



# SA Tomorrow: 3 Plans



DRAFT | MAY 2, 2016

CITY OF SAN ANTONIO  
**Comprehensive Plan**



Prepared by  
**M&E**  
in partnership with  
City and Planning Services, City  
of San Antonio Department  
of Planning & Economic Dev.



**SA TOMORROW**  
multimodal transportation plan

DRAFT 04.28.2016



City of San Antonio  
*Sustainability Plan*



San Antonio launched its SA Tomorrow planning effort to guide the City toward smart, sustainable growth as it prepares for a million more people by 2040.

# Amendments requested by City Council

25 proposed amendments

- Comprehensive Plan – 14
- Multimodal Plan – 9
- Sustainability Plan – 2

Amendments presented from the Mayor, Councilman Trevino and Councilman Nirenberg



# Amendments requested by City Council

## *General*

- Background text clarifications related to SAWS water supply diversification

## *Policies*

- Growth & City Form:
  - Transitions between residential areas and higher density development
  - Incorporation of neighborhood plans into Sub-Area Plans
  - Inclusion of “regulations” and “incentives”
  - Edwards Aquifer water quality protection
- Community Health & Wellness:
  - Tree Preservation Ordinance, Edwards Aquifer water quality protection
- Natural Resources & Environmental Sustainability:
  - Tree Preservation Ordinance, Edwards Aquifer water quality protection

# Amendments requested by City Council

## Restoring items related to:

- Construction of collectors by developers
- Provision of ADA compliant infrastructure when a pedestrian way is built or altered
- Sidewalk and buffer recommended standards for arterial roadways, downtown, and transit oriented development
- Transit supportive development zoning and incentives
- Development requirements to mitigate traffic impacts in areas where growth is not supported
- UDC updates to reflect changes in Major Thoroughfare Plan

# Amendments requested by City Council

## Strategy revisions:

- Dark Sky Ordinance:
  - Include a broad stakeholder process in consideration of updating the Dark Sky Ordinance
- Impervious cover:
  - Include a stakeholder process and science-based study in considering an update to the impervious cover standards

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City and Planning Services, Inc.  
SA's Urban Development  
Innovation & Accountability Lab



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# Amendments requested by City Council

## 8.8 *(Mayor's Office – additional language on diversification project)*

One of these initiatives is the Twin Oaks Aquifer Storage and Recovery plan that stores water underground for peak use or drought. A more recent SAWS water supply diversification project is the Vista Ridge Pipeline. Although the 142-[mile](#) pipeline will provide the largest non-Edwards Aquifer water supply in the City's history, the project resulted in [significant community debate](#) ~~has raised controversial questions~~ regarding the reliability of the water, proposed SAWS rate hikes and rate restructuring and concerns that an equal amount of water could be gained through better conservation and landscape irrigation controls. [City Council and SAWS considered the issues and unanimously felt that the project did a good job of balancing concerns with the requirements to develop new water resources.](#)

## 8.12 *(Trevino – additional policy related to neighborhoods)*

ADD GCF POLICY (under Infill and Revitalization): [Establish appropriate buffers and transitions \(land use, form and/or landscaping\) between residential neighborhoods and surrounding higher density development.](#)

## 8.12 *(Trevino - additional text to an existing policy)*

GCF P9: Allow higher density and mixed uses in portions of, and adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing [and where appropriate.](#)

# Amendments requested by City Council

## 8.13 CHANGE GCF P23:

*(Planning Commission Recommendation)* **Require** Incentivize developments in or near the recharge and contributing zones and in areas identified by the watershed master plans of the Bexar Regional Watershed Management Consortium to use low impact development techniques, to meet minimum standards for pervious area and to develop natural resources mitigation plans.

*(Nirenberg - add new policy to restore intent)*  
Develop regulations and promote incentives for developments ~~in or near the recharge and contributing zones and~~ in areas identified by the watershed master plans of the Bexar Regional Watershed Management Consortium to use low impact development techniques, to meet minimum standards for pervious area and to develop natural resources mitigation plans.

## 8.13 CHANGE GCF P25 (would also apply to CHW P35 and NRES P11):

*(Planning Commission Recommendation)*  
~~Discourage land intensive development in~~ Encourage land intensive development patterns to locate outside of the Edwards Aquifer recharge and contributing zones and along preservation reaches of rivers and creeks.

