

## **AGENDA ITEM #1**

**POSTING LANGUAGE:** Briefing and possible action on SA Tomorrow Comprehensive Plan Implementation [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

**MEETING:** Planning and Community Development Committee

**DATE:** September 23, 2021

**DEPARTMENT:** Planning

**DEPARTMENT HEAD:** Bridgett White, AICP

**COUNCIL DISTRICTS IMPACTED:** All

**SUBJECT:** SA Tomorrow Comprehensive Plan Implementation

### **SUMMARY:**

A briefing on the Planning Department's implementation of the SA Tomorrow Comprehensive Plan.

### **BACKGROUND INFORMATION:**

The SA Tomorrow Comprehensive Plan was adopted in 2016 and serves as the City's long-range growth policy document. The Comprehensive Plan includes goals and policies that set the direction for how our community will respond to and address challenges related to nine plan elements:

- Growth and City Form
- Transportation and Connectivity
- Housing
- Jobs and Economic Competitiveness
- Community Health and Wellness
- Public Facilities and Community Safety
- Natural Resources and Environmental Sustainability
- Historic Preservation and Cultural Heritage
- Military

The SA Tomorrow Comprehensive Plan goals are the broad statements of the community's desired long-term direction. They describe ideal end-state conditions for the year 2040 that would result with successful implementation of the Comprehensive Plan. The policies are statements that identify the community's preferred actions in relation to the goals for each plan element.

Many City departments and external agencies have a role in implementing the SA Tomorrow Comprehensive Plan through different programs, policies, and initiatives. This briefing will provide an overview of current Planning Department programs and initiatives that implement the

SA Tomorrow Comprehensive Plan, and how the department integrates Equity into these programs.

#### **ISSUE:**

The Planning Department is working to implement the SA Tomorrow Comprehensive Plan through updated regional growth policies, area-specific planning programs, and development regulations and comprehensive rezoning.

#### Area-Specific Plans

The SA Tomorrow Sub-Area Plans include 13 Regional Centers (existing economic activity centers) and 17 Community Areas (smaller community-scale urban centers and surrounding neighborhoods). The sub-area planning efforts formulate detailed recommendations related to land use, focus areas/corridors, mobility, public space, and housing that align with the City's overarching vision. The plans are being completed in five phases with six plans per phase, and will create a consistent and cohesive Future Land Use Map for the entire city when complete.

Similar to the sub-area plans, corridor plans address issues such as land use, mobility, housing, and economic development. However, corridor plans focus on the relationship between a specific roadway and the surrounding community by delving further into infrastructure and amenities, access and safety, design, streetscape improvements, economic revitalization, and improving livability in existing and future neighborhoods. Potential corridor planning efforts are often identified through the sub-area planning process. Phase 1 of the Bandera Road Corridor Plan is currently underway; and Bandera Road – Phase 2 has been proposed to begin in FY 2022 to complete planning along the full corridor. Also proposed is the completion of a Goliad Road Revitalization Plan, intended to formulate strategies to improve a community serving corridor as identified by residents, and work to address challenges to attract businesses and develop economically. The Goliad Road corridor was identified as a priority in the Brooks Area Regional Center Plan that was adopted in 2019.

#### Annexation and Growth Policy and ETJ Area Planning Framework

The City's extra-territorial jurisdiction (ETJ), which extends five miles beyond the city limits, continues to experience significant population growth. The Planning Department is working to update the City's Annexation and Growth Policy, as well as creating a Planning Framework for areas within the ETJ.

#### Development Regulations and Comprehensive Rezoning

The Planning Department is working with other City departments, external agencies, and community stakeholders to draft new mixed-use zoning districts and development place types to support the Comprehensive Land Use Categories that were adopted in 2018. The new zoning districts and place types will help align the City's development regulations with the Future Land Use sections of the area-specific plans.

Additionally, the Planning Department is leading a City-initiated rezoning program that identifies areas where existing zoning does not align with the adopted SA Tomorrow Sub-Area

Plan. This rezoning program is intended to encourage development patterns that are consistent with the vision and goals of the adopted sub-area or corridor plan, without putting the onus of rezoning on the property owner or surrounding neighborhood. The Comprehensive Rezoning program takes special care to research areas, meet with property owners, understand existing uses and historical context, and make recommendations that will best serve the communities.

### Equity

Equity is one of the five cross-cutting themes that were identified in the SA Tomorrow Sustainability Plan and incorporated into the goals, policies, and strategies of the SA Tomorrow Comprehensive Plan. The Planning Department is committed to equity throughout the planning processes, public outreach and engagement efforts, and implementation activities. Planning staff works closely with the City's Office of Equity to advance equity within the City organization, the Planning Department, and in our planning programs. We actively work to acknowledge and address past land policies that have created long-lasting and ongoing disparities within San Antonio.

Prior to the SA Tomorrow Sub-Area Planning Process, neighborhood and community planning efforts did not occur consistently across the city. Some areas were the subject of multiple plans, while other areas were omitted entirely. The SA Tomorrow Sub-Area Planning Process is intended to ensure a more effective, efficient, and coordinated structure for planning across the city. While the planning process will be similar across all plan areas and plan types, the process will also be tailored to each area individually. The Planning Department actively engages the community to determine the area's specific assets/challenges/opportunities, to develop the community's vision and goals, and to prioritize policies and implementation strategies.

Public outreach and engagement efforts are also customized to the needs of the plan area's residents and workforce. COVID-19 disrupted the Department's in-person public engagement efforts and delaying completion of our current projects. In response, the Department has turned to virtual engagement including virtual Planning Team meetings, Community Meetings, Stakeholder Meetings, and Digital Design Workshops; and expanded online resources such as pre-recorded bilingual presentations and materials, digital draft content, and online comment submission through the project websites. While many people have grown more comfortable and accustomed to online/digital engagement, we do not rely on email and social media to inform the community of virtual engagement opportunities. For community meetings, we mail bilingual postcards to every mailing address in the plan area, thereby reaching not only property owners, but every resident and business within the area. These mailings inform residents of the virtual meetings, but also direct them to additional online resources and provide contact information for the project manager and Spanish-speaking staff.

### **ALTERNATIVES:**

This item is for briefing purposes only.

### **FISCAL IMPACT:**

There is no fiscal impact associated with this briefing.

### **RECOMMENDATION:**

This item is for briefing purposes only.