

## MEETING SUMMARY

### Texas A&M San Antonio Regional Center Planning Team Meeting #4 Housing, Jobs, & Land Use

**Meeting Date:** May 8, 2019

**Time:** 10:00 AM – 12:00 PM

**Location:** Texas A&M San Antonio Campus, Building #108

**Attendees:**

*Todd Mocabee, Texas A&M-SA*

*Dr. Bill Spindle, Texas A&M-SA*

*Thomas Roth, SAHA*

*Tim Mulry, VIA*

*Mario Gutierrez, NHSD*

*Brandon Herman, SARA*

*Mirley Balasubramanya, Texas A&M-SA*

*Ann Eaton, EDD*

*Chris Villa, District 3*

*Raul Olveda, District 4*

*Jay Renkens, MIG*

*Krystin Ramirez, MIG*

*Matt Prosser, EPS*

*Carissa Cox, MOSAIC*

**Meeting Objectives:**

The purpose of Planning Team Meeting #4 was to discuss housing and jobs projections, review land use concepts, discuss and review existing land use designations and zoning, and analyze proposed future land uses.

**Meeting Format**

The Texas A&M San Antonio Regional Center Project Manager, Carlos Guerra presented an update on the planning process, and quickly recapped the takeaways from Planning Team Meeting #3. Matt Prosser of Economic & Planning Systems (EPS), presented on the area's future housing and jobs projections, followed by an overview and discussion on land use facilitated by consultant staff. After the overview on land use, planning team members were asked to participate in a mapping activity to identify appropriate land use categories within the plan boundary, the activity was facilitated by the consultant staff.

**Jobs and Housing Discussion**

Matt Prosser of EPS presented housing and jobs projections to the planning team. The Texas A&M San Antonio Regional Center is identified as an emerging Regional Center. Employment is impacted by the growth of Toyota and Texas A&M SA. There is an economic need to create an economic market beyond Toyota and Texas A&M. Employment Growth is expected to reach 20,000 jobs by 2040, and new employment has grown by 2,660 new jobs since 2010 (US Census LEHD 2010-2015). The discussion continued as planning team members were asked: "What can we attract to the area that isn't related to Texas A&M SA or Toyota?" Planning team members responded: a research center, promoting innovation and water resource management were the types of industries that would be attractive to the area. Health and medical clinics, grocery stores and retail uses, gateway type development along the 410 frontage and a destination oriented sports complex-in conjunction with the Universities plans to construct sports/athletic fields were all topics the planning team members introduced. "What opportunities are there to leverage as anchors?" Planning team members identified the Verano properties east and west of campus have potential for development, as well as the campus master plan

which supports a research/innovation center. The Verano Master Development Plan (MDP) has the land use framework to support and attract development in the future. The plan identifies a “Main Street” concept in close proximity to the University. *“What types of jobs do we want to attract to the Regional Center?”* Planning team members responded: Healthcare jobs are lacking in the area.

After a brief discussion on economic opportunities, the planning team focused on housing. Matt Prosser presented housing projections to the team then asked what the desired future housing would entail. *“What housing opportunities are there outside Verano?”* Planning team members responded: addressing and understanding limitations (the Toyota buffer, and drainage and flood plain management); access to amenities for residential uses, recreation and sports fields, schools-including charter schools; the direction and implementation of the Verano MDP; student housing needs; a multi-family complex with a small “village” feel; and faculty and staff housing options (single family or garden style homes, property ownership).

