



PHASE 4

SA Tomorrow Sub-Area Planning

Planning 101 Webinar Q&A, Chat Log, and Presentation



PLANNING

PLANNING 101 WEBINAR Q&A

1. Date, Time, Location

- Date: November 13, 2024
- Time: 5:30 pm – 7:30 pm
- Location: Virtual

2. Presenting Staff

- Chris Ryerson, CoSA Planning Department
- Channary Gould, CoSA Planning Department
- Heather Yost, CoSA Planning Department
- Jay Renken, MIG, Project Consultant
- Carissa Cox, MOSAIC, Project Consultant
- Lily Lowder, Cambridge Systematics, Project Consultant
- Matt Prosser, EPS, Project Consultant

3. Webinar Overview

The following question and answer document was created from questions gathered from participants of the Planning 101 Webinar the City of San Antonio Planning Department held on November 13, 2024. Questions have been lightly edited for clarity and similar questions have been combined. A full, unedited, record of the webinar chat is included at the end. If you have additional questions or comments, please reach out to your project manager, or Iris Gonzalez at Iris.Gonzalez@sanantonio.gov or (210) 207-5454.

4. Question and Answer (Q&A)

QUESTION 1:

What is the purpose of this webinar?

ANSWER:

While some Planning Team members are familiar with the planning process, we do have Planning Team members that are participating for the first time in our planning process. We wanted to provide an overview so that Planning Team members for all six Community Areas know what to anticipate as we continue the planning process. While several of you are not interested in this brief history, others have been expressing that it is important. We wanted to provide a brief bit of context about why planning is important and how it can affect our communities, as many of you are noting in this chat.

QUESTION 2:

Why are we not meeting in person?

ANSWER:

Future Planning Team meetings will be in person or virtual and they will be set up differently. Participants of future virtual meetings will be able to see one another, and we will have active participation. We structured this webinar for recording purposes. All six Planning Teams will be meeting in person again soon, and meetings will be scheduled separately for each plan area. We wanted to conduct this webinar online so that we could easily record it and share it as a resource throughout the rest of the planning process.

QUESTION 3:

***Is the plan to erase our current uses as in our current neighborhoods?
Is that where this is heading, like Pearl patterns?***

ANSWER:

The purpose of our current SA Tomorrow work is to evaluate and discuss with the community appropriate land use along with other topics including mobility, housing, economic development, and community amenities and public spaces. As we discuss land use for each Community Area, we start off by evaluating the existing uses and zoning, and we also look at future land use designations from previously adopted plans. We will have future Planning Team meetings for each individual community area dedicated to discussing land use.

QUESTION 4:

Whose community vision? One we choose or one the city officials choose?

ANSWER:

We will work hard throughout the process to learn and understand your community's vision. Keep in mind that part of our job is also to help implement adopted City policies. That ends up being the challenging part of the work we all have ahead - finding good compromises and solutions that work.

QUESTION 5:

How will ADUs be inspected? We had a bad slumlord backyard situation in our neighborhood.

ANSWER:

Accessory Dwelling Units (ADUs) are allowed by-right in most residential zoning districts. Inspections and oversight are current planning issues and should be pursued with the City's Development Services Department (DSD). Long range housing policy, like we look at in our plans, is guided by documents such as the City's adopted Strategic Housing Implementation Plan (SHIP). As we discuss Housing, we will have recommendations and strategies that get drafted based on input from the Planning Team and community.

QUESTION 6:

Where do these consultants come from? I'm concerned they may not be from here and understand our neighborhood issues.

ANSWER:

Several of our consultants are right here in San Antonio. A couple others are based out of Denver but have been working here in San Antonio for more than a decade and so are very familiar with the challenges we face. Each Plan area is managed by a City staff person who coordinates with the consultants to ensure that the Community Plans are developed based on input received from the community.

QUESTION 7:

What can we do to help solve many complaints with schools in neighborhoods causing so much traffic/congestion making it very difficult for the nearest residents to the schools?

ANSWER:

During the development of the Mobility Section, the Planning Team and community members will have an opportunity to consider sites for traffic calming and other mobility improvements. However, while we do coordinate with local school districts, we are not able to directly impact school traffic within neighborhoods during our planning process.

