

MEETING SUMMARY

Texas A&M San Antonio Regional Center Planning Team Meeting #6: Housing and Economic Development Strategies Pt. 1

Meeting Date: July 10, 2019

Time: 10:00 AM – 12:00 PM

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

Attendees:

Michael Taylor, Habitat for SA

Tim Mulry, VIA

Brandon Herman, SARA

Matthew Trevino, Resident

Thad Rutherford, South Star Communities

Mary Walker, Texas A&M-SA

Chris Villa, District 3

Irma Duran, NHSD

Krystin Ramirez, MIG

Farah Tekbali, MIG

Matt Prosser, EPS [via conference call]

Meeting Objectives:

The purpose of Planning Team Meeting #6 was to introduce and discuss the Housing and Economic Development strategies, including discussion on jobs, skills, and affordability.

Meeting Format

The meeting began with a quick introduction on the process so far, including an overview of the revised vision and goals for the area. During Planning Team Meeting #5 the team suggested revising the language of the draft goals. The changes were presented and reviewed by the planning team, followed by a brief discussion and overview of the changes to the draft land use map. After the discussion, Matt Prosser from EPS presented on housing & employment and facilitated a discussion on job skills and affordability. The last half of the meeting was dedicated to a group discussion and allocation activity.

Vision & Goals and Future Land Use Map changes

During the previous planning team meeting, the group requested minor changes to the language for Goals 5 & 6. The requested changes are reflected in the updated draft vision and goals document. Several edits were made to the draft future land use map for the area, specifically on the North East corner of the plan boundary and the area by Pleasanton road to the east. The land use changes were to apply appropriate land use designations with the C-2 and C-3 zonings, as well as the MF-33 properties, and the R-4 designations on the southeast corner of the plan area, where Pleasanton Road and Laredo Road intersect. The land use designations for the area range from Regional Mixed Use, Medium Density, Regional Commercial, Community Commercial, Employment Flex/Mixed Use, Urban Low Density Residential, Low Density Residential and Residential Estate. The changes are reflected in the presentation slides for Planning Team Meeting #6. The planning team had no suggested edits to the revised vision and goals or the draft future land use map.

Housing & Employment Overview

Following the recap of the draft future land use map, Matt Prosser presented a housing overview for the area to the team. The presentation included information related to housing accessibility and affordability. 56% of households in the plan rea with a mortgage have housing costs that are affordable

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to a household earning the citywide median income of \$50,300 and generally, rent prices for apartment units near the area are lower than the county average. 76% of rentals are considered affordable to a household earning the citywide median income. After the housing overview, Matt Prosser presented the Employment statistics for the plan area. The largest employment sectors are Manufacturing and Education. 65% of workers in the area earn more than \$3,333 per month (\$40,000 annually), and 45% of workers have some college or higher. The presentation also included an overview of where the majority of the workforce lives, housing types and affordability, as well as a look at typical jobs and wages in the area. Some of the mitigating factors for the A&M-San Antonio area include: employment growth for Toyota and Texas A&M-SA, and the need to create an employment market beyond Toyota and A&M-SA. Housing factors include: the baseline forecast was based largely on the Verano Land Use plan and vacant acreage, desirability of area for new housing, limitations from Toyota, and infrastructure costs to support new housing development. The full presentation is available in the document library of the sub area website: <https://texasam.sacomplan.com/documents/>

