

# Planning Team Meeting #5

April 13, 2010

6:00-8:00 pm



## North Sector Plan

*Shaping the Future of San Antonio*

# Agenda

- Welcome/Introductions
- Present MIOD Parcel Boundary
- Overview of DRAFT JLUS Components of Sector Plan
- Present Land Use Alternatives and Determine Preferred Land Use Alternative
- Group Exercise to Develop Draft Strategies to support the Draft Goals
- Next Steps/Adjourn

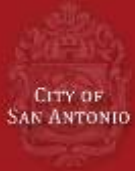


**North Sector Plan**

*Shaping the Future of San Antonio*

# Development Patterns: Tiers

TIERS	RESIDENTIAL LAND USE TYPES	NON-RESIDENTIAL LAND USE TYPES
<b>Urban Core</b>	▪Residential – High to Very High	▪Commercial – Neighborhood and Community and Office
<b>General Urban</b>	▪Residential – Medium to High	▪Commercial – Neighborhood and Community and Office
<b>Suburban</b>	▪Residential – Low to Medium	▪Commercial – Neighborhood and Community
<b>Rural Estate</b>	▪Residential – Rural Homestead to Very Low	▪Commercial – Neighborhood and Community
<b>Country</b>	▪Residential – Rural Homestead	▪Agriculture ▪Commercial – Neighborhood
<b>Agribusiness</b>	▪Residential – Farm Homestead	▪Industrial –Light ▪Agriculture
<b>Natural</b>	▪None	▪None



## North Sector Plan

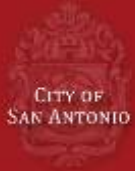
*Shaping the Future of San Antonio*

# Tier: Urban Core



Densest of all tiers.

- Residential –High to Very High
  - Attached multi-family (mid to high rise apartment buildings, lofts, condos)
  - Mixed use blocks and buildings
- Commercial – Neighborhood to Community
- Office
  - Downtown area with a high concentration of attached office, hotels, and retail/services in mid to high rise buildings
  - Mixed use blocks and buildings



## North Sector Plan

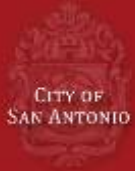
*Shaping the Future of San Antonio*

# Tier: General Urban



Less dense but has connectivity.

- Residential – Medium to High
  - Small lot attached and detached single family
  - Multi-Family (apartments, quadplexes, triplexes, and duplexes)
  - Town homes (condominiums)
- Commercial – Neighborhood and Community
  - Frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses



## North Sector Plan

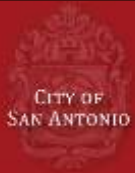
*Shaping the Future of San Antonio*

# Tier: Suburban



Primarily single family residential and multifamily.

- Residential – Low to Medium
  - Small and large lot attached and detached single family
  - Multifamily housing (mid rise apartments, duplex, triplex, quadplex)
  - Town homes, garden homes, and condominiums
- Commercial – Neighborhood and Community
  - Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores



## North Sector Plan

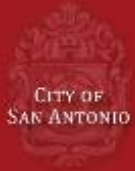
*Shaping the Future of San Antonio*

# Tier: Rural Estate



Has mainly local collector network of streets with access to interstate highways.

- Residential – Rural Homestead to Very Low
  - Large lot detached single family housing
  - Served by central water and septic systems
- Neighborhood Commercial
  - Detached and less frequent retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses



## North Sector Plan

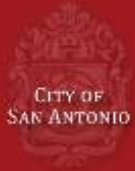
*Shaping the Future of San Antonio*

# Tier: Country



Has mainly farm to market and country roads with access to interstate highways.

