

MEETING SUMMARY

Port San Antonio Area Regional Center Planning Team Meeting #6

Meeting Date: July 11, 2019

Time: 5:30 PM – 7:30 PM

Location: Port San Antonio, Marketing Conference Room

Attendees:

John Anderson, JBSA

Jerry Jones, Springvale

Peter Onofre, New Life Christian Center

Brian Mast, SARA

Jose Cipriano III, Thompson Neighborhood

Association

Rudy Lopez, Thompson N.A.

Dan Ferris, Port San Antonio

Gabriel Gonzales, JBSA

Amber Lamm, JBSA

Kristin Flores, NHSP

Raul Olveda, District 4

Krystin Ramirez, MIG

Jay Renkens, MIG

Matt Prosser, EPS

Meeting Objective

The purpose of Planning Team Meeting #6 was to review the final draft of the Plan’s Vision and Goals, review revisions made to the working draft of the Future Land Use Map, provide an overview of housing and economic development information for the plan area, and have the Planning Team participate in a housing and employment allocation activity.

Meeting Format

Channary Gould, Project Manager for the Port San Antonio Area Regional Center, provided an overview of the project schedule and went over the most recent changes to the Plan’s Vision and Goals based on comments received from Planning Team members, and presented an updated working draft of the Future Land Use Plan to reflect input that was provided by the Planning Team during the previous planning team meeting. Matt Prosser provided an overview of the housing and economic development conditions for the Regional Center and provided comparisons between the data for the Regional Center and the entire San Antonio metropolitan statistical area. Statistical information was presented that were related to population, housing count, housing tenure, housing accessibility and affordability, rental rates and housing types in the plan area. Information related to employment for the Regional Center was also included, such as largest employment sectors, industries, and employers in the plan area, information about the workforce such as commuting patterns, wage distribution and education levels.

The Planning Team provided input during a SWOT exercise that identified issues for the plan area in terms of strengths, weaknesses, opportunities, and threats. Housing in the plan area was also discussed in terms of challenges, positive aspects, and what housing types are missing in the plan area. After the SWOT exercise, Planning staff and consultants facilitated a growth allocation activity for the Planning Team to participate and identify where certain uses could be located by placing color coded game pieces on the working draft of the future land use map. There were four different types of game pieces for residential, with each game piece representing 250 units. The residential game pieces represented one of four different housing types: single family detached, attached/townhomes, garden multifamily and urban multifamily. For the employment allocation portion of the exercise, each game piece represented 500 jobs that were color coded to represent employment opportunities that could be categorized as:



retail, industrial/flex, office/education/health, and hospitality/entertainment.

Based on the growth targets for the Port San Antonio Area Regional Center, the allocation exercise included the following amount of game pieces:

Residential

- 18 pieces for single-family detached X 250 units = 4,500 units
- 4 pieces for attached/townhomes x 250 units = 1,000 units
- 18 pieces for garden multifamily x 250 units = 4,500 units
- 4 pieces for urban multifamily x 250 units = 1,000 units

Employment

- 6 pieces for retail x 500 jobs = 3,000 jobs
- 14 pieces for industrial/flex x 500 jobs = 7,000 jobs
- 14 pieces for office/education/health x 500 jobs = 7,000 jobs
- 6 pieces hospitality/entertainment x 500 jobs = 3,000 jobs

Comments Provided

Below is a list of items/topics that were mentioned during the SWOT exercise:

Strengths

- Pride in home ownership
- Relationship between the City and Lackland Airforce Base is positive
- Synergy between the military mission and off-base jobs in cybersecurity, aerospace, logistics, and other industries that support JBSA's mission
- Regional Center has an existing large employment base in a variety of industries

Weaknesses

- Currently, there is limited/no housing for new workers
- The area is not fully leveraging economic opportunities
- Quality of school districts

Opportunities

- Adaptive and other re-use of older buildings
- Creating housing for people working in the plan area
- Awareness of community strengths
- Promoting trade education to prepare workforce for specialized job opportunities
 - Important to prepare students early on for trade education (elementary and middle school)

