



Texas A&M San Antonio Planning Team

Meeting #3

Monday, April 8, 2019

Texas A&M San Antonio Campus

10:00 am



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

Texas A&M Project Team

- Carlos Guerra, Project Manager
City of San Antonio
- Jay Renkens, Principal-in-Charge
MIG, Inc.
- Krystin Ramirez, Senior Project Associate
MIG, Inc.
- Matt Prosser, Co-Project Manager
Economic & Planning Systems



Meeting Objectives

- Review stakeholder input
- Consider themes analysis findings
- Review/discuss draft vision and goals
- Review opportunity areas
- Map Plan Framework



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Project Process and Schedule

Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early
2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Late 2019-
Early 2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

Overview of Planning Team Meetings

- **Meeting #1:** Kick-Off and Orientation; Outreach Plan; Existing Conditions
- **Meeting #2:** Preliminary Identification of Issues and Challenges; Areas of Opportunity; Preliminary Visioning
- **Meeting #3:** Visioning and Goal Setting; Discussion of Plan Framework
- **Meeting #4:** Draft Plan Framework; Focus Areas and Catalytic Projects
- **Meeting #5:** Final Plan Framework; Neighborhood Action Strategies
- **Meeting #6:** Community Programming and Placemaking; Preliminary Prioritization and Phasing
- **Meeting #7:** Final Plan Recommendation and Implementation Action Plan





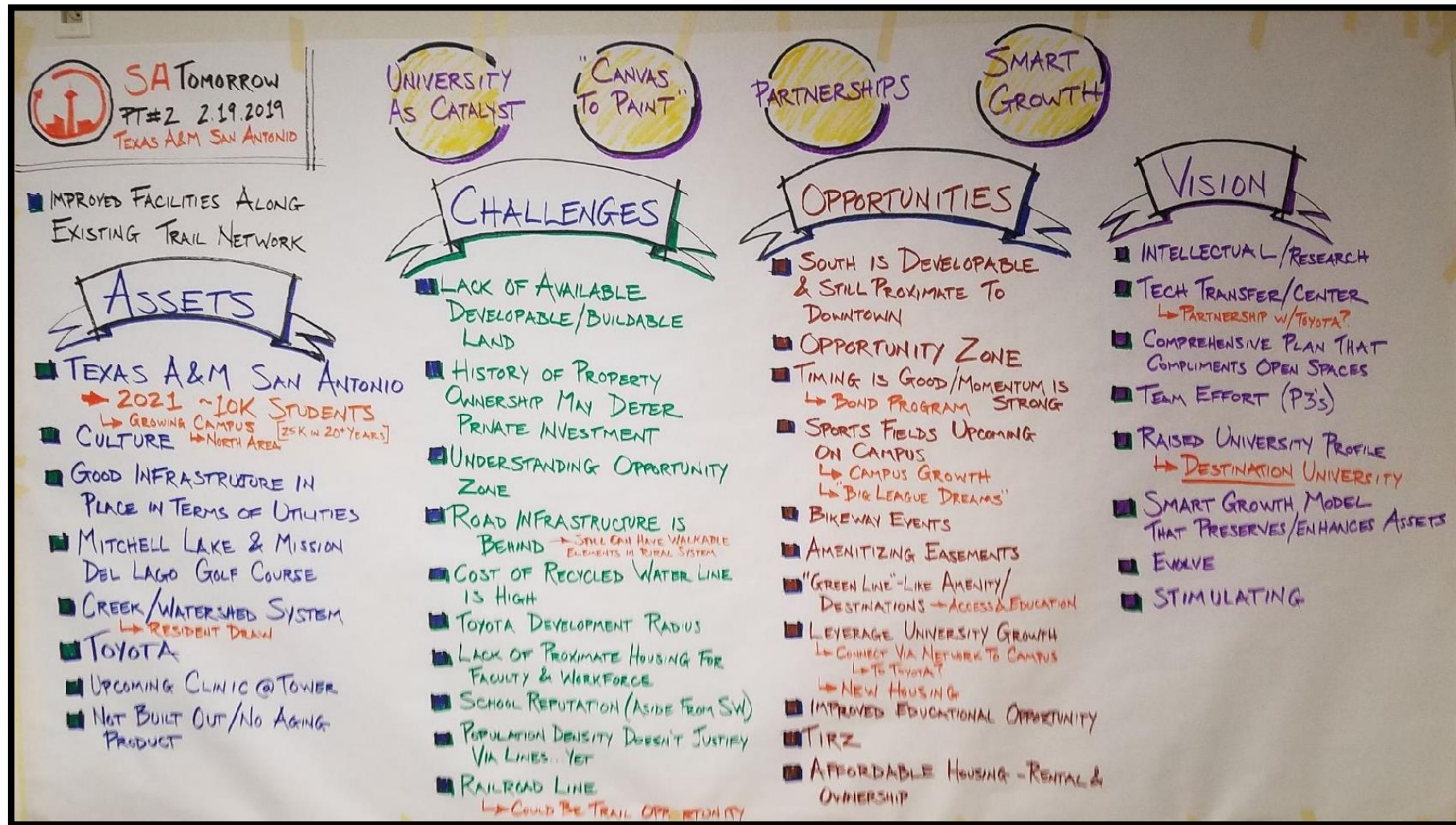
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Visioning Input

Planning Team Meeting #2



Community Meeting #1



Texas A&M San Antonio Area-DRAFT Vision and Goals



A vision statement describes the desired state of a place in the future. With community support, and effective vision can influence decisions and inspire action to move toward that idealized future. Goals further describe the outcomes that will support the realization of the vision. These, in turn, are supported by more specific strategies and actions that will implement the bigger-picture vision and goals. These strategies will involve specific projects, programs, policies, and other means of achieving the community vision.

The DRAFT Vision and Goals for the Texas A&M San Antonio Area Regional Center were prepared based off input from residents and community stakeholders through an online questionnaire, a community meeting, and a planning team meeting. Below are the emerging vision and goals for the Texas A&M San Antonio Area.

Emerging Vision

The Texas A&M San Antonio Area Regional Center will be a dynamic urban community that provides quality education, economic opportunity, and plentiful housing options while respecting the rural character of the area. As a major educational and industrial hub for the region, this community will champion the major institutions that call it home, while supporting the growth of other technology and research industries that will be the driving force behind private investment. The community will lead the evolution of San Antonio's Southside by incorporating innovative solutions to environmental sustainability, mobility, and public health.

Draft Goals:

Goal #1: Capitalize on the projected growth of Texas A&M University - San Antonio to facilitate the addition of retail, entertainment, and service industry uses, as well as off-campus housing options.

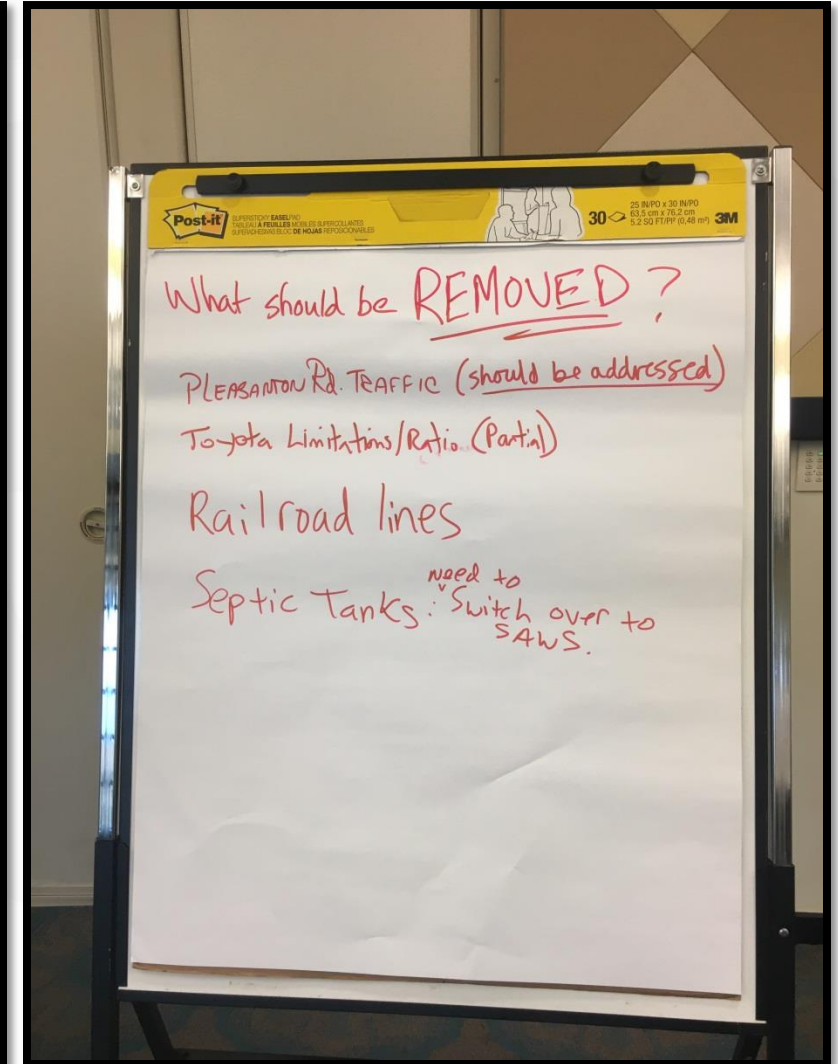
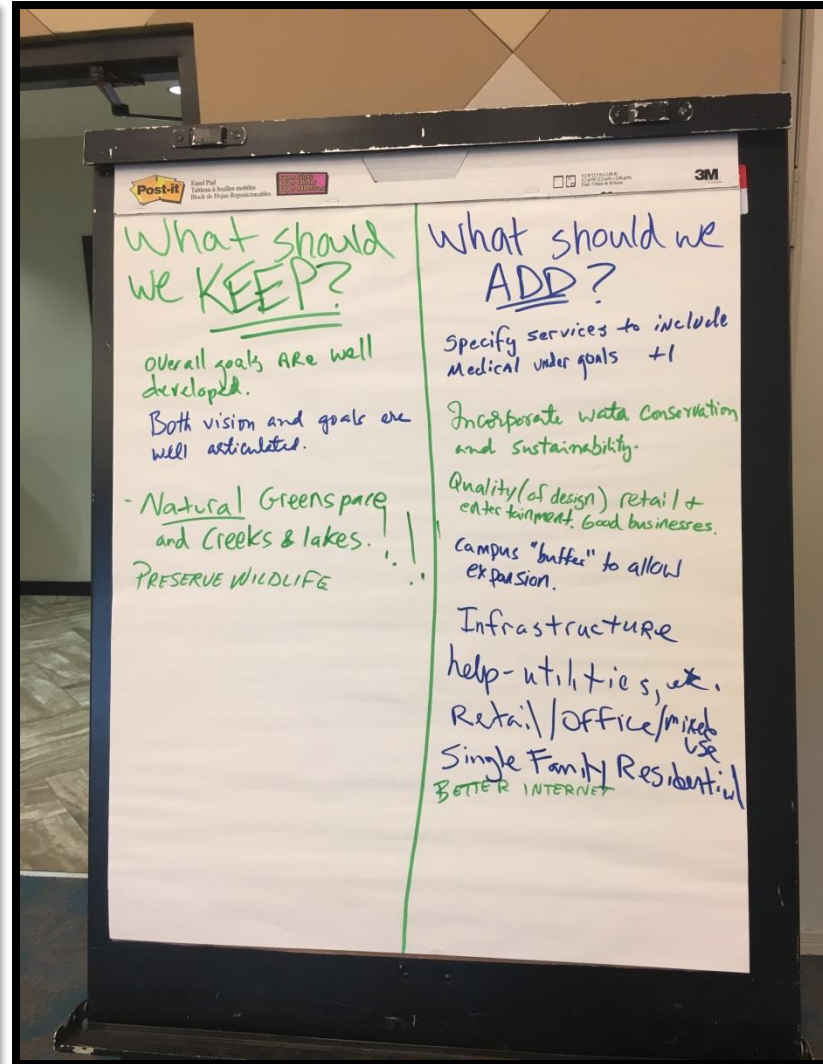
Goal #2: Focus new development in targeted areas and along high traffic corridors, and appropriately transition from new development to rural homes, ranches, and protected natural areas in order to protect the rural character of the area.

