SA TOMORROW
sub area planning

Texas A&M San Antonio Planning Team

Meeting #5

Thursday, June 6, 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
- Mukul Malhotra, Principal
  MIG, Inc.
- Krystin Ramirez, Senior Project Associate
  MIG, Inc.
- Carissa Cox, Principal Planner
  Mosaic

MOSAIC

Meeting Objectives

- Overview of **Vision & Goals** and **Housing & Jobs**
- Review **Future Land Use Map**
- Next Steps

SA TOMORROW

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

SA TOMORROW

Overview of Analysis & Visioning

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**.

Draft Goals for Texas A&M

Goal 1: Strongly encourage the addition of **necessary infrastructure** to **facilitate appropriate development** to the area.

Goal 2: 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 3: 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 4: 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.

Draft Goals for Texas A&M

Goal 5: Expand protected land to **enhance biodiversity**, **climate change resilience**, and **rural character** while also creating a buffer to major regional institutions.

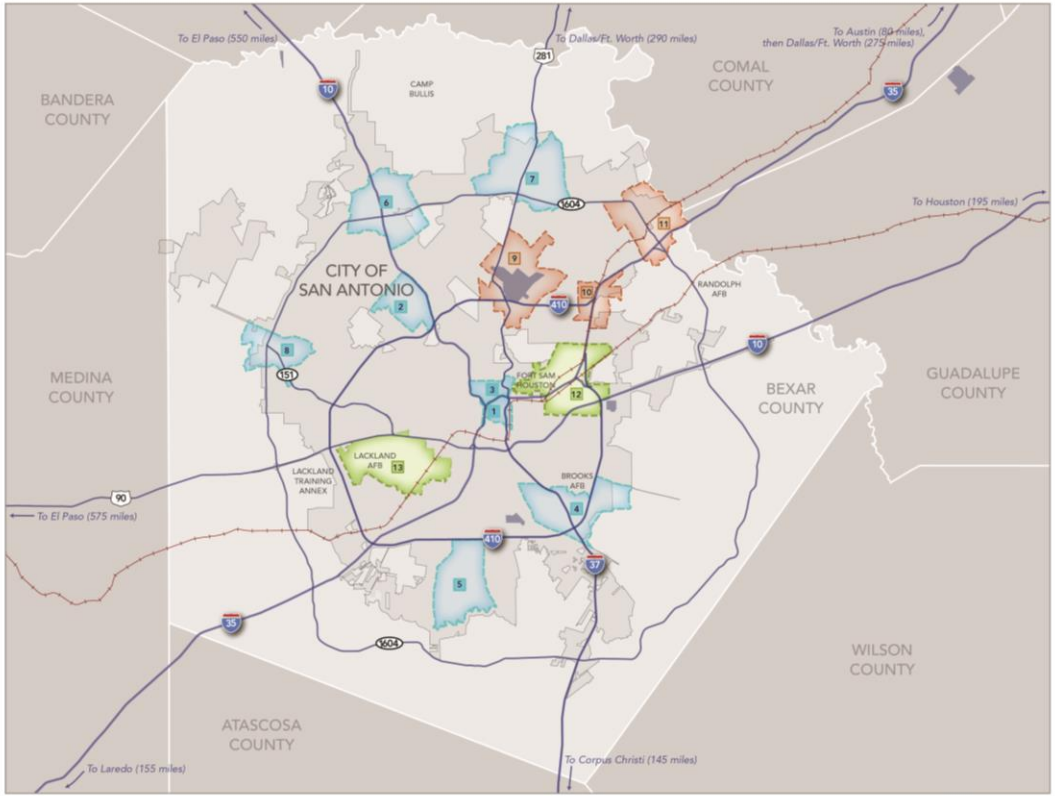
Goal 6: Improve and **enhance area roadways**, **expand multi-use trail** and **greenway connections**, and **attract better transit** service linking the area to Downtown and other employment centers throughout the city.

Goal 7: **Work cohesively** with area stakeholders, to **develop and attract industries** that contribute to a **sustainable**, **environmentally-friendly**, and **innovative economy**.

