

### Eastside Community Area Planning Team Meeting #4

Thursday, May 30, 2019 St. Philip's College, Heritage Room 6:00PM – 8:00PM



Cambridge Systematics, Inc Bowtie Economic & Planning Systems, Inc Auxiliary Marketing Services osaic Planning and Development Services Size

## Eastside Community Area Project Team

- Garrett Phillips, Project Manager City of San Antonio
- Mukul Malhotra, Principal MIG, Inc.
- Krystin Ramirez, Senior Project Associate MIG, Inc.
- Carissa Cox, Principal Planner Mosaic



# Meeting Objectives

- Review Land Use Concepts and Land Use Categories
- Discuss and Review Land Use Categories
- Discuss Analyis Future Land Use Map

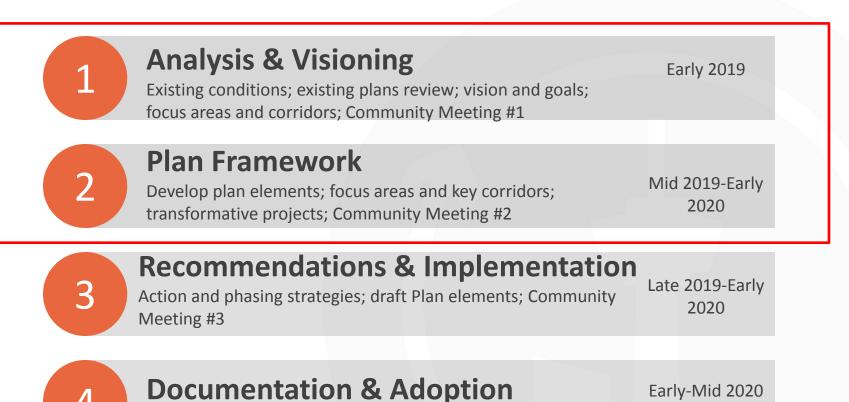
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**SECTOMORROW** Project Process and Schedule

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## Sub-Area Planning Project Phases



Public Hearings, adoption, final summary and ePlan

# **Overview of Planning Team Meetings in 2019**

- Meeting #1: Kick-Off and Orientation; Sub-Area Plan Overview
- Meeting #2: Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- Meeting #3: Confirm Vision and Goals; Focus Areas and Corridors
- Meeting #4: Land Use (1 of 2)
- Meeting #5: Land Use (2 of 2)
- Meeting #6: Housing and Economic Development Strategies (1 of 2)
- Meeting #7: Housing and Economic Development Strategies (2 of 2)
- Meetings #8 & #9: Mobility
- Meeting #10: Infrastructure and Amenities
- Meeting #11: Transformative Projects; Design Character

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# **SF (I) TOMORROW** Revised Draft Vision and Goals

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# **Draft Vision and Goals Feedback**

#### Themes

- Natural resources, green infrastructure, green space connections
- Economic development and housing diversity
- Security/crime
- Higher aspirations for infrastructure than just the basics
- Walking and pedestrian improvements

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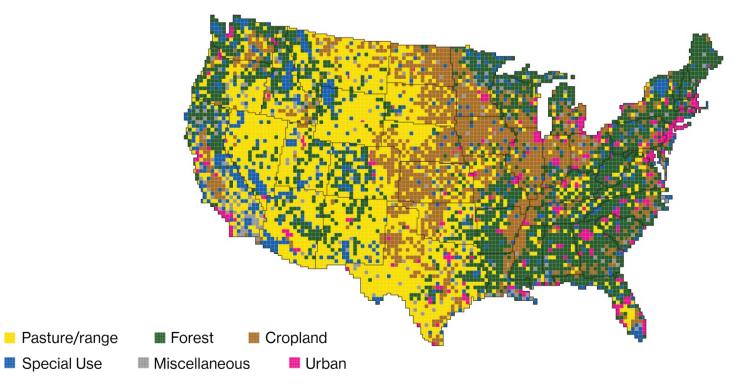
**SR (TOMORROW** Land Use

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### What is Land Use?

"Land use" is a term used to describe how land is used.





