



MEETING SUMMARY

Meeting: Highway 151 & Loop 1604 Area Regional Center
Planning Team Meeting #4
Housing and Jobs Projections; Land Use (1 of 2)

Date: June 5, 2019

Time: 5:30 – 7:30 pm

Location: SeaWorld San Antonio Administrative Offices

Attendees: *Mike Tavitas, Stonegate Hill at Westover Hills*
John Hadden, Oak Creek Neighborhood Association
Taris Bell, Westover Valley Neighborhood Association
Valerie Cobos, Frost Bank
Melanie Forde, SeaWorld San Antonio
David Skelton, SeaWorld San Antonio
John Wright, Mountain View Acres
Tom Lehrman, GM Financial
Amy Jo Zola, SARA
Krystin Ramirez, MIG, Inc.
Mukul Malhotra,, MIG, Inc.
Carissa Cox, Mosaic
Matthew Prosser, EPS
Sarah Serpas, COSA Planning Department

Meeting Purpose

This meeting was the second individual meeting for the Highway 151 & Loop 1604 Planning Team. The objectives of this meeting were to:

- Discuss Revised Draft Vision and Goals
- Discuss Housing and Jobs Projection
- Review Land Use Concepts
- Review and Discuss Land Use Categories
- Discuss and Analyze Proposed Future Land Use Map

Meeting Format

MIG and COSA staff facilitated the meeting, and provided a presentation which guided the meeting agenda. The presentation can be found at the documents library on the plan website:

<https://highway151.sacompplan.com/documents/>

Discuss Revised Draft Vision and Goals

Planning staff presented a revised set of vision and goals, which were reviewed by the planning team. Members were encouraged to say any major comments, and also encouraged to review the revisions and send any comments via email. The revised vision and set of goals are presented below.

Revised Vision:

The Highway 151 & Loop 1604 Area will continue to thrive as a center where people live, work, learn, and play. The area stands out as a place to experience the “Old Texas” Hill Country feel, but also breathes new life as a place where businesses, shopping, and tourism thrive. In the future, there will be more opportunities for those who live or spend time in the area to recreate outside, as well as new opportunities for mixed-use nodes where people can gather. Future growth will respect and work to maintain the ~~rural~~ green space and natural feel of the area, while ensuring strong connections inside and outside of the city through new transportation options as well as efficient major thoroughfares.

Revised Goals:

Goal 1: Create a cohesive identity for the area while preserving Hill Country character.

Goal 2: Support new mobility choices and manage congestion on major roadways while encouraging new development and land use choices that do not increase congestion.

Goal 3: Leverage ~~existing~~ education, infrastructure, and business assets to support future economic growth.

Goal 4: Create new public open spaces, recreation options, and other mixed-use places for people to gather or play.

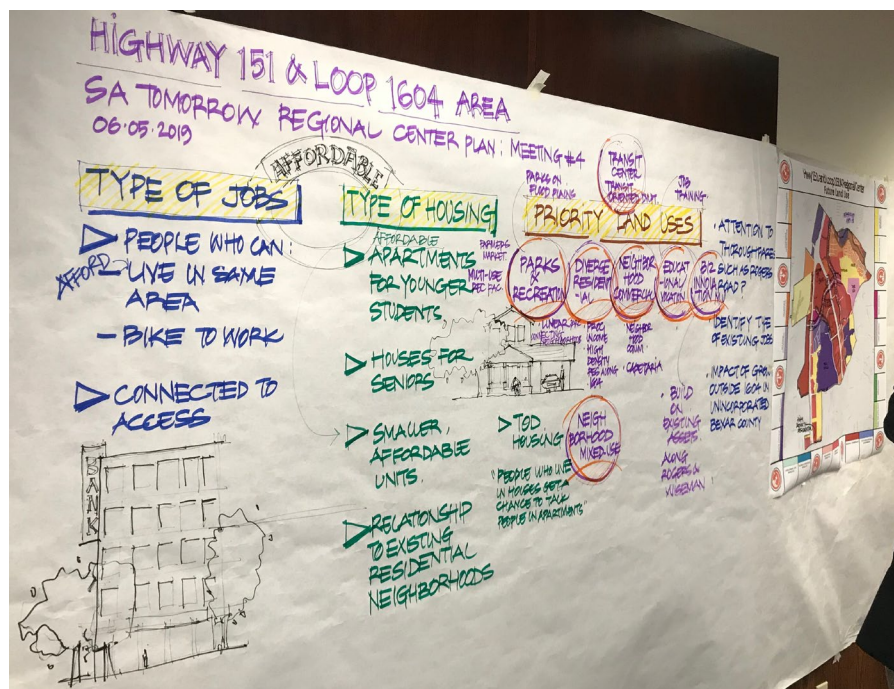
Goal 5: Provide a diverse array of housing options for all stages of a resident’s life.