SA TOMORROW

Housing & Jobs Projections

Regional Center Types



Regional Center Types

0 2.5 5 10 Miles

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

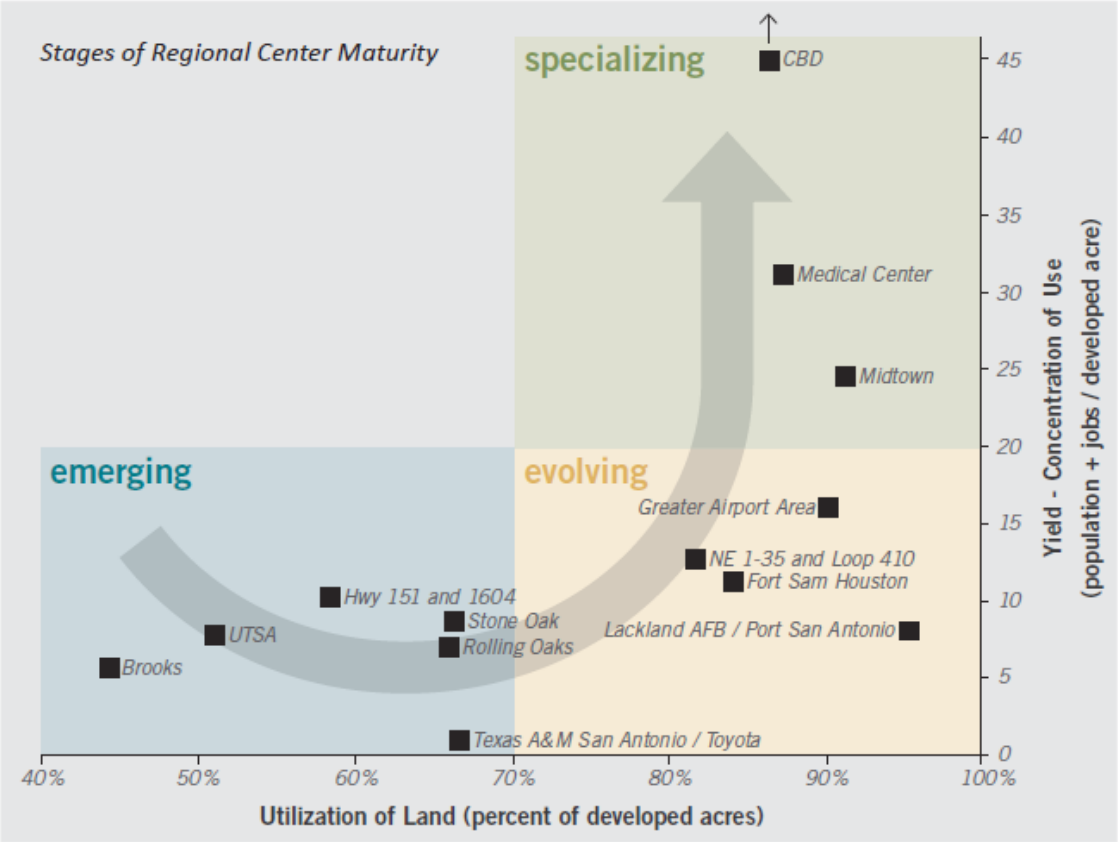
Logistics/Services Centers

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

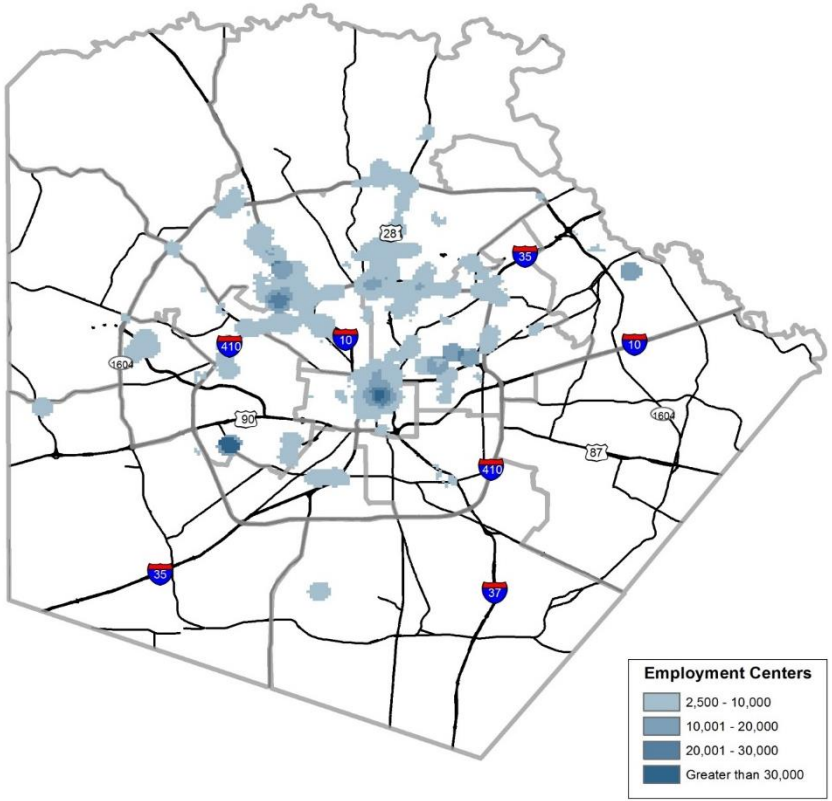
Special Purpose Centers

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

Regional Centers are also classified by “maturity”