QUESTION 8:

***How long will planning survey #1 be open? Where is the planning survey #1?
How can I access the survey?***

ANSWER:

The project managers for each Community Area will resend the survey links to all of you. Please distribute to your communities and anyone who may be interested in providing input to help develop the vision and goals for your Community Area. Surveys are expected to be open until after the first Community Meeting for each plan, sometime in early 2025.

QUESTION 9:

How do we establish a future land use plan when we do not have all the information regarding the non-conforming rights from prior zoning district changes?

ANSWER:

During the Planning process, Staff will work with the community, Planning Team, project consultants, and other City departments to consider past and current conditions relating to all topics of the plan, especially relating to Land Use.

QUESTION 10:

Will TXDOT representatives participate in mobility sessions?

ANSWER:

We can definitely engage TxDOT representatives in any of our areas where their roads are a priority concern.

QUESTION 11:

Where can we go to see what our area lands were before becoming communities?

ANSWER:

For each of our Community Areas, we prepare an Existing Conditions Atlas. You can reach out directly to your Project Manager for more information.

QUESTION 12:

When will our live community meetings start? Will we be given the same experience as other SA Tomorrow teams had where there was live interactions of community?

ANSWER:

In-person Community Meetings are scheduled for early 2025. While the planning process changes over time, most plans take approximately two years to complete and cover the same topics (Land Use, Mobility, Housing, Economic Development, and Community Amenities and Public Spaces.) Your experience during this plan process is going to be identical to all other plans we previously worked on. We will be meeting in person and engaging directly with your communities for 18-20 months.

QUESTION 13:

Can the City's inventory and walkability to parks be provided to the Planning Teams?

ANSWER:

Yes, an Existing Conditions Atlas—which includes an Access to Public Parks map—will be created and distributed to all Planning Teams and made publicly available. Walkability - generally and as it relates to parks - will be directly addressed as we consider the Community Amenities and Public Spaces section of each plan.

QUESTION 14:

What guidance can you offer to neighborhoods as developers are attracted to large acre lots as legacy homeowners are selling their property during this planning phase?

ANSWER:

Until adoption by City Council, the current neighborhood or community plan, if one applies to the respective property(ies), will be used to guide officials where they have discretion regarding development requests that involve a rezoning and/or plan amendment. Property owners are not obligated to share their private plans with staff or the public, however, you can contact the Development Services Department (DSD) to inquire about any possible public hearings that may involve a specific site.

QUESTION 15:

Why are there so many weed shops and it is still illegal? Can we limit the number of types of businesses?

ANSWER:

Cannabis sales are not directly regulated at the municipal level. However, sub-area plans include a general discussion of the community's vision and for what types of commercial uses and economic activity are most wanted in the plan area.

QUESTION 16:

Are we looking at cities with transportation in extremely hot environments?

ANSWER:

Yes, we look at other cities across the country with a similar climate to ours. Recent record-breaking temperatures demonstrate that we need to identify new design approaches to meet the needs of our communities, such as features to make the pedestrian experience comfortable (e.g. shade structures at bus stops and tree-lined sidewalks). During the planning process we provide recommendations based on our research.

QUESTION 17:

Is it possible to make roads using used tires?

ANSWER:

We certainly research alternative climate-resilient infrastructure being used across the country. We also consult with experts in the field to identify cost-effective materials. We then make suggestions based on our research and consultations.

QUESTION 18:

How can we add more trees when we get no rain?

ANSWER:

Urban greening has been linked to the mitigation of heat islands, improved air and water quality, reduction of stormwater run-off, biodiversity benefits, and enhanced human health and well-being. To deploy tree planting most effectively, we research urban tree planting using native and drought resistant varieties.

QUESTION 19:

Can we limit the number of types of businesses?

ANSWER:

Through our planning process, we can work with the community to identify and create detailed future land use maps that include land use categories in a contextually appropriate way for each sub-area. However, the sub-area planning process will not directly change existing entitlements for current businesses and their operations.

5. PLANNING 101 WEBINAR CHAT LOG

17:56:42 From Chris Ryerson | COSA Planning Dept. to Everyone:

Welcome, everyone! We will get started in a few minutes.

17:57:49 From Iris Gonzalez | COSA to Everyone:

Bienvenidos a todos. Empezaremos en unos minutos.

