



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** June 26, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

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

**SUBJECT:**

The Texas A&M-San Antonio Area Regional Center Plan

**SUMMARY:**

Consideration of a resolution recommending the Texas A&M-San Antonio Area Regional Center Plan to City Council to become 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. In response to questions and comments from the Planning Commission, staff is proposing revisions to the Administrative Draft, which are currently available online: <https://texasam.sacomplan.com/> and are attached to this agenda item.

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 and June 12, 2024, and continued the item to their June 26, 2024 meeting.

#### **ALTERNATIVES:**

1. Recommend Denial of the proposed resolution recommending the Texas A&M-San Antonio Area Regional Center Plan to City Council.
2. Make an alternate recommendation.
3. Continue to a future date.

#### **RECOMMENDATION:**

Staff recommends approval of a resolution recommending the Texas A&M-San Antonio Area Regional Center Plan, with all staff recommended revisions, to City Council to become a component of the City's SA Tomorrow Comprehensive Plan.