



Port San Antonio Area Regional Center Planning Team

Meeting #4

Thursday, May 9, 2019

Port San Antonio

5:00 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

Port San Antonio Area Project Team

- Channary Gould, Project Manager
City of San Antonio
- Mukul Malhotra, Principal
MIG, Inc.
- Krystin Ramirez, Senior Project Associate
MIG, Inc.
- Matt Prosser, Co-Project Manager
Economic & Planning Systems



Meeting Objectives

- Discuss **Housing** and **Jobs** Projections
- Review **Land Use Concepts**
- Discuss and Review **Existing Land Use Designations** and **Zoning**
- Analyze **Proposed Future Land Uses**



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Project Process and Schedule



Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early 2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Late 2019-Early 2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

Overview of Planning Team Meetings in 2019

- **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- **Meeting #4:** Housing and Job Projections; Land Use (1 of 2)
- **Meeting #5:** Land Use (2 of 2)
- **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- **Meetings #8 & #9:** Mobility
- **Meeting #10:** Infrastructure and Amenities
- **Meeting #11:** Transformative Projects; Design Character





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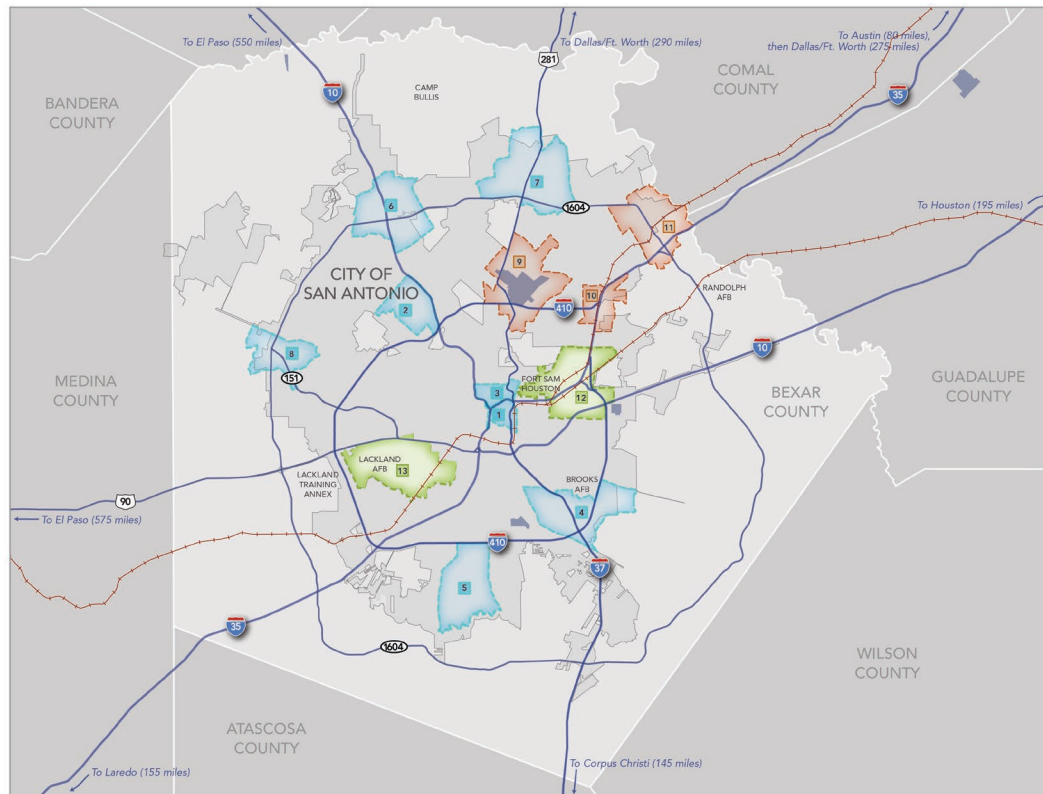
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Housing & Jobs Projections



M I G

Regional Center Types



Legend

- City of San Antonio
- County
- Water
- Airport
- Military Land
- Major Highway
- Rail
- Rail Station

Regional Center Types

Activity Centers

- 1 Central Business District
- 2 Medical Center
- 3 Midtown
- 4 Brooks
- 5 Texas A&M - San Antonio
- 6 University of Texas - San Antonio
- 7 Stone Oak
- 8 Highway 151 and Loop 1604

