SA TOMORROW
sub area planning

South Community Area

Planning Team Meeting #3

Land Use

Monday, August 1, 2022
Stinson Municipal Airport
5:30 – 7:30 PM

M I G
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 Area Project Team

- City of San Antonio, Planning Department
  - Carlos Guerra II, 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

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

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Updated Vision & Goals

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 v2

- 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.
- ***Utilize existing mobility routes to create multi-modal connectivity and transportation options from the South Community Area to major hubs in the City.***

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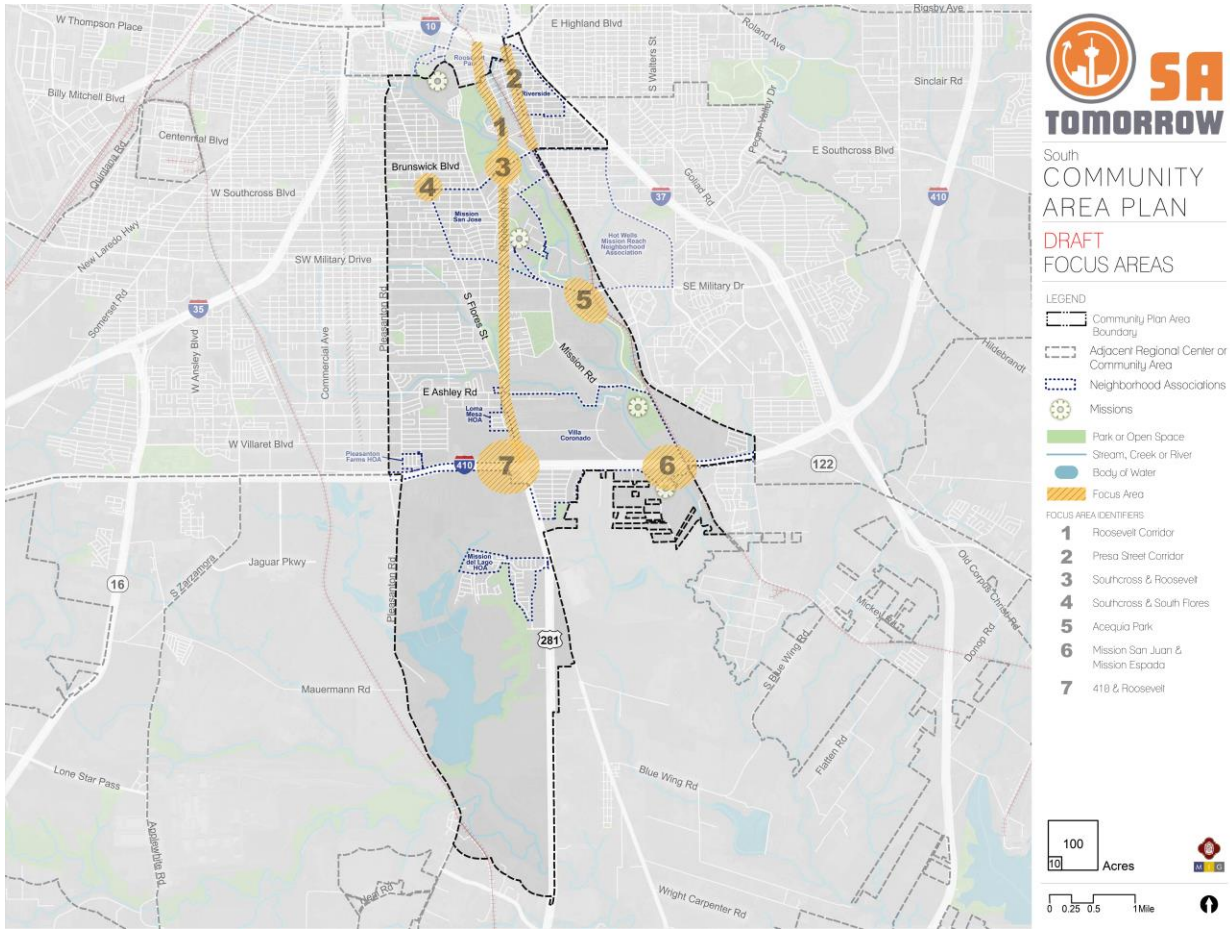
Draft Focus Areas

Draft Focus Areas



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South COMMUNITY AREA PLAN

DRAFT FOCUS AREAS

LEGEND

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Neighborhood Associations
- Missions
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

FOCUS AREA IDENTIFIERS

1. Roosevelt Corridor
2. Presa Street Corridor
3. Southcross & Roosevelt
4. Southcross & South Flores
5. Acequia Park
6. Mission San Juan & Mission Espada
7. 410 & Roosevelt

100 Acres

0 0.25 0.5 1 Mile

Draft Focus Areas Descriptions

1. Roosevelt Corridor

- Roosevelt Ave Bond Project US 90 to Loop 410
- Project Scope: Roosevelt Ave (US 90 to Loop 410). Improvements from 90 to Mission San Jose. Includes pedestrian amenities and enhancements as appropriate and within available funding.

