



# Port San Antonio Area Regional Center Planning Team

Meeting #5

Thursday, June 6, 2019

Port San Antonio

5:30 PM



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

# Port San Antonio Area Regional Center Project Team

- Channary Gould, Project Manager  
City of San Antonio
- Mukul Malhotra, Principal  
MIG, Inc.
- Krystin Ramirez, Senior Project Associate  
MIG, Inc.
- Carissa Cox, Principal Planner  
MOSAIC



## Meeting Objectives

- Overview of **Vision & Goals** and **Housing & Jobs**
- Review **Future Land Use Map**
- Next Steps

# SA TOMORROW

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



# SA TOMORROW

Overview of Analysis & Visioning



## Preliminary Vision for the Port San Antonio Area

*The Port San Antonio Area Regional Center will be a community that **supports Joint Base San Antonio Lackland's mission**, 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 Regional Center~~ will be an attractive **and vibrant destination area community** that encourages a dynamic mix of community-serving uses along with stable, family-friendly neighborhoods. We foster an environment **that promotes a healthy ecosystem**, where people feel safe and comfortable **bicycling and** 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.*



## Preliminary Goals for the Port San Antonio Area

**Goal 1:** Attract, retain, and support businesses and local talent to promote science, aerospace, aviation, logistics, and technology.

**Goal 2:** Promote the Regional Center's military identity and preserve Port San Antonio's ~~Area's~~ rich military ~~history~~.identity

**Goal 3:** Increase healthy and sustainable transportation options in areas with anticipated increases in intensity of public and private use.