Logistics/Services Centers

- 9 Greater Airport Area
- 10 Northeast I-35 and Loop 410
- 11 Rolling Oaks

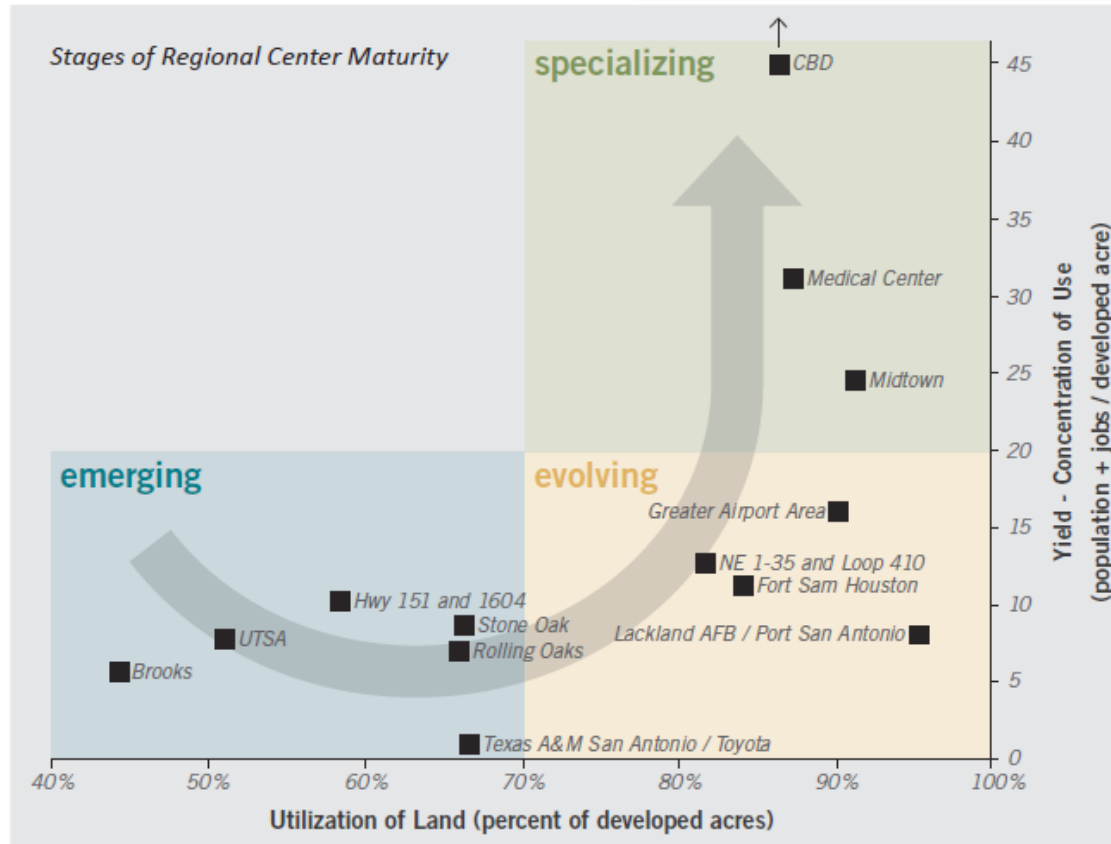
Special Purpose Centers

- 12 Fort Sam Houston
- 13 Lackland AFB/Port San Antonio

Regional Center Types

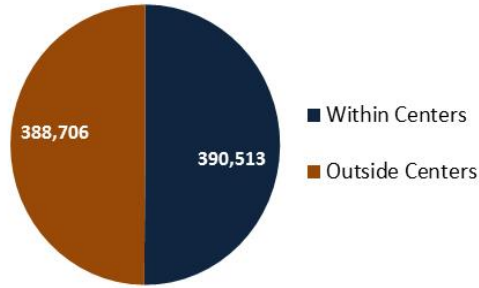


Regional Centers are also classified by “maturity”



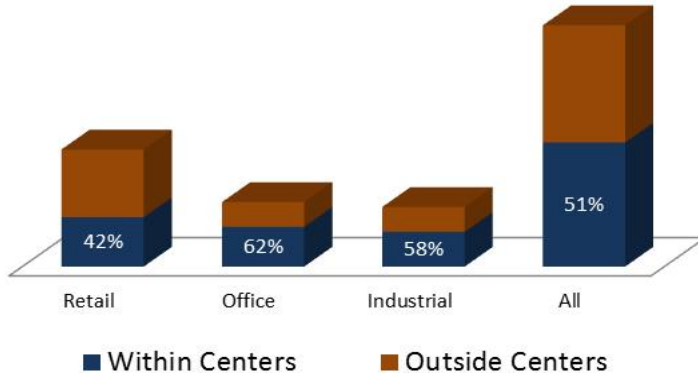
Historic Employment Capture

Existing Employment



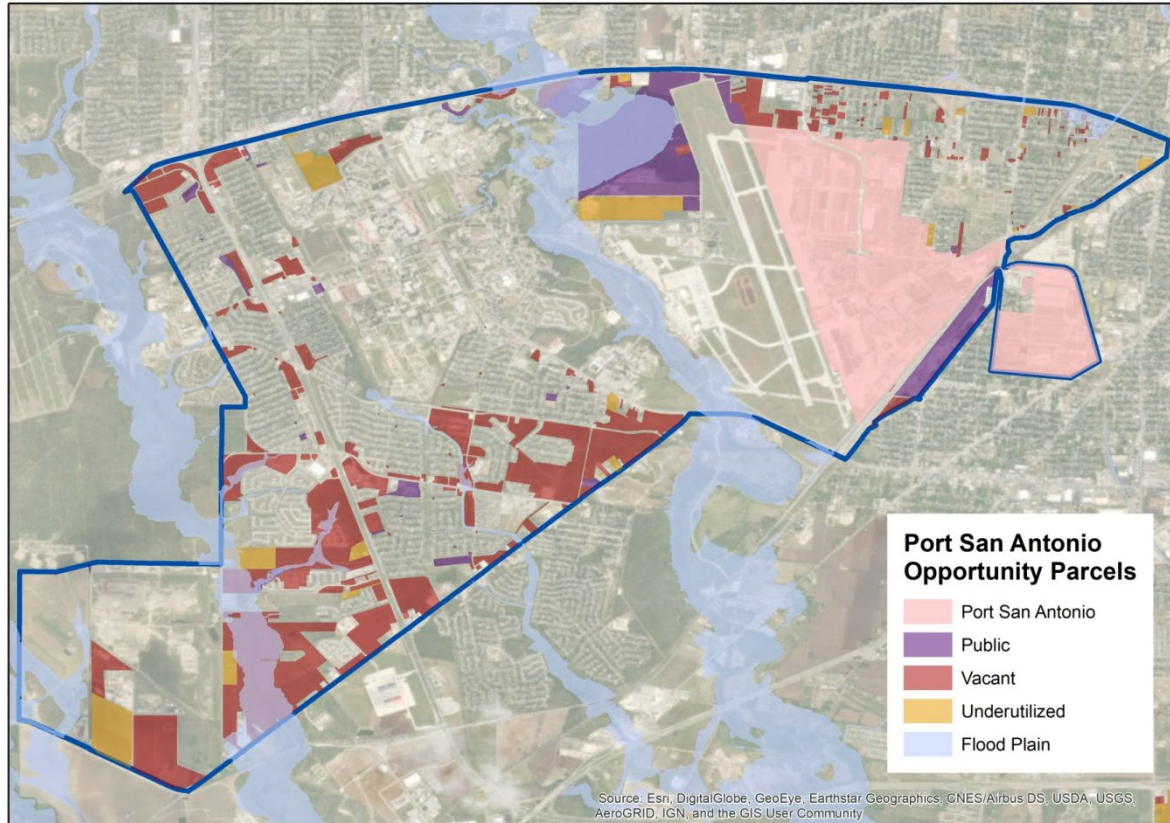
- 50% of jobs in Bexar County are in the 13 identified Activity Centers

