



MEETING SUMMARY

Meeting: Highway 151 & Loop 1604 Area Regional Center
Planning Team Meeting #5
Land Use (2 of 2)

Date: July 2, 2019

Time: 5:30 – 7:30 pm

Location: One Frost

Attendees: *Mike Tavitias, Stonegate Hill at Westover Hills*
Doug Handlin, Stonegate Hill at Westover Hills
Susan Handlin, Stonegate Hill at Westover Hills
John Hadden, Oak Creek Neighborhood Association
Taris Bell, Westover Valley Neighborhood Association
Valerie Cobos, Frost Bank
John Wright, Mountain View Acres
Christine Viña, VIA Transit
Amy Jo Zola, SARA
Joshua Spencer, SARA
Krystin Ramirez, MIG, Inc.
Chris Ryerson, COSA Planning Department
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:

- Review Vision & Goals and Housing & Jobs
- What we heard at the last meeting
- Discuss Revised Future Land Use Map
- Next Steps

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/>

Review Vision & Goals and Housing & Jobs Projections

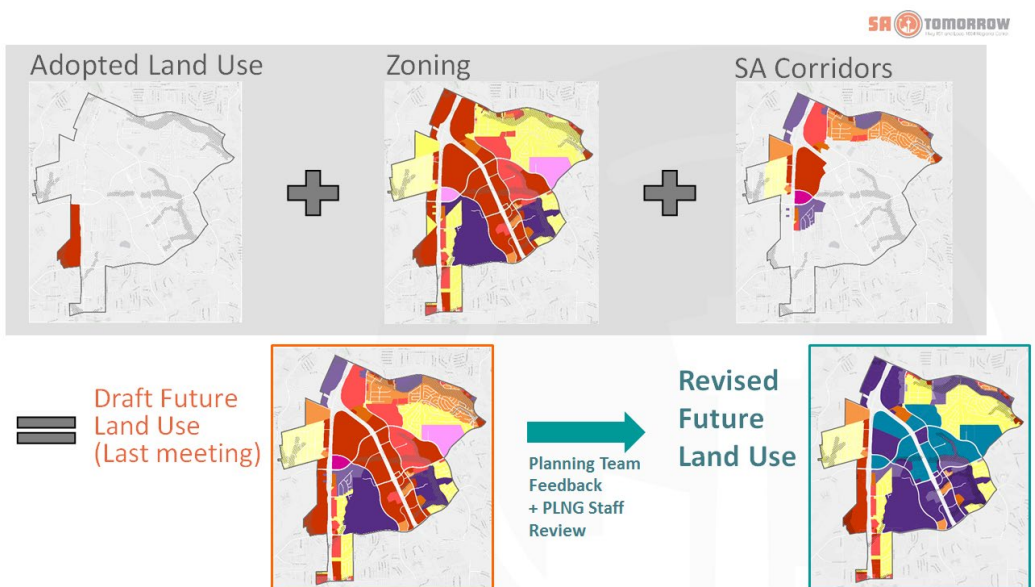
In order to remind Planning Team members of the previous discussion at the last meeting, and to give food for thought to the land use discussion, Planning Staff re-presented the revised draft vision and goals, and reviewed the major points of the Housing and Jobs Projections presented by EPS at Planning Team Meeting #4. This fed into the land use conversation.

What we heard at the last meeting

Next, planning staff summarized some of the main comments received in the last meeting, and directed Planning Team Members to the PT#4 Summary. This discussion showed planning team members their main proposed land uses, and summarized their thoughts about the previous draft land use map.

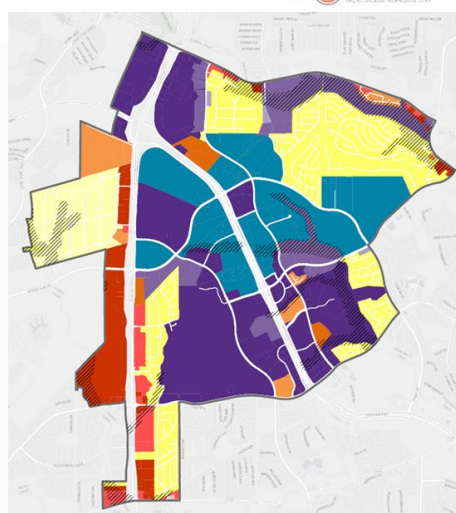
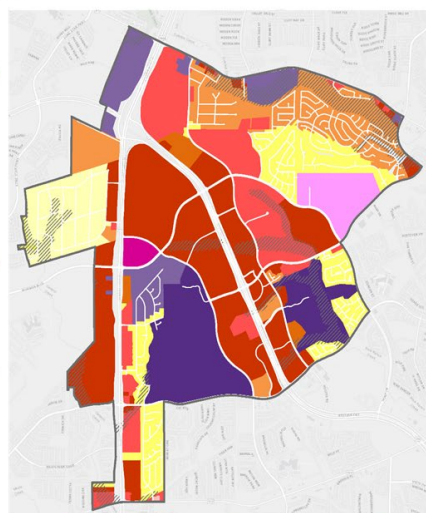
Discuss Revised Future Land Use Map

