

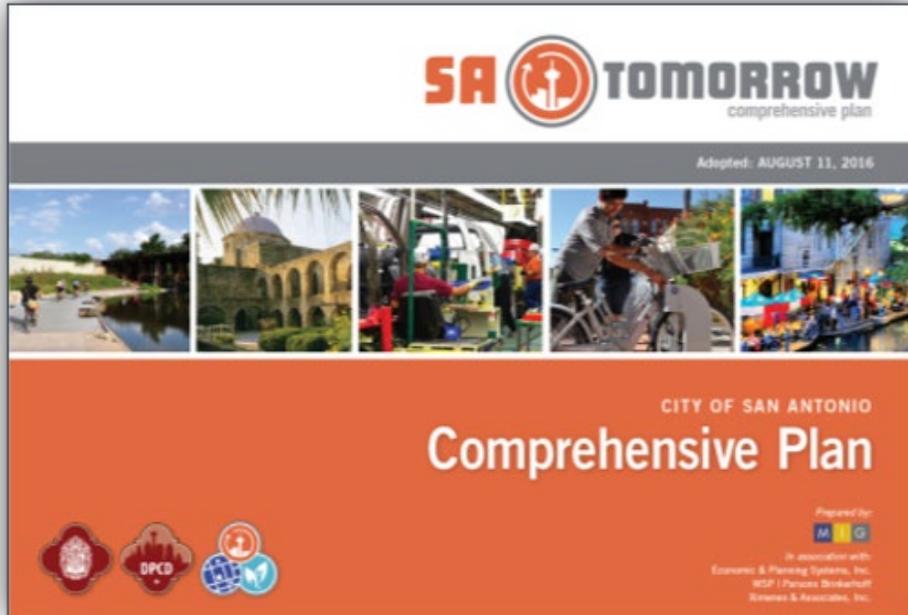
SA Tomorrow Comprehensive Plan Implementation Briefing

March 6, 2024



SA Tomorrow Plans

Adopted August 11, 2016



The **Comprehensive Plan** addresses land use, urban design, and municipal policy to coordinate City resources and incentive programs to pro-actively accommodate projected growth and provide more choices for current and future residents.

Lead Dept. – Planning



The **Sustainability Plan** focuses on the three pillars of sustainability (economic, environmental, and social) and is the roadmap for both the community and the municipal government to achieve the overall vision of a sustainable San Antonio.

Lead Dept. – Sustainability



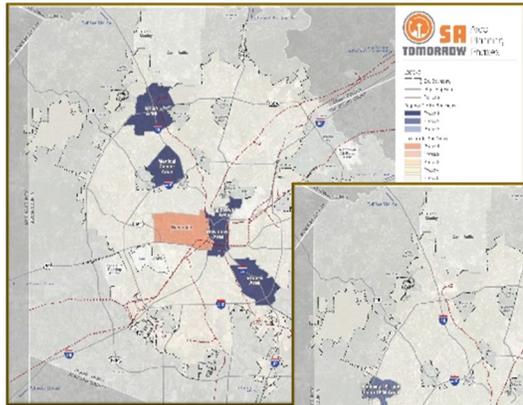
The **Multimodal Transportation Plan** is for all modes of transportation, including cars, transit, bicycles, and pedestrians. It communicates the City's transportation strategy and serves as a tool to analyze transportation priorities to best meet community goals.