Threats

- Potential encroachment issues with more development in the plan area surrounding Lackland Air Force Base.
- Retention of existing large employers
- Lack of skilled workforce

The Planning Team discussed housing in the plan area and below is a list of feedback received during the meeting:



Challenges

- How do we avoid displacing lower income residents?
 - City-wide anti-displacement study is underway or will be initiated soon.
 - Neighborhood empowerment zones as one option to try to reduce displacement.
- Renters are most at risk due to ratio of cost burden to income is generally different for renters compared to property owners.
- Currently there is a lack of market rate rentals in the plan area.
- Sounds from missions and operations at Lackland Air Force Base – currently there is no sound attenuation overlay for properties surrounding the runway used by Lackland Air Force Base and Port San Antonio.
- Existing neighborhoods are already built out.
- Rising property values and taxes
- Quality of schools has hindered families' choice to relocation or move to the area.

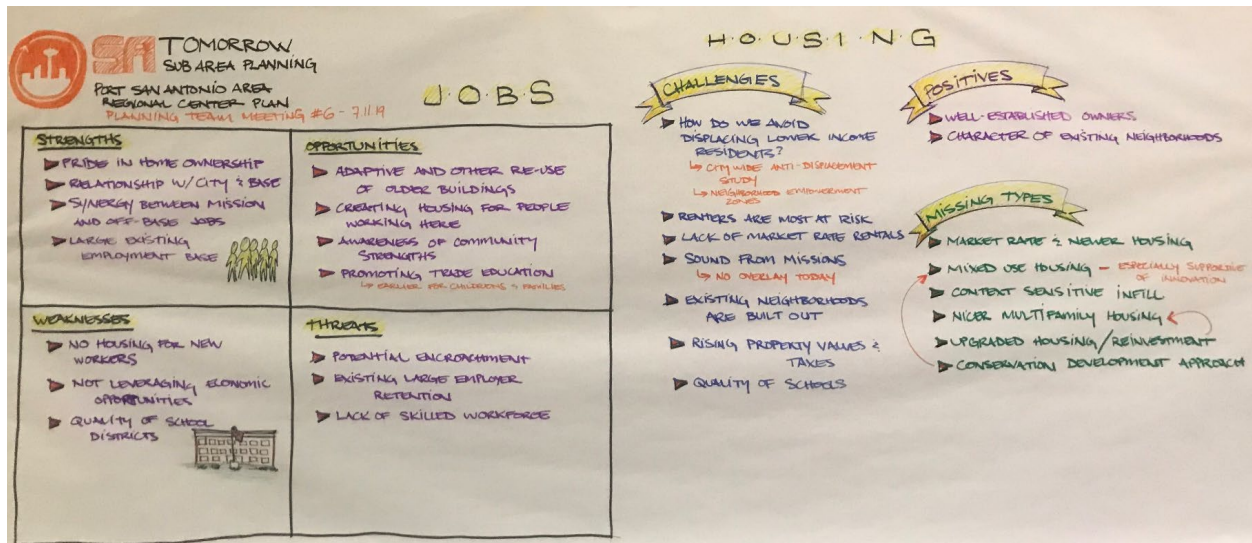
Positives

- Well-established owners