Goal #3: Utilize natural assets, such as the Medina River and Leon Creek Greenways, as amenities to educate and to attract future residents and visitors while also linking the places where people live and work.

Goal #4: Expand protected land to enhance biodiversity, climate change resilience, and rural character while also creating a buffer to major regional institutions.

Goal #5: Improve and enhance area roadways, expand multi-use trail and greenway connections, and attract better transit service linking the area to Downtown and other employment centers throughout the city.

Goal #6: Work cohesively with area stakeholders, to develop and attract industries that contribute to a sustainable, environmentally-friendly, and innovative economy.



Vision and Goal Implications

Texas A&M San Antonio Area

- Focus on growing existing institutions and quality education
- Enhance existing natural assets and expand recreational amenities
- Ensure housing choice & affordability
- Increase mobility and connectivity
- Maintain accessible & connected green spaces
- Improve community character, livability, quality of life & prosperity
- Provide commercial and entertainment opportunities



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Preliminary Vision for the
Texas A&M San Antonio Area

Preliminary Vision for the Texas A&M San Antonio Area

The **Texas A&M San Antonio Area Regional center** will be a dynamic urban community that provides **quality education, economic opportunity, and plentiful housing options** while respecting the **rural character** of the area. As a major educational and industrial hub for the region, this community will champion the major institutions that call it home, while **supporting the growth** of other **technology** and **research industries** that will be the driving force behind **private investment**. The community will lead the evolution of San Antonio's Southside by incorporating **innovative solutions** to **environmental sustainability, mobility, and public health**.



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Preliminary Goals for the
Texas A&M San Antonio Area

Goal 1. Capitalize on the projected growth of Texas A&M University - San Antonio to facilitate the addition of retail, entertainment, and service industry uses, as well as off-campus housing options.

- Development with connections to existing residential areas, employment, recreational amenities, transit, and retail
- Variety of housing types, sizes, costs, and densities



Goal 2. Focus new development in targeted areas and along high traffic corridors, and appropriately transition from new development to rural homes, ranches, and protected natural areas in order to protect the rural character of the area.

- Protect the character of existing residences and agricultural land and discouraging commercial and high-density encroachment within the neighborhoods
- Utilize appropriate buffers between existing residential neighborhoods and new higher-density residential and commercial development



Goal 3. Utilize natural assets, such as the Medina River and Leon Creek Greenways, as amenities to educate and to attract future residents and visitors while also linking the places where people live and work.

- Review the UDC to ensure that the development code supports enhancements to protect our creekways
- Encourage development that provides appropriate access to and interaction with the Texas A&M Area's natural features
- Increase amenities along trail and provide wayfinding signage



Goal 4. Expand protected land to enhance biodiversity, climate change resilience, and rural character while also creating a buffer to major regional institutions.

- Preserve existing rural character and agricultural uses in the area
- Create a buffer to protect natural and rural assets
- Limit intense of development outside of major traffic corridors
- Preserve land and limit development along creekways



Goal 5. Improve and enhance area roadways, expand multi-use trail and greenway connections, and attract better transit service linking the area to Downtown and other employment centers throughout the city.

- Promote safe and convenient pedestrian, bicycle, and public transit facilities in appropriate locations to meet existing and future demand
- Encourage public transit as a mode of choice for residents and employees in the area by supporting improvements to transit service and infrastructure



Goal 6. Work cohesively with area stakeholders, to develop and attract industries that contribute to a sustainable, environmentally-friendly, and innovative economy.

- Encourage development of a well round economy within the area
- Ensure development is consistent with surrounding uses, including natural uses
- Incorporate LID design into new developments





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Place Types

Trail Oriented Development

The trail-oriented development place type builds on the growing network of trails and pathways throughout San Antonio and the region. Key features include well-connected, multi-use pathways and trails (often along drainage ways or other water features) multiple trail crossings that include both dedicated pedestrian and bicycle ways as well as vehicular bridges with sidewalks; an strong pedestrian and bicycle connectivity with surrounding neighborhoods. The predominant land uses can vary significantly, ranging from single family residential to medium scaled mixed-use development. Higher intensity development should be limited to select nodes along rail and development should generally provide a substantial buffer between structures and the trail. Existing and potential locations for the trail-oriented place type include the Riverwalk, San Antonio Greenway Trails, Alazan and Apache Creeks, the Mission Reach and Leon Creek.



Institutional/Campus Mixed Use

Large institutional or campus-style developments tend to be magnets for people, which helps develop a built-in critical mass that can support a variety of amenities and services. These existing destinations should be enhanced with mixed-use development, higher-density residential land use and open spaces that can serve the surrounding community. Often, public-private partnerships catalyze the transformation of institutions and campuses into true places. If appropriately planned and designed, the institutional core and identity can actually be strengthened. Strong pedestrian and bicycle connections to the surrounding neighborhoods help to stitch the institutional anchor into the surrounding community fabric. Key locations such as Our Lady of the Lake University, Port San Antonio, UTSA, Texas A&M-San Antonio, USAA and the Medical Center are candidates for the institutional/campus mixed-use place type



Green Neighborhood

The Green Neighborhood place type typically involves new development focused on optimizing sustainability. Key features include the use of natural drainage ways, a network of pedestrian and bicycle trails, designated areas for urban agriculture, alternative energy production, localized utilities and site orientation for passive lighting, heating and cooling. The land use mix is mostly compact single family residential with the potential for a mixed use node. There are often a variety of small and larger park-like open spaces within the development. Its common to use sustainable materials and technology such as solar panels, small wind turbines, and low impact development practices.



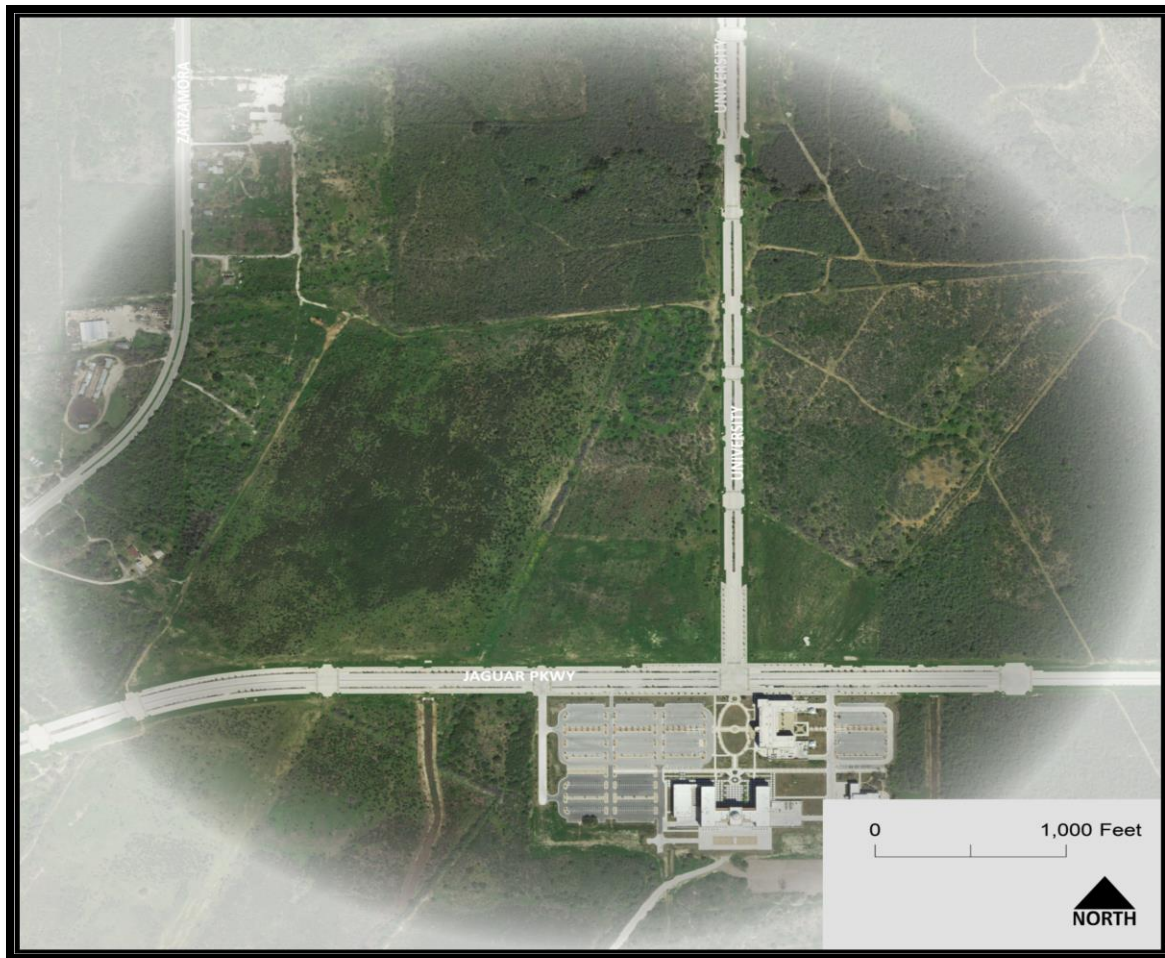


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Focus Areas & Corridors



Focus Area: Jaguar Parkway & University Way

This area is located at north west of the intersection of Jaguar Parkway and University Way. The area is entirely vacant. The adopted Verano Master Plan shows the area as offering mixed uses.

Jaguar Parkway and University way both provide on-street parking, sidewalks and bike lanes. The area is accessible through all modes of travel.

Purpose: live work play

Character: safe, active, mixed use, fun/lively

Mixed Use Corridor: Jaguar Parkway and University way. University Way & 410, Zarzamora Road, Pleasanton Road.

Assets: Both sides of University Way.

Additional Comments: “Jaguar Parkway and University way could support a greenway path on both sides”; “The area has a lot of opportunity and promise to provide much needed amenities for Southside area residents.”



Focus Area: Transit Center

This area is located west of Verano Parkway and along Jaguar Parkway. A future transit station will serve the growing Texas A&M San Antonio campus as well as the proposed Verano planned community. VIA Metropolitan Transit's Vision 2040 Long Range Plan identifies this future station as the final stop on the planned Zarzamora Corridor that will connect the Texas A&M-SA Area to South Park Mall, numerous southside and westside communities, and several existing or planned rapid transit routes serving employment centers such as Downtown and the Medical Center.

Purpose: safe-living, comfortable walking, transit stops should be sheltered

Character: safe

Challenges: Rail Road Crossings.