17:58:03 From Iris Gonzalez | COSA to Everyone:

Si desea activar los subtítulos:

1. Navegue a la barra inferior de la pantalla de su webinar.

2. Localice el botón “Mostrar subtítulos”.

3. Haga clic en el botón.

4. Utilice la flecha hacia arriba para:

Seleccionar el idioma que prefiera.

Elegir el tamaño del texto de los subtítulos.

5. Una vez activados los subtítulos, también puede seleccionarlos y moverlos a la posición que desee en la pantalla.

18:00:26 From Cosima to Everyone:

Good evening everyone. Victoria German from MVHA will be joining soon. We just got back from Planning Commission where they are taking action on the TOD. There were 109 Voicemails so just that took 2 hours! How many are on the webinar that are NOT staff or consultants?

18:01:35 From Jay Renkens | MIG, Inc. to Everyone:

There are about 35 folks who are not staff and consultants.

18:01:37 From bmalonado to Everyone:

I would like to express concern with tonight's scheduled webinar. The Near North Plan has been placed on HOLD due to the Transit Oriented Development Policy changes underway until January 2025; however, tonight the TOD policy is before the Planning Commission and many folks in our plan team are still here at 1901 S. Alamo as the hearing is still ongoing. Please be more respectful of our volunteer time. Thank you

18:03:00 From Jason Vasquez to Everyone:



18:03:06 From Jay Renkens | MIG, Inc. to Everyone:

Noted and thank you. The meeting is being recorded and will be made available to those who are unable to attend tonight.

18:04:37 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Bianca - Thanks for joining. We had this day and time planned before TOD was scheduled at Planning Commission, so we apologize that it has caused a scheduling conflict. This webinar is being recorded and will be available for viewing on our plan websites, so if some need to stay involved in tonight's Planning Commission meeting, you will be able to view this later when it is more convenient to you.

18:04:38 From bmalDONado to Everyone:

Jay Renkens please the transcript too at the end of the meeting. Thanks

18:04:43 From Iris Gonzalez | COSA to Everyone: Si desea activar los subtítulos:

1. Navegue a la barra inferior de la pantalla de su webinar.

2. Localice el botón "Mostrar subtítulos".

3. Haga clic en el botón.

4. Utilice la flecha hacia arriba para:

Seleccionar el idioma que prefiera.

Elegir el tamaño del texto de los subtítulos.

5. Una vez activados los subtítulos, también puede seleccionarlos y moverlos a la posición que desee en la pantalla.

18:05:16 From bmalDONado to Everyone:

Can we get a list of all consultants involved and city staffers participating in tonight's webinar

18:05:56 From Jay Renkens | MIG, Inc. to Everyone:

The presentation will be shared after the meeting and it includes a list of staff and the consultant team.

18:06:07 From Debbie She, Her to Everyone:

Interested in the transcript as well.

18:06:25 From Jason Vasquez to Everyone:

Why are we not meeting in person?

18:07:18 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Bianca - Channary just reviewed the consultants on the call tonight and that slide will be available in the presentation we share on the plan websites. From the COSA Planning Department, it is me, the six project managers, and Iris Gonzalez, our Special Projects Manager and outreach specialist.

18:07:26 From bmaldonado to Everyone:

It's important to document the City's history and CRAG

18:08:13 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Jason - all six teams will be meeting in person again soon. We wanted to conduct this webinar online so that we could easily record it and share it as a resource throughout the rest of the planning process.

18:10:16 From Beacon Hill Area Neighborhood Association to Hosts and panelists:

The problem was that the Westside was not helped. See Char Miller's work.

18:10:17 From Channary Gould | CoSA Planning Dept. to Jason Vasquez And all panelists:

Hi Jason, adding to Chris' response to you. All future Planning Team meetings for Near North Community will be scheduled for only the Near North Planning Team.

18:10:44 From bmaldonado to Everyone:

Please add in the history when flood control was added to the City's development code as the older communities in San Antonio were platted before any drainage regulations were adopted.

18:11:34 From bmaldonado to Everyone:

^^ were platted and zoned

18:11:55 From Chris Ryerson | COSA Planning Dept. to Everyone:

Thanks, Beacon Hill - Good point. As a department, we have read Dr. Miller's book, West Side Rising and followed it up with a very informative presentation from and conversation with Dr. Miller.