Square Feet of Development since 2000

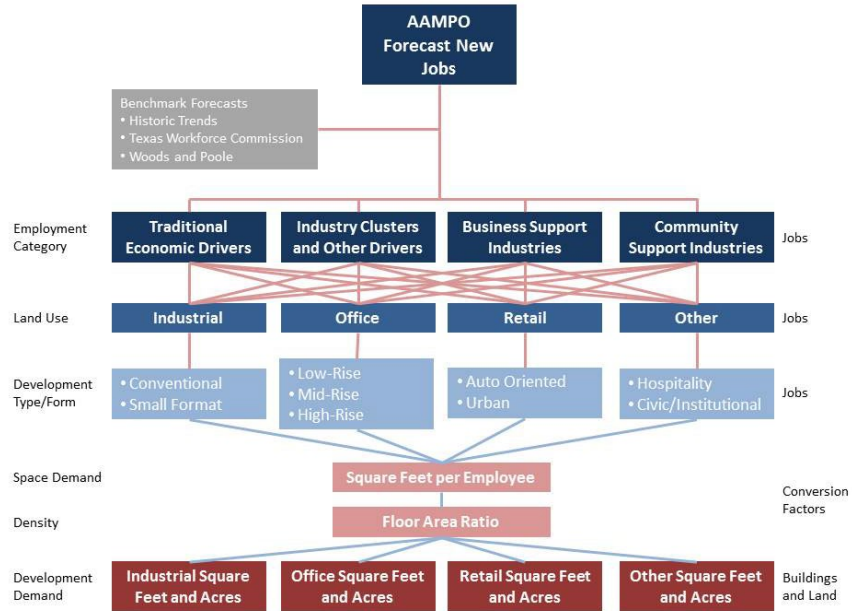


- Over 50% of recent commercial and industrial developed space has been within the Activity Centers

Growth Capacity



Regional Center Growth Forecasts



Regional Center Growth Goals:

- **60% of Jobs (forecast is 50%)**
- **20% of Housing Units**
- **50% of Multifamily Units**

Port SA/Lackland AFB Attributes

- Port San Antonio is the **1,900 acre** redevelopment of the former Kelly Air Force Base adjacent to Lackland Air Force Base.
- Employment is primarily in the aerospace, logistics, manufacturing and military industries.



Employment Growth | 2010-2040

23,800 new jobs

793 jobs per year

Port SA/Lackland AFB Attributes

- Port San Antonio is a foreign-trade zone and has direct air, rail and highway access.
- About 40 percent of the Port's available land is developed with approx. **1,000 acres for new buildings** and 400 acres of additional land became available in 2013 along the runway.
- The project has an estimated capacity of **40,000 to 45,000 jobs**.



New Employment since 2010

335,000 new private
commercial

Approx. 1,000 new jobs

4,185 new jobs (US Census LEHD
2010 to 2015)

Approx. 837 jobs per year

Recent Non-residential Projects

- Recent industry growth has been in aerospace, cyber-security, professional services, education, health care, retail
- Employment growth has been locating in:
 - New and existing health care and education facilities
 - New and existing Port San Antonio buildings
 - New retail development



Desired Economic Future

- Recent industry growth has been in aerospace, cyber-security, professional services, education, health care, retail
- What types of jobs do we need to attract to the Regional Center?
 - Industries? Building types? Support services?
- What do we need to support attraction of these jobs?
 - Missing attributes? (infrastructure, workforce, amenities, etc..)
 - What is working well now?
 - What needs support?

Share of Growth

Forecast Growth



Household Growth | 2010-2040

13,500 new housing units
450 new units per year

Progress Metrics

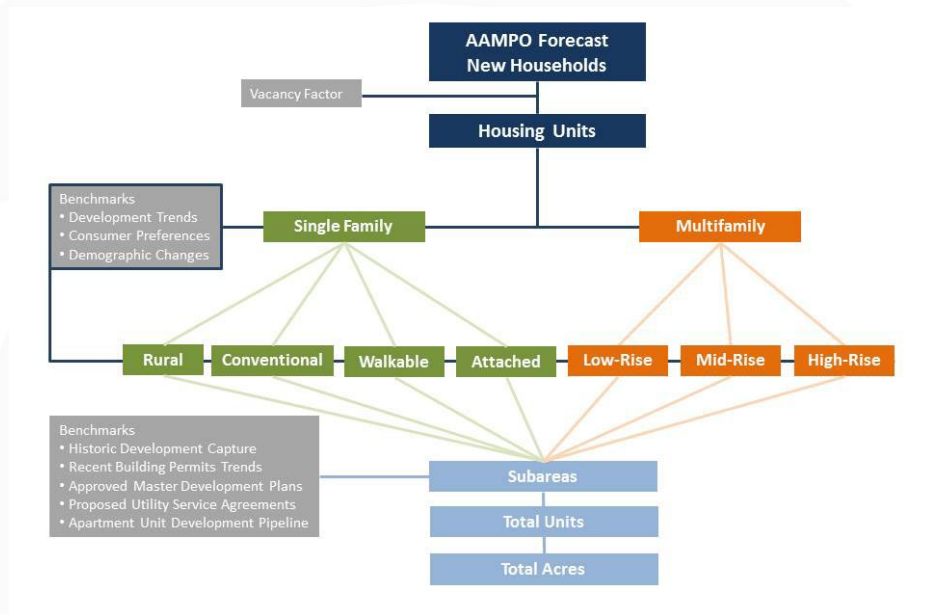


Housing Units since 2010

1,200 Apartment units

700+ Single Family units

Approx. 240 units per year



Recent Residential Projects

- Primarily single family detached homes and apartments
- Multifamily projects are a mixture
 - Military-related, market rate apartments, senior housing



Desired Housing Future

- What types of housing do we need in the Port San Antonio Regional Center?
- What housing types are missing?
- What do we need to support attraction of desired housing?
 - Missing attributes? (infrastructure, amenities, etc..)
 - What is working well now?
 - What needs support?