Focus Area: Pleasanton Road and Medina River Greenway Trailhead

The area is generally where Pleasanton Road intersects the Medina River Greenway Trail, near the southern end of Mitchell Lake. The nearby area is mostly undeveloped and lacks amenities and services that might serve uses of these south San Antonio natural assets. The area has a small parking lot to the east and signage to identify the trail. However, there are no places to sit, or gather, or unique landscaping features. The primary way to access the trailhead is to drive to the parking lot and cross Pleasanton road, which has a crosswalk but no street lighting.

Purpose: Multi-modal mixed use corridor

Purpose: Live, work, play

Character: N/A

Assets: The Medina River Greenway Trailhead



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SA Tomorrow Planning Framework



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San Antonio's New Planning Framework



- **Community Plans** - develop actionable strategies for the city's neighborhoods at a manageable and implementable scale.



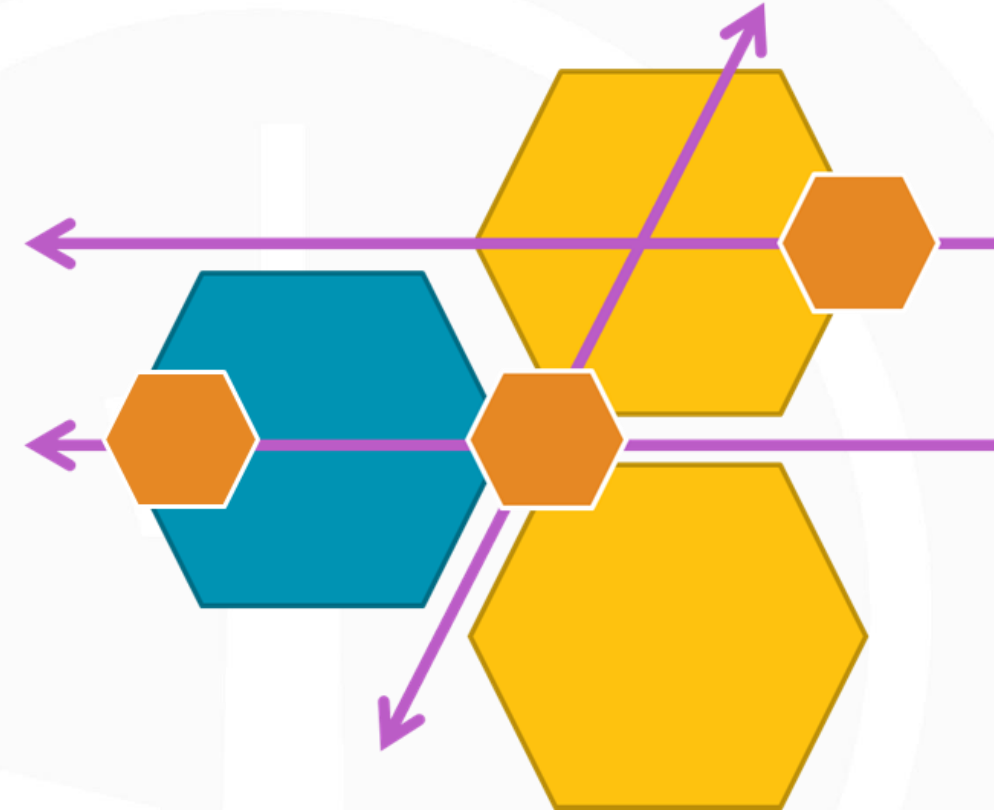
- **Urban Centers** – Central nodes of activity that will be addressed in either Regional Center Plans or Community Plans.



- **Regional Center Plans** – plans for major activity and employment centers in San Antonio.



- **Corridor Plans** – should focus on establishing appropriate and compatible land use and zoning, and key infrastructure needs.



San Antonio's New Planning Framework

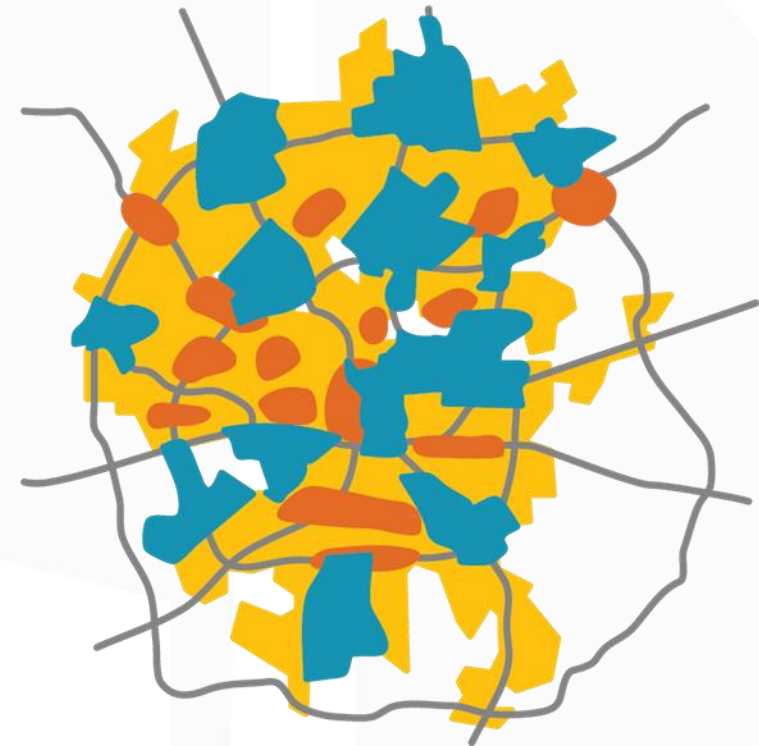
Community
Plans

Urban Centers

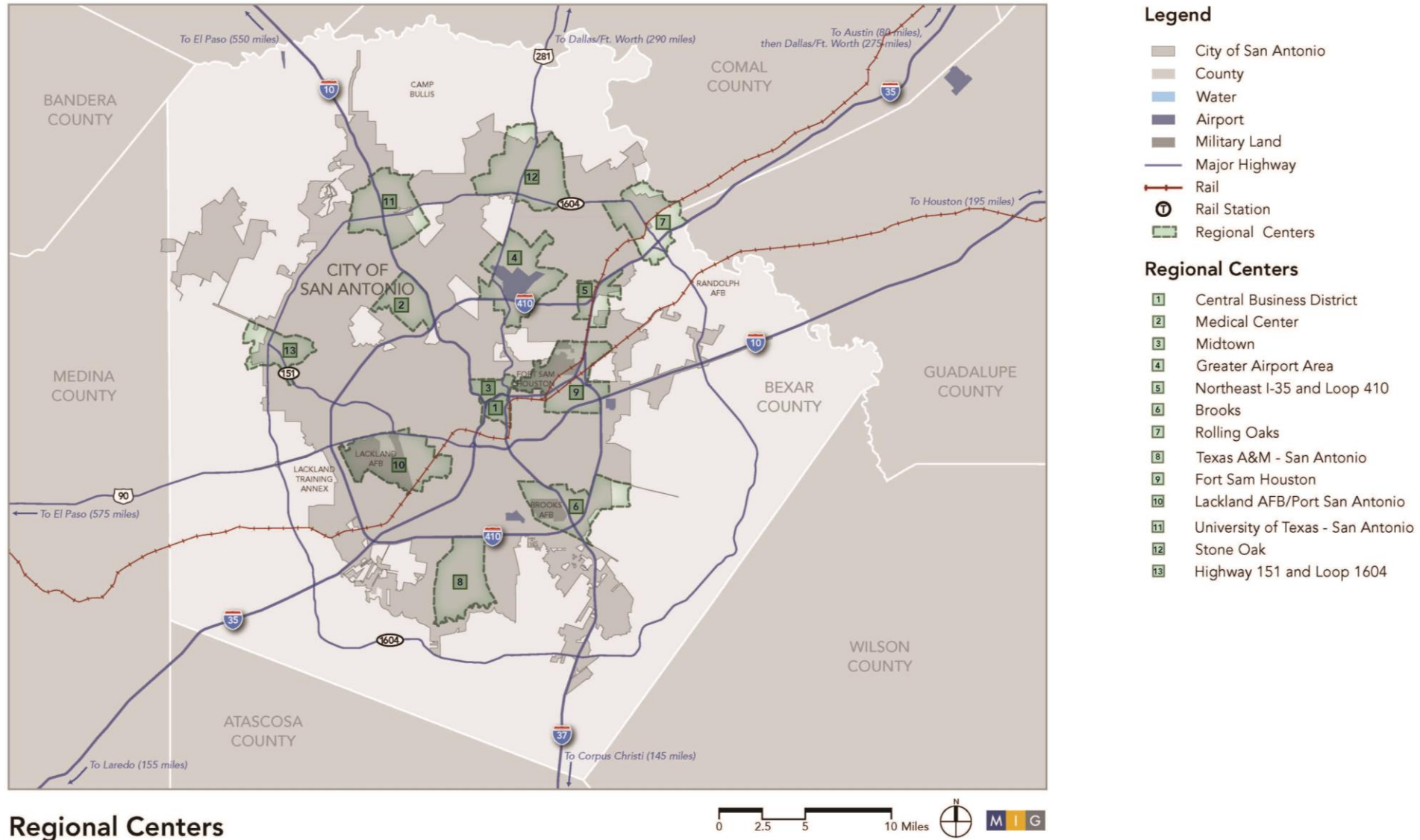
Regional
Center Plans

Corridor Plans

- 1.5 to 15 square miles in size
- Currently have or are planned to have at least 15,000 jobs
- Contain significant economic asset and/or major employers
- Contain major city-initiated redevelopment or specific project plans