Lead Dept. – Transportation

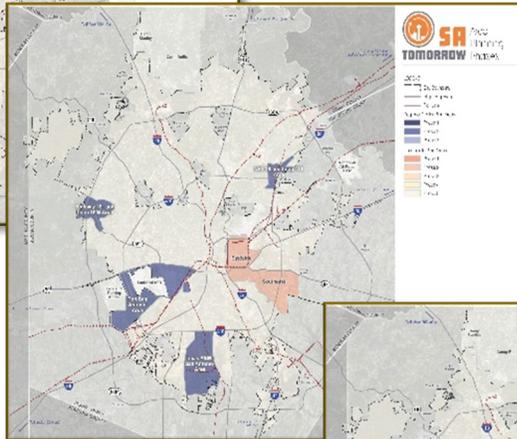


Sub-Area, Corridor, and Revitalization Plans

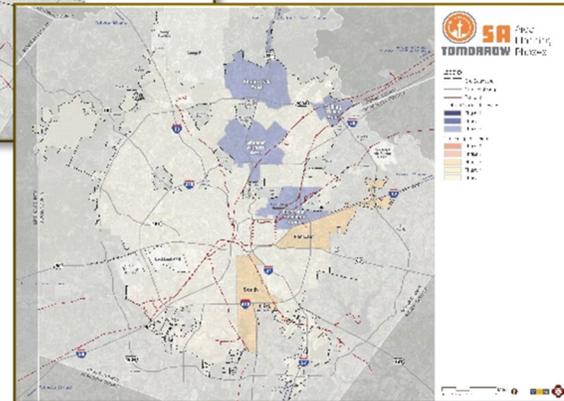
Sub-Area Planning Process



Phase 1



Phase 2



Phase 3

5 Phases (30 Plans)	Community Kick-off*	Adoption
Phase 1 5 Regional Centers: Brooks Area, Midtown Area, UTSA Area, Medical Center Area, Downtown Area 1 Community Area: Westside	2017	5 plans adopted in 2019 Additional time for public engagement and adoption of updated land use categories in FY 2018
Phase 2 4 Regional Centers: Port San Antonio Area, Texas A&M Area, Hwy 151/Loop 1604 Area, NE I-35/Loop 410 Area 2 Community Areas: Eastside, Southeast	2019	1 plan adopted in 2021 3 plans adopted in 2022 (Delayed due to COVID)
Phase 3 4 Regional Centers: Rolling Oaks Area, Stone Oak Area, Greater Airport Area, Fort Sam Houston Area 2 Community Areas: Far East, South	2022 (Delayed due to COVID)	2024
Phase 4 6 Community Areas: West Northwest, Near Northwest, Near North, North Central, Near Northeast, Southwest	2024	2026
Phase 5 6 Community Areas: Northeast, Far North, Northwest, Far West, Far Southwest, Far South	2026	2028

* Community Kick-off preceded by chartering phase; assembling Planning Teams; meeting with Council Offices, community stakeholders and neighborhood associations; research and completion of the six Sub-Area Existing Conditions Atlases.

Northeast Corridor

- Northeast Corridor Revitalization Plan adopted in 2014
- Façade enhancement matching grant program was created as part of the Revitalization Plan
- NEC Plan recommends that design standards and supplemental guidelines be created
- Continued implementation highlighted as a recommendation in the NE I-35 and Loop 410 Area Regional Center Plan



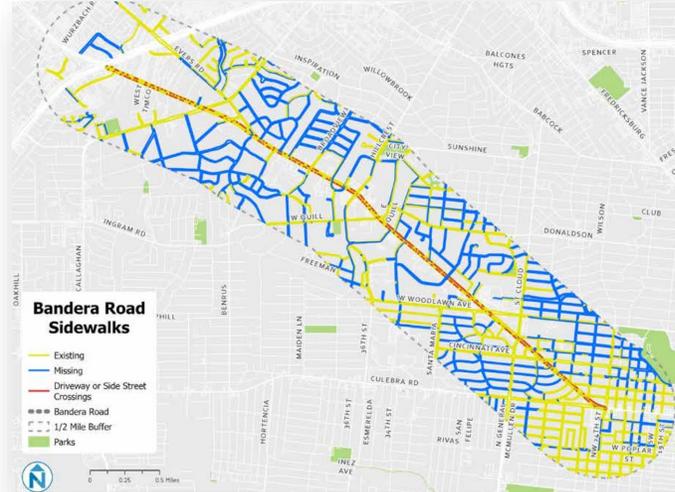
Bandera Road Corridor Plans

Phase 1 (Adopted December 2022)

