

PLANNING TEAM MEETING #4 SUMMARY

Ft. Sam Houston Area Regional Center

Meeting Date: September 22nd, 2022

Time: 3:00 pm – 5:00 pm

Location: Virtual, Zoom

Planning Team Attendees

Hyder Salih, JBSA

Michelle Lugalía-Hollon, SAGE

Karen Bishop, SARA

Christine Vina, VIA

Chris Derby, San Antonio Stock Show & Rodeo

Lindsey Logan, SAGE

Joe Donnelly, Spurs Entertainment

Planning Staff & Consultant Team

Krystin Ramirez, Project Manager (MIG)

Carissa Cox, Mosaic

Jonathan Tarr, Project Manager, (MIG)

Channary Gould, Co-Project Manager (CoSA)

Matt Prosser, EPS

Dave Powell, Co-Project Manager (CoSA)

Meeting Objectives:

The purpose of the fourth Planning Team Meeting was to discuss housing, job opportunities, and land use where staff conducted a housing and jobs growth allocation activity to gather feedback from Planning Team members. The San Antonio River Authority (SARA) Representative also gave a presentation on mitigating land development Impacts and how it relates to land use.

Meeting Format

The meeting began with a round of staff introductions and a recap of the plan timeline, followed by the presentation from SARA. After the presentation, the Project Manager revisited the draft Vision and Goals, draft Future Land Use Map, and draft Focus Areas. Following the draft materials, the Consultant from EPS gave a presentation on housing and jobs opportunities and challenges and an overview of area demographics. The final portion of the meeting was dedicated to a housing and jobs growth allocation activity as it relates to the draft Future Land Use Map.

SARA Presentation

Karen Bishop, from the San Antonio River Authority, gave a brief presentation on mitigating land development impacts on San Antonio water systems. The goal is to use multi-benefit green infrastructure site planning and development tools to lessen pollution and flooding within naturally vulnerable areas. The green infrastructure recommendations include: green streets, stormwater parks, open space preservation, home and cluster development, floodplain preservation and stream buffers,

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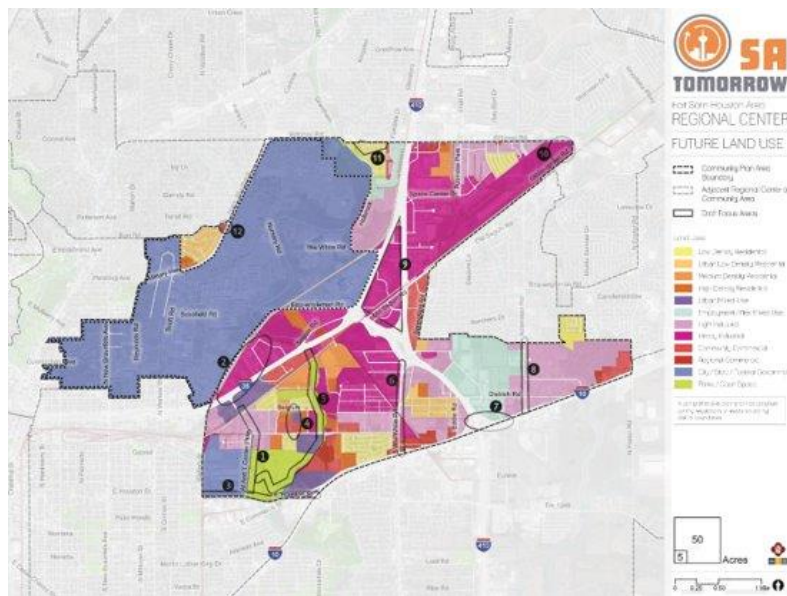
and policy and program changes such as: reducing minimum parking requirements and increasing street sweeps and pet waste programs. The benefits of green infrastructure include: improvement of stream and stormwater quality, flood reduction, trash reduction, habitat improvement, air pollution reduction, urban heat island reduction and recreation opportunities. The team agreed that future investments and green infrastructure policy can have long term positive impacts in the area and within San Antonio water systems.

Vision and Goals Discussion

The Project Manager reviewed the draft Vision and Goals to the Planning Team and highlighted changes to date. The Vision and Goals section is intended to provide direction for the future growth and development of the area, and inform future discussions during the planning process. The Vision and Goals are intended to be broad to help capture a range of recommendations and strategies. The team agreed with the draft Vision and Goals.