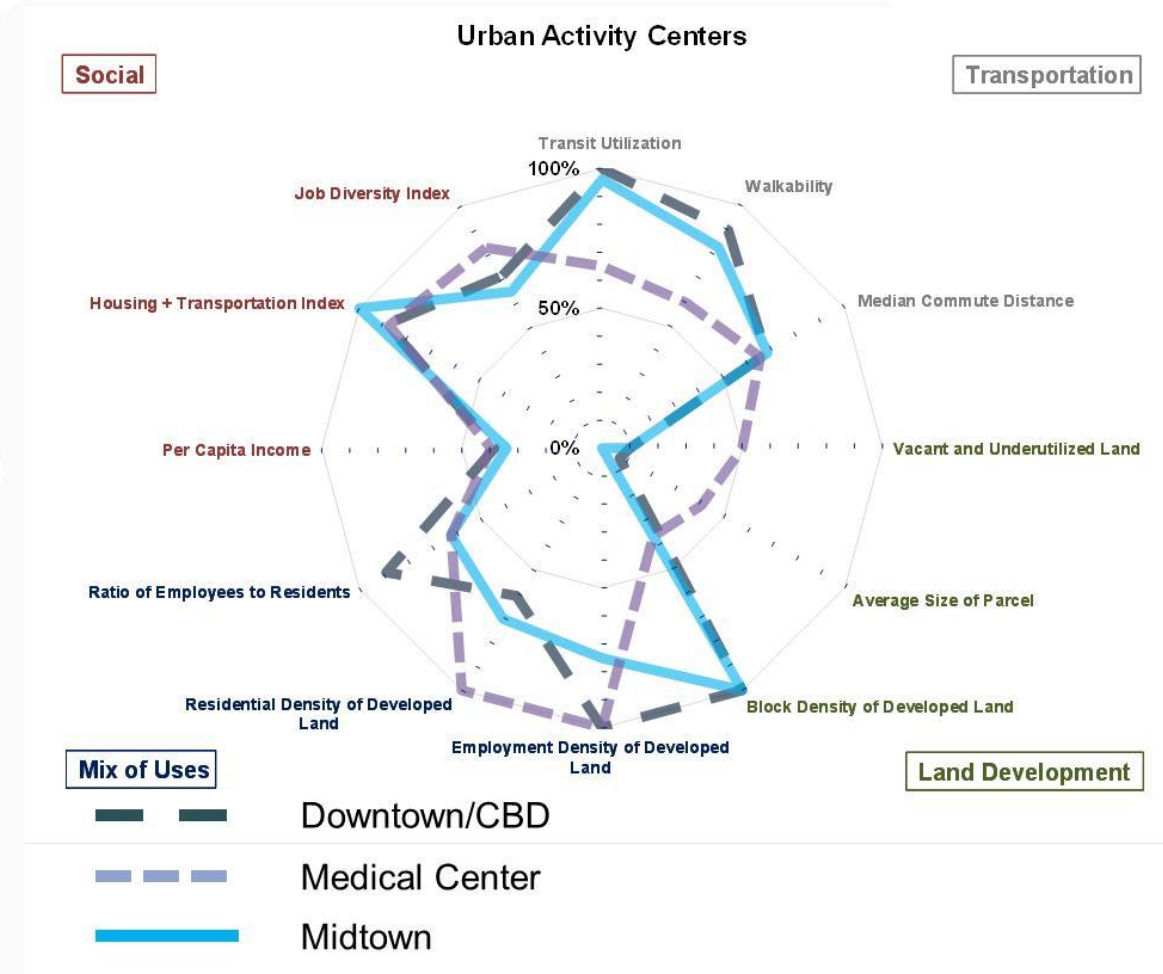


SA TOMORROW Regional Centers



Regional Centers Methodology

- Measured the attributes of centers
 - Transportation and transit access
 - Land and development attributes
 - Types and mixture of uses
 - Socio-economic attributes
- Developed future center categories
 - Identified opportunities and challenges common among categories
 - Goal of Regional Centers analysis is to provide a planning and implementation framework for addressing centers



Regional Center Types

Activity Centers

- Areas with a **high concentration of people and jobs within a mixed-use context**
- Walkable and well connected by all modes
- Even mixture of jobs and housing
- Resident and business support services
- Education, entertainment and cultural amenities

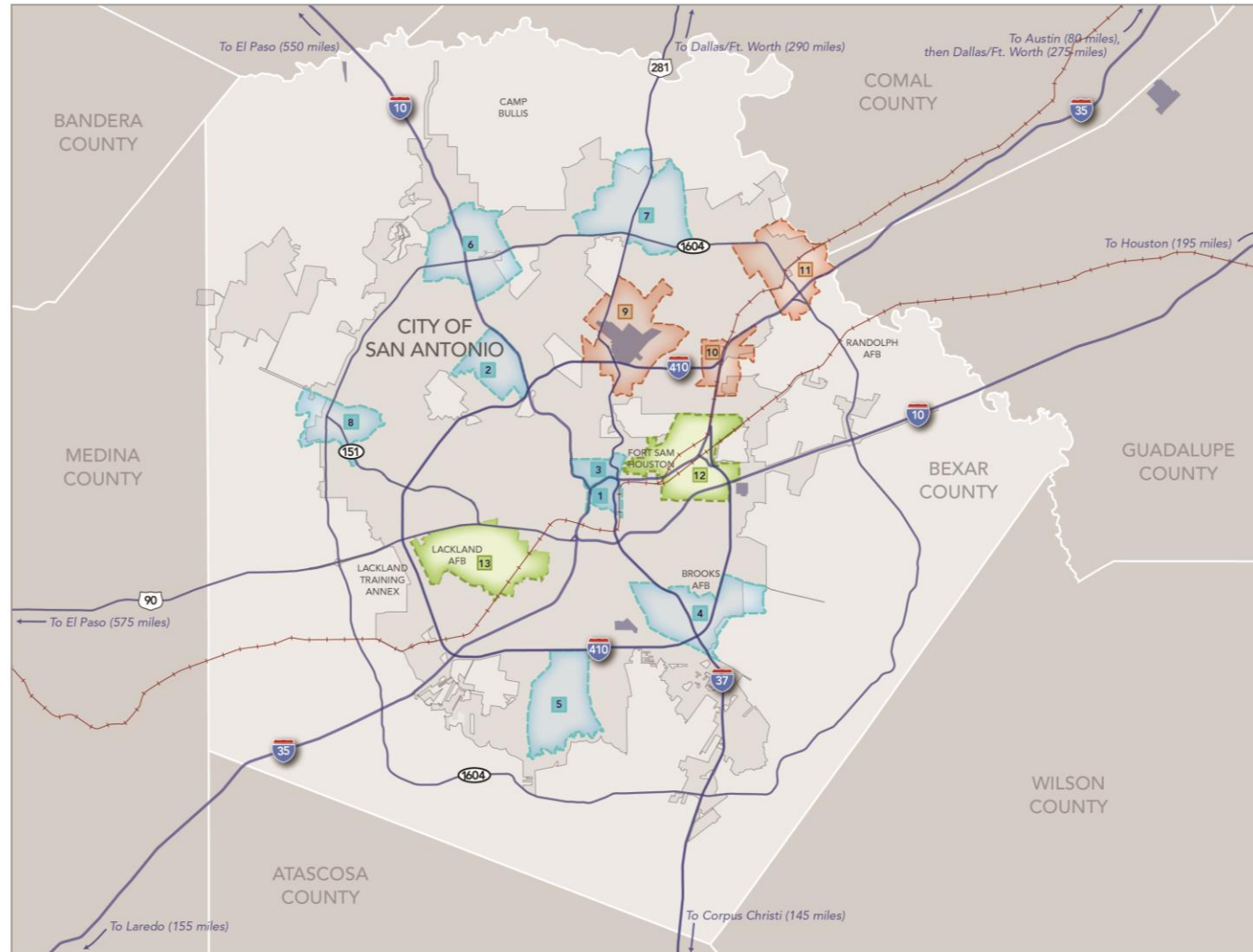
Logistics/Services Centers

- Areas with a **high level of movement of people and goods**
- Nodes of concentrated single use and mixed use
- Superior transportation connectivity for moving goods and people
- Resident and business support services

Special Purpose Centers

- Areas with **a large employer(s), large institution, and/or large concentrations of similar employment only uses**
- One or multiple nodes of similar employment uses
- Specialized purpose or mission
- Mainly business support services

Regional Center Types



Legend

- City of San Antonio
- County
- Water
- Airport
- Military Land
- Major Highway
- Rail
- Rail Station

Regional Center Types

Activity Centers

- 1 Central Business District
- 2 Medical Center
- 3 Midtown
- 4 Brooks
- 5 Texas A&M - San Antonio
- 6 University of Texas - San Antonio
- 7 Stone Oak
- 8 Highway 151 and Loop 1604