2. Presa Street Corridor

- Mixed uses include: single family homes, auto-repair shops, local businesses & restaurants, vacant buildings
- South Presa Community Center (Presa & Uvalde)
- Mostly zoned IDZ
- There is a school zone and bus stops but few crosswalks

3. Southcross & Roosevelt

- Proposed Mixed Use Development
  - Multi-Family Housing
  - Connections to Mission Reach
  - Streetscape/Intersection/Sidewalk Improvements

Draft Focus Areas Descriptions

4. Southcross & South Flores

- Could be a catalyst for development. There as a completed bond project for improvements to Southcross. Flores street and Southcross have continuous VIA service.

5. Acequia Park

- NPS recently purchased property to protect the park from encroachment

6. Mission San Juan & Mission Espada

- NPS purchased property along Mission San Juan to protect from encroachment.
- There is need to improve or create a gateway into Mission Espada to the South.

7. 410 & Roosevelt

- New apartment complex
- How do we incorporate the area to the south to include areas south of 410? What would that look like?

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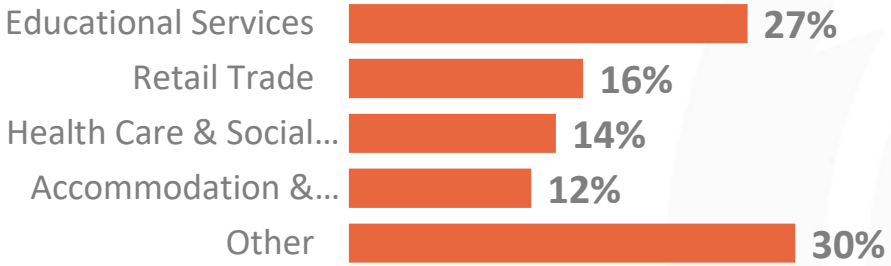
Housing & Jobs Projections

South – Employment

Total Employment (2021) | **12,588**

Largest Employment Sectors

Education & Retail Trade



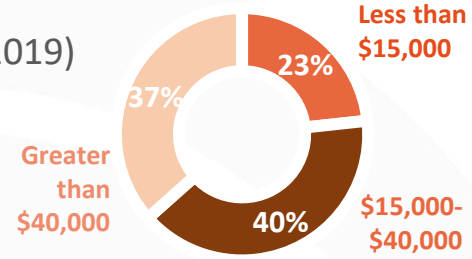
Largest Employers

Mission Road Dev. Center

Mission Park Funeral Chapels

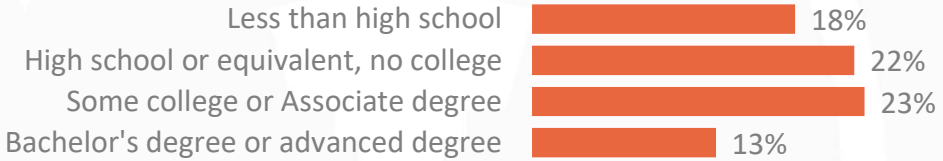
Wage Distribution (2019)

37% earn more than $40,000 annually



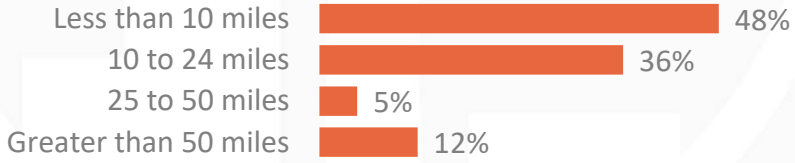
Education (2019)

36% of workers have some college or higher



Commuting Patterns (2019)

9% of workers live in the subarea



Desired Economic Future in South

- What types of jobs do we need to attract to the Community Area?
  - Industries? Building types? Support services?

- What do we need to support attraction of these jobs?
  - Missing attributes? (infrastructure, workforce, amenities, etc..)
  - What is working well now?
  - What needs support?

South – Population and Housing

Total Population (2021) | **44,681**

Total Households (2021) | **14,610**

Average Household Size

3.03 persons

2.69 - City of San Antonio Average

Median Age

33.8 years

34.5 years - City of San Antonio Average

Average Household Income

$50,967

28% lower than City of San Antonio

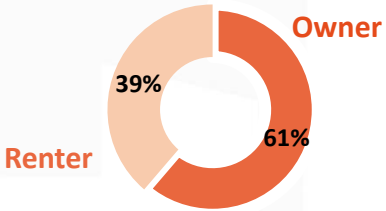
Race and Ethnicity

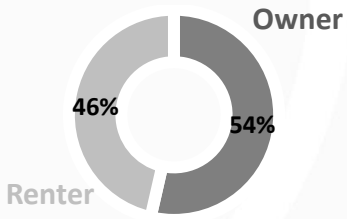
91% Hispanic-origin

Annual Population Growth | 2010-2021

Annual Household Growth | 2010-2021

Housing Tenure





Desired Housing Future in South

- What types of housing do we need in the Community Area?
- What housing types are missing?
- What do we need to support attraction of desired housing?
  - Missing attributes? (infrastructure, amenities, etc..)
  - What is working well now?
  - What needs support?