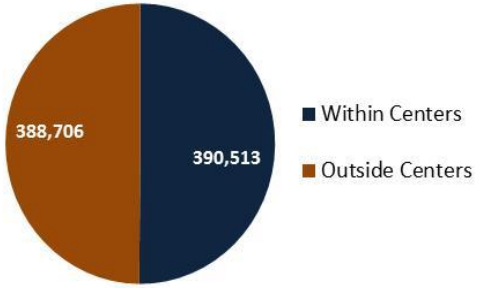
Employment Concentrations



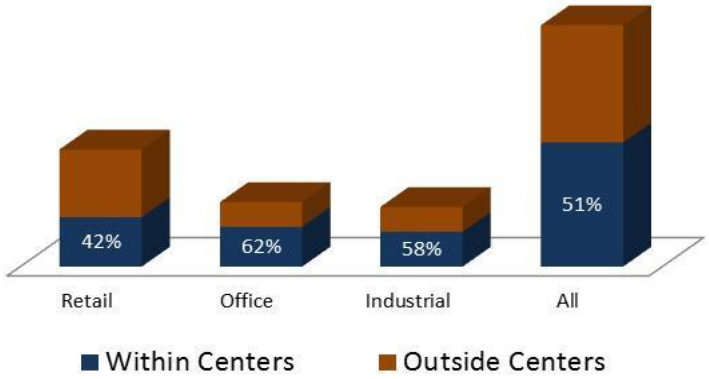
- Diverse economy has lead to polycentric employment growth
- Employment is naturally clustered despite lack of intent to create clustering
- Development has begun to strip along highway corridors which is problematic