Logistics/Services Centers

- 9 Greater Airport Area
- 10 Northeast I-35 and Loop 410
- 11 Rolling Oaks

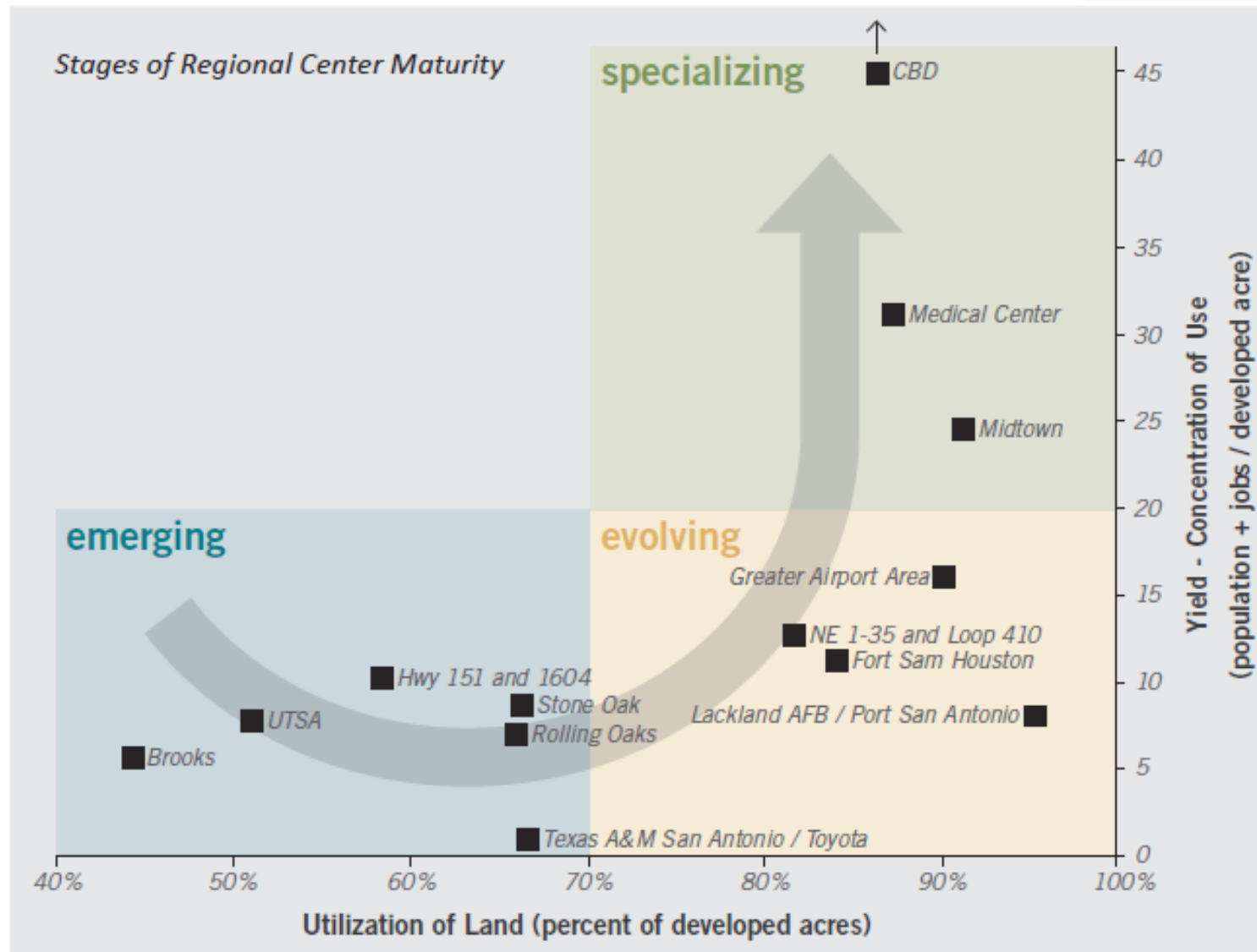
Special Purpose Centers

- 12 Fort Sam Houston
- 13 Lackland AFB/Port San Antonio

Regional Center Types



Regional Center Maturity

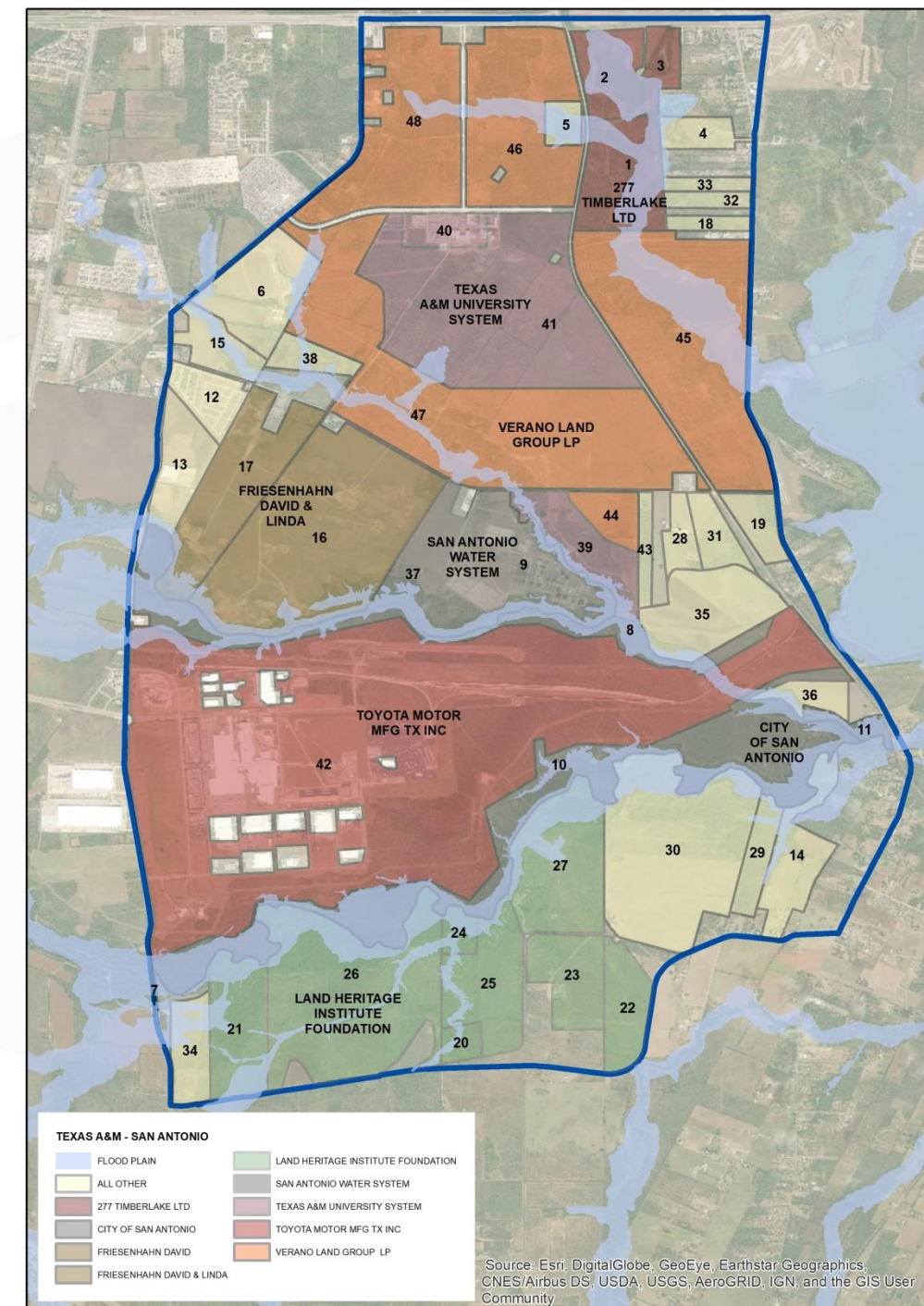


Regional Center Maturity

- Transformative categories used to measure maturity
- Implementation actions and focus of center plans guided by maturity
 - **Specializing** – Tactical plans focused on remaining opportunity sites and missing attributes and amenities
 - **Evolving** – Redevelopment plans focused on modernizing the built environment and the infrastructure and amenities needed to support change
 - **Emerging** – Master plans focused on guiding the mixtures of uses, development form and density on undeveloped sites

Opportunity Areas

- Texas A&M SA Regional Center is identified as an emerging, activity center
- The area is largely undeveloped, which creates a opportunity to guide the future of this area
- Where can and should we focus development and community desired amenities/uses?





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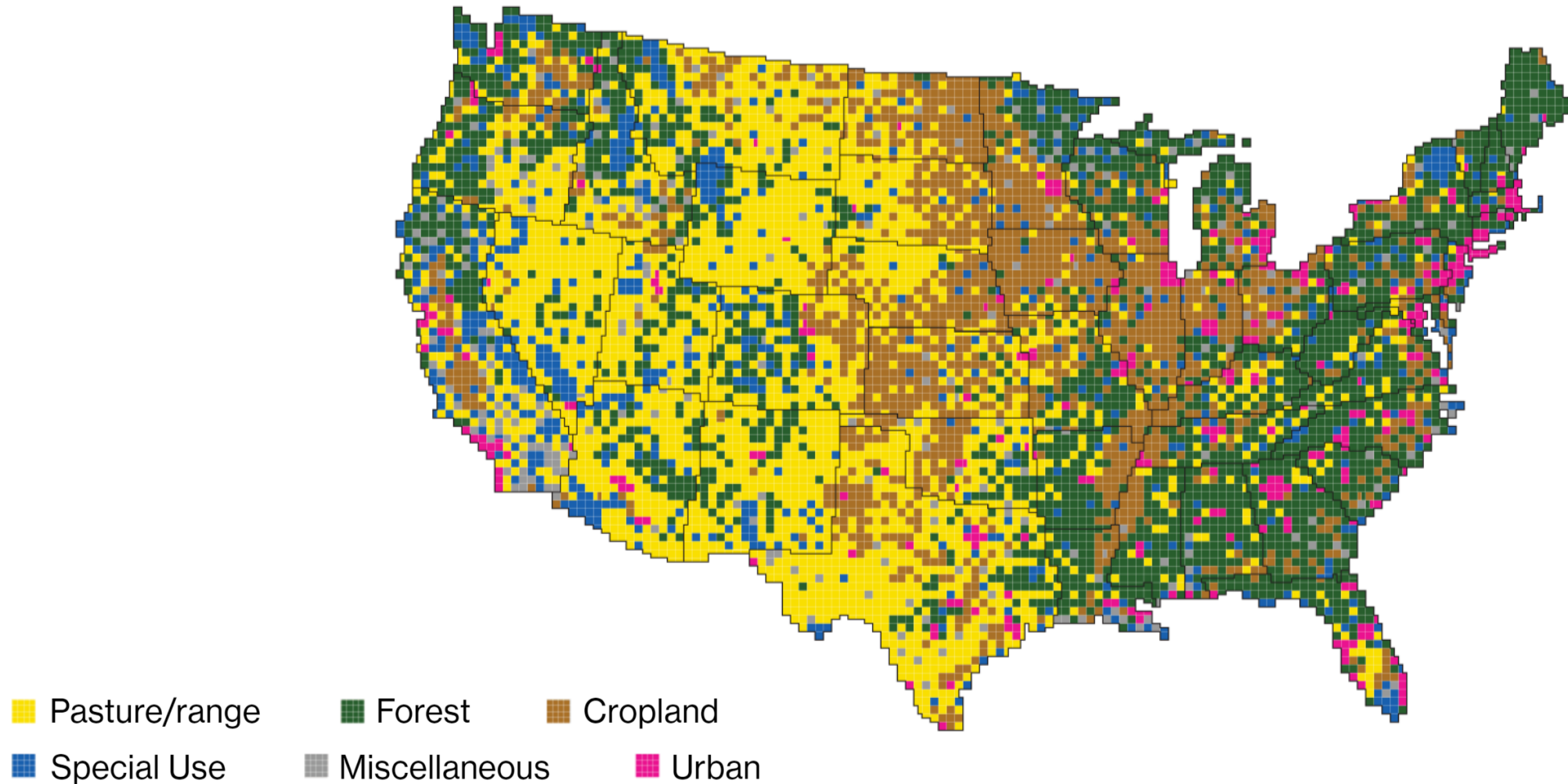


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Land Use

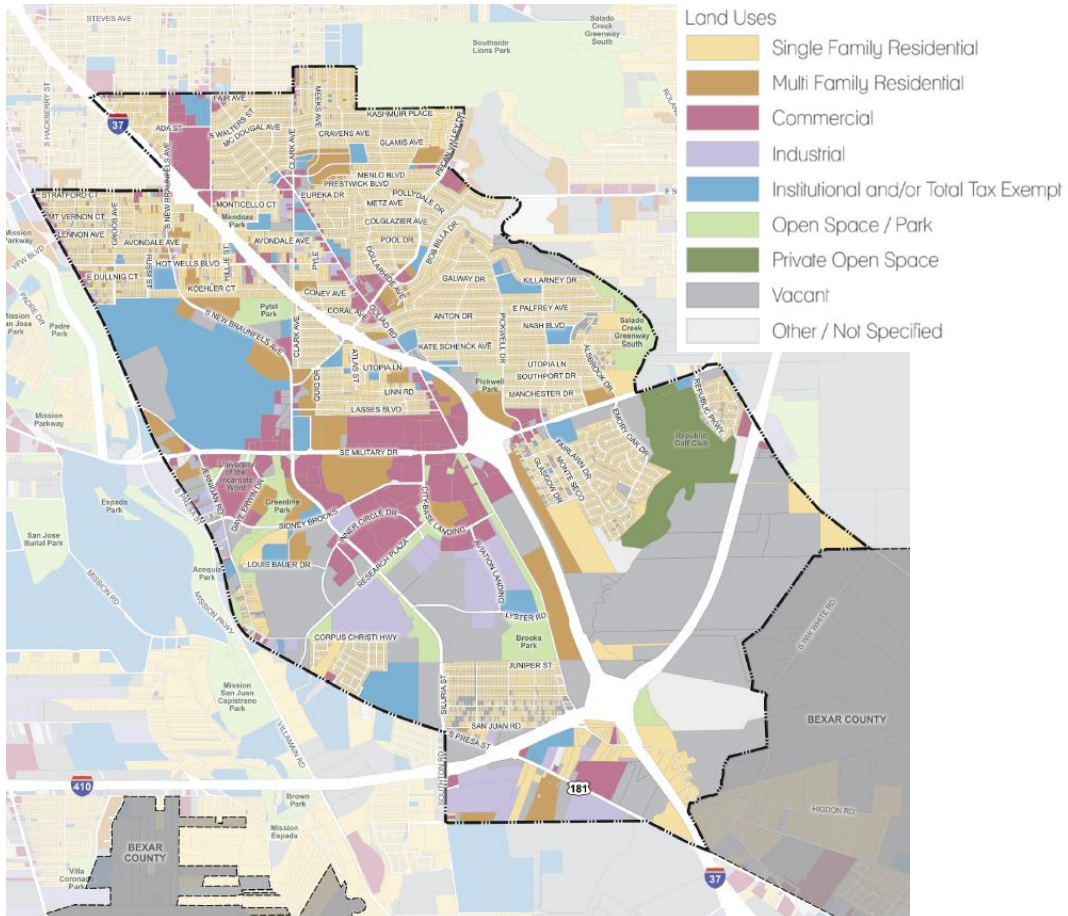
In simplest terms...

“Land Use” is how land is used.



Land Use is the foundation of this plan.