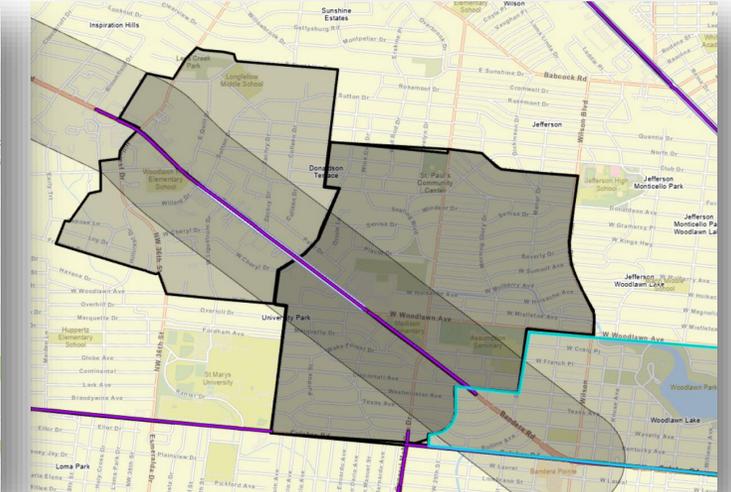
- SH-16 between Loop 410 and Loop 1604
- Updated FLU increasing intensity at strategic nodes and identified 12 priority multimodal projects for further study

Phase II (In Progress)

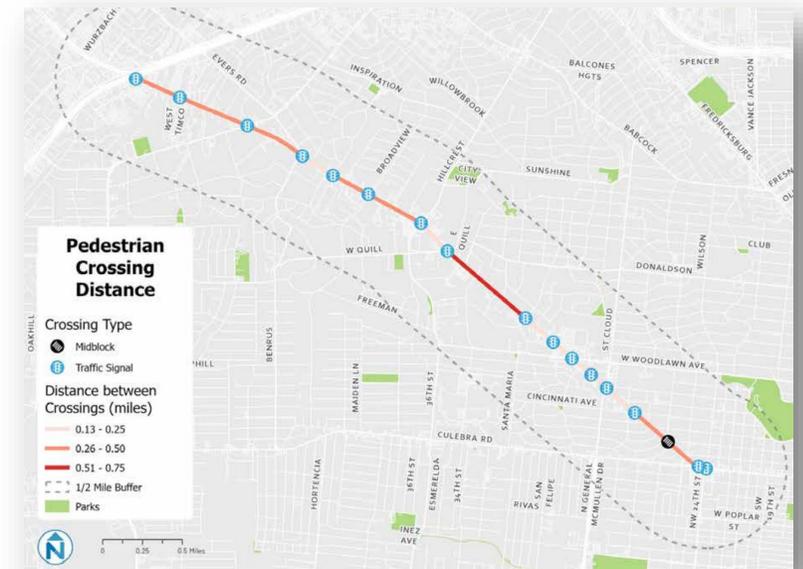
- Initiated Spring 2023
- Spur 421 from Loop 410 to Culebra Road
- Initial Community Feedback and Corridor Analysis indicate a need for:
 - Sidewalks
 - Shade
 - Midblock Crossings
 - Park Improvements
- Nodes



Above: Sidwalk gaps create mobility challenges for the corridor



Above: Ped/Bike Injury Network Spans 2 Elementary School Attendance Boundaries



Above Right: Significant Gaps in Pedestrian Crossing Opportunities encourage midblock crossings at unsafe locations

Goliad Road Revitalization Plan

- Identified as a priority in the Brooks Area Regional Center Plan
- Vision of Goliad Road as a mixed-use corridor that is human-scaled, pedestrian-friendly, comfortable, safe, and visually pleasing
- Recommended a comprehensive corridor revitalization study of Goliad Road between Fair Avenue and SE Military Drive
- City Council authorized work on developing a market study and revitalization plan in April 2023

#2 GOLIAD ROAD AND HOT WELLS



Existing Site

Recommendation

- *Develop a corridor revitalization plan for Goliad Road between Fair Avenue and SE Military Drive.*



City-Initiated Rezoning

Comprehensive Rezoning Program



- **Bandera Road Corridor Plan**
 - Verde Hills Neighborhood (approved May 2023)
 - *Focus: Neighborhood stabilization*
- **Medical Center Area Regional Center Plan**
 - Phase 1: Medical Center Facilities
 - *Focus: Corrective zoning for nonconforming medical facilities and neighborhood stabilization*
 - Anticipated City Council hearing in May 2024
 - Phase 2: Denman Neighborhood
 - *Focus: Neighborhood stabilization*
 - Anticipated City Council hearing in Fall 2024
 - Phase 3: Northeast Area Residential & Commercial
 - Anticipated City Council hearing in October 2024