**Goal 4:** Increase housing options while preserving or increasing home ownership rates.

**Goal 5:** Create public facing amenities and entertainment to transform the area into a destination.

# Factors for Port San Antonio Area

## Regional Center Growth Goals:

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



### **Employment Growth | 2010-2040**

**23,800** new jobs  
793 jobs per year



### **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



### **Household Growth | 2010-2040**

**13,500** new housing units  
450 new units per year



# SA TOMORROW

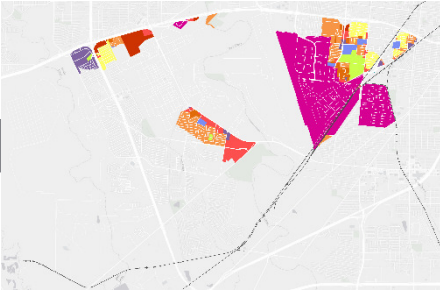
Land Use



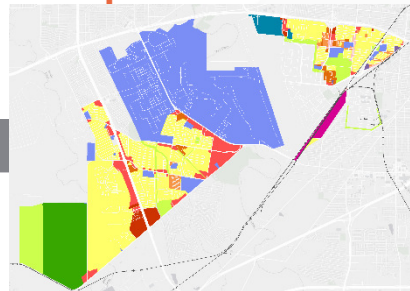
# How the Base Map Was Developed

## Input Layers

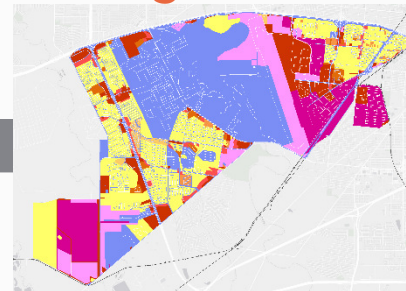
