



Texas A&M San Antonio Planning Team

Meeting #4

Wednesday, May 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 San Antonio Project Team

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



MOSAIC



Meeting Objectives

- Discuss **Housing** and **Jobs** Projections
- Review **Land Use Concepts**
- Discuss and Review **Existing Land Use Designations** and **Zoning**
- Analyze **Proposed Future Land Uses**



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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 in 2019

- **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- **Meeting #4:** Housing and Job Projections; Land Use (1 of 2)
- **Meeting #5:** Land Use (2 of 2)
- **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- **Meetings #8 & #9:** Mobility
- **Meeting #10:** Infrastructure and Amenities
- **Meeting #11:** Transformative Projects; Design Character





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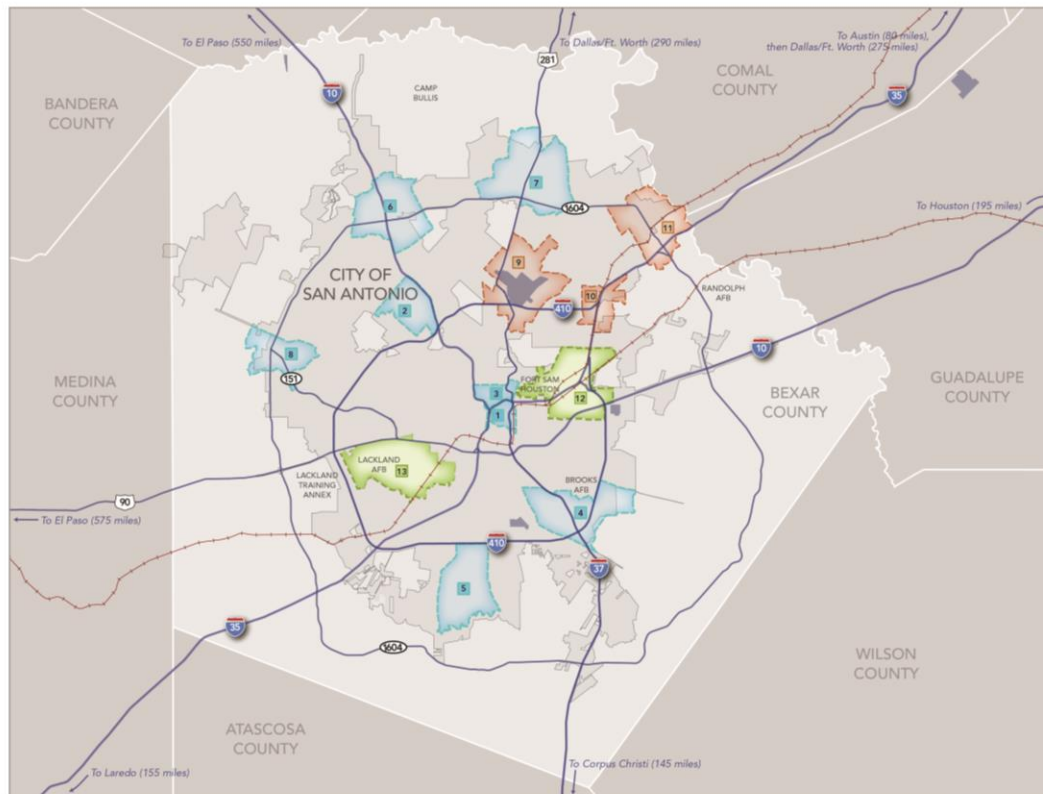


