



## MEETING SUMMARY

**Meeting:** Port San Antonio Area Regional Center – Community Meeting #2  
**Date:** August 28, 2019  
**Time:** 5:30 PM – 7:30 PM  
**Location:** Miller’s Pond Community Center, Multi-Purpose Room, 6075 Old Pearsall Road  
**Attendees:** Approximately 47

### Meeting Purpose

The City of San Antonio Planning Department organized a community meeting in order to present and obtain feedback from the community on the working draft Future Land Use Map, draft Land Use recommendations, draft Housing recommendations, draft Economic Development recommendations, and their mobility experiences. An iPad station was set-up for a questionnaire that included questions that corresponded with the same questions on the display boards.

### Meeting Format

The meeting was set up as an open house format for two hours with meeting attendees encouraged to participate in a number of exercises intended to provide feedback to help refine the working draft Future Land Use Map, and recommendations related to Land Use, Housing, and Economic Development. Input will also be helpful in preparing follow-up exercises related to place making and community priorities for future meetings.

### Open House

The Open House included display boards with background information related to the topics of land use, housing, economic development, and mobility. There were five different activity stations for the public to participate and provide input.

1. Vision and Goals Wall Graphic – there was a wall graphic displaying the draft vision and goals along with a handout that included the vision and goals. The purpose of presenting the vision and goals for the Regional Center was for the public to understand the framework for each of the draft recommendations and how each recommendation helped to further the vision and goals for the Regional Center.
2. Land Use Station – this station included displays of the working draft Future Land Use Map draft land use recommendations. Attendees were asked to use sticker dots to indicate the degree to which they agreed with each of the recommendations. Comment sheets were available for meeting attendees to provide written comments to supplement the sticker dots if desired.
3. Housing and Economic Development Stations – these stations included displays of the draft Housing and Economic Development recommendations along with a display containing infographics and statistics related to housing and economic data specific to the Regional Center.
4. Mobility – this station included a mobility map along with questions for participants to respond to regarding the ease of certain mobility options to and from the Regional Center.
5. iPad Questionnaire Station – Four iPads were set up with questionnaires containing questions that corresponded to the sticker dot exercise, asking responders to indicate their level of agreement with the draft recommendations. The questionnaire also asked mobility related questions.

## Port San Antonio Area Community Meeting #2 Summary

Below is a summary of the results and images of the display boards with participants' input.

### **Land Use Activity Station Results**

#### Land Use Recommendation #1

Strongly Agree – 9

Agree – 5

Neither Agree nor Disagree – 1

Disagree – 0

Strongly Disagree – 6

#### Land Use Recommendation #2

Strongly Agree – 5

Agree – 5

Neither Agree nor Disagree – 2

Disagree – 0

Strongly Disagree – 5

#### Land Use Recommendation #3

Strongly Agree – 4

Agree – 5

Neither Agree nor Disagree – 0

Disagree – 0

Strongly Disagree – 7

#### Land Use Recommendation #4

Strongly Agree – 7

Agree – 4

Neither Agree nor Disagree – 1

Disagree – 0

Strongly Disagree – 5

Additional comments provided:

- “Agree with #1 but not the way the Draft Port SA describes it.”
- “Unless City codes/ordinances are enforced, and law enforcement is increased, I don’t see a good outcome for our investment.”
- “What type of housing?”
- “Property taxes are rising too fast. Don’t permit developments that raise property values so dramatically that long-term residents can’t afford to stay in their homes.”
- “Low density residential – keep single family homes – Saturn St.”
- “What type of uses are compatible?”
- “We don’t want any development that will increase our property taxes. District 5 residents can least afford higher property taxes. Develop the areas of the City that can afford higher/rising taxes”
- “Do not agree with the change of property use on Cupples Road to Neighborhood Mix. This would create a chance of more bars and do not need that.”
- “Do not agree with changing area #3 to Urban Low Density – this would open the potential of more apartment complexes and we have enough now.” Comment was in reference to area circled by participant of residential block at southwest corner of Thompson Place & Cupples Rd. intersection.
- “Do not agree with change on General McMullen” Comment was in reference to area of General McMullen that is identified on the working draft Future Land Use Map as *Urban Mixed Use*.