SA Corridors



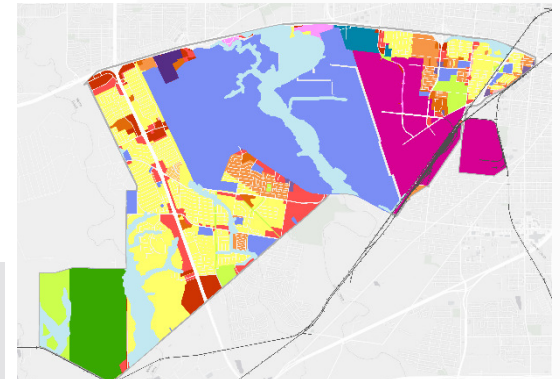
Adopted Land Use



Zoning

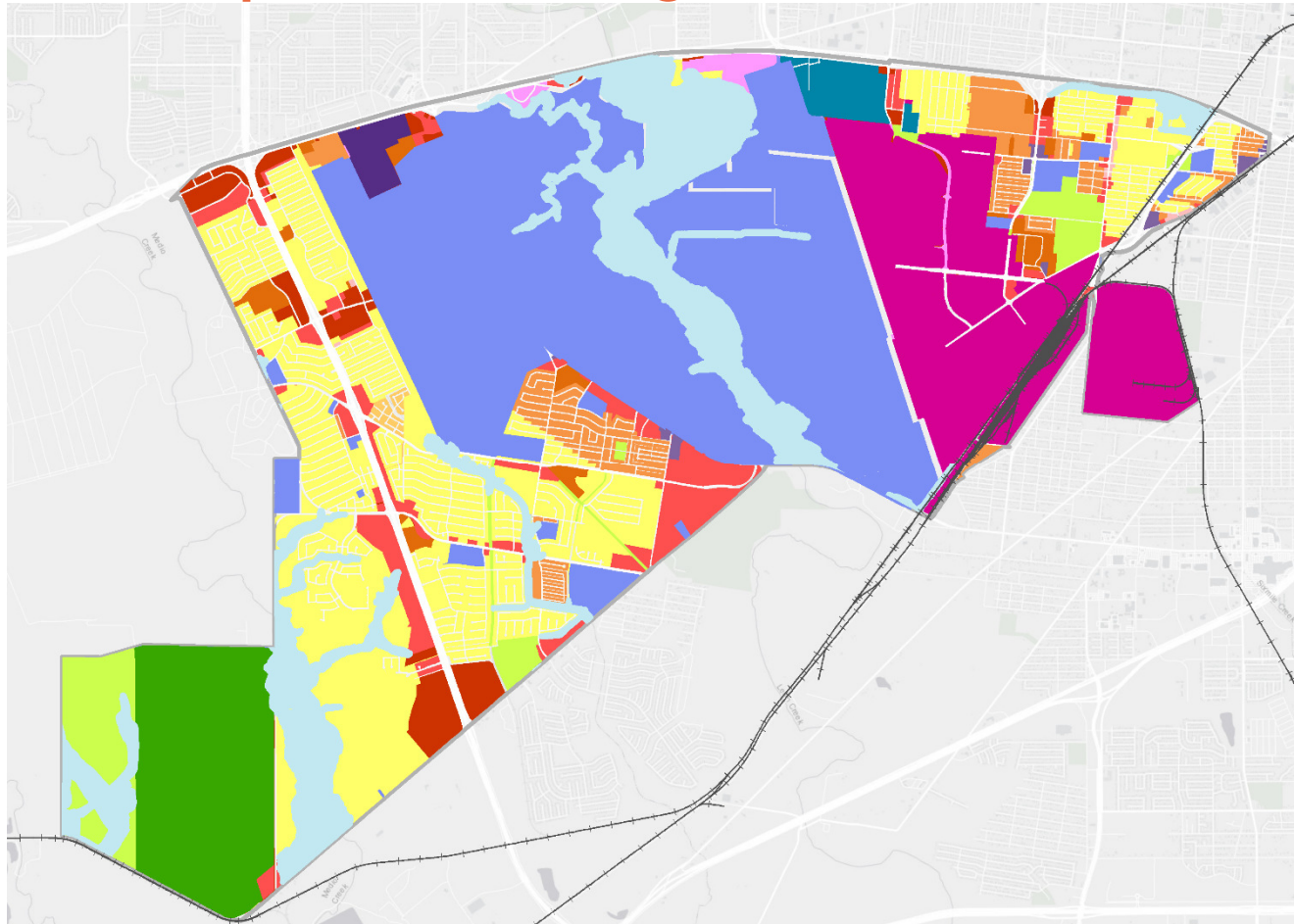


## Land Use Base Map



# Port San Antonio Area Regional Center Future Land Use Plan

## Base Map from Meeting #4



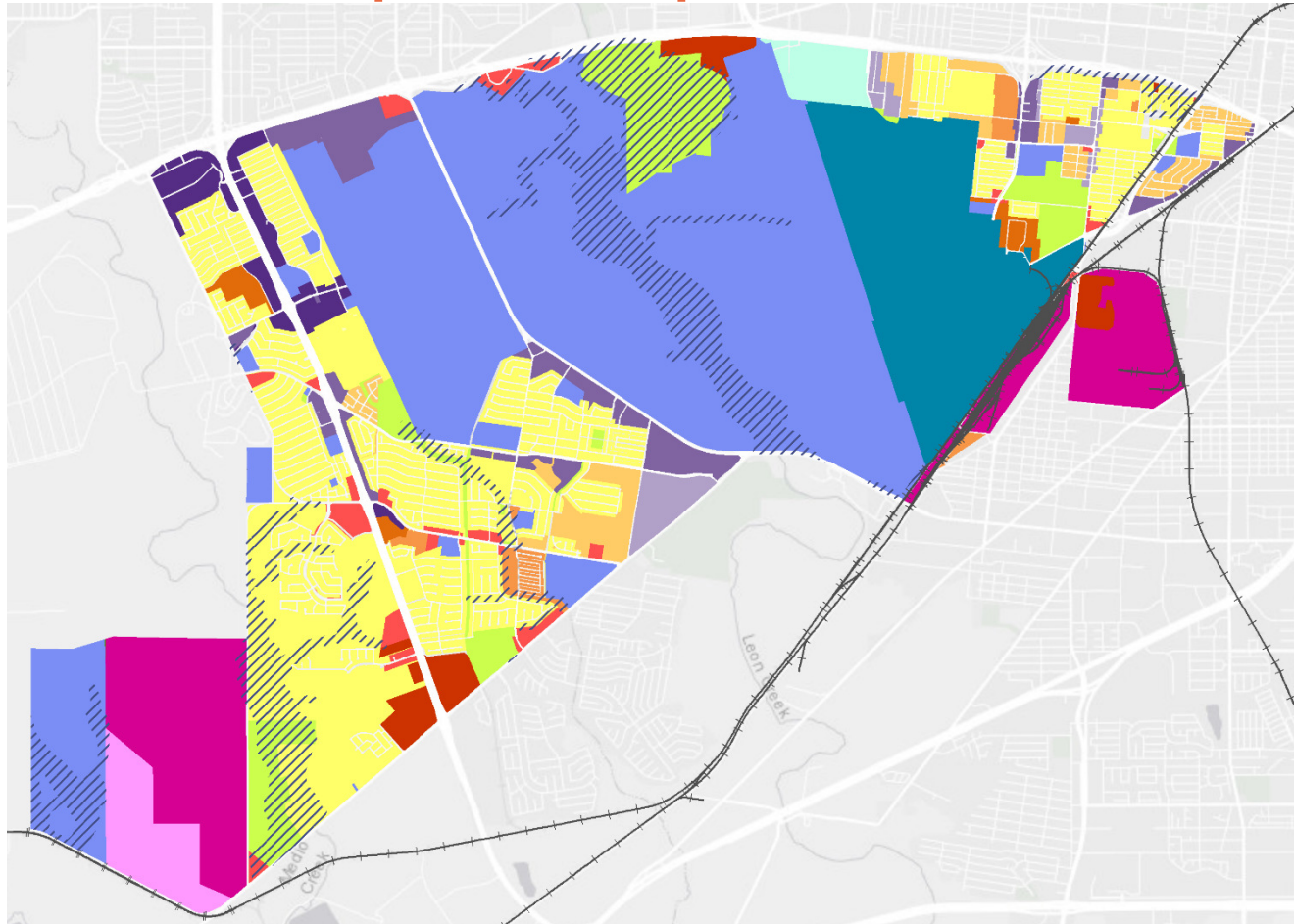
### General Land Use Categories

- 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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- Agricultural
- Light Industrial
- Heavy Industrial



# Port San Antonio Area Regional Center Future Land Use Plan

## Land Use Map with Proposed Revisions

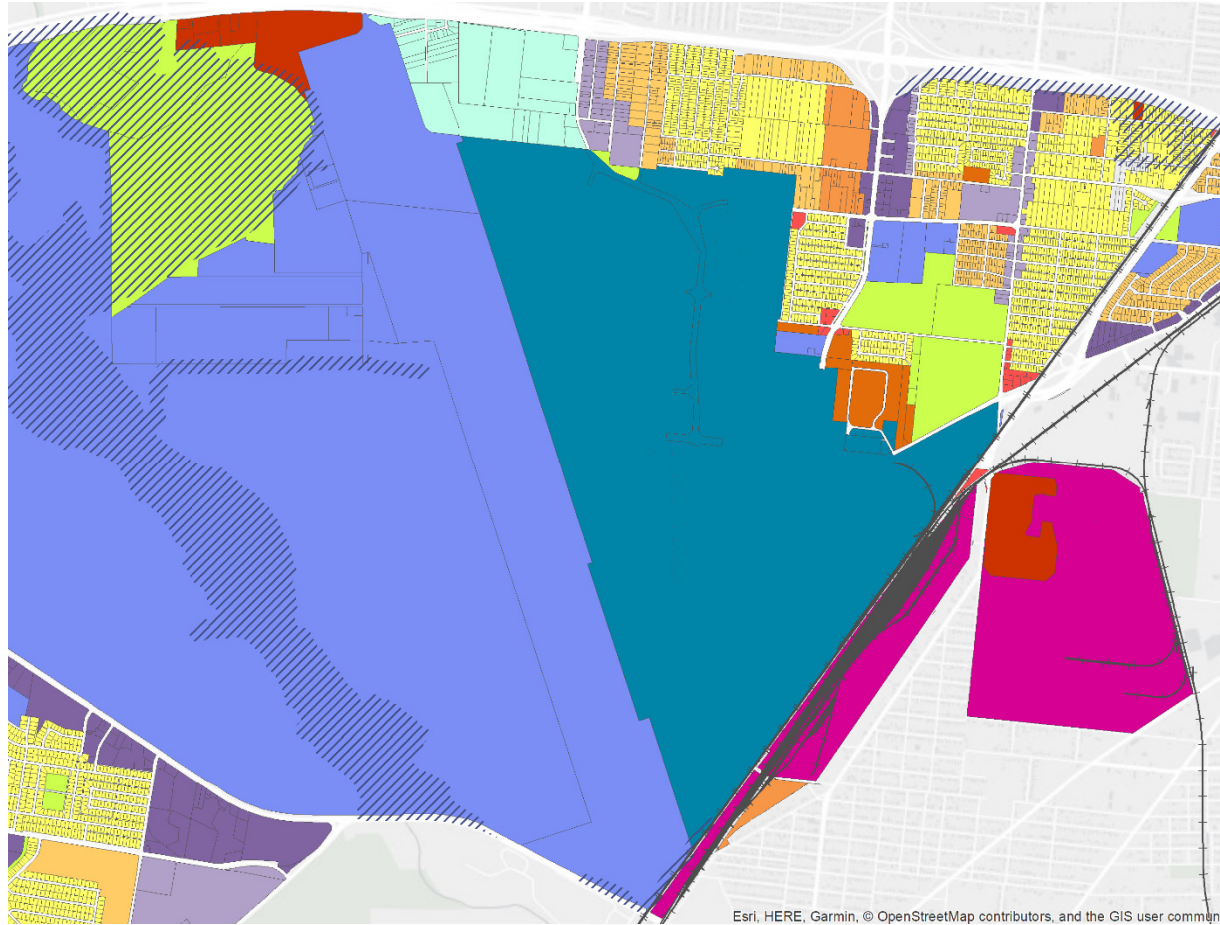


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# Port San Antonio Area Regional Center Future Land Use Plan