18:12:22 From Rosita to Hosts and panelists:

Im concerned that the new stadium construction would affect several of the downtown area flood control systems.

18:12:47 From Jason Vasquez to Everyone:

Thanks. I just want to be sure to be able to speak besides through a chat box. There were a lot of topics at our initial meeting that were of concern.

18:13:01 From Beacon Hill Area Neighborhood Association to Hosts and panelists:

It is really important to offer different perspectives on San Antonio's planning history.

18:13:56 From Debbie She, Her to Everyone:

I agree Jason. Very concerned why we were not allowed to engage our communities like other areas in San Antonio.

18:14:10 From Beacon Hill Area Neighborhood Association to Hosts and panelists:

The effects of these plans was often detrimental to poor neighborhoods of color.

18:14:37 From Mary Johnson to Everyone:

when all this was done was community involved as in the neighborhoods

18:14:39 From Cosima to Everyone:

Hmmm, federal monies driving city policy...sounds familiar.

18:15:03 From Kay to Hosts and panelists:

Curious as to why this history is helpful here.

18:15:05 From Mary Johnson to Everyone:

My thoughts as well Cosima

18:15:10 From bmalonado to Everyone:

Hemisphere decimated single family residential housing in the urban core

18:15:36 From Jason Vasquez to Everyone:

TED, healthy options, and traffic planning and the rampant use of road diets in particular.

18:15:44 From Beacon Hill Area Neighborhood Association to Hosts and panelists:

Thank for the inclusion

18:15:45 From Jason Vasquez to Everyone:

**TOD

18:15:46 From Channary Gould | CoSA Planning Dept. to Everyone:

Future Planning Team meetings will be in person or virtual and they will be set up differently. Participants of future virtual meetings will be able to see one another and we will have active participation. We structured this webinar for recording purposes.

18:16:07 From bmaldonado to Everyone:

I request all meetings to be in person, no more virtual meetings. Thank you

18:16:16 From Mary Johnson to Everyone:

yeah Hemisphere what a dupe!

18:16:42 From Jason Vasquez to Everyone:

Second 👍

18:17:04 From Mary Johnson to Everyone:

I agree with Bianca, this is a waste of time, what are we getting at here are we in History Class

18:17:05 From Channary Gould | CoSA Planning Dept. to Everyone:

Hi Bianca, we will have in-person Planning Team meetings and future PT meetings will be scheduled for each Community Area separately.

18:17:57 From Debbie She, Her to Everyone:

I agree B Maldonado. Community are supposed to be leading the meeting in support of our work for our neighborhoods.

18:18:04 From Rosita to Hosts and panelists:

1979, not surprised it was rejected. Gas prices were high and 8v vehicles were gas guzzlers. As a child, I recall gas stations running out of gas due to Iran war

18:18:27 From Mary Johnson to Everyone:

Channary can you please tell the group what the purpose of this is?

18:18:28 From bmaldonado to Everyone:

The CRAG is missing in the timeline. This specifically addresses infill development goals for the City of San Antonio and is what created the initiation of NCDs and historic districts.

18:18:55 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi everyone - while several of you are not interested in this brief history, others have been expressing that it is important. We wanted to provide a brief bit of context about why planning is important and how it can affect our communities, as many of you are noting in this chat.

18:18:58 From Victoria German to Everyone:

I think it makes sense to go back to the founding of each neighborhood since the 1920's is well into the historical existence of the CRAG.

18:19:32 From Mary Johnson to Everyone:

Okay Chris fair enough

18:19:53 From Chris Ryerson | COSA Planning Dept. to Everyone:

This is just a high level overview and certainly not inclusive of every planning document. We are definitely aware of the CRAG and it's importance!

18:20:05 From Channary Gould | CoSA Planning Dept. to Everyone:

Hi Mary, while some Planning Team members are familiar with the planning process, we do have planning team members that are participating for the first time in our planning process. We wanted to provide an overview so that PT members for all 6 Community Areas know what to anticipate as we continue the planning process.

18:20:06 From Rosita to Hosts and panelists:

THANK YOU for the breakdown and history, much appreciated.