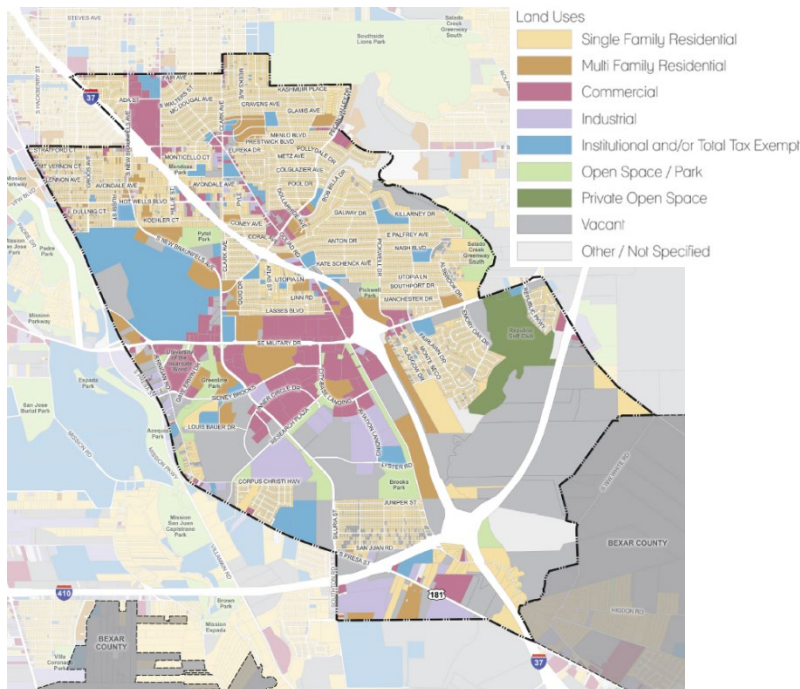
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Land Use



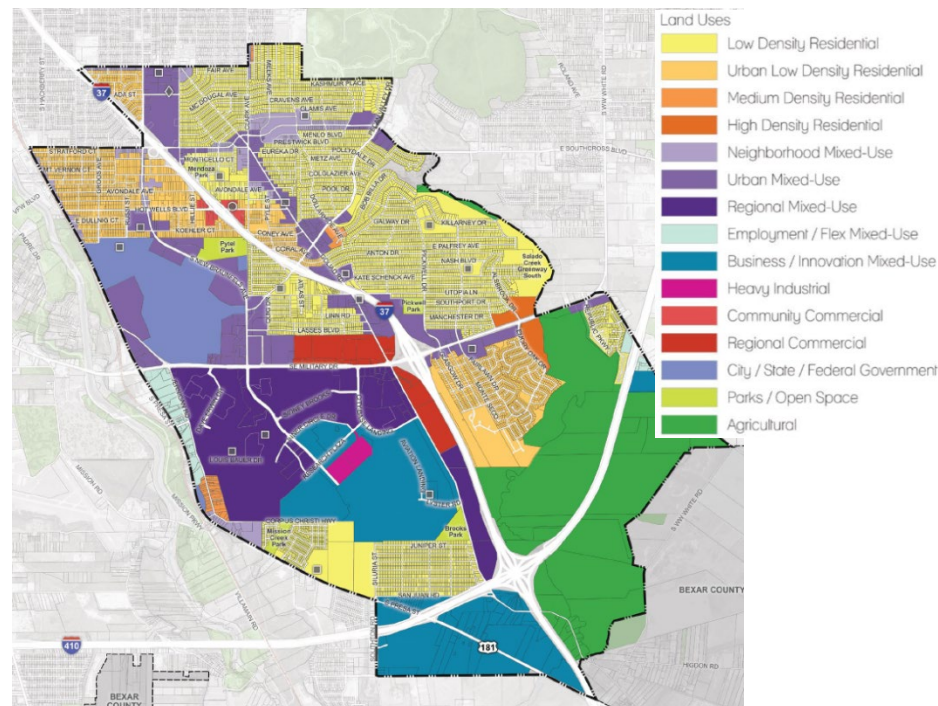
Land Use is the foundation of this plan.

It is used to describe how land is currently used in the area...



Existing Land Use Map for Brooks Regional Center Plan

... AND how we want the land to be used in the future.



Future Land Use Map for Brooks Regional Center Plan

For planners...

Future Land Use is described with a map of an area shaded in different colors to show desired uses...

...and the map has corresponding text to describe what types of uses should be allowed in each shaded area.

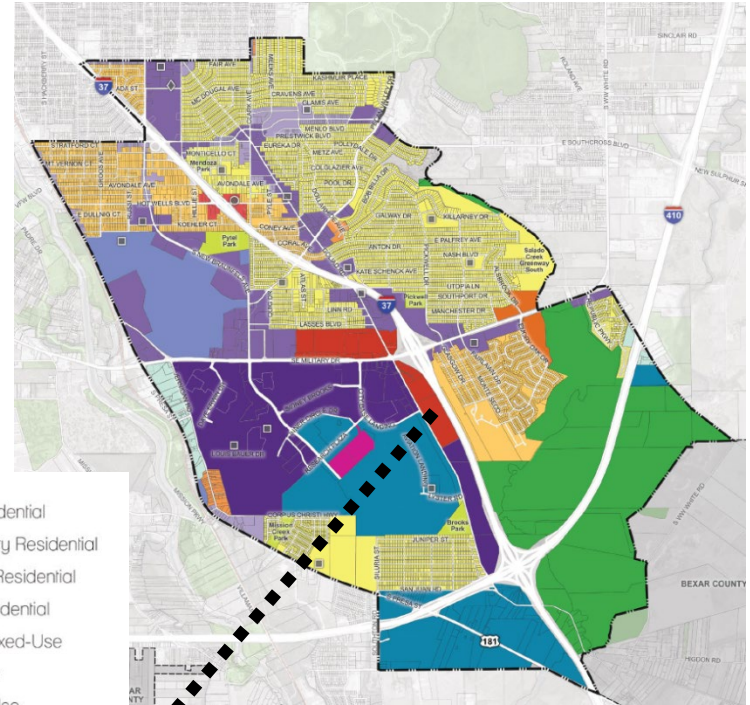


REGIONAL COMMERCIAL

DESCRIPTION: includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

Land Uses

- 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
- Heavy Industrial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural



Land Use Plan (Categories)

PURPOSE

A Land Use Plan describes a community's *future vision for development and growth*.

SCALE

A Land Use Plan is a set of *broad policies and principles* to guide the City's decision-making regarding growth and development patterns.

POWER

A Land Use Plan is a *document* that guides the physical development of a community, and is created through a public planning process.

