

The Future Land Use Plan is used when determining appropriate uses and future development patterns for the planning area. The Future Land Use Plan does not constitute zoning. It generally identifies appropriate land uses for designated areas. Within each land use, several corresponding zoning categories may be appropriate. Zoning refers to the regulation of land uses, including the size, shape and permitted uses of lots and structures. If a zoning change request is not consistent with the Future Land Use Plan, then a plan amendment application must also be submitted concurrently with the zoning change request. Zoning changes are determined by a public hearing with consideration of many factors, and are ultimately decided by City Council. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries in accordance with Chapter 213 of the Local Government Code.

The Future Land Use Plan was formulated through a combination of public input, staff analysis of existing land uses in the area, and best planning practices. The location of different land uses is based on existing uses, community discussions, the Unified Development Code (UDC) and policies from the City's Master Plan. The Planning and Development Services Department will reference the Future Land Use Plan as a guide for developing staff recommendations on individual zoning change requests.

The existing land use map was a starting point for determining the Future Land Use Plan. The Existing Land Use Map (Map 10) shows that the planning area is predominantly occupied by single-family houses. Commercial properties are located along the major roadways: Commerce, New Braunfels, and Houston. Industrial and warehousing land uses are located between IH-37 and Cherry Street with heavier concentrations around the railroad right-of-way. Additionally, there are a large number of vacant or underutilized properties throughout the planning area.

The Zoning Map (Map 11) was also examined. The Zoning Map indicates uses and development standards that are currently permitted. The Zoning Map indicates that Downtown (D) zoning is permitted in the industrial and commercial area west of Cherry Street to IH-37. Intense commercial uses are also permitted along North New Braunfels and parts of East Houston. In between these two uses, residential zoning has been prescribed.

FUTURE LAND USE VISION

- For the area between IH-37 and Cherry Street, transition industrial and warehousing uses into a high density mixed use district with uses similar to those found in downtown San Antonio.
- To encourage walkable neighborhood friendly and convenient retail and services to residents, neighborhood commercial uses are allowed on the corners of residential streets where pre-existing commercial structures exist less than 3,000 square feet or as identified in the Future Land Use Plan map
- Low density residential uses east of Cherry Street are preferred and encouraged to remain especially those within the Dignowity Hill Historic District.
- Infill housing that matches the existing housing character is also encouraged.
- The current mix of density within the low density residential uses is recommended to remain where it was originally constructed as a duplex, triplex, or fourplex. Though, new construction of duplexes, triplexes, and fourplexes are not recommended within the low density residential area.

- Non-contributing intense commercial uses along North New Braunfels and East Houston should be transitioned to low to medium intensity commercial and residential mixed uses that encourage a walkable pedestrian-oriented environment.
- Transit-oriented development (TOD) is recommended within a quarter mile of proposed TOD centers. Proposed TOD centers may include major transit stops or stations and are recommended at Sunset Station, the intersection of Houston Street and the Union Pacific Railroad, Houston Street and North New Braunfels Avenue, at Hays Street and North New Braunfels Avenue, and surrounding area of Ellis Alley. The possible TOD parcels have been identified in the Future Land Use map.

LAND USE CLASSIFICATION	DESCRIPTION
<p>LOW DENSITY RESIDENTIAL</p> <p>Pale Yellow</p> <p>Related Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6</p>	<p>Low Density Residential Development includes Single Family Residential Development on individual lots. The Dignowity Hill Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock whenever possible. It is recommended that all infill housing match existing housing in character, lot layout, and size.</p> <p>The neighborhood has varying densities included within the low density residential land use area. In recognition of these existing multifamily uses, attached or detached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. It is also recommended that structures built as multifamily housing continue its multifamily use, even when located within the low density residential areas. If a structure was built as a single-family use and was later converted into a multifamily structure, it is recommended that the structure return to a single-family use.</p> <p>This form of development should be located away from major arterials, and may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p> <p>Pre-existing commercial buildings 3,000 square feet or less located at the corners of residential streets may be used for neighborhood commercial purposes.</p>

LAND USE CLASSIFICATION	DESCRIPTION
<p>HIGH DENSITY RESIDENTIAL</p> <p>Orange</p> <p>Related Zoning Districts: R-3, R-4, R-6, PUD, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33 & MF-40</p>	<p>High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.</p>
<p>NEIGHBORHOOD COMMERCIAL</p> <p>Pink</p> <p>Related Zoning Districts: NC, O-1, & C-1</p>	<p>Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include a convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores.</p>
<p>LOW DENSITY MIXED USE</p> <p>Light Brown</p> <p>Related Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, MF-25, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, & O-1</p>	<p>Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.</p>

LAND USE CLASSIFICATION	DESCRIPTION
<p>HIGH DENSITY MIXED USE</p> <p>Dark Brown</p> <p>Related Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, MF- 25, MF-33, MF-40, NC, C-1, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, O-1 & O-1.5</p>	<p>High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks.</p>
<p>PUBLIC / INSTITUTIONAL</p> <p>Blue</p> <p>Related Zoning Districts: Varies</p>	<p>Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.</p> <p>The ideal location for these services include where they currently reside, as well as along major arterials or collectors or where they meet the future needs of neighborhood residents.</p>
<p>PARKS / OPEN SPACE</p> <p>Green</p> <p>Related Zoning Districts: G, RP, & varies</p>	<p>Parks / Open Space include large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks and cemeteries.</p>