

Open House Summary 2

1.1 Date, Time, Location

- Meeting Date: November 3rd, 2022
- Time: 5:30 PM – 7:30 PM
- Location: Walker Ranch Senior Center
- Attendance: Approximately 100 people

1.2 Project Staff

- Jacob Howard, Project Manager
- Channary Gould, Planning Coordinator
- Bridgett White, AICP, Director
- Ana Villarreal, Senior Planner
- Rudy Niño, AICP, Assistant Director
- Dave Powell, Senior Planner
- Chris Ryerson, AICP, Planning Administrator
- Sidra Schimelpfenig, Senior Planner
- Priscilla Piña AICP, Planning Administrator
- Gretchen Roufs, AMS

1.3 Meeting Objectives

The purpose of the first Community Meeting was present for feedback a proposed Vision and Goals and Land Use Map, and to collect input on potential Focus Areas, as well as to gather input on Housing and Economic Development and Jobs. Several engagement activities, facilitated by Planning staff, were available for participants. Staff will use feedback from the Community Meeting to make changes to plan content.

1.4 Meeting Format

The meeting was held as an open house without a presentation. Stations covering the meeting topics of Vision and Goals, Housing and Economic Development and jobs, Land Use, and Focus Area, were set up throughout the meeting room. At the entrance, a sign-in table was set up where attendees were encouraged to sign in. Approximately 130 participants signed-in.

1.5 Vision and Goals

The Draft Vision Statement and seven Goals of the plan were presented on posters, where meeting participants could review and use a sticky note to suggest changes, additionally an eighth spot was included where participants could suggest a new goal to be considered for addition. A total of four sticky notes were left. One note was left for each the Vision Statement, and Goals #2, #3, and #5.

- Note for Vision Statement: “Not happen to current dev. and dev. that is scheduled prior to the plan.”
- Note for Goal #2: “Starcrest + Bitters Install Sidewalks from neighborhoods on Bitters to Jones Maltsberger to Walking Trails, Blossom, Sports Fields etc.”
- Note for Goal #3: “Install sidewalks along Wetmore Rd. from Stoneridge subdiv. to Wurzbach Pkwy which would enable people to safely walk or bike to McAllister Park.”

- Note for Goal #4: ‘Provide unceased [?] bicycle access to greenway to reduce bicyclist reliance on crowded surface streets.

1.6 Community Assessment

Participants were asked to conduct a Community Assessment covering Housing and Economic Development. A total of ten topics were identified on a board and community members were asked to assess whether each topic was a strength or weakness in the area, or if it the topic was neutral to the area, by placing colored dots on the board. Topics and the count of each response is below. W stands for Weakness, N stands for Neutral, and S stands for strength.

Housing

- Range of Housing
W (0), N (2), S (7)
- Housing Options for Seniors
W (5), N (2), S (1)
- Housing Options for Young Adults
W (3), N (1), S (0)
- Housing Options for Young Families
W (2), N (2), S (2)
- Availability of Affordable Housing
W (2), N (2), S (4)

Economic Development

- Range of Shopping, Dining and Entertainment Options
W (1), N (1), S (5)
- Range of Entertainment Options
W (3), N (3), S (2)
- Range of Employment Opportunities
W (1), N (3), S (1)
- Access to Parks and Open Spaces
W (2), N (1), S (7)
- Access to Public Transportation
W (1), N (7), S (1)

1.7 Land Use

An Initial Land Use map, that reflects current adopted land use, zoning, and existing development, and a “Working Draft,” that reflect changes made to Land Use based on prior community comments, Planning Team feedback, and direction from the SA Tomorrow Comprehensive Plan, were displayed at the Open House. Further, maps breaking out areas for each of the five Land Use categories (Residential, Commercial, Industrial, Mixed-use, City/State/Federal, and Parks/Open Space) were exhibited with explanations for each of the designations. Participants were able to leave sticky notes suggesting changes or comments about Land Use designation on a map of the Working Draft.

A total of five comments were left by participants.

- A note for a park at the intersection of W. Rhapsody Dr. and Warfield St, (the site is currently a large, paved median in a light industrial area).
- A note suggesting a park near Morning Ct. adjacent to West Ave.
- A note suggesting a new Focus Area at Blossom Park Athletic center
- A note saying there is speeding on Fantasia to get to San Pedro

- A note to show Wurzbach Parkway on the map (which is not currently platted, and does not show as right-of-way on parcel maps)

Land Use Posters Displayed at the meeting are shown on the following pages:

1.8 Focus Areas

Eight Proposed Focus Areas were presented at the Open House. Large aerials of each site were placed on tables and meeting participants were able to use sticky notes to suggest ideas for the future of the area or leave general comments. Across all focus areas a total of sixty comments were recorded.