TOMORROW

Housing & Jobs Projections



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

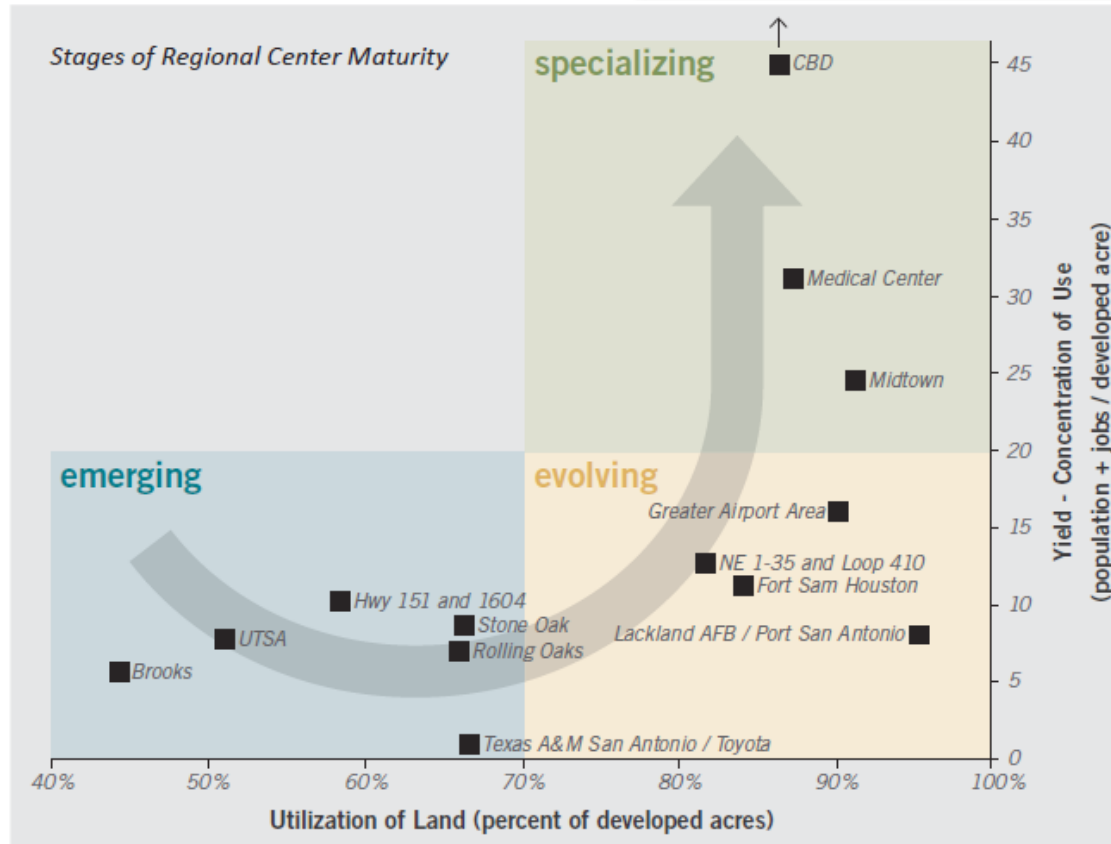
Special Purpose Centers

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

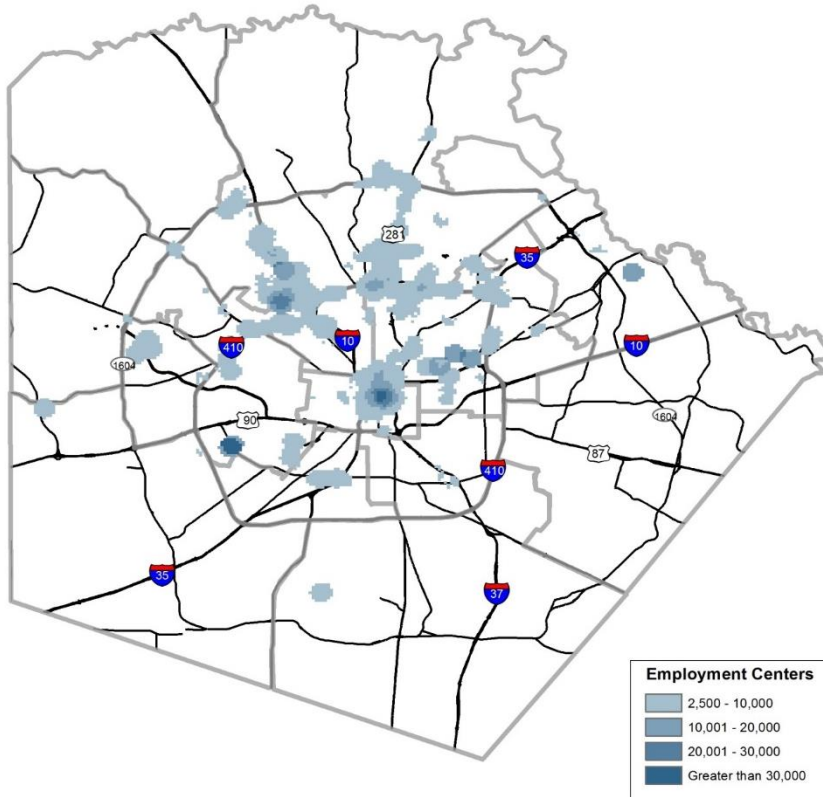
Regional Center Types



Regional Centers are also classified by “maturity”



