

MEETING SUMMARY

Ft. Sam Houston Area Regional Center Planning Team Meeting #3

Meeting Date: August 18, 2022

Time: 3:00 PM – 5:00 PM

Location: Virtual Zoom Meeting

Attendees:

Joe Donnelly, Spurs Entertainment
Alonzo Jones, United Homeowners Improvement Association
Shirleta Plummer, United Homeowners Improvement Association
Lindsey Logan, SAGE
Michelle Lugalia-Hollon, SAGE
Christine Vina, VIA
Tim Lomax, SASSR

Jackie Ali, United Homeowners Improvement Association
Channary Gould, City of San Antonio
Dave Powell, City of San Antonio
Farah Tekbali, MIG
Krystin Ramirez, MIG
Elly Schaefer, MIG
Carissa Cox, Mosaic
Gretchen Roufs, AMS

Meeting Purpose

The purpose of Planning Team Meeting #3 was to have the first detailed discussion on the plan area’s land use, introduce the draft focus areas, and refine the draft vision and goals.

Meeting Format

The meeting began with co-project manager, Dave Powell, revisiting the draft vision and goals. During Planning Team Meeting #2 the Planning Team suggested adding language to the vision and goals, which has been [updated to accommodate for their comments](#). Co-project manager, Channary Gould, reintroduced focus areas, explained the intent of having focus areas in the plan, and provided examples from another sub-area plan of how the focus areas were explored with written description of the intent and renderings to visually depict the vision for the focus area. Following an overview of focus areas, a drafted map of potential focus areas within the Ft. Sam Houston Area Regional Center was introduced to the Planning Team along with a summary of each area. Following the discussion the consultant team presented an introduction to area demographics, land use, the Draft Future Land Use Map, land use categories, and how the map was created. The last item was a land use activity that team members were encouraged to participate in and provide feedback on both the Drafted Future Land Use Map and focus areas.

Vision and Goals Discussion

Co-project manager, Dave Powell, presented the second draft of the vision and goals statements. The second draft integrates comments from PT #2. The second draft of the vision and goals are shown below:

The second 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, and are well integrated with 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 second draft Goals statements was presented to the team, which was as follows:

- *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.*

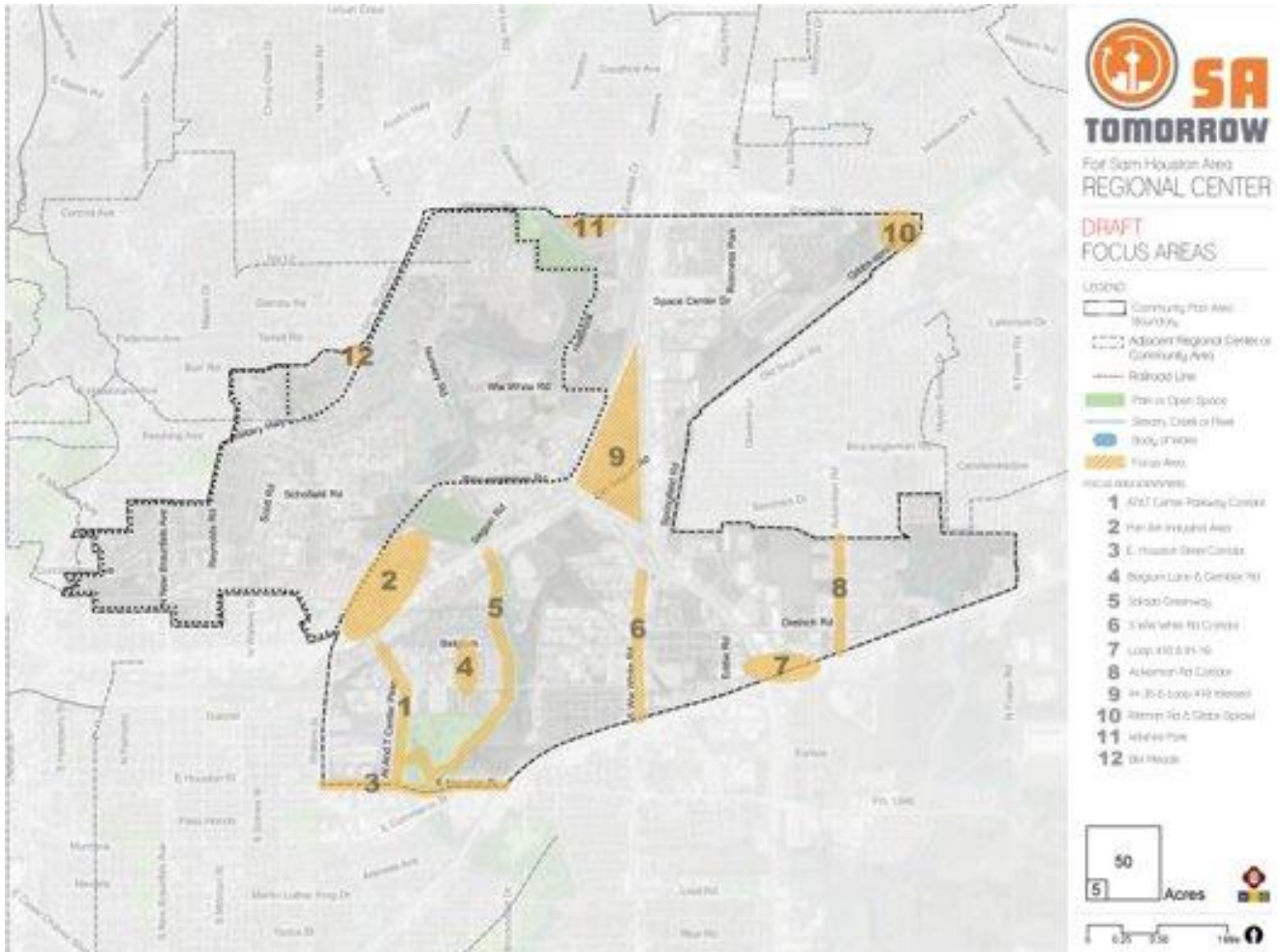
No further comments were made regarding the second draft of Vision & Goals.

