



MEETING SUMMARY

Meeting: Midtown Planning Team Meeting #6
Date: February 5, 2018
Time: 6:00 – 8:00 pm
Location: San Antonio College, Nursing and Allied Health Complex

Midtown Planning Team Attendees:

<i>Homer Hayes, Mahncke Park NA</i>	<i>Armando Saliba, University of the</i>	<i>Jeanette Honermann</i>
<i>Joe Bravo, Westfort Alliance</i>	<i>Incarinate Word</i>	<i>Max Woodward, FRED + Uptown NA</i>
<i>Richard Farias, SA College</i>	<i>Timothy Mulry, VIA</i>	<i>Bill Shown, Tobin Hill/Pearl</i>
<i>Rebel Mariposa, St. Mary's</i>	<i>Suzanne Scott, SARA</i>	<i>Timothy Cone, NRP Group</i>
<i>Business Owners' Association</i>		

Meeting Purpose

The sixth meeting of the Midtown Planning Team aimed to accomplish the following objectives:

- Introduce future land use classifications that will be used for all SA Tomorrow Area Plans;
- Discuss the land use mapping process and initial results in Midtown.

Meeting Format

City of San Antonio Planning Department Assistant Director Rudy Nino and Planning Administrator Chris Ryerson presented to the Brooks, Midtown, and Westside Area Planning Teams on the future land use classifications that will be used for all SA Tomorrow Area Plans, and on the process used in all three plan areas for creating the initial draft future land use map. More information is available here:

www.sanantonio.gov/Planning/PlanningUrbanDesign/Future-Land-Use

In the second half of the meeting, the Midtown Planning Team moved to a separate room apart from the other Planning Teams. Garrett Phillips, City of San Antonio Project Manager for the SA Tomorrow Midtown Regional Center Area Plan Project, presented an overview of the remaining planning process and facilitated discussion about the initial draft future land use map.

This summary provides highlights of the Midtown Planning Team discussion on the initial draft future land use map; starting with overall patterns of future land use in Midtown as a whole, followed by several of the mixed use corridors and focus areas, and ending with an approach to future land use mapping and future land use policy in Midtown's neighborhood residential areas. The table on the following pages summarizes the Midtown Planning Team's discussion and the map is found on page 6 for reference.

Meeting Discussion Summary

Area/ Subject	Planning Team Discussion Overview
Whole plan area	<p>The Planning Team indicated the initial draft map is not surprising, and generally reflects existing conditions, constraints, and opportunities, and the direction given by the Planning Team in prior meetings.</p> <p>There weren't objections to not using all of the available classifications. For example, the initial draft map does not classify any areas for exclusive commercial use but rather supports residential uses to also occur where commercial uses occur, primarily in mixed use corridors and focus areas.</p> <p>The relative intensity of uses classified on alternative mixed use corridors seemed appropriate, for example Neighborhood Mixed Use (less intense) adjacent to Flores and St. Mary's as opposed to Urban Center and Regional Center Mixed Use (more intense) next to San Pedro.</p>
Industrial area between Laredo, Culebra, and I-10	<p>It seems appropriate to use the Light Industrial classification for most of this area, to support blue collar jobs and the industrial and wholesaling uses in the area.</p> <p>There was some affirmation that in the longer term future it may be appropriate for this area to change to one where people can live, however that is not necessary at this time.</p> <p>There was some affirmation the future land use map should classify blocks closest to Laredo and Fredericksburg road as mixed use, given their proximity to transit and amenities.</p> <p>Culebra is an important transportation and transit corridor, but is probably not being considered for light rail or bus rapid transit service.</p> <p>The team questioned whether industrial uses are appropriate next to the Uptown neighborhood. Text policy accompanying the future land use map may guide compatibility.</p>
Fredericksburg Road Mixed Use Corridor	<p>There was affirmation that Urban Center Mixed Use is an appropriate classification for most of the Fredericksburg Road corridor.</p> <p>The team discussed and affirmed Urban Center Mixed Use classification between Craig and Woodlawn because the Plan Framework Map identified the area as a gateway, because a transit station is considered for the area, and because public engagement indicated support for this area to be used in more diverse ways, including as a place for people to live.</p> <p>The team discussed an area between Craig and Cincinnati classified as Neighborhood Mixed Use, indicating that adaptive reuse and maintenance of existing buildings will hinge on providing flexibility in the types and intensities of allowed uses in those buildings, so that maintaining the existing building can be as profitable or more so than tearing it down to create a new building. So although the building size described by the Neighborhood Mixed Use classification is appropriate, the Neighborhood Mixed Use classification could unintentionally contradict other goals such as creating a vibrant retail and pedestrian realm that is rooted in the existing building stock. Changes to the initial draft future land use map to Business Innovation Mixed Use or Urban Center Mixed Use and accompanying text policy may be used to address this issue.</p>



