



Ft. Sam Houston Area Regional Center  
Planning Team  
Meeting #2  
Vision & Goals/Opportunity Areas/Intro to Land Use

Thursday, July 21, 2022

Zoom  
9:00 – 11:00 AM



Cambridge Systematics, Inc.  
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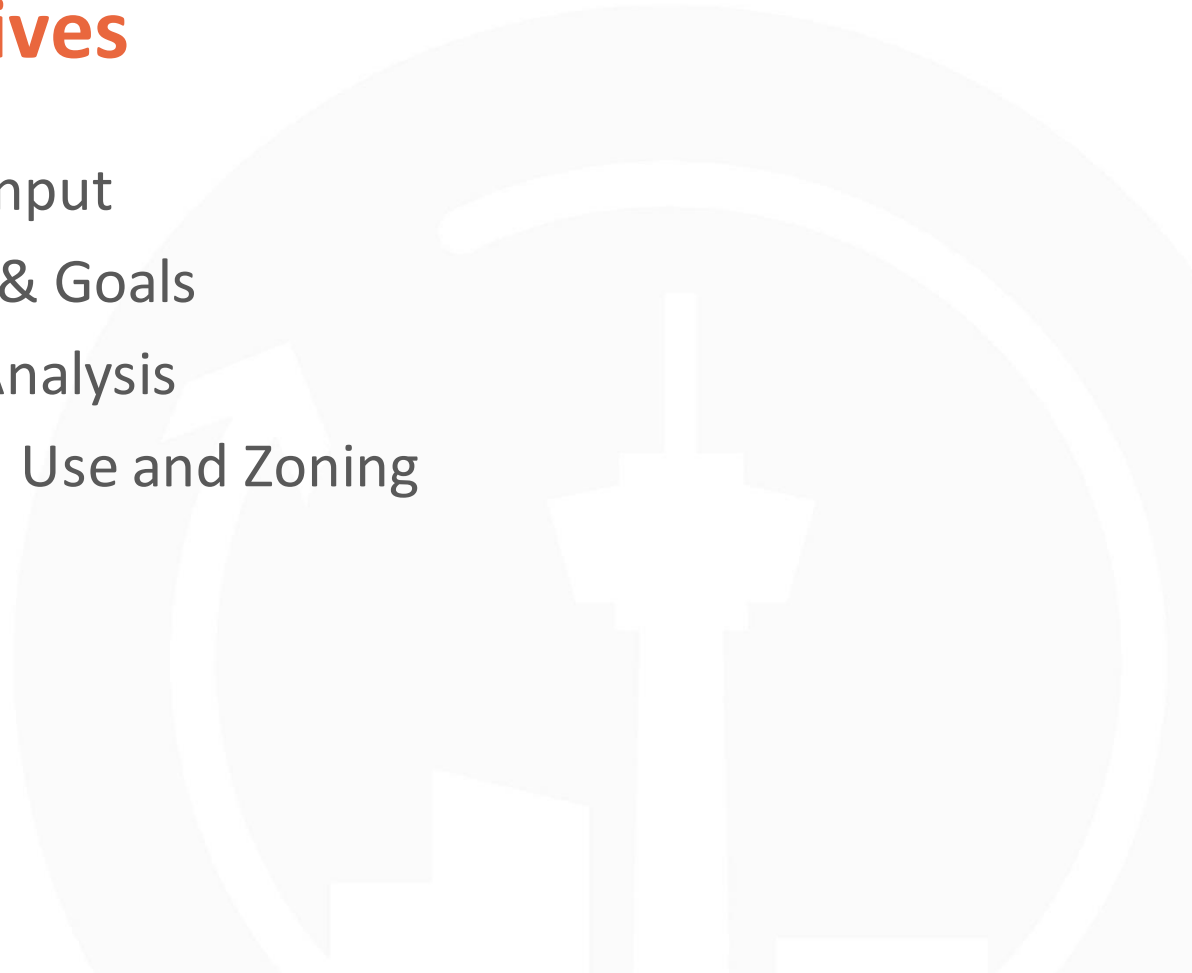
Introductions

# Ft. Sam Houston Area Project Team

- City of San Antonio, Planning Department
  - Channary Gould, Co-Project Manager
  - David Powell, Co-Project Manager
- MIG
  - Jay Renkens, Principal
  - Andy Rutz, Project Director
  - Krystin Ramirez, Project Manager
  - Saul Vazquez, Senior Project Associate
- Economic & Planning Systems
  - Matt Prosser, Executive Vice President



# Meeting Objectives

- Overview of Public Input
  - Discuss Draft Vision & Goals
  - Opportunity Areas Analysis
  - Introduction to Land Use and Zoning
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Input from Planning Team Meeting #1  
Community Meeting #1  
Community-Wide Survey #1