## Port SA, Lackland and the Runway



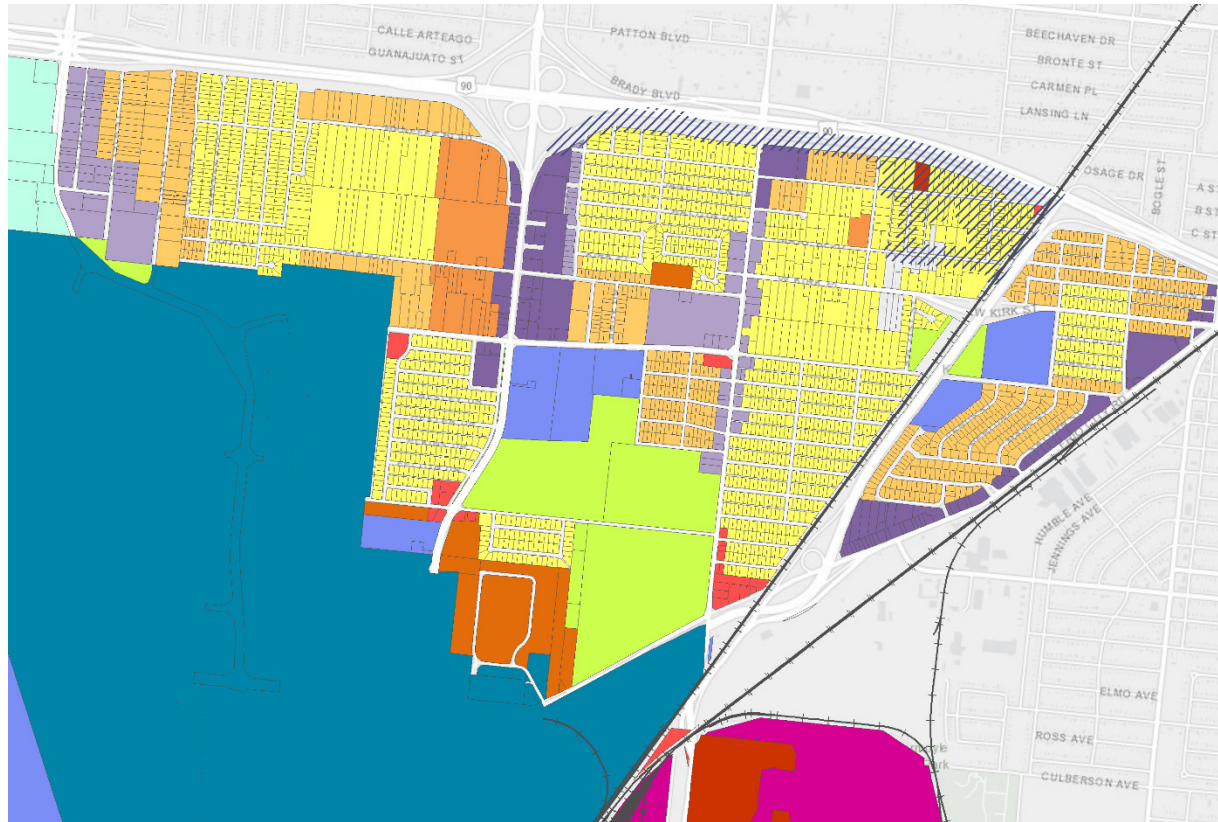
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# Port San Antonio Area Regional Center Future Land Use Plan