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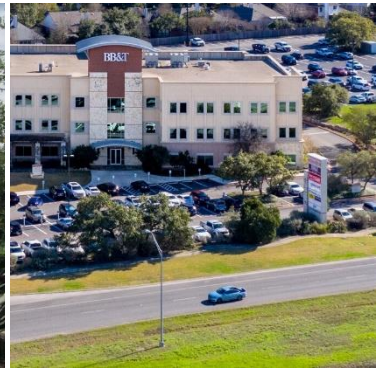
Land Use

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 ***parameters*** for development and growth.	**Regulation**: defines the particular rights of use, and ***what development is allowed***
SCALE	Focus is on ***areas, patterns, and relationships*** 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 ***individual properties***. 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

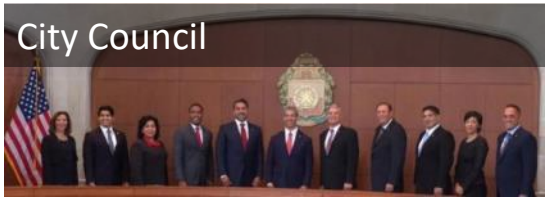
The Future Land Use Plan **DOES**:

- 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?



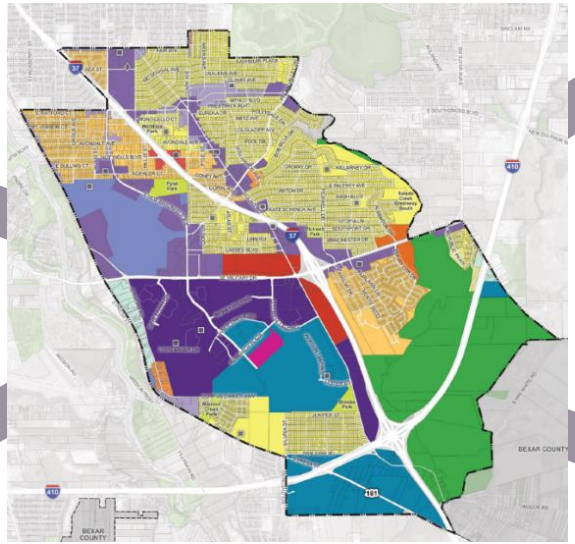
City Staff + Other Agencies

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT

VIA

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

Texas
Department
of Transportation

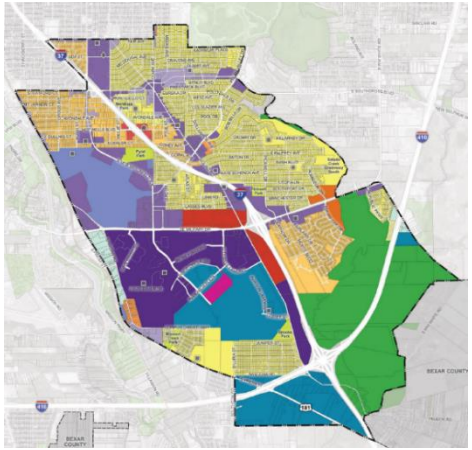


The Future Land Use Plan informs public and private decision-making and investments.

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

Zoning + Previously Adopted Plans

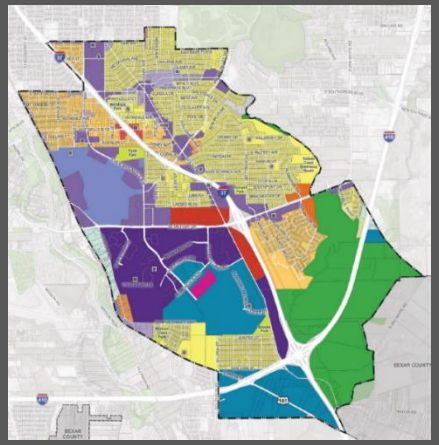
(we are here)