- Residential – Rural Homestead
  - Large lot (10 acres or greater) detached single family housing
  - Served by well water and septic systems
- Agriculture
- Neighborhood Commercial
  - Small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock
  - Farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores



## North Sector Plan

*Shaping the Future of San Antonio*

# Tier: Agribusiness



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

- Residential – Farm Homestead
  - Large lot (25 acres or greater) detached single family housing significantly buffered from industrial uses
  - Farm worker housing
- Industrial – Light
- Agriculture
  - Manufacturing, wholesaling, warehouses, business parks, and laboratories
  - Businesses that produce, process, or distribute agricultural products and/or livestock and related agribusinesses



## North Sector Plan

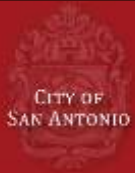
*Shaping the Future of San Antonio*

# Tier Natural



Supports preservation of natural resources and environmental features.

- No residential
  - Parks, floodplains, steep slopes, protected wildlife habitat and areas protected by conservation easements
- Only ancillary non-residential uses



**North Sector Plan**

*Shaping the Future of San Antonio*

# 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>	▪None	<ul style="list-style-type: none"> <li>▪Industrial – Heavy and Light</li> <li>▪Business Park</li> <li>▪Office</li> <li>▪Commercial – Regional</li> </ul>
<b>Regional</b>	▪Residential – High to Very High	<ul style="list-style-type: none"> <li>▪Industrial – Light</li> <li>▪Business Park</li> <li>▪Office</li> <li>▪Commercial – Regional</li> </ul>
<b>Mixed Use</b>	▪Residential – High to Very High	▪Commercial – Neighborhood and Community



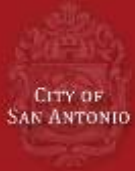
## North Sector Plan

*Shaping the Future of San Antonio*

# Center: Military



- All residential uses
- All non-residential uses



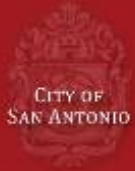
**North Sector Plan**

*Shaping the Future of San Antonio*

# Center: Civic



- All residential uses
  - Dormitories or student housing
- All non-residential uses
  - Governmental and quasi-governmental ownership
  - School or campus setting
  - Retreat areas or campuses for religious organizations



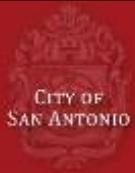
## **North Sector Plan**

*Shaping the Future of San Antonio*

# Center: Specialized



- Residential – None
- Industrial – Heavy and Light
- Business Park
- Office
- Commercial – Regional
  - Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services



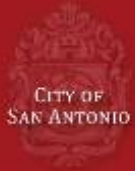
## North Sector Plan

*Shaping the Future of San Antonio*

# 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, hospitals, office complexes, laboratories, wholesalers, and light manufacturing