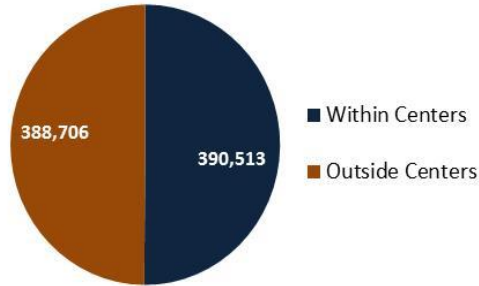
Employment Concentrations



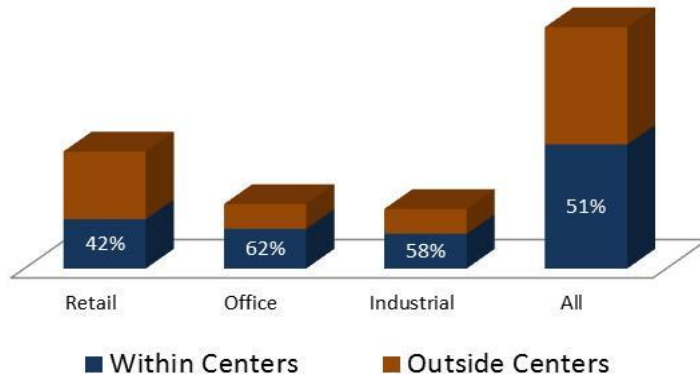
- Diverse economy has lead to polycentric employment growth
- Employment is naturally clustered despite lack of intent to create clustering
- Development has begun to strip along highway corridors which is problematic

Historic Employment Capture

Existing Employment

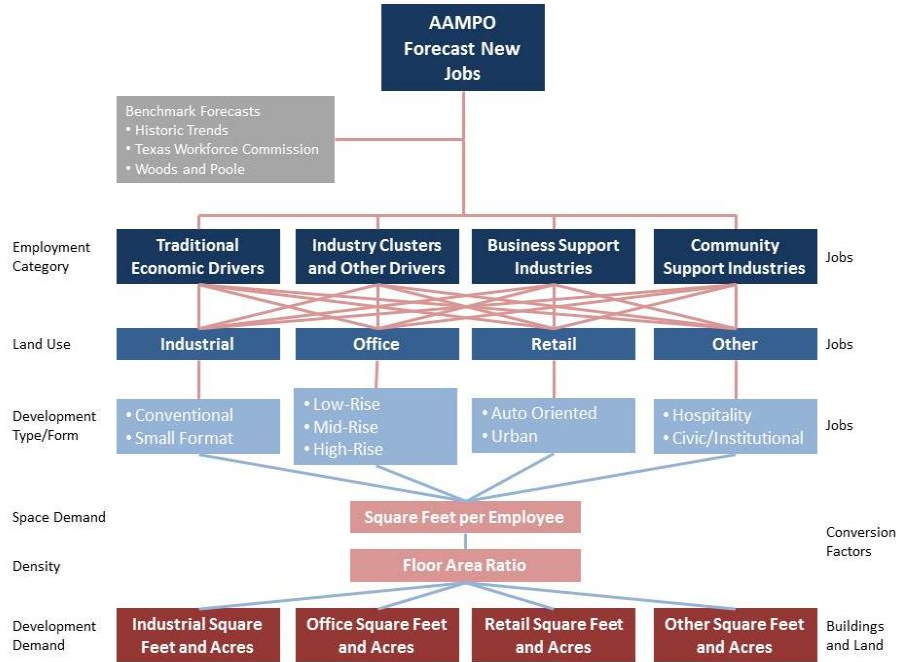


Square Feet of Development since 2000



- 50% of jobs in Bexar County are in the 13 identified Activity Centers
- Over 50% of recent commercial and industrial developed space has been within the Activity Centers

Regional Center Growth Forecasts



Regional Center Growth Goals:

- **60% of Jobs (forecast is 50%)**
- **20% of Housing Units**
- **50% of Multifamily Units**

Mitigating Factors for Texas A&M San Antonio

Employment

- Growth (timing and amount) of Toyota and Texas A&M will impact future opportunities
- Need to create a market beyond Toyota and Texas A&M



Employment Growth | 2010-2040

20,000 new jobs

660 jobs per year



New Employment since 2010

2,660 new jobs (US Census LEHD 2010 to 2015)

Approx. 530 jobs per year

Desired Economic Future

Employment

- What can we attract to the area that isn't related to Texas A&M and Toyota?
- What opportunities are there to leverage the anchors?
- What types of jobs do we want to attract to the Regional Center?

