

PLANNING TEAM MEETING #5 SUMMARY

Ft. Sam Houston Area Regional Center Plan

Meeting Date: December 15, 2022

Time: 3:00 pm – 5:00 pm

Location: Zoom

Planning Team Attendees (3)

- Tim Lomax, San Antonio Stock Show and Rodeo Consultant
- Lindsey Logan, SAGE
- Christine Vina, VIA

Planning Staff & Consultant Team

Krystin Ramirez, MIG

Carissa Cox, Mosaic

Matt Prosser, EPS

Jay Renkens, MIG

Channary Gould, Co-Project Manager (CoSA)

Dave Powell, Co-Project Manager (CoSA)

Meeting Objectives:

The purpose of the fifth Planning Team Meeting was to discuss draft recommendations for housing and economic development and review future land use map revisions. Results of the second community-wide open house and online public survey were also shared with the Planning Team.

Meeting Format

The meeting began with the Project Manager introducing supporting staff, a brief recap of the plan timeline, the draft vision and goals, and a summary of community meeting #2. Thereafter, our economic development consultant, Matt Prosser, shared economic development and housing factors for the Ft. Sam Houston Area, and presented the draft economic development recommendations. In addition, showcasing case studies applicable to the area and desirability from community input. Following that, Matt introduced housing recommendations and led group discussion to gather feedback from the Planning Team. During the final portion of the meeting, the Project Manager reviewed changes made to the draft Future Land Use Map based on the feedback received from previous Planning Team Meetings, the Community meeting #2 and the public survey. Concluding the meeting, Carissa Cox, showcased land use recommendations and led group discussion for additional feedback.

Vision and Goals Discussion

The Project Manager reminded the Planning Team that the vision and goals section is intended to be the overarching guide for the future of the area, and will therefore, inform our discussions during the planning process moving forward. After reviewing each section with the team, there was consensus with the draft vision and goals for the Ft. Sam Houston Area, and no further changes were made.

Housing and Economic Development Recommendations

Matt Prosser presented to the team housing and economic development opportunities and challenges. Major takeaways from the Economic Development and Housing Allocation Activity from Planning Team #4 include:

Opportunities:

- Additional infill housing given recent development activity
- Housing needs from military and personnel working at Fort Sam
- Reimagined industrial buildings and areas can help increase employment diversity and density
- Existing employment destination

Challenges:

- Providing a full spectrum of housing options in the area
- Industrial vs residential use conflicts
- Mitigate impacts of new investment on existing residents
- Limited land available/suitable for housing
- Create a more year-round retail/entertainment environment around AT&T Center and the Coliseum

In turn, draft recommendations were compiled and shown to the Planning Team for initial review.

Draft Housing Recommendations:

- Encourage infill housing development at higher densities in areas that are compatible for residential uses
- Identify opportunities to support area workforce by expanding housing options in the areas around major employers
- Identify tools to mitigate impacts of new development (both residential and non-residential on existing neighborhoods)

Draft Economic Development Recommendations

- Create a mixed-use entertainment area adjacent to AT&T Center and Rodeo Grounds
- Identify opportunities to leverage additional business activity related to Fort Sam Houston and BAMC
- Support reinvestment and better utilization of existing industrial areas
- Support new and small business creation by attracting businesses to existing and new employment spaces

Planning Team Comments

Planning Team comments regarding the draft Housing and Economic Development recommendations include:

- Tie back to SHIP housing recommendations
- Where are the housing areas identified and how does it relate to transit routes
- Challenge in only relying on large sport gatherings are locations for 24/7 activity