# Planning Team Meeting #1

## Vision & Goals

- Walkability and accessibility
- Diversified housing options
- Additional bike facilities
- Improved streetscape elements
- Compatible transition of land uses
- Increased housing options
- Capitalize on natural resources, parks, recreational areas
- Enhancement of existing recreational areas
- Uses similar to Pearl and other mixed-use areas
- Adaptive multi-modal options surrounding area events (Spurs, Rodeo, etc.)
- Preservation of historically valued properties



# Planning Team Meeting #1

## Existing Conditions – Assets

- Wheatley Sports Complex
- Capitalize on existing bond projects
- Parks and trails

## Existing Conditions – Challenges

- Traffic is a concern around peak and valleys of transportation demand
- Additional restaurants and commercial uses
- Pedestrian safety
- An addition of a neighborhood center in area
- Building heights surrounding JBSA

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.	I4-35 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 off base housing? Potentially explore if there is opportunity for off base housing. Agreement with City for JBSA to receive modifications 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			

# Community Meeting #1

## Major Takeaways:

### Amenities and Recreational Activities

- Access to well-maintained open space and parks
- Options to increase/improve connectivity is important
- Additional recreation opportunities – more diversified options
- Family-Centric Parks
- Enhancement of existing park and recreation infrastructure
- Reinvestment in local community centers

### Mobility Options

- Multiple comments related to a desire for improved transportation options, including walkable, bikeable, and better transit access
- Fort Sam Houston New Braunfels Gate (access through)
- Holbrook Rd. flood control strategies/green infrastructure
- Trail access along Holbrook Rd.
- Enhancements to infrastructure (curbing, sidewalks, etc.)
- Improved VIA services for local events (Spurs, Rodeo, etc.)
- Increased VIA routes within area
- Railroad Crossing at Petroleum – mitigation strategies





# Community Meeting #1

## Major Takeaways pt. 2:

### Economic Development:

- Prioritize enhancements surrounding small businesses
- Higher quality commercial spaces
- Attract new businesses into area (retail/restaurants)
- Workforce development opportunities
- More commercial land use surrounding AT&T Center
- Create a sense of “arrival” into area (gateway)
- Enhanced grocer options

### Land Use


- Adequate land uses adjacent to each other
- Limit industrial uses
- Preserve historical homes in area
- Buffers between resident (less intense) and industrial areas (more intense)
- Connectedness and accessibility



# Community-Wide Survey #1

## Major Takeaways

- Restaurants
- Enhanced grocer options with healthy food options
- Beautification (trees & landscaping)
- Preservation of existing housing/neighborhoods
- Preserve “small town” feel
- Affordable housing
- Revitalization of commercial areas
- Focus on bike and walking trails as opposed to highways
- Art structures and beautification to the AT&T PKWY
- Development of additional shopping areas
- Maintain neighborhood character



The screenshot shows the homepage for the Fort Sam Houston Area Regional Center Plan Survey #1. At the top, there is a navigation bar with the text "SASpeakUp Fort Sam Houston Area Regional Center Plan: Survey #1" and a "David Powell" profile icon. Below the navigation bar is a large header image featuring a collage of local scenes, including a park with a gazebo, a street view, and a night scene with lights. The text "FORT SAM HOUSTON AREA Regional Center Plan" is overlaid on the right side of the image. Below the header is a red "PLAN" button and the title "Fort Sam Houston Area Regional Center Plan: Survey #1". The main content area includes a paragraph from the City of San Antonio Planning Department, a progress bar showing "Stage 1: Community Engagement" as the active stage, and a "Community Engagement" section with a list of topics to be addressed in the plan.

SASpeakUp Fort Sam Houston Area Regional Center Plan: Survey #1 David Powell

**FORT SAM HOUSTON AREA**  
Regional Center Plan

**PLAN** Fort Sam Houston Area Regional Center Plan: Survey #1

The City of San Antonio Planning Department is gathering community input that will be used to draft the vision and goals for the Fort Sam Houston Area Regional Center Plan. Please submit your feedback by completing the survey by **Friday, July 10, 2020**.

Currently in Stage 1: Engagement

Stage 1: Community Engagement Stage 2: Under Review Stage 3: Final Report Stage 4: Implementation

**Community Engagement**

We are gathering our feedback until July 10, 2020. Thank you for taking the time to make your voice heard for your city!

The City of San Antonio's Planning Department is requesting responses to this survey in order to gather community input that will be used to draft the vision and goals for the Fort Sam Houston Area Regional Center Plan ("Plan").

The Plan will guide development and City decisions and investments over the next 10 years. The content of the Plan will address the following topics:

- Economic Development
- Housing
- Infrastructure and Public Space
- Land Use and Development
- Neighborhood Priorities
- Parks and Trails
- Transformative Projects
- Transportation

The boundaries of the Plan area are shown on the map below. Please click on the map to view additional information.

