

FREQUENTLY ASKED QUESTIONS

QUESTION:

“What is the Greater Airport Area Regional Center Plan?”

ANSWER:

The Greater Airport Area Regional Center Plan is one of 30 Sub-area plans under development to implement the City’s Comprehensive Plan that was adopted in 2016. While the Comprehensive Plan outlines a citywide vision and associated goals, the Sub-area plans provide a greater level of detail for a specific area and allow stakeholders the opportunity to give input on their part of the City. Each Sub-area is unique and can encompass neighborhoods, corridors or other types of special districts that have cohesive characteristics and similar challenges. The planning process for the Greater Airport Area Regional Center Plan was initiated in early 2022 and is scheduled to be completed in 2024.

QUESTION:

“Who will use this plan?”

ANSWER:

Local officials, City staff, developers, and property owners all refer to Sub-area plans when making decisions about what types of developments are appropriate in a given area. For example: in some cases City staff is required to make recommendations to Planning Commission for approval or denial of all or parts of a project. These plans will be used as a reference for making decisions, and projects that align with the recommendations of the plan are more likely to be approved.

QUESTION:

“What is a Regional Center?”

ANSWER:

Within the city, there are 13 Sub-areas that are designated “Regional Centers” in the SA Tomorrow Comprehensive Plan. Regional Centers are areas that currently have, or are planned to have high concentrations of employment (at least 15,000 jobs.) As such, these areas are expected to accommodate a higher proportion of expected growth than Community Areas incorporating some higher density development and high-capacity transit investments.

QUESTION:

“Will this plan recommend demolition or acquisition of my property or home by eminent domain?”

ANSWER:

No – The Greater Airport Area Regional Center Plan, which has a 10-year time frame, will not include any recommendations to demolish homes or acquire privately owned property. No Sub-area plan includes a recommendation to demolish or acquire private property through eminent domain. There is no precedent to use the Sub-area planning process to identify sites for demolition or acquisition through eminent domain.

QUESTION:

“Will this plan address development of the Airport itself?”

ANSWER:

No – This planning process does not address Airport facilities, Airport property or Airport operations. Sub-area plans include topics that are generally applicable to all parts of the City, whether they include an airport or not. For information on the future of the Airport, refer to the recently adopted “Strategic Development Plan” at: (flysanantonio.com/business/about-saas/strategic-development/).

Additionally, this plan will not directly address noise concerns. For more information on noise please visit: (flysanantonio.com/business/about-saas/environmental-stewardship/).

QUESTION:

“How does this plan impact my property taxes?”

ANSWER:

This plan will not directly impact your property taxes – neither your tax rate nor the assessed value of your property will change upon adoption of this plan. However, in the long-term, the market value for housing, and commercial and industrial real estate may be indirectly influenced by the plan. For example: if the population of the area grows faster than the supply of housing, more competition for housing could increase home prices, which would likely be captured in the assessed values. Similarly, access to quality-of-life projects like trails, parks, and other amenities (private and public) may influence the value of properties in your neighborhood.

Still have questions?

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**PLANNING**