Draft Map

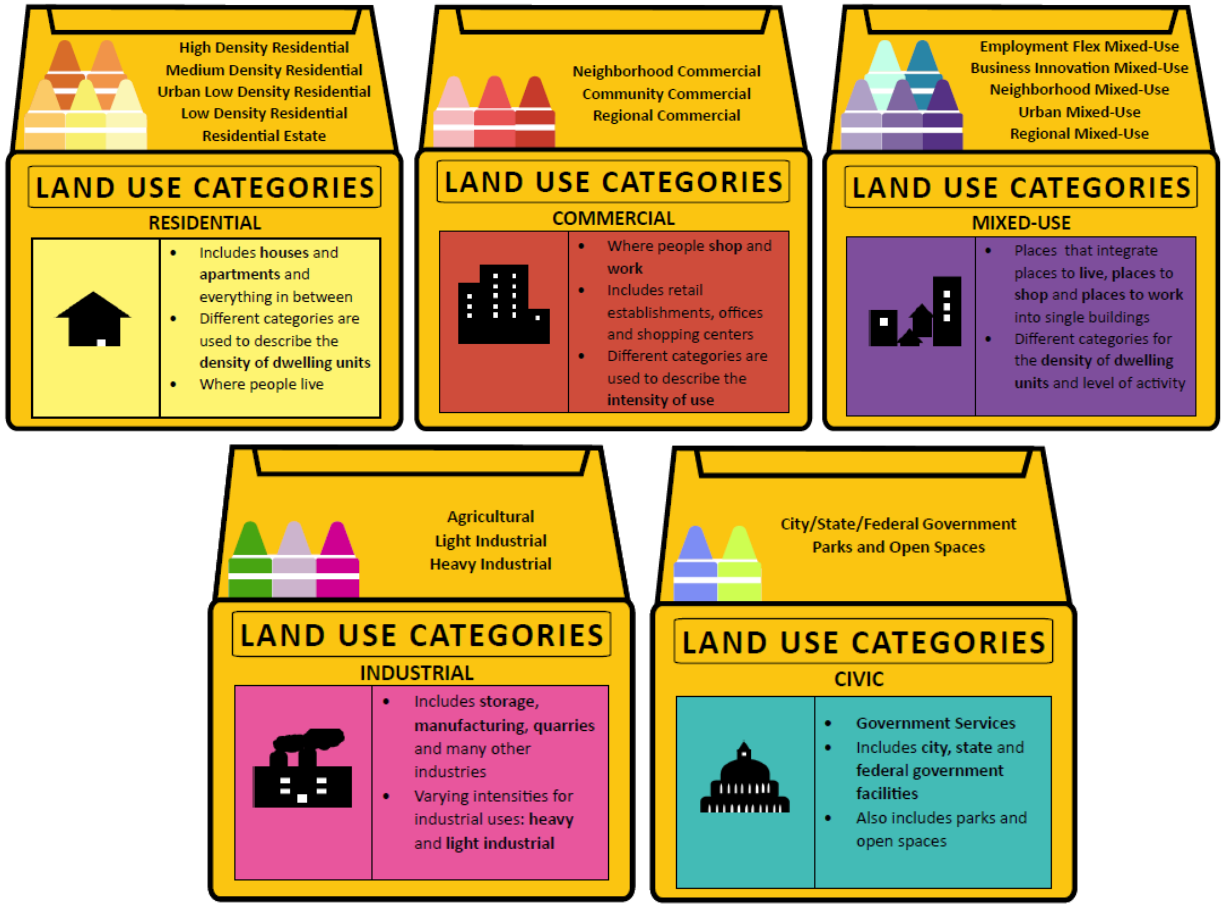
Planning Team + Public Feedback

Plan Vision + Goals

Final Map



San Antonio's Land Use Categories



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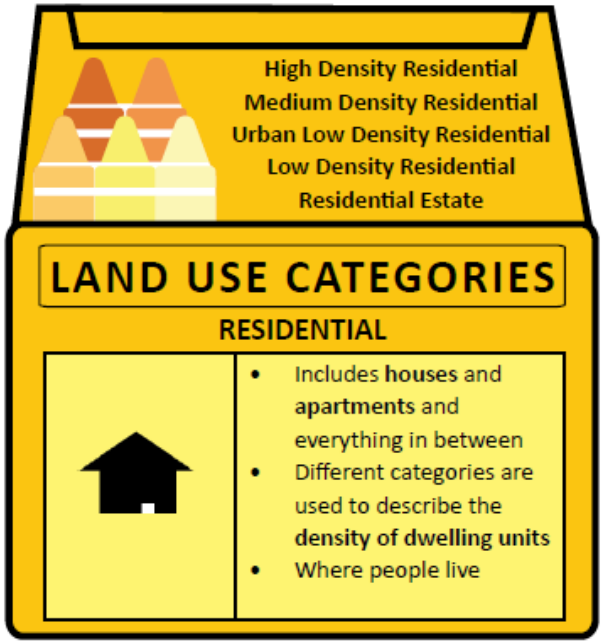

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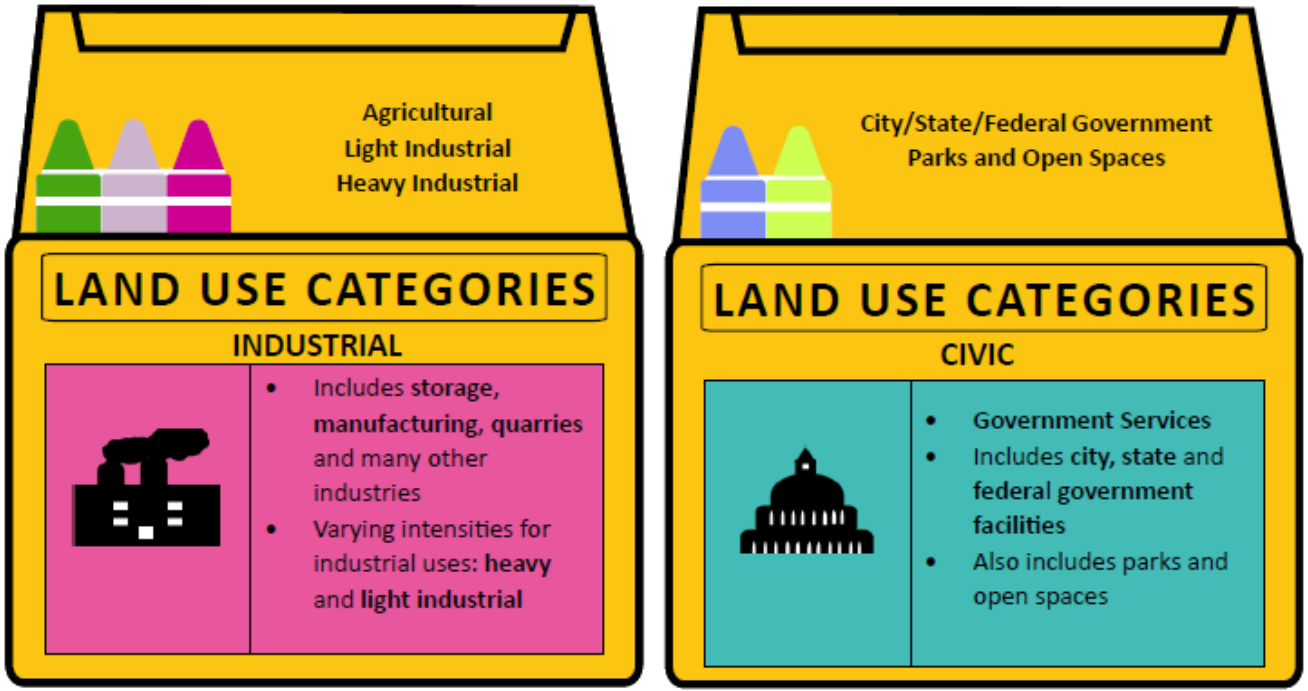