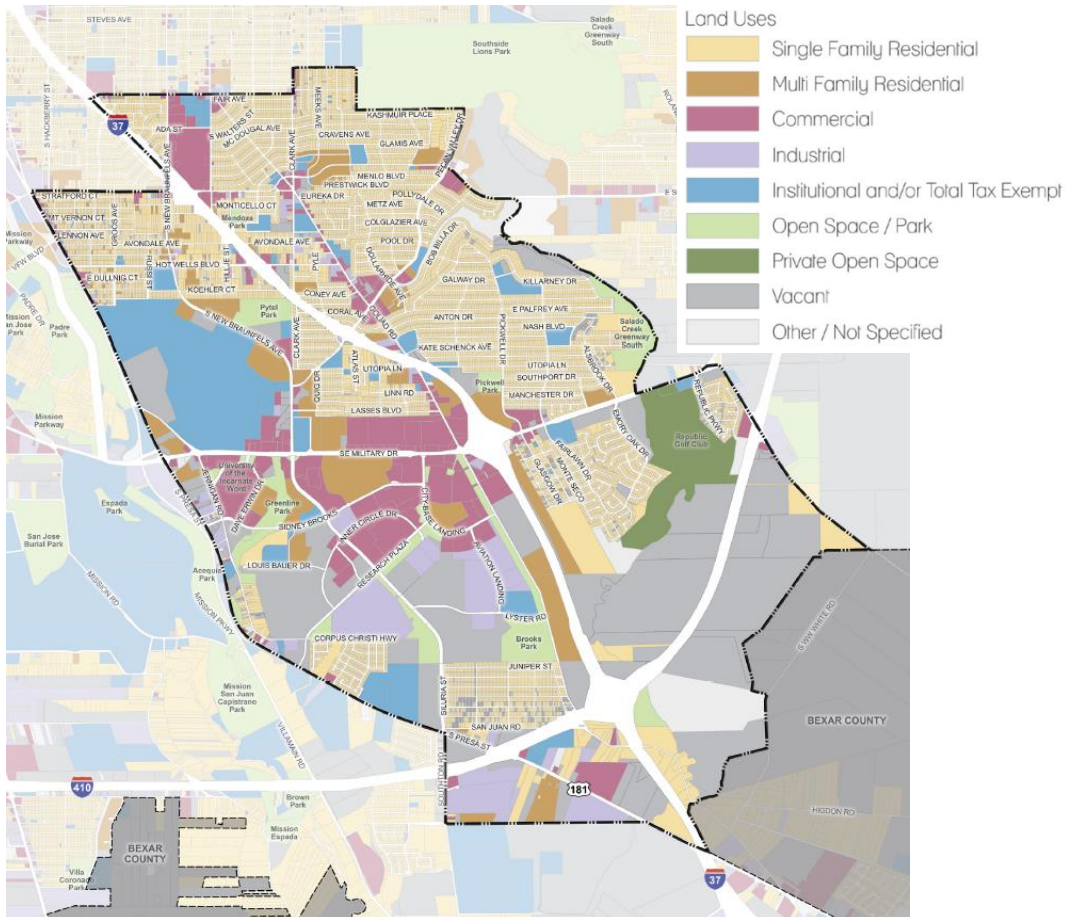
It is used to describe how land is currently used in the area...



Existing Land Use Map for Brooks Regional Center Plan

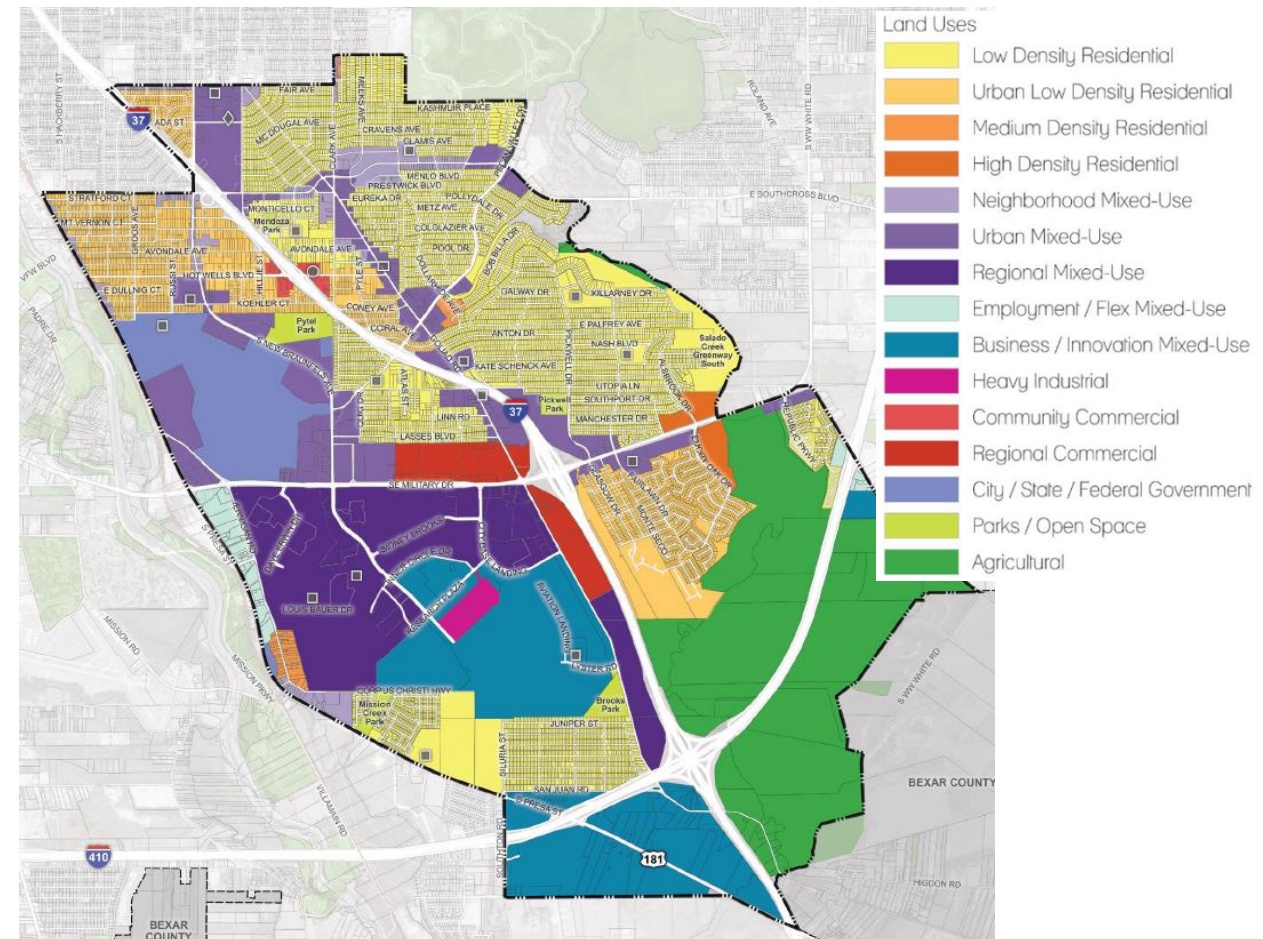
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It is used to describe how land is currently used in the area...



Existing Land Use Map for Brooks Regional Center Plan

... AND how we want the land to be used in the future.



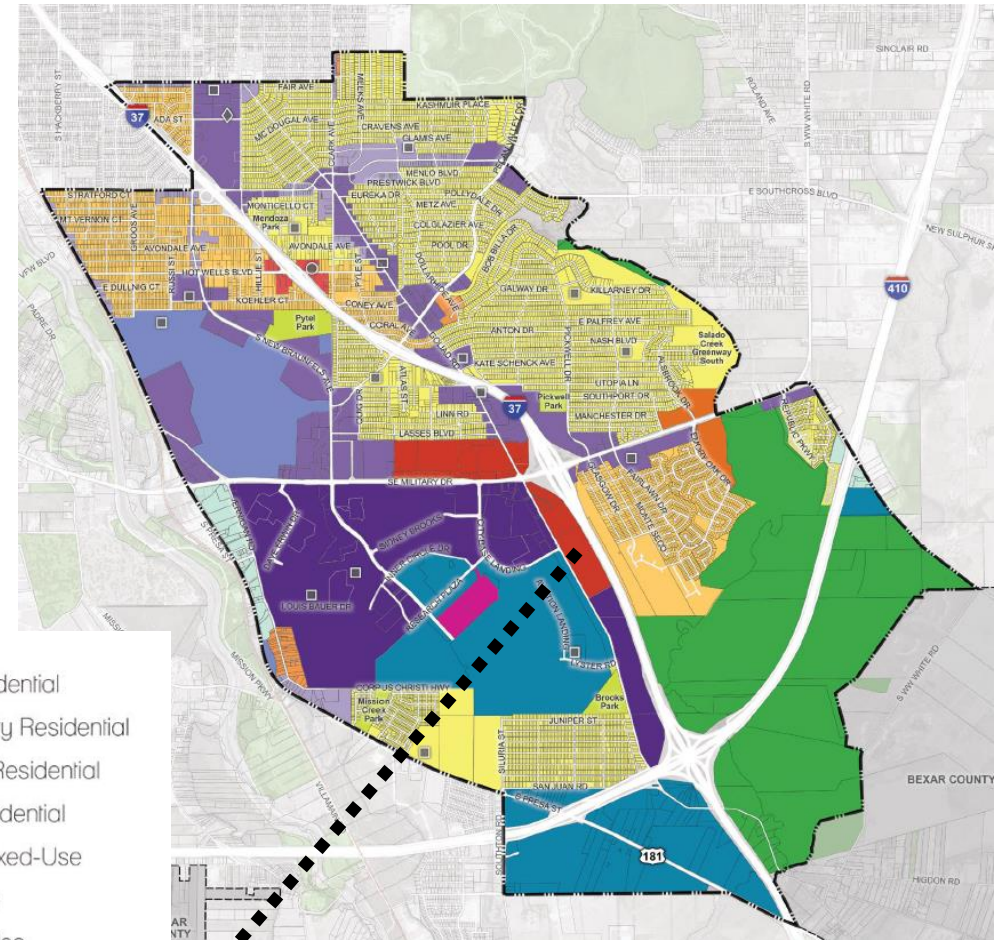
Future Land Use Map for Brooks Regional Center Plan

For planners...

Future Land Use is described with a map of an area shaded in different colors to show desired uses...

Land Uses

- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Heavy Industrial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural



For planners...

Future Land Use is described with a map of an area shaded in different colors to show desired uses...

...and the map has corresponding text to describe what types of uses should be allowed in each shaded area.

