

# **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**

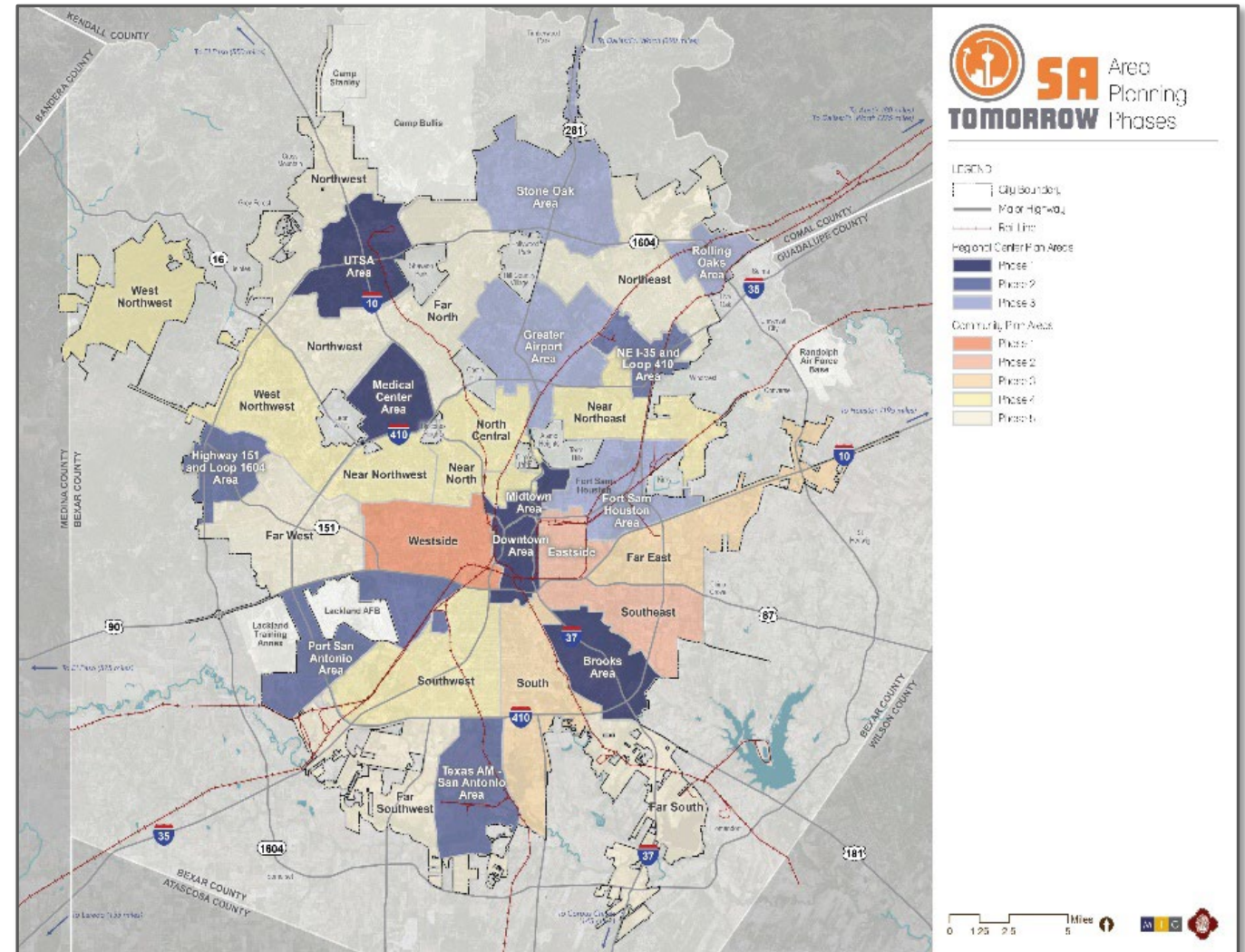


# **Sub-Area, Corridor, and Revitalization Plans**

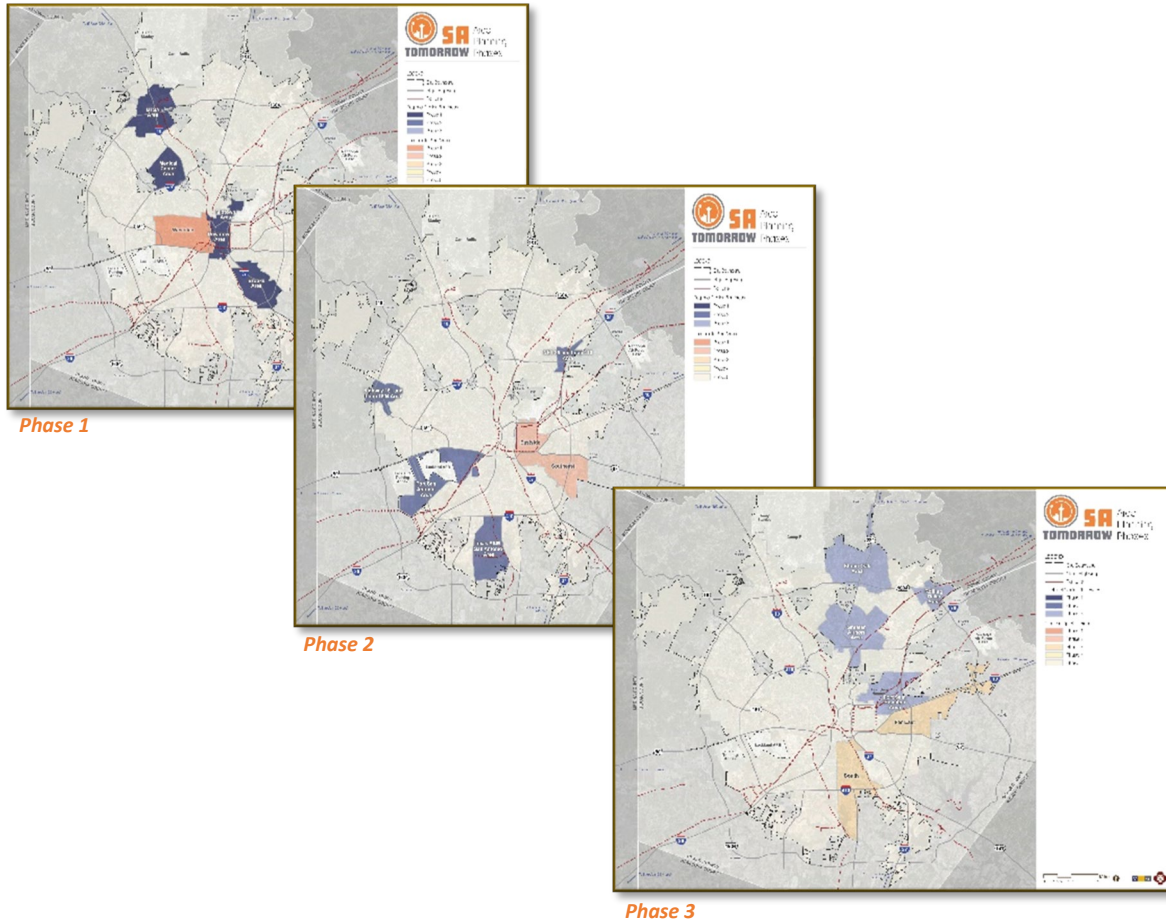


# Updated Comprehensive Planning Program

- **13 Regional Centers** - large employment and economic activity hubs throughout the city
- **17 Community Areas** – encompasses all of the city not located within a Regional Center
- **12 Priority Corridors** (VIA Vision 2040)- overlaps and links Regional Centers and Community Plan Areas
- **Comprehensive Rezoning** - process to align zoning with adopted Land Use Plan



