



City of San Antonio

Agenda Memorandum

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In Control: City Council B Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Rudy Nino

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on implementation of the SA Tomorrow Comprehensive Plan.

SUMMARY:

Briefing on implementation of the SA Tomorrow Comprehensive Plan.

BACKGROUND INFORMATION:

The SA Tomorrow Comprehensive Plan, adopted in 2016, is one of three growth-related plans addressing how the City of San Antonio’s expected population growth will be balanced with social, economic, and environmental resources. The Comprehensive Plan is the adopted long-range strategy and policy document for the City of San Antonio. It provides strategic direction for decision making and public investment to prepare our communities for anticipated growth at the citywide level. The major “building blocks” of the Comprehensive Plan include:

- Regional Centers
- Urban Centers
- Corridors
- Neighborhoods

ISSUE:

The Planning Department is continuing implementation of the Comprehensive Plan through the development of sub-area, corridor, and revitalization plans, as well as a City-initiated comprehensive rezoning program, and regional planning programs such as the recently adopted Annexation & Growth Management Policy and upcoming ETJ Area land use studies and plans.

Sub-Area, Corridor, and Revitalization Plans

The SA Tomorrow Sub-Areas include 30 specific geographies:

- 13 Regional Centers identified in the Comprehensive Plan as existing or emerging hubs of employment and activity; and
- 17 Community Areas that encompass every part of the city outside of the regional centers.

The 30 sub-area plans are being developed using consistent methods and language and will result in the first citywide Future Land Use Map.

The sub-area plans are developed around a planning framework that addresses the topics of Land Use, Focus Areas, Mobility, Amenities and Public Space, Housing, and Economic Development. The plans also include an existing conditions analysis, vision and goals, plan framework recommendations and strategies, and neighborhood-specific chapters that highlight previous neighborhood and community plans. The plans are developed through a range of public engagement activities:

- Initial outreach to neighborhoods, organizations and institutions, community leaders, and elected officials.
- Planning Teams made up of community representatives who have a special knowledge of the plan area and will inform, discuss, evaluate, and prioritize the plan content throughout the planning process.
- Community meetings where the public can learn about, review, and comment on the work created; postcard invitations are mailed to every mailing address and property owner within the plan area.
- Ongoing outreach to all types of stakeholders who want to know about the process and progress.
- Focus Groups provide in-depth exploration of issues, needs, potential solutions, and priorities related to a specific topic or audience.
- Community events hosted by other organizations and intercept events at high-traffic, public places allow staff to “meet people where they are”.
- Media, online resources, and distributions lists allow ongoing and timely contact with the public.
- Project websites for each plan area are updated throughout the plan development and adoption process.

The sub-area planning process is a multi-phased and multi-year work plan. Each phase includes six plan areas, with approximately 24 months of public engagement and plan development. This process began in 2017 and is expected to be complete in 2028. To date, nine sub-area plans have been adopted:

- Brooks Area Regional Center Plan (May 2019)
- Midtown Area Regional Center Plan (June 2019)

- Medical Center Area Regional Center Plan (October 2019)
- UTSA Area Regional Center Plan (October 2019)
- Downtown Area Regional Center Plan (December 2019)
- Port San Antonio Area Regional Center Plan (December 2021)
- Highway 151 & Loop 1604 Area Regional Center Plan (April 2022)
- NE I-35 & Loop 410 Area Regional Center Plan (September 2022)
- Southeast Community Area Plan (December 2022)

Nine plans are currently in-progress and are expected to be adopted this calendar year:

- Texas A&M-San Antonio Area Regional Center Plan
- Eastside Community Area Plan
- Greater Airport Area Regional Center Plan
- Far East Community Area Plan
- Rolling Oaks Regional Center Plan
- Stone Oak Area Regional Center Plan
- Ft. Sam Houston Area Regional Center Plan
- South Community Area Plan
- Westside Community Area Plan