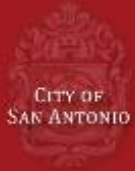
## North Sector Plan

*Shaping the Future of San Antonio*

# Center: Mixed Use



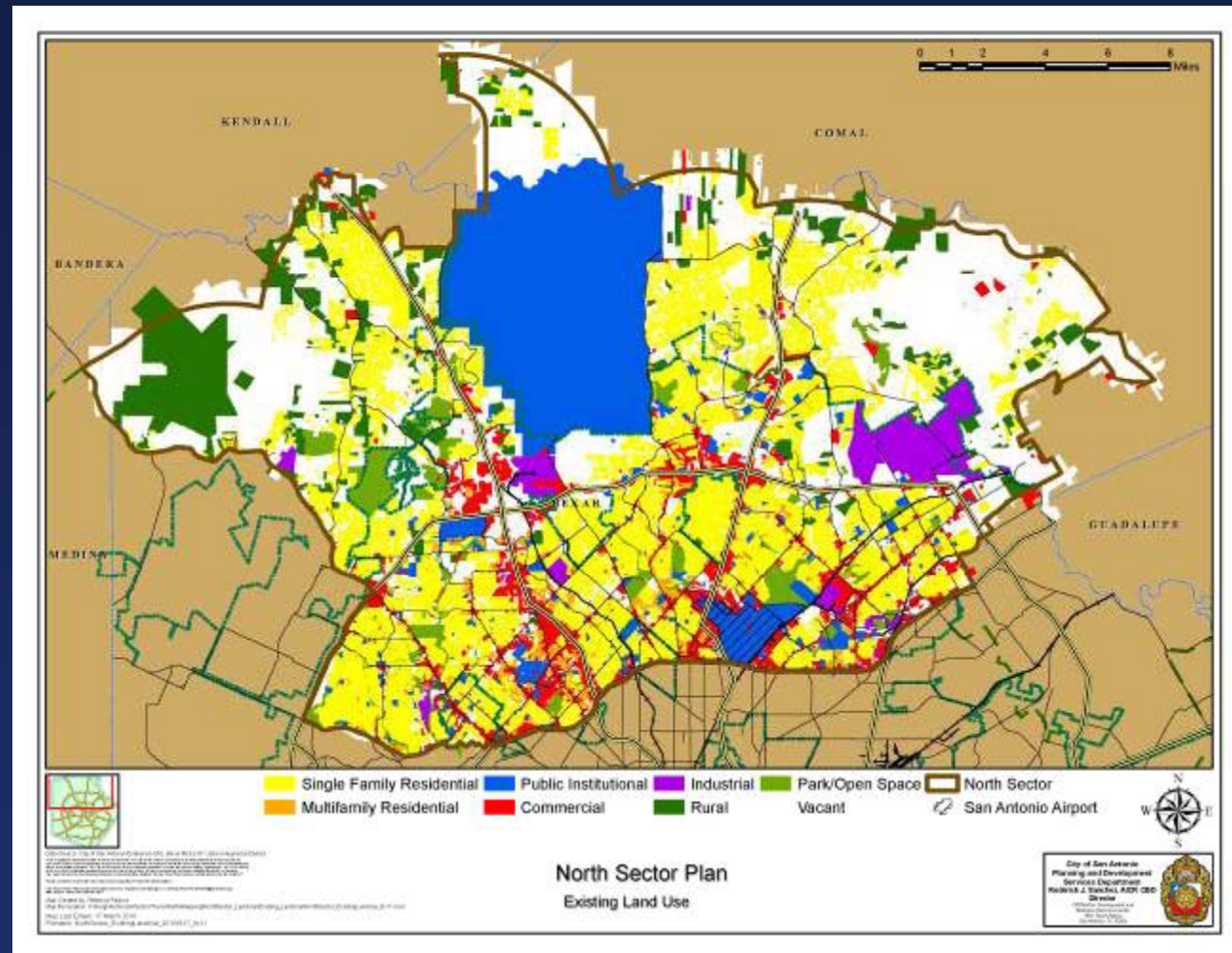
- Residential – High to Very High
  - Attached single family and multifamily housing
  - High rise apartment buildings, apartment complexes, and row houses
- Commercial – Neighborhood and Community
  - Frequent or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses