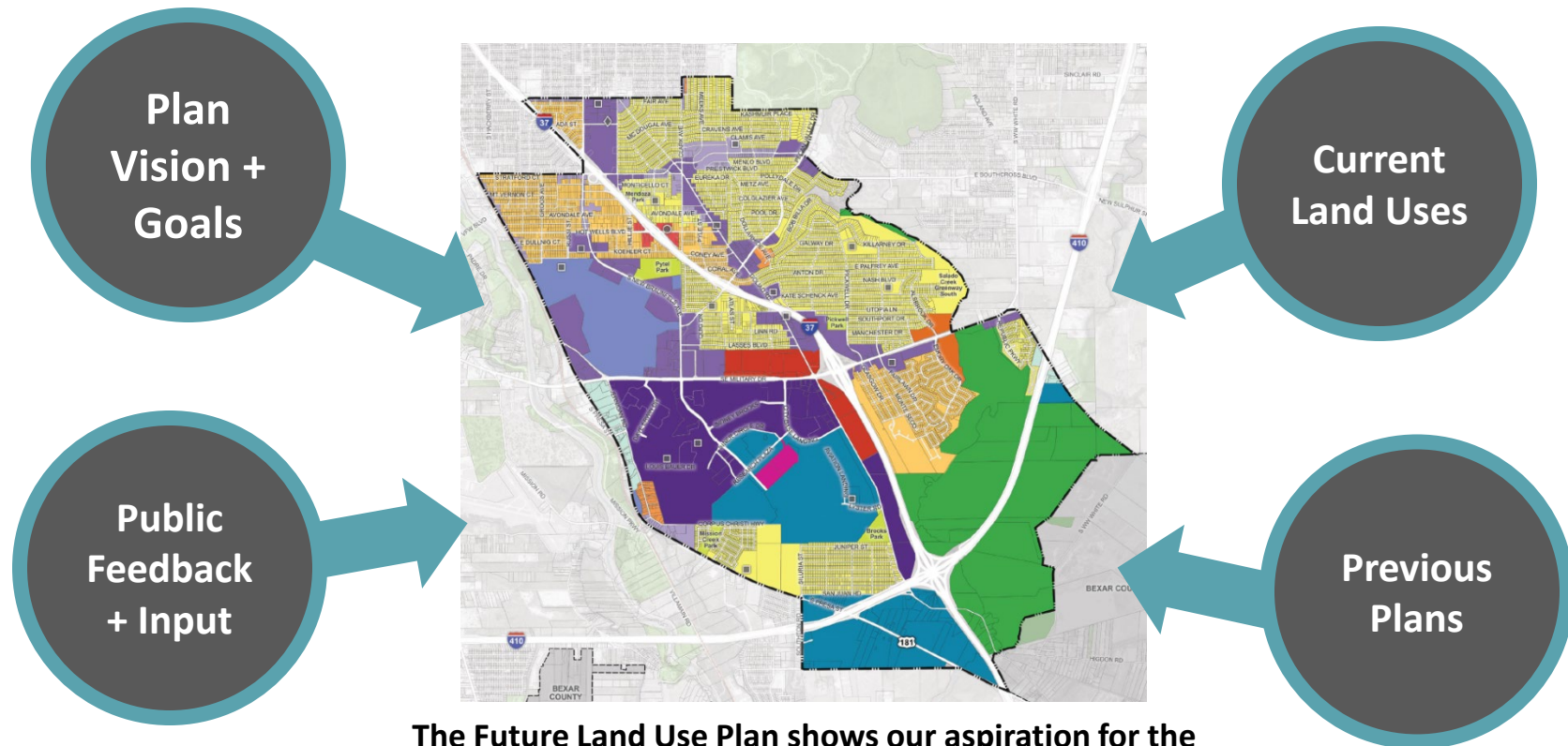
Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



Note: The Future Land Use Plan does not change Zoning automatically.

Developing a Future Land Use Plan



The Future Land Use Plan shows our aspiration for the future and puts community values into a map.

Land Use Categories

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
<ul style="list-style-type: none"> • Residential Estate • Low Density Residential • Urban Low Density Residential • Medium Density Residential • High Density Residential 	<ul style="list-style-type: none"> • Neighborhood Commercial • Community Commercial • Regional Commercial 	<ul style="list-style-type: none"> • Agricultural • Light Industrial • Heavy Industrial 	<ul style="list-style-type: none"> • Neighborhood Mixed-Use • Urban Mixed-Use • Regional Mixed-Use • Business and Innovation Mixed-Use • Employment/Flex Mixed-use 	<ul style="list-style-type: none"> • Park and Open Space • City/State/Federal Government

Land Use Categories

Activity:

Review land use designation descriptions on cards

Business Innovation Mixed-Use

This category accommodates industrial-oriented uses a larger scale. Uses include high tech fabrication, processing and assembly, associated commercial uses, research and development facilities and medical campuses. Environmental performance standards should be higher due proximity of allowed residential and commercial. Housing options should include live/work as well as workforce housing.