Comprehensive Rezoning Program



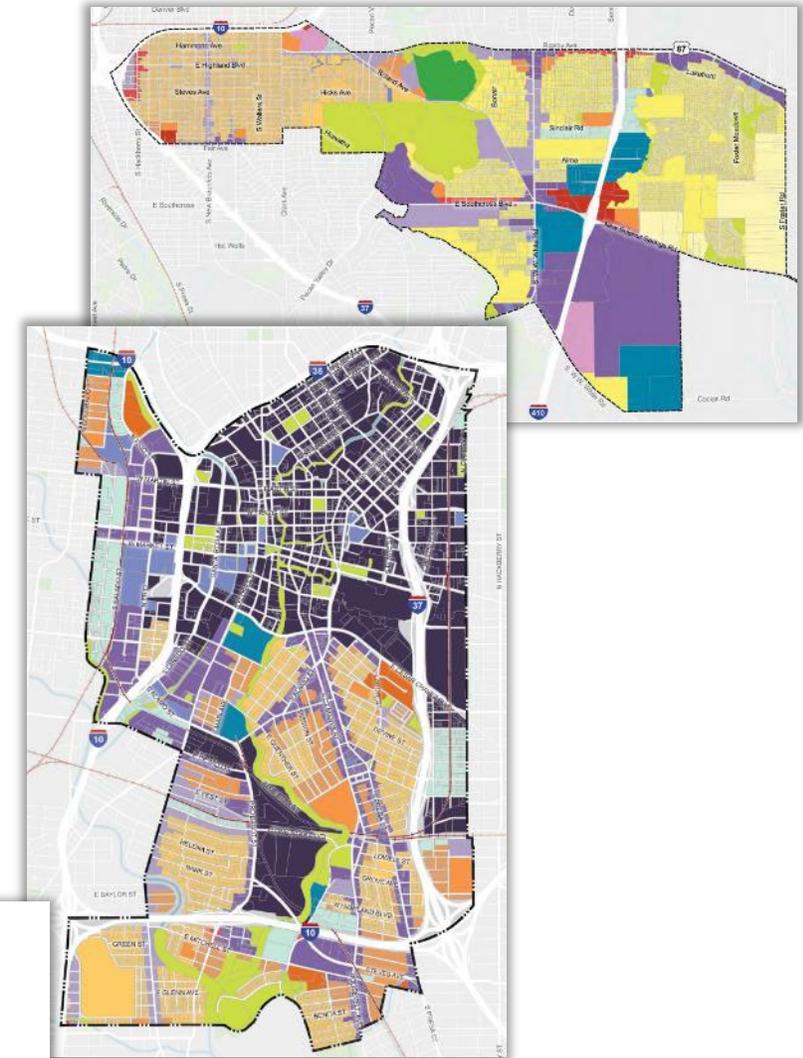
- **Texas A&M-San Antonio Area Regional Center Plan**
 - Creation of Overlay District
 - Stakeholder meeting in April 2024
 - City Council hearing in June 2024
- **UTSA, Downtown, and Midtown Area Regional Center Plans**
 - Land Use and Zoning analysis currently being conducted
 - Anticipated cases in FY25



Mixed-Use Zoning Districts

Proposed Mixed-Use Zoning Districts

- Implementation tool for the Comprehensive Plan, Sub-Area Plans, and adopted Future Land Use Maps
- Directly correspond to the Mixed-Use land use categories adopted in 2018 and being used in all sub-area plans
- Intended to be broadly applicable across the city
- Modeled after conventional zoning districts rather than form-based for ease-of-use and community familiarity
- Include elements related to housing types and affordability, multimodal connectivity, and parking reduction
- Planning is working to create a technical review and community engagement program that mirrors and is coordinated with Transportation and Housing amendments





Transit Oriented Development (TOD) Plan

Creation of a Transit Oriented Development (TOD) Plan

- The plan and program **should incentivize and reduce barriers to development** along VIA Rapid (Advanced Rapid Transit) routes and improve our multi-modal transportation system.