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Draft Vision & Goals for Plan

# Vision & Guiding Principles for 2040

## SA Tomorrow is the story of a great American city.

San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations...

1. Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

2. Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.



3. Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

4. Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

5. Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.



6. Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

7. Encourage and integrate innovative and sustainable ideas and development.

8. Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

9. Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

# Draft Vision

*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.*

# Draft Goals

- Promote quality development that is compatible with existing neighborhoods and includes additional housing options for military and non-military families and households.
- Improve existing connections and create new connections and crossings that are truly multimodal, aesthetically pleasing and provide stormwater benefits.
- Provide more greenways, trails and recreational amenities throughout the Regional Center and connecting to nearby areas.
- 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.
- Facilitate overall development patterns that include local employment and entertainment opportunities.
- Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.

# Discussion on Draft Vision & Goals

- *Reference Handout for Draft Language*



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Focus Area Identification



# What is a Focus Area?

*Key Definition #1*

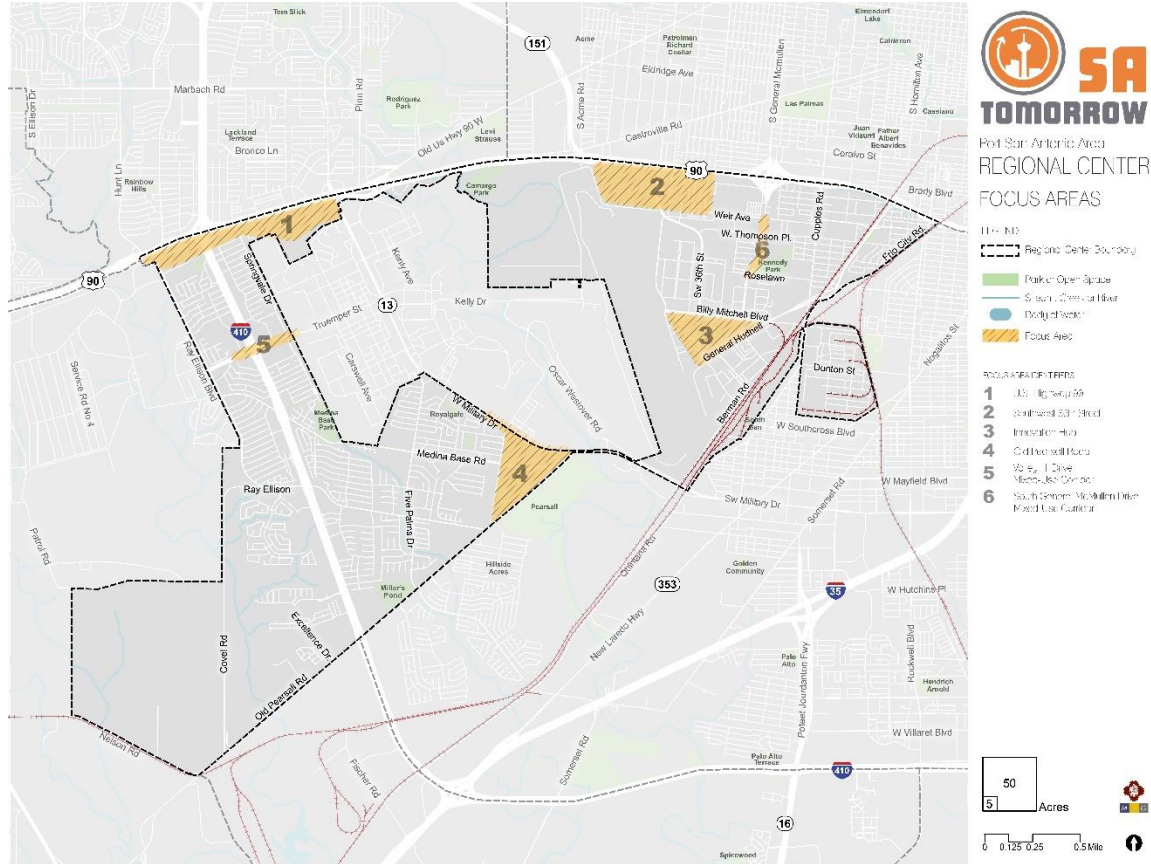
## **FOCUS AREAS:**

Important **areas of opportunity** to direct future investments, support, or improvements.

