

## MEETING SUMMARY

Meeting: UTSA Area Planning Team Meeting #6  
Date: April 11, 2018  
Time: 2:00 – 4:00 pm  
Location: John Igo Branch Library

### **Invited/Accepted/Attended**

*Colleen Waguespack, Northside Neighborhoods for Organized Development (NNOD)*  
*Ernest Haffner, Facilities Planning & Development - UTSA*  
*Santiago Jaramillo, VIA Metropolitan Transit*  
*Michelle E. Garza, San Antonio River Authority*  
*Benjamin Perry, Facilities Planning & Development – UTSA*  
*Brent Doty, Edwards Aquifer Authority*  
*Mark Johnson, North San Antonio Chamber of Commerce*  
*Teri Bilby, San Antonio Apartment Association*

### **Invited/Could not attend**

*James Griffin, Brown & Ortiz, P.C.*  
*Al Philippus, Valero*  
*Pegy Brimhall, American Institute of Architects*  
*Nicholas Mohat, Cedar Point Homeowners Association*  
*Karen Bishop, San Antonio River Authority*  
*Marcus Thomas, Student Government Association - UTSA*  
*Darcie Schipull, TXDOT*  
*Ashley Farrimond, Kaufman | Killen*

### **Invited Organizations**

*Woodland Park HOA*  
*Oakland Heights HOA*  
*The Woods of Shavano Community Association*  
*Ridgehaven Volunteer HOA*  
*College Park Neighborhood Association*  
*Cantera Village HOA*

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### **Meeting Purpose**

The sixth meeting of the UTSA Area Planning Team aimed to accomplish the following objectives:

- Introduce future land use classifications that will be used for all SA Tomorrow Area Plans;
- Present and discuss draft land use map for UTSA Area planning area

**Meeting Format**

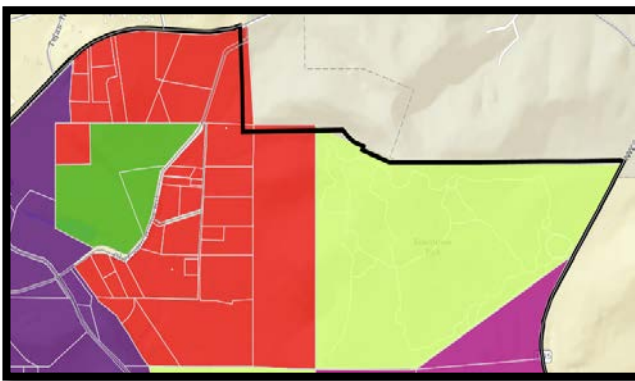
The meeting was structured as a combination of presentation and breakout session with two planning teams, the UTSA Area and Medical Center Area Regional Centers. Key City staff included: Bridgett White, Planning Director, Rudy Nino, Assistant Director, Micah Diaz, Planning Coordinator, Brenda Valadez, Senior Planner, Carlos Guerra, Senior Planner all with the City of San Antonio and Carissa Cox, Principal Planner with Mosaic Plans.

Rudy Nino presented an overview of what land use is and why it is important; adopted and proposed land use classifications and descriptions, including permitted zoning districts; and the overall process thus far. Following the presentation, planning team members for both plan areas broke into smaller groups for focused discussions on the proposed land use maps for each respective planning sub-area.

**Comments/Concerns**

Key comments and questions from the Planning Team’s discussion of future land use are summarized below:

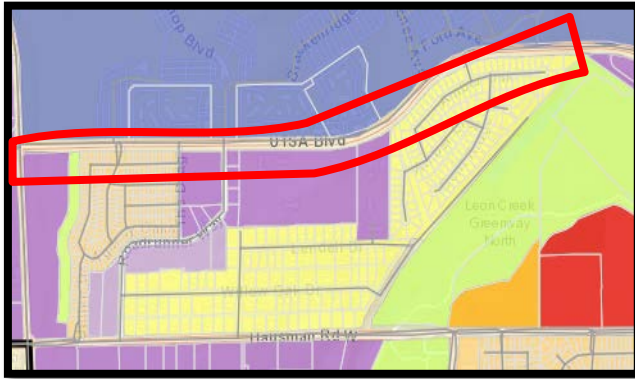
1. Change the Agricultural land use classification to Community Commercial to create a land use pattern that begins with the more intense land use along Loop 1604 and transitions to less intense land uses as you move inward toward Camp Bullis and Eisenhower Park.
2. Leave the Agricultural land use in place to preserve a pocket of green space/buffer between the two distinct land use classifications.
3. The Community Commercial land use designation near Camp Bullis and Eisenhower Park is too intense for the area. Need to consider the environmental impact of designating this area commercial (i.e. loss of trees, golden cheek warbler displacement, potential traffic on Camp Bullis Road). Change the Community Commercial designation to Residential Estate, or possibly, Agricultural.



4. Look at the Master Development Plan for La Cantera and assign land use classifications based on the MDP.



5. Designate all the greenway trails as Parks/Open Space.
6. Change the southern side of UTSA Blvd to Regional Mixed Use to allow more dense housing with retail components to serve students and residents in the area.



7. Overall, there is not a lot of opportunity in the plan area designated for new single-family development. Mixed-use designations would allow single-family development; but, there is no guarantee that new development will actually be single-family. Consider more opportunities for first time home buyers/starter homes.

**Next Steps:**

The seventh Planning Team Meeting will be held on May 2, 2018.  
 Objectives for this meeting will include the following:  
 Discussion regarding the Revised UTSA Area Future Land Use Map  
 Discussion regarding Amenities and Infrastructure Improvements  
 Recommendations and Strategies Prioritization Discussion on Mobility

If you have questions about the UTSA Area planning project, please contact Project Manager Brenda Valadez, City of San Antonio Planning Department.

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