



## SA Tomorrow Land Use Coordination

Wednesday, November 29, 2017 (Community Groups)

5:30 PM – 7:00 PM

DSD Board Room

### CHALLENGES:

- Inconsistencies with zoning classifications, (specifically MF-33) it causes areas of high density that are not compatible with the built environment.
- There exists a separation and lack of information for neighborhood organizations. The group suggested that there should be specifically defined zoning classifications that do not allow for “wiggle room” with zoning classifications.
- There is a perception that development is a “done deal” and that the developer will eventually get their way.
- Not all housing should be considered “affordable housing” housing should be “attainable” (I think this is more related to the perception that affordable housing = housing projects)
- We need innovative housing options.
- Single use classifications have contributed to urban sprawl. More allowable uses would allow for more flexibility within zoning districts, resulting in more mixed uses and innovative housing solutions, and options to generate income. (such as, renting out a separate living unit on a single family property)
- Generally, the city has a “single use” mentality- that one lot can only facilitate one type of use. “we need to adopt a mixed use mentality.
- Parking requirements don’t always facilitate mixed uses (ex. Mixed use zone can allow for a restaurant, but if the lot does not provide sufficient parking, the property will remain vacant or not truly be mixed use)
- Industrial Classes don’t take into consideration low impact industries that generate revenue and are attractive. Such as distilleries.
- Land Use should be more flexible, such as allowing home businesses in residential areas.
- Land Uses in San Antonio has been overly-prescribed. Generally, land use allows for the maximum amount of development and doesn’t consider the surrounding area, or access to transportation. Etc.
- There is more economic opportunity when land uses are stable and predictable. SA has a history of having overlays on overlays on overlays.
- A group member asked how we can eliminate the “one off” referring to grandfathered properties inconsistent with the Future Land Use Plans.

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## OPPORTUNITIES

- Agriculture uses in urban areas. Such as tierd farms and other adaptive re-uses that could serve the immediate neighborhood.
- There are opportunities for infill- if it is appropriate to the neighborhood.
- Stricter UDC standards could produce higher quality, longer lasting multi family areas.
- Organic, mixed uses could grow local economies and benefit the surrounding areas. “Organic Entreprenuership”: supporting local or neighborhood entrepreneurs by flexibility in land use to allow for arts, “mom and pop shops” etc that contribute to the neighborhood’s economy.
- There should be a residential component for areas within the Central Business District specifically, adaptive re-use to allow mixed uses.
- We have an opportunity to break the “single use” mentality.

## POLICY

- “there is a lack of incentives for building density and a lack for affordability”
- Less stringent parking requirements could facilitate more mixed uses and opportunities for re-use. Ex: A mixed use building can support an office or coffee shop; but parking may prevent use as a coffee shop, resulting in the building space only being used during work days and hours.
- A member suggested that the city be cautious of whom incentives are given to.
- “The department should consider the compatibility of uses as it relates to existing land uses, neighborhood character, etc.”

## WHAT CAN PLANNING DO?

- A graphic or design guide of existing uses to display to groups when discussing compatible land uses and zoning.
- Determine what to do with IDZ projects and how the uses will be allowed/applied based on existing or future land uses.
- More neighborhood engagement and education.
- Stick to the plan and the departments’ recommendations.
- Be proactive.

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- How do existing design standards consolidated into new plans? Response: Land uses would not impact overlay districts (i.e. conservation district, historic, river improvement overlay)
- Future land use plans may conflict existing adopted plans. Existing plans can be used as the foundation for new plans.
- Why do we want a unified land use plan/palette?
  - In order to implement zoning
  - To guide growth and development
- How do we know if an existing plan is strong enough?
  - If it's being changed to often
  - Community has determined it needs to improvements/updates
  - There are several re-zonings in the area
- NW SA new development/construction– Watershed/Drainage – Consideration of properties to south.
- It is too easy to make changes to land use; more regulations on making changes to plans once adopted.
- Major arterials should not be the boundaries for every plan.
- Review of existing plans? How can we use the existing plans for the upcoming regional and community plans? (Eastern Triangle Plan)
- Consideration of overlays? (World Heritage) Will overlay zoning districts be compatible with land uses?
- Land use changes occur without community input? Response: The Planning Department collaborates with all agencies that are impactful with the land use classifications.
- Review process for all land use changes. What is it currently and how should it be in the future?
- Inclusion of all organizations/communities when making decisions such as land use.
- UDC update – planning teams not notified for plan land use changes. Response: Point of contact in the Planning Department available for specific sub-areas/community; NHSD – Neighborhood Engagement

