

## OPEN HOUSE MEETING SUMMARY

### Fort Sam Houston Area Regional Center Community Meeting #1

**Meeting Date:** June 16, 2022

**Time:** 5:30 pm – 7:30 pm

**Location:** AT&T Center – H-E-B Fan Zone – 1 AT&T Parkway

**Attendees:** 19 members of the public + Planning Staff and Consultant Team

#### Planning Staff & Consultant Team

Sarah Serpas, AICP, Senior Planner

Bridgett White, AICP, Director

Chris Ryerson, AICP, Planning Administrator

Channary Gould, Planning Coordinator

Iris Gonzalez, Special Project Manager

Dave Powell, Senior Planner

Joyce Palmer, Senior Planner

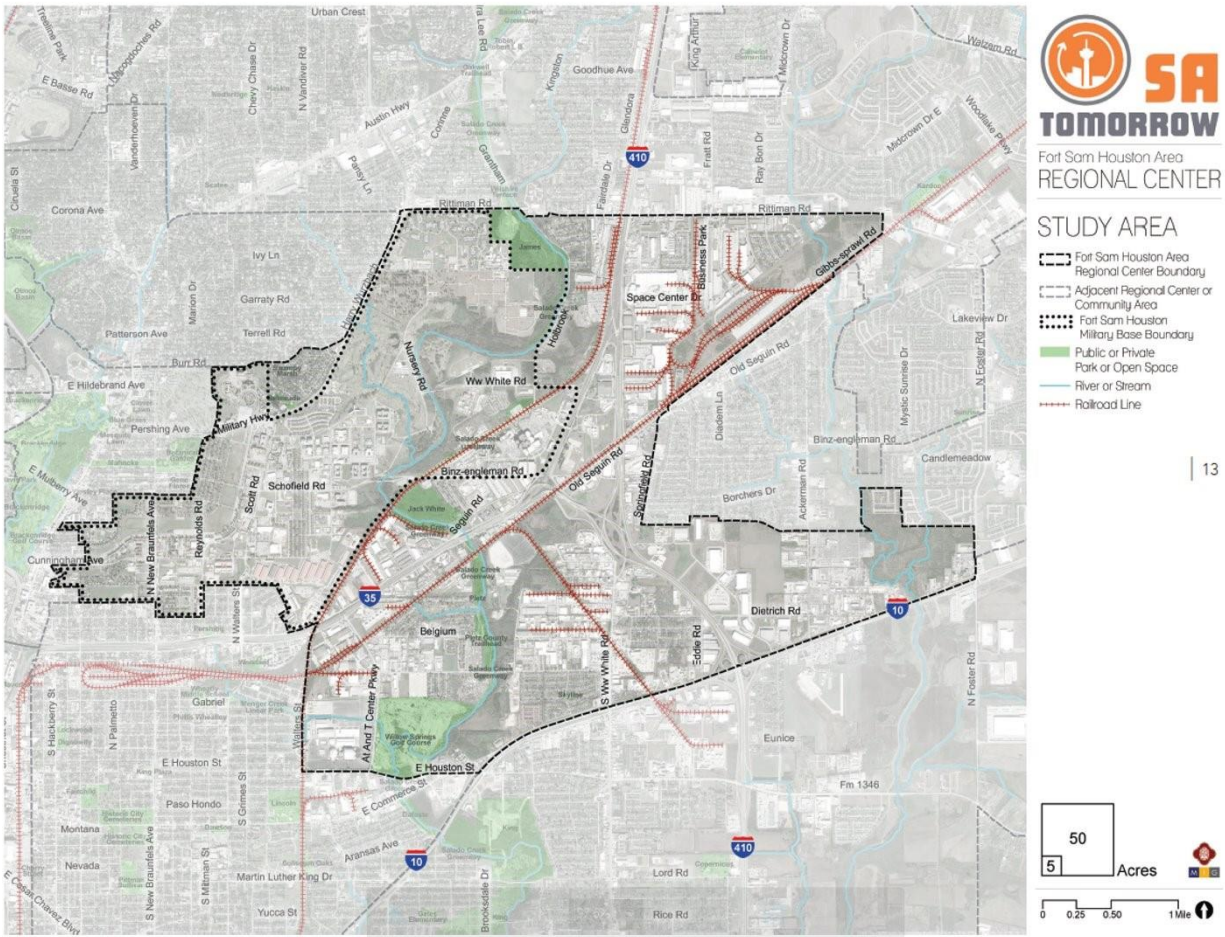
Sidra Schimelpfening, Senior Planner

Gretchen Roufs, AMS

#### Background: Fort Sam Houston Area Regional Center Plan

The SA Tomorrow Comprehensive Plan identifies 30 sub areas that make up the entire city. As part of implementation of the SA Tomorrow Comprehensive Plan, 13 Regional Center Plans and 17 Community Area plans will be developed over 5 phases. The Fort Sam Houston Area Regional Center is among the Phase 3 plans which also include; the Far East Community Area, Greater Airport Area Regional Center, the Rolling Oaks Area Regional Center the Stone Oak Area Regional Center, and the South Community Area. Each plan is being developed by a team of local stakeholders, neighborhood leaders, and city departments. The process is generally 18-24 months from the start date to adoption by city council. The plan will feature specific recommendations and strategies for several plan elements including: Land Use, Mobility, Economic Development, Amenities and Public Spaces, Housing, and Neighborhood Priorities.