*(Nirenberg - add new policy to restore intent)*  
Develop regulations and promote incentives to encourage land intensive development patterns to locate outside of ~~the Edwards Aquifer recharge and contributing zones and along~~ preservation reaches of rivers and creeks.

# Amendments requested by City Council

## 8.13 CHANGE GCF P28:

*(Planning Commission Recommendation)* Develop ~~regulations,~~ and promote incentives and other tools to facilitate development types and designs that promote and support water conservation practices.

*(Nirenberg - reinstate initial text)* Develop regulations, incentives and other tools to facilitate development types and designs that promote and support water conservation practices.

## 8.13 CHANGE GCF P29:

*(Planning Commission Recommendation)* Develop ~~regulations,~~ and promote incentives and other tools to facilitate development types and designs that protect natural resources, water quality, surface waterways and air quality.

*(Nirenberg - reinstate initial text)* Develop regulations, incentives and other tools to facilitate development types and designs that promote and support water conservation practices.

# Amendments requested by City Council

8.13 (*Nirenberg - additional policy related to the Edwards Aquifer*)

ADD GCF POLICY (under Natural Resources and Environmental Sustainability): Support the efforts of and collaborate with appropriate governmental entities to monitor, protect, and ensure water quality within the Edwards Aquifer.

12.13 (*Nirenberg – reinstate reference to Tree Preservation Ordinance*)

ADD CHW POLICY (under Air Quality): Review and update, if necessary, the City’s tree preservation ordinance.

12.13 (*Nirenberg - additional policy related to the Edwards Aquifer*)

ADD CHW POLICY (under Water): Support the efforts of and collaborate with appropriate governmental entities to monitor, protect, and ensure water quality within the Edwards Aquifer.

# Amendments requested by City Council

14.13 *(Nirenberg - additional policy related to the Edwards Aquifer)*

ADD NRES POLICY (under Water): Support the efforts of and collaborate with appropriate governmental entities to monitor, protect, and ensure water quality within the Edwards Aquifer.

14.14 *(Nirenberg – reinstate reference to Tree Preservation Ordinance)*

ADD NRES POLICY (under Air Quality): Review and update, if necessary, the City’s tree preservation ordinance.

17.10 Sub-Area Plans are intended to provide a more coordinated, efficient and effective structure for neighborhood planning. Existing and future neighborhood planning will be integrated into the planning for regional centers and community planning areas. Neighborhoods will become integral sub-geographies of these sub-areas while also receiving special attention through chapters and/or sections reflecting specific opportunities, challenges, recommendations and priorities from each participating neighborhood. *Neighborhood and community plans should be respected, as appropriate, as they are integrated into the Sub-Area Plans.* Following are the three categories of Sub-Area Plans which include: Regional Center Plans; Corridor Plans; and Community Plans.

# Amendments requested by City Council

- 17.14 The Community Plans should integrate and will eventually replace incorporate two plan types from the 2009 CPP, neighborhood plans and community plans. The purpose of community plans is to develop actionable strategies for the City's neighborhoods at a manageable and implementable scale. In addition, developing a single plan that represents multiple neighborhoods is a more effective way to elevate neighborhood-level issues for consideration of policy changes and funding priorities. These plans should also serve to protect specific communities within larger regional centers. For example, existing historic districts which would not benefit from certain types of development (such as polices promoting increased density) must be recognized in community plans to ensure the character of the historic district is protected.

# Amendments requested by City Council

- Item 15 *(Nirenberg – reinstate deleted text)*  
The City should consider UDC policies that require the construction of collectors by developers as they're subdividing property between arterials. This policy would require connections between arterials in a manner that best suits the City. This approach (in lieu of placing collectors on the MTP Map) allows developers some flexibility with the alignment while improving the connectivity of the overall MTP.
- Item 18 *(Nirenberg – reinstate deleted text)*  
Provide ADA compliant infrastructure such as curb ramps, unobstructed sidewalks and crossing, and accessible pedestrian signals for persons with disabilities wherever a pedestrian way is newly built or altered.