# Why is Land Use Important?

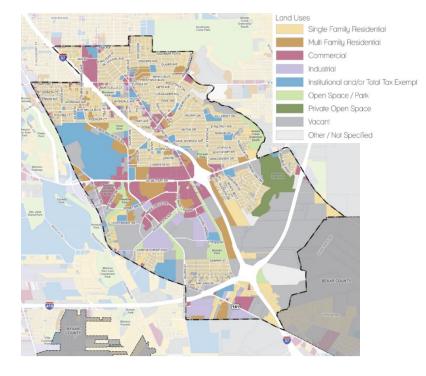
• Land use categories can describe is how land is currently used in the area, which is known as the **existing land use**.

• Land use can also be used to determine how we want land to be used in the future, which is known as **future land use**.

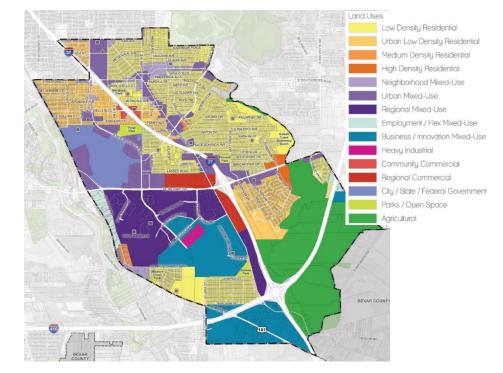


# Land Use is the foundation of this plan.

#### Existing Land Use Map for Brooks Regional Center Plan



#### Future Land Use Map for Brooks Regional Center Plan





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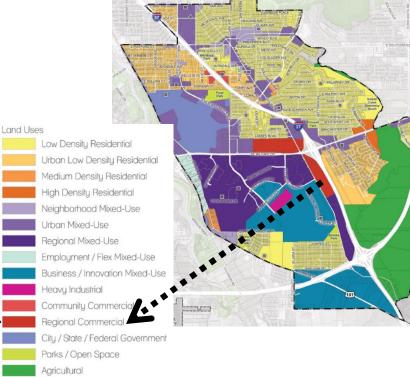
# What are Land Use Descriptions?

Corresponding text to describe what types of uses should be allowed in each shaded area.



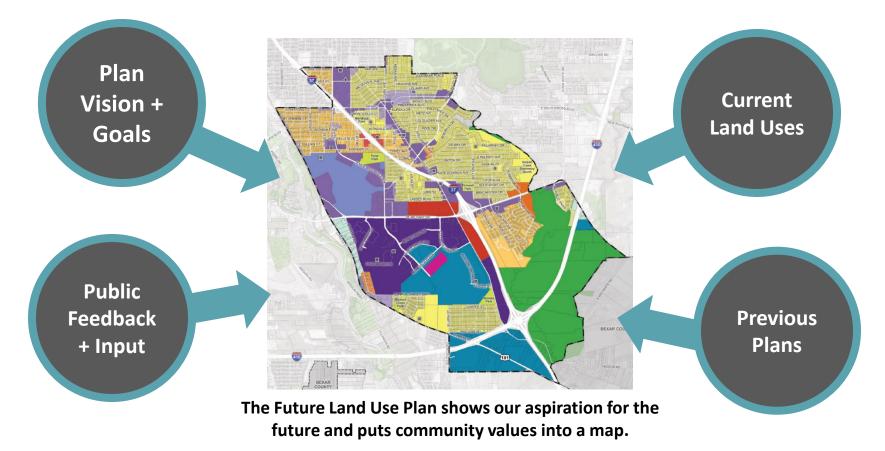
#### **REGIONAL COMMERCIAL**

DESCRIPTION: includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.





### **Developing a Future Land Use Plan**





# Land Use Vs. Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)	
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning describes <i>what development</i> <i>is allowed now,</i> and can be changed to another zone that is permissible by the subject site's Land Use Category.	
SCALE	A Land Use Plan is a set of <b>broad policies</b> <b>and principles</b> to guide the City's decision- making regarding growth and development patterns.	Zoning consists of <i>detailed, specific</i> <i>regulations and standards</i> for how property owners may use and develop their land.	
POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process.	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.	

Note: The Future Land Use Plan does not change Zoning automatically.