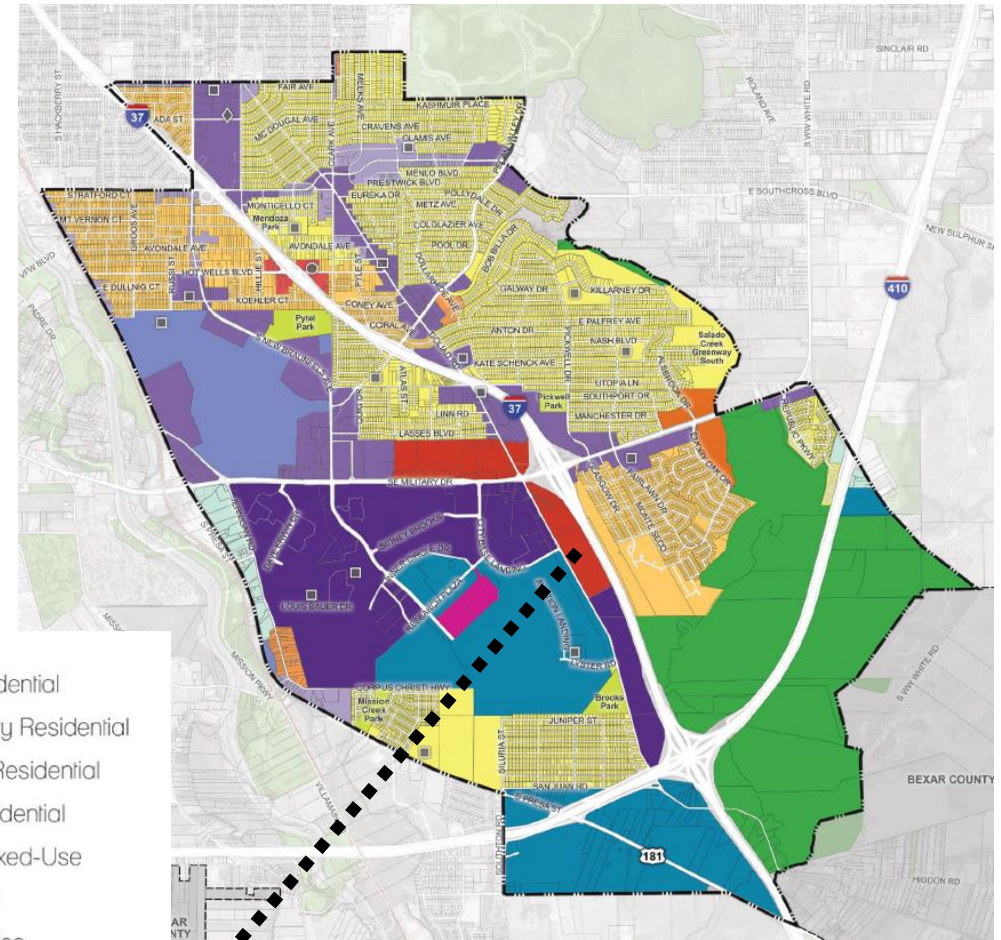


REGIONAL COMMERCIAL

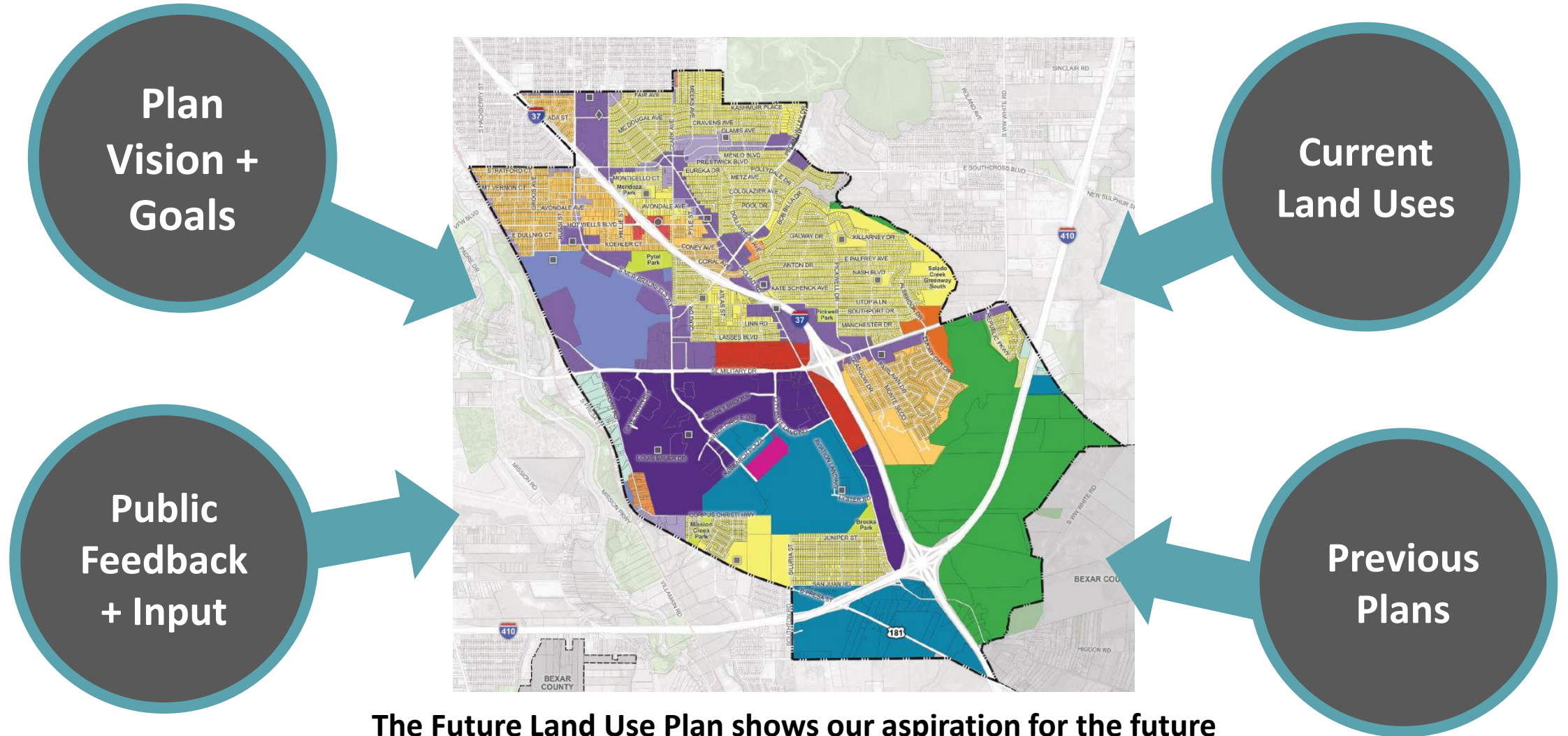
DESCRIPTION: includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. 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.

Land Uses

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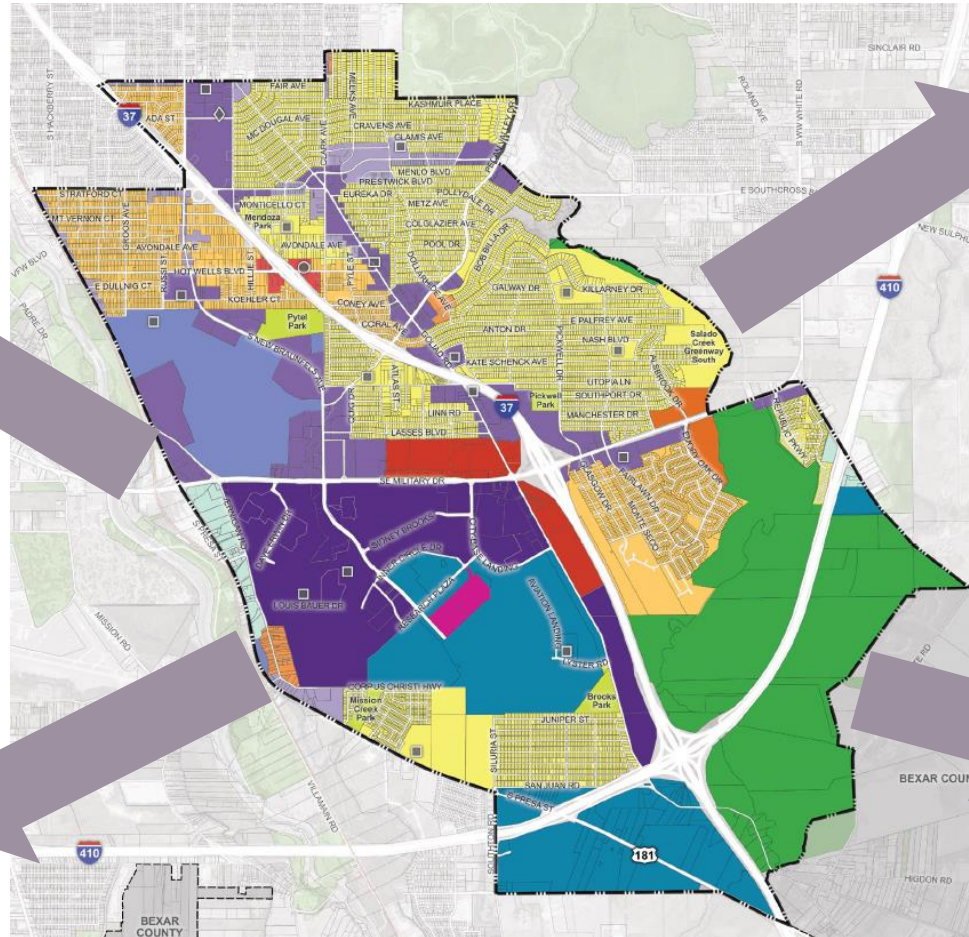


Developing a Future Land Use Plan

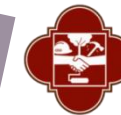


The Future Land Use Plan shows our aspiration for the future and puts community values into a map.

Who uses the Land Use Plan?