Focus Area 1: Bitters at 281 (West)

- 1 *Don't want apartments on property off Interpark and West Ave.*
- 2 *Walkable communities bike lanes safe crossings*
- 3 *Problem: Commercial Traffic has increased on Walker Ranch + add light or speed bumps*
- 4 *No heavy traffic on West Ave. + Interpark*
- 5 *More mixed commercial (Less warehouses) shops and restaurants*
- 6 *Limit commercial traffic from entering residential areas*
- 7 *Make a better effort in the future to both serve the community vs. cutting trees down (ex. Shops/Mixed-Commercial). Ditto*
- 8 *Buffer for the trees here.*
- 9 *Safer/any access across 281 for bicyclists; Connection to Salado?/Walker Ranch.*
- 10 *Sad to see trees torn down. This area could have been used for something nice.*
- 11 *Who let them tear the trees down?!*
- 12 *Restore. Mixed-use living 4 ple [?], Hotel, Shops*
- 13 *Save Trees*
- 14 *Guard rail/fences/extra protection against Blanco traffic (Patricia/West).*
- 15 *I do not see evidence or storyboards of ecopreservation studies. Save our planet!*
- 16 *No more Sec 8 housing!*
- 17 *Add VIA Park & Ride*
- 18 *West + Interpark: Plant Trees on property; Plant barrier trees along West Ave.; Sidewalk along West; Bike Lane along West.*
- 19 *Urban wildlife area decimated to build warehouse.*
- 20 *Need airport sound diversion on corner of airport property eg. sound barrier ramps.*

Focus Area 2: Bitters at 281 (East)

- 1 *Crosswalk poorly designed – goes right into drainage grid at gas station. Nice try, but missed the mark.*
- 2 *Add safety walk cross light at 281 and Bitters. (I second that!)*
- 3 *More/better VIA bus stops along Heimer.*
- 4 *Increase solar coverage on rooftops of commercial.*
- 5 *Direct express VIA to Hildebrandt & Broadway. Park & ride @ Wurzbach or Blossom AC. (I second this!)*
- 6 *Help for homeless moving in.*
- 7 *Homeless issue needs to be taken care of.*
- 8 *We need parks not warehouses near homes what they did was BS.*
- 9 *What happened to all the wildlife @ Interpark/ Westpark Ave. where distribution center is going up? Were they moved? Quit taking green space from wildlife-they are being squeezed out?*
- 10 *New distribution center need greening!! Trees – pond – etc. it was destroyed.*
- 11 *Public shuttle to airport can be useful. For the Focus Area.*
- 12 *Electrical/power issue + cell signal can be improved.*
- 13 *More green zones. More mature trees (cut down on noise) Green Zone development Plumeria St. to Blue Crest keep it residential = 1 acre plus – since drainage problems.*

- 14 *More walking st. + bike lane are needed. Public shuttle transportation can be implemented. Keep low density. No multifamily.*
- 15 *Possible moneys for noise abatement i.e. new windows or insulation in house.*

Focus Area 3: Nacogdoches Road

- 1 *Close this road to vehicle traffic. Make this entire. Space a green beltway with parking access.*
- 2 *Provide pedestrian access to the Salado Creek Greenway for residents of Regency Place and MacArthur Terrace.*
- 3 *Access to trail like a bridge or walkway from neighborhood trails.*
- 4 *Fiber optics in this entire area. Increase high speed. Google Fiber is coming here.*
- 5 *C2 zoned. Garden Offices along Nacogdoches.*
- 6 *HEB [here] or somewhere w/ in 2-3 miles.*
- 7 *Wider sidewalks along Nacogdoches for improved safety + walkability.*
- 8 *MOBILITY Accessibility to/from Downtown area. Light rail/increases public trans.*
- 9 *Wider sidewalks along 410 access roads for improved walkability + safety recommend 8ft width.*
- 10 *Wider sidewalks.*
- 11 *Wider sidewalks. underground utilities.*
- 12 *Office. Office Service. Wider sidewalks*
- 13 *Wide 8' sidewalk.*
- 14 *Wider sidewalks*

Focus Area 4: Sunset Road

- 1 *Community Garden.*
- 2 *Broadway + Sunset: Protected/Separate bike lanes; Incentives for business and apartments to install bike parking.*
- 3 *More frequent transit to Downtown/Entertainment areas... Review old Streetcar maps; Wider Sidewalk*

Focus Area 5: 410 at San Pedro

- 1 *Booth [?] Why approve teardown of historic homes to be replaces with 2 mini mansions – how did these get approved.*
- 2 *Ramsey + McCarty sidewalks need to be replaced. Please!!! for the kids who walk these streets.*
- 3 *Continue bike access south of 410 currently only 'safe' or bike dedicated way is bike dedicated way is Salado 10 miles to east.*
- 4 *Blanco is a good choice for expanding bike lanes.*

Focus Area 6: Isom at Ramsey

[No Comments]

Focus Area 7: West at Blanco

- 1 *Burger + coffee shops back up traffic.*
- 2 *Guard rail/fences/extra protection against Blanco traffic (Patricia/West).*
- 3 *Better bike infra. down Blanco + lower speed limits 45 MPH + two schools? Protected or grade separated lanes.*
- 4 *Opportunity for entertainment, restaurants, daycare.*
- 5 *Streets need better lighting.*

Focus Area 8: Airport Boulevard

- 1 *This property is prone to hosting unsheltered persons – tiny housing.*