## Land Use Categories

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
<ul> <li>Residential Estate</li> <li>Low Density Residential</li> <li>Urban Low Density Residential</li> <li>Medium Density Residential</li> <li>High Density Residential</li> </ul>	<ul> <li>Neighborhood Commercial</li> <li>Community Commercial</li> <li>Regional Commercial</li> </ul>	<ul> <li>Agricultural</li> <li>Light Industrial</li> <li>Heavy Industrial</li> </ul>	<ul> <li>Neighborhood Mixed-Use</li> <li>Urban Mixed-Use</li> <li>Regional Mixed-Use</li> <li>Business and Innovation Mixed- Use</li> <li>Employment/Flex Mixed-use</li> </ul>	<ul> <li>Park and Open Space</li> <li>City/State/Federal Government</li> </ul>



## Land Use Categories

# Activity:

### Review each land use category card

# LAND USE CATEGORY

This category contains a **mix of residential**, **commercial**, and **institutional uses** at a **moderate intensity level**. Building footprints may be block-scale, and should be close to transit. **Commercial uses** are **preferred** for **first floor spaces**, but the mix of uses can be vertical or horizontal. Buildings with a single use are allowed, as are live/work units. Structured parking and shared or cooperative parking agreements are encouraged.

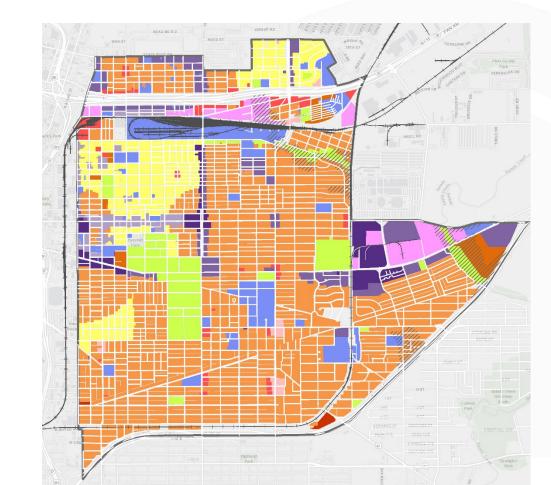