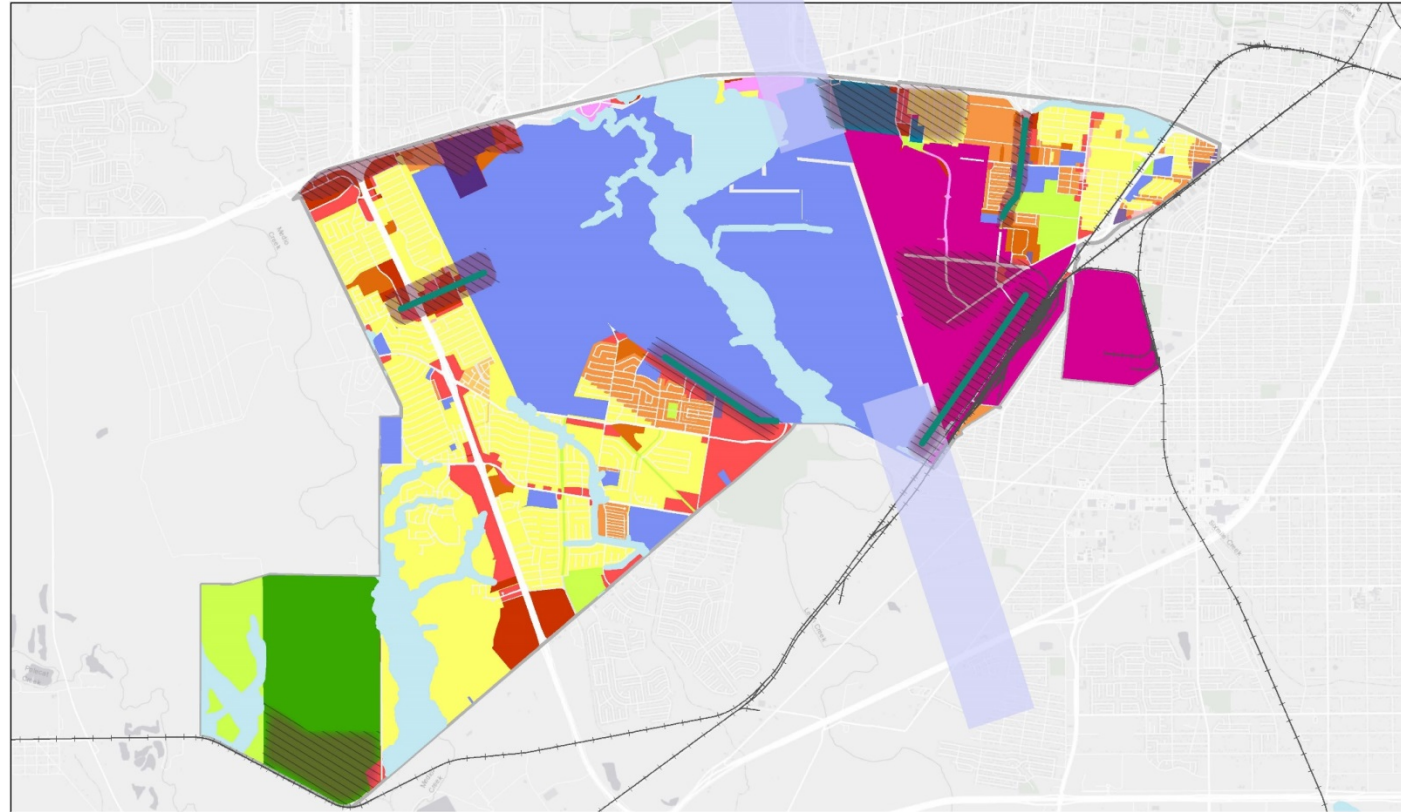
Business Innovation Mixed-Use



Port San Antonio Generated Future Land Use

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
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- City/State/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial



Port San Antonio Regional Center

Future Land Use Base Map

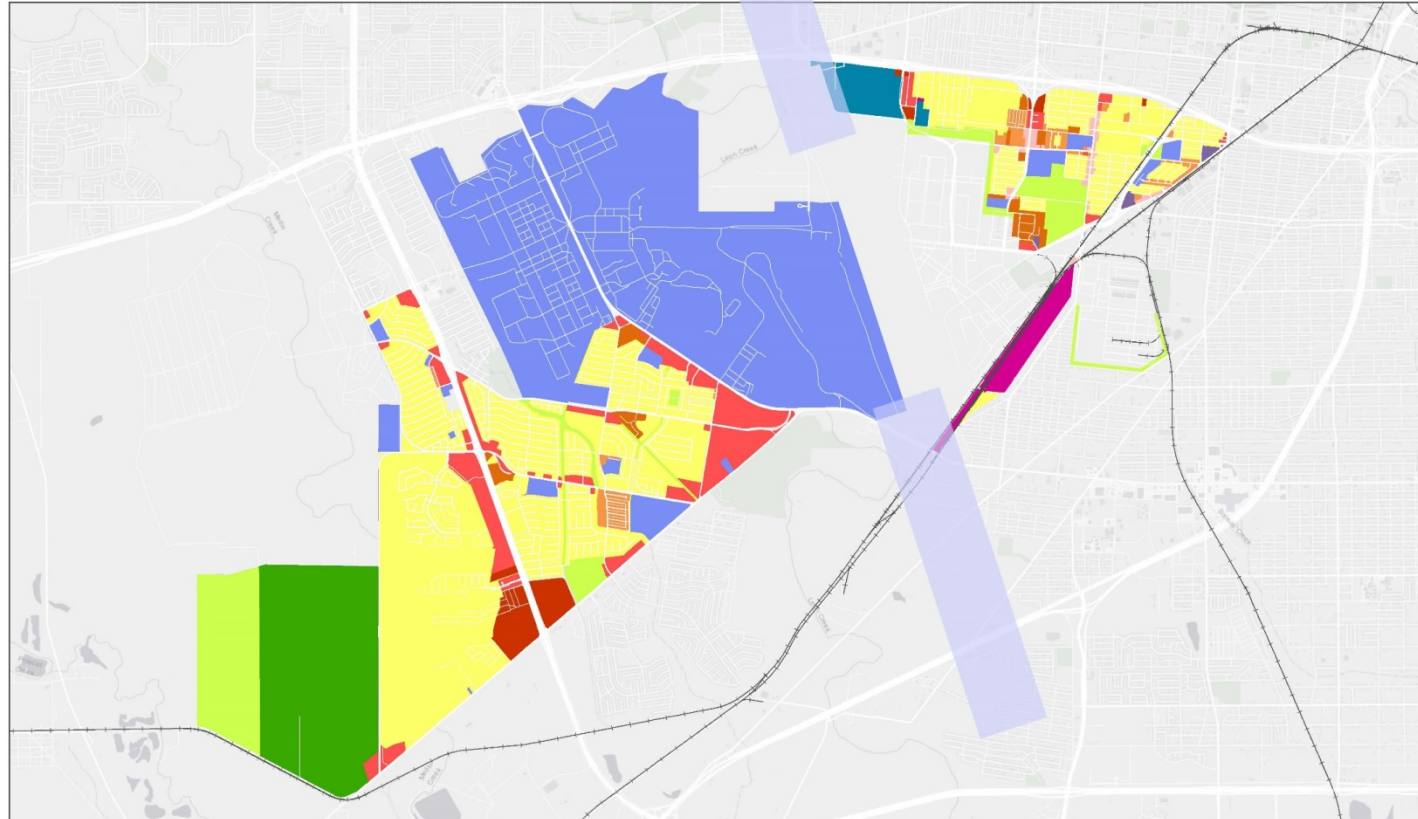
- MAOZ
- Focus Area
- Mixed Use Corridors



