

## MEETING SUMMARY

### Port San Antonio Area Regional Center Planning Team Meeting #3

**Meeting Date:** April 9, 2019

**Time:** 5:30 PM – 7:30 PM

**Location:** San Antonio Museum of Science and Technology, 102 Mabry Drive

**Attendees:**

*Amber Lamm, JBSA*

*Gabriel Gonzales, JBSA*

*Gerald Jones, Springvale*

*Peter Onofre, New Life Christian Center*

*Michelle Garza, SARA*

*Vic Malloy, New Life Christian Center*

*Raul Olveda, District 4*

*Jose Cipriano III, Thompson Neighborhood Association*

*Arturo Herrera, VIA*

*Jay Renkens, MIG*

*Krystin Ramirez, MIG*

*Matt Prosser, EPS*

#### Meeting Objective

The purpose of Planning Team Meeting #3 was to confirm the draft vision and goals for the Port San Antonio Area Regional Center, review place types, the opportunity areas and planning framework, review proposed focus areas and mixed use corridors for the plan area, and provide an introduction to land use and zoning.

#### Meeting Format

Channary Gould, Project Manager for the Port San Antonio Area Regional Center, and consultants Jay Renkens, Matt Prosser, and Kystin Ramirez provided a presentation and facilitated discussions related to the objectives for the meeting. An update on the planning process and summary of stakeholder input was provided as part of the presentation. Channary provided a brief update on the planning process and summarized stakeholder input received during the March 18, 2019 community meeting and from the vision and goals related questionnaire. She also presented the draft vision and goals to the Planning Team and asked for further input by no later than Friday, April 19<sup>th</sup> so that revisions could be made. She indicated that a track changes version will be sent out for review by the Planning Team before the vision and goals are finalized.

#### Vision and Goals

The vision and goals for the Port San Antonio Area Regional Center Plan were drafted based on input gathered during two community meetings, a planning team meeting, and an online questionnaire. The vision and goals are focused on enhancing and preserving the community's rich military history while evolving as an innovation hub based on redevelopment of the former Kelly Field as Port San Antonio, an organization that is focused on technology, cybersecurity, aviation, and aerospace due to its proximity to Lackland Airforce Base.

The draft vision that was presented at the March 18<sup>th</sup> community meeting and during this planning team meeting is as follows:

*The Port San Antonio Area Regional Center will be a community that embraces and enhances its rich military history while continuing to evolve as an innovation hub with strong partnerships*



*focused on promoting science, technology, and education.*

*The Port San Antonio Area will be an attractive community that encourages a dynamic mix of community-serving uses along with stable, family-friendly neighborhoods. We foster an environment where people feel safe and comfortable walking, where streets, sidewalks, and trails are pleasant and inviting to use, and where all businesses and industries have the support of local residents and visitors.*

The Planning Team discussed revising the vision so that the military mission for Lackland Airforce Base is recognized and incorporated as part of the Plan's vision and goals.

Channary mentioned that the draft goals were modified slightly from what was presented at the March 18<sup>th</sup> community meeting. The draft goals that were presented to the Planning Team were discussed with the following comments and suggestions made:

- Goal #1 should be revised to incorporate the importance of the military mission, either within the goal or within one of the sub-bullets.
- Goal #2 should be revised to mention the military identity, possibly expanding to include the mission.
- Goal #3 should be expanded to reference the Regional Center because the current language may be confused with only the Port San Antonio property.
- Overall, reference to aviation should be emphasized.
- There should be mention of increased housing for employees in this area.

### **Planning Framework**

After a discussion about the draft vision and goals, Matt Prosser from Economic Planning Systems (EPS) provided an overview of the SA Tomorrow Planning Framework and indicated that the Port San Antonio Area Regional Center is both an evolving and emerging regional center. He presented to the Planning Team the preliminary opportunity areas analysis based on public, vacant, or underutilized land and identified three potential focus areas.

### **Place Types, Focus Areas and Mixed Use Corridors**

Jay Renkens with MIG provided an overview of the 12 SA Tomorrow Place Types as background information so that different place types could be discussed as the Planning Team reviewed the Focus Areas and Mixed Use Corridors to be included in the Plan. He presented the trail oriented development, neighborhood main street, regional/commuter rail, and institutional/campus mixed-use place types as being the four that may be applicable to the Regional Center.