# Sub-Area Planning Process



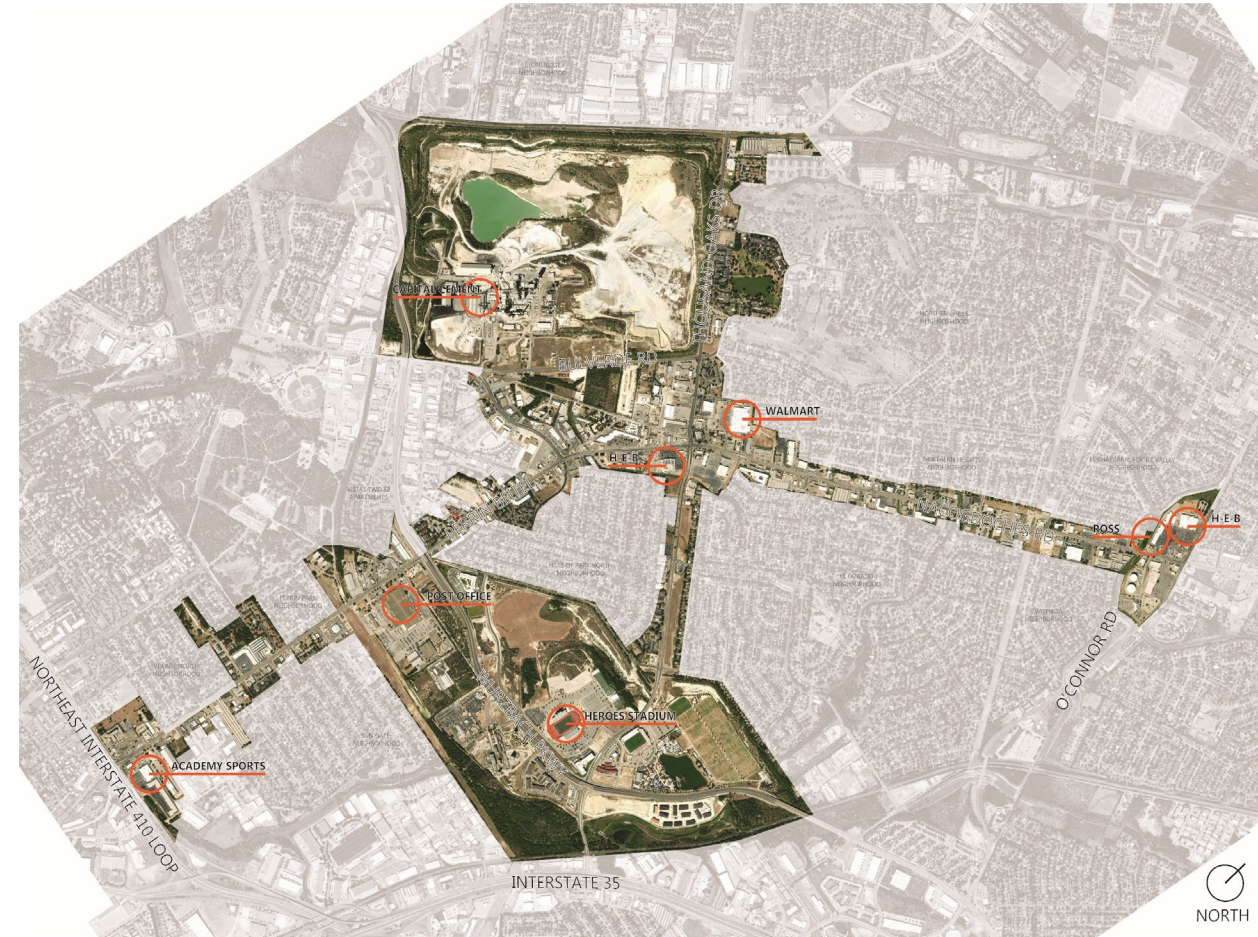
5 Phases (30 Plans)	Community Kick-off*	Adoption
<b>Phase 1</b> <b>5 Regional Centers:</b> Brooks Area, Midtown Area, UTSA Area, Medical Center Area, Downtown Area <b>1 Community Area:</b> Westside	2017	5 plans adopted in 2019  Additional time for public engagement and adoption of updated land use categories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