Mitigating Factors for Texas A&M San Antonio

- Housing
 - Baseline forecast based largely on Verano land use plan and vacant acreage
 - Desirability of area for new housing
 - Limitations due to Toyota



Household Growth | 2010-2040

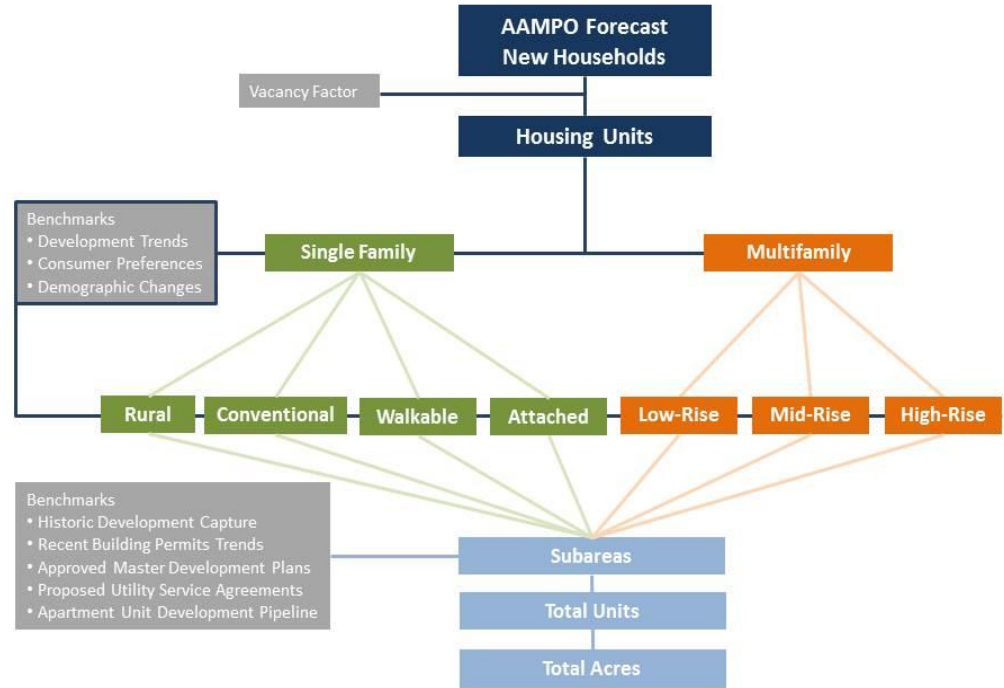
6,500 new housing units

215 new units per year

Desired Housing Future

Housing

- What housing opportunities are there outside Verano?



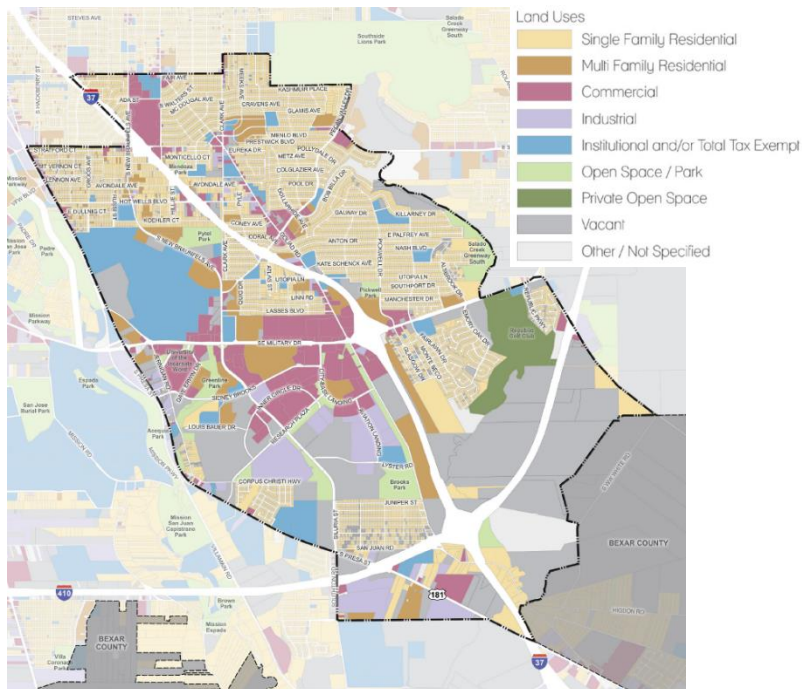
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Land Use