The Fort Sam Houston Area Regional Center is bounded by Rittiman Road to the north, the Fort Sam Houston Military boundary to the west, traveling along Walters St to Houston Street and along Interstate 10 for the south border, then ends at Kirby and Gibbs Sprawl Road. This area includes AT&T Center, the Freeman Coliseum, industrial areas such as H-E-B warehouses, the Fort Sam Houston Base, and four registered neighborhood associations: United Homeowners Improvement Association (D2); Woodglen Neighborhood Group (D2); Bel Meade Homes Association (D10); and The Towers on Park Lane (D10).



**Meeting Objectives:**

The purpose of the first Community Meeting was to gather input from the public, to begin the development of the community’s vision for the plan area. Several engagement activities, facilitated by Planning staff, were available for participants to record their feedback. The project manager was also conversing with attendees, at various stations, throughout the meeting.

**Meeting Format**

The meeting was designed entirely as an open-house. At the entrance to the conference room, 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 space was also organized with stations to collect input and ideas, from the attendees, for the future of the area.

There were five (5) total stations at this meeting, which are detailed below:

- Vision Board
- Equity Maps
- Demographic Boards and Existing Land Use Map
- Survey Station
- Big Idea Station



## Vision Board

A visioning station was set up for participants to write down what they enjoy, what's missing, or what they would like to change about the area. Stock images of development types, land uses, and amenities were provided to help participants illustrate their ideas. Attendees were encouraged by staff to write their feedback on paper and attach their responses to the board.

A transcription of all comments received on the vision board is at the end of this document.



## Equity Maps

As part of the City of San Antonio's commitment to equity, the Planning department is incorporating Equity studies into the plan. Maps of the entire city were displayed and highlighted the sub area's equity score, access to grocery stores, employment, and access to Parks and Recreation options.

Staff explained how through Equity Mapping, the planning team and staff can begin to identify underserved areas, and ultimately develop recommendations and strategies to address inequities within the plan boundary.





## Demographic Boards and Current Land Use Maps

The next station had two infographics that showed employment, population, and housing data along with a current land use map to show the amount of industrial space in the area. The data included the total population, housing and household growth.

Fort Sam Houston Area Regional Center

### Employment

Total Employment (2021) | 23,457

Largest Employment Sectors

- Health Care
- Wholesale Trade
- Military



Largest Employers

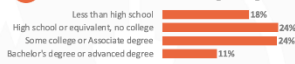
- Brooke Army Medical Center
- U.S. Naval Reserve
- Big Red 7UP Bottling Co. South

Data Sources: ESRI Business Analyst, Info Group, US Census LEHD, EPS



Education (2019)

35% of workers have some college or higher



Commuting Patterns (2019)

16.6% of workers live in the regional center



Fort Sam Houston Area Regional Center

### Population and Housing

Total Population (2021) | 16,840

Total Households (2021) | 4,350

Average Household Size

2.92 persons

2.69 - City of San Antonio Average

Median Age

25.6 years

34.5 years - City of San Antonio Average

Average Household Income

\$56,132

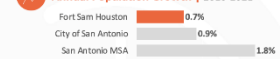
20% lower than City of San Antonio

Race and Ethnicity

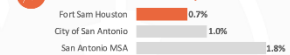
34% Hispanic origin

Data Source: ESRI Business Analyst 2021

Annual Population Growth | 2010-2021



Annual Household Growth | 2010-2021

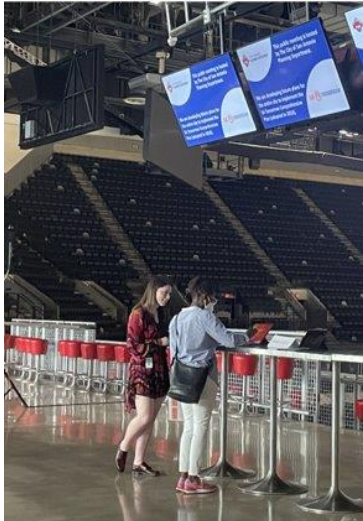


Housing Tenure



## Survey Station

A table was organized with several iPads for attendees to complete the online survey through the Fort Sam Houston Area Website: <https://fortsamhouston.sacompplan.com/>



The survey asked respondents to provide their answers to the following questions: "What do you like most about this area?", "What is missing from this area?", "What would you change about the community so that it attracts future generations?", "What is your vision of what are your 'big ideas' for the future of the area?" Additional, optional, questions asked participants how long they've lived in the area, as well as their neighborhood.