Draft Future Land Use Map & Focus Areas Review

The Project Manager provided an overview of the discussion from Planning Team #3 which encompassed identification of priorities and challenges to the draft Future Land Use Map and draft Focus Areas. Please review the [Planning Team Meeting #3 Summary](#) for an overview of the discussion.



Planning Team Land Use Activity

Following the recap of the draft Future Land Use Map and Focus Areas, Krystin Ramirez of MIG, gave an overview of the Land Use Activity through Maptionnaire. The activity allows users to identify appropriate land uses and make notes to the draft Future Land Use Map and Focus Areas via online. This activity serves as an additional tool where Planning Team members can provide feedback towards drafted materials while learning about the various Future Land Use categories across the city. The Land Use activity can be found on this link: <https://new.maptionnaire.com/q/4kn33jij6tm7>. The team was emailed instructions and a link to the activity.



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Krystin continued her presentation by showcasing the Equity Atlas Employment Access Map for the Ft. Sam Houston Area and how it relates to the Regional Center and future economic development. A copy of the map can be found in the meeting PowerPoint Presentation, which will be posted to the sub area website resources page: <https://fortsamhouston.sacomplan.com/>

Housing and Economic Development

Matt Prosser, the EPS Consultant, presented to the Team on Housing and Economic Development figures within the Fort Sam Houston Area. Major takeaways from the presentation include:

- The Fort Sam Houston Area Regional Center has younger than average population, larger than average household sizes, and households have lower household incomes than the City overall.
- There has been continuous housing growth in the Regional Center over the past 60 years.
- 24% of homeowners are cost burdened, paying more than 30% of income towards housing.
- Housing costs in the Regional Center generally match the city and county-wide averages.
- 47% of workers earn more than \$3,333 per month (\$40,000 annually)
- 17% of workers live in the Ft. Sam Houston Area
- There is a limited inventory of office space, a large inventory of industry, and potential for retail growth. Housing affordability in comparison with job wages is shown below:

Housing Types and Affordability



Average Rental Rates for New Apartments =
\$1,460 to \$1,900 per month



Average Home Price for New Home
= \$260,000 to \$290,000

Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent <small>(based on wages)</small>	Affordable Home Price <small>(based on wages)</small>
Production Workers	\$36,283	\$51,126	\$907	\$123,361
Waiter/Server	\$21,860	\$30,803	\$547	\$74,324
Retail Salesperson	\$27,970	\$39,412	\$699	\$95,098
Light Truck/Delivery Services Drivers	\$40,000	\$56,364	\$1,000	\$136,000
Registered Nurses	\$72,270	\$101,835	\$1,807	\$245,718
Physicians and Surgeons, All Other	\$192,000	\$270,546	\$4,800	\$652,800
Average for Area		\$61,455	\$1,274	\$208,947

Source: US BLS, EPS



Housing Discussion

Matt Prosser then opened the floor for discussion related to housing. He posed four critical questions as it pertains to housing within the Fort Sam Houston Area:

1. What Existing Housing is an Asset in the Fort Sam Area?
2. What Housing Types are we missing in the Fort Sam Area?
3. What Housing Challenges do we Face in the Fort Sam Area?
4. What Desired Housing Types are most Appropriate for the Area and Where Would we Like to See Them?

Responses to these questions are shown within our Mural Board below:

1. What existing housing is an asset in the Fort Sam Area?



2. What housing types are we missing in the Fort Sam Area?



3. What housing challenges do we face in the Fort Sam Area?



What desired housing types are most appropriate for the area?
Where would we like to see them?



Conversation surrounded identification of current housing challenges in the area such as providing homes for a mix of income levels and adding new development without negatively impacting existing residents. The Planning Team emphasized the need for infill development to help address some of the housing challenges in the area as well as having a variety of housing options.



Economic Development Discussion

Matt Prosser then opened the floor for discussion related to economic development. He posed four critical questions as it pertains to economic development within the Fort Sam Area:

1. What Existing Job Types is an Asset in the Fort Sam Area?
2. What Job Types are we missing in the Fort Sam Area?
3. What Employment Challenges do we Face in the Fort Sam Area?
4. What Desired Job Types are most Appropriate for the Area and Where Would we Like to See Them?

Responses to these questions are shown within our Mural Board below:

1. What existing job types are assets in the Fort Sam Area?

- Light industrial workforce
- Food Beverage, entertainment, hospitality industries
- When workers commute to, can use the schools, amenities that may attract them to move here.