Historic Employment Capture

Existing Employment

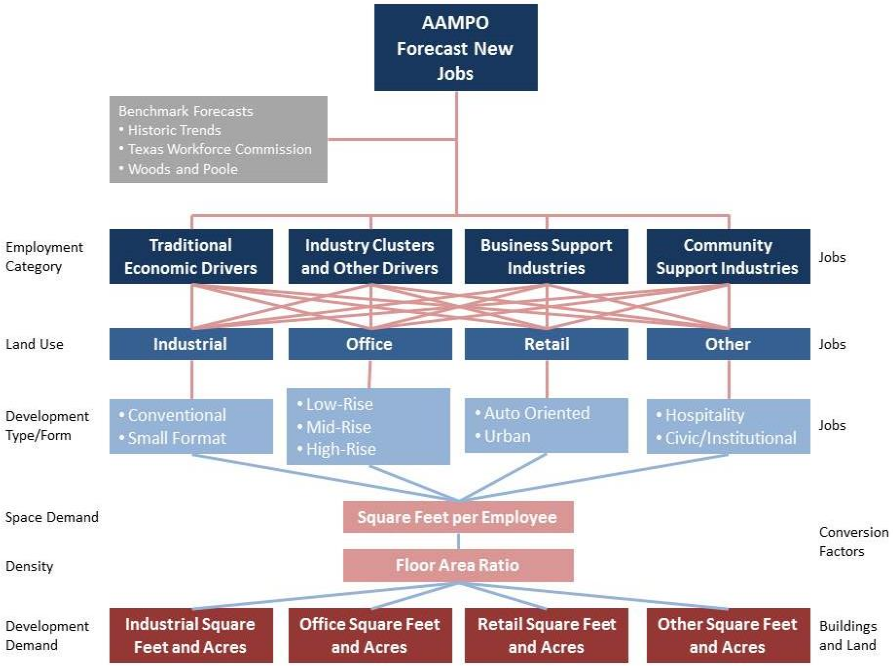


Square Feet of Development since 2000



- 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

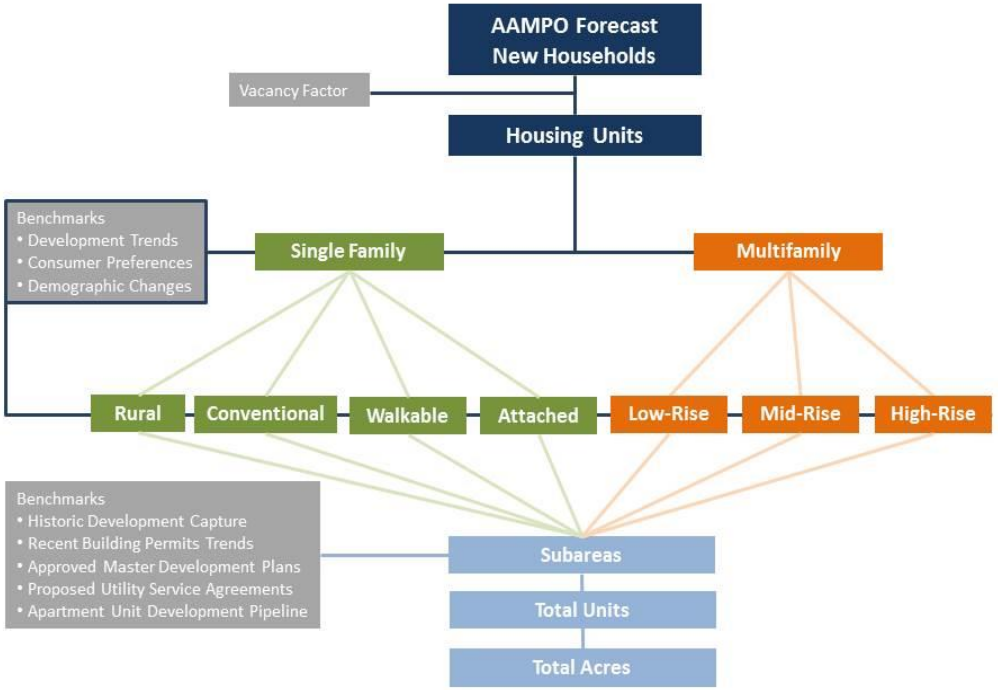
6,500 new housing units

215 new units per year

Desired Housing Future

Housing

- What housing opportunities are there outside Verano?



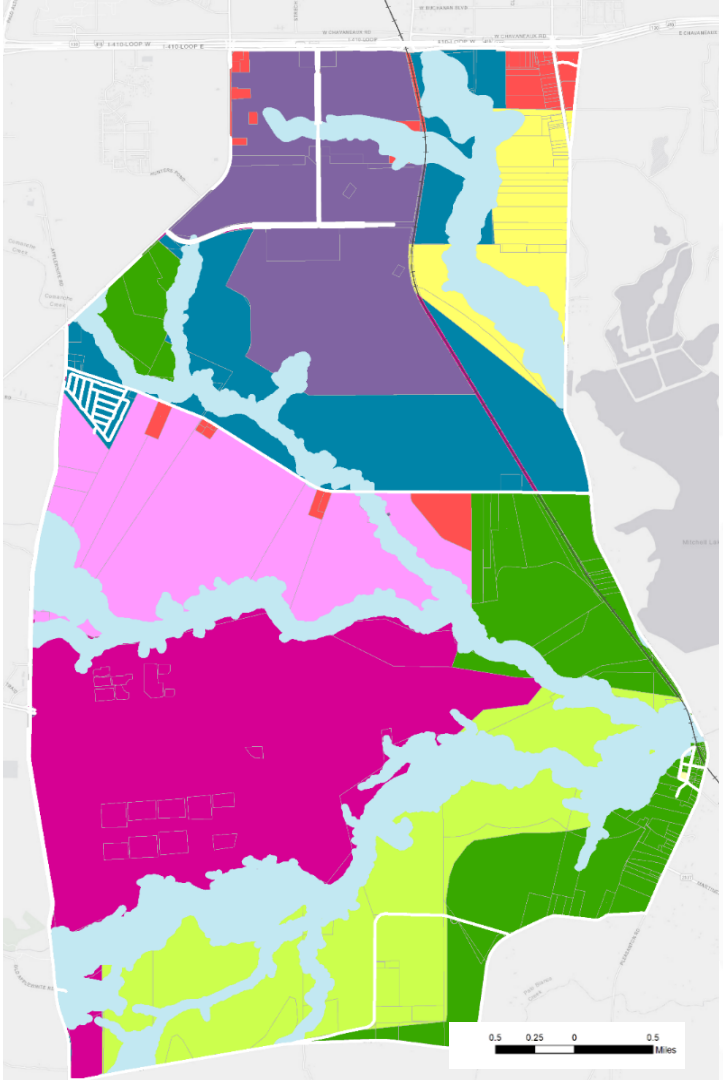
SA TOMORROW

Land Use

Land Use

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
• Residential Estate • Low Density Residential • Urban Low Density Residential • Medium Density Residential • High Density Residential	• Neighborhood Commercial • Community Commercial • Regional Commercial	• Agricultural • Light Industrial • Heavy Industrial	• Neighborhood Mixed-Use • Urban Mixed-Use • Regional Mixed-Use • Business and Innovation Mixed-Use • Employment/Flex Mixed-use	• Park and Open Space • City/State/Federal Government