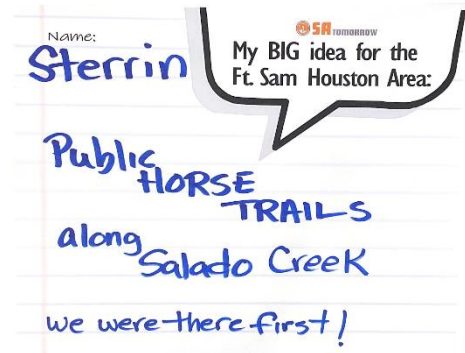
The survey closed on July 10<sup>th</sup> <https://saspeakup.com/fortsamhouston-plan-survey>

### Big Idea

The final station asked participants to write down their "big idea" for the future of the area. The responses were intended to provide broad direction for what the future of the Fort Sam Houston Area could look like in the future.



Scans of all the "big idea" comments received at the meeting are presented at the end of this document.



### Next Steps

Staff will review feedback from the community meeting and the survey results (after the survey closes) to develop the draft vision and goals before being reviewed and discussed by the Planning Team at the next Planning Team meeting.

**Planning Team Meeting #2:** Thursday, July 21, 2022 via Zoom 9:00 am – 11:00 am

**Project Managers:** Channary Gould and David Powell, City of San Antonio Planning Department

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## APPENDIX

- I. Transcription of all comments received at Vision Board Station
- II. Scans of all Big Idea Station Responses

### I. Transcription of all comments received at Vision Board Station

#### What do you like about this area?

1. "Love that Salado Creek is still greenbelt. Close to base, good food, access to things, near Downtown. Love that I can keep my horses w/in 2 mile drive across to trails. Traffic isn't too stupid yet"
2. "The quiet area where we are at on Holbrook Road. Like living in the country with the convenience of the city around"
3. "I like how everything you need is close. I like the sense of community. I like having more area, less population"

#### What is missing from this area?

1. "internet service (we use a hotspot). Community pool. Flood control along Holbrook Road"



2. "Access to horse trails along creek – since they don't allow us to ride there anymore! We were riding there for decades before they put that trail system there. Should fix it so we can ride along with the runners and bikes."
3. "Should there be more commercial around the arenas?"
4. "Does Houston close to the arena need to transition away from residential?"
5. "Wish AT&T parking lot was more environmentally safe and attractive"
6. "everything that on the northside like home store & transportation. Better community for everyone"
7. "Public pool – it's really hot now. Need more trees for shade. Family-centered parks and picnic areas. Bike lanes. Dog parks. Low rent for new small businesses. Better trash pick-up along Holbrook. Horrible dumping, animals dumped also. Connect trail system from Salado to Museum without going on Highway"
8. "The continuation of the green belt that connects Tobin Trail to Jack White Trailhead. Bike Lanes"
9. "Should there be more of a buffer between land uses e.g. residential areas vs. arenas and busy roads?"
10. "BEAUTY"
11. "Construction and development"

#### **What should change about this area?**

1. "Help re-establish local, small, community serving businesses near Fort Sam New Braunfels gate"
2. "Possibility of re-opening the New Braunfels gate to Fort Sam (even for limited hours)? Re-establish connection to Broadway and Alamo Heights"
3. "take a careful look/evaluation at infrastructure, especially accessible sidewalks, curb ramps (accessible to scooters, people with disabilities)"
4. "TXDOT 6-16-22 St. Philips Sign on 35. Southbound 35 Ft. Sam/Walters Exit. Not 'St. Phillips' – just one L!"
5. "Clean up the homeless population that are taking over our area. More police patrolling"
6. "Better place to eat. Better home and store, bus stop better"
7. "I would like to see trail (greenbelt) connected along Holbrook Rd. We get a lot of bicycles and joggers that need a safe place to run or bike. I would like to have high speed internet available. The train blocks Petroleum Drive for hours at a time"
8. "No more industrial/concrete, find place for homeless persons there are too many in the woods near where I walk. Fix RR crossing at Petroleum so road not blocked for hours. Can get stuck when trains sits to change engineers"
9. "For Union Pacific not to block our exit! On Holbrook Rd if road is flooded and union pacific railroad trail is blocking road we have no way to get out of our neighborhood! Gil Gonzalez"
10. "How will recent (2017-2022) bond projects impact the area? Especially (1) jobs + job training (2) affordable housing (esp. for long-term renters)"