Incentivize development & redevelopment strategies to support transit ridership.

Minimize barriers to incorporate retail and small businesses into development.

Encourage a wide variety of housing choices near transit facilities.

Encourage compatibility with Council-adopted plans (e.g. SHIP).

Next Steps – UDC Update



- Removing Barriers to Affordable Housing Development and Preservation Subcommittee Technical Working Group review of UDC
- TOD Taskforce with representatives from neighborhoods along VIA Rapid corridors, experts in housing and transit development projects, VIA and City staff.

Reviewing current TOD code & other regulations

Recommending UDC changes for public input & approval

Develop recommendations for a comprehensive Transit Oriented Development plan with short and long range recommendations



Growth Policy and Extraterritorial Jurisdiction Planning

Annexation & Growth Management Policy



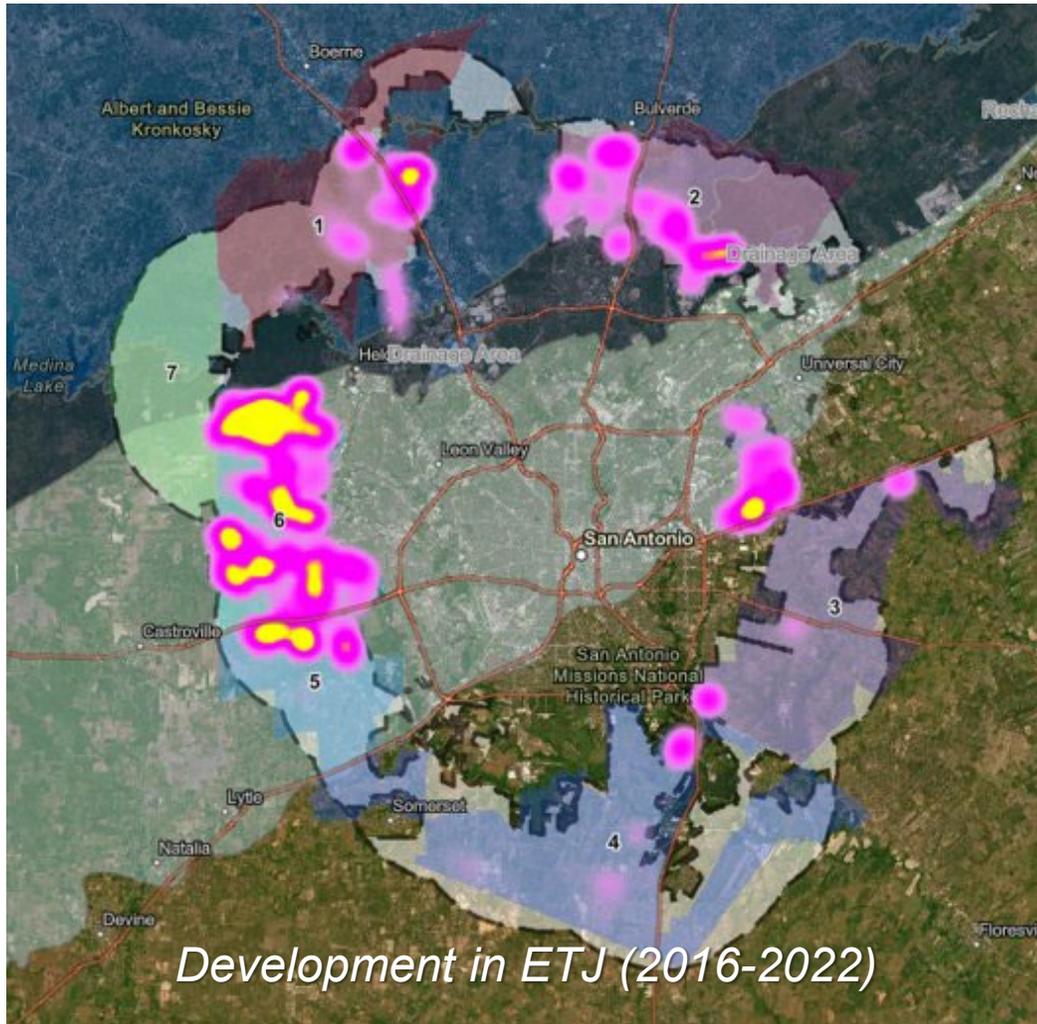
- The City's Annexation Policy is a component of 2016 SA Tomorrow Plan
- Updated the Annexation Policy to conform with State law which changed in 2017 and 2019
- Provide an inventory of tools and strategies for guiding growth-related issues in Extraterritorial Jurisdiction (ETJ)

