

MEETING SUMMARY

Texas A&M San Antonio Regional Center Planning Team #12B “Reboot” and Review of Process & Draft Plan Materials

Meeting Date: May 4, 2023

Time: 9:00 – 11:00 AM

Location: Zoom

Attendees:

Taylor Allen, WGI

Gretchen Howell, SouthStar Communities

Ernest Haffner, A&M San Antonio

Linda Pearson, Southside First

Rebecca Viagran, South Texas Business
Partnership

Sara Beesley, Mitchell Lake Audubon Center

Tim Bartlett, Property owner

Christine Vina, VIA

Raul Olveda, District 4

Chris Villa, District 3

Heather Yost, COSA Project Manager

Rudy Nino, COSA Planning Department Interim
Director

Krystin Ramirez, MIG

Jay Renkens, MIG

Meeting Objectives:

The purpose of this Planning Team meeting was to “reboot” the planning process for the Texas A&M Area Regional Center Plan. The last regular Planning Team meeting for this project was held on March 10, 2021, so the objectives for this meeting largely focused on reorienting Planning Team members to the planning process and draft plan content as well as discussing the need for edits based on new information/developments. Specifically, the Planning Team reviewed overall plan vision & goals and draft recommendations & strategies for the plan’s major topics - land use, housing, mobility, economic development, amenities & public space, and focus areas.

Meeting Format

The meeting was a combination of PowerPoint presentation and group discussion. The meeting began with introductions of the COSA Planning Department staff, project staff, and Planning Team members. The COSA Project Manager then used a PowerPoint presentation to review steps in the planning process and previously drafted Texas A&M Area Regional Center Plan content. This included overall plan vision & goals and recommendations & strategies for the major plan topics including land use, mobility, amenities & public space, housing, economic development, and focus areas. The Planning Team’s previously identified priority recommendations & strategies were highlighted throughout the presentation (indicated with yellow highlighted text in the PPT). Priority recommendations & strategies refer to those that were considered either most critical to achieving the plan vision & goals, more likely to be funded in the short-term, build upon existing or ongoing initiatives, or a necessary first step/foundation for other projects or investments. Maps and graphics illustrating land use, mobility, amenities & public space, and the plan’s three focus areas were also presented.

Texas A&M-SA PT Meeting #12B

Throughout the presentation, Planning Team members were encouraged to consider whether the recommendations and strategies presented are still valid or need clarification or revision. Questions and items for follow-up are captured below. The meeting concluded with the presentation of a tentative timeline for release of an edited, compiled draft Texas A&M Area Regional Center Plan document. The target date for a compiled draft for review is July 2023.

Group Discussion, Questions, and Follow-Ups (generally arranged by topic):

General

- University Health Systems (UHS) is opening a new campus in VIDA development at S. Zarzamora and Jaguar Parkway intersection. Update text and maps to include UHS as an amenity, economic driver, and partner institution.
- Review A&M Interpretive Plan and update A&M Regional Center Plan as needed
- Follow up with SAWS on infrastructure plans

Land Use

- Check consistency with references in other maps for inclusion of “City government” in map legend. Land Use map legend currently reads “State/Federal/Local Government”
- Confirm future land use (FLU) is consistent with new UHS hospital and relocation of A&M recreational center
- Discussion about Land Use Strategies 2.1 and 3.1 that reference development adjacent to industrial areas: These two strategies reference preservation of industrial zoning south of Mauerman Road and Guiding Principles to direct transitions between heavy industrial and less intense uses. Overlays, specific use, and conditional zoning requirements allow the city, landowners, and developers flexibility for non-industrial uses at appropriate distances from heavy industrial areas.
- Discussion about watershed protection, viewshed protection, and building height limitations in northern portion of plan area (north of Jaguar Parkway): Protection of natural features and sustainability is included in the plan’s guiding vision and goals and is discussed as a priority throughout the plan’s topic sections. The proposed future land use for the area north of Jaguar Parkway is Urban Mixed Use. This land use category allows up to MF-40 and C-2 zoning which carry 60’ and 25’ height limitations, respectively. The plan’s description of the “University Way and Jaguar Parkway” Focus Area stresses that rural and natural areas should be respected and incorporated into new development and specifically discusses the importance of the floodplain to various avian populations. The plan recommends bird-friendly lighting and dark skies initiatives to minimize impact on migratory birds. The Digital Design Charrette (visualization exercise) for the University Way and Jaguar Parkway area illustrates the type of development that *could* occur under the proposed future land use. A complete description of all land use categories and permitted zoning districts can be found here:

https://www.sanantonio.gov/Portals/0/Files/Planning/Land%20Use%20Categories/ADOPTED%20Land%20Use%20Categories_10.11.18.pdf?ver=2018-12-20-090209-107

Mobility

- Question: Is there a strategy for extending Jaguar Parkway in the Mobility section?



Texas A&M-SA PT Meeting #12B

- A balanced/multimodal connection is outlined as a “priority connection” on the Mobility map. Mobility Strategy 2.3 references Jaguar Pkwy from S Zarzamora to Pleasanton Road as a priority location for bicycle and sidewalk network as streets are constructed.
- Question about whether existing bus stops would continue to function with transition to VIA Link. Map of VIA Link ride-sharing service in A&M area: https://www.viainfo.net/wp-content/uploads/2022/09/VIA-Link-South-Brochure-ENGLISH_FINAL-new-map-09.28.22.pdf
- Follow up with TXDOT and COSA Transportation on plans for east/west expansion.

Amenities

- Include UHS in amenities discussion and maps where appropriate
- Follow-up with SAWS to see about infrastructure map
- Check on public art near historic bridge (no icon for public art on Amenities map)
- Follow up with Sara and Gretchen on updated map of connections between VIDA’s Madla Greenway and Mitchell Lake, Mission del Lago

Economic Development

- Better define what is meant by “utility services” (Recommendation #2) to include high-speed internet
- Highlight eco-tourism as economic driver

Focus Areas

1) University Way & Jaguar Parkway

- Protection of viewshed from University Way - Review plan recommendations and see A&M Campus Interpretive Plan.

2) Jaguar Parkway East

- See A&M Campus Interpretive Plan
- Confirm language and maps align with most recent A&M Master Plan and Interpretation Plan (e.g. relocation of sports and recreation to west side of campus).

3) Pleasanton Road & Medina River Greenway

- Map should reflect public art

NEXT STEPS: Planning staff will research questions/points of clarification and update the draft plan based on comments received during meeting. Tentative date for revised draft of plan is July 2023.

Summaries and presentation materials from Planning Team Meeting can be found within the documents library on the plan website: <https://texasam.sacompplan.com/documents/>

If you have any questions about the Texas A&M San Antonio Regional Center Plan, please contact:

Project Manager: Heather Yost, City of San Antonio Planning Department.

Email: Heather.Yost@sanantonio.gov

Phone: (210) 207-7919