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- “This all looks great on paper and the pictures are nice to look at, but realistically just wanting to be like San Francisco isn’t enough. We need to invest in a more robust code enforcement division and local law enforcement. All the businesses, restaurants, and entertainment venues being proposed will fall prey to crime, vandalism, and the business owners will eventually pull out leaving vacant buildings everywhere. The culture is what needs to change first.”
- “Some of the descriptions of land use are vague and leaves interpretation open for anything that may not be welcomed.”

**(draft) LAND USE** **SA TOMORROW**

**Introduction**  
Please review the draft land use plan recommendations, give us your input using the rating system below each recommendation, and provide additional comments on sticky notes.

**Future land use recommendations**

**Land Use Recommendation #1: Preserve and celebrate existing neighborhoods, in terms of community identity and patterns of future development.**

Please indicate how you feel about Land Use Recommendation #1

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
4 dots	2 dots	1 dot	0 dots	1 dot

**Land Use Recommendation #2: Focus areas and mixed-use corridors should be characterized by a mixture of compatible uses, at a scale that complements surrounding uses and development.**

Please indicate how you feel about Land Use Recommendation #2

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
3 dots	3 dots	2 dots	0 dots	1 dot

**Land Use Recommendation #3: Encourage more diversity in housing options in the Port San Antonio Area Regional Center.**

Please indicate how you feel about Land Use Recommendation #3

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
2 dots	4 dots	0 dots	0 dots	2 dots

**Land Use Recommendation #4: Concentrate density of development and intensity of activity at key intersections in the Regional Center.**

Please indicate how you feel about Land Use Recommendation #4

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
3 dots	3 dots	1 dot	0 dots	1 dot

**SA TOMORROW**



**Housing Activity Station Results**

Housing #1

Strongly Agree – 9

Agree – 2

Neither Agree nor Disagree – 0

Disagree – 2

Strongly Disagree – 4

Housing #2

Strongly Agree – 10

Agree – 2

Neither Agree nor Disagree – 1

Disagree – 0

Strongly Disagree – 4

Housing #3

Strongly Agree – 3

Agree – 3

Neither Agree nor Disagree – 3

Disagree – 10

Strongly Disagree – 0

Housing #4

Strongly Agree – 9

Agree – 2

Neither Agree nor Disagree – 1

Disagree – 0

Strongly Disagree – 7

Housing #5

Strongly Agree – 9

Agree – 5

Neither Agree nor Disagree – 1

Disagree – 5

Strongly Disagree – 1

No additional comments were provided regarding the draft Housing recommendations, with the exception of those comments provided for the draft land use recommendations that may pertain to housing.



## Port San Antonio Area Community Meeting #2 Summary

**(draft) Housing**

**Introduction**  
Please review the draft housing recommendations, give us your input using the rating system below each recommendation, and provide additional comments on sticky notes.

**Housing recommendations**

**Housing Recommendation #1: Preserve character of existing neighborhoods through infill development and reinvestment that is context sensitive to architectural styles, building scale and height, and size of lots.**

*"Preserve existing family-friendly neighborhoods and seek a healthy portfolio of housing types in the Port San Antonio Area Regional Center"*  
- Draft Port San Antonio Area Regional Center Goal

Please indicate how you feel about Housing Recommendation #1

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
10	2	0	1	3

**Housing #2: Support the retention of existing residents by mitigating impacts of new development and raising property values.**

Please indicate how you feel about Housing Recommendation #2

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
10	2	1	0	3

**(draft) Housing**

**Introduction**  
Please review the draft housing plan recommendations, give us your input using the rating system below each recommendation, and provide additional comments on sticky notes.

**Housing recommendations**

**Housing Recommendation #3: Attract a diversity of new, quality housing products and incorporate housing in mixed-use areas.**

*"Introduce a variety of housing options in the area, particularly those currently under-represented or missing from the area that may appeal to current or future residents, including those employed within the Regional Center area."*  
- Draft Port San Antonio Area Regional Center Goal

Please indicate how you feel about Land Use Recommendation #3

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
2	3	3	5	0

**Housing Recommendation #4: Limit housing and/or provide enhanced restrictions related to height and proximity in areas that will impact JBSA missions.**

Please indicate how you feel about Housing Recommendation #4

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
10	2	1	0	3

**(draft) Housing**

**Introduction**  
Please review the draft housing recommendations, give us your input using the rating system below each recommendation, and provide additional comments on sticky notes.