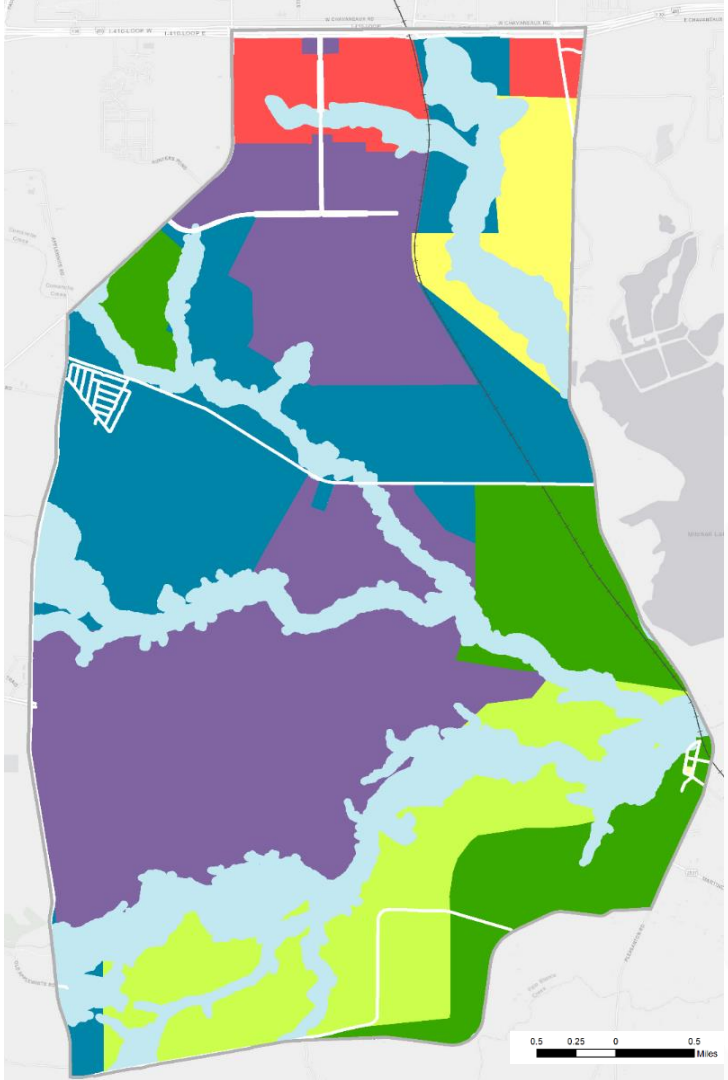
Texas A&M San Antonio
Future Land Use Base Map



General Land Use Categories

- Residential Estate
- 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
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