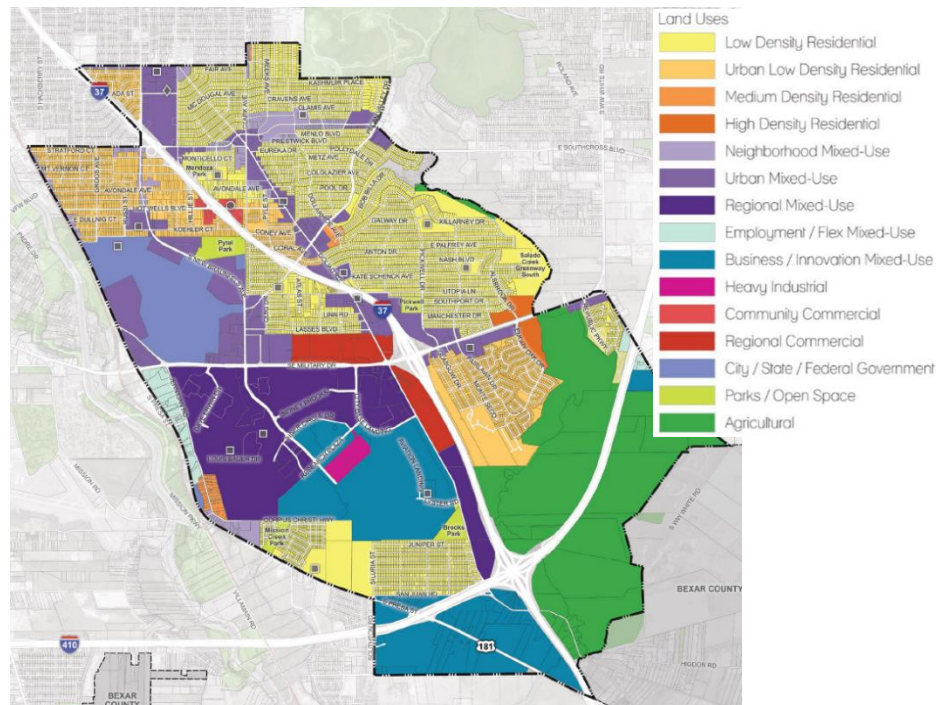
Land Use is the foundation of this plan.

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



Existing Land Use Map for Brooks Regional Center Plan

... 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...

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

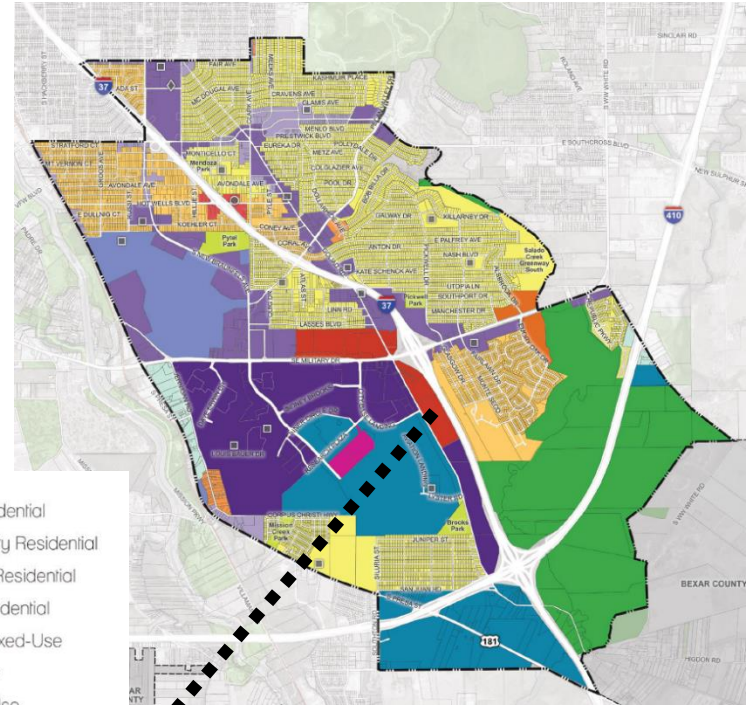


REGIONAL COMMERCIAL

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

- 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



Land Use Plan (Categories)

PURPOSE

A Land Use Plan describes a community's *future vision for development and growth*.

SCALE

A Land Use Plan is a set of *broad policies and principles* to guide the City's decision-making regarding growth and development patterns.

POWER

A Land Use Plan is a *document* that guides the physical development of a community, and is created through a public planning process.