Draft Focus Area

The concept of focus areas was reintroduced 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. Support for focus areas could also include preservation. Channary Gould, co-project manager, then presented two example focus areas from the draft Southeast Community Area Plan to showcase the wide range of focus areas across the city.

During Planning Team Meeting #2 the team had identified potential focus areas. Prior to Planning Team Meeting #3, staff reflected comments from the team and added the areas to a map along with brief descriptions of each area. Staff additionally added focus areas to accommodate for community input from the 1st Community-Wide meeting and 1st Community-Wide Survey. A draft map of focus areas is shown the next page.





The draft focus areas, in no order of priority, are as follows:

1. AT&T Parkway Corridor
2. Pan Am Industrial Area
3. E Houston St. Corridor
4. Belgium Ln. & Gemblor Rd.
5. Salado Greenway
6. S WW White Rd. Corridor
7. Loop 410 & IH-10
8. Ackerman Rd. Corridor
9. IH-35 & Loop 410 Intersect
10. Rittiman Rd. & Gibbs-Sprawl
11. Wilshire Park
12. Bel Meade



The Planning Team was shown a map of the area and Channary provided a description of each focus area. The team agreed on the identification of the focus areas and provided additional comments in support of specific areas during the *Future Land Use Discussion* highlighted below.

After the focus areas discussion, MIG consultant, Krystin Ramirez, provided an overview of forecasted Housing and Employment data targets. Krystin encouraged the team to describe their desired housing and economic future for the area, by asking team members: What types of jobs are needed in the area? And how to attract those industries? What types of housing are missing in the area? And how to support the attraction? Comments related to these questions are highlighted below in the *Future Land Use Discussion*.

Future Land Use Discussion

Following the Housing and Economic Development discussion, Carissa Cox, from MOSAIC, presented on land use. The presentation included information on what land use is, and what it is not; the difference between land use and zoning; and the methodology used to develop the first Draft of the Future Land Use Map.

After Carissa’s presentation, Elly Schaefer, from MIG, presented San Antonio’s Future Land Use categories. All the categories presented are shown below:



Following Elly's presentation, attendees were asked to participate in a land use activity through an online Mural Board. Participants expressed the associated land use category and provided their response to the following questions (shown below):

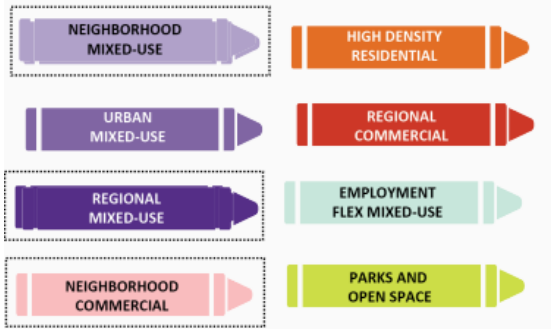
Within this area, what land use do you live, work or spend the most of your time in? The responses included:

Within this area, what land use do you live, work, or spend most of your time in?



What land uses would you like to see more of in this area?

What land uses would you like to see more of in this area?



What land uses are not appropriate for this area?

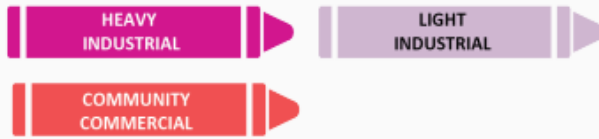
What land uses aren't appropriate for this area?



What land uses do we not need more of in this area?



What land uses do we not need more of in this area?



Additional comments received during the discussion include:

Comments

AT+T center	Restaurants	parks and open space would be great to break up all the concrete and highways!		
Mixed-use is most preferred	curious about employment flex mixed use given the existence of light industrial around the area	parks and open space would be great to break up all the concrete and highways!	neighborhood commercial where there are corridors and transit lines	Less interested in community commercial, at least the traditional strip mall model

NEXT STEPS:

Planning staff will be reviewing the Draft Future Land Use Map for Ft. Sam Houston Area Regional Center with feedback received from the Planning Team. Our next meeting will incorporate further land use discussion with an economic development and housing lens. Upcoming meetings related to the Ft. Sam Houston Area Regional Center Plan include:

- **Planning Team Meeting #4:** September 22, 2022 from 3:00 – 5:00 PM, Zoom
- **Community Meeting #2:** November 10, 2022 from 5:30 – 7:30 PM, Location TBA

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 Co-Project Managers: Channary Gould & Dave Powell, City of San Antonio Planning Department.

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Ft. Sam Houston Area Regional Center Plan
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