Port San Antonio Adopted Land Use

General Land Use Categories

- Residential Estate
- Low Density Residential
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Port San Antonio Regional Center

Land Use Assignment Based on Adopted Plans

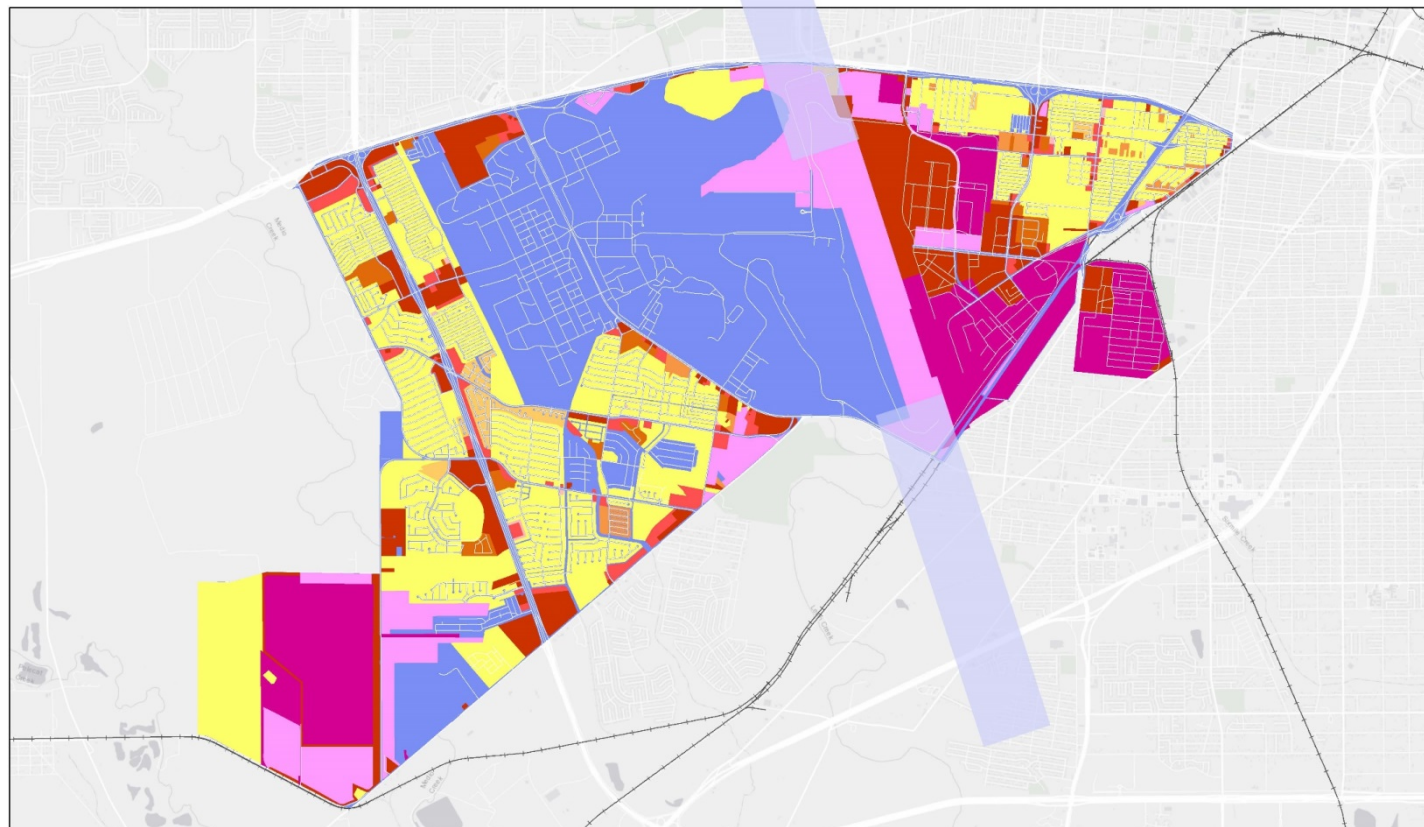
MAQZ

1 0.5 0 1 Miles



Port San Antonio Existing Zoning

General Land Use Categories



Port San Antonio Regional Center

Land Use Assignment Based on Current Zoning

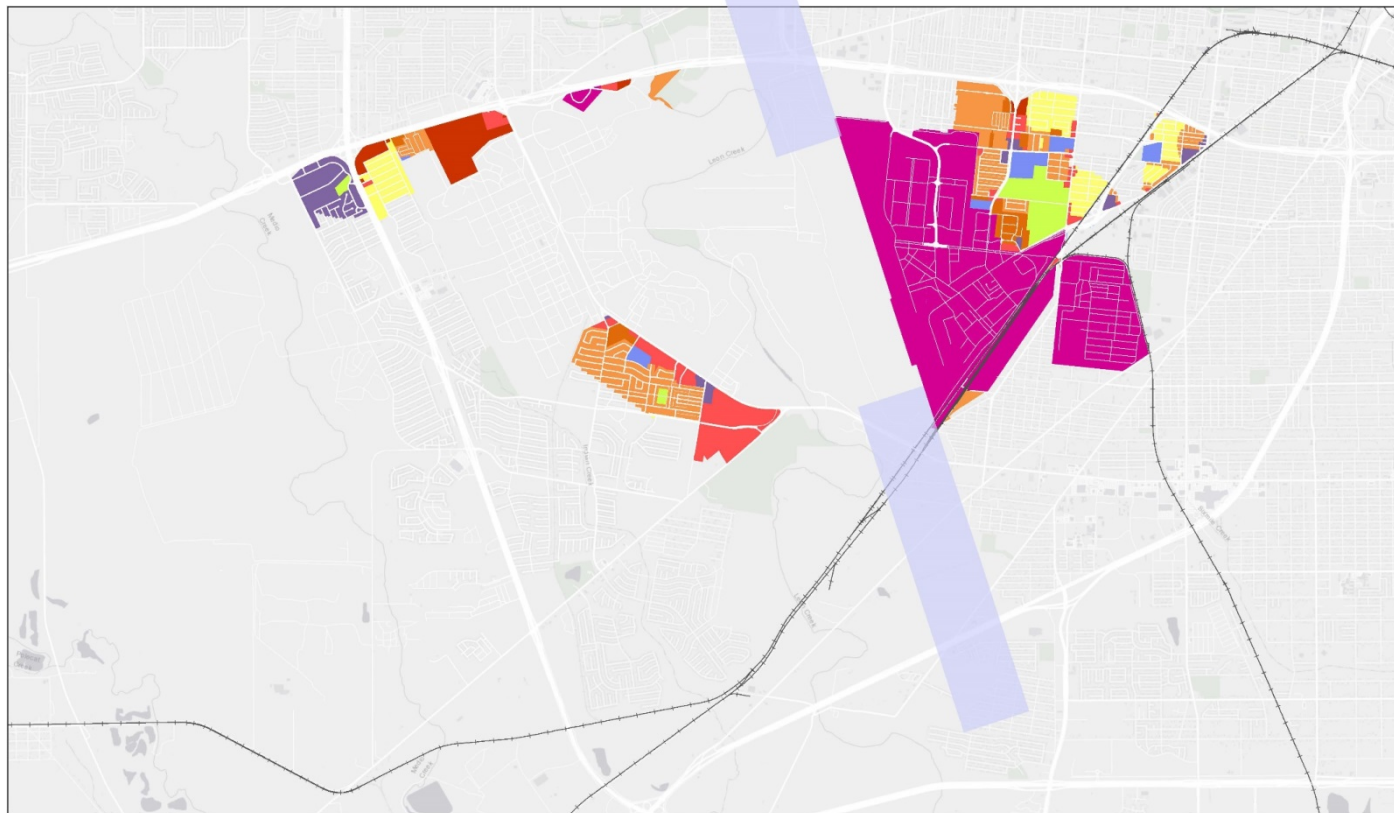
MAOZ

1 0.5 0 1 Miles



Port San Antonio Adopted Corridor Land Use

General Land Use Categories



Port San Antonio Regional Center

Land Use Assignment Based on SA Corridors

VAQZ

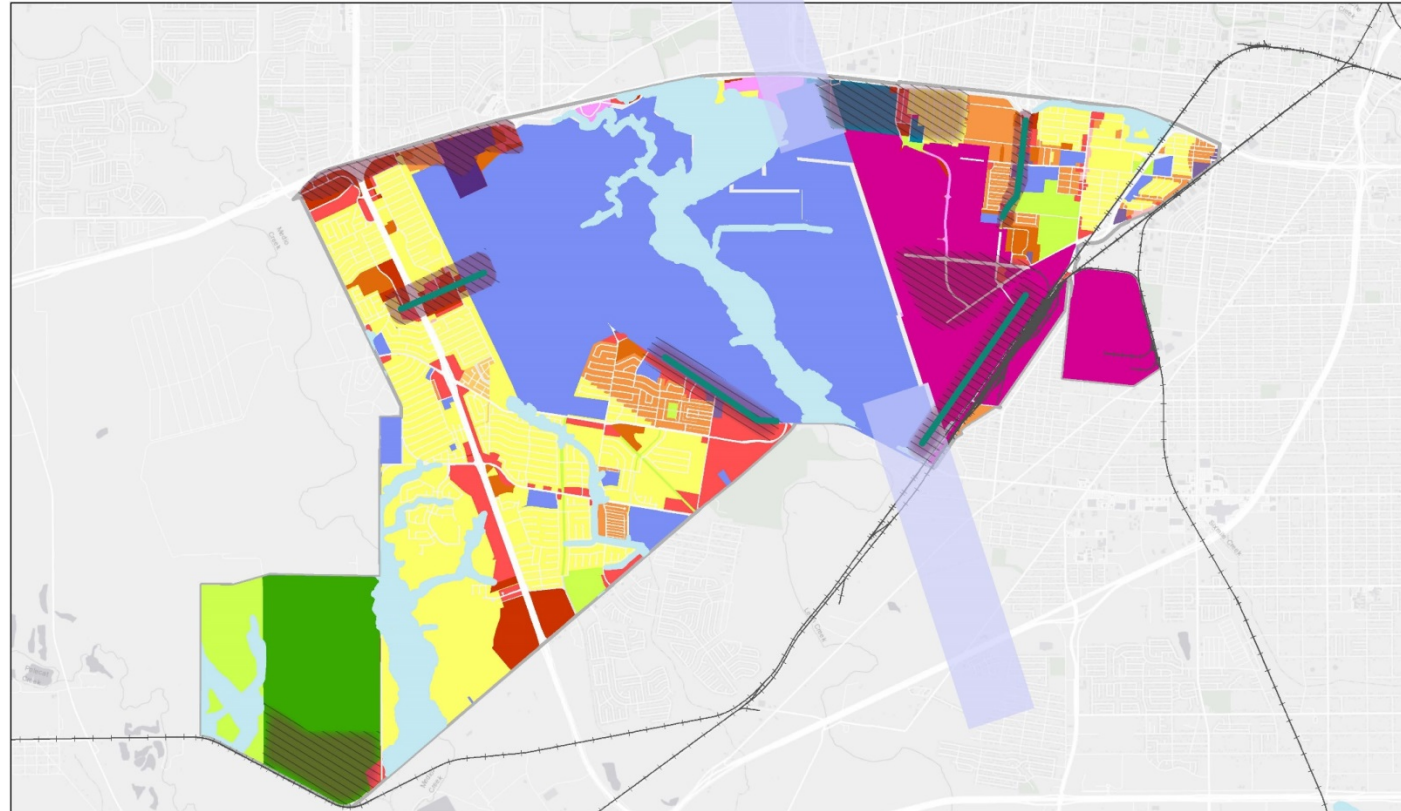
1 0.5 0 1 Miles



Port San Antonio Generated Future Land Use

General Land Use Categories

- Residential Estate
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Port San Antonio Regional Center
Future Land Use Base Map

- MAOZ
- Focus Area
- Mixed Use Corridors



Future Land Use Map Discussion

Items to review:

- Does the map meet the vision and goals for the plan?
- Where should housing and job growth be accommodated?
- Are the designations consistent with assigned focus areas and mixed-use corridors?

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Next Steps



Coming Up...

- Next Planning Team Meeting #5

Thursday, June 06, 2019 at 5:30 PM (??)

Port San Antonio – Marketing Conference Room

Topic: Continued Discussion on Land Use



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