## Port SA Entrance Corridor and Neighborhoods



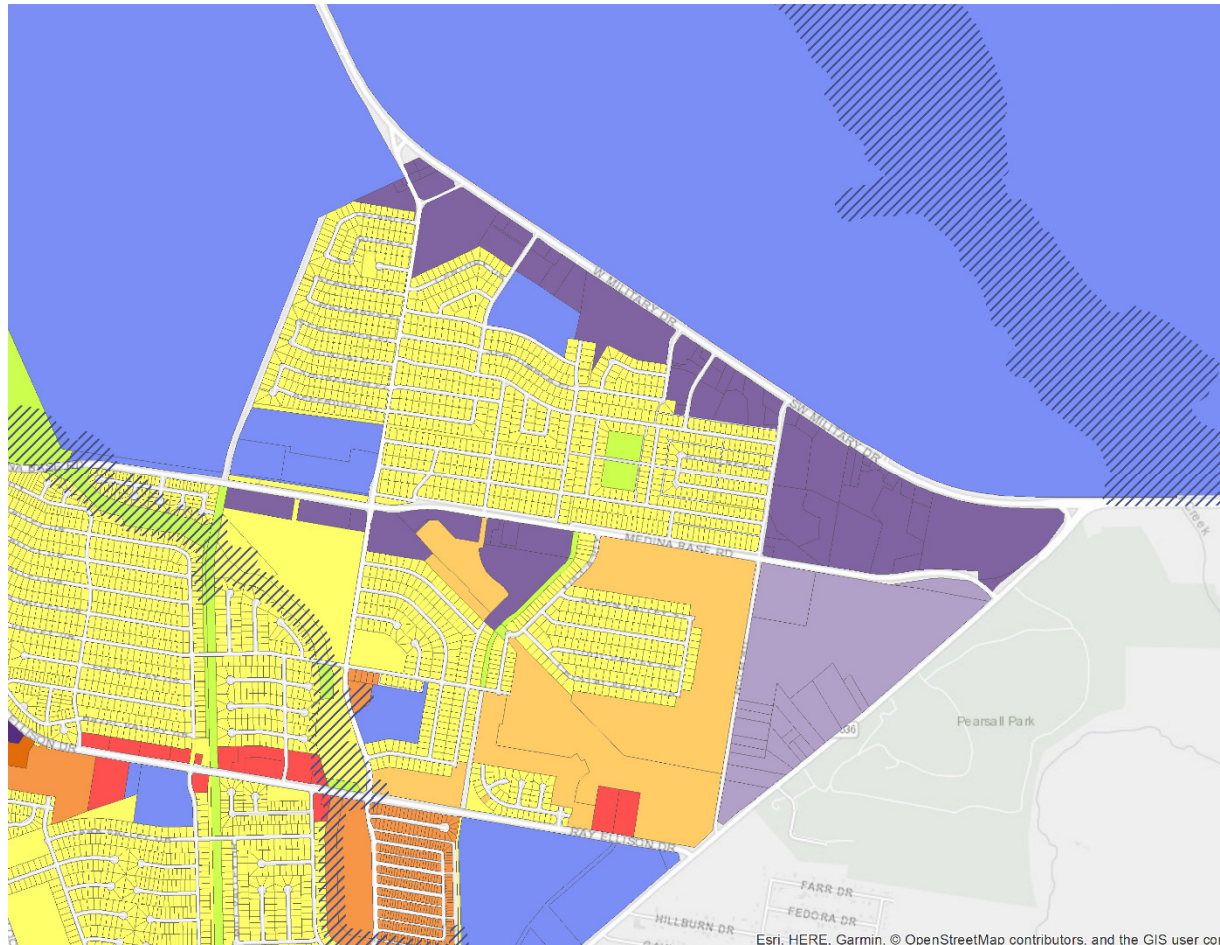
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# Port San Antonio Area Regional Center Future Land Use Plan

## SW Military and Old Pearsall Road



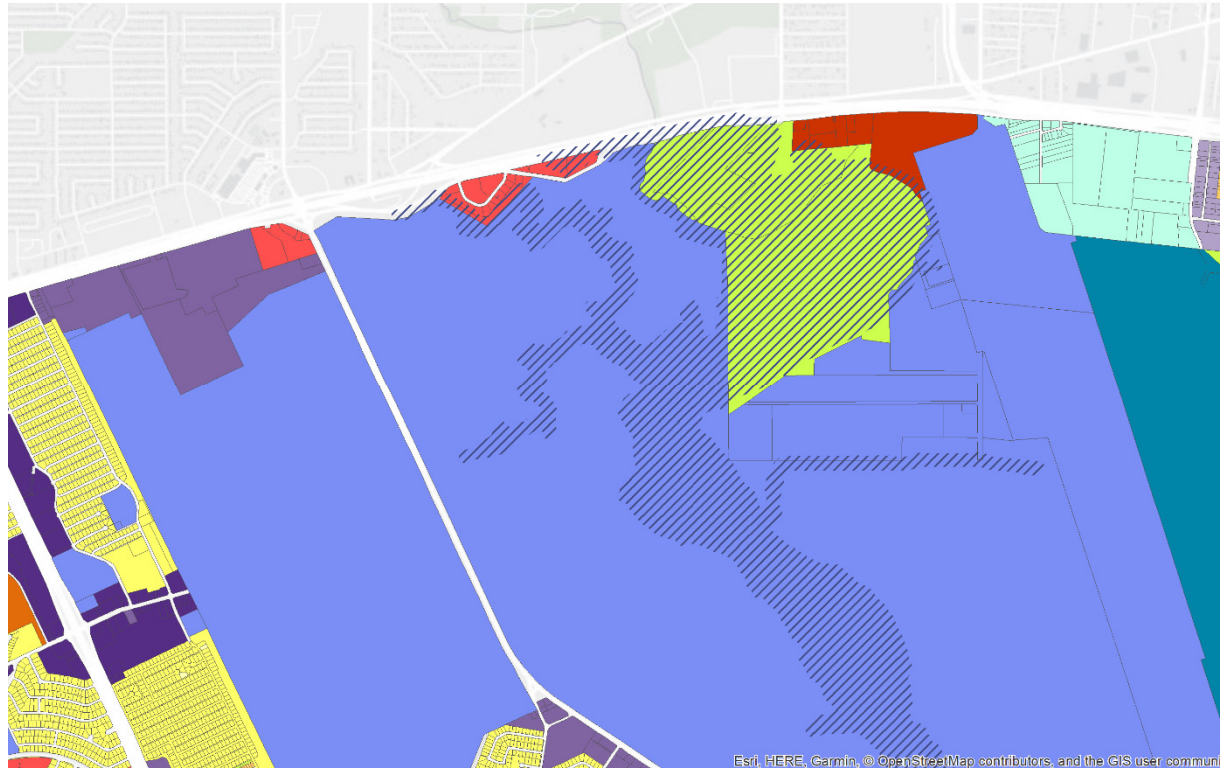
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# Port San Antonio Area Regional Center Future Land Use Plan

