

OPEN HOUSE MEETING SUMMARY

Fort Sam Houston Area Regional Center Plan Community Meeting #2

Meeting Date: November 10th, 2022
Time: 6:30 pm – 8:00 pm
Location: Cameron Elementary School

Planning Staff & Consultant Team

David Powell, Co-Project Manager
Channary Gould, Co-Project Manager
Chris Ryerson, AICP, Planning Administrator
Gretchen Roufs, AMS Consultant

Iris Gonzalez, Special Projects Manager
Therese Ybarra, Executive Secretary to Director
Ana Villarreal, Senior Planner
Debora Gonzalez, Senior Planner
Rudy Nino, AICP, Assistant Director of Planning

Meeting Objectives:

The purpose of the second Open House was to gather input from the public, to refine the community's Vision and Goals, and collect feedback on the draft focus areas and draft future land use map. 40 attendees signed in at the sign-in table, and several engagement activities, facilitated by Planning staff, were available for participants to record their feedback. The co-project managers were also conversing with attendees, at various stations, throughout the meeting.

Meeting Format

The meeting had no formal presentation and was entirely an open house. At the entrance to the cafeteria, a sign-in table was set up where attendees were encouraged to sign in and sign up for updates related to future public meetings, as well as general infographics related to the plan area and the SA Tomorrow planning process. The cafeteria was also organized with stations to collect input and ideas from attendees about strengths and weaknesses related to housing and economic development, focus areas, and future land use for the Regional Center.

Draft Vision and Goals

The first station displayed the draft Vision and Goals for the area. Attendees were encouraged to write their thoughts or ideas on the draft Vision and Goals. On the next page are the draft Vision and Goals, along with the associated comments received:

Vision: *The Fort Sam Houston Area Regional Center is a high-quality place to live, work, learn, 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 responses for the vision include:

- **No comments received**

Goals

Goal #1: *Promote quality development that is compatible with existing neighborhoods and includes additional housing options for military and non-military families and households.*

- Housing should be compatible to current stock
- Compatible housing is very important – design should have some character

Goal #2: *Improve existing connections and create new connections and crossings that are truly multimodal, aesthetically pleasing and provide stormwater benefits.*

- **No comments received**

Goal #3: *Provide more greenways, trails and recreational amenities throughout the Regional Center and connecting to nearby areas.*

- **No comments received**

Goal #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.*

- **No comments received**

Goal #5: *Facilitate overall development patterns that include local employment and entertainment opportunities.*

- **No comments received**

Goal #6: *Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.*



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- Because infrastructure and construction can find to be inexpensive make that one of the priorities for affordable housing. Additionally provide areas safe for children to play.

Community Assessment Board

A board was displayed asking community members to rate the Housing and Economic Development options available in the study area. Participants were encouraged to mark their opinion with a dot. The results area as follows:

Housing	Weakness	Neutral	Strength
Range of Housing Options	5	1	1
Options for Seniors	1	0	0
Options for Young Adults	1	0	0
Options for Young Families	1	0	0
Availability of Affordable Housing	1	0	0

Economic Development	Weakness	Neutral	Strength
Shopping & Dining Options	3	0	0
Range of Entertainment Options	1	1	0
Employment Opportunities	1	0	0
Access to Parks & Open Spaces	0	0	2
Access to Public Transportation	1	0	1

Focus Areas

The third station displayed aerial images of the draft focus areas, and attendees were asked to write their feedback on a post-it and attach it to the associated area.

Focus Areas

AT&T Center Parkway Corridor.:

- Special parking per resident on some type of signage for vehicles, so we can pass through during events.
- This area concerns Walters St. the Menger Creek area where the drainage doesn't work well.
- Flooding and storm water issues along Menger Creek between Walters and AT&T Center

Pan Am Industrial Area:

- No comments received

E Houston St. Corridor:

- Needs a better vibrant transit system – LRT would be best.

Belgium Lane & Gemblor Road:



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- East of apartments potential housing in future at existing truck yard
- 6 Vacant lots city owned – flood concerns (Meadowview Park Area)
- More lighting needed & lower speed limits traffic calming devices
- Traffic during any event at AT&T center can block up Gemblar Rd. making it difficult to get home

Salado Greenway:

- Visibility of creek from trails
- Concern about water quality of Salado Creek – beautification and remove trash/litter – cleanup trash off walking trails
- Park needs more seating and shading area and playground – Also fence the ditch, too dangerous

S WW White Rd. Corridor:

- No comments received

Ackerman Rd. Corridor:

- No comments received

IH-35 & Loop 410 Intersect:

- No comments received

Wilshire Park:

- No comments received

Bel Meade:

- No comments received

Future Land Use

The final station displayed a series of maps that included a breakdown of each land use category and the percentage of existing stock in the plan area. The final map was a copy of the draft future land use map. Attendees were asked to indicate on the map any changes or concerns. Feedback included:

- Support of Employment Flex Mixed-Use around Gemblar
- Fewer trucking businesses along Gemblar Rd. between KOA Camp and AT&T
- Replace w/ simple homes affordable to people in the area or one-level apartments

Survey

A survey was created for planning team members to share with the community, and was posted to the sub area website, SA Speak Up and the Planning Department's social media. A link to the survey is located here: <https://fortsamhouston.sacomplan.com/>



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Next Steps

Staff will review feedback from the community meeting and the survey results (after the survey closes) to further refine the draft future land use map.

This meeting summary, along with all previous meeting recordings and summaries can be on the sub area page's resource page: <https://fortsamhouston.sacomplan.com/documents/?active=community-meetings>

The third community open house is tentatively scheduled for an evening during the week of May 15-19-, 2022.

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Photos from the Open House:



SA Tomorrow Sub-Area Planning: Fort Sam Houston Area Regi