A First Look at Uses in the South Community Area

- RESIDENTIAL ESTATE
- LOW DENSITY RESIDENTIAL
- URBAN LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD MIXED-USE
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- HEAVY INDUSTRIAL
- CITY/STATE/FEDERAL GOVERNMENT
- PARKS AND OPEN SPACE
- AGRICULTURAL

LAND USE
RESIDENTIAL ESTATE

The Residential Estate category includes development that should be located away from major arterials, and 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

The Low-Density Residential category includes development that should 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 small scale retail and service uses. These uses are intended to support the adjacent residential uses are also allowed, as are schools and places of worship.

Examples of Development Types:

- Small lot residences
- Duplexes/Triplexes/ Fourplexes
- Manufactured Home Park
- Retail and Service Uses with a Maximum Building Foot Print of 5,000 SQ FT

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LAND USE

MEDIUM DENSITY RESIDENTIAL

This category accommodates a range of housing types. Multi-family uses should be close to transit when possible. Schools, places of worship, and parks should be centrally located for easy accessibility.

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 uses that are typically located near major arterials or collectors and in close proximity to transit . Schools, places of worship, and parks should be centrally located. This classification may be used as a transition between lower density residential uses and nonresidential uses.

Examples of Development Types:

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

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LAND USE

NEIGHBORHOOD MIXED-USE

This category contains a mix of residential, commercial, and institutional uses at a neighborhood scale. The mix of uses may be vertical or horizontal and parking behind buildings is preferred. Properties should be located in close proximity to transit facilities.

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 moderate intensity level. Building footprints may be block-scale, and should be close to transit. Structured parking and shared or cooperative parking agreements are encouraged.

Examples of Development Types:

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

LAND USE

REGIONAL MIXED-USE

This category is for regional centers, and contains residential, commercial and institutional uses at high densities. Mid-rise to high-rise buildings with lower floor commercial uses are appropriate. Development is at the block scale, with minimum building setbacks and structured parking where possible.

Examples of Development Types:

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

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LAND USE

EMPLOYMENT FLEX MIXED-USE

This category provides a flexible live/work environment with an urban mix of residential and light industrial uses. This category is suited for adaptive reuse and infill development in an industrially-oriented mixed use context.

Examples of Development Types:

- Small-Scale Office/ Retail
- Art-Oriented Fabrication
- Cottage Industrial Uses

LAND USE

BUSINESS INNOVATION MIXED-USE

This category accommodates industrial-oriented uses at a larger scale. Environmental performance standards should be higher due proximity of allowed residential and commercial. Housing options should include live/work as well as workforce housing.

Examples of Development Types:

- High Tech Fabrication
- Research/Development Institutions
- Medical Campuses
- Technological Learning Centers

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LAND USE

NEIGHBORHOOD COMMERCIAL

This category includes smaller intensity commercial uses that are intended to support 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 accessible to bicyclists and pedestrians. It is intended to support multiple neighborhoods and 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 adjacent communities as well as the larger metropolitan region. It is typically located close to nodes along expressways or major arterials that incorporate high-capacity transit.

Examples of Development Types:

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

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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

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LAND USE

CITY/STATE/FEDERAL GOVERNMENT

The City/State/Federal Government 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 for conservation, where topographic constraints or institutional uses on the site cannot support development. Parks/Open Space may include utility corridors and public or private land uses with passive or active outdoor 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. Natural vegetative buffers, deeper setbacks, increased signage control, and buffer zones for floodplain protection are required.

Examples of Development Types:

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

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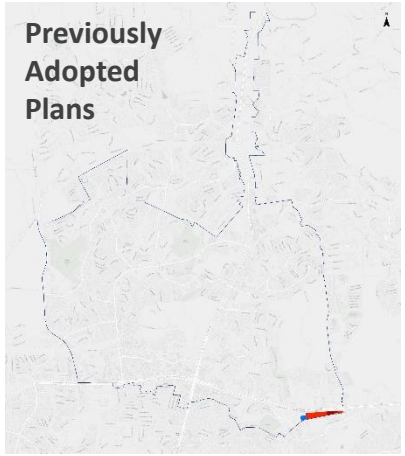
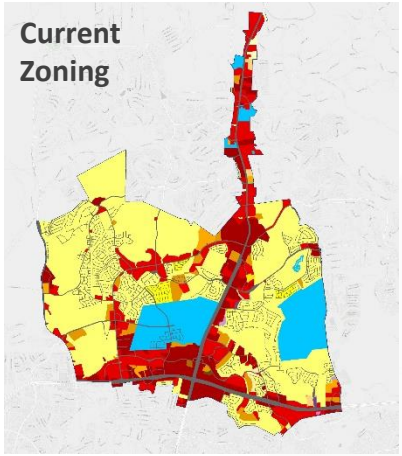
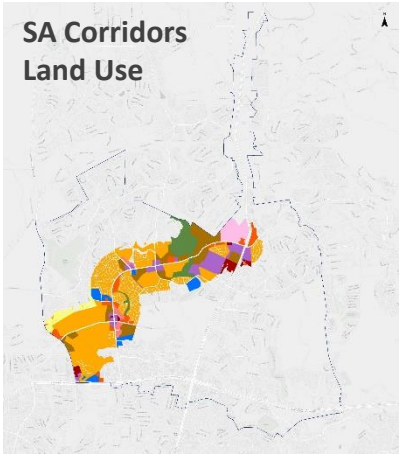
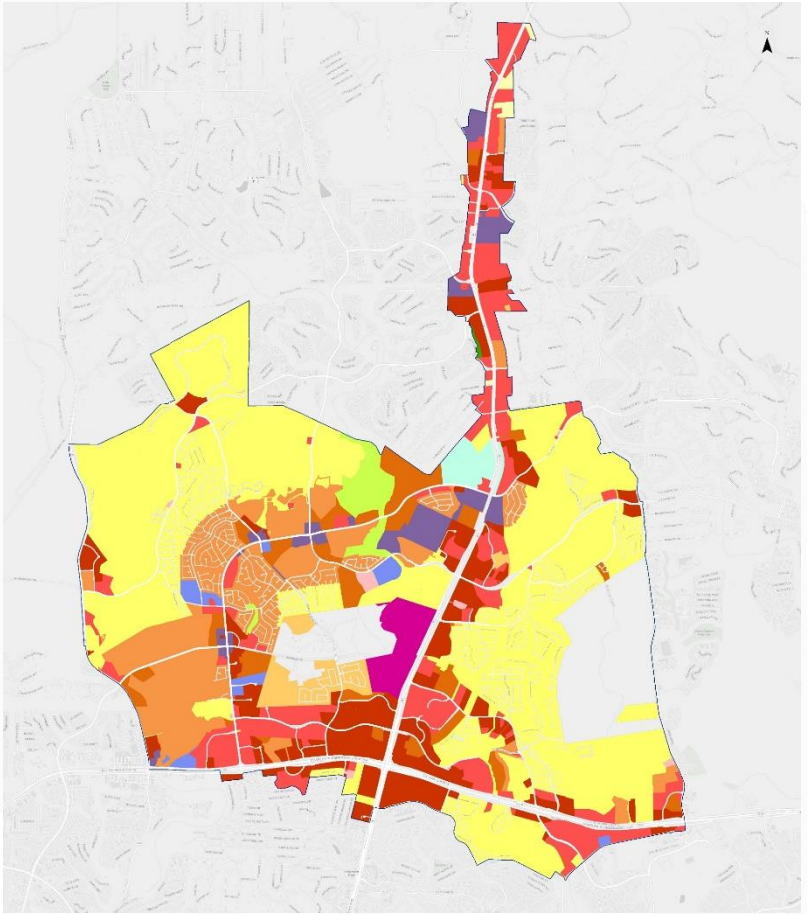
Draft Land Use Map