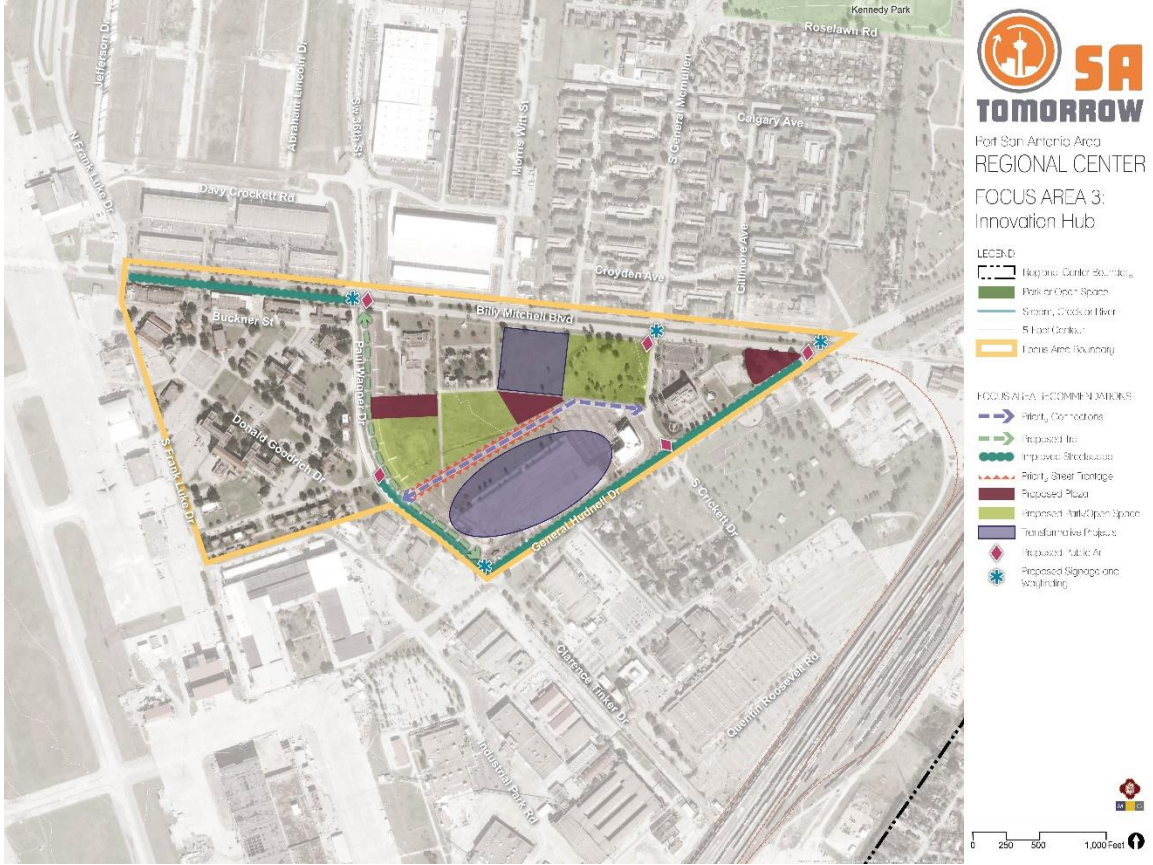
# What *Could* a Focus Area Include?

- **Vacant, or underutilized parcels** within a **concentrated** area.
- **Commercial centers, strips, or malls** that are consistently **less than fully occupied**, or surrounded by a significant amount of **unused parking lots or vacant parcels**.
- **Former industrial sites** that could be **adaptively reused** for some other purpose.
- **Areas along transit corridors** with **vacant or underutilized parcels or retail spaces**.
- **Major intersections or nodes** in need of infrastructure improvements.
- **Special districts or bustling areas** that may **need investment or support** to preserve the character or history of a community.

