

Camp Bullis Sector Plan

Shaping the Future of San Antonio

Planning Team Meeting #1: Issues and Values Exercise Results

Consolidated List of Issues and Values by Priority

Priority	Issue	Value
1	Transportation	Natural Resource / Environmental
2	Land Use	Property Ownership
3	Zoning	Education
4	Natural Resources / Environment	Land Use
5	Utilities	Quality of Life

Ranking of Issues and Values

In order to quantify the importance of each topic area, a weighting system was devised to develop a ranking that lists each topic from most important to least important, as identified in the first Sector Planning Team meeting. The application of weighting criteria used the results of the top five listed “Issue” and “Value” priorities for each of the four groups. Based on the identified priority of the topic, it was assigned a weighted rank on a scale of “1” to “5”, with “5” being assigned to the highest priority. After all topics were assigned a value for their ranking by each group, their total number was divided by 4 (the number of groups) to derive the relative weighting for each topic area. The highest value possible is 5 points per “Issues” and 5 points per “Value”.

Topic	Issue Rating	Value Rating
Natural Resources / Environmental	1.50	3.75
Land Use	2.75	2.25
Property Ownership	1.25	2.50
Transportation	3.50	0.25
Zoning	2.50	0.50
Education	0.00	2.50
Housing	0.75	1.00
Utilities	1.50	0.25
Quality of Life	0.00	1.25
Urban Design	1.25	0.00
Community Facilities	0.25	0.50
Economic Development	0.75	0.00
Historic Preservation	0.00	0.50



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Consolidated List of Issues and Values by Topic

Topic	Issues	Values
Land Use	<ul style="list-style-type: none"> - Growth outside Loop 1604 - Uncontrolled / unrestrained development - Inability of property owners to resist money offered by developers - Too much space used for retail - Ownership 	<ul style="list-style-type: none"> - New development in area
Zoning	<ul style="list-style-type: none"> - No county zoning authority - Don't want incompatible uses - No digital billboards - Proper / inappropriate zoning - To provide for mixed use areas bordering UTSA along UTSA Blvd. 	<ul style="list-style-type: none"> - Compatible uses
Housing	<ul style="list-style-type: none"> - Better integration of housing in community - Better housing standards 	<ul style="list-style-type: none"> - Limit density of housing - Housing diversity needs to be maintained – not just large lots
Natural Environment / Open Space	<ul style="list-style-type: none"> - More open natural areas for walking / hiking / biking - Protection of Edwards Aquifer recharge and water supply - Good water quality - Good rural views - Good air quality - Saving trees and vegetation - Sustainable development - Few parks and open space 	<ul style="list-style-type: none"> - Aquifer protection - Air quality - Habitat - Environmental protection - Hill Country vistas - Parks - Open space for public parks - Habitat preservation
Transportation	<ul style="list-style-type: none"> - Alternate transportation infrastructure: transit, bicycle, and pedestrians - Light-rail - Traffic congestion on roadways - Over development and lack of infrastructure - Short-sighted planning of infrastructure, specifically roads - Road network - Mass transit - U.S. Highway 281 - UTSA Blvd - Wurzbach Road / Parkway 	<ul style="list-style-type: none"> - Non-vehicular transportation – bicycle lanes



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Topic	Issues	Values
Public Safety	– Police / fire / EMS	– Flood prevention / control
Historic Preservation	– Historic Preservation	– Cultural heritage
Community facilities	– Community Facilities	– Increase / strengthen community facilities for recreation and arts – Police / fire / libraries / parks
Redevelopment	– Blighted areas / strip centers	
Utilities	– Storm water – Flooding – Water supply	
Public education		– Support educational institutions to grow and thrive – Protect the development of school districts
Property ownership		– Property owners' rights
Urban Design		– Urban Design
Misc.	– Redistrict council districts	– Quality / Sense of place



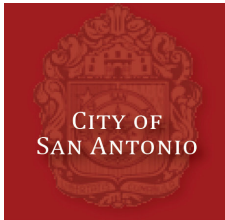
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List of Issues and Values by Group