Area/ Subject	Planning Team Discussion Overview
5 Points Focus Area	<p>The team affirmed classifying the whole focus area as mixed use for future development that is park oriented, transit oriented and creek oriented. South of Cypress, transitioning into the 5 Points neighborhood, Neighborhood Mixed Use may be more appropriate between Cypress and the bulk of the neighborhood residential area rather than Urban Center Mixed Use. Blocks adjacent to San Pedro, north of Cypress should be reclassified from Urban Center Mixed Use to Regional Center Mixed Use, to provide the most flexibility for transit oriented development. Accompanying text policy may be needed to:</p> <ul style="list-style-type: none"> - Address compatibility of development with ongoing VIA operations, which include noise and light 24 hours per day. - Encourage any redevelopment that occurs adjacent to San Pedro Creek to orient public space to the creek, and improve physical and visual access to the Creek, and anticipate long term linear trail improvements.
San Pedro Mixed Corridor	<p>The team affirmed the overall pattern of Regional Center Mixed Use east of San Pedro, and Urban Center Mixed Use on the west side of San Pedro, and transit oriented development focused at San Pedro and Cypress. See the 5 Points Focus Area discussion summary regarding areas adjacent to San Pedro on its west side, north of Cypress.</p>
Main and McCullough Mixed Use Corridors	<p>The team affirmed the overall pattern of Urban Center Mixed Use on blocks adjacent to Main transitioning to Neighborhood Mixed Use as Main approaches Ashby. The team affirmed the pattern of Neighborhood Mixed Use for areas adjacent to McCullough as a transition to adjacent Tobin Hill residential areas to the east, and that the block northeast of Crockett Park would be appropriate for Urban Center Mixed Use.</p>
Central Focus Area	<p>The team affirmed the overall pattern of Regional Center Mixed Use for this area, with Crockett Park oriented and transit oriented development. The Planning Team indicated support for expanding the Regional Center Mixed Use classification north past Laurel, to provide more flexibility for mixed use campus redevelopment at San Antonio College.</p>
Industrial Arts Focus Area	<p>The team questioned whether the Business Innovation Mixed Use classification will excessively limit opportunities for people to live between St. Mary’s street and the San Antonio River, the potential high capacity transit service and abundance of nearby amenities make it logical that lots of people should be able to live here. Reclassification to Urban Center Mixed Use, and/or further refinements to the boundary of the Business Innovation Mixed Use area may be needed to accommodate more people living in the area, while fostering an environment where studios and light fabrication uses are viable.</p> <p>Noise from live music on St. Mary’s or from new fabrication uses, combined with additional people living in this area might pose compatibility issues. Additionally, the area may experience parking shortages in the near future if new development does not include parking, and existing free parking available to the public next to the San Antonio river changes to new uses that do not include free parking for the public.</p>



Area/ Subject	Planning Team Discussion Overview
Broadway Mixed Use Corridor and Upper Broadway Focus Area	<p>These areas were not discussed, due to meeting time constraints. They will be discussed at the next Planning Team meeting.</p>
Residential Areas Mapping Approach	<p>The Planning Team affirmed the overall approach to mapping future land use categories in neighborhood residential areas. The approach should result in less-slower change rather than more-faster change, some long-term increase in housing supply so more people can live in neighborhoods, a continuation of fine grained variation in density, maintaining neighborhood character, fairness and predictability.</p> <p>The anticipated result is that the vast majority of neighborhood residential areas would be classified Urban Low Density Residential.</p> <p>Following this mapping approach, accompanying text land use policy would discourage upzones and downzones in areas classified Urban Low Density Residential. Where they exist, Neighborhood Conservation Districts and Historic Districts would continue serving their stated purposes. In limited circumstances, where existing valued uses require a zone change to become conforming , text policy would encourage applicants to use conditional zoning instead of base zone changes. The same would be true in limited circumstances for new desirable uses that are not feasible under current zoning. An example may be an elder care home with several bedrooms.</p> <p>The Planning Team discussed a separate and ongoing process led by the City of San Antonio regarding the Infill Development Zone. The Planning Team indicated that this zone should not be identified or called out as being appropriate for neighborhood residential areas.</p> <p>The approach to future land use classification in neighborhood residential areas includes using the High Density Residential classification in areas where multiple contiguous blocks already exhibit zoning and/or density supported by that classification. On the initial draft map, this was limited to areas in Mahncke Park neighborhood south of Mahncke Park. Related feedback was that the Neighborhood Mixed Use classification of a commercial street segment adjacent to Ft. Sam Houston in eastern Mahncke Park Neighborhood is appropriate, and that most Funston Place street segments should classified the same way that areas north of Mahncke Park are classified (Urban Low Density Residential).</p>
Miscellaneous Additional Discussion	<p>RIO Overlay Zones establish height limits that should be taken into consideration when classifying the future land use map and creating accompanying text policy.</p>





Next Steps and Remaining Midtown Planning Process

The seventh Planning Team Meeting will be Tuesday February 20th. A preliminary objective for this meeting will be to continue obtaining input on future land use policy. A draft land use map and other draft plan components will be posted online in the coming weeks. The Planning Department will use a suite of tools to obtain public input on the draft land use map from the public and stakeholders. The Planning Department will revise the draft future land use map and the rest of the draft Midtown Area Plan in response to public and stakeholder input and technical analysis. Thereafter a roughly three month plan adoption process is expected to begin in June 2018. The adoption process includes presentations and hearings with the Planning Commission, City Council Comprehensive Plan Sub-Committee and City Council.

