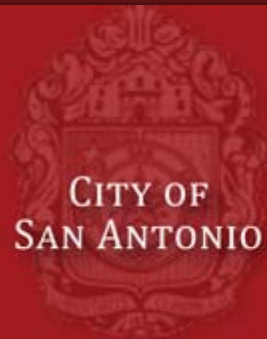


# Planning Team Meeting #4

March 30, 2010

6:00-8:00 pm



**North Sector Plan**

*Shaping the Future of San Antonio*

# Agenda

- **Welcome/Introductions**
- **Presentation of Development Suitability Analysis Map**
- **Conduct Land Use Planning Exercise**
- **Review Revised Vision Statement**
- **Review Revised Goals**
- **Next Steps, Adjourn**



**North Sector Plan**

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# Development Suitability Analysis

- **Excludes those areas of the North Sector that exhibit:**
  - **Existing Land Use**
    - (residential, commercial, industrial etc.)
  - **Dedicated Open Space**
    - (parks, conservation areas, etc.)
  - **Military Use/Activities**
    - (Camp Bullis)



# Development Patterns: Tiers

TIERS	RESIDENTIAL LAND USE TYPES	NON-RESIDENTIAL LAND USE TYPES
<b>Urban Core</b>	<ul style="list-style-type: none"> <li>Residential – Medium to High</li> </ul>	<ul style="list-style-type: none"> <li>Commercial – Neighborhood and Community</li> </ul>
<b>General Urban</b>	<ul style="list-style-type: none"> <li>Residential – Low to Medium</li> </ul>	<ul style="list-style-type: none"> <li>Commercial – Neighborhood and Community</li> </ul>
<b>Suburban</b>	<ul style="list-style-type: none"> <li>Residential – Rural Homestead to Very Low</li> </ul>	<ul style="list-style-type: none"> <li>Commercial – Neighborhood and Community</li> </ul>
<b>Rural</b>	<ul style="list-style-type: none"> <li>Residential – Rural Homestead</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Commercial – Neighborhood</li> </ul>
<b>Agribusiness</b>	<ul style="list-style-type: none"> <li>Residential – Farm Homestead</li> </ul>	<ul style="list-style-type: none"> <li>Industrial – Heavy and Light</li> <li>Agriculture</li> <li>Commercial – Neighborhood to Regional</li> </ul>
<b>Natural</b>	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>



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# Tier: Urban Core



Densest of all tiers.

- Residential –Medium to High
  - Small lot attached and detached single family
  - Multi-Family (apartments, quadplexes, triplexes, and duplexes)
  - Town homes (condominiums)
- Commercial – Neighborhood to Community
  - Convenience stores, professional offices, bakeries, restaurants, bookstores, grocery stores, and other small retail stores



## North Sector Plan

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# Tier: General Urban



Less dense with lower connectivity.

- Residential – Low to Medium
  - Small and large lot attached and detached single family
  - Multifamily housing (duplex, triplex, quadplex)
  - Town homes (condominiums)
- Commercial – Neighborhood and Community
  - Convenience stores, professional offices, bakeries, restaurants, bookstores, grocery stores, and other small retail stores



## North Sector Plan

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# Tier: Suburban



Primarily single family residential.

- Residential – Rural Homestead to Very Low
  - Large lot detached single family housing
  - Served by central water and septic systems
- Commercial – Neighborhood and Community
  - Convenience stores, professional offices, bakeries, restaurants, bookstores, grocery stores, and other small retail stores



## North Sector Plan

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# Tier: Rural



Has farm to market and country road network with access to interstate highways.

- Residential – Rural Homestead
  - Large lot detached single family housing
  - Served by well water and septic systems
- Agriculture
- Neighborhood Commercial
  - Businesses that produce, process, or distribute agricultural products and related agribusinesses
  - Farmers market, nurseries, bed and breakfasts, convenience stores, small professional offices, bakeries, small restaurants, bookstores, and other small neighborhood sized stores



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# Tier: Agribusiness



Characterized by business that produce, process and distribute agriculture products.

- Residential – Farm Homestead
  - Large lot single family housing significantly buffered from industrial uses
  - Farm worker housing
- Industrial – Heavy and Light
- Agriculture
- Commercial – Neighborhood to Regional
  - Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services
  - Businesses that produce, process, or distribute agricultural products and related agribusinesses



## North Sector Plan

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# Tier Natural



Supports preservation of natural resources and environmental features.

- No residential
- Only ancillary non-residential uses



**North Sector Plan**

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# Development Patterns: Centers

CENTERS	RESIDENTIAL LAND USE TYPES	NON-RESIDENTIAL LAND USE TYPES
<b>Military</b>	▪All	▪All
<b>Civic</b>	▪All	▪All
<b>Specialized</b>	▪Residential – Farm Homestead	▪Industrial – Heavy and Light ▪Business Park ▪Office ▪Commercial – Regional
<b>Regional</b>	▪Residential – High to Very High	▪Industrial – Light ▪Business Park ▪Office ▪Commercial – Regional
<b>Mixed Use</b>	▪Residential – High to Very High	▪Commercial – Neighborhood and Community



## North Sector Plan

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# Center: Military



- All residential uses
- All non-residential uses



**North Sector Plan**

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# Center: Civic



- All residential uses
- All non-residential uses
  - Dormitories or student housing
  - School or campus setting
  - Retreat areas or campuses for religious organizations