### Eastside Community Area Future Land Use



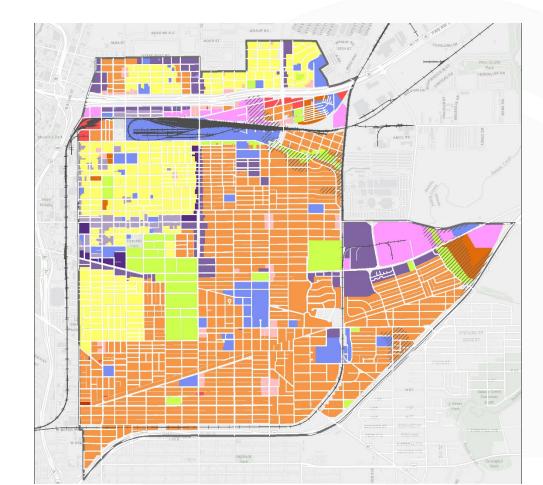






#### Eastside Adopted Land Use

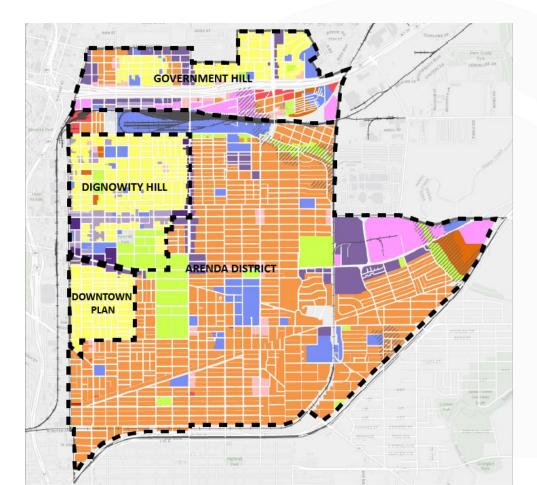






#### Eastside Adopted Land Use

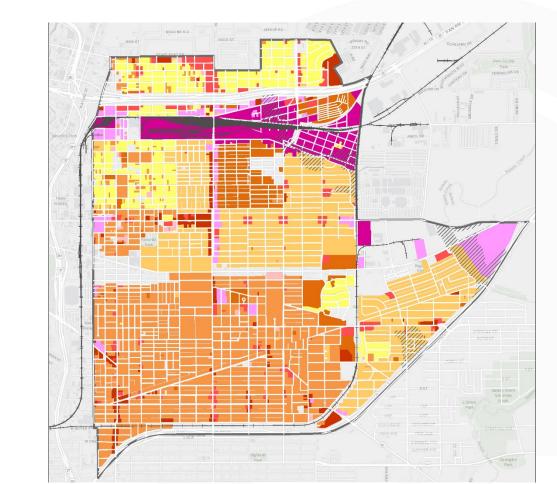






### Eastside Existing Zoning

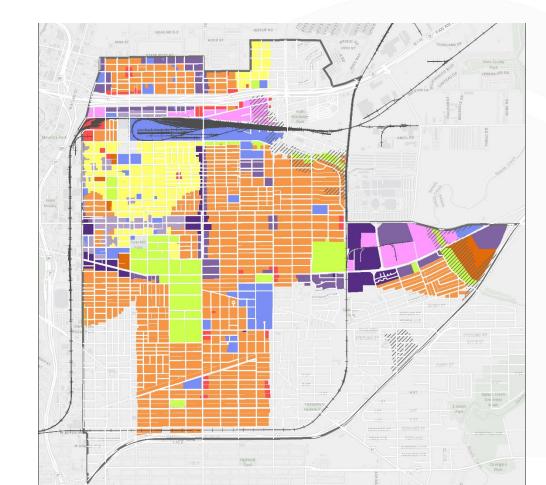






### Eastside Adopted Corridor Land Use



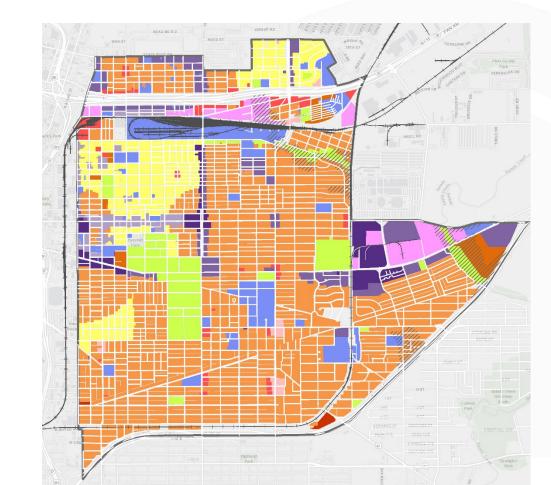




### Eastside Community Area Future Land Use







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**SR TOMORROW** Land Use Map Discussion





# Land Use Map Discussion Activity

We will break into groups to discuss the land use map.

#### In about 30 minutes each discussion should touch on:

- A selected mixed use corridor or focus area
- A second mixed use corridor or focus area
- Neighborhood commercial nodes
- Neighborhood residential areas

Afterwards, each group has a couple minutes to share highlights

We will continue this conversation at Planning Team Meeting #5



### Focus Areas and Mixed-Use Corridors

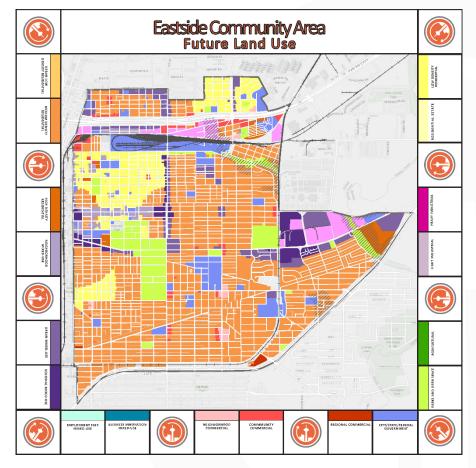
**Focus Areas** are, or will be, special community places that should receive extra attention or public investment to achieve community goals. This may include preservation, enhancement, encouraging new development or public infrastructure.

