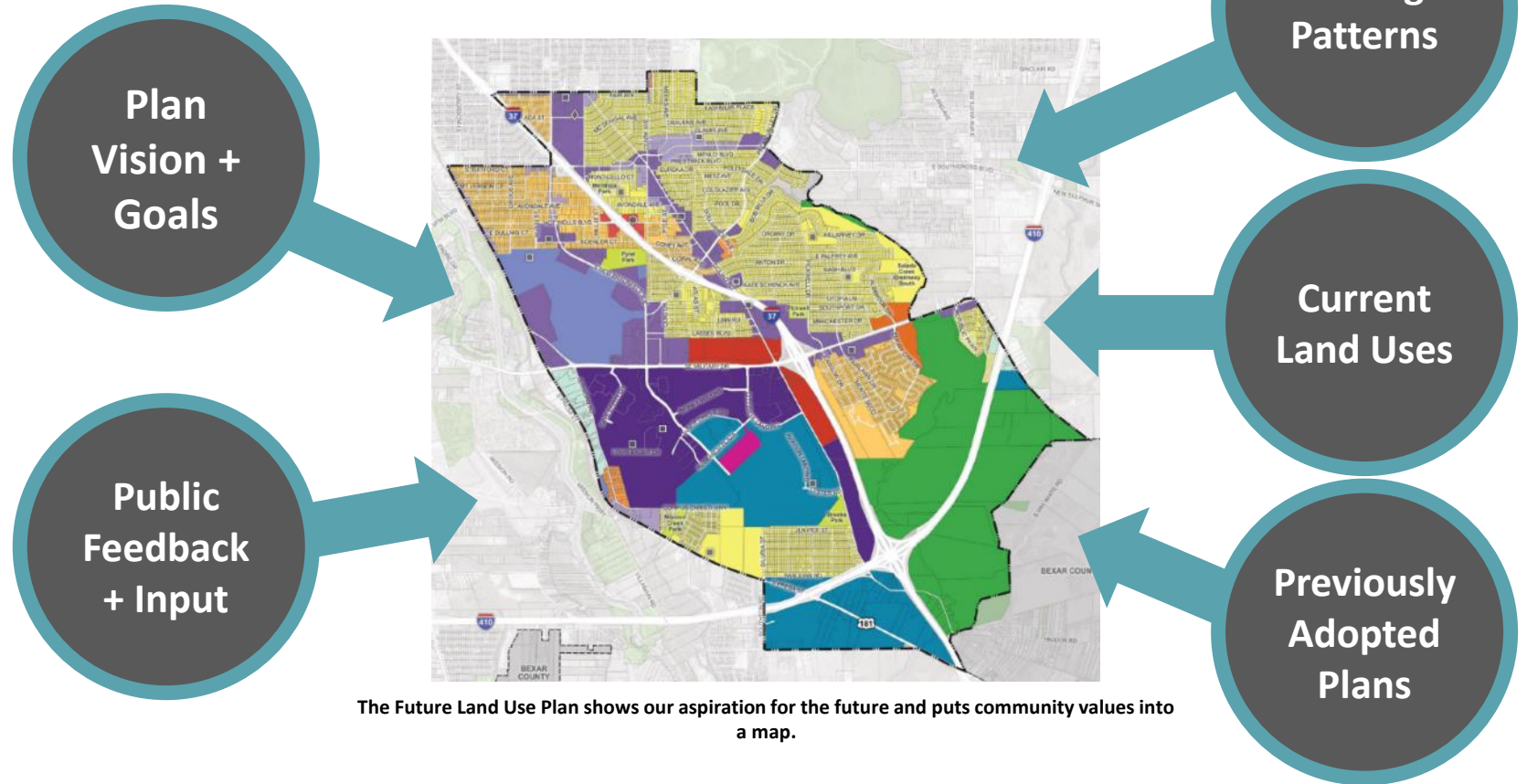
**DESCRIPTION:** includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities.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