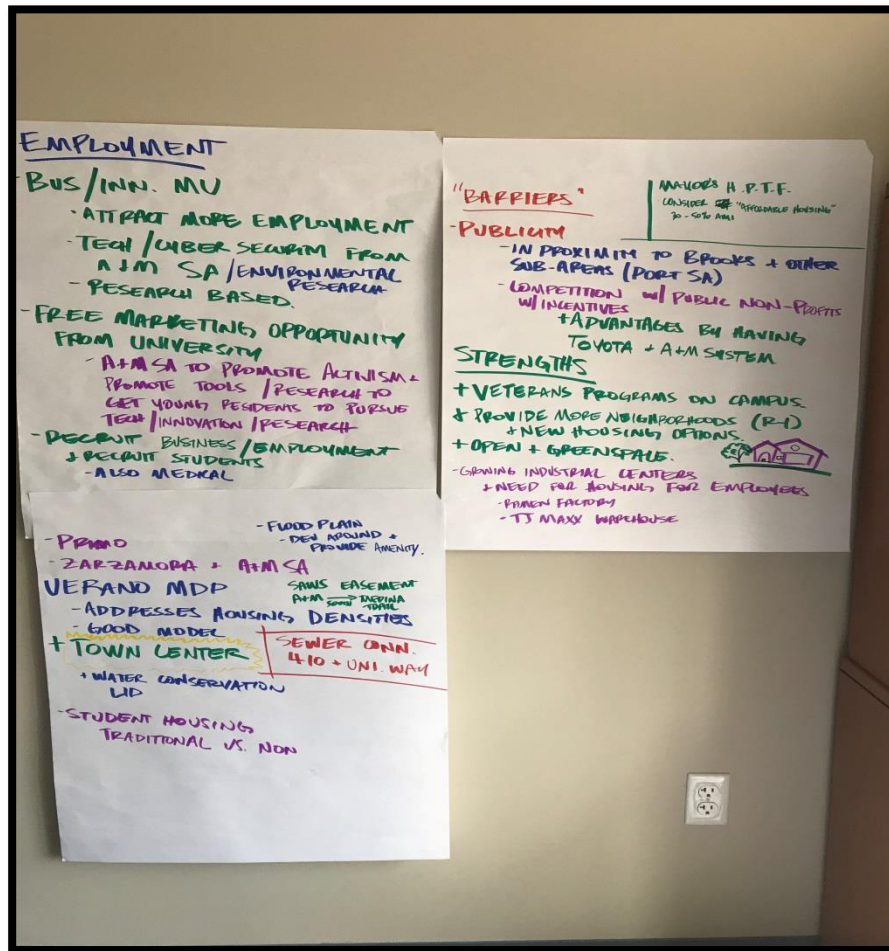
Discussion

Following the presentation on Housing and Economic Development, the planning team was encouraged to list strengths, opportunities and barriers to housing and economic development. The topic of the Business Innovation Mixed Use land use designation was introduced, and team members agreed it could attract more employment. The tech and cyber security programs from A&M-SA could provide research based opportunities and also environmental research. A team member also noted that the university could be a free marketing opportunity by providing activism, promoting tools and research to get young residents to pursue tech, innovation and research. New businesses in the area could recruit students for employment. Also, there are growing industrial centers in close proximity to the plan area, such as the TJ Maxx warehouse and the ramen factory. Growing industries will create a need for housing, and a market for new housing options and housing ownership. The university has veterans programs on campus that attract service members and provide quality education.

Along with economic strengths, planning team members were also asked to identify some of the challenges or barriers to economic or housing growth. Barriers include the lack of publicity to the area when considering the popularity of Brooks and other sub areas, including Port San Antonio. Brooks and Port SA have strong public non-profits that are able to offer incentives that the city cannot. However, there are advantages to being part of the A&M University System.

Planning team members were also asked to discuss strengths and opportunities for future housing development. The discussion included the housing densities are highlighted in the Verano Master Plan, and provide a quality example of a town center and urban neighborhood with respect to water conservation and Low Impact Development. Planning team members also agree that the flood plain and development in proximity to the Medina and Leon Creeks, along with open and greenspaces, provide a unique and attractive amenity to future residents.





Allocation Exercise

After the discussion on housing and economic strengths and weaknesses, staff facilitated an exercise in which participants were asked to physically place small game pieces on a copy of the most recent draft future land use map. The game pieces represented different housing densities that correlated with a number of units. For example, one “single family detached” game piece represented 250 housing units, the goal was to achieve the total number of allocated pieces-per density classification. For example, 16- “Single Family Detached” pieces were allocated for the area, along with, 2 “Attached/Townhomes pieces, 6 “Garden Multi-Family Pieces, and 2 Urban Multifamily pieces. Each piece represented 250 units. The goal was to place all the allocated pieces, representing different numbers of units, within appropriate land use designations on the draft future land use map.

The group identified the area directly north of the A&M-SA Campus as supporting the “Urban Multi-Family” Designation. “Garden Multi-Family” pieces were placed by team members along University Way moving north, from campus, toward 410. The team placed “Attached/Townhomes” pieces in areas adjacent to Loop 410, and “Single Family Detached” pieces on the perimeter, along Pleasanton Road, and Zarzamora. The team also placed “Attached/Townhomes” and “Single Family Detached” on the area east of campus, along Pleasanton Road. The team also placed “Garden Multi-Family” pieces along Mauermann Road on a parcel identified as Urban Mixed Use.



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The exercise came to a close as the project manager alerted the team that the meeting time was over. The meeting was scheduled from 10:00 am to 12:00 pm. The planning team will participate in a similar exercise for employment based land uses, during the next planning team meeting, Planning Team Meeting #7.

NEXT STEPS:

Planning staff will analyze the discussion and exercise results as well as provide updates to the planning team.

Planning Team Meeting #7: Housing and Economic Development Strategies Part 2

Wednesday, July 31, 2019; 10:00 am – 12:00 pm; Texas A&M San Antonio Campus Building #108B

Community Meeting #2 – Public Open House

Thursday, August 29, 2019; 5:30 pm – 7:30 pm; Texas A&M SA Campus, Vista Room, 4th floor of the Central Academic Building

Meeting summaries and presentations will be available on the sub area plan website:

<https://texasam.sacompplan.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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