## Highway 90 Frontage

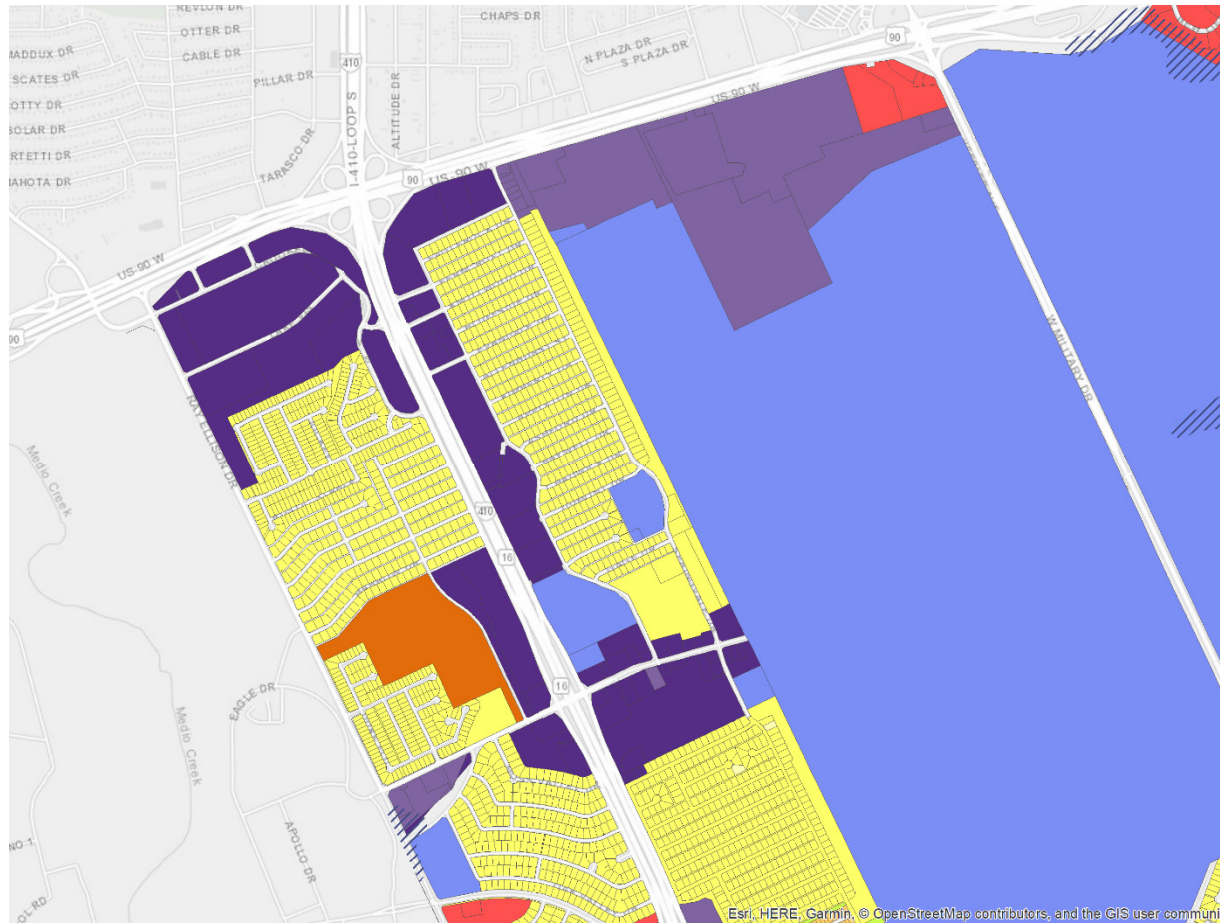


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# Port San Antonio Area Regional Center Future Land Use Plan