# Focus Area Examples: Port San Antonio Area Regional Center



# Focus Area Examples: Port San Antonio Area Regional Center

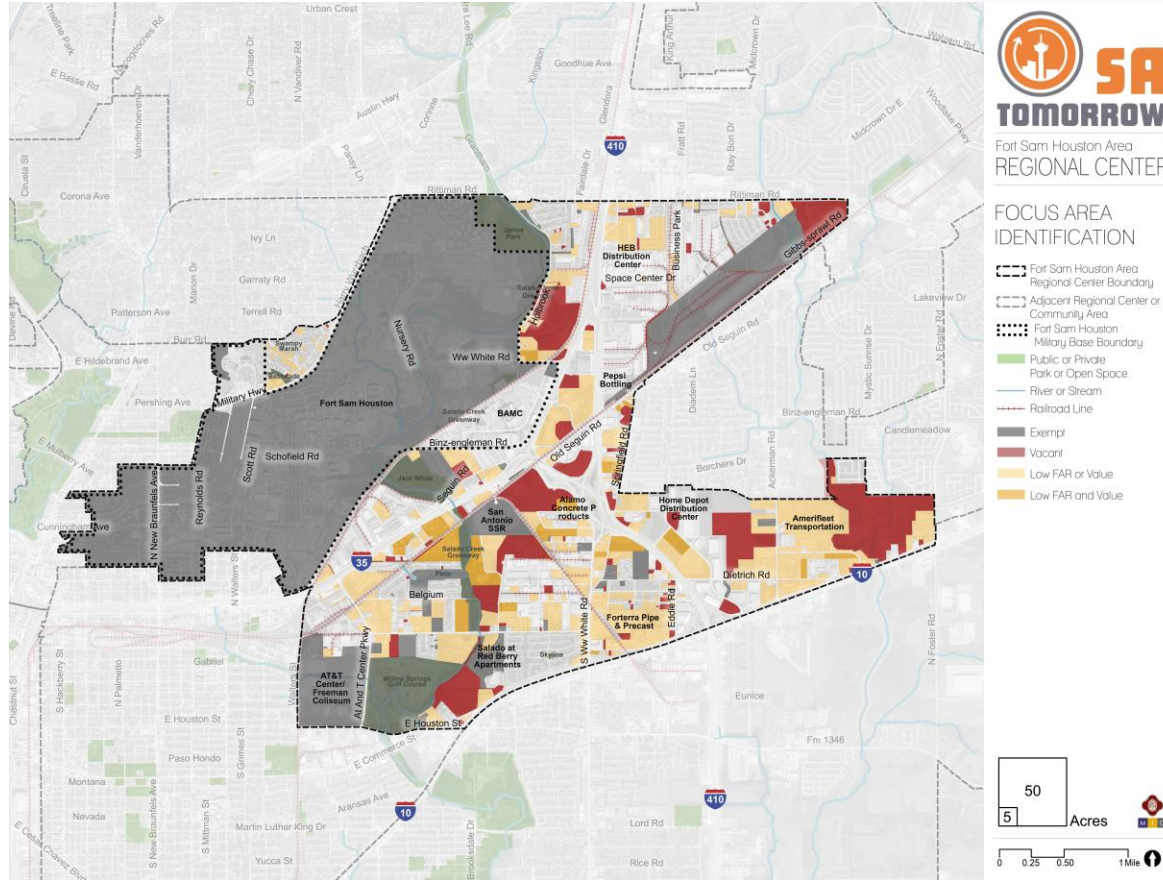


# Analysis: Focus Area Identification

Three types of parcels:

- **Publicly-owned:** Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)

# Preliminary Focus Areas Identified





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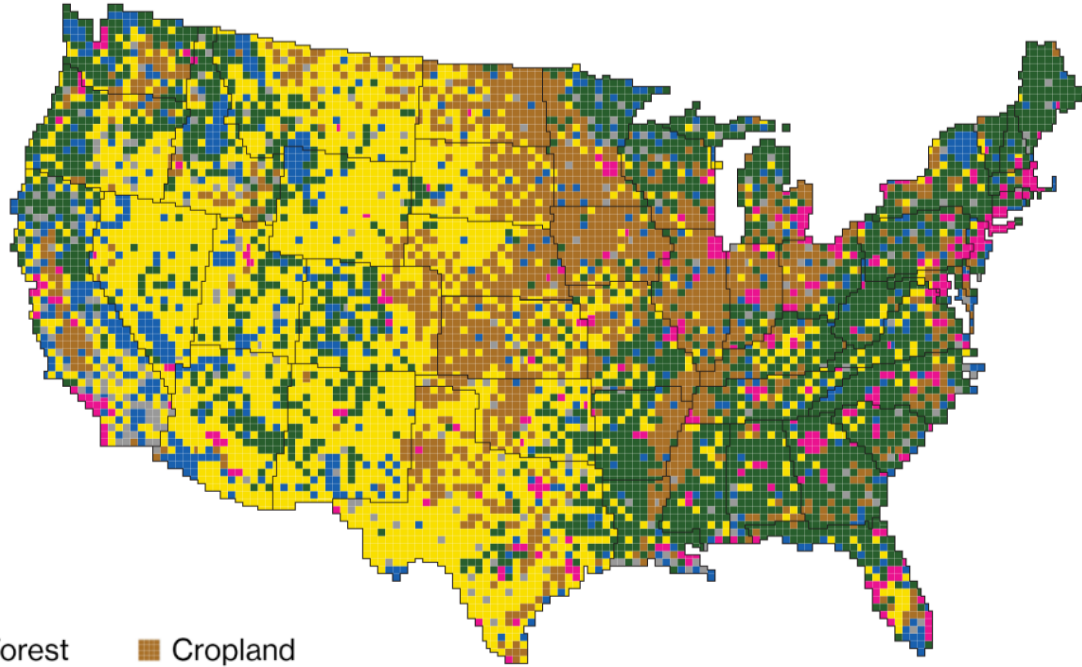


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Introduction to Land Use

# What is Land Use?

“Land use” is a term used to describe how land is used.