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.



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

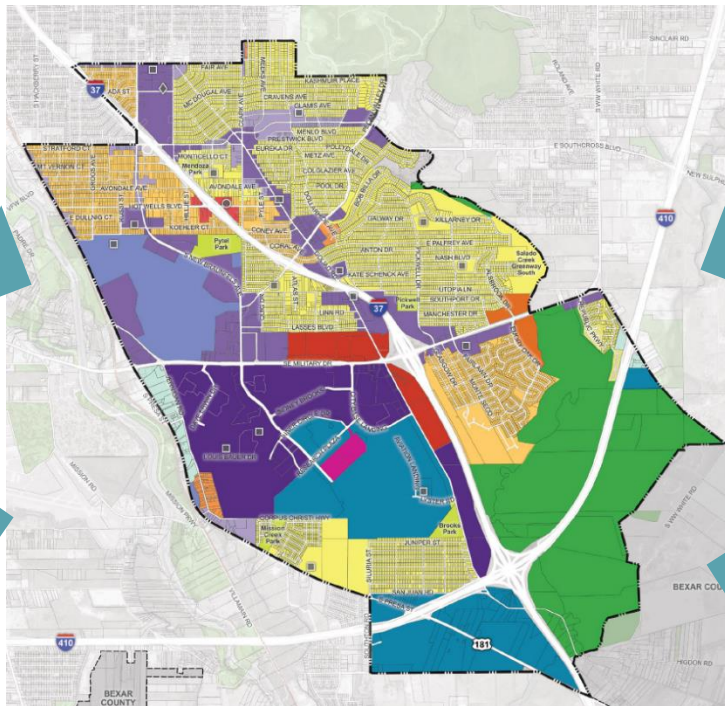
Developing a Future Land Use Plan

**Plan
Vision +
Goals**

**Current
Land Uses**

**Public
Feedback
+ Input**

**Previous
Plans**



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

Land Use

RESIDENTIAL

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

COMMERCIAL

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

INDUSTRIAL

- Agricultural
- Light Industrial
- Heavy Industrial

MIXED-USE




- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Business and Innovation Mixed-Use
- Employment/Flex Mixed-use

CIVIC




- Park and Open Space
- City/State/Federal Government

Land Use Categories






COMMERCIAL

	Neighborhood Commercial
	Community Commercial
	Regional Commercial

INDUSTRIAL

	Light Industrial
	Heavy Industrial
	Agricultural



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MIXED-USE

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	Regional Mixed-Use
	Employment Flex Mixed-Use
	Business Innovation Mixed-Use

CIVIC

	City/State/Federal Government
	Parks and Open Spaces

Land Use Categories

Activity:

Review land use designation descriptions on cards

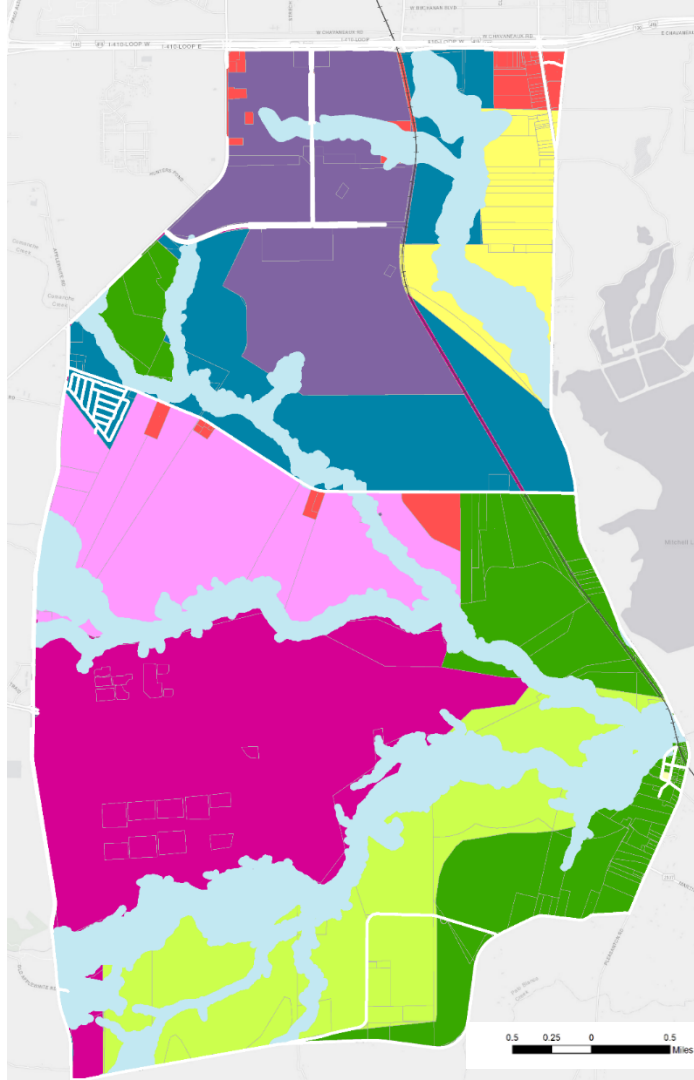
Business Innovation Mixed-Use

This category accommodates industrial-oriented uses a larger scale. Uses include high tech fabrication, processing and assembly, associated commercial uses, research and development facilities and medical campuses. Environmental performance standards should be higher due proximity of allowed residential and commercial. Housing options should include live/work as well as workforce housing.

