

MEETING SUMMARY

NE Loop 410 and I-35 Regional Center Planning Team Meeting #4 (Land Use I)

Meeting Date: Wednesday, 5 June 2019

Time: 7:45 AM to 9:45 AM

Location: Wayland Baptist University, 11550 I-35 Frontage Rd., SATX 78233

Attendees:

Robert Nolen, SARA

Scott Wollston, Capital Aggregates

Jordan Schaefer, RECSA

Steven Silver, CRIT

Edgar Olivas, COSA

Federa Chapa, COSA

Shermeka Hudson, Toyota Field

James Todd, Wayland Baptist University

Micah Diaz, COSA

Christina Castano, VIA

Samantha Wickwire, COSA

Heather Yost, COSA

Krystin Ramirez, MIG

Jay Renkins, MIG

Carissa Cox, Mosaic

Meeting Objective

The purpose of Planning Team Meeting #4 was to discuss housing and jobs projections, review land use concepts, review existing land use designations and zoning, and discuss proposed future land uses.

Meeting Format

The meeting consisted of a PowerPoint presentation followed by a group discussion of existing land use categories in the NE Loop 410 and I-35 Regional Center.

The presentation consisted of a review of the Regional Center project timeline, discussion of revised Regional Center Vision and Goals, explanation of housing and job projections for the area, and review of general land use concepts.

Heather Yost (COSA) presented the revised NE Loop 410 and I-35 Regional Center Vision and Goals:

Revised Vision:

“The NE Loop 410 and I-35 Regional Center is a place where neighborhoods and businesses thrive and whose recreational, educational, and institutional assets draw residents and visitors alike. Its well-connected transportation networks integrate options for automobile, public transit, bicycle, and pedestrian travel allowing efficient access to everything the area has to offer – from entertainment, to parks and hike/bike trails, to businesses that meet day-to-day needs. The Regional Center supports its traditional industrial base, embraces positive change, and evolves in a way that sustains and protects its natural systems and environment.”

The group suggested that the first sentence be modified to “...whose unique recreational, educational, and institutional assets...” The group also suggested editing the last sentence to use wording that more specifically references economic development and mix of housing and business diversity instead of the phrase “embraces positive change.”

Revised Goals:

Goal 1: Encourage economic development and business diversity that nurture positive



community identity.

Goal 2: Create a connected transportation network that integrates multiple modes of transportation - including automobile, public transit, bicycle, and pedestrian - to efficiently serve the needs of residents and commuters.

Goal 3: Expand and connect greenspace, parks, and trails.

Goal 4: Promote community well-being and safety.

Goal 5: Support sustainable development practices that encourage stewardship of the natural environment, create healthy neighborhoods, and minimize the risk of flooding.

The group suggested including specific references to business and housing diversity for the workforce in the (to be developed) strategies for Goal 1. Goal 2 should be edited to list transportation users/audiences (e.g. residents, employees, commerce, visitors, etc.) Other recommendations for Goal 2 to include in future strategies are to get traffic off Wurzbach Parkway and address traffic with traffic demand management (TDM).

Jay Renkins (MIG) presented housing and job projections, including growth forecasts for the NE Loop 410 and I-35 Area Regional Center. He also mentioned some recent residential and non-residential projects and asked for input from the Planning Team regarding the desired economic and housing futures for the area. Krystin Ramirez (MIG) provided a general overview of the City's adopted land use categories. Carissa Cox (Mosaic) explained how the future land use base map was generated from previous planning documents and current zoning. She also explained the "Monopoly" future land use activity. After the presentation, the group used the Monopoly activity to begin the discussion of future land use for the NE Loop 410 and I-35 Regional Center. The purpose of the discussion was to prioritize future land uses for the overall area and (time permitting) discuss desired future land uses for the focus areas and mixed-use corridors (discussion will reconvene at the next Planning Team Meeting on July 11).