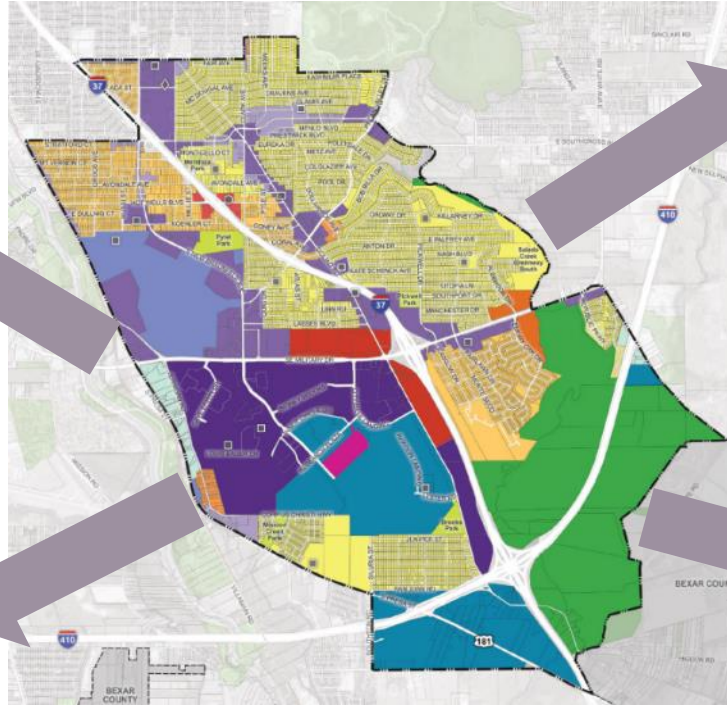
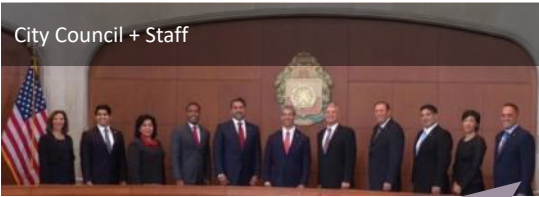
-  Low Density Residential
-  Urban Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Mixed-Use
-  Urban Mixed-Use
-  Regional Mixed-Use
-  Employment / Flex Mixed-Use
-  Business / Innovation Mixed-Use
-  Heavy Industrial
-  Community Commercial
-  Regional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



# Developing a Future Land Use Plan



# Who will use this Land Use Plan?



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

## City Staff + Other Agencies



CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES  
DEPARTMENT



CITY OF SAN ANTONIO  
PLANNING DEPARTMENT



## Private Developers/Property Owners

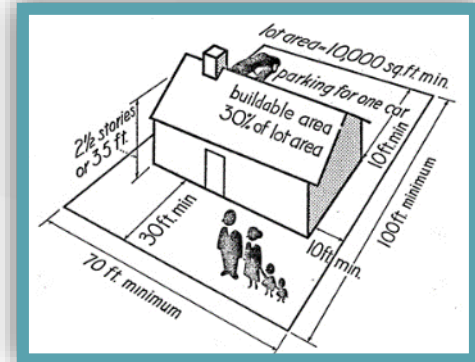


# Differences Between Land Use and Zoning

	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.

## 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

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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

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
<ul style="list-style-type: none"><li>• Residential Estate</li><li>• Low Density Residential</li><li>• Urban Low Density Residential</li><li>• Medium Density Residential</li><li>• High Density Residential</li></ul>	<ul style="list-style-type: none"><li>• Neighborhood Commercial</li><li>• Community Commercial</li><li>• Regional Commercial</li></ul>	<ul style="list-style-type: none"><li>• Agricultural</li><li>• Light Industrial</li><li>• Heavy Industrial</li></ul>	<ul style="list-style-type: none"><li>• Neighborhood Mixed-Use</li><li>• Urban Mixed-Use</li><li>• Regional Mixed-Use</li><li>• Business and Innovation Mixed-Use</li><li>• Employment/Flex Mixed-use</li></ul>	<ul style="list-style-type: none"><li>• Park and Open Space</li><li>• City/State/Federal Government</li></ul>