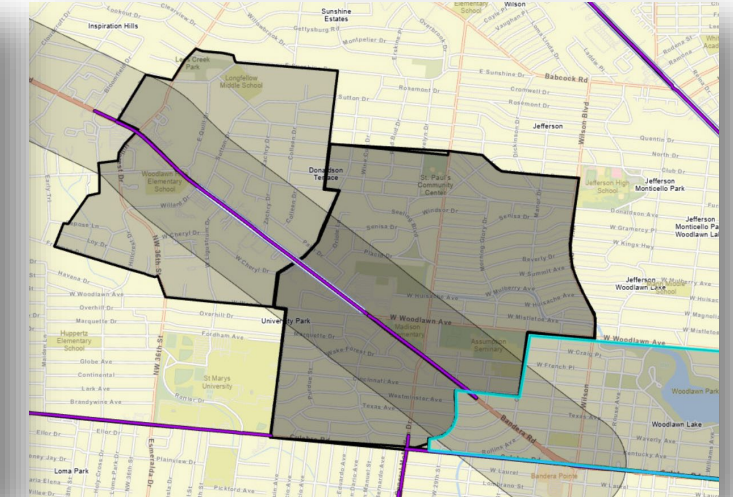
- SH-16 between Loop 410 and Loop 1604
- Updated FLU increasing intensity at strategic nodes and identified 12 priority multimodal projects for further study

## Phase II (In Progress)

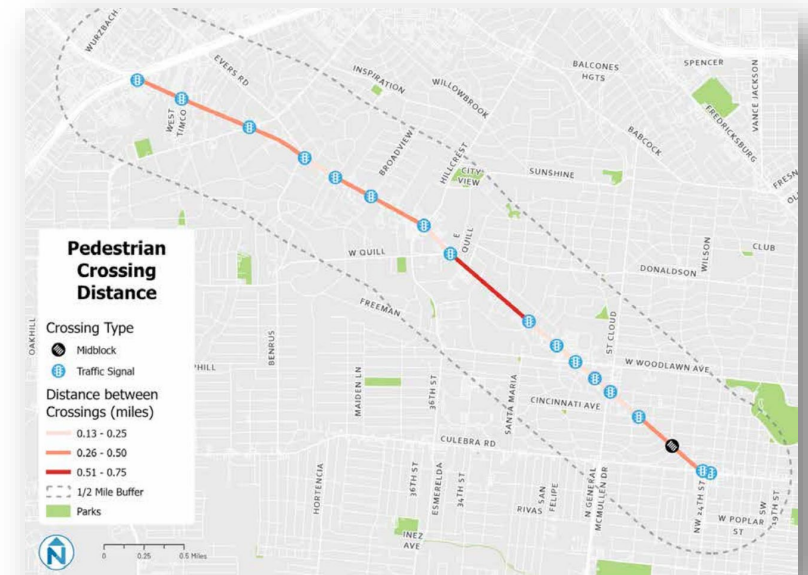
- Initiated Spring 2023
- Spur 421 from Loop 410 to Culebra Road
- Initial Community Feedback and Corridor Analysis indicate a need for:
  - Sidewalks
  - Shade
  - Midblock Crossings
  - Park Improvements
- Nodes



