



## FORT SAM HOUSTON AREA REGIONAL CENTER PLAN PLANNING TEAM #1 MEETING SUMMARY

**Meeting:** Virtual Planning Team Meeting #1  
**Date:** April 26, 2022  
**Time:** 5:30 – 7:30 pm  
**Location:** Zoom

### ATTENDEES:

**Planning Department:** Sarah Serpas, Senior Planner; Iris Gonzalez, Special Projects Manager; Chris Ryerson, Planning Administrator.

**Facilitators:** Krystin Ramirez, MIG Project Manager; Jay R. Renkens, MIG Director of Planning and Design Services.

**Planning Team:** The Planning Department sent out invitations to participate in the virtual Planning Team Meeting #1. This group is composed of leaders of registered Neighborhood Associations, business owners, community activists, major institutions, and key organizations in the area.

**Planning Team Attendees:** 9 planning team members signed on for the virtual Planning Team meeting

- **Bill Atkins, Judson ISD**
- **Joe Donnelly, Corporate Development at Spurs Sports and Entertainment**
- **Hyder Salih, Community Planner, JBSA**
- **Fernando Hernandez, JBSA**
- **Chris Derby, SA Rodeo**
- **Jonathan Griffin, SA Rodeo**
- **Tim Womack, SA Rodeo - Traffic Consultant**
- **Lindsey Logan, SAGE**
- **Christine Vina, VIA Metropolitan Transit**

### Background

The SA Tomorrow Comprehensive Plan identifies 30 sub areas that make up the entire city. As part of implementation of the SA Tomorrow Comprehensive Plan, 13 Regional Center Plans and 17 Community Area plans will be developed over 5 phases. The Fort Sam Houston Area Regional Center Plan is among the Phase 3 plans which also include: the Far East Community, South Community Area, Greater Airport Regional Center, Stone Oak Regional Center, and Fort Sam Houston Area Regional Center.

Each plan is being developed by a team of local stakeholders, neighborhood leaders, and city departments. The process is generally 18-24 months from the start date to adoption by city council. The plan will feature specific recommendations and strategies for several plan elements including: Land Use, Mobility, Economic Development, Amenities and Public Spaces, Housing, and Neighborhood Priorities.

### Meeting Objectives & Agenda

The City of San Antonio Planning Department kicked off the Planning Team Meeting virtually on April 26, 2022. The main objectives of this first meeting was to introduce new members to the planning team,

provide a general overview of planning process and schedule, and identify a set of vision and goals for the plan area.

The meeting agenda for the evening addressed the following:

- I. Welcome and Introductions
- II. Overview of the SA Tomorrow Comprehensive Plan
- III. Sub-Area Process and Schedule
- IV. Planning Team Roles and Responsibilities
- V. Existing Conditions
- VI. Equity
- VII. Vision and Goals
- VIII. Next Steps