# Amendments requested by City Council

Item 22 *(Planning Commission Recommendation)* Offer connected and seamless transportation networks for people walking which includes installing new sidewalks, and rebuilding major thoroughfares and arterials with a minimum six foot ~~landscaped~~ buffer ~~or pervious cover~~ and a minimum six to eight foot sidewalk on main arterial roadways is recommended. ~~Landscaped-b~~ Buffers between the roadway and sidewalk ~~can accommodate trees that provide shade and~~ create a safer and more comfortable environment for pedestrians. Six foot buffers and six to eight foot sidewalks are the recommended standard along main arterial roadways for higher density residential areas. Minimum ten foot sidewalks are recommended in downtown and in locations designated for transit oriented development.

*(Nirenberg – reinstate “pervious cover” and “accommodate trees ...” and add “where appropriate”)*

Offer connected and seamless transportation networks for people walking which includes installing new sidewalks, and rebuilding major thoroughfares and arterials with a minimum six foot ~~landscaped~~-buffer or pervious cover when appropriate and a minimum six to eight foot sidewalk on main arterial roadways is recommended. ~~Landscaped-b~~ Buffers between the roadway and sidewalk can accommodate trees, where appropriate, that provide shade and create a safer and more comfortable environment for pedestrians. Six foot buffers and six to eight foot sidewalks are the recommended standard along main arterial roadways for higher density residential areas. Minimum ten foot sidewalks are recommended in downtown and in locations designated for transit oriented development.

# Amendments requested by City Council

Item 33

***(Planning Commission Recommendation)***

Transit ~~oriented~~-supportive development ~~zoning~~/incentives – Density bonuses, parking reductions, fee adjustments, etc., should be considered as a means to entice development into “opportunity areas” and create transit-friendly conditions in support of transit services.

***(Nirenberg – reinstate “zoning” into Item 33)***

Transit ~~oriented~~-supportive development zoning/incentives – Density bonuses, parking reductions, fee adjustments, etc., should be considered as a means to entice development into “opportunity areas” and create transit-friendly conditions in support of transit services.

# Amendments requested by City Council

- Item 34      *(Nirenberg – reinstate deleted text)*  
Development requirements – incorporate transit and multimodal requirements in all development approvals as they are now roadways or consider in lieu financial contributions in specialized cases.
- Item 48      *(Nirenberg – reinstate deleted text)*  
12. Consider UDC policies that require the construction of collectors by developers as they’re subdividing property between arterials. This approach (in lieu of placing collectors on the MTP Map) allows developers the ability to identify the alignment that best serves their development, while improving the connectivity of the overall MTP.
- Item 56      *(Nirenberg – reinstate deleted text)*  
34. Incorporate increased development requirements that comply with Rough Proportionality, and are designed to mitigate anticipated traffic impacts based on forecast demand in areas where growth is not supported by local infrastructure, strongly enforce the existing UDC requirements for development in these areas, and cease allowing opportunities for waiving the UDC requirements.
- Item 59      *(Nirenberg – reinstate deleted text)*  
47. Continue to require all projects to comply with the American with Disabilities Act (ADA) and establish a program to focus on priority locations near schools, transit services and within Regional Centers.
- Item 69      *(Nirenberg – reinstate deleted text)*  
6. Implement Unified Development Code (UDC) updates in order to reflect changes to the Major Thoroughfare Plan (MTP) to allow flexibility for complete streets implementation.

# Amendments requested by City Council

p. 22 (*Mayor's Office – add language related to Dark Sky Ordinance*)

ADD **GB10 Strategy:** Working with a broad stakeholder group, study and consider whether to update San Antonio's Dark Sky Ordinance.

ADD **GB10 Description:** The current ordinance only applies to areas around military bases. An update to this ordinance, if deemed necessary through a broad stakeholder process, could expand the reach and leverage newer technology to promote energy savings in addition to the other environmental and health benefits associated with dark skies.

p.29 (*Mayor's Office – add language related to impervious cover*)

ADD **NR2 Strategy:** Through a representative stakeholder process, conduct a science based assessment of the impact of increased impervious cover and determine if development standards are needed to address flooding, water quality, and urban heat islands.

ADD **NR2 Description:** Impervious surfaces can exacerbate flooding as water is not able to infiltrate. Pervious surfaces, such as grass, soil, or porous pavement allow water to infiltrate, helping reduce the impacts of flooding. Working with a broad group of stakeholders, determine whether it is necessary to update impervious cover standards outside of the Edwards Aquifer Recharge Zone and, if needed, identify standards that would reduce flooding, improve water quality, and reduce urban heat islands.

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