Work is just beginning on Phase 4 plans, which are anticipated to reach City Council for adoption in 2026:

- Southwest Community Area Plan
- West Northwest Community Area Plan
- Near Northwest Community Area Plan
- Near North Community Area Plan
- North Central Community Area Plan
- Near Northeast Community Area Plan

In addition to the 30 SA Tomorrow Sub-Area Plans, the Planning Department's work plan includes Corridor Plans and Corridor Revitalization Plans. Phase 1 of the Bandera Road Corridor Plan was adopted in December 2022 and focused on the area located between Loop 410 and Loop 1604. Phase 2 of the Corridor Plan kicked-off in Spring 2023 and focuses on the corridor inside of Loop 410 to Culebra Road. Corridor plans are primarily future land use plans with special emphasis on a roadway's effect on the surrounding environment. Recommendations relate to Preferred Development Patterns, Multimodal Transportation Projects, Sustainability, and Innovation associated with site design and climate change mitigation, and Economic Development.

The Goliad Road Revitalization Plan serves to implement a recommendation in the Brooks Area Regional Center Plan. This planning effort began in May 2023 and focuses on the area located between Fair Avenue and Southeast Military Drive. The Northeast Corridor (NEC) Revitalization Plan was originally adopted in 2014 and resulted in the creation of a façade enhancement matching grant program. The NE I-35 & Loop 410 Area Regional Center Plan includes key recommendations related to the NEC, including the creation of Design Guidelines, evaluation of the grant program, and a possible update to the NEC Revitalization Plan.

City-Initiated Comprehensive Rezoning and Mixed-Use Zoning Districts

Upon adoption of a sub-area or corridor plan, the Planning Department initiates a comprehensive review of the Future Land Use Plan and existing zoning in the plan area, as well as related plan recommendations, strategies, and priorities. Rezoning proposals will be brought forth in phases due to the size and plan areas, the number of parcels with inconsistent zoning, and the different circumstances and issues specific to each area. The first rezoning cases in the Brooks Area Regional Center were approved by City Council in October 2020 and April 2022. Medical Center Area Regional Center rezoning cases are currently in-progress, with the first case focusing on medical facilities anticipated at City Council in May 2024.

A key component of the Comprehensive Rezoning program relies on the creation of new Mixed-Use zoning districts. In 2018, City Council adopted Comprehensive Land Use Categories that are being used across all sub-area and corridor plans, including five new Mixed-Use designations. The draft Mixed-Use zoning districts directly correlate to the land use categories; each is tailored for different development scenarios: small-, medium-, and large-scale projects, as well as greenfield, infill, and adaptive reuse scenarios.

Growth Policy and ETJ Planning

The Annexation and Growth Management Policy was adopted by City Council in August 2023. The policy was developed in response to changes in state law in 2017 and 2019 and provides guidance related to area located outside of the municipal boundaries in the City's Extra-Territorial Jurisdiction (ETJ). The Planning Department is now beginning a series of ETJ Area land use studies and plans. The ETJ Area Planning Framework and Prioritization is currently being finalized, and the South ETJ Area planning process is anticipated to begin in the Summer of 2024.

Transportation and Connectivity Policies

The SA Tomorrow Comprehensive Plan includes transportation goals and policies that support walkable, bikeable, and transit-oriented communities. Goals such as "Collaborate with VIA to align investments in multimodal transportation infrastructure and new transit stations and routes" and "Increase investment in multimodal transportation options" position the City to continue collaboration with VIA that helps us link regional centers with multimodal and transit corridors, providing multiple options for our residents. The City is beginning a process to focus on identifying barriers to transit and housing in the Unified Development Code (UDC) for potential revisions, which includes a Taskforce to review and update the Transit Oriented Development "TOD" zoning district.

ALTERNATIVES:

This briefing is for informational purposes only.

FISCAL IMPACT:

There is no fiscal impact associated with this briefing.

RECOMMENDATION:

This briefing is for informational purposes only.