Discuss Housing and Jobs Projection

Following the discussion of the revised vision and goals, Matt Prosser from EPS gave a presentation about Regional Centers and the projected housing and jobs growth for the Highway 151 & Loop 1604 Area. There was also a discussion about the **types of jobs** that should be located in the center in the future. There were strong desires for people to be able to live where they work, and to have more connections and access. Planning team members also stressed the need for other types of housing, such as apartments for students, housing for seniors, smaller affordable units, Transit-Oriented development,



a relationship to existing residential neighborhoods, and a desire for “a chance for people who live in houses to talk to people in apartments. Notes from this discussion are presented in the image below, and the slides with statistics presented by EPS are in the presentation in the documents library on the plan website.



Review Land Use Concepts & Review and Discuss Land Use Categories

Following the housing and jobs discussion, Carissa Cox of Mosaic Planning gave a presentation about land use classifications. This began with a general discussion, then she handed out “Monopoly cards” of land uses to planning team members. Each member was asked to choose the land use that best describes where they live, work, or spend a significant amount of time. Photos from that conversation are presented below, and Carissa’s slides are available in the presentation on the plan website.



Discuss and Analyze Proposed Future Land Use Map

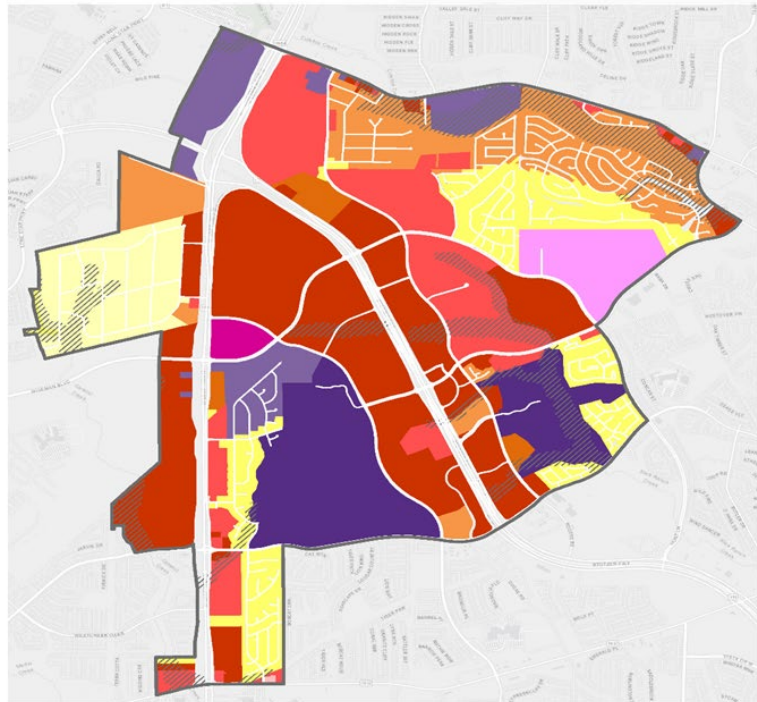
After an introduction to land use categories, planning team members then dove into a draft future land use map. This map was generated based on current zoning and prior plans, such as SA Corridors and is presented below. Descriptions of the adopted land use categories can be found on the Planning Website 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

Hwy 151 Regional Center Future 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/State/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial













This map was discussed generally, and then planning team members were asked to choose land uses that they believe were “missing” from the area. Overwhelmingly, the members chose “Parks and Open Space” as needed for the area, in addition to “Neighborhood Mixed-Use.” The photo below shows the number of land uses chosen by participants.





Land use categories chosen as “missing” by planning team members:

FUTURE LAND USE CATEGORY	CARDS CHOSEN	NOTES
 Parks and Open Spaces	7	Overwhelmingly parks and open space was identified as a key need in the study area. Planning team members noted that there was “no green” on the map.
 Neighborhood Mixed-Use	4	Neighborhood mixed use was desired to create more walkable spaces where people can shop, eat, and play, in addition to adding more housing to the area.
 Business Innovation Mixed-Use  Neighborhood Commercial  Community Commercial  Medium Density Residential	2 2 2 2	Members wanted to see more small shops in walkable areas where people could spend time, walk, and shop. Business Innovation was desired for the areas around the data centers and corporate campuses.
 High Density Residential  Low Density Residential  City/State/Federal Government  Agricultural	1 1 1 1	Agriculture was chosen due to a desire for more community gardens and farmers markets. City/State/Federal was chosen due to a desire for more “civic” spaces and community centers.



Next Steps for Highway 151 and Loop 1604

Feedback from the Planning Team Members during this meeting will be used to revise the Draft Future Land Use Map. **This revised draft future land use map will be discussed at the next Planning Team Meeting, on Tuesday July 2nd, 2019. This meeting will be hosted by Frost from 5:30 to 7:30 pm at One Frost (3838 Rogers Road).**

More information about the upcoming meeting, materials from previous meetings, and other information can be found on the plan website: <https://highway151.sacompplan.com/>

If you have any questions please contact me:

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