Four proposed focus areas were presented to the Planning Team for input to see if they should be revised. Channary informed the Planning Team that the same four focus areas were presented at the March 18<sup>th</sup> Community Meeting, and they have also be included in the second questionnaire that is available for responses between March 22<sup>nd</sup> and April 16<sup>th</sup>.

### General McMullen

This proposed focus area includes several use types ranging from residential to commercial uses. The Planning Team talked about possibly changing it to a mixed-use corridor instead of a focus area due to the existing established neighborhoods possibly limited potential future development strictly to the parcels immediately fronting General McMullen.



Port San Antonio Innovation Hub

This proposed focus area is generally around Billy Mitchell Blvd. It coincides with Port San Antonio's plan that identifies this area as being planned to be redeveloped for a mix of uses. Everyone was in agreement that this focus area should remain.

Medina Base Rd./Old Pearsall Road

This proposed focus area was identified by the Planning Team as a potential opportunity during Planning Team Meeting #2.

Loop 410/Valley Hi Drive

This focus area was identified as an area where additional commercial could be introduced. The discussion included acknowledgement of currently undeveloped land around the intersection, current drainage challenges, and potential for revitalizing some of the existing commercially developed areas within this focus area. The Planning Team talked about stretching the focus area further, along Valley High Drive toward Lackland Air Force Base. The Planning Team discussed the existing traffic and congestion issues around this focus area, but also noted that this focus area could be extended all the way up to the Air Force Base property.

These four focus areas were compared to the three potential focus areas that were prepared based on the opportunity areas that Matt presented. The Team discussed other potential areas to consider as focus areas or mixed use corridors, which included:

- Properties south of US-90, to the east and west of Loop 410 as a focus area, which was identified as Opportunity Area #2, could potentially be high-density with office complexes.
- Properties along Military Drive as a potential mixed-use corridor, for privately owned properties southeast of where Military Drive intersects with Five Palms Drive.
- Properties south of the Covell Garden landfill
- Berman Road as a potential corridor
- 36<sup>th</sup> Street corridor – potential redevelopment opportunity
- General McMullen – extension to General Hudnell

Kelly Parkway

The Planning Team discussed a Kelly Business Corridor Study that was prepared in 2000 and the Kelly Parkway project that was considered in 2000. There was discussion about how the previously considered Kelly Parkway could affect development around it.

Notes taken during the discussions about the Vision and Goals and the Focus Areas are provided below.

**Land Use and Zoning**

Krystin Ramirez with MIG provided to the Planning Team an overview of land use and zoning. She discussed the distinction between land use as the future vision for development and growth and zoning as the development standards for what is currently allowed based on restrictions associated with a subject site's zoning. She informed the team that the next Planning Team meeting in May will delve into land use in more detail.



PORT SA 4.9.19  
GOAL 1 - include military missions (logistics, military missions, and technology)  
GOAL 2 - change "military identity" / expand to include mission / Preserve regional center's rich military identity (example) / Preserve + enhance  
GOAL 3 - Bullet 1 - expand to regional center

Overall Goals - ref. AVIATION more  
Leverage connection of Port SA to nearby military connections/bases (ex Houston, El Paso, Corpus, Laredo)  
⊗ Increase housing for areas employees

FOCUS AREAS:  
#2 OPPORTUNITY Area include as focus area  
- near monument sign to LOOP 410 (Baptist Childrens land)  
VISION - High density + office complex

LOOP 410 / VALLEY HI:  
Intensity uses  
- existing traffic congestion issues  
- extend to base property line on Valley Hi  
Focus Area to add  
West of Old Pearsal Rd,  
east of Medina River Park,  
South of landfill

⊗ Add mixed use corridor designations that are gateways to military bases  
36th Street corridor:  
add as focus area / gateway to Port SA / leads to character zone  
- redevelopment opportunity  
GENERAL McMullen:  
- Mixed Use corridor  
General Mc Nullen  
- Extension to General Hudnell



**NEXT STEPS:**

Planning staff will be reviewing existing land uses in the area and creating a preliminary draft land use map to present to the Planning Team in May, for review and editing.

**Planning Team Meeting #4:** Thursday, May 9, 2019 from 5:30 PM to 7:30 PM

**Planning Team Meeting #5:** Thursday, June 6, 2019 from 5:30 PM to 7:30 PM

Meeting summaries and presentations will be available on the sub area plan website:

<https://portsanantonio.sacomplan.com/>

If you have any questions about the Port San Antonio Area Regional Center Plan, please contact the Project Manager: Channary Gould, City of San Antonio Planning Department.

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