- Character of existing neighborhoods

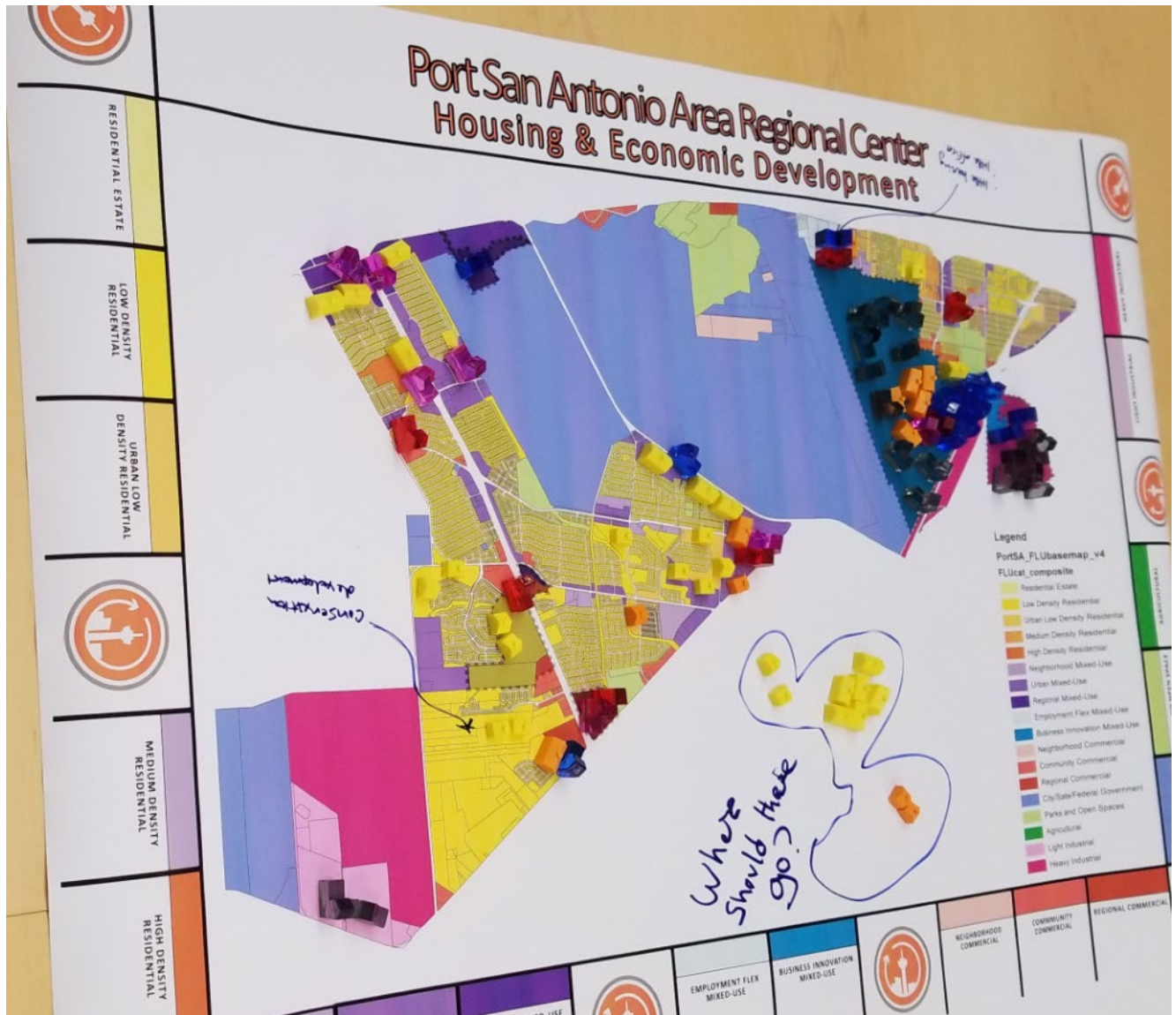
Missing Types

- Plan area is lacking market rate and new housing inventory
- Mixed use housing, especially those supportive of innovation
- Context sensitive infill housing that respects current neighborhood character
- Nicer multi-family housing
- Upgraded housing/reinvestment

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



Below is a photo that captures the outcome of allocation exercise



NEXT STEPS:

Planning staff will be reviewing the results of the allocation exercise and comparing to the working draft land use map to determine whether the allocations would be feasible or if they need to be revised. Planning Team Meeting #7 will continue the team’s discussion on housing and economic development strategies.

Planning Team Meeting #7: Tuesday, July 30, 2019 from 5:30 PM to 7:30 PM

Planning Team Meeting #8: Tentatively Tuesday, September 17, 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/>



**Port San Antonio Area Regional Center
Planning Team Meeting #6 Summary**

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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