Planning staff and MIG then presented a revised future land use map. This map was primarily created by considering the existing zoning (and not adding or removing capacity for the majority of the area) but transforming the largely commercial uses from the first draft map (which was generated by zoning alone) into more mixed-use land use classifications. The rationale behind this was to allow more flexibility for future development, and hopefully create more walkable nodes throughout the area. The Revised land use map and the previous map are presented below.



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



The emerging land use narrative that will accompany this map was also presented as follows:

- Differentiate the character of uses along Hwy 151 from land uses along parallel roads (Rogers Rd and N Ellison Dr) by having higher-capacity commercial or business uses along the Highway and more local-serving mixed use areas along the side roads
- Support more innovative business uses such as the corporate campuses and other tech or cyber-security oriented businesses by using the Business/Innovation Category
- Increase the amount of Parks and Open Space in the area wherever possible, especially in floodplains.
- Support more mixed-use development at appropriate scales throughout the area, providing a “step-up” to higher intensity uses or “step-down” to lower intensity uses
- Focus higher density commercial development along Loop 1604, while encouraging more business and job activity along Highway 151.
- Encourage more mixed use activity along areas where higher density residential already exists.
- Preserve and enhance the character of established neighborhoods, with complementary densities and uses for new development.

Summaries of the changes to the map by land use type are described below:

<div data-bbox="203 905 393 951">  Regional Mixed-Use </div> <p>Added to map:</p> <ul style="list-style-type: none"> • Already classified the Hyatt Hill Country and SeaWorld as this category, added adjacent areas and Northwest Vista College • Major commercial node at intersection of Culebra & 1604 • Other parcels throughout southern portion between SeaWorld and Hyatt, near existing Multifamily Residential 	<div data-bbox="586 877 797 934">  Urban Mixed-Use </div> <p>Added to map:</p> <ul style="list-style-type: none"> • Generally where existing C-2 zoning exists, but areas that were not designated as “Business Innovation” • Also areas serving as buffers between higher intensity Regional Mixed Use • Where else would make sense? 	<div data-bbox="985 915 1240 972">  Neighborhood Mixed-Use </div> <p>Added to map:</p> <ul style="list-style-type: none"> • Buffering Mountain-View Acres Neighborhood • Where else would be appropriate?
<p>Commercial Uses</p> <div data-bbox="203 1360 433 1461">  Neighborhood Commercial  Community Commercial  Regional Commercial </div> <p>Kept on map:</p> <ul style="list-style-type: none"> • Strictly commercial uses can be appropriate along major thoroughfares, such as 1604. • Also kept along Culebra. • Are there other areas that should remain commercial, or become mixed-use instead? 	<p>Residential Uses</p> <div data-bbox="586 1346 846 1526">  Residential Estate  Low Density Residential  Urban Low Density Residential  Medium Density Residential  High Density Residential </div> <p>Changes to map:</p> <ul style="list-style-type: none"> • Single Family Neighborhoods revised to Low Density • Are there other locations that should be strictly residential or could become more mixed use? 	<div data-bbox="995 1346 1310 1375">  Parks & Open Space? </div> <p>Requires more discussion with Parks Dept., Property Owners, and other entities.</p> <p>But floodplain areas could hold potential for parks.</p> <p>Only city-maintained open spaces will be designated on land use map (e.g. Hyatt Golf Course is not)</p>