Northwest District

Issues	Values
<p>Priority 1: Zoning</p> <ul style="list-style-type: none"> - Compatible uses - Balancing property rights with developer rights; that is, the rights of existing residential property owners and the rights of commercial and residential developers - Zoning, too much retail commercial, too much density residential 	<p>Priority 1: Land Use</p> <ul style="list-style-type: none"> - Desire to see less density, more open space, compatible land use - Desire to see UTSA expansion / develop sensibly – with plenty of bike lanes for students, less congestion
<p>Priority 2: Natural Resources</p> <ul style="list-style-type: none"> - Save trees and vegetation - Tree preservation ordinance, not enforced 	<p>Priority 2: Property Ownership</p> <ul style="list-style-type: none"> - Respecting rights of property owners
<p>Priority 3: Land Use</p> <ul style="list-style-type: none"> - Land use (compatibility), too much density, need more open space - UTSA expansion, developing high density, more traffic and congestion, need multi modal, bike lanes for students - Commercial / residential buffers needed 	<p>Priority 3: Natural Environment</p> <ul style="list-style-type: none"> - Air quality, water quality, and aquifer protection - Endangered species, natural environment - Rural views - More open space - Endangered species
<p>Priority 4: Transportation & Non-Vehicular Transportation</p> <ul style="list-style-type: none"> - Lack of multimodal transportation, bike, rail, rural corridors 	<p>Priority 4: Historic Preservation</p> <ul style="list-style-type: none"> - Rural views, scenic corridors, caves, bridges, trails, creeks. <ul style="list-style-type: none"> - Rubber Baron Cave - Scenic loop / Boerne Stage - Leon Springs - CCC Bridge - Maverick Ranch - State HWY 9 - Nivesbach Road - San Saba Trail - Historic ranch near Stone Wall Rd - Babcock scenic drive north of Loop 1604 and south of Scenic Loop / Boerne Stage - Madla Preserve (just west of Rancho Diana)
<p>Priority 5: Utilities</p> <ul style="list-style-type: none"> - Utilities / public services, infrastructure, need a smart way to plan the placement of utilities to plan for future growth - Storm water, flood prevention 	<p>Priority 5: Transportation / Non-vehicular transportation</p> <ul style="list-style-type: none"> - Desire multimodal transportation, bike, rail, rural corridors



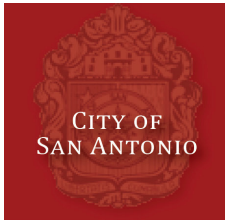
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Issues	Values
Community Facilities <ul style="list-style-type: none"> - Public safety - Fire - Police Property Ownership <ul style="list-style-type: none"> - Property rights, ownership, development rights 	Utilities <ul style="list-style-type: none"> - Utilities / public services, infrastructure, need a smart way to plan the placement of utilities to plan for future growth

Northwest District B

Issues	Values
Priority 1: Property Ownership	Priority 1: Property Ownership <ul style="list-style-type: none"> - Protect private property rights
Priority 2: Land Use <ul style="list-style-type: none"> - Lack of regulation outside the City limits - Need to balance land uses - Alternative to sprawl is density and alternative to density is sprawl: "we will either have density or sprawl" 	Priority 2: Natural Environment <ul style="list-style-type: none"> - Protect environmental quality (e.g. no blasting of land) - Edwards Aquifer - Environmentally sensitive areas
Priority 3: Housing <ul style="list-style-type: none"> - No more multifamily housing near Babcock and Camp Bullis Rd - Balance single family and multi-family 	Priority 3: Education
Priority 4: Transportation <ul style="list-style-type: none"> - Need infrastructure (public roads) to support density (access a problem) - Public transportation non-existent - Camp Bullis Rd between Babcock and I-10 doubled traffic volumes due to development in area - Major Thoroughfare Plan needs to be reconsidered 	Priority 4: Housing
Priority 5: Utilities <ul style="list-style-type: none"> - Lacking water / sewer infrastructure to support future growth 	Priority 5: Community Facilities <ul style="list-style-type: none"> - Support biking facilities to enhance quality of life
Economic Development <ul style="list-style-type: none"> - Topography, drainage, and rock make development difficult - Commercial development difficult due to lack of adequate utility and transportation infrastructure - regulation should not hinder economic growth and new educational facilities 	
Natural Environment	



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Issues	Values
Zoning <ul style="list-style-type: none"> - Lighting for public safety (MIOD a concern) Public Safety <ul style="list-style-type: none"> - Lack of access to healthcare - High emergency response time 	

Southwest District

Issues	Values
Priority 1: Transportation / Non-Vehicular Transportation <ul style="list-style-type: none"> - Need vehicular and transit capacity on roadways - Bike mobility-area could use more bicycle routes, trails and paths 	Priority 1: Natural Environment <ul style="list-style-type: none"> - Not much parks and open space
Priority 2: Urban Design / Land Use <ul style="list-style-type: none"> - Do not allow any billboards-including digital - The inclusion of non-vehicular transportation facilities (trails and bike paths) can improve the look and feel of the community 	Priority 2: Land Use <ul style="list-style-type: none"> - Appreciates appropriate new development - Make it appropriate-should not be able to skirt the system
Priority 3: Zoning	Priority 3: Education <ul style="list-style-type: none"> - The community supports universities to educate youth and adults
Priority 4: Natural Environment <ul style="list-style-type: none"> - Control development within the Edwards Aquifer Recharge Zone (EARZ) 	Priority 4: Zoning <ul style="list-style-type: none"> - Do not make it incompatible
Priority 5: Community Facilities	Priority 5: Utilities Community Facilities

