

## MEETING SUMMARY

### Texas A&M San Antonio Regional Center Planning Team Meeting #5: Future Land Use pt. 2

**Meeting Date:** June 6, 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*

*Michael Taylor, Habitat for SA*

*Tim Mulry, VIA*

*Brandon Herman, SARA*

*Mirley Balasubramanya, Texas A&M-SA*

*David Trevino, Resident*

*Mary Walker, Texas A&M-SA*

*Chris Villa, District 3*

*Mukul Malhotra, MIG*

*Krystin Ramirez, MIG*

*Carissa Cox, MOSAIC*

**Meeting Objectives:**

The purpose of Planning Team Meeting #5 was to continue the previous meeting's discussion on land use concepts and review the initial changes to the proposed future land use map.

**Meeting Format**

The meeting began with an update from the San Antonio River Authority on the Impervious Cover Mitigation Study for the Texas A&M SA Area. Brandon Herman, team member and representative of the San Antonio River Authority, provided the group with a progress update of the analysis that spurred a discussion on storm water management. The Project Manager, Carlos Guerra, then presented an update on the planning process, recapped the takeaways from Planning Team Meeting #4, and revisited the Vision and Goals to relate the discussion to land use. The rest of the meeting was dedicated to discussing the land use changes and designations as the team worked to develop the Draft Future Land Use map.

**Watershed Analysis Progress Update and Discussion**

Brandon Herman provided a progress update on the Watershed Analysis for the Texas A&M-SA Area. The study began by analyzing drainage patterns, natural features, floodplains, future development, existing roadways, major utilities, tree canopy and high value vegetation areas. The analysis also identifies several different study zones within the plan boundary. The presentation developed into a productive discussion on storm water management and low impact design (LID) and its importance as it relates to the future land use for the area.

**Vision and Goals**

After the discussion, the project manager reviewed the vision and goals that the planning team had developed earlier in the process. The vision and goals discussion was intended to reinforce the overall vision for the area so team members could consider it prior to the discussion on land use. The group's suggestions area as follows: Goal #5: *"Expand protected land to enhance biodiversity, climate change resilience, and rural character while also creating a buffer to major regional institutions."* The team suggested adding preserving eco system services, such as mitigating storm water instead of using the

term “expand protected land.” The language will be edited and revisited during the next planning team meeting. Goal #6 reads *“Improve and enhance area roadways, expand multi-use trails and gateway connections, and attract better transit service linking the area to Downtown and other employment centers throughout the city.”* The planning team requested changing the language to “improve the multi-modal network” to include trails, connections and transit service. The language will be edited and revisited during the next planning team.

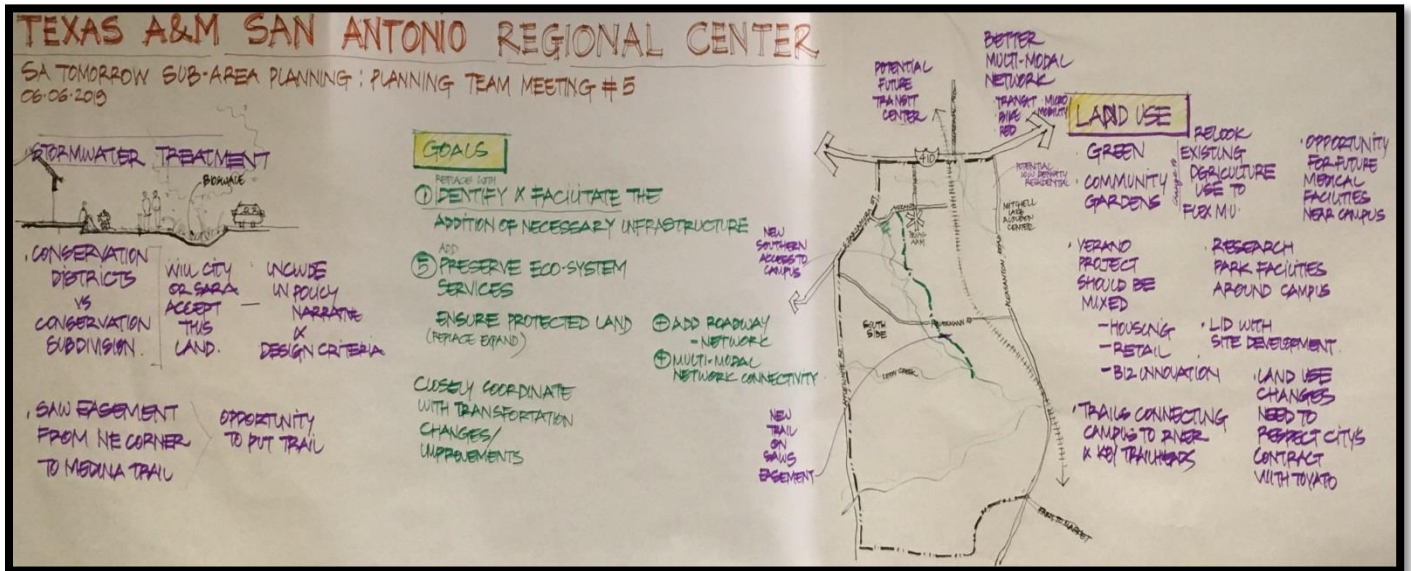
### **Housing, Jobs, and Focus Areas**

Following the vision and goals discussion, the project manager reviewed the housing and jobs projections from the previous planning team meeting. The brief discussion was intended to remind the planning team of projected growth before continuing the discussion on land use. The project manager also revisited the focus areas which include: the area across from the university, which could support mixed uses complimentary to the University. The second, a possible future transit station identified by the SA Corridors plan, located on the East side of University Way. The last focus area is where the Medina River trailhead and Pleasanton Road intersect. The area is unique to other focus areas because it is focused on trail-oriented development rather than mixed-use urban place types.

### **Land Use**

The project manager reviewed the changes to the land use map from the Planning Team Meeting #4. The Texas A&M SA University property was changed to “Federal/State/City” as it is owned by the State. The planning team agreed that the future land use category is consistent with the campus master plan. The project manager will review some of the residential and ag uses on the east side of the plan boundary, and some ag uses to “employment flex, mixed use” overall the planning team generally agreed with the changes. The team continued the discussion on land use and requested that new land uses and development consider low impact development-especially around campus, “green” (eco-friendly) design, community gardens, and trail connectivity. A planning team member encouraged the team to consider the opportunity for future medical facilities near campus. The team also discussed the Verano project (referring to the Verano MDP) and considerations should include mixed uses such as housing, retail and business innovation. The team also discussed the impact and allowable uses in proximity to the Toyota Manufacturing plant. The team is aware that proper land use designations are essential in providing an adequate buffer with appropriate uses in proximity to the Toyota plant. The team also discussed the universities desire to establish a research node south of the main campus. The land use map will be edited to be consistent with the request. The team also discussed the SAWs easement on the North East corner of the Medina Trail, as an opportunity to add a trail. The team also discussed the need for a better multi-modal network including public transit, bike and pedestrian access. The requests from the discussions will be reflected in the new version of the vision and goals.





**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, as well as the draft vision and goals.

**Planning Team Meeting #6: Housing and Economic Development Strategies**

Wednesday, July 10, 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.

Email: [Carlos.Guerra2@sanantonio.gov](mailto:Carlos.Guerra2@sanantonio.gov)

Phone: (210) 207-5425