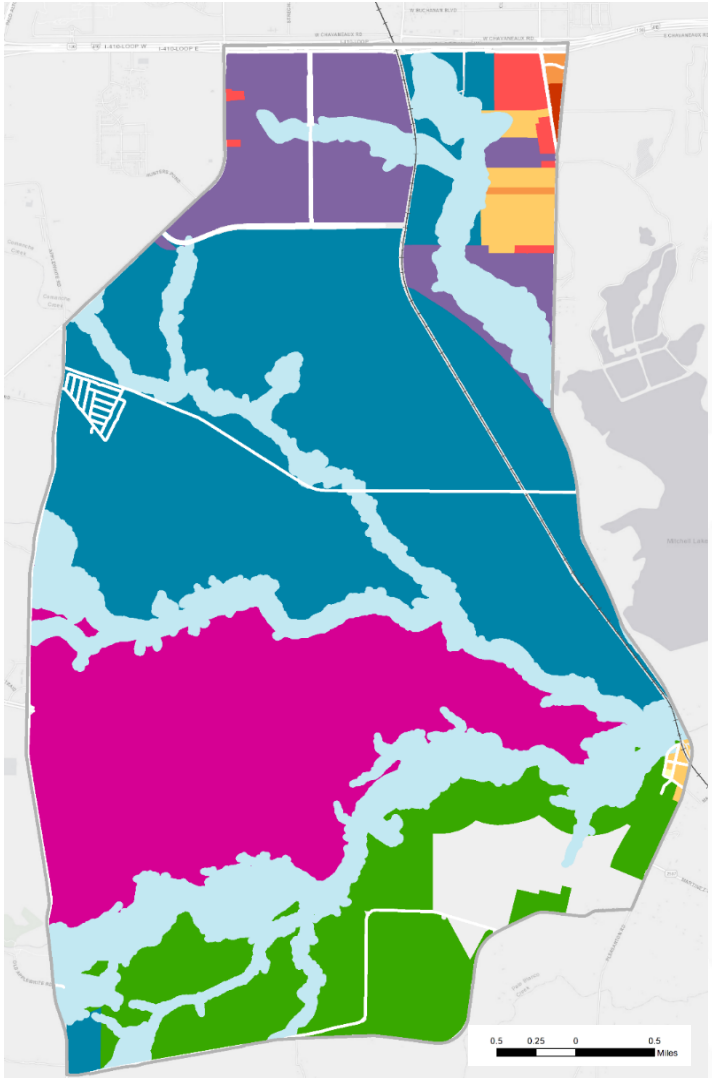
Texas A&M San Antonio
Adopted Land Use



General Land Use Categories

- Residential Estate
- 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
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

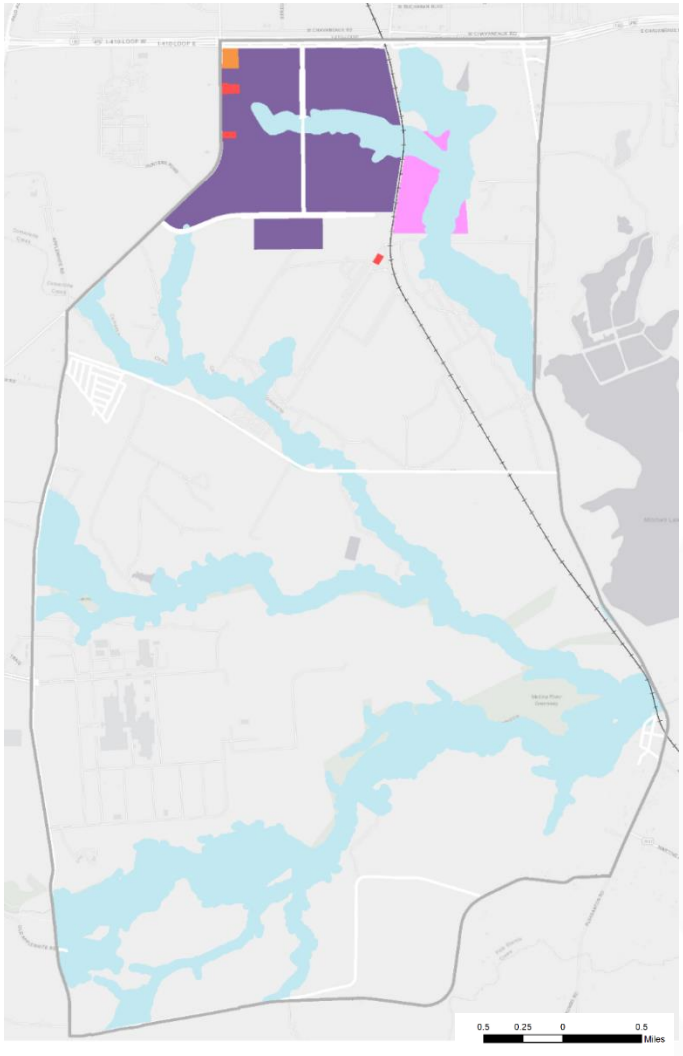
Texas A&M San Antonio
Current Zoning



General Land Use Categories

- Residential Estate
- 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
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

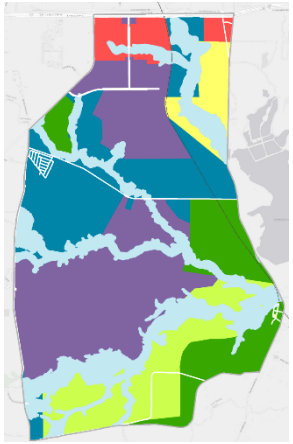
Texas A&M San Antonio
SA Corridors Land Use