**Housing recommendations**

**Housing Recommendation #5: Support complete neighborhoods by identifying needed amenities and attributes such as walkability, parks, access to retail/services and quality education options in existing neighborhoods and ensure new neighborhoods contain these amenities.**

*"Increase connectivity within and to surrounding parks, open spaces, and green spaces to attract visitors and provide local residents with enhanced recreational opportunities."*  
- Draft Port San Antonio Area Regional Center Goal

Please indicate how you feel about Housing Recommendation #5

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
10	3	1	3	1



**Economic Development Activity Station Results**

Economic Development #1

Strongly Agree – 12

Agree – 8

Neither Agree nor Disagree – 1

Disagree – 0

Strongly Disagree – 1

Economic Development #2

Strongly Agree – 8

Agree – 10

Neither Agree nor Disagree – 1

Disagree – 0

Strongly Disagree – 0

Economic Development #3

Strongly Agree – 8

Agree – 11

Neither Agree nor Disagree – 1

Disagree – 0

Strongly Disagree – 0

Economic Development #4

Strongly Agree – 15

Agree – 5

Neither Agree nor Disagree – 1

Disagree – 0

Strongly Disagree – 0

Economic Development #5

Strongly Agree – 4

Agree – 9

Neither Agree nor Disagree – 0

Disagree – 4

Strongly Disagree – 0

Economic Development #6

Strongly Agree – 7

Agree – 8

Neither Agree nor Disagree – 0

Disagree – 5

Strongly Disagree – 1

Additional comments provided:

- “Existing City needs first”





**(draft) Economic Development** **SA TOMORROW**

**Introduction**  
Please review the draft economic development recommendations, give us your input using the rating system below each recommendation, and provide additional comments on sticky notes.

**Economic Development recommendations**

**Economic Development Recommendation #1: Build Port San Antonio as a destination for innovation within the area's target industries including aerospace, advanced manufacturing, cybersecurity, and military services.**

*"Attract, retain, and support businesses and local talent to promote science, aerospace, aviation, logistics, and technology."*  
- Draft Port San Antonio Area Regional Center Goal

Please indicate how you feel about Economic Development Recommendation #1

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
10 dots	5 dots	1 dot	0 dots	1 dot

**Economic Development Recommendation #2: Attract destination, entertainment and hospitality uses to the Regional Center to create a desirable place for area workers, visitors, and residents to visit.**

Please indicate how you feel about Economic Development Recommendation #2

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
10 dots	8 dots	1 dot	0 dots	0 dots

**(draft) Economic Development** **SA TOMORROW**

**Introduction**  
Please review the draft land use plan recommendations, give us your input using the rating system below each recommendation, and provide additional comments on sticky notes.

**Economic Development recommendations**

**Economic Development Recommendation #3: Invest in amenities and infrastructure and attract supporting uses to make the Port San Antonio Area Regional Center attractive to workers and employers.**

Please indicate how you feel about Economic Development Recommendation #3

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
10 dots	8 dots	1 dot	0 dots	0 dots

**Economic Development Recommendation #4: Work with area educational institutions and school districts to expand the education and training options and opportunities for area residents and workers.**

*"Strengthen partnerships with local educational organizations and technology-based companies that will help attract smaller startups to locate in the area."*  
- Draft Port San Antonio Area Regional Center Goal

Please indicate how you feel about Economic Development Recommendation #4

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
10 dots	5 dots	1 dot	0 dots	0 dots



**(draft) Economic Development** **SA TOMORROW**

**Introduction**  
Please review the draft land use plan recommendations, give us your input using the rating system below each recommendation, and provide additional comments on sticky notes.

**Economic Development recommendations**

**Economic Development Recommendation #5: Support the growth and vitality of neighborhood serving commercial districts.**

Please indicate how you feel about Economic Development Recommendation #5

"Encourage business establishments that meet the day-to-day service and retail needs of residents, families, and area employees, allowing people to shop or obtain services locally"  
- Draft Port San Antonio Area Regional Center Goal

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
4 dots (3 blue, 1 red)	8 dots (5 blue, 3 red)	0 dots	3 dots (2 blue, 1 green)	0 dots

**Economic Development Recommendation #6: Fully utilize available Federal, State, and Local incentives, financing tools, and support programs to attract employment in the Port San Antonio Area Regional Center's target industries.**

Please indicate how you feel about Economic Development Recommendation #6

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
6 dots (4 blue, 2 red)	7 dots (4 blue, 3 red)	0 dots	4 dots (3 blue, 1 green)	1 dot (blue)

## Results and Additional Comments

### Land Use

For all of the land use recommendations, there were more that agreed or strongly agreed than disagreed or strongly disagreed. However, based on input received from participants regarding their level of agreement with the recommendations and the additional comments that were provided, the participation results revealed that residents have concerns about new development in the plan area that could increase property valuation, thus property taxes increasing. It also revealed that some have concerns about more apartment complexes with the urban low density land use category, compatibility of new development with existing uses, and the need for code enforcement to protect investment of the residents and businesses.