How the Draft Future Land Use Map Was Developed





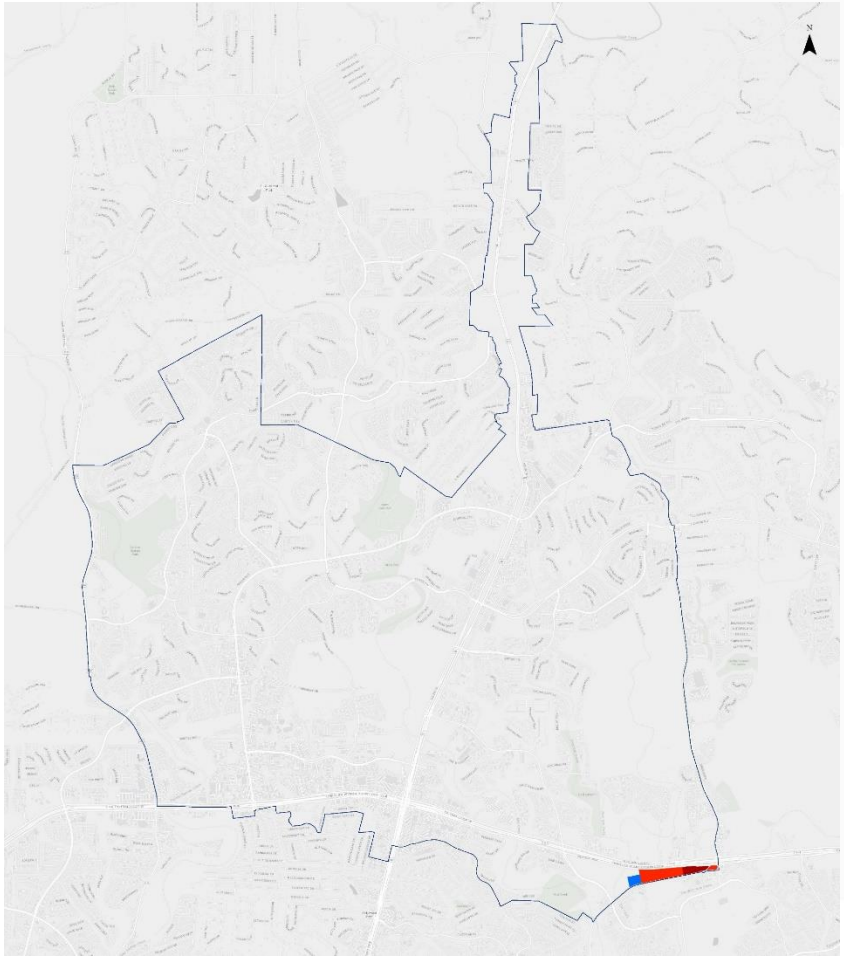




Previously Adopted Land Use Plans In the South Community Area

General Land Use Categories

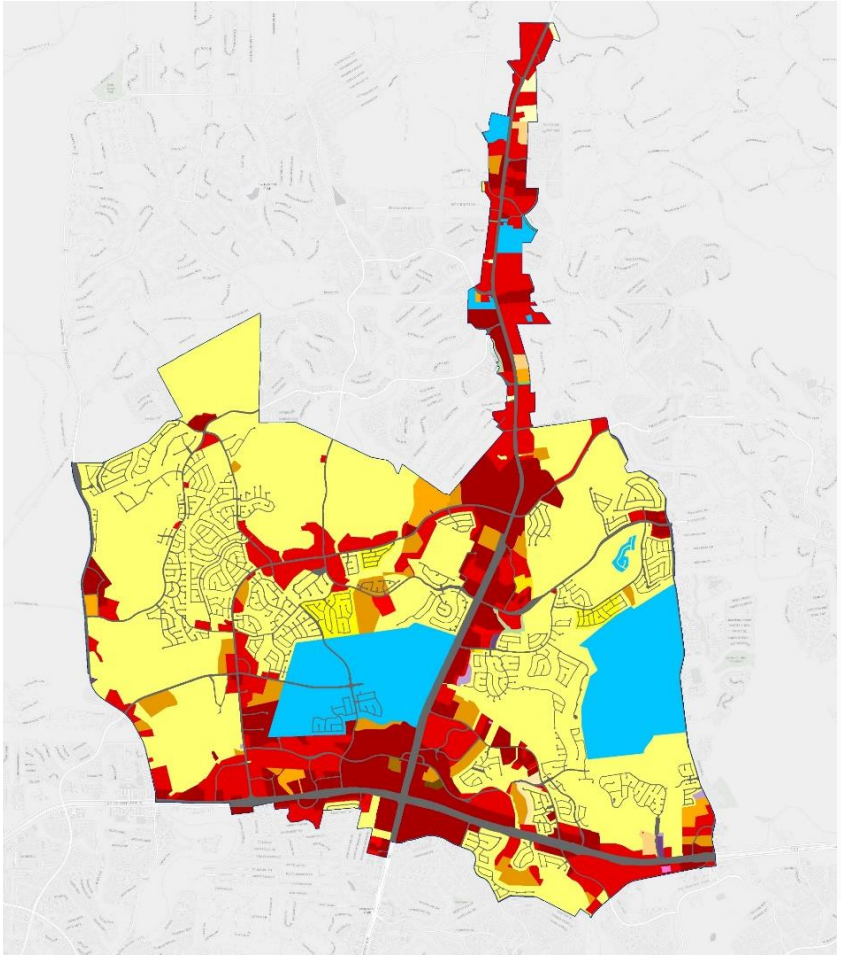
- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban MIxed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial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



Existing Zoning in the South Community Area

General Land Use Categories

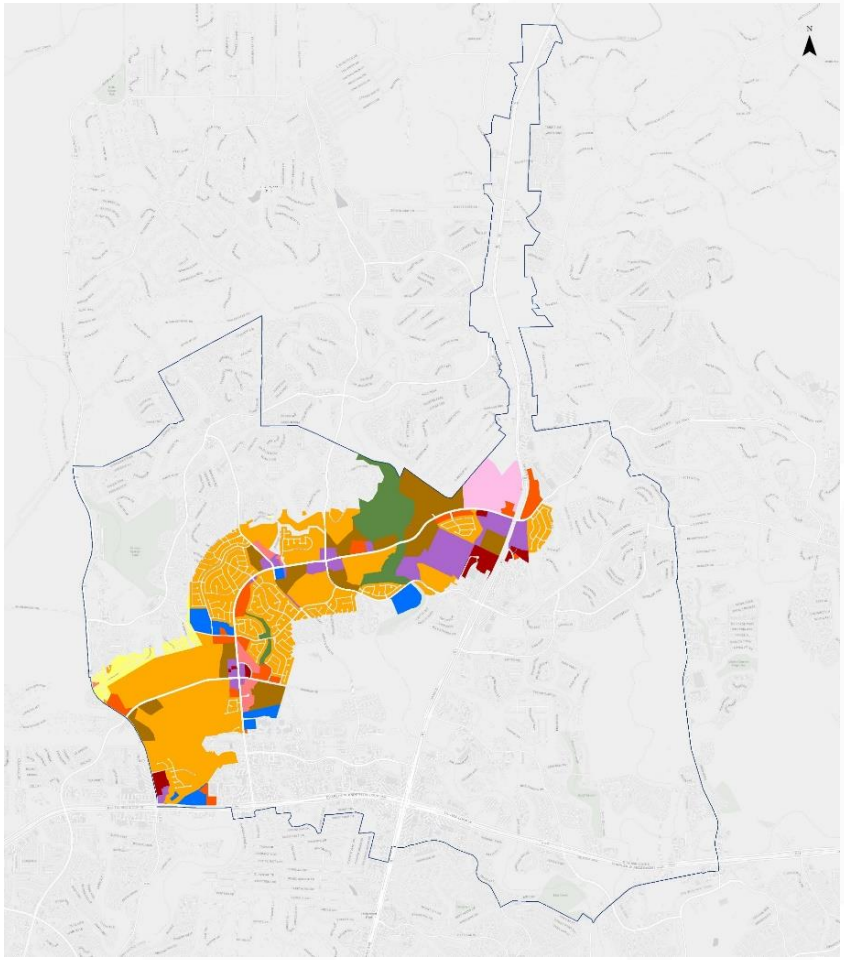
- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban MIxed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial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