- |   |   |   |
|---|---|---|
| <span style="color: yellow;">■</span> Pasture/range | <span style="color: green;">■</span> Forest       | <span style="color: brown;">■</span> Cropland |
| <span style="color: blue;">■</span> Special Use     | <span style="color: grey;">■</span> Miscellaneous | <span style="color: pink;">■</span> Urban     |

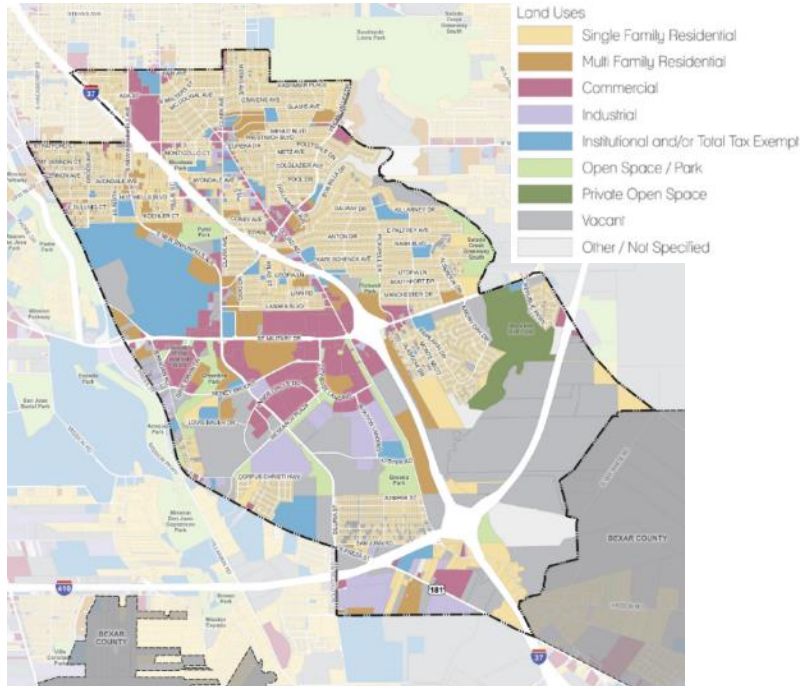


# Why is Land Use Important?

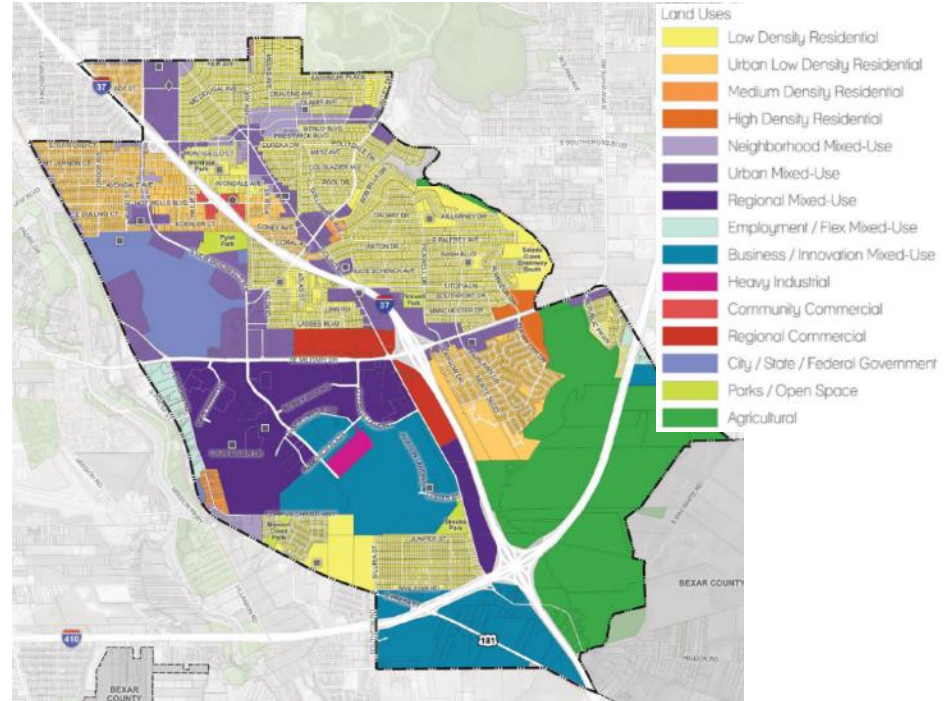
- Land use categories can describe is how land is currently used in the area, which is known as the **existing land use**.
- Land use can also be used to determine how we want land to be used in the future, which is known as **future land use**.