### **Meeting Format**

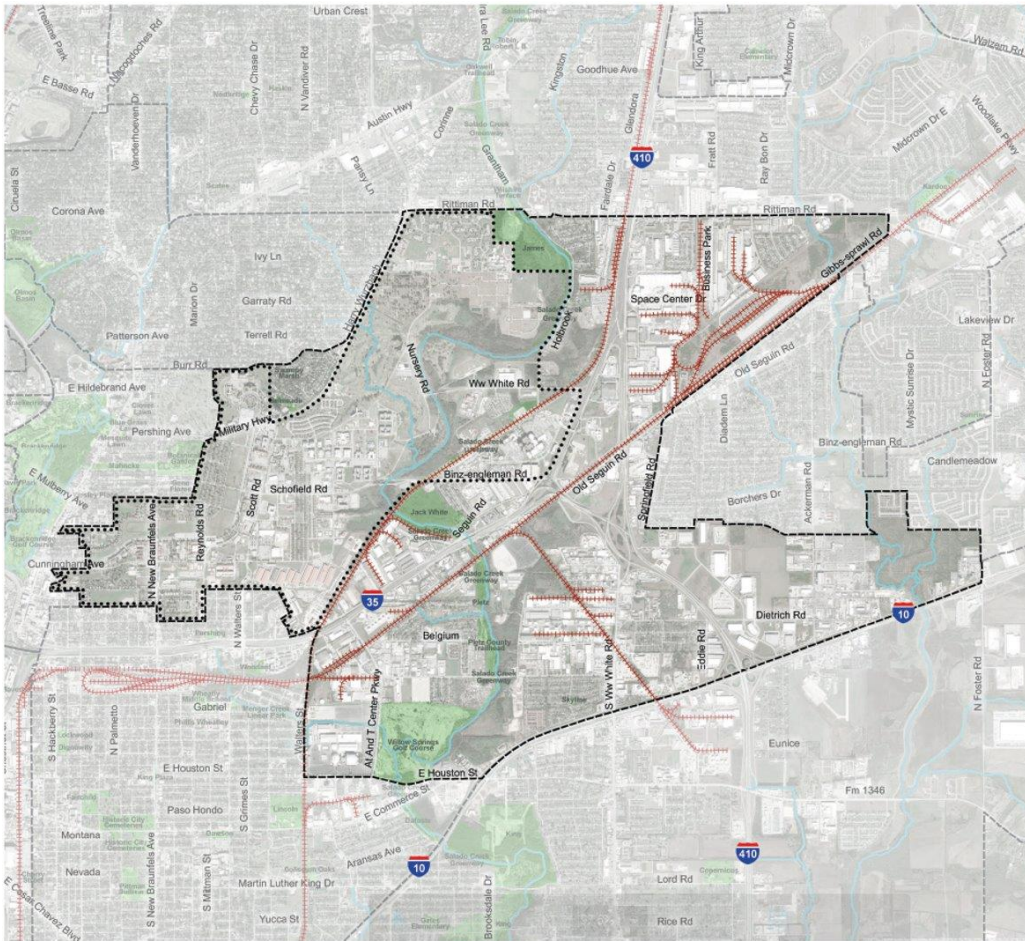
The meeting began with introductions by Planning Staff and City of San Antonio's consultant staff. The Project Manager then asked the team to briefly introduce themselves and include a statement about what they enjoy most about the plan area. Following introductions, the consultant team shared background information on the SA tomorrow Plan, the implementation process of each of sub area, and an overview of the Fort Sam Houston Study Area.

The project manager then explained the team's roles and responsibilities, time commitment, and project schedule. The consultant team then described the Existing Conditions Atlas, the city's commitment to Equity, and then facilitated a discussion to identify the groups vision and goals for the area.

### **Fort Sam Houston Area Regional Center Plan**

The Fort Sam Houston Area Regional Center is bounded by Rittiman Road to the north, the Fort Sam Houston Military boundary to the west, traveling along Walters St to Houston Street and along Interstate 10 for the south border, then ends at Kirby and Gibbs Sprawl Road. This area includes AT&T Center, the Freeman Coliseum, industrial areas such as H-E-B warehouses, the Fort Sam Houston Base, and four registered neighborhood associations: United Homeowners Improvement Association (D2); Woodglen Neighborhood Group (D2); Bel Meade Homes Association (D10); and The Towers on Park Lane (D10).





Fort Sam Houston Area  
REGIONAL CENTER

STUDY AREA

- Fort Sam Houston Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- ... Fort Sam Houston Military Base Boundary
- Public or Private Park or Open Space
- River or Stream
- Railroad Line

**Existing Conditions Atlas**

The consultant team described the information that will be included in the Existing Conditions Atlas, which is a document that will provide specific information on the conditions of the area. As explained during this presentation, the document will be posted to the sub area website and shared with the public prior to the first community meeting.

**Equity**


As part of the City of San Antonio’s commitment to Equity, the Planning department is incorporating Equity studies into the plan document. Consultant staff explained how Equity Mapping can help identify underserved areas, and ultimately, guide the development of recommendations and strategies that address inequities within the plan boundary. The equity maps that were presented to the planning team during the presentation and that will guide this equity conversation include: the area’s access to Food (Grocery), Employment, and Parks.

**Team Discussion: Vision & Goals**

The final portion of the meeting was dedicated to a discussion on the assets, challenges, and opportunities available on the area. A Mural board was created to capture the planning teams’ input live, where the information was organized and displayed on real time.



The images below display the comments captured on the Mural board. The pink squares indicate feedback related to Vision & Goals, the blue square indicate comments related to the Existing Conditions, and green squares indicate feedback related to equity.