General Land Use Categories

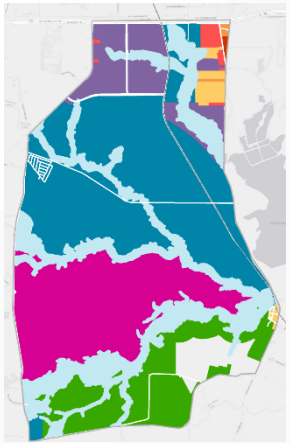
- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban MIxed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

Adopted Land Use



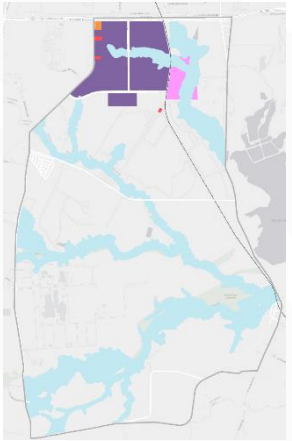
+

Zoning



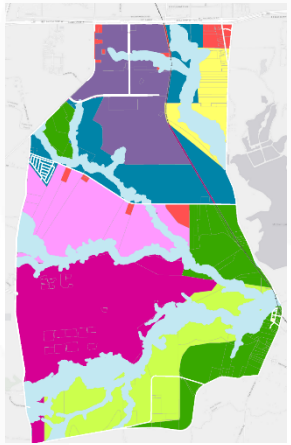
+

SA Corridors

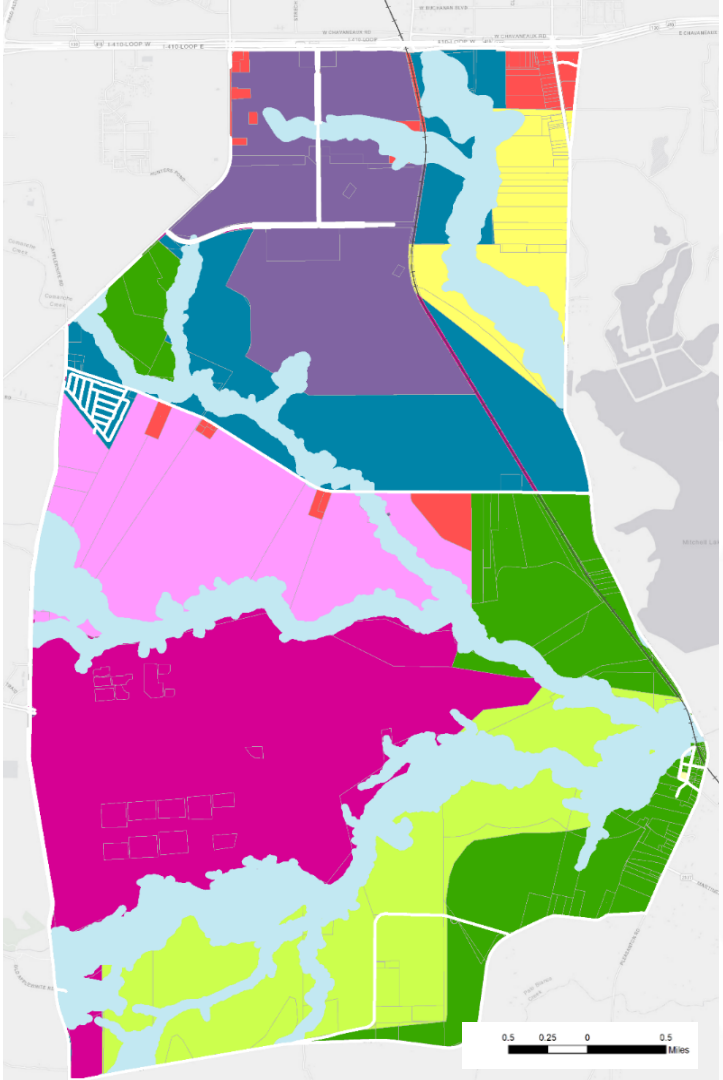


=

Future Land Use



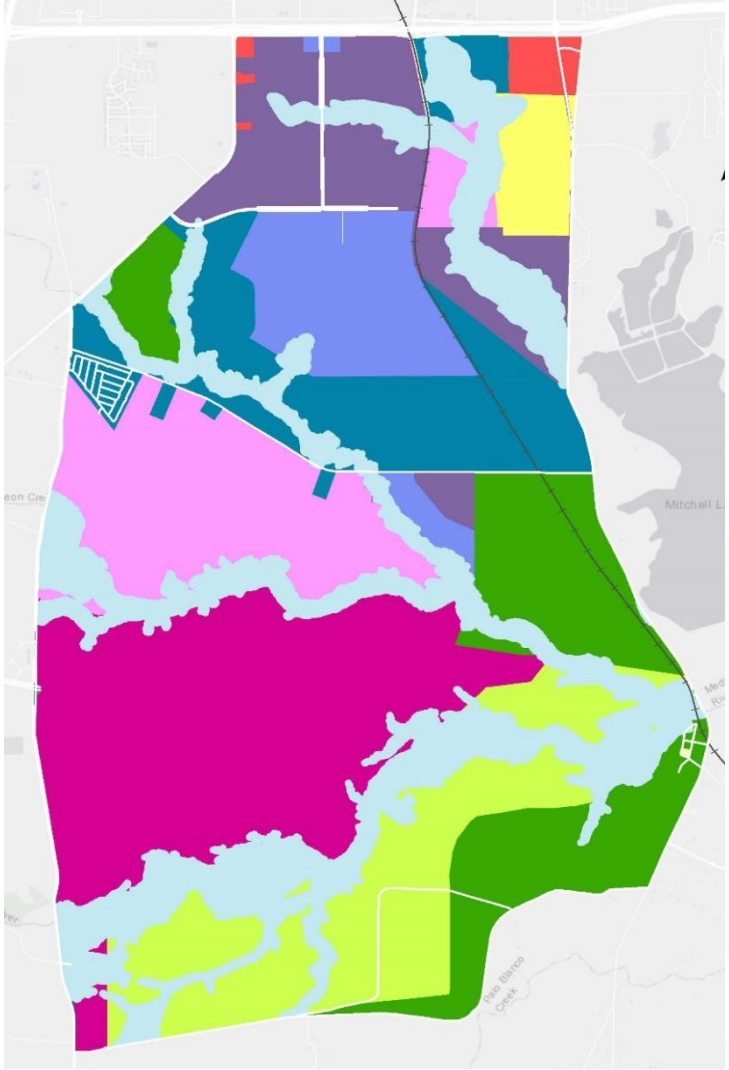
Texas A&M San Antonio
Future Land Use Base Map



General Land Use Categories

- Residential Estate
- 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
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

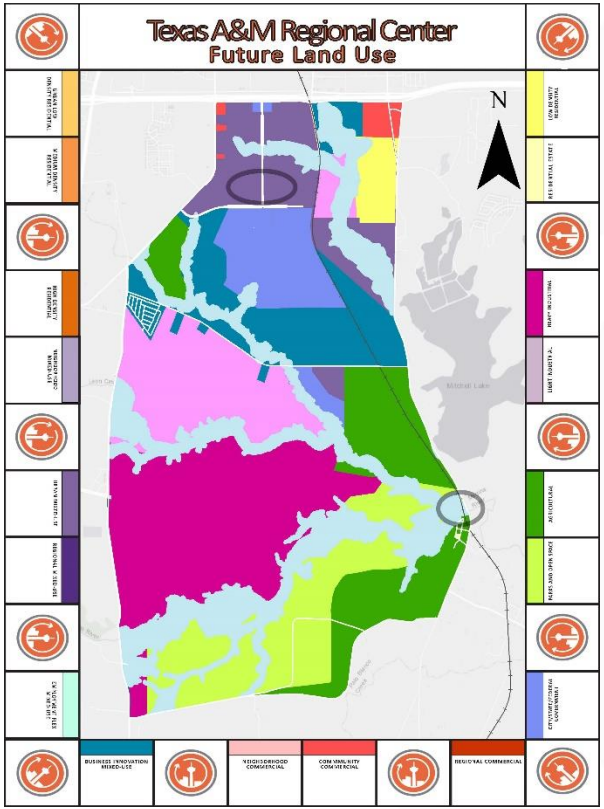
Texas A&M San Antonio
REVISED Future Land Use Base Map



General Land Use Categories

- Residential Estate
- 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
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

Land Use Map Discussion Activity



Discussion Priorities:

- Review revisions on map
  - Ensure land use recommendations are consistent with focus areas

SA TOMORROW

Next Steps

Coming Up…

Next Planning Team Meeting #6:

Housing and Economic Development Strategies

Week of July 8th

Texas A&M San Antonio Campus

Topic: Housing and Economic Development Strategies

SA TOMORROW
sub area planning

Texas A&M San Antonio Planning Team

Meeting #5

Thursday, June 6, 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