18:20:12 From bmalDONADO to Everyone:

Chris, many of our existing plans reference the CRAG, sad it is not included given what it is directly tied to in actions taken by the City for infill development for the past decades.

18:20:23 From Zoom user to Hosts and panelists:

Thank you Heather

18:21:19 From bmalDONADO to Everyone:

https://www.sa.gov/files/assets/main/v/1/nhsd/documents/crag_map.pdf

18:21:28 From clarenceraWyatt to Hosts and panelists:

Thanks for the background, Channary.

18:22:12 From Diane Duesterhoeft to Everyone:

It would be great if the older documents that have been described would be digitized and added in chronological order to the Planning website -

<https://www.sa.gov/Directory/Departments/Planning>

18:23:23 From Chris Ryerson | COSA Planning Dept. to Everyone:

Thanks, Bianca. Yes we have the original CRAG report as well as the subsequent update document. The history segment was really meant to cover the whole city, and a number of our plans this round are not part of the CRAG. No disrespect was intended by not including it... Heather had the hard task of trying to summarize 100 years of history in five minutes.

18:23:33 From clarenceraWyatt to Everyone:

Thanks for the background, Channary.

18:24:11 From Zoom user to Hosts and panelists:

Where can we go to see what our area lands were before becoming a community?

18:24:16 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Diane, Some of the documents Heather described she and another of our team just obtained in the past couple weeks. We definitely intend to get them uploaded to our website.

18:24:25 From bmalDONado to Everyone:

Thanks Chris CRAG is a big historical component for the history of neighborhoods and how we grow

18:24:45 From bmalDONado to Everyone:

in the past and in the future

18:25:14 From Channary Gould | CoSA Planning Dept. to Zoom userAnd all panelists:

Hi, For each of our Community Areas, we prepare an Existing Conditions Atlas. You can reach out directly to your Project Manager for more information.

18:25:42 From Mary Johnson to Everyone:

so is the plan is to erase our current uses as in our current neighborhoods is that where this is heading. so like Pearl patterns

18:25:44 From Debbie She, Her to Everyone:

whose community vision? One we choose or one the city officials choose?

18:26:26 From Rosita to Everyone:

Debbie: I see you and feel your pain

18:27:16 From Mary Johnson to Everyone:

Debbie I am thinking we will be herded into what the city envisions

18:27:24 From bmalDONado to Everyone:

How do we establish a future land use plan when we do not have all the information regarding the non conforming rights from prior zoning district changes?

18:28:06 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Debbie and Rosita, We will work hard throughout the process to learn and understand your community's vision. Keep in mind that part of our job is also to help

implement adopted City policies. That ends up being the challenging part of the work we all have ahead - finding good compromises and solutions that work.

18:28:43 From Rosita to Everyone:

Yes we need to make efforts to include tiny homes for this growing community and individual who do not need a “normal” home

18:28:47 From Channary Gould | CoSA Planning Dept. to Everyone:

Mary, as we discuss Land Use for each Community Area, we start off by evaluating the existing uses, zoning, and we also look at future land use designations from previously adopted plans. The purpose of our current SA Tomorrow work is to evaluate and discuss with the community appropriate land use. We will have future planning team meetings for each individual community area dedicated to discussing land use.

18:29:00 From bmaldonado to Everyone:

B to R zoning conversion provided many commercial and residential properties with non-conforming uses, how can we see this information as it is not on the City's one stop map

18:29:14 From bmaldonado to Everyone:

this affects future land use.

18:29:42 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi everyone - you are all starting to ask some great questions. We will try to answer a couple in each Q&A session. For those that we don't get to during the webinar tonight, we will create a Q&A document that we can post on your plan websites.

18:29:43 From Margo Denke MD to Everyone:

We are a small neighborhood which is united. We love our neighborhood and we want to know how your plans will disrupt - or enhance - our neighborhood. Monte Vista Terrace Association

18:30:11 From Mary Johnson to Everyone:

yes Channary I get that but the problem is that the city sees the future land uses as a tool to plan out our existing uses

18:30:32 From Mary Johnson to Everyone:

we have seen this movie before

18:31:07 From Rosita to Everyone:

We need affordable homes and tiny homes for seniors and single people, veterans

18:31:29 From Jason Vasquez to Everyone:

Most neighborhoods in the Near North plan are in the CRAG (some are not). We are not a "check the box" plan.

