



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 40

**Agenda Date:** August 29, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 3, District 4

**SUBJECT:**

Consideration of an ordinance adopting the Texas A&M-San Antonio Area Regional Center Plan as a component of the City's Comprehensive Master Plan.

**SUMMARY:**

Consideration of an ordinance adopting the Texas A&M-San Antonio Area Regional Center Plan as a component of the City's Comprehensive Master Plan.

**BACKGROUND INFORMATION:**

The SA Tomorrow Comprehensive Plan is one of three growth-related plans addressing how the City of San Antonio's expected population growth will be balanced with social, economic, and environmental resources. The Comprehensive Plan provides strategic direction for decision making and public investment to prepare our communities for anticipated growth at the citywide level. The major "building blocks" of the Comprehensive Plan include:

- Regional Centers
- Urban Centers
- Corridors
- Neighborhoods

This regional center plan aims to create a realistic and implementable strategy to address projected growth in the Texas A&M-San Antonio Area Regional Center, one of the 13 regional centers identified in the SA Tomorrow Comprehensive Plan. Located in south San Antonio, the area is an emerging activity center that is anchored by the Texas A&M University-San Antonio campus and the Toyota Motor Manufacturing Texas plant. The area also boasts natural features such as the Medina River and Leon Creek, as well as related amenities that include greenways, trails, and nature preserves. The Land Heritage Institute maintains 1,200 acres of greenspace along the Medina River to preserve the area's archeological, cultural, educational, environmental, and historical landscape. This regional center provides a unique opportunity to protect existing educational and industrial uses, attract new technology and research industries, absorb anticipated population growth through a range of housing options, and preserve the rural and agricultural character of the area. The main topics covered by the plan include Land Use, Focus Areas, Mobility, Amenities and Public Space, Housing, and Economic Development.

As success of the sub-area plan depends on broad participation from area stakeholders, Planning Department staff worked with a wide range of community members throughout the planning process. These included residents, business and property owners, employers, educational and cultural institutions, public and nonprofit organizations, and other City departments.

#### **ISSUE:**

Outreach and engagement were extended because the plan was delayed by the COVID-19 pandemic. Additional time was spent on preparing the initial and final draft documents to reflect input and feedback received from stakeholders. A Public Draft of the plan was released to the public for review and comment on December 1, 2023, and public input was gathered through March 3, 2024. Comments received were considered for incorporation in the Administrative Draft for the adoption process, which was made available to the public on April 30, 2024.

The Planning Commission received briefings on May 8 and June 12, 2024. The Planning and Community Development Committee of the City Council received a briefing on May 20, 2024. The Planning Commission held public hearings on May 22, June 12, and June 26, 2024. In response to questions and comments from the Planning Commission, staff proposed revisions to the Administrative Draft that were made public at the June 12th public hearing and subsequently posted online on the project website and as part of the Planning Commission agenda for June 26th.

The Planning Commission recommended approval of the plan with all staff recommended revisions and with the two following revisions (as **underlined bold italicized** text):

- Plan Framework Section, Land Use Subsection  
“Land Use Recommendation #2: Maintain appropriate transitions in density and uses between the northern and southern portions of the plan area.

Thoughtful consideration of future land uses and their supported activities helps communities develop in a way that minimizes or avoids conflict between incompatible uses. Coordination with

Texas A&M University-San Antonio should continue in order to align the planning and development of campus activity anchors with the uses of surrounding properties. The Light Industrial land use designation is used to create transitional buffers between more intense industrial and freight uses associated with the TMMTX plant and the residential, commercial, and educational uses further north.

Within the City's municipal boundaries, potential tools for maintaining appropriate land use transitions in a consistent and predictable way *may* include implementation of the adopted Future Land Use Map and development of an overlay zoning district. In the City's Extraterritorial Jurisdiction, the primary tool is continued implementation of the City's Annexation & Growth Management Policy (2023) through the review of proposed projects such as requests for Special Districts."

- Implementation Section, Implementation – Land Use Subsection

“Strategy 2.4 (Regulatory and Policy)

Consider development of an overlay district to address compatibility issues *within the borders of the plan* between the northern and southern portions of the plan area. A purposeful and orderly transition of uses surrounding heavy industrial areas protects the economic vitality of established industrial areas and creates safeguards for the well-being of less intense commercial and residential development.”

Staff's recommended draft is currently available online: <https://texasam.sacompplan.com/> and is attached to this agenda item. Staff's recommendation does not include the two additional revisions proposed by the Planning Commission.

If adopted as a component of the City's Comprehensive Master Plan, the Texas A&M-San Antonio Area Regional Center Plan shall control over any conflict with the Heritage South Sector Plan, where plan areas overlap.

#### **ALTERNATIVES:**

City Council can choose not to adopt the Texas A&M-San Antonio Area Regional Center Plan as a component of the City's Comprehensive Master Plan. However, this action would delay implementation of the SA Tomorrow Comprehensive Plan and would require staff to develop a new regional center plan for the Texas A&M-San Antonio Area.

#### **FISCAL IMPACT:**

This ordinance adopts the Texas A&M-San Antonio Area Regional Center Plan as a component of the City's Comprehensive Master Plan. There is no fiscal impact associated with the adoption of the Texas A&M-San Antonio Area Regional Center Plan.

#### **RECOMMENDATION:**

Staff recommends the Texas A&M-San Antonio Area Regional Center Plan, with staff's recommended revisions that were approved by the Planning Commission, be adopted as a component of the City's Comprehensive Master Plan, for an approximate 15.1-square mile area generally bound by Southwest and Southeast Loop 410 to the north; Pleasanton Road, City Limit Line, and Neal Road to the east; Neal Road to the south; and Applewhite Road and South Zarzamora Street to the west.

Planning Commission recommends approval with staff's recommended revisions and two additional revisions.