2. What job types are we missing in the Fort Sam Area?

- Need more food service during Red Sox/Festival/other events, especially non-high end
- More restaurants open on weekends and during large events

3. What employment challenges do we face in the Fort Sam Area?

- Need for more amenities (P&E, retail, entertainment) across price points
- Revolving employees due to needs of developers - needs work to get critical mass of workers interested
- Younger workers may not be as excited about this area as a job center

What desired job types are most appropriate for the Fort Sam Area? Where would we like to see them?

- More the types of spaces we have seen in other areas for entertainment, see there another new park space nearby a big festival mg ground that can be introduced into surrounding light industrial/commercial spaces, bring employees already with them
- What TRIF offers the neighborhood, can we bring another businesses that complement our light industrial/manufacturing and warehouse inventory?
- Would love to see new job types along commercial corridors

During the Economic Development discussion, the Planning Team emphasized the need for additional locally serving job types within the Fort Sam Houston Area. This ranged from retail, dining, non-profits, and opportunities for young people. The Team also mentioned that these opportunities are currently challenges to the area and highlighted having additional job types to help recruit employees to the area as well as providing employment for existing residents. One Planning Team member mentioned that



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Fort Sam Area could be a potentially viable area for adaptive reuse of underutilized spaces to accommodate new employment and job types into the area.

Land Use Allocation Activity

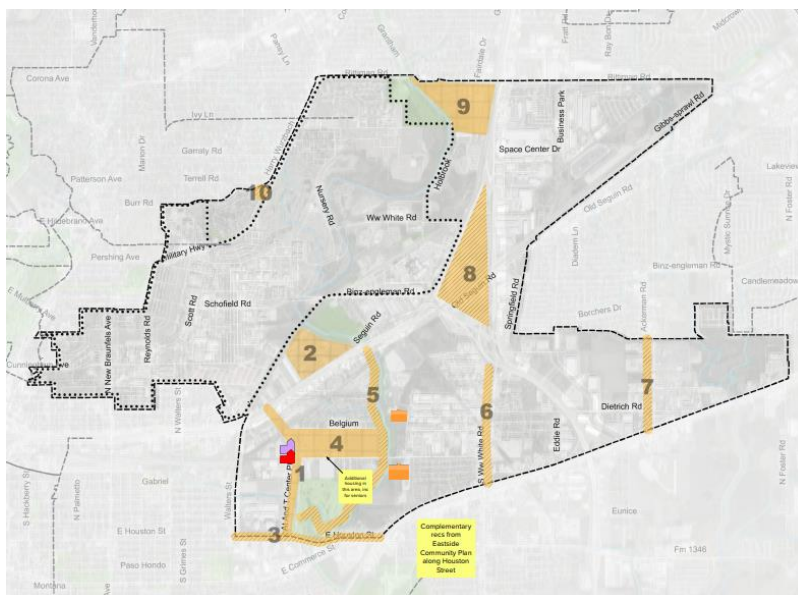
Following the Economic Development Discussion, staff encouraged the Team to participate in the Land Use Allocation Activity to provide feedback on where potential housing and economic opportunity could go within the Fort Sam Area. The activity began with allocation regarding Economic Development followed by housing.

Some of the comments included the following feedback from the Planning Team:

- Potential for higher density infill development
- Ability to provide housing options at both ends of spectrum (wage based)
- How to provide more housing without negative impacts to existing residents
- Possibility for infill housing, but need to find appropriate sites
- Need more hotel space for area events
- More restaurant space with understanding of dynamic during large events
- Need more amenities (F&B, retail, entertainment) across price points
- Recruiting employees this far east of downtown
- Younger workers may not be as excited about this area as a job center (appeal to younger people)
- New job type related to commercial areas
- Retrofit/Adaptive reuse of industrial spaces for non-profit orgs. Or other anchor companies

The Planning Team also allocated where future housing and economic development opportunity could go:

- AT&T Pkwy – Retail and Hospitality and Entertainment
- Along Salado Creek Greenway – Urban Multifamily



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Next Steps

- **Community Meeting #2: Thursday, November 10th, 2022**, Copernicus Community Center; 6:30 pm to 8:30 pm
- **Planning Team Meeting #5: Monday, December 15th, 2022**; Time TBA
Virtual - Zoom

The meeting summary, presentation, and Mural board will be shared to the Documents Library on the Fort Sam Houston Area Regional Center website in the coming days:

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

Please contact the project manager if you have any questions.

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