

MEETING SUMMARY

Port San Antonio Area Regional Center Planning Team Meeting #4

Meeting Date: May 9, 2019

Time: 5:00 PM – 7:00 PM

Location: Port San Antonio, Marketing Conference Room

Attendees:

Amber Lamm, JBSA

John Anderson, JBSA

Andy Diaz, P.A.C.E.

Gerald Jones, Springvale

Peter Onofre, New Life Christian Center

Brian Mast, SARA

Trish Herrera, Thompson Neighborhood Association

Jose Cipriano III, Thompson Neighborhood Association

Rudy Lopez, Thompson Neighborhood Association

Dan Ferris, Port San Antonio

Marisa Perez-Diaz, Edgewood ISD

Isaac Bernal, EDD

Ann Eaton, EDD

Arturo Herrera, VIA

Mukul Malhotra, MIG

Krystin Ramirez, MIG

Matt Prosser, EPS

Carissa Cox, Mosaic

Meeting Objective

The purpose of Planning Team Meeting #4 was to discuss housing and jobs projections, review land use concepts, discuss and review existing land use designations and zoning, and analyze proposed future land uses.

Meeting Format

Channary Gould, Project Manager for the Port San Antonio Area Regional Center, and consultants Matt Prosser, Kystin Ramirez, and Carissa Cox provided a presentation related to the objectives for the meeting. An update on the planning process was provided as part of the presentation. Channary provided a brief overview of the meeting objectives and talked about the project process, schedule, and future Planning Team meetings. Matt Prosser presented housing and job projections, including growth forecasts for the Port San Antonio Area Regional Center. He also mentioned some recent residential and non-residential projects and asked for input from the Planning Team regarding the desired economic future for this Regional Center as well as the desired housing future. Krystin Ramirez provided a general overview about land use and the City's adopted land use categories. She introduced to the Planning Team the land use designation description cards and activity. Carissa Cox explained further how the Future Land Use Base Map was generated, based off previous documents and current zoning of properties. After the presentation by staff and consultants, the Planning Team reviewed and commented on the Draft Future Land Use Map.

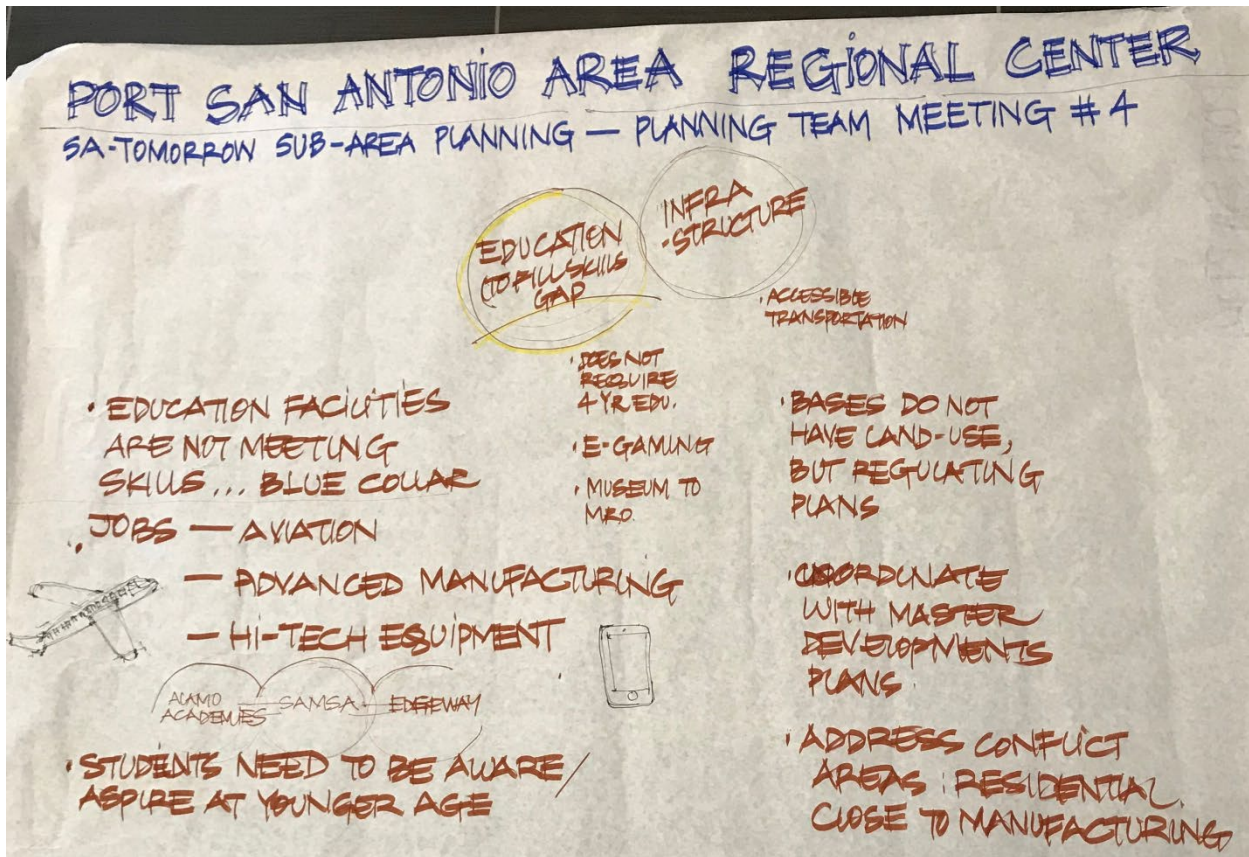
Comments Provided

Below are some comments provided during the meeting. Please note that due to the Planning Team breaking up into small groups to discuss the Draft Future Land Use Map, this list below does not capture all feedback that may have been provided during the meeting.



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- Re-evaluate designation of properties in the Thompson Area and compare to the Land Use Plan from the Kelly/South San PUEBLO Community Plan
- Consider the Business Innovation Mixed Use category for Port San Antonio
- For the Focus Area along Medina Base Road, consider a Neighborhood or Urban Mixed Use Category.
- Consider a commercial category for some properties along Loop 410 Frontage Road, just north of commercial hard corner along Loop 410 Frontage Road and Old Pearsall Road.
- Consider the Regional Commercial category along intersection of Loop 410 Frontage Road and Ray Ellison Blvd.
- Consider a mixed use category for properties along Valley Hi Drive, within the Valley Hi and Loop 410 Focus Area
- Consider a mixed use category for properties in the southeasterly portion of the Loop 410 and US 90 intersection, where the Planning Team requested consideration of the area as a Focus Area option.
- For the East Kelly Railport portion of Port San Antonio's property, consider Heavy Industrial category due to proximity to the railroad lines and nature of business operations.
- Consider a mixed use category for properties south of Covell Gardens landfill
- Look at previously entitled master development plans and see how they could potentially affect possible land use categories for those properties.
- As land use categories are evaluated and as the Land Use Map is prepared, special consideration needs to be given to ensuring that we protect Lackland AFB's mission.



NEXT STEPS:

Planning staff will be reviewing and editing the Draft Future Land Use Map to reflect comments provided during the meeting and to possible categories that reflect the Regional Center Vision and Goals, and the identified focus areas and mixed use corridors. Planning Team Meeting #5 will include additional review and comment on the Revised Draft Future Land Use Map.

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

Planning Team Meeting #6: TBD

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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