City Staff + Other Agencies



CITY OF SAN ANTONIO
**DEVELOPMENT SERVICES
DEPARTMENT**



CITY OF SAN ANTONIO
PLANNING DEPARTMENT

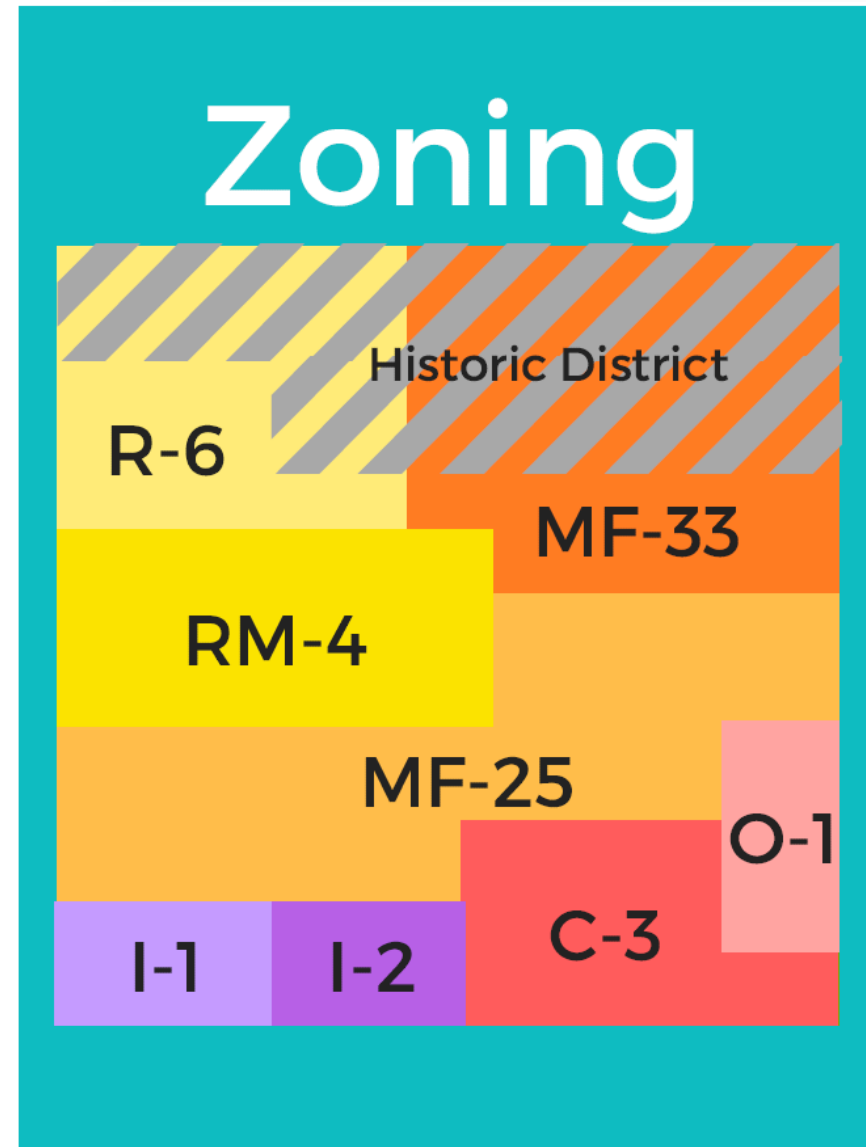
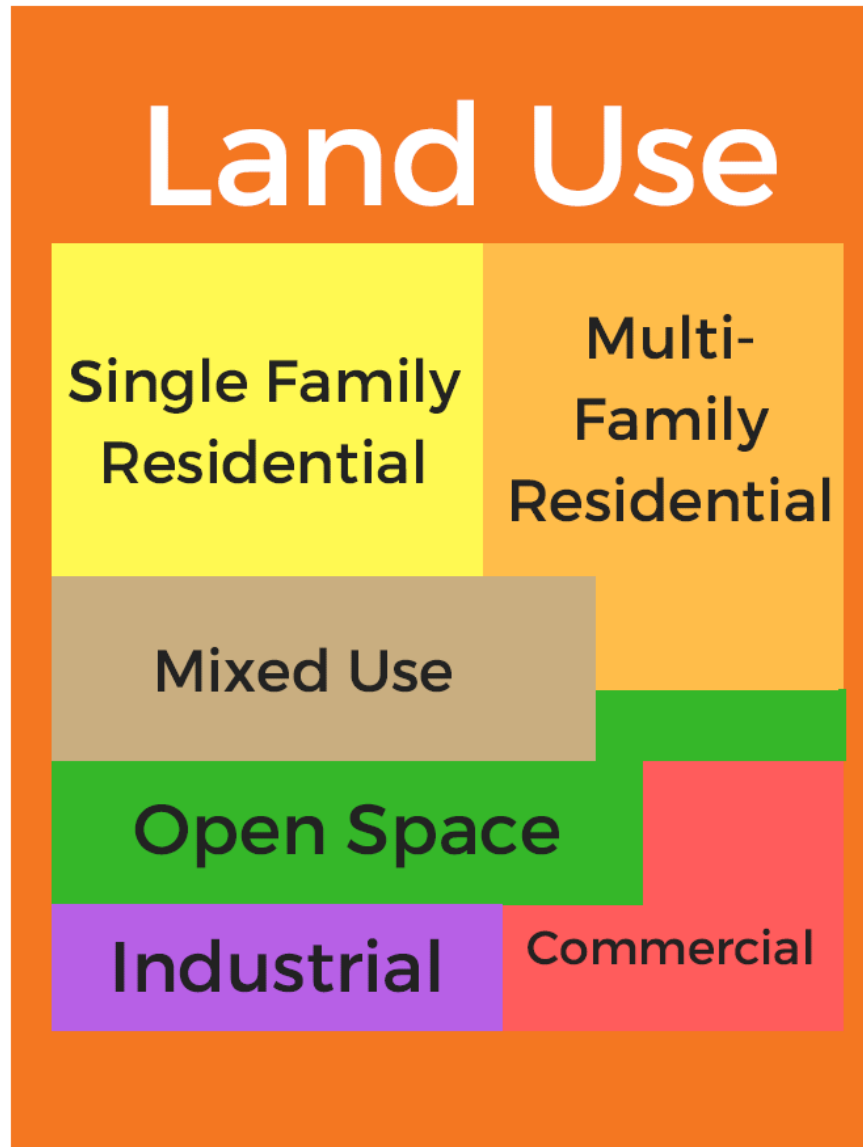


Private Developers/Property Owners



The Future Land Use Plan informs public and private decision-making and investments.

But what about zoning?



Differences Between Land Use and Zoning

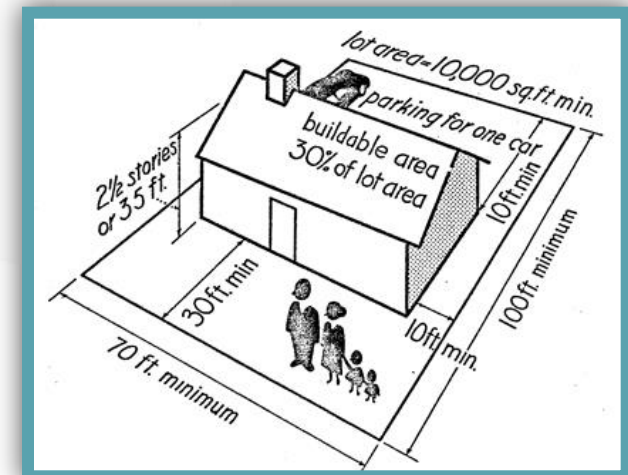
| | Land Use Plan (Categories) | Zoning Ordinance (Districts) |
|---------|---|---|
| PURPOSE | A Land Use Plan describes a community's <i>future vision for development and growth</i> . | An area's zoning describes <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category. |

Differences Between Land Use and Zoning

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| SCALE | A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns. | Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land. |

Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



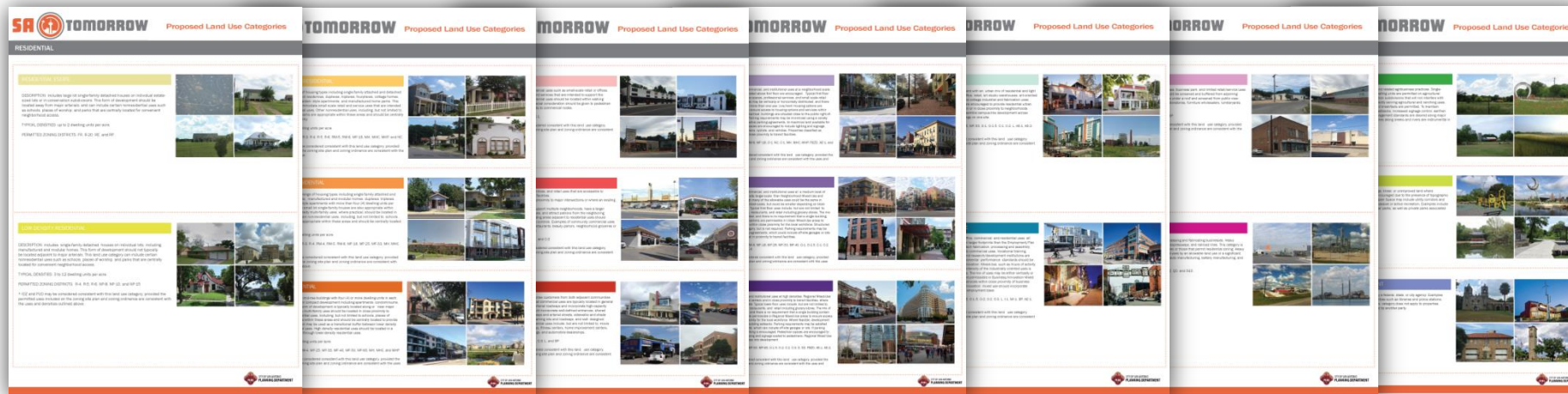
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| POWER | A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process. | The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area. |

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

Next Planning Team Meeting Objectives:

- Review Population and Job Projections
- Understand Land Use Categories (handout)
- Discuss a Draft Land Use Map
 - Created with existing land use, current zoning, SA Corridors Recommendations, and previous plans



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SARA Watershed Analysis - Brooks

<https://sara-tx.maps.arcgis.com/apps/Cascade/index.html?appid=2c476060f63f47b28907d7e6860ccb11>



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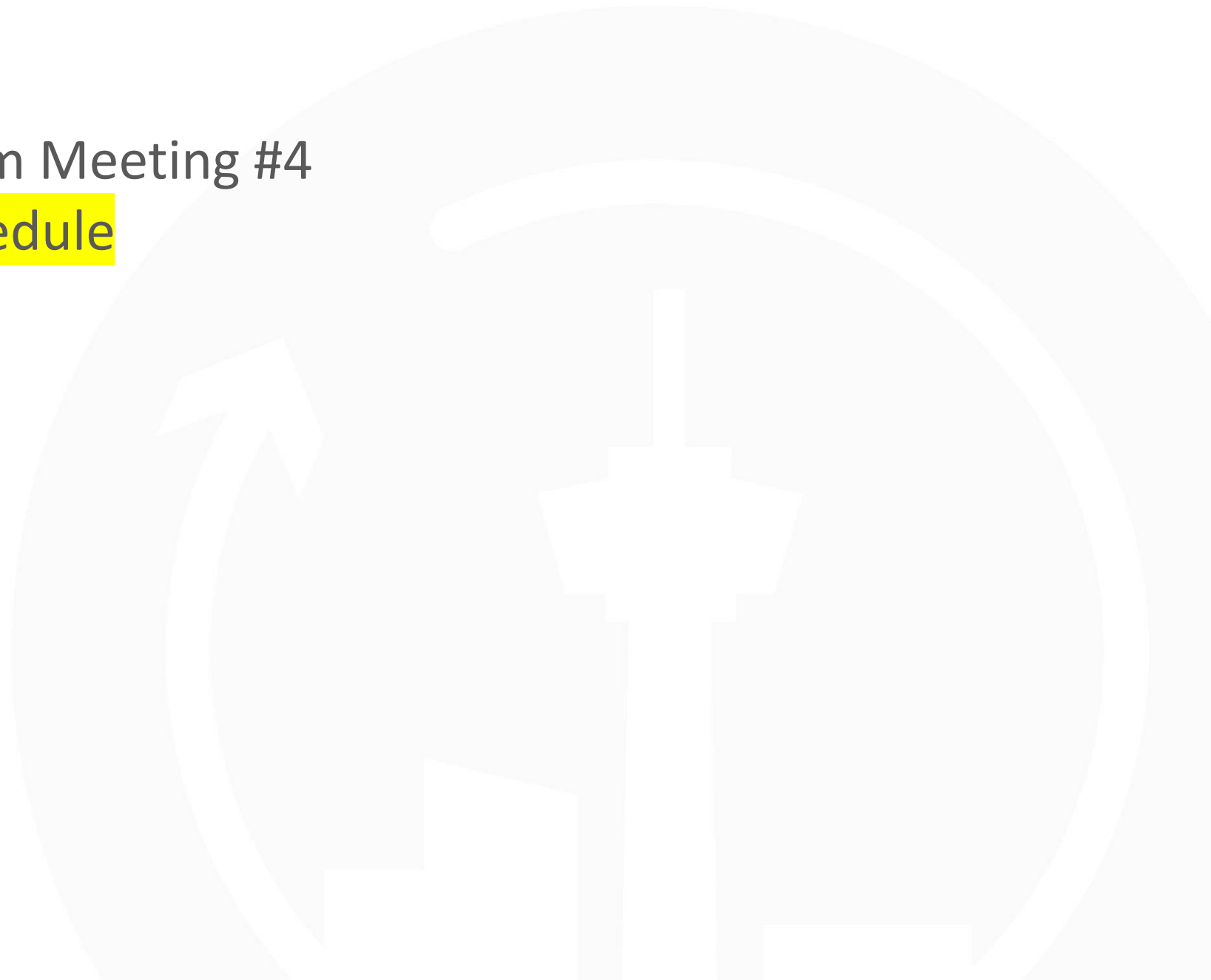


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Next Steps

Coming Up...

- Next Planning Team Meeting #4
Upcoming Schedule





Texas A&M San Antonio Planning Team

Meeting #3

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Texas A&M San Antonio Campus

10:00 am



Cambridge Systematics, Inc.
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Auxiliary Marketing Services
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