## Loop 410 and Hwy 90



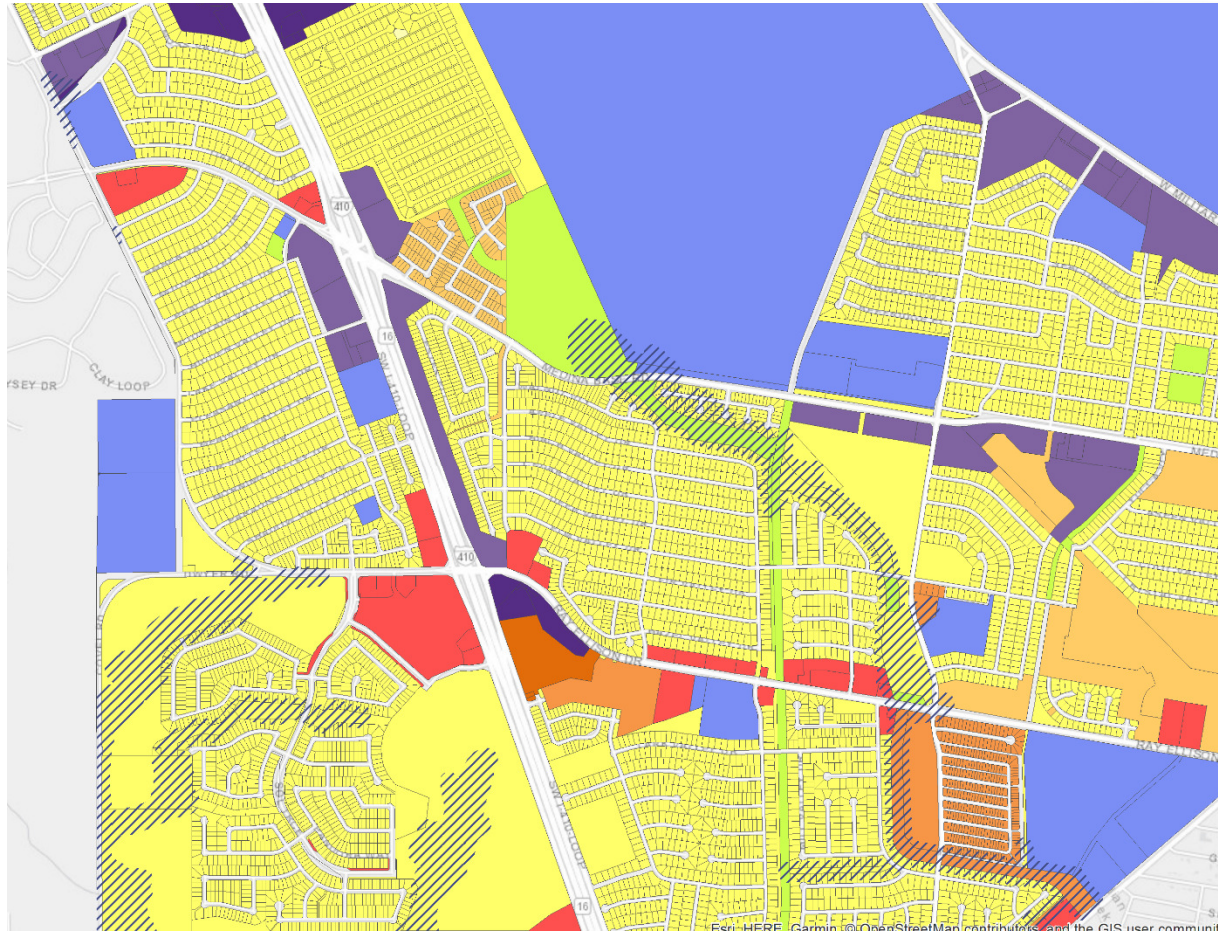
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# Port San Antonio Area Regional Center Future Land Use Plan

## Loop 410, Medina Base Road and Ray Ellison

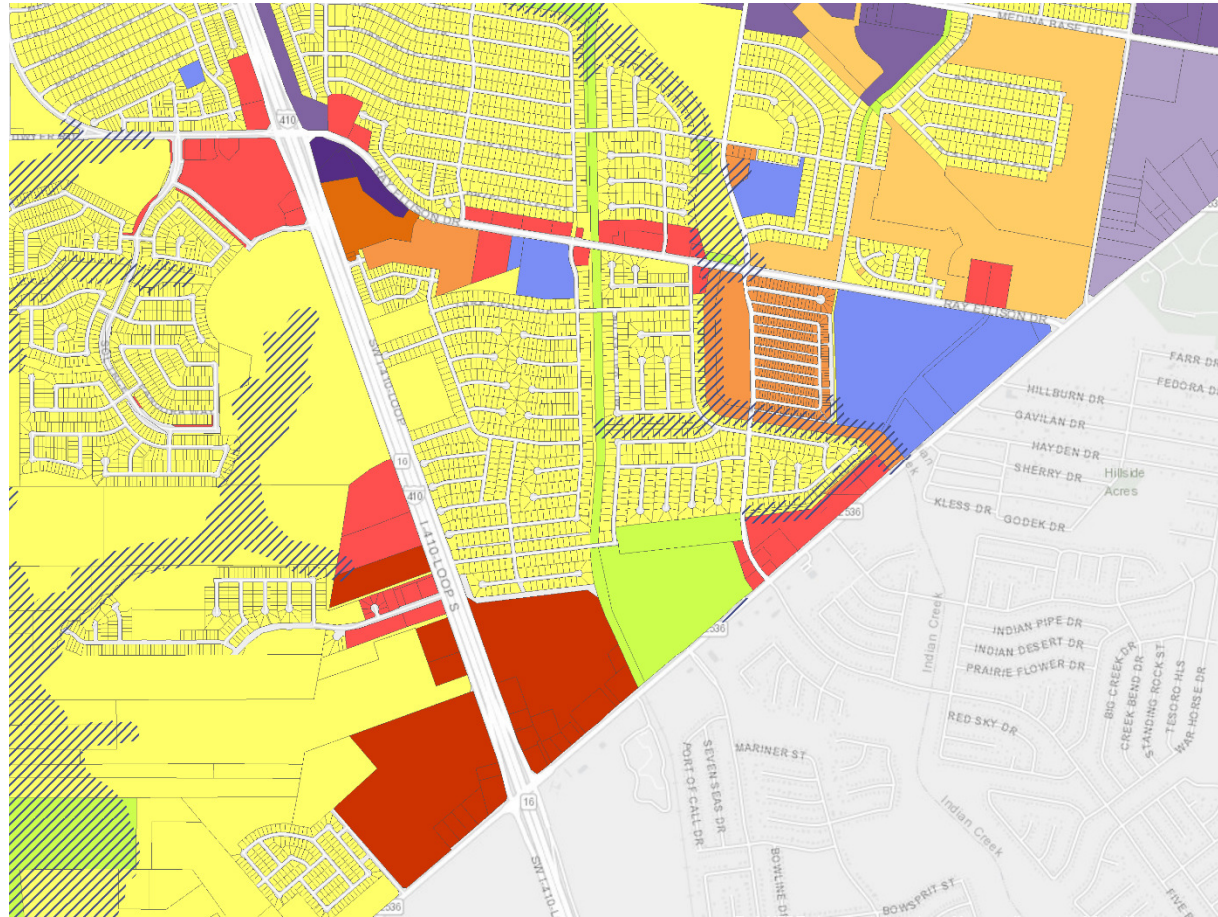


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# Port San Antonio Area Regional Center Future Land Use Plan