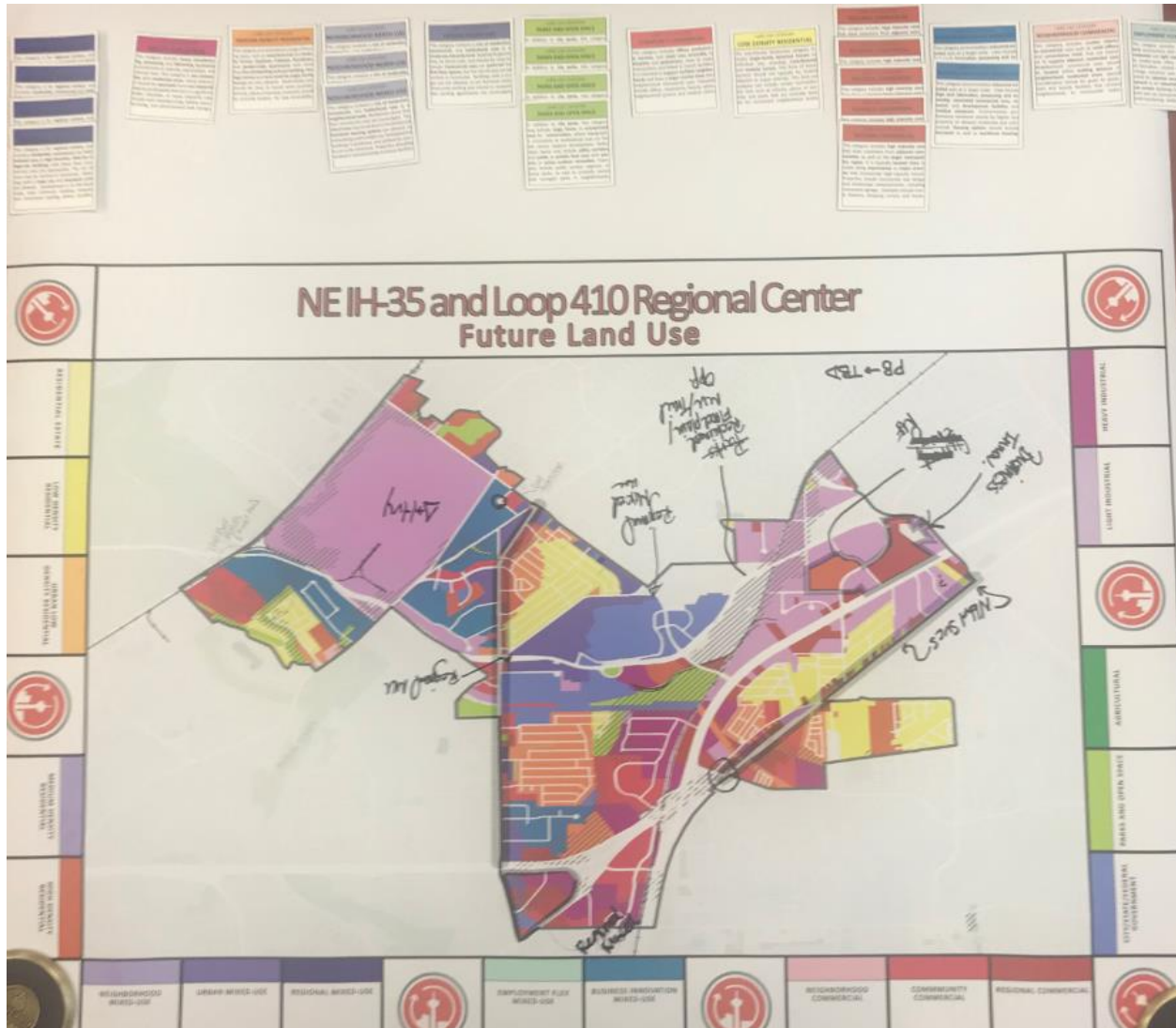
Comments Provided Comments from the group discussion are recorded on the Monopoly map picture and summary below:

- Highest priority future land use categories identified by the Planning Team for the area are Residential Mixed Use, Neighborhood Mixed Use, Parks and Open Space, and Regional Commercial.
- Look into residential entitlements along Randolph Rd.
- Confirm right-of-way (ROW) from Wetmore Rd. along Wurzbach Pkwy.
- Challenge for future land use is lack of space between major ROWs (highways and railroad)
- Confirm/look into housing and charter school development near Longhorn Quarry
- Follow up with David Rittenhouse (Bitterblue) on plans for Longhorn Quarry

Future Land Use Map (Monopoly Activity):



NE Loop 410 and I-35 Area Regional Center Planning Team Meeting #4 Summary



NEXT STEPS: Planning staff will review and edit the Draft Future Land Use Map to reflect Planning Team discussion and community feedback. The next Planning Team Meeting (Planning Team Meeting #5) will include additional review and comment on the Revised Draft Future Land Use Map.

Planning Team Meeting #5: Thursday, 11 July 2019 from 7:45 AM to 9:45 AM, Wayland Baptist University, 11550 I-35 Frontage Rd., SATX 78233

Meeting summaries and presentations will be available on the NE Loop 410 and I-35 Regional Center Plan website: <https://nei35.sacomplan.com/>

If you have any questions about the NE Loop 410 and I-35 Regional Center Plan, please contact the Project Manager: Heather Yost, City of San Antonio Planning Department at heather.yost@sanantonio.gov or (210) 207-7919.