### Housing

For all of the housing recommendations more participants agreed/strongly agreed with than disagreed/strongly disagreed with the recommendations, with the exception of Housing Recommendation #3. The response to this recommendation reveals that participants have concerns about attracting additional new residents into the community and new housing options aside from the predominantly detached single-family units that currently exist. Based on staff's observations and the additional comments provided by participants, the majority of participants that disagreed with this recommendation were residents within the Thompson Neighborhood Association, or residents from beyond the plan area that were affiliated with the Thompson Neighborhood Association (in Council





Districts 5 and 6). There are concerns about mixed use corridors along General McMullen and Cupples that could potentially allow for multi-family housing. The community has existing apartment complexes that are not adequately maintained and residents have expressed their concerns that new apartment complexes could result in additional properties not being adequately maintained.

#### Economic Development

The majority of the participants agreed or strongly agreed with all of the economic development recommendations.

### **Mobility Activity Station Results**

#### **Mobility Types Board**

How easy or difficult is it to **walk** in your community?

Very easy – 1

Easy – 8

Neither easy nor difficult – 0

Difficult – 6

Very difficult - 3

How easy or difficult is it to **bicycle or use dockless scooters** in your community?

Very easy – 1

Easy – 0

Neither easy nor difficult – 2

Difficult – 5

Very difficult – 12

How easy or difficult is it to **take the bus** in your community?

Very easy – 1

Easy – 11

Neither easy nor difficult – 7

Difficult – 1

Very difficult - 1

How easy or difficult is it to **drive** in your community?

Very easy – 3

Easy – 13

Neither easy nor difficult – 3

Difficult – 2

Very difficult - 0

Within the last month, which modes of transportation have you used?

Walking – 1

Biking or using dockless scooters – 0

Taking the bus – 0

Driving – 6

Other – 0



What makes it easy or difficult to walk, bike, use dockless scooters, and use transit in your area?

- Distracted drivers

### **Mobility Map – Identifying Current Walking, Biking, and Transit Routes**

Current walking routes identified by participants included:

- Old Pearsall Road
- Old Sky Harbor Drive (outside of Plan area, across from Miller's Pond, south of Old Pearsall Drive)
- Five Palms Drive
- Cupples Road
- Around 36<sup>th</sup> Street & Growdon Road
- General McMullen Drive
- General McMullen Drive, north of Plan area

Current bicycle routes identified by participants included:

- US-90 between Springvale drive and W Military Drive
- W Military Drive
- Old Pearsall Road
- Five Palms Drive
- W Military Drive (outside of Plan area, east of railroad tracks)
- Quintana Road
- Weir Avenue
- General McMullen Drive
- Somerset Road (outside of Plan area)

Current transit routes identified by participants included:

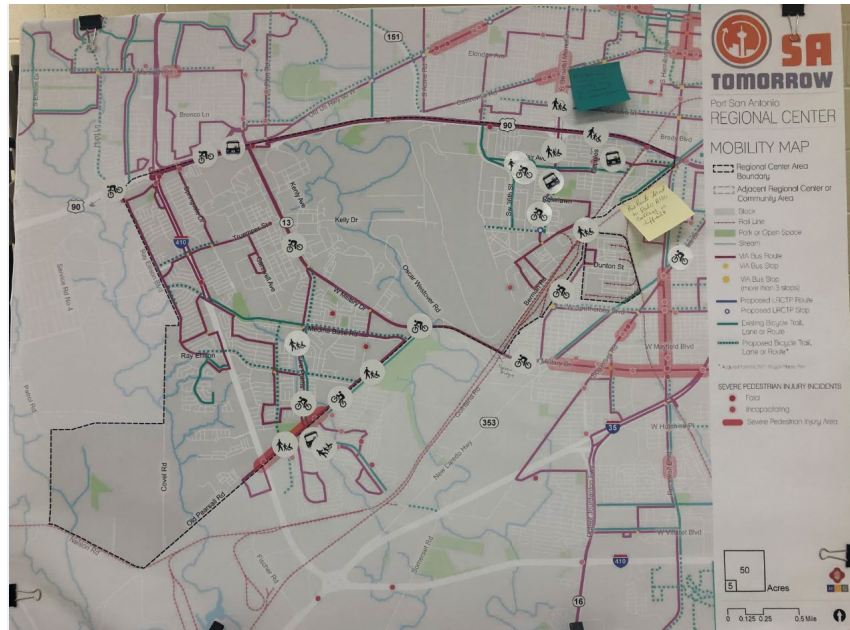
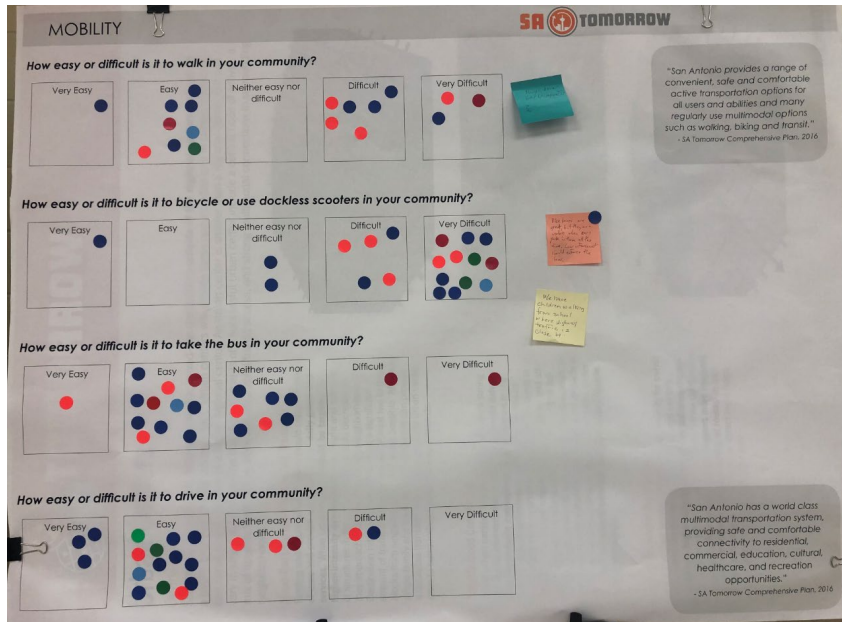
- US-90
- Kirk Place
- General McMullen Drive
- Five Palm Drive (south of Old Pearsall Road, outside of Plan area)

Additional comments provided:

- "Bus routes direct to Palo Alto College is difficult."
- "Protective barrier needed under highway along General McMullen for students/pedestrians".
- "Children walk to Kennedy High School who live [off] Ceralvo have to do under 90 highway. Currently there is no barrier to protect the children. This would be 90 and General McMullen" Comment was provided by participant in reference to Ceralvo Street, which is north of the Plan area (north of US-90).
- "Interchange from 90 & S. General McMullen, Kennedy High School N. of Thompson Community, and Baptist Hospital in Area – Gateway Opportunities?"
- "No curbs on westside of Five Palms, water pools at every intersection. Very difficult for pedestrians and boarding buses, especially students (South San)"
- Participant drew diagram of the intersection of Thompson Pl. and Cupples Road, and identified a School Zone area from Rocky's Taco House to St. John Berchmans Church



## Port San Antonio Area Community Meeting #2 Summary



### Next Steps

The City Planning Department will use the public's input from the Community Meeting to further refine the draft recommendations and develop strategies to further implement the draft recommendations. Based on a number of residents having concerns with the proposed Future Land Use Map, Planning Department will also be reevaluating some of the proposed designations to see what changes could be made to respond to comments provided during this community meeting.

Upcoming topics that will be discussed with the Planning Team in 2019 will include mobility, infrastructure and amenities. As we approach Year 2020, we will initiate work on the topics of: transformative projects and design character for the Regional Center; implementation prioritization and phasing; and prepare administrative drafts that will be presented to the community during future community meetings.

The next Community Meeting will be held in the spring or early summer of Year 2020. During that time, a draft plan will be presented for review and input.

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