#### Multimodal Mixed-Use Corridors will be:

- Roads that can support multiple modes of travel, including walking, biking, transit, and cars.
- Places where people can live, shop, work, play, or go to school.
- Places that accommodate s higher density housing for people to live



### Land Use Map Discussion Activity



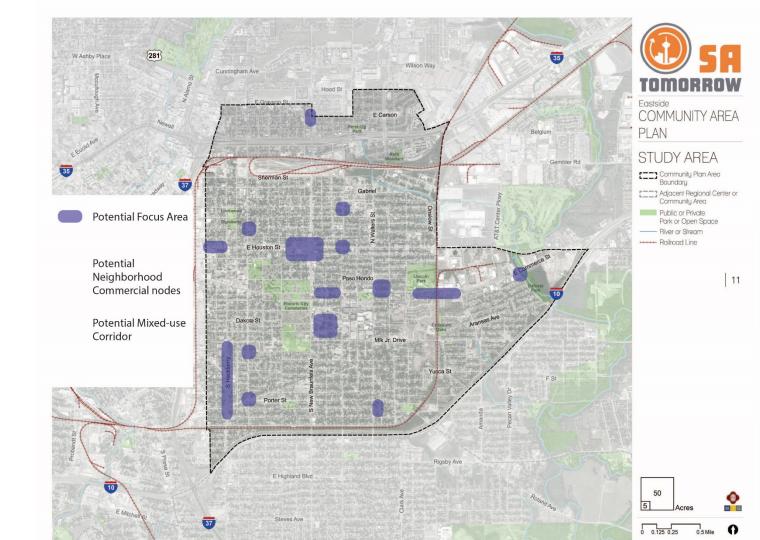


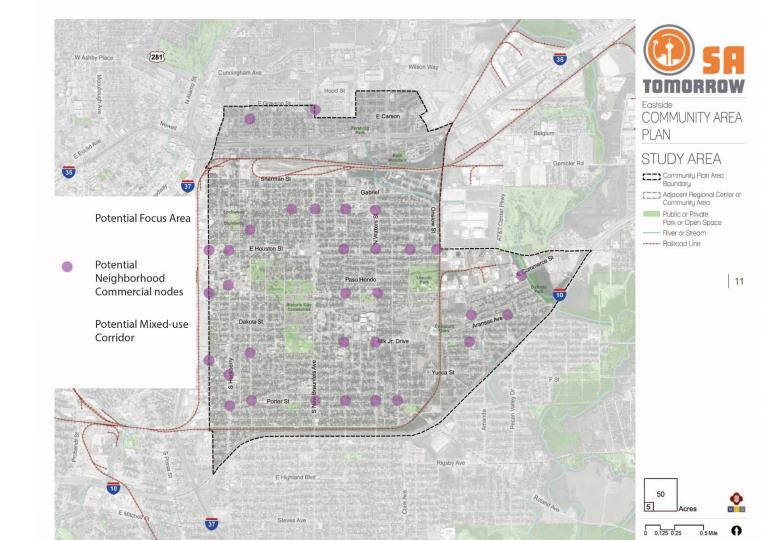


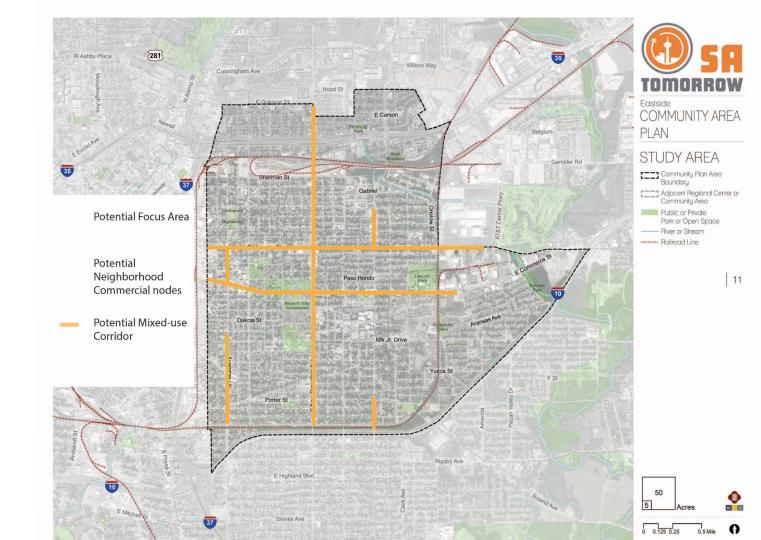


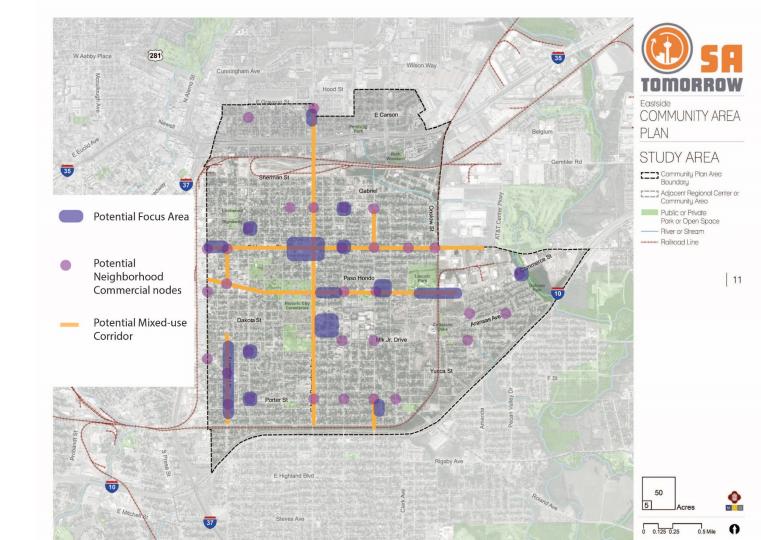










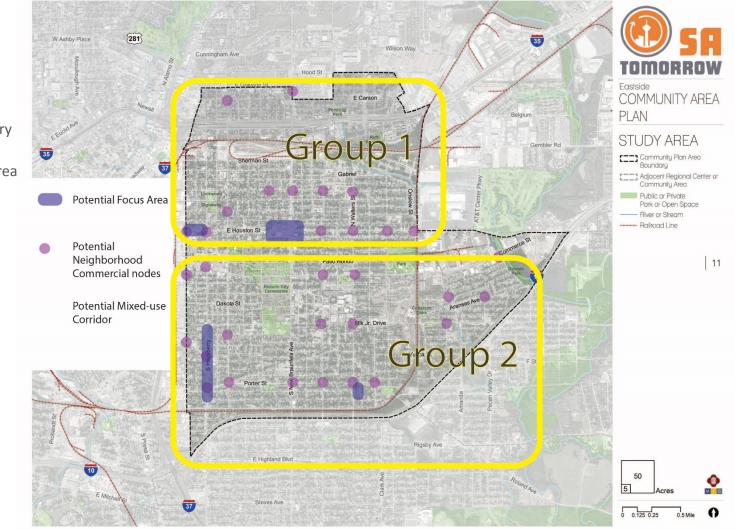


#### Group 1

- Houston Street from Cherry through Hackberry
- Houston and New Braunfels intersection area
- Neighborhood nodes
- Residential Areas