Above: Sidewalk 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

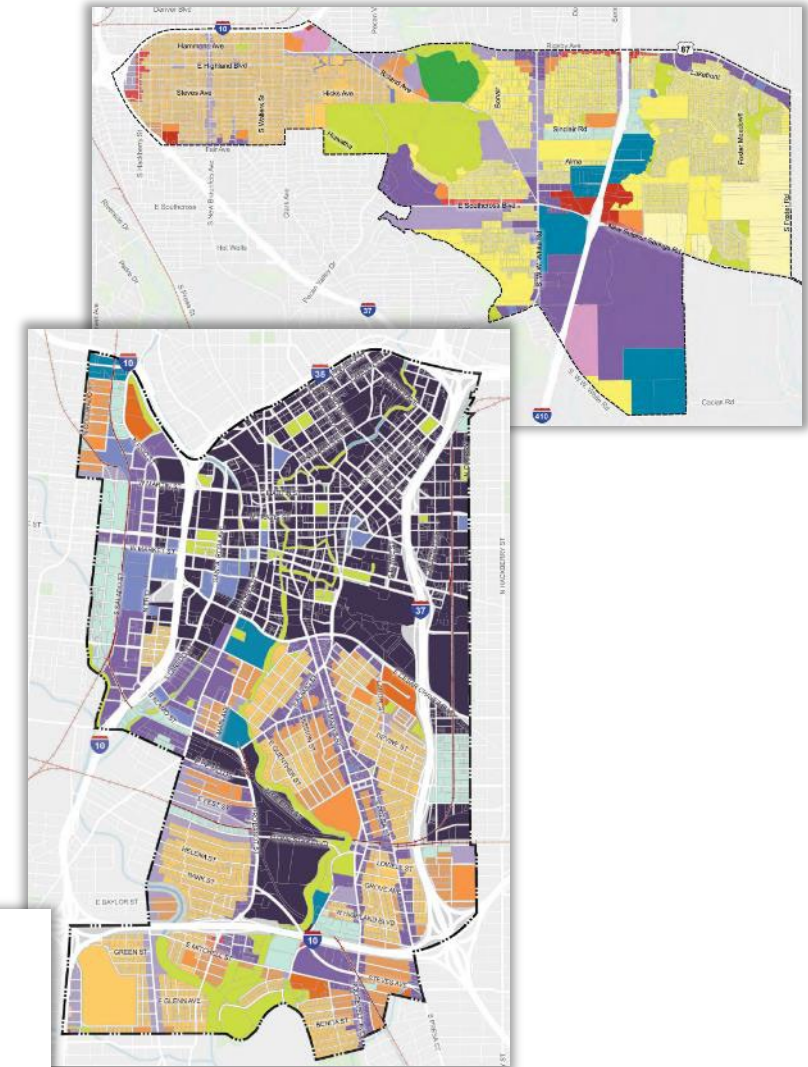


# Mixed-Use Zoning Districts



# 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

---



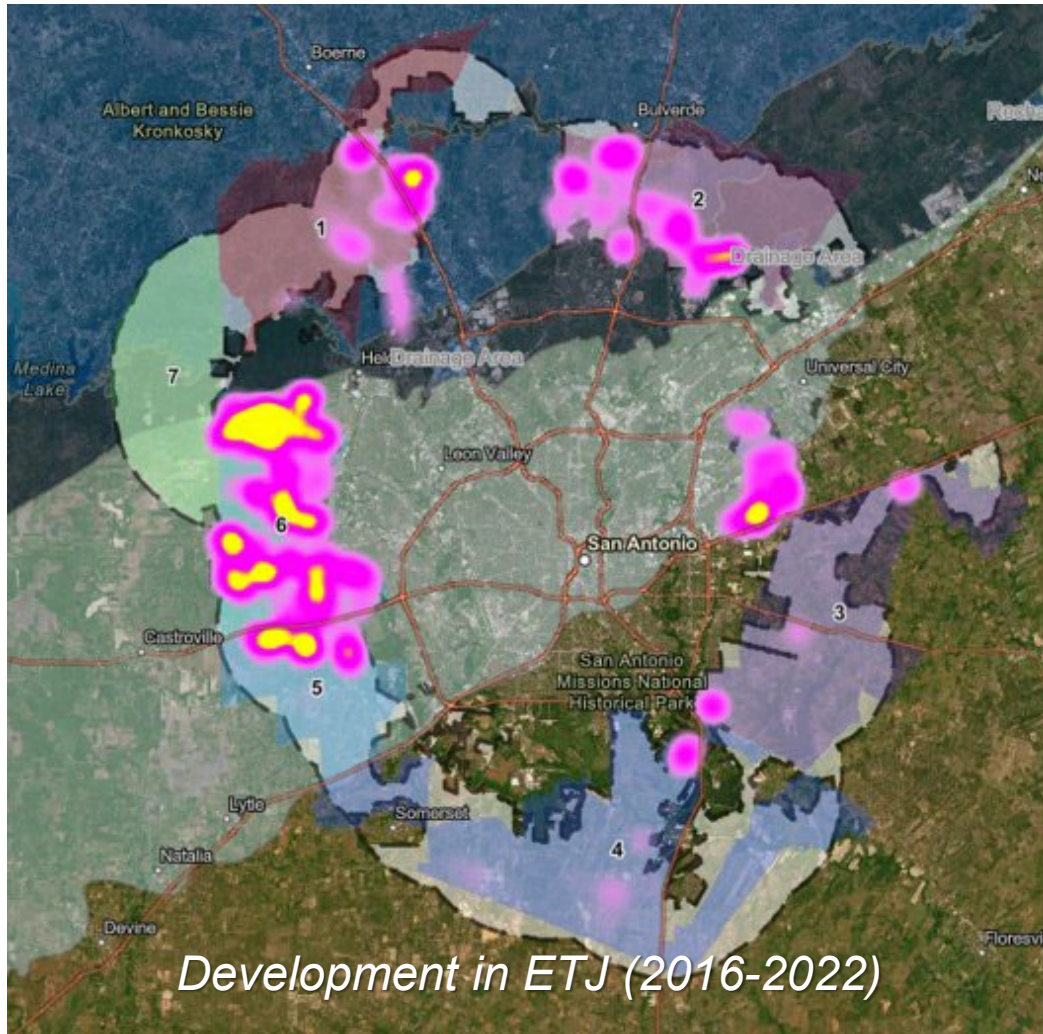
- The City's Annexation Policy is a component of 2016 SA Tomorrow Plan
- Updated the Annexation Policy to conform with State law which changed in 2017 and 2019
- Provide an inventory of tools and strategies for guiding growth-related issues in Extraterritorial Jurisdiction (ETJ)