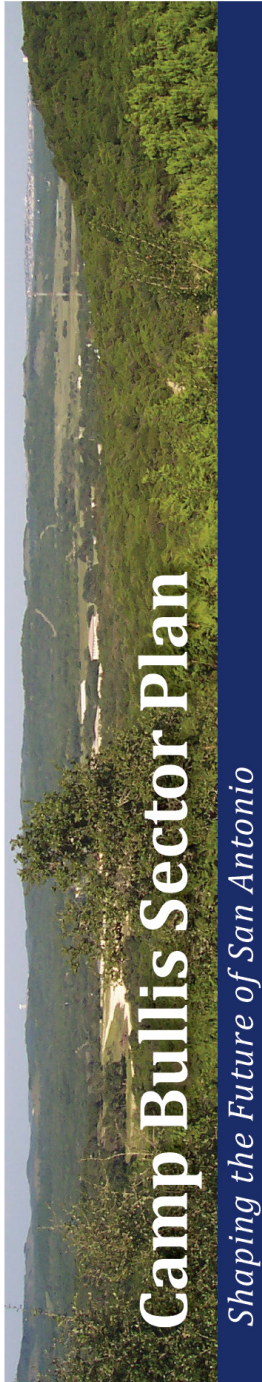


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Northeast and Southeast Districts

Issues	Values
<p>Priority 1: Transportation</p> <ul style="list-style-type: none"> - Not enough transit - Traffic congestion - Update Major Thoroughfare Plan (outdated) - East / west connection is lacking, especially between I-10 and Blanco and I-10 and I-35 - Need fair share of cost to improve transportation (i.e. cost of roads), should base it on number of units in project - Perhaps utilize toll roads - Perhaps utilize park and rides (most roads are not wide enough for buses) 	<p>Priority 1: Quality of Life</p> <ul style="list-style-type: none"> - Good
<p>Priority 2: Utilities</p> <ul style="list-style-type: none"> - BexarMet - Lack of good water connections 	<p>Priority 2: Education</p> <ul style="list-style-type: none"> - Maintain and preserve the school districts - Need to acquire land for more schools in future
<p>Priority 3: Economic Development</p> <ul style="list-style-type: none"> - No new companies coming in - Staying stagnate with what exists - Like the campus style of office development - Need more commercial, but need to develop consistently 	<p>Priority 3: Natural Environment</p> <ul style="list-style-type: none"> - Trees, which are also an issue because they can hinder development (La Cantera good at developing and yet keeping trees and landscaping) - Open Space - Hill Country (vistas)
<p>Priority 4: Zoning</p> <ul style="list-style-type: none"> - Densities are restricted by terrain and zoning code - County and ETJ have no regulations and no design / land use – perhaps annex - Grandfathered property major issue since they do not have to abide by new standards 	<p>Priority 4: Housing</p> <ul style="list-style-type: none"> - Preserve residential - Maintain the diversity of housing densities - Keep low density as foundation - Need to preserve topography
<p>Priority 5: Urban Design</p> <ul style="list-style-type: none"> - Community needs to be better connected with schools, environment, and non-vehicular traffic (i.e. greenbelts) - School and City need to work better together to ensure connections - City needs to acquire more open space 	<p>Priority 5: Property Ownership</p> <ul style="list-style-type: none"> - Maintain rights



Planning Team Meeting #1
January 12, 2010

Issue and Value Priorities by Group

	Group 1: Northwest District	Group 1B: Northwest District	Group 2: Southwest District	Group 3 Northeast and Southeast Districts	Group 1: Northwest District	Group 1B: Northwest District	Group 2: Southwest District	Group 3 Northeast and Southeast Districts
Priority 1:	Zoning	Property Ownership	Transportation Non-Vehicular Transportation	Transportation	Land Use	Property Ownership	Natural Environment	Quality of Life
Priority 2:	Natural Resources	Land Use	Urban Design Land Use	Utilities	Property Ownership	Natural Environment	Land Use	Education
Priority 3:	Land Use	Housing	Zoning	Economic Development	Natural Environment	Education	Education	Natural Environment
Priority 4:	Transportation Non-Vehicular Transportation	Transportation	Natural Environment	Zoning	Historic Preservation	Housing	Zoning	Housing
Priority 5:	Utilities	Utilities	Community Facilities	Urban Design	Transportation Non-Vehicular Transportation	Community Facilities	Utilities Community Facilities	Property Ownership