## Loop 410, Ray Ellison and Old Pearsall Road



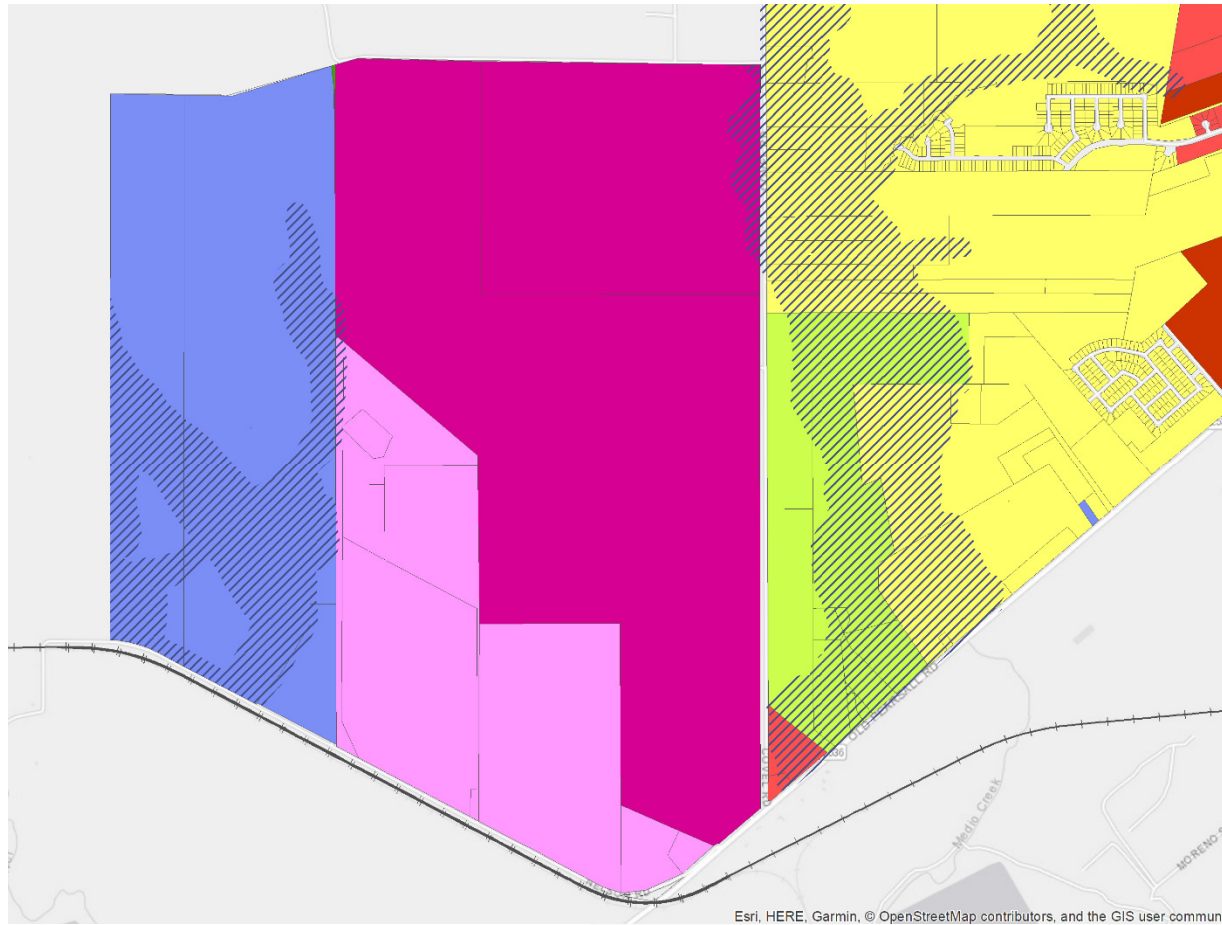
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# Port San Antonio Area Regional Center Future Land Use Plan

## Southwest Portion of the Plan Area



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## Land Use Narrative for the Plan

- ☐ Business/Innovation Mixed-Use designation for Port SA
- ☐ Preserve and enhance the character of established neighborhoods, with complementary densities and uses for new development.
- ☐ A mixture of uses that includes retail and restaurants in the corridors entering the base (SW Military, Truemper St, and Five Palms).
- ☐ Pedestrian-oriented development along Truemper Street, since traffic volumes are already high and no desire to see them increased.
- ☐ Aggregated density/development at key intersections along Loop 410
- ☐ Higher density development at the intersection of Loop 410 and Highway 90
- ☐ Transit-supportive land use near existing and planned station areas and key transit corridors
- ☐ ***Parks and Open Space? More? Sufficient?***



# SA TOMORROW

Next Steps





## Coming Up...

### **Planning Team Meeting #6:**

Housing and Economic Development Strategies

**Thursday, July 11<sup>th</sup> @ 5:30 PM ??**

Topic: Housing and Economic Development Strategies



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