## North Sector Plan

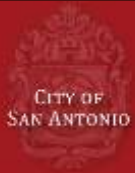
*Shaping the Future of San Antonio*

# Existing Land Use

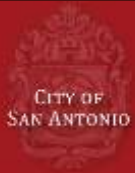
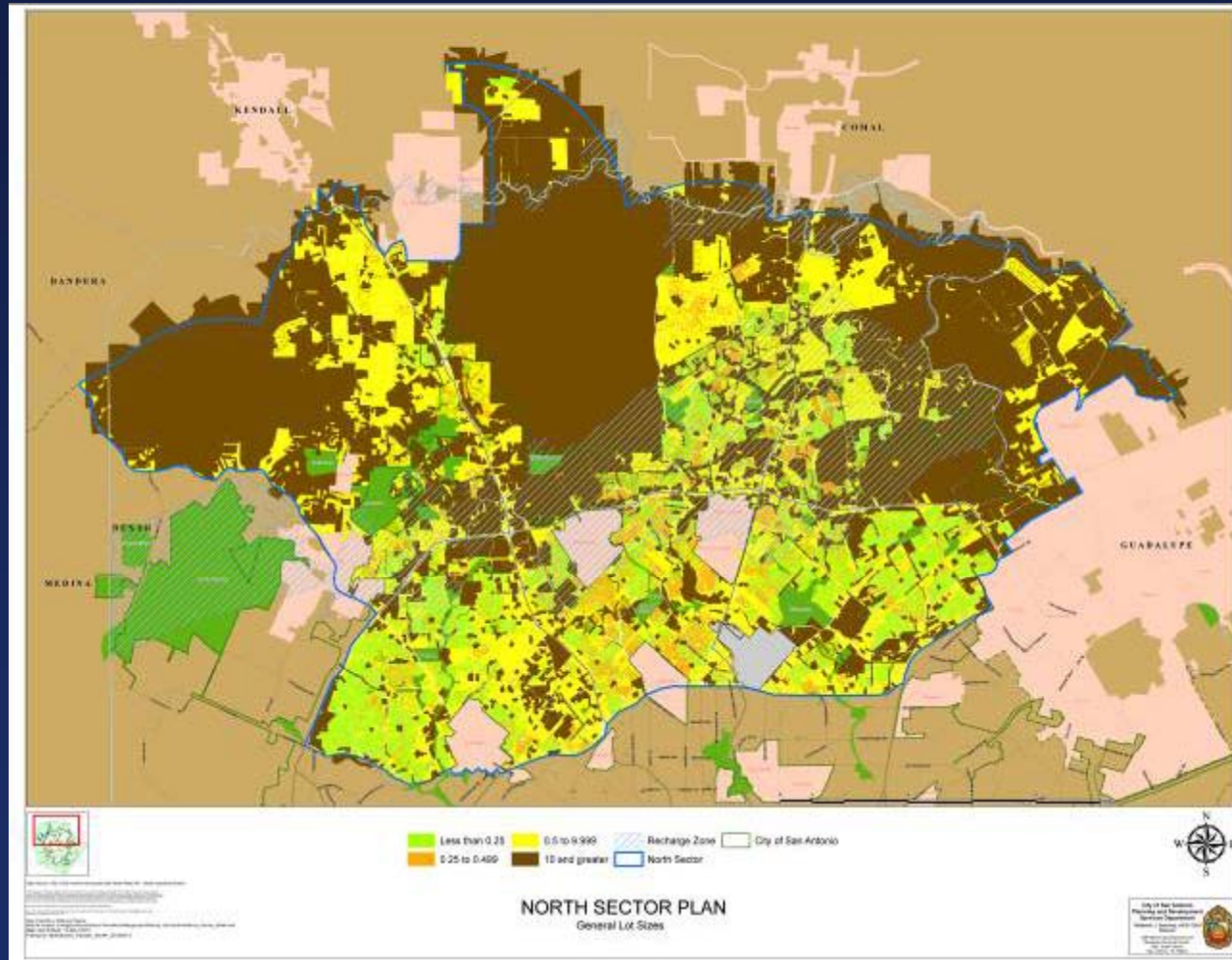