Inventory of Growth Management Tools



Annexation	Special Districts & Agreements	Regional Planning & Coordination
<ul style="list-style-type: none">• Full Purpose• Limited Purpose• Military Protection Areas• Voluntary Annexation	<ul style="list-style-type: none">• Public Improvement Districts (PIDs)• Development Agreements• Strategic Partnership Agreements (SPAs)	<ul style="list-style-type: none">• Municipal Boundary Adjustments (MBAs)• ETJ Releases• Interlocal Agreements• ETJ Planning

ETJ Land Use Planning



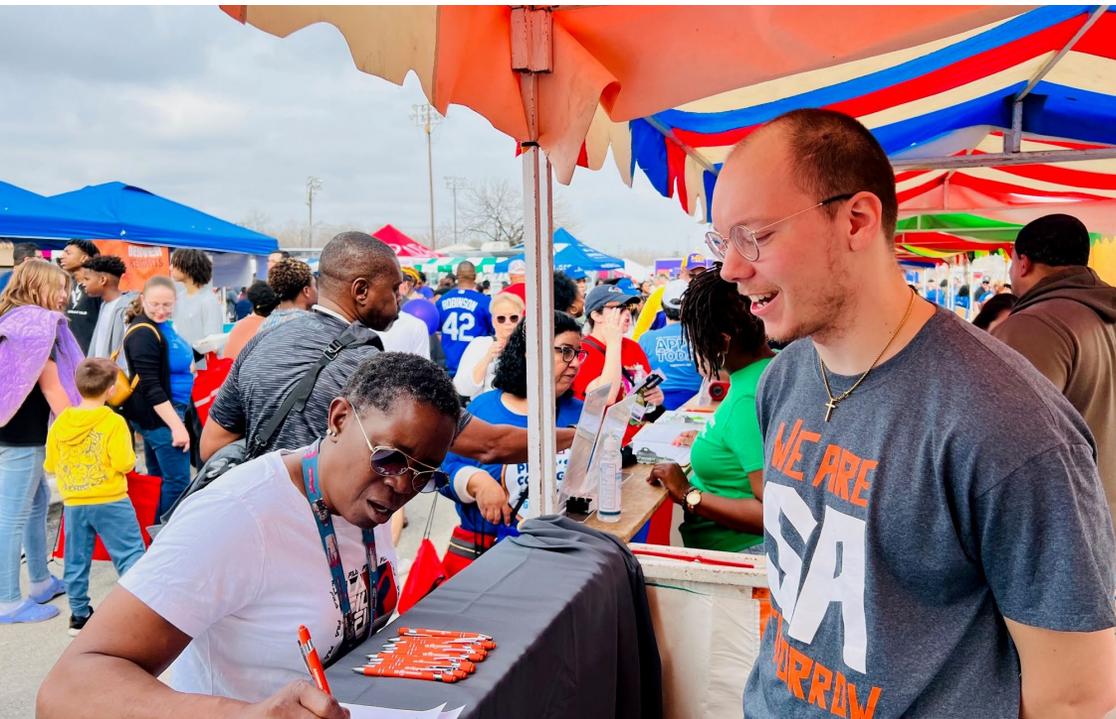
- Create Guidelines to Articulate Sustainable Development Patterns
- Map Natural, Cultural, Historical, and Economic Assets



Community Engagement

Community Engagement

- In FY 2023, Planning engaged with communities at 138 outreach events.
- Engagement included community meetings, planning team meetings, focus groups, neighborhood association meetings, pop-up events, and other public events
- Outreach materials include postcards, flyers, posters, social media (Facebook, X, Nextdoor, Instagram), e-blasts, street banners, and SASpeakUp.



THANK YOU