11. "Need more Black people in planning committee"
12. "Public safety (esp. gun violence) is a big concern. The police can't do everything or do it alone. Community involvement is a must – decent jobs + decent housing will help"
13. "Better sense of arrival that helps transition from residential to the arenas"
14. 4 Long comments from same individual:
  - "what need:
    - 1. Develop Neighborhood-based Assets:
      - Improve local housing policies providing a variety of capital subsidies to improve affordability.
      - Improve code enforcement improvements to drive out/prevent drug trafficking and other crimes in local businesses
      - More down payments and closing cost assistance for all low and moderate income families and single young adults starting off
      - More grants with services, not unrelated training
      - Homeowner rehabilitation assistance programs
      - Eviction prevention programs
      - Insurance against property value decline
      - Just cause eviction policies
      - Foreclosure and disposition of tax-delinquent properties – prioritize (?) residents keeping their homes
      - Rent regulation improvements
      - Real engagement (?) efforts in-person explaining everything step-by-step along the way – accounting for different languages, speaking, and writing abilities
      - More efforts to stabilize population losses
      - Real diversification of income levels
      - Attract/drive new business – reality business and franchises and non-shark investors and banks
      - Remove and relocate all racist signage/buildings named after racist namesakes
      - Emergency support assistance increased and accessible to more
      - ??? Residential landlords receive ???; fee waivers, tax breaks, and ??? Land ??? Tenant's rights
    - 2. Improve access to private capital – local businesses
      - More programs to strengthen local businesses, grants with services, support services, not so much unrelated training.
      - Invest in local business
      - Real coaching and mentoring opportunities with access to quality assurances and tools (most local business/entrepreneurs would benefit from these step-by-step guidance for success and sustainability)



- More promotion of local business
  - More entrepreneurship promotion – all ages
  - City procurement improvements, small minority businesses cannot compete, increase access to opportunities
  - Funding for local business to hire and train local citizens
  - High quality ??? Business, less rent to own, loan sharks
  - Educational ????? Improvements or students at young ages!!!
  - Promoting more local teachers/hiring teachers in the area that look like their students
  - Find diverse preservation partners to preserve long-term affordability and ??? ??
- 3. Develop and grow individual assets – people
    - Upgrade workforce skills, more youth summer job programs
    - Advertise/promote community advising seats, board appointments, create community advisory with seat from all neighborhood associations, church seat, parent seat, etc. Representing all key stakeholders
    - Expand pre-k to age 3 for all low + moderate incomes
    - More support and programming for home care providers and childcare center; and more subsidy assistance to help low and moderate income parents afford quality care
    - Increased transportation routes and pick up/drop off locations and safety!!!!
    - Collaboration efforts ongoing with community groups and law enforcement to make the neighborhood safe
    - Protecting tearing down remaining historical homes
    - Support policies to help with food insecurity – all ages, address the normalization of violence, mental health, high utility bills
    - Support local community centers to ??? And reach neighbors!
    - More diversity and sensitivity training for city employees
  - 4. Enhance inclusion
    - True 2 way communication opportunities with residents related to the economy and sharing the wealth created
    - Support services for families with special needs children, children with challenging behaviors
    - Better multi ways reaching residents / business owners mailings alone do not work
    - East side is word of mouth – and there is low trust
    - More ways and opportunities for people to connect with local government – these forums are often intimidating and confusing to residents – do more to bring understanding





- More considerate of collecting feedback from elderly, illiterate, Spanish speaking + low reading and writing skills
- City avenue recognized ??? To get information, resources, events (one stop location)
- Safety – safety – safety!!!
- Forgivable loan programs
- Strengthen outreach, info, and counseling services for homeowners
- Estate planning and title clearing legal services”

## II. BIG IDEA STATION RESPONSES



Name:



My BIG idea for the  
Ft. Sam Houston Area:

More of a buffer

zone between residential  
+ industrial + arenas

Name:



My BIG idea for the  
Ft. Sam Houston Area:

More commercial land  
use around arenas



Name:



My BIG idea for the  
Ft. Sam Houston Area:

Create a sense of  
unity via land  
design between diff land  
uses

Name:



My BIG idea for the  
Ft. Sam Houston Area:

Should Houston be  
residential that close  
to AT & T center?



Name: **Alberta  
Harris**



My BIG idea for the  
Ft. Sam Houston Area:

**Better HEB's**  
Improve streets, drainage,  
install shade for ~~Persian~~ Park  
Pershing

Name:

**Sterrin**



My BIG idea for the  
Ft. Sam Houston Area:

**Public  
HORSE  
TRAILS**  
along  
Salado Creek

**we were there first!**

