



MEETING SUMMARY

Ft. Sam Houston Area Regional Center Planning Team Meeting #2

Meeting Date: July 21, 2022

Time: 9:00 AM – 11:00 AM

Location: Virtual Zoom Meeting

Attendees:

Joe Donnelly, Spurs Entertainment
Alonzo Jones, United Homeowners Improvement Association
Shirley Plummer, United Homeowners Improvement Association
Lindsey Logan, SAGE
Christine Vina, VIA
Chris Derby, San Antonio Stock Show & Rodeo

Johnathan Griffin, San Antonio Stock Show & Rodeo
Elizabeth Kuhlmann, RBFCU
Channary Gould, City of San Antonio
Dave Powell, City of San Antonio
Jay Renkens, MIG
Krystin Ramirez, MIG
Saul Vazquez, MIG
Matt Prosser, EPS

Meeting Purpose

The purpose of Planning Team Meeting #2 was to overview community input and discuss the plan area’s draft vision and goals statement, identify potential focus areas, and to provide a brief introduction to land use.

Meeting Format

The Co-Project Managers for Ft. Sam Houston, Channary Gould and Dave Powell, presented to the Planning Team the key themes that emerged from Planning Team meeting #1 that occurred on April 25, 2022; Community Meeting #1, which took place on June 16, 2022; and the Community-Wide survey. After the major takeaways/themes were presented, Channary reviewed the draft vision and goals statements with the Planning Team. After some discussion on the draft vision and goals statements, Matt Prosser from EPS then discussed identifying potential focus areas based on an analysis of parcels that fell into three land categories: publicly owned, vacant, and underutilized. The Planning Team then provided feedback to staff of areas that could be potential focus areas as well as identifying geographies that need additional research. Lastly, Krystin Ramirez from MIG introduced land use and how it is applied in local government. In addition, highlighting the main differences between existing land use and future land as well as a cross comparison of land use and zoning.

Existing Conditions

The Ft. Sam Houston Area connection to Loop IH-410 and I-35 has been key to the growth of new industries in this area in recent years. In addition to its prime location, the amount of land currently underdeveloped provides this Regional Center with a unique opportunity to locate and expand investment in housing, services, and emerging industries while providing adequate buffers to help preserve established neighborhood areas.

Development patterns and the amount of growth experienced varies throughout the area. Aside from established subdivisions, AT&T Center, and Ft. Sam Houston, there are opportunities for redevelopment

or infill development. Some of the larger tracts of land are vacant or are underutilized and have the potential for development. The area is active and is home to numerous established residential and industrial developments, as well as key landmarks of the plan area, which includes the Ft. Sam Houston base.

Survey and Community Input Results

A short survey titled “Ft. Sam Houston Area Regional Center Plan: Survey #1” was made available online between June 8, 2022, and July 10, 2022. The purpose of the questionnaire was to gather community input that was used to draft the vision and goals for the Ft. Sam Houston Area Regional Center Plan. Postcards were mailed out to every property owner and tenant in the Plan area notifying them of the community meeting and a link to the survey was included on the postcard. Flyers were also distributed electronically on social media platforms and via newsletters. The first community meeting included an iPad or hard copied survey station so that participants could respond to the survey during the meeting, and a vision board so that participants could write comments and post their input under sections of the wall graphic that corresponded with questions in the vision and goals questionnaire.



Major take-aways and recurring themes from input received during the community meeting and survey were presented to the Planning Team. Afterwards, a draft of the vision and goals statement was presented to the Planning Team for discussion.



Vision and Goals Statements

Channary presented the draft Vision and Goals statements and facilitated the discussion. The draft Vision that was presented to the team, was as follows:

The Fort Sam Houston Area Regional Center is a high-quality place to live, work, learn, train, and play with safe and distinct neighborhoods connected to, but protected from the military base, AT&T Center, and vibrant employment areas. This mosaic of San Antonio's past, present and future is woven together with a robust trail and greenway system providing local and regional transportation and recreation opportunities; and a well-connected network of shaded roadways and streets that are well-maintained; and walkable, bikeable and transit-friendly mixed-use districts that serve local residents during non-event times and visitors during events.

The draft Goal statements was presented to the team, which was as follows:

- 1.) *Promote quality development that is compatible with existing neighborhoods and includes additional housing options for military and non-military families and households.*
- 2.) *Improve existing connections and create new connections and crossings that are truly multimodal, aesthetically pleasing and provide stormwater benefits.*
- 3.) *Provide more greenways, trails and recreational amenities throughout the Regional Center and connecting to nearby areas.*
- 4.) *Strategically locate additional medium and higher density mixed use development to create districts that double as locally serving hubs of small business and visitor entertainment destinations.*
- 5.) *Facilitate overall development patterns that include local employment and entertainment opportunities.*
- 6.) *Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.*

The Planning Team discussed the Vision and Goals with the following comments provided to further refine them:

- The vision should have less of a negative connotation regarding the military base, AT&T Center, and vibrant employment areas.
- How can we address industrial type uses/vehicles in/going through the area?
- Buffering/transition language in conflict with future mixed-use development.
- Supportive of goal #1. Vacant land in the neighborhood could be for military housing.

Focus Area Identification

The concept of focus areas was introduced to the Planning Team as being areas of opportunity to direct future investments, support, or improvements. Focus areas could include vacant or underutilized parcels within a concentrated area, commercial centers, strips or malls that are consistently less than fully occupied, areas along transit corridors with vacant or underutilized parcels or retail spaces, and/or



major intersections or nodes in need of infrastructure improvements. The Ft. Sam Houston area is unique in that it has large tracts that are underutilized with some undeveloped parcels.

For example, these areas could potentially be, but not limited to underutilized: industrial areas, commercial spaces, open space, key corridors, and vital intersections. The Planning Team discussed vacant parcels along Belgium Lane as a candidate for a focus area due to the large acreage available for development specifically for military or single-family housing. In addition, identifying key areas for either development or redevelopment, which include S WW White Rd and the area surrounding Ackerman Rd.

Additional comments made by the Planning Team included the following:

- “Utilizing vacant land along Ackerman Rd. as a Research/Tech campus for Judson ISD”
- “Mixed-Use areas surrounding the AT&T Center”
- “Accessibility to Broadway and potential options to travel through Ft. Sam Base”
- “Explore underutilized areas along Belgium”
- “Gateway needed from I-35 to AT&T (including amenities, entertainment, eateries, bowling)”

Land Use and Zoning

Krystin Ramirez with MIG provided to the Planning Team an overview of land use and zoning. She discussed the distinction between land use as the future vision for development and growth and zoning as the development standards for what is currently allowed based on restrictions associated with a subject site’s zoning. She informed the team that the next Planning Team meeting will delve into land use in more detail.

NEXT STEPS:

Planning staff will be reviewing existing land uses in the area and creating a preliminary draft land use map to present to the Planning Team in August, for review and editing.

Planning Team Meeting #3: August 18, 2022 from 3:00 – 5:00 PM

Planning Team Meeting #4: September 22, 2022 from 3:00 – 5:00 PM

Meeting summaries and presentations will be available on the sub area plan website:

<https://fortsamhouston.sacompplan.com/>

If you have any questions about the Ft. Sam Houston Area Regional Center Plan, please contact the Project Manager(s): Channary Gould or Dave Powell, City of San Antonio Planning Department.

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