If you have questions about Midtown Regional Center Sub-Area planning, please contact Project Manager Garrett Phillips, City of San Antonio Planning Department.

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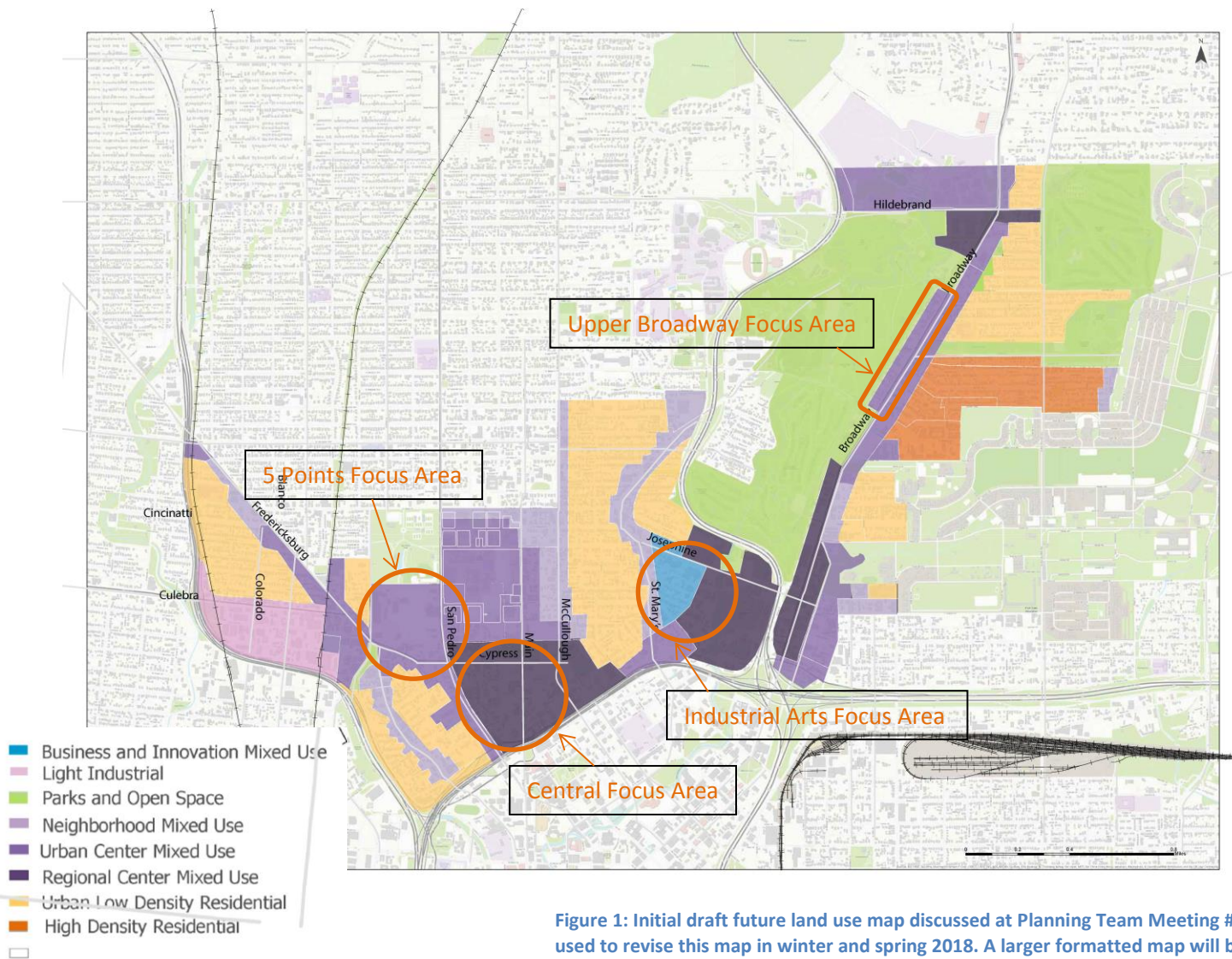


Figure 1: Initial draft future land use map discussed at Planning Team Meeting #7. Public input and technical analysis will be used to revise this map in winter and spring 2018. A larger formatted map will be posted online as soon as possible for public review and input.