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- There should be communication/collaboration with bordering unincorporated areas of Bexar County. Response: Regional Planning Division (formerly Annexation)
- There will be no website dedicated to the land use update.
- There are over 50 different land use categories throughout all existing plans – how does this compare to other cities? There is no ideal number of land uses. The number of land uses should respond to community needs. There may be a need to add a classification (i.e. Military) or there may be a need to remove some classifications.
- ULI has a comprehensive plan review period. In comparison, where are we and do we have a review period? Response: 5 year review
- IDZ rewrite should somehow be incorporated in SA Tomorrow land use plan
- Incorporation of increase in flood plain (500 yr, 1000 yr)
- IDZ taskforce – modifying other zoning districts (MXD), taking the burden off of IDZ
- How to get a seat on the steering committee? There is no longer a comprehensive plan steering committee.
- Registered Neighborhood Alliances selected from the comprehensive plan steering committee
- Time is needed to analyze the impact of land use changes on a neighborhood or conflict with any other changes occurring with a neighborhood.

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## SA Tomorrow Land Use Coordination

Thursday, November 30, 2017 (Internal Departments)

2:00 PM – 3:30 PM

Planning Main Conference Room

- All land uses should be provided in all plans.
- Are there too many land use categories? Too many land use categories become more of zoning categories.
- Are there existing development types that are simply not part of the SA Tomorrow vision/policy, and that don't need a place in the FLU categories?
- How will future land use and zoning accommodate growth allocation projection?
- How can single-family character be retained while increasing density along major corridors through land use?
- Use land uses identified in the SA Corridors.
- Instead of describing "density" with the number of housing units, use:
  - Parcel size?
  - Floor area ratio?
  - How does it fit with the context of the surrounding area?
- Educate residents how density can be addressed.
- Existing land uses have led to several rezoning cases. It is unpredictable.
- Moving forward, how can we use all the input we have received over the past 15 years from previous plans?
- Examine how land uses affect land value. Not enough supply of land to accommodate growth, which cause land values to increase.
- What zoning districts are missing? (i.e. "D" Downtown)
- How do we follow public infrastructure with land use?
- Land use should reflect the major industry in the regional center.
- Make sure the land use can implement comprehensive plan.
- How many land uses are enough? Six? 16?
- How can we provide certainty to Midtown neighborhoods without offering them exclusive SFR future land use? Can there be a category that includes all SFR and RM districts, or that doesn't reference zones and gets to the form of traditional neighborhoods? FLU in Midtown will have to be parcel by parcel, unless come up a broad category that reflects the diverse housing types that currently exist.

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## SA Tomorrow Land Use Coordination

Thursday, November 30, 2017 (External Government)

9:30 AM – 11:00 AM

Planning Main Conference Room

- Has there been coordination between VIA and the Planning Department?
- SAWS – higher density mean lower water use. (i.e. Privately-owned garden-homes)
- Higher density makes it easier for SAWS to provide services.
- How land use categories are mapped? Parcel level? Block level?
- There are garden homes with collectively owned lawn areas that use more water per dwelling than most other types of residential development. This is an exception to the rule that density of development is a predictor of water use.
- How is “land use” used?
- Ask SAHA for their forecast describing future affordable housing needs in subareas of the City
- Anything that is exclusively single-family residential (SFR) will be inherently less affordable.
- In comparison, how many people choose to live in “urban” vs “suburban”?
- How should land use maps be shaped?
  - Long, narrow along corridors
  - Large, broad swatches that allow many options for zoning
  - More detailed, parcel specific (resembles zoning)
- Allow varying degrees of at least horizontal mixed use in every district. Map at low resolutions, such as street segments/half blocks.
- Caution on making land use too specific that it becomes zoning
- Look at impervious cover impact and relation to land use. Look at parking in regional land use.
- SFR development patterns result in more impervious cover even if there is less impervious cover in the SFR area, because they imply large commercial parking lots and lots of roads.
- Is there an opportunity for land use to regulate on a regional level
  - Transportation management (commute trips)
  - Watershed analysis
  - Affordability
- Fewer categories for land use; more zoning options in each land use category
- Examine “performance zoning” (compatibility)

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## SA Tomorrow Land Use Coordination

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2:00 PM – 3:30 PM

Planning Main Conference Room

- Every zoning district and land use classification should be available in every plan. Currently, existing plans do not have every land use and there are several zoning districts missing. This has led to modifications to plans, such as land use text amendments.
- There are also several zoning districts repeated in multiple land uses.
- Performance standards are needed to regulate more intense uses in less intense land use classifications.
- Could land use classifications be consolidated into broader categories.
- “Density” versus “intensity” – careful consideration to terminology
  - Density/intensity should be compatible with surrounding neighborhoods
  - Residents are concerned with how their neighborhoods will look.
- There should be coordination with TCI.
  - Re-examine Major Thoroughfare Plan
- Show successful mixes of uses existing in San Antonio (i.e. King William)
- What kind of transitions are there between land uses?
  - Transitions could be addressed through design guidelines or standards

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