- South Hackberry
- Walters and Porter intersection area
- Neighborhood nodes
- Residential Areas



### Group 1

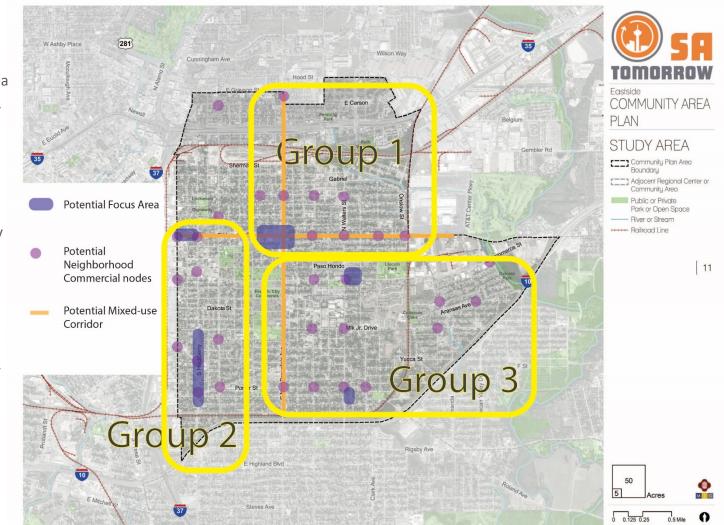
- Houston and New Braunfels intersection area
- North New Braunfels Ave.
- Neighborhood nodes
- Residential Areas

### Group 2

- Houston Street from Cherry through Hackberry
- South Hackberry
- Neighborhood nodes
- Residential Areas

#### Group 3

- South New Braunfels Ave.
- Walters and Porter intersection area
- Neighborhood nodes
- Residential Areas



## Coming Up...

• Next Planning Team Meeting #5

Thursday, August 1, 2019 St. Philip's College, Heritage Room Topic: Land Use (2 of 2)



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