# Inventory of Growth Management Tools



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

# ETJ Land Use Planning



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

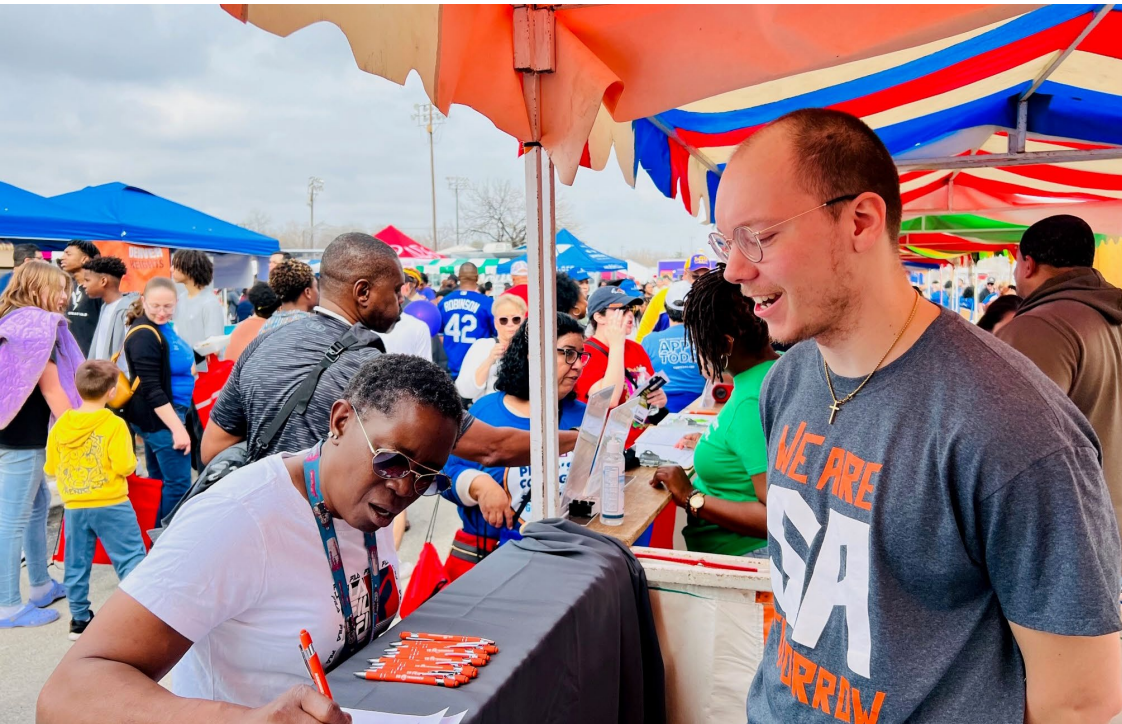




# Community Engagement

# 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**