Adopted SA Corridor Land Use in the South Community Area

General Land Use Categories

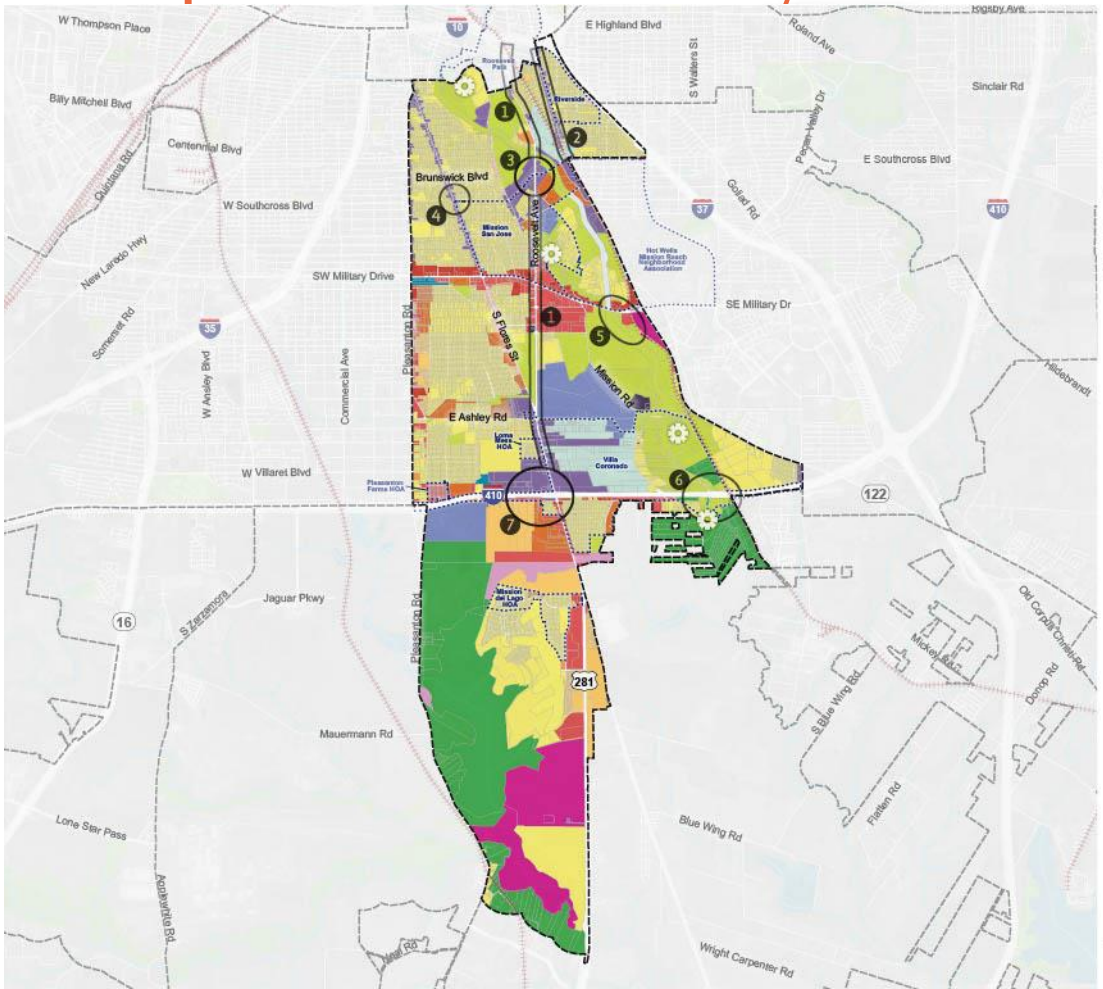
- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban MIxed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial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



Draft Future Land Use Map for the South Community Area

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/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial



SA TOMORROW

South COMMUNITY AREA PLAN

FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Neighborhood Associations
- Missions
- Draft Focus Areas

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
- Light Industrial
- Heavy Industrial
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

100
10 Acres

0 0.25 0.5 1Mile

SA TOMORROW

Next Steps

Next Steps

- Next Planning Team Meeting(s):
  - SHIP Overview (Virtual): Wednesday, August 24th
  - Planning Team Meeting #4 (Housing & Economic Development): Monday, August 29th
  - Community Meeting #2: Week of October 11th
- Questions?
  - Carlos Guerra, City of San Antonio
  - carlos.guerra2@sanantonio.gov
  - (210) 207-5425

SA TOMORROW
sub area planning

South Community Area

Planning Team Meeting #3

Land Use

Monday, August 1, 2022
Stinson Municipal Airport
5:30 – 7:30 PM

M I G
Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
Worldwide Languages
Able City
WSP