## North Sector Plan

*Shaping the Future of San Antonio*



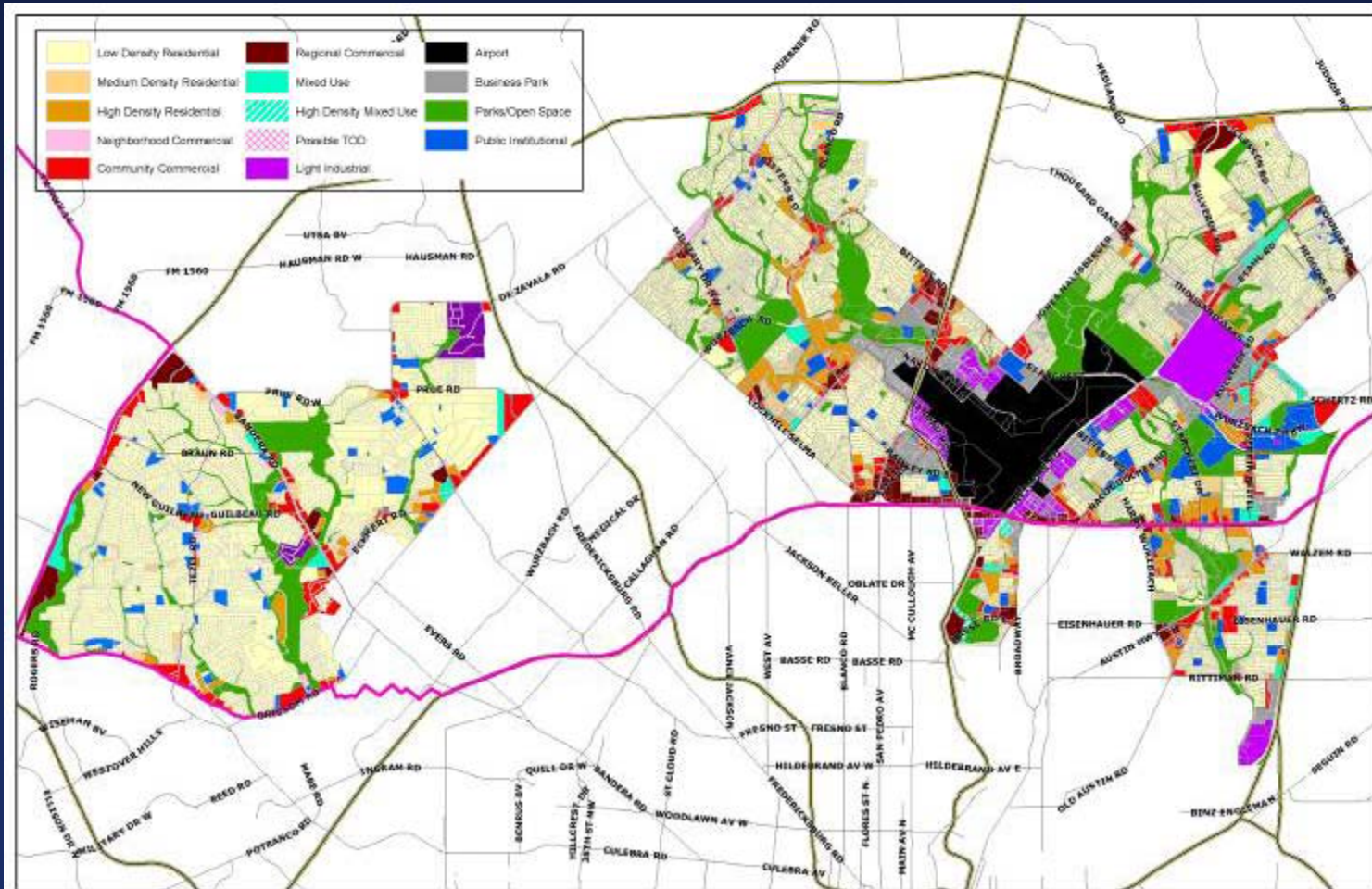
# General Acreage



## North Sector Plan

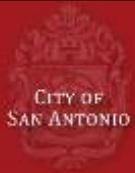
*Shaping the Future of San Antonio*

# Community/Neighborhood Plan FLU



## North Sector Plan

*Shaping the Future of San Antonio*





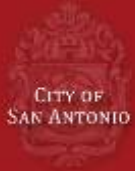


# Alternative B



## North Sector Plan

*Shaping the Future of San Antonio*

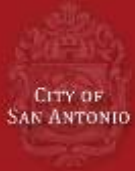


# Alternative C



## North Sector Plan

*Shaping the Future of San Antonio*



## Next Steps

- 6<sup>th</sup> Sector Planning Team Meeting- April 27/ Alzafar
- 3<sup>rd</sup> Public Meeting- April 29/ Jewish Community Center