18:31:32 From bmaldonado to Everyone:

Yes it is important to inform neighborhoods that they can create an NCD or become a historic district

18:31:40 From Channary Gould | CoSA Planning Dept. to Everyone:

Mary, I look forward to having future meetings with you and other Monte Vista Terrace to further discuss your concerns.

18:32:05 From Zoom user to Hosts and panelists:

We could use some street lights and a few speed bumps in our community

18:32:18 From Mary Johnson to Everyone:

we are just outside the CRAG so we do not have that consideration

18:32:47 From Rosita to Everyone:

And many homes are over valued and families are losing these homes due to property taxes

18:32:56 From Margo Denke MD to Everyone:

I am having trouble understanding your presentation. We have a great neighborhood with an HEB and some housing. What are your plans for our little neighborhood [Monte Vista Terrace. We feel we already meet your criteria for a great neighborhood

18:33:06 From bmaldonado to Everyone:

Preservation of housing is paramount.

18:33:36 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Zoom user - which neighborhood or plan area are you in? Also - lighting and traffic calming are definitely things we can discuss in this planning process.

18:33:49 From Channary Gould | CoSA Planning Dept. to Zoom userAnd all panelists:

Hi Zoom User, could you please let us know which neighborhood and Community Area you are located? Thanks for joining us. And regarding your comment about street lights, that is great feedback and the type of input we like to receive and that will be reflected under the Community Amenities and Public Spaces topic.

18:34:00 From Zoom user to Hosts and panelists:

Yes property taxes are high and get higher with the more we add around us

18:34:06 From Jason Vasquez to Everyone:

My colleague Ted Guerra is trying to get in. Can you allow him in?

18:34:23 From Mary Johnson to Everyone:

the Mayor is trying to destroy a well established affordable complex for a playground for tourists he could care less about affordable housing is what I am thinking

18:35:02 From Debbie She, Her to Everyone:

why can't we ask questions? too much information is being given with no opportunity to answer questions. Thirty minutes have passed and it will be hard to remember questions and if no time is left, we won't get our questions answered.

18:35:12 From Margo Denke MD to Everyone:

We want reasonable housing affordability but if you are forcing this on us, you need to reduce our property taxes.

18:35:31 From Mary Johnson to Everyone:

yes this is our hour of propaganda

18:35:39 From bmaldonado to Everyone:

infill housing should be compatible to the built environment and not have an adverse impact

18:36:22 From Channary Gould | CoSA Planning Dept. to Jason Vasquez And all panelists:

Hi Jason, Ted should be able to automatically join. I will resend him the link right now

18:36:40 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Debbie - We would definitely encourage you to add your questions here in the chat. Even if we can't get to all of them tonight, we will create a Q&A document to answer all of them. It also helps us understand issues and questions that will be important to you as we work on each section of the plan.

18:37:01 From Margo Denke MD to Everyone:

It is very upsetting that you are not listening to us. We would be happy to reduce rents IF our taxes were reduced. We can't afford living here unless the City responds

18:37:18 From Mary Johnson to Everyone:

the lions share of the new housing are luxury which is what causes the market rate to increase for us that have been living here. the throw in a few affordable units and get tax abatements

18:38:26 From bmaldonado to Everyone:

Housing, everyone says its affordable but it is market rate, Without restrictive covenants that is not what will be developed.

18:38:44 From Jason Vasquez to Everyone:

Jefferson is a neighborhood of 3,000 homes and we must have the most crummy HEB (Fredericksburg Rd and Hildebrand) that caters to the bus line that runs alongside our neighborhood, but not our residents. How is that equitable?

18:39:13 From Mary Johnson to Everyone:

I have a good idea.... lets ban Investor owned land uses in the future plan that would for sure free up some housing lmao

18:39:34 From Mary Johnson to Everyone:

investor owned short term rentals

18:40:03 From Debbie She, Her to Everyone:

When will our live community meetings start? Will we be given the same experience as other SA Tomorrow teams had where there was live interactions of community?