Business Innovation Mixed-Use



Texas A&M San Antonio Future Land Use Base Map

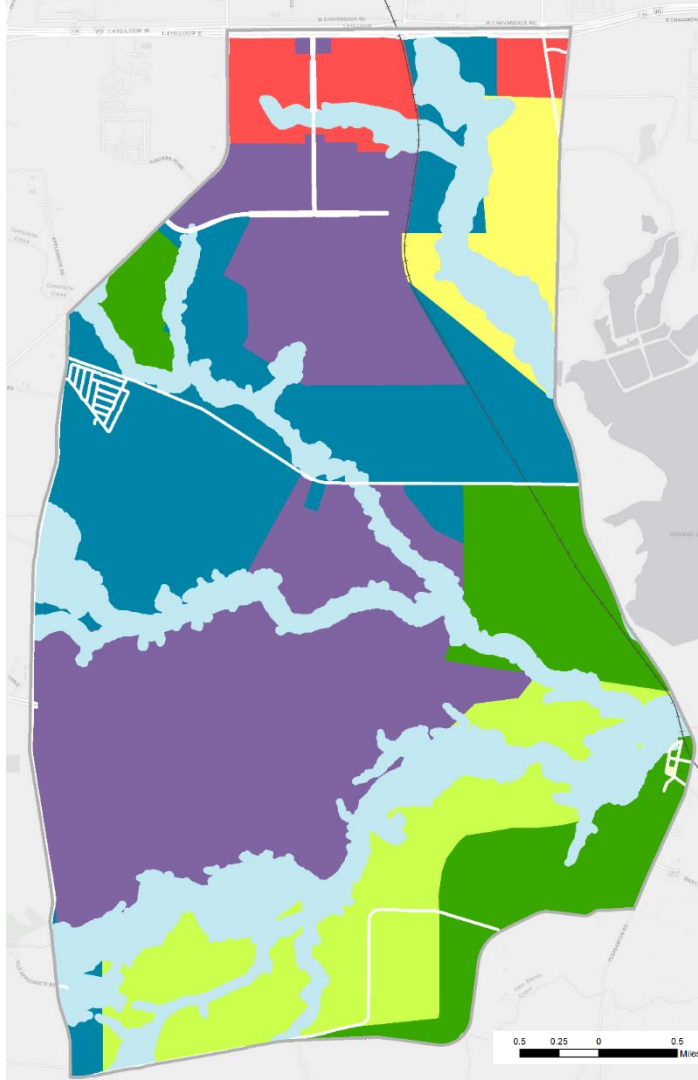


General Land Use Categories

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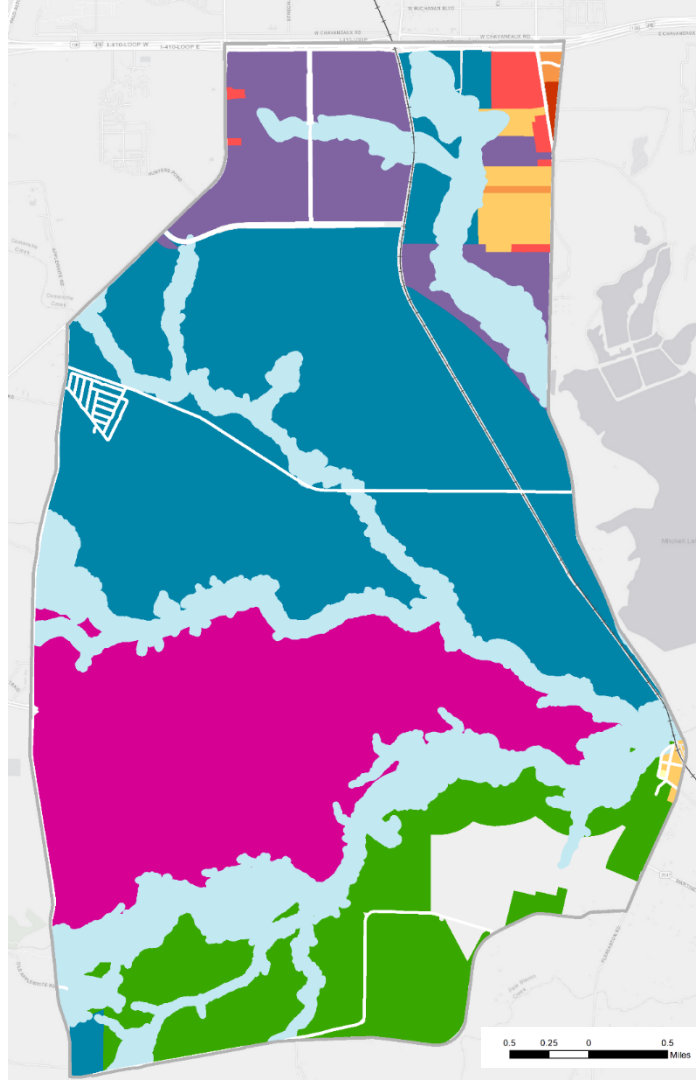
Texas A&M San Antonio Adopted Land Use



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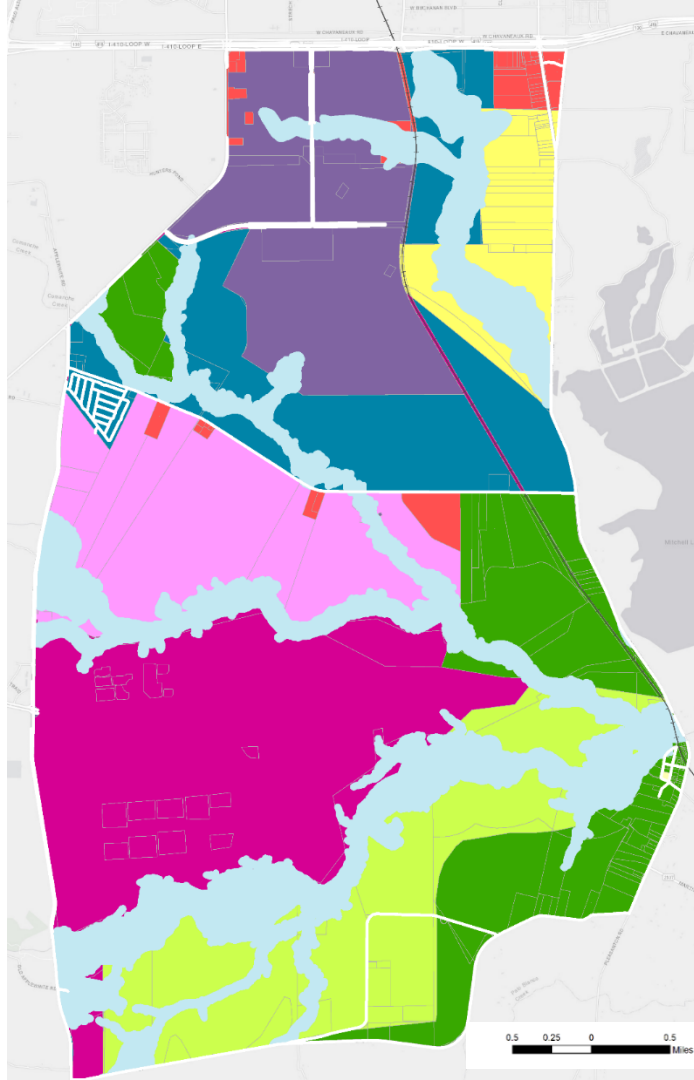
Texas A&M San Antonio Current Zoning



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Texas A&M San Antonio Future Land Use Base Map



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Future Land Use Map Discussion

Items to review:

- Does the map meet the vision and goals for the plan?
- Where should housing and job growth be accommodated?
- Are the designations consistent with assigned focus areas and mixed-use corridors?



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Next Steps

Coming Up...

- Next Planning Team Meeting #5

1st week in June, 2019

Texas A&M San Antonio Campus

Topic: Continued Discussion on Land Use



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