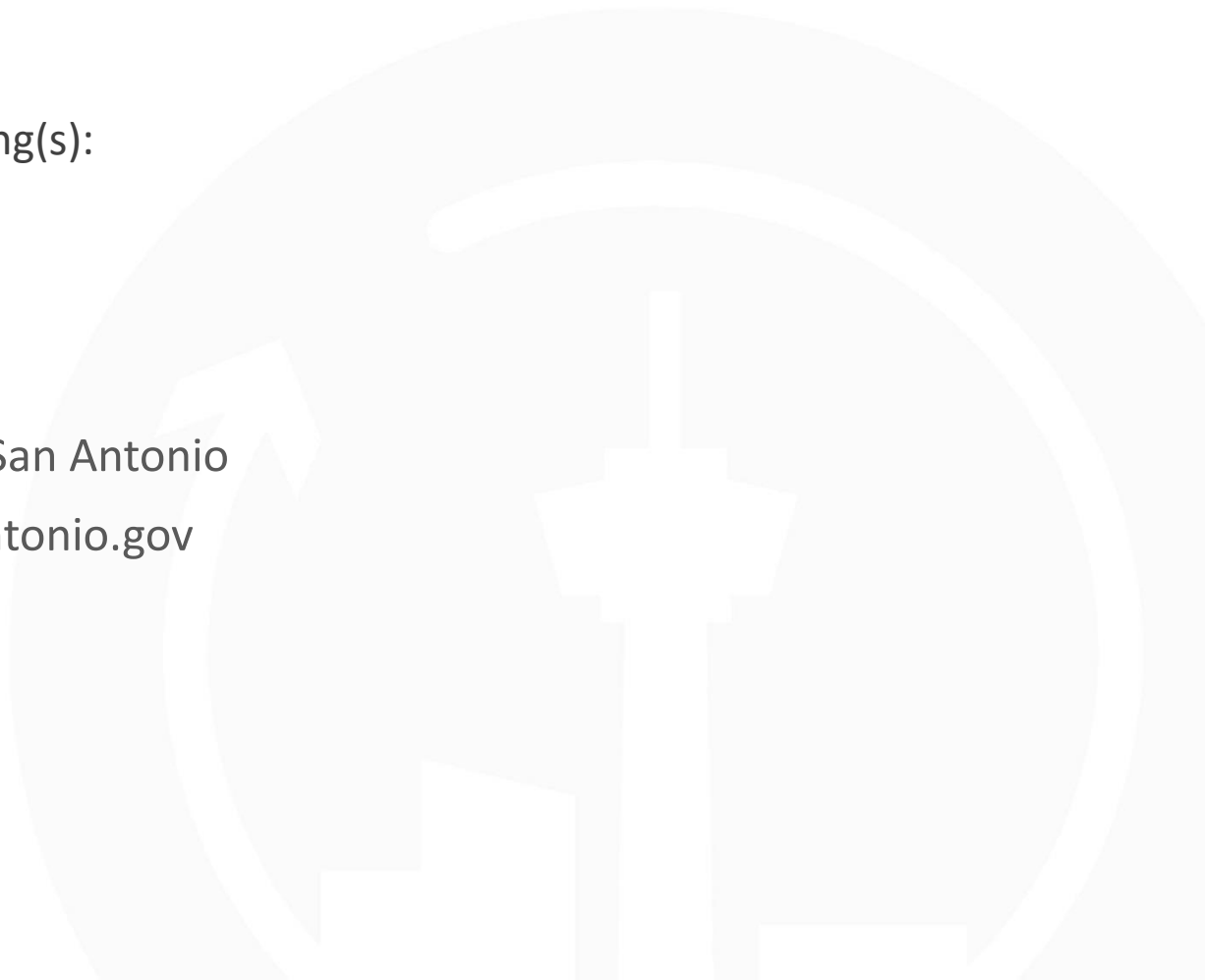
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Next Steps



# Next Steps

- Next Planning Team Meeting(s):
  - List of all PT Dates
- Questions?
  - Carlos Guerra, City of San Antonio
  - [carlos.Guerra2@sanantonio.gov](mailto:carlos.Guerra2@sanantonio.gov)
  - (210) 207-5425





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