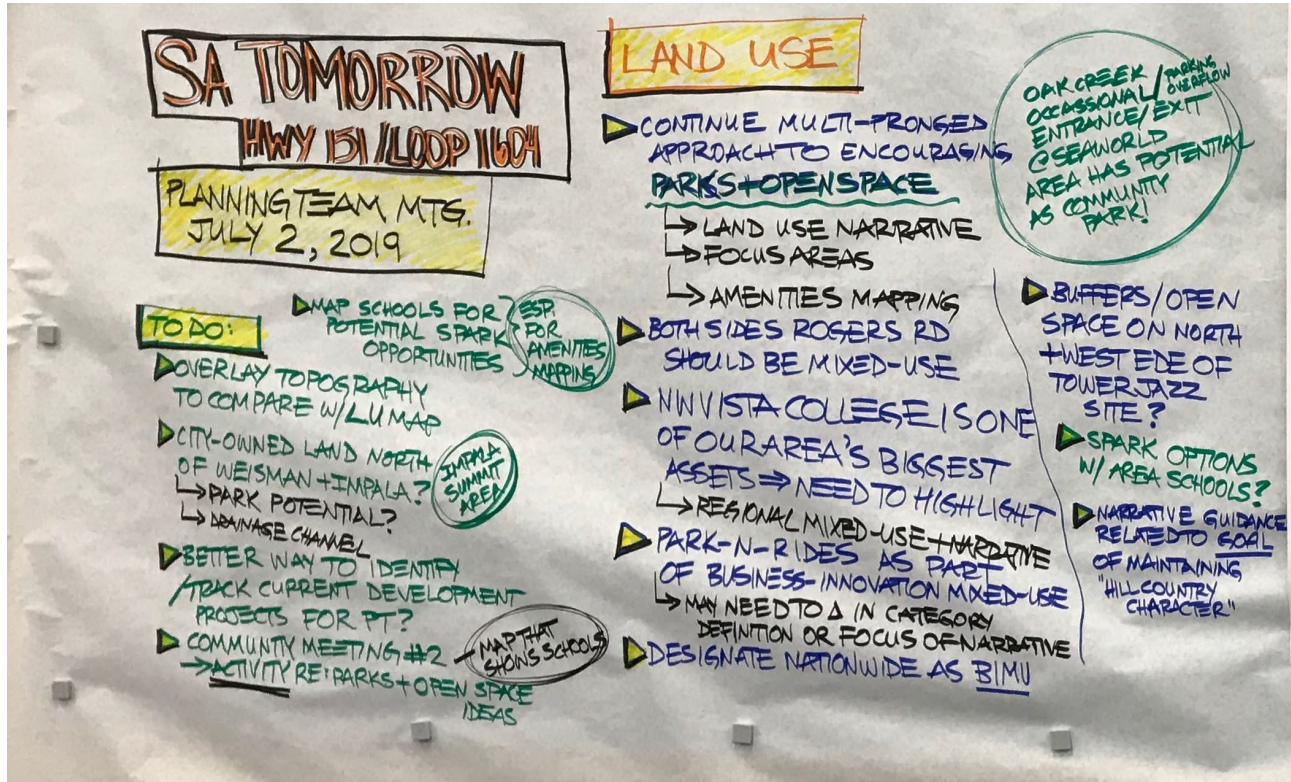
Discussion of Land Use Map

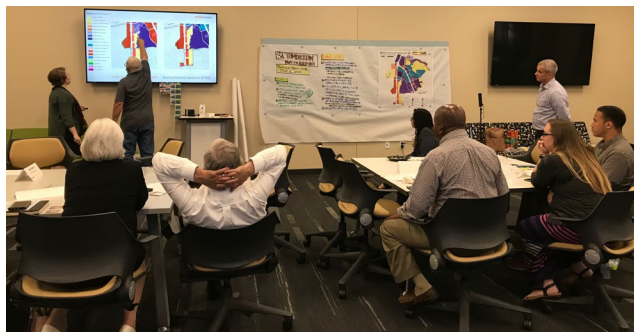
Generally, Planning Team Members were supportive of the more mixed-use nature of the area. There were concerns raised about the lack of land designated for Parks & Open Space. This is due to a need for more coordination with the parks department and other property owners in the area before areas can be designated as Parks/Open Space on a Land Use Map. This map will be used in future zoning decision-making, and the designations as such do require more conversations. An agreement was reached to create a secondary map highlighting potential areas desired for parks, since this was a major theme from all public feedback as well as Planning Team Members' responses at the previous meeting.

Other topics of discussion and notes to follow up on are summarized in the following bullet points:

- Will regional mixed use or business innovation mixed use land use categories permit a VIA park and ride?
- Stagger land use of TowerJazz property along the Stone Gate neighborhood. Stagger using urban mixed use/neighborhood mixed use designation or open space designation
- Is Sea World owned property adjacent to Oak Creek a parks opportunity?
- Add public schools to the map
- Notate city-owned properties
- Create list of pending development permits
- Look into SPARK opportunities or existing programs in the area
- Add topography layer to map
- Change Nationwide property to Business Innovation Mixed Use
- In narrative add explanation on how to go about preserving the "Hill Country" feel

And notes are also visible in the wall graphic and map below, along with a photo from the meeting:





Wrapping Up

To close the meeting, Planning Staff and MIG directed the Planning Team Members to the Medical Center Draft Plan Website. This was intended to show members where the process was headed, and what the final products would start to look like. The draft Medical Center Plan can be accessed here:

<https://medical-center.sacompplan.com/>

Next Steps for Highway 151 and Loop 1604

The land use map will undergo further revisions, and will then be used to create a draft set of capacity analyses for the area. **This will be presented at the next Planning Team Meeting tentatively scheduled for July 31, 2019, but with a location TBD.**

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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