Fort Sam Houston Area Planning Team Meeting #5

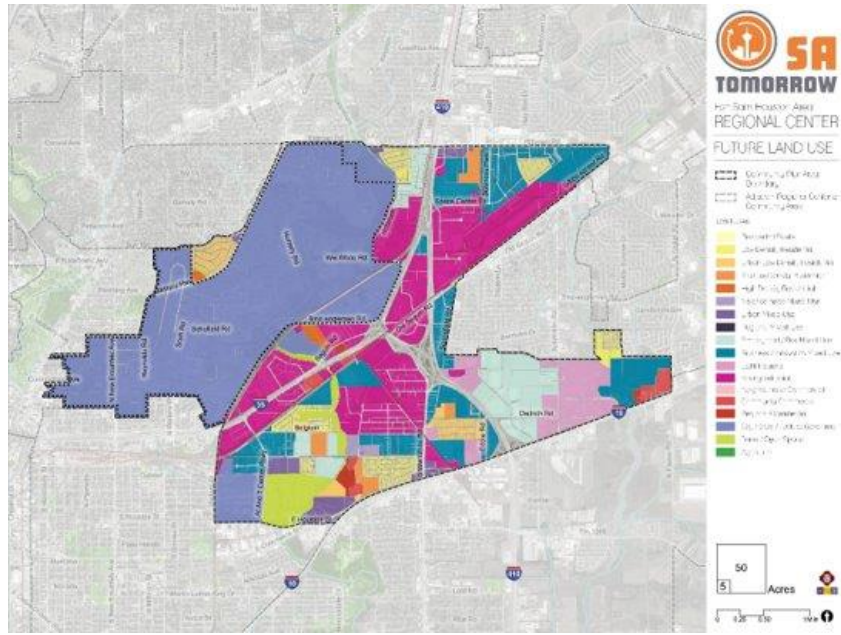
- I like the anchor institution element - those places might be in a better position to create new futures. Compared to the City or waiting for organic growth. I do agree the institutions are somewhat insular. The Ft Sam area should also benefit from the TIRZ, Opp Zone, Ft Sam Houston and the neighborhood orgs and small businesses.
- Success stories for stadiums are areas that already have a well-established neighborhood or provides development for mixed-use
- New case study: national western in Denver, CO
- SA Rodeo focused on getting people and animals to the events; could be attraction to convert parking lots to mixed-use, agricultural innovation center
- National: created as many multi-purpose spaces as possible including a black box theatre

Draft Future Land Use Map & Focus Areas

During the land use portion of the meeting, the Project Manager explained how the feedback received during our previous Planning Team Meetings, the Community meeting #2, and public survey changed the draft future land use map. The major changes discussed include:

1. **Belgium and Gemblor Area.**: Major neighborhood thoroughfares appropriate for a variety of mid-intensity uses. The Belgium and Gemblor area encompass a wide variety of future land use designations to encourage live, work, and play options to help accommodate for community input for additional locally serving goods and services and housing options. The integration of uses would allow for commercial, residential, and lighter intensity industrial components ranging from middle to lower density uses.
2. **Rittiman Rd..**: Major geographic area primarily incorporating the Business Innovation Mixed-Use future land use designation. Business Innovation Mixed-Use would allow for a variety of uses that includes residential, commercial, and lighter intensity industrial components. Community feedback reflected within this area showed desirability for additional locally serving goods and services and to promote economic development opportunities.
3. **S WW White Rd.**: This area encompasses the S. WW White corridor and entails future land use designations ranging from Urban Mixed-Use to Business Innovation Mixed-Use. Current designations reflect community feedback to encourage additional commercial options that could serve as area destinations as well as the incorporation of housing where applicable.





After the brief overview of map edits, the Project Manager recapped the priority future land uses identified during Planning Team Meeting #3. The team agreed that Business Innovation along Rittiman Rd. is appropriate. Additionally, the team agreed with the uses along Belgium and Gembler to help encourage live, work, and play options in the area as well as provide economic development opportunity and housing where appropriate. The team had also indicated that Industrial designations are not desirable for the community. The Project Manager reminded the team that generally, Industrial uses bring large employers and jobs; however, appropriate transitions must be considered when identifying where Industrial uses could go. The Project Manager also proposed two sites for further analysis and consideration, which the Planning Team conversated and generally agreed that portions along the Salado Creek greenway need to be changed from Heavy Industrial to another use.

Land Use Recommendations

Following the future land use discussion, land use consultant, Carissa Cox, with Mosaic presented on draft Land Use recommendations based on Planning Team and community feedback:

- Build upon the vibrancy and activity of AT&T Center by promoting mixed-use development and uses that encourage a longer duration of stay near the Center.
- Protect the stability and character of existing neighborhoods by promoting properly-scaled development of adjoining nonresidential and multifamily properties.
- Promote transit-supportive land use practices for new projects along Houston Street. This would include improved pedestrian spaces and lighting, and, where possible, re-orientation and/or reduction of on-site parking.
- Encourage appropriate industrial development in this area. This would include projects that are consistent with the City’s recruitment objectives and employment needs, and which require the rail and highway access that is unique to this area.
- Foster economic success of active industrial areas by aggregating compatible uses and using appropriately-scaled transitional uses as a buffer between industrial uses and residential areas.



Fort Sam Houston Area Planning Team Meeting #5

- Where possible, integrate green infrastructure into future development projects to protect riparian areas and facilitate integrated stormwater management practices.

Next Steps

- **Virtual Planning Team Meeting #6: Thursday, February 16, 2023; 5:30 pm to 7:30 pm (Zoom)**

Following announcements and upcoming dates, the team closed the meeting. The meeting summary, presentation, and Mural board will be shared to the Documents Library on the Fort Sam Houston Area website in the coming days: <https://fortsamhouston.sacompplan.com/>

Please contact the project manager for any additional questions.

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