# Land Use is the foundation of this plan.

**Existing Land Use Map for Brooks Regional Center Plan**



**Future Land Use Map for Brooks Regional Center Plan**



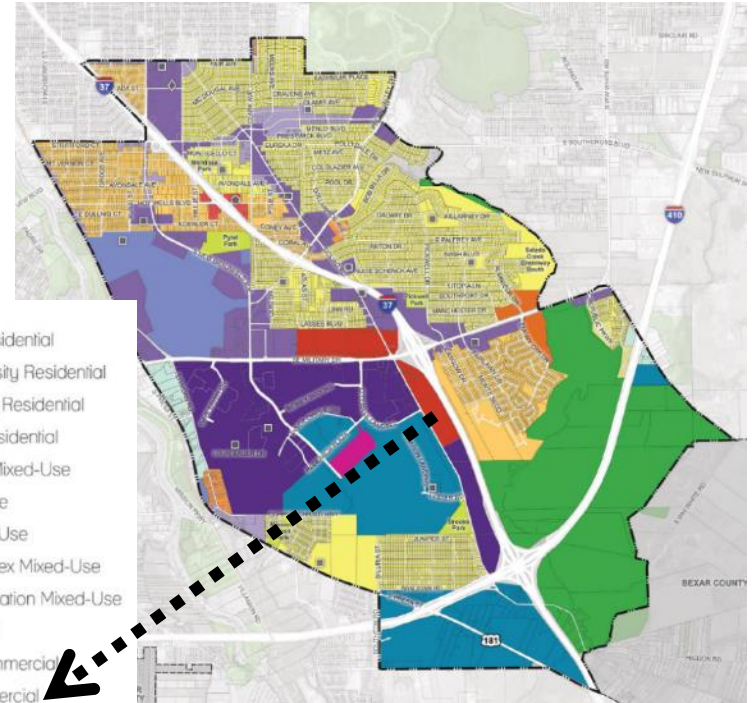
# What are Land Use Descriptions?

Corresponding text to describe what types of uses should be allowed in each shaded area.



## REGIONAL COMMERCIAL

**DESCRIPTION:** includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.



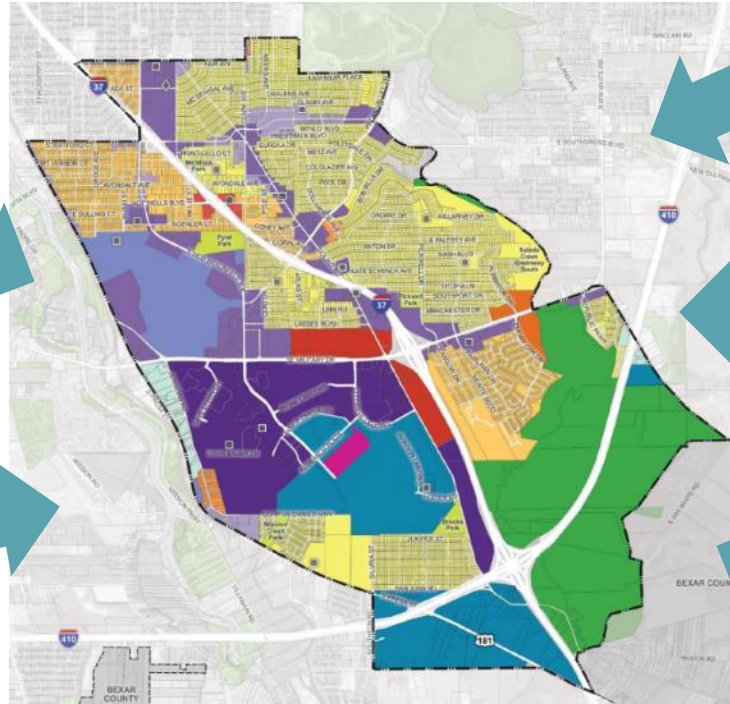
### Land Uses

- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Heavy Industrial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural

# Developing a Future Land Use Plan

Plan  
Vision +  
Goals

Public  
Feedback  
+ Input



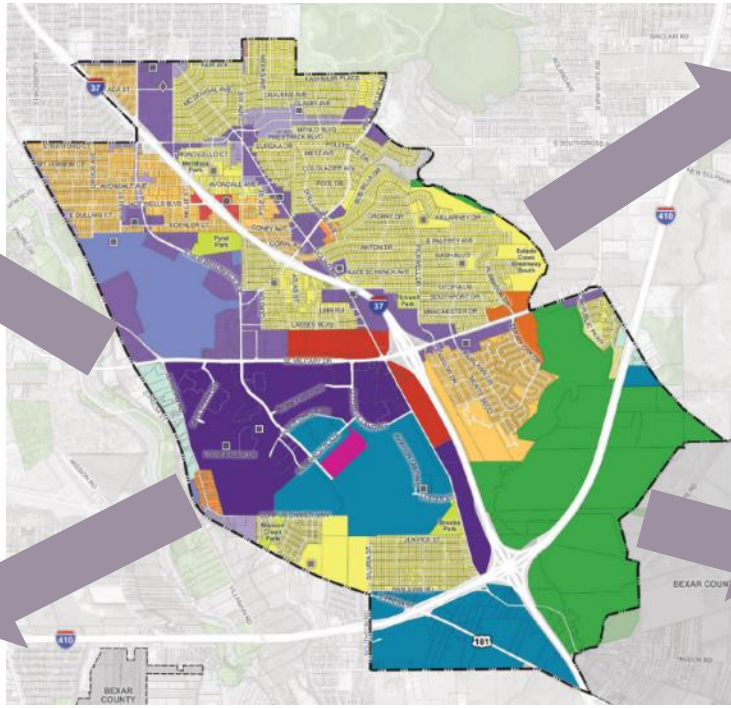
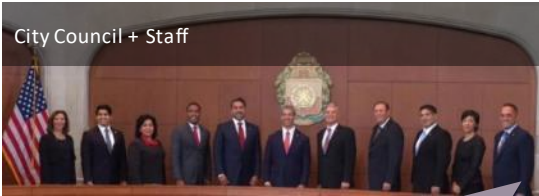
Zoning  
Patterns

Current  
Land Uses

Previously  
Adopted  
Plans

The Future Land Use Plan shows our aspiration for the future and puts community values into a map.

# Who will use the Land Use Plan?



## City Staff + Other Agencies



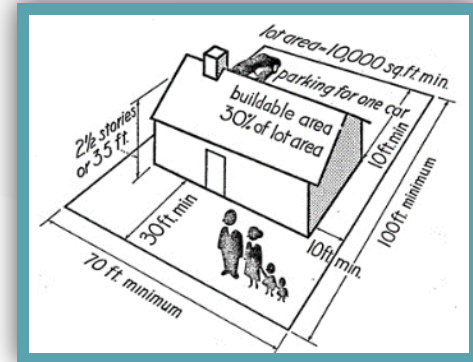
The Future Land Use Plan informs public and private decision-making and investments.

# Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.

## Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



# Differences Between Land Use and Zoning

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SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.
POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process. <i>Determines which zoning categories are applicable</i> .	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

*Note: The Future Land Use Plan does not change Zoning automatically.*

# Next Planning Team Meeting Objectives:

- Understand Land Use Categories
- Discuss a **Draft** Land Use Map
  - Map created with existing land use, current zoning, and SA Corridors plan

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
<ul style="list-style-type: none"><li>• Residential Estate</li><li>• Low Density Residential</li><li>• Urban Low Density Residential</li><li>• Medium Density Residential</li><li>• High Density Residential</li></ul>	<ul style="list-style-type: none"><li>• Neighborhood Commercial</li><li>• Community Commercial</li><li>• Regional Commercial</li></ul>	<ul style="list-style-type: none"><li>• Agricultural</li><li>• Light Industrial</li><li>• Heavy Industrial</li></ul>	<ul style="list-style-type: none"><li>• Neighborhood Mixed-Use</li><li>• Urban Mixed-Use</li><li>• Regional Mixed-Use</li><li>• Business and Innovation Mixed-Use</li><li>• Employment/Flex Mixed-use</li></ul>	<ul style="list-style-type: none"><li>• Park and Open Space</li><li>• City/State/Federal Government</li></ul>



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Next Steps

# Next Steps

Ft. Sam Houston Area Regional Center Plan Website: <https://fortsamhouston.sacomplan.com/>



Home About ▾ Get Involved! Plan Outline Resources ▾ En español



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## SA Tomorrow Fort Sam Houston Area Regional Center

# Next Steps

- Next Planning Team Meeting(s):
  - PT#3 – would Thursday, August 18<sup>th</sup> at 3:00 PM work?
  - All PT Meeting - SHIP Presentation – Wednesday, August 24<sup>th</sup> at 6:00 PM
  - PT#4 – would Thursday, Sept. 22<sup>nd</sup> at 3:00 PM work?
  - Community Meeting #2 – week of 11/14/22-11/16/22, day and time TBD
- Questions?
  - Channary Gould or Dave Powell, City of San Antonio
  - [channary.gould2@sanantonio.gov](mailto:channary.gould2@sanantonio.gov) or [David.Powell@sanantonio.gov](mailto:David.Powell@sanantonio.gov)
  - (210) 207-**5446** (Channary) or **0244** (Dave)



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