18:40:15 From Mary Johnson to Everyone:

Jason that is so spot on

18:40:34 From Margo Denke MD to Everyone:

I am quite concerned that you are not listening to us. The City of San Antonio has drastically raised our taxes, and now you are asking us to accept a policy document that is not addressing that you are asking us to provide affordable housing (which we can do if taxes go down) but which we can't do as we are being highly taxed.

18:41:08 From Rosita to Everyone:

I had to give up my 20 year home because I could not afford \$10k property taxes.

18:41:17 From Mary Johnson to Everyone:

Yes what Bianca just

18:41:23 From James W Noggle to Everyone:

How will ADUs be inspected? Had a bad slumlord backyard situation in our nbhd

18:41:23 From Mary Johnson to Everyone:

Said

18:41:34 From bmalDONado to Everyone:

Our last plan was not implemented, it was just a plan on the shelf. That is an important item to note

18:41:34 From Channary Gould | CoSA Planning Dept. to Everyone:

Regarding Housing, the City has the adopted Strategic Housing Implementation Plan. As we discuss Housing, we will have recommendations and strategies that get drafted based on input from the Planning Team and community.

18:41:35 From Victoria German to Everyone:

The neighborhoods are trying to protect existing single-family housing. Commercial interests try to move into neighborhoods and breakup the residential character. This destabilizes residential housing, affordability, creates traffic issues. Even if we voice our opinion, commercial seems to win out. Commercial stays for awhile but then can leave. This can become the beginning of neighborhoods sliding into generic. Neighborhoods should be sacred space. We know what we want and what we need. Developers should not trump tax paying, location vested neighbors of any social or economic level.

18:41:53 From Zoom user to Hosts and panelists:

One of the challenges we have is some renters or homeowners is they don't keep up with their homes. That can make a nice community look bad. One could be because of anything cosmetic, or changes done to a home can increase the property taxes.

18:42:03 From Jason Vasquez to Everyone:

Where do these consultants come from? I'm concerned they may not be from here and understand our neighborhood issues.

18:42:19 From Mary Johnson to Everyone:

amen Victoria

18:42:21 From Victoria German to Everyone:

Especially if we have a housing storage (insert head slap here)

18:42:27 From Victoria German to Everyone:

We don't want to become an Austin

18:42:38 From Jason Vasquez to Everyone:

So well said, Victoria!!

18:42:45 From Zoom user to Hosts and panelists:

Jason V good point

18:43:01 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Debbie - yes - as we have explained before, your experience during this plan process is going to be identical to all other plans we previously worked on! We will be meeting in person and engaging directly with your communities for 18-20 months.

18:43:19 From Mary Johnson to Everyone:

I met one at the TOD meeting he moved here from out of town as a consultant for the city and the development

18:43:32 From bmalonado to Everyone:

MIG is a long term consultant for the City, they are from CO?

18:43:38 From Jason Vasquez to Everyone:

Oh gosh

18:43:38 From Channary Gould | CoSA Planning Dept. to Everyone:

Jason, project managers for all six community area plans are CoSA Planning staff. We engage and meet with residents, stakeholders, businesses, etc. throughout the entire planning process.

18:43:49 From Margo Denke MD to Everyone:

My husband and I own a duplex. We rent one unit according to our costs. And the incredible increase in costs have caused an increase in rent. If you want 'affordable' housing you have to change how taxes are accessed.

18:43:58 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Jason - several of our consultants are right here in San Antonio. A couple others are based out of Denver but have been working here in San Antonio for more that a decade and so are very familiar with the challenges we face.

18:44:08 From Jessica Zurita to Hosts and panelists:

Thank you for offering this webinar.

It takes time to develop these plans, that's understandable. What guidance can you offer to neighborhoods as developers are attracted to large acre lots as legacy homeowners are selling their property during this planning phase?

18:45:19 From Jason Vasquez to Everyone:

I just want to make sure they aren't importing their ideas that work in LA or SF, but definitely wouldn't work here as we are so different than the rest of the country.

18:45:21 From bmaldonado to Everyone:

Transportation is important but it has to take you where you have to go and if does not people will still drive, just see TXDOT's expansions within the City.

18:45:49 From Margo Denke MD to Everyone:

We are happy to support public transportation. But you cannot charge residents near to your transportation to fund this issue.

