

MEETING SUMMARY

Port San Antonio Area Regional Center Planning Team Meeting #5

Meeting Date: June 6, 2019

Time: 5:30 PM – 7:30 PM

Location: Port San Antonio, Marketing Conference Room

Attendees:

John Anderson, JBSA

Andy Diaz, P.A.C.E.

Jerry 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

Adrian Jackson, St. Philip's College

Gabriel Gonzales, JBSA

Yessenia Pena, Resident

Gregory Gallardo, Resident

Mukul Malhotra, MIG

Krystin Ramirez, MIG

Carissa Cox, Mosaic

Meeting Objective

The purpose of Planning Team Meeting #5 was to review the final draft of the Vision and Goals, review the housing and jobs projections that were presented during the last meeting, and discuss and review a working draft of the Future Land Use Map for the Port San Antonio Area Regional Center.

Meeting Format

Channary Gould, Project Manager for the Port San Antonio Area Regional Center, provided a presentation going over the objectives for the meeting and the overall project schedule. Channary presented to the Planning Team the revised Vision and Goals that showed edits in red text and indicated that the draft reflects input received from Planning Team members. The Vision and Goals for the Port San Antonio Area Regional Center Plan will be finalized by Wednesday, June 12, 2019. Carissa Cox provided an overview of how the composite Future Land Use Base Map was generated, based off previous documents and current zoning of properties. Channary then went over specific changes made to address comments provided by the Planning Team during the previous meeting and sought input from the Planning Team so that she could continue making changes to the Land Use Plan.

Comments Provided

Below is a list of items that were discussed during the meeting.

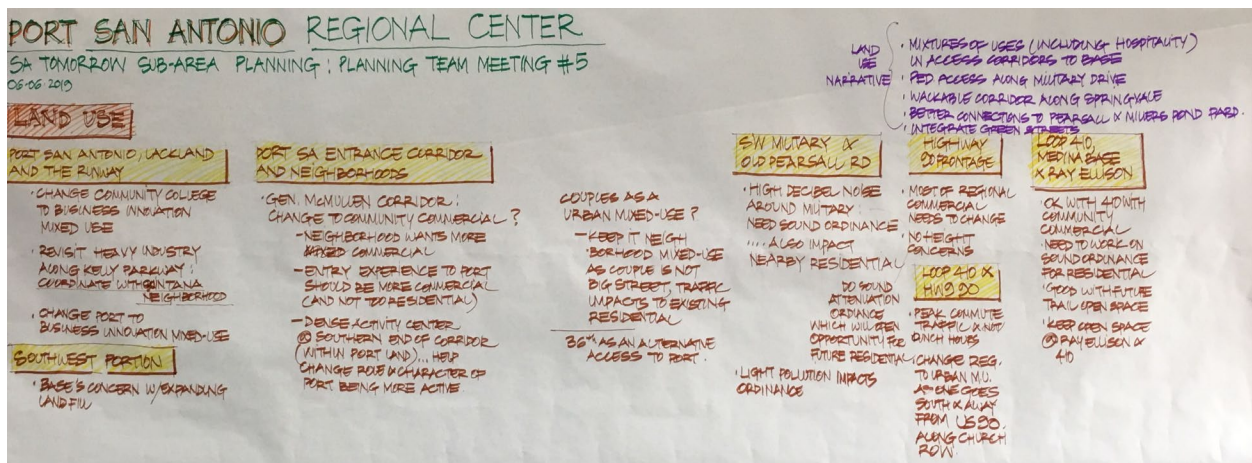
- The St. Philip's College Southwest Campus should be changed to Business Innovation Mixed Use.
- The appropriateness of the Heavy Industrial designation for properties along Quintana Road was discussed to determine whether it should be revised to a mixed use or commercial designation. This issue needs to be revisited.
- Possibly changing the Urban Mixed Use designation along General McMullen to Community Commercial so that the entry experience to Port San Antonio has more commercial and is not too much of residential uses along General McMullen.



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- Create a dense activity center at the southern end of the General McMullen corridor within Port San Antonio’s property.
- Changing some property north of the runway to reflect ownership by JBSA.
- Mixed use designation of properties along Military Drive would allow for additional housing within sound contours for the runway. JBSA has concerns about lack of sound attenuation requirements and indicated that ideally a noise ordinance would address potential conflicts of land use designations that could potentially allow for additional housing units within sound contours.
- If the City adopts a noise ordinance regarding sound attenuation within the noise contours for the runway, it will open opportunities for future residential while minimize noise related issues.
- JBSA also mentioned concerns related to light pollution. The team talked about the City’s standards that require lighting be shielded and confined onto the property.
- Cupples as neighborhood mixed use is more appropriate for the area than urban mixed use due to the street being narrower than General McMullen, and to avoid negative traffic impacts to existing residential neighborhoods near Cupples.
- 36th Street will also serve as one of the corridors for access to Port San Antonio’s property; the mixed use designation for properties along 36th Street will align with Port San Antonio’s plans to redevelop Port San Antonio into a more active hub.
- Most of the Regional Commercial designation needs to change to a lower intensity along the frontage of Highway 90. JBSA mentioned that they have no concerns related to height for this geographic area.
- Along Loop 410, for “church row” and going further south away from US 90, the designation should decrease in intensity and be urban mixed use instead of regional mixed use.
- Around Medina Base and Ray Ellison the team discussed the old railroad easement that is identified as open space for a potential trail in the future.
- Need to investigate City’s ownership of land west of Covell Gardens landfill to determine if the city/state/federal government designation is appropriate, or if the City has future plans for use of the property that would warrant a different designation.

Below is a wall graphic indicating specific comments provided during the meeting.



NEXT STEPS:

Planning staff will be reviewing and editing the Draft Future Land Use Map to reflect comments



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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 #6: Thursday, July 11, 2019 from 5:30 PM to 7:30 PM

Planning Team Meeting #7: 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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