## DISCUSSION:

VISION & GOALS	EXISTING CONDITIONS - ASSETS	EXISTING CONDITIONS - CHALLENGES	EQUITY	GENERAL NOTES	
Need to coexist with surrounding community as Rodeo grows	Better ingress / egress from Rodeo/ shows/games for next 10-20 yrs	Preservation of historic value	Need to uplift community without being unrealistic (maintaining community residents)	Need to plan for on and off times for events (including multimodal access to events)	Green space and access as assets to area, e.g. Salado Creek. Find opportunities to increase access
\$1M in the Bond for renovation of track; large set of improvements including addressing flooding	Eastside has a lot of bond projects	Wheatley Sports Complex	Need to review bond projects already funded in area	Housing: looking at utilizing industrial areas for housing, but need to ensure there is good quality construction	Mixed income housing and use that is well integrated into the area (compatible)
Fort Sam Houston and Camp Bullis are Army focused	Joint land use agreement does not exist for Fort Sam	Parks and trails are great amenity for the area, including golf course	Increase utilization of the trails and expand entrances to trails. Trails as transformational for walkability and amenities for developments, e.g. San Pedro Creek improvements Downtown that give business direct access to trail	TxDOT IH-35 expansion - 9.5 mi of additional lanes in each direction (including HOV). Elevated build to fit increased lane capacity. Loop 410 to FM 3009; next project Loop 410 to approx. AT&T Center area.	Exits on I-35 expansion will be designed as through traffic. TxDOT representative to come speak to Planning Team in future meeting.



Parking and business needs for event and non-event times	Options to have ongoing events beyond the Spurs games and Rodeo	First need to address peaks and valleys of transportation demand. Second, look at opportunities for restaurants and commercial use	Need for consistent streetscape elements, e.g. build of Walters Bridge aesthetics. Elements include lighting, design	Walkability in and around different hubs throughout Eastside is crucial as areas continue to grow	Focus on pedestrian safety in streets AND trails and creekways. Need improvements to sidewalks around arena during and after events. Dangerous walking conditions.
Industrial areas in project area: HEB meat factory, bakery, etc. Future HEB manufacturing may grow outside of the area	Vision: desire to easily bike to Spurs games	Separated bike lanes/facilities that are parallel to major corridor and separated sidewalks, including well-lit pedestrian lighting	Improve and increase presence of street crossings and railroad crossing	Union Pacific to get involved in Planning Team	HDA: Migration from California to San Antonio and will be based at Fort Sam. Population from a couple of hundred added each year and will total to more than 1,000
Loop 410 to FM 3009 will be completed in 6 years.	IH-35 construction will be conducted at night.	What is impact of expansion to warehouses, including trucks and deliveries? Less congestion may be more attractive for these uses.	Commercial business property uses similar to Pearl (Credit Human with office staff) will fit appropriately in the area.	Dignowity Hill is closest location that neighborhood center and destinations with services, amenities, parks all within walking distance. Need this type of center in the Fort Sam Plan Area.	Continue amenitizing natural resources in the area
Need better transition between mixed use and industrial uses	Walking safety to overcome large barriers - highways, bridges, railroad tracks, etc.	Fort Sam - base includes housing and residents need improved walkability, especially around the perimeter of base to other amenities/ services in the area	Need for 365 day a year activity and that might help justify making investments in infrastructure and aesthetics		
Housing on Fort Sam base is at capacity - will need to meet housing needs off base in the future with increasing demand.	More housing accessibility to base	Opportunity for partnerships for off base housing? Potentially explore if there is regulation for off base housing. Agreement with City for JBSA to receive notifications on new development within 5-mi of base (important for security reasons)	Building height concerns for developments surrounding JBSA		
Coordination with school district, especially for families that live on base. Area includes SA ISD, Judson ISD, and North ISD	Share schedule for upcoming Community Meetings for this plan and adjacent areas	More information on on base missions and level of service analysis to be shared			

## Next Steps

Before concluding the meeting, the project manager provided the team with announcements on the upcoming schedule and contact information.

Please be on the look out for a poll for planning team members to identify the best format for planning



team meetings (virtual or in person), as well as preferred days of the week, and times. Alternatively, you may reach out to the project manager, Channary Gould or David Powell, to indicate your preference. Formats and days of the week will be determined based on the majority of the team's preference.

- **Community Meeting #1:** Week of June 11th, 5:30-7:30  
**Location: TBD**  
**This meeting will be open to the public, post cards will be sent out to residents in the area.**
- **Planning Team Meeting #2:** Week of July 18<sup>th</sup>  
**Meeting time and location TBD.**

Meetings with the Project Managers are available upon request. Please contact the project manager for any additional comments, questions or to request a meeting.

#### **Contact Information**

##### **Project Managers:**

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