## North Sector Plan

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# Center: Specialized



- Residential – Farm Homestead
  - Large lot single family housing significantly buffered from industrial uses
  - Farm worker housing
- Industrial – Heavy and Light
- Commercial – Regional
  - Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services



## North Sector Plan

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# Center: Regional



- Residential – High to Very High
  - Attached single family and multifamily housing
  - High rise apartment buildings, apartment complexes, and row houses
- Industrial – Light
- Business Park
- Office
- Commercial – Regional
  - “Big box” or “power centers”
  - Shopping malls, movie theaters, office complexes, laboratories, wholesalers, and light manufacturing



## North Sector Plan

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# Center: Mixed Use



- Residential – High to Very High
  - Attached single family and multifamily housing
  - High rise apartment buildings, apartment complexes, and row houses
- Commercial – Neighborhood and Community
  - Convenience stores, professional offices, bakeries, restaurants, bookstores, grocery stores, and other small retail stores

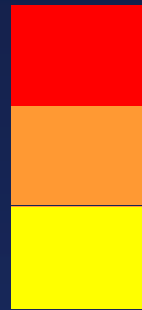


## North Sector Plan

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# Sector Plan Development Patterns

- Tiers



Urban Core

General Urban

Suburban



Rural

Agribusiness

Natural

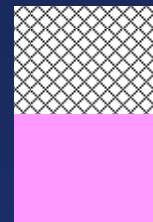
- Centers



Military

Civic

Specialized



Regional

Mixed Use



## North Sector Plan

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# North Sector Plan

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# Draft Vision D

*The North Sector is a community, rich with natural panoramic views and abundant natural resources, nestled in the Texas Hill Country. As the North Sector Community continues to grow, compatible live, work, and play opportunities will foster a high quality of life by:*

- Preserving priceless natural resources, including the irreplaceable Edwards Aquifer, which provide a unique and valuable asset to the region today and in the future;*
- Enhancing the integration of scenic and recreational resources, outstanding educational opportunities, and diverse quality housing; while*
- Developing a compatible land use fabric that preserves military readiness, contributes high quality jobs to the regional economy, recognizes and preserves private property rights and integrates sustainable development patterns.*



## North Sector Plan

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# Draft Goals

## Community Facilities

- Linear parks, schools and other community facilities linked to one another
- Educational facilities and libraries maintained as cornerstones of the North Sector
- No areas within the North Sector underserved by emergency or public safety services



# Draft Goals

## Economic Development

- Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis
- Strong and stable medical and research industries that promote economic stability in the North Sector
- Camp Bullis continued significance as a component of San Antonio's military economy



# Draft Goals

## Education

- Growth and expansion of UTSA and other post secondary institutions in the North Sector
- Curriculum of post secondary institutions in the North Sector support the targeted job needs of greater San Antonio
- Strong neighborhood school districts



# Draft Goals

## Housing

- Continued support for development of a diverse housing stock using infill housing development are promoted within the southeast and southwest quadrants
- Large lot single-family housing is encouraged within the northeast and northwest quadrants in order to preserve natural resources and view sheds
- High density housing is developed adjacent or proximate to higher education facilities, major transportation routes, and centers



## North Sector Plan

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# Draft Goals

## Property Rights

- Rights of all property owners are protected and respected



# Draft Goals

## Utilities

- Utility investments coordinated in order to accommodate recommended future land use
- Storm water runoff on and offsite are effectively managed to reduce flooding and protect the safety of citizens and property



# Draft Goals

## Natural Resources

- Edwards Aquifer Recharge and Contributing Zones are protected as the City's primary potable water source
- Natural Hill Country topography, i.e. steep slopes, soils, and low water crossings are protected
- Native tree canopy is preserved and enhanced to provide natural storm water mitigation, shade, and good air quality
- Natural vistas are preserved
- Endangered species in the area are protected



## North Sector Plan

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# Draft Goals

## Historic Preservation

- Historic trails, sites, cemeteries, and ridges are preserved and promoted



# Draft Goals

## Land Use

- Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable
- Preservation of active farm and ranch lands is encouraged
- Higher density/intensity land uses recommended adjacent or proximate to activity centers
- City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plan goals and strategies within the City's ETJ



## North Sector Plan

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# Draft Goals

## Urban Design

- All corridor districts standards are complied with for all new construction and substantial rehabilitation
- Development of livable and walkable communities is encouraged
- Complete streets design is utilized within all new development projects



# Draft Goals

## Transportation

- Connected road network constructed with connectivity and improved traffic flow on local, collector, and arterial streets within and among neighborhoods
- East-west roadway mobility and connectivity that alleviates north-south congestion is established
- Mass transit corridors within the southeast and southwest quadrants is supported through land use planning and increased density at selected locations
- Enhanced and strategically located new park and ride options within the northeast and northwest quadrants are encouraged
- Bicycle and pedestrian network expanded and connected along or within compatible streets



## North Sector Plan

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## Next Steps

- 2<sup>nd</sup> Public Meeting- Tomorrow/ Jewish Community Center
- 5<sup>th</sup> Sector Planning Team Meeting- April 6/ Alzafar
- 2<sup>nd</sup> JLUS Subcommittee Meeting- April 6 /Alzafar
- 3<sup>rd</sup> Public Meeting – April 14 /Alzafar



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