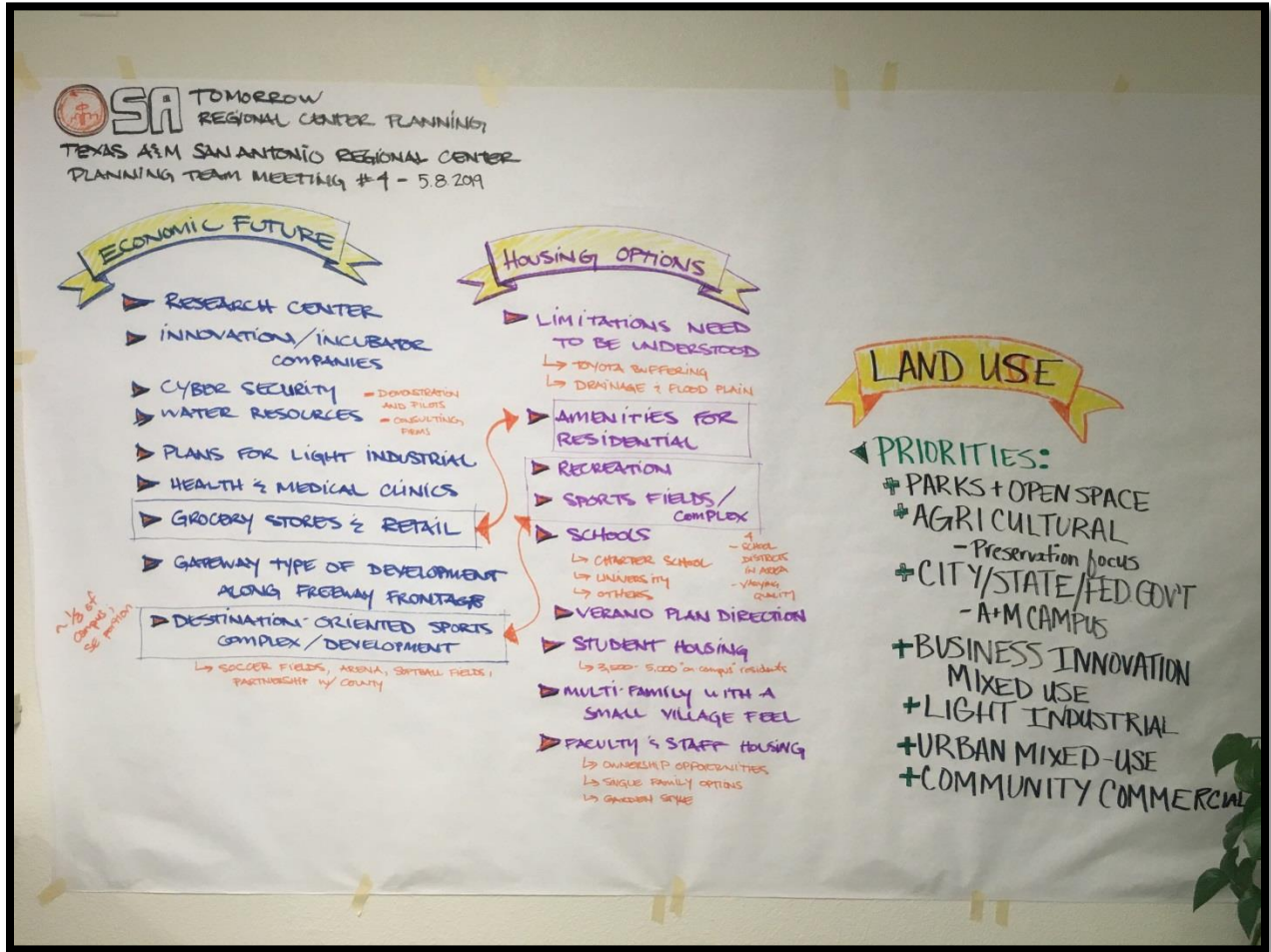
### **Land Use**

Following the Jobs and Housing discussion, Krystin Ramirez, MIG, introduced the conversation of land use for the regional center. Land Use is the foundation of the plan, and it is used to implement how the community and planning team want the area’s land to be used in the future. The plan, she explained, is developed using the vision and goals, current land uses, public feedback and input, and previously adopted plans. After the introduction, Carissa Cox of Mosaic, briefed the planning team on the 18 adopted land use categories and provided a mapping exercise and cards that described each of the 18 land use categories. Participants were asked to organize the provided land use categories according to a broader, appropriate classification. For example, participants organized the land use categories: Neighborhood Commercial, Community Commercial, and Regional Commercial as “Commercial Uses.”

The team was provided a draft future land use map as a template to begin the land use discussion. The draft land use maps were provided by Mosaic based on existing and future land use designations, zoning, and input from Planning and MIG staff. Team members were asked to identify land use classifications that are most essential to the future of plan area. The planning team responded: City/State/Federal land is the most appropriate designation for Texas A&M San Antonio properties. Parks and Open Space were also critical. Agricultural land has a preservation focus and is in line with the planning team and community vision for preserving existing greenspace. Agricultural uses also provide an appropriate land use south of Toyota. Business Innovation Mixed-Use was another popular land use category. Business Innovation Mixed Use accommodates industrial oriented uses on a larger scale, the Mixed Use designation also allows for flexibility of uses including workforce housing. The Urban Mixed Use Category also resonated well with the planning team. The Urban Mixed Use category allows for mixed uses and multifamily homes. The Urban Mixed Use category reflects the “Mixed-Use Village” described in the Verano Master Plan. Community Commercial was suggested, which allows for retail uses at medium scale was popular, as well as Light Industrial uses as an appropriate buffer north of the Toyota plant.

As the meeting came to a close, Planning Team members were asked to review and consider the following questions in preparation for the next land use meeting: *Does the map meet the vision and goals for the plan? Where housing and job growth should be accommodated? Are the designations consistent with assigned focus areas and mixed-use corridors?*





**NEXT STEPS:**

Planning staff will analyze the discussion and preliminary maps as well as provide updates and changes to the draft future land use map.

**Planning Team Meeting #5:** Thursday, June 6, 2019; 10:00 am – 12:00 pm; Texas A&M San Antonio Campus.

Meeting summaries and presentations will be available on the sub area plan website:  
<https://texasam.sacomplan.com/>

If you have any questions about the Texas A&M San Antonio Regional Center Plan, please contact Project Manager: Carlos Guerra II, City of San Antonio Planning Department.

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