18:45:51 From Zoom user to Hosts and panelists:

What can we do to help solve many complaints with schools in neighborhoods causing so much traffic/ congestion making it very difficult for the nearest residents to the schools?

18:45:58 From Mary Johnson to Everyone:

yes Jason, all those places have much more moderate climates

18:46:41 From Mary Johnson to Everyone:

Yes Bianca that is a u

18:47:00 From Mary Johnson to Everyone:

huge part of the problem within

18:47:09 From Mary Johnson to Everyone:

the plan

18:47:37 From Victoria German to Everyone:

We have to couple transportation with sustainability and greenspaces so that pedestrians don't burst into flames in the summer when the pavement is 140 degrees. This means incorporating water features, cooling stations, etc.

18:47:57 From Mary Johnson to Everyone:

Victoria LMAO!

18:48:35 From Jason Vasquez to Everyone:



18:49:01 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Victoria - thanks for joining! We will definitely be considering ideas like those to address urban heat island issues and improve green infrastructure to better address flooding and water quality issues.

18:49:14 From bmalDONado to Everyone:

Alamo Area Metropolitan Organizations has stated parking requirements should be removed City wide. This affects all neighborhoods

18:49:33 From Victoria German to Everyone:

Thank you, Chris!!!

18:49:38 From Margo Denke MD to Everyone:

And please give us confidence that you are indeed 'addressing challenge before they happen' - we as pedestrians cannot cross the intersection of Howard and Hildebrand. It is really a significant issue. So you want our support. Fix these 'small problems' and give us confidence that you can indeed do it. My husband uses a collator and it is absolutely IMPOSSIBLE AND DANGEROUS for him to even attempt crossing this street. It is within your purview and you have not done this. Until you do this, I cannot support your plans.

18:49:46 From Mary Johnson to Everyone:

I saw several people this past summer, not homeless, people that were walking to the HEB and businesses in our area two instances where they had heat stroke and EMS was called

18:50:28 From Jason Vasquez to Everyone:

We really need the businesses first before the glut of more busses clogging traffic on San Pedro or Fredericksburg Rd. We have a transit station on Fredericksburg Rd. but no places for the riders to go to.

18:50:34 From Victoria German to Everyone:

We have alot of greenspace in the CRAG that is public and private. It can work as one common greenbelt, trees, etc.

18:50:47 From bmalDONado to Everyone:

Neighborhoods need to be mindful in future land use planning that the City is seeking to eliminate parking requirements for all developments during the next code update in 2027

18:51:15 From Margo Denke MD to Everyone:

We support public transportation but we ASK THAT YOU ADDRESS SAFETY in the current system. Until you address that, we have no confidence that you are going to do right by SA

18:51:33 From Cosima to Everyone:

People in Beacon Hill definitely want to see better/safer sidewalks, streets and intersections!

18:51:43 From Victoria German to Everyone:

Are we looking at cities with transportation in extremely hot environments like Cairo, Tucson, Athens?

18:51:53 From Peter Onofre to Hosts and panelists:

Will TXDOT Representatives participate in mobility sessions?

18:52:17 From Rosita to Everyone:

By 2040 45% of community will be elderly or disabled. Many folks can't drive or afford a vehicle.

18:52:22 From Beacon Hill Area Neighborhood Association to Hosts and panelists:

In my neighborhood, many people are biking and walking. The bus stops in BH are some of the busiest in the city. Many residents have stated that infrastructure that makes walking and cycling easier is a priority in our survey.

18:52:54 From Chris Ryerson | COSA Planning Dept. to Everyone:

Thanks, Cosima! Looking forward to the Blanco walking audit on Saturday!

18:53:48 From Jim Funk to Everyone:

bexar branches alliance is working on planting trees at middle schools in heat islands in town

18:53:58 From Rosita to Everyone:

San Antonio roads are paved with Asphalt, petro and diesel are used to pave the roadways. With all the new highways and byways we are creating a ring of "Gas" lanes wrapping themselves around the city. Global warming is alive and going no where, unless we act NOW. Thank you

18:54:16 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Peter - We can definitely engage TxDOT representatives in any of our areas where their roads are a priority concern.

18:54:22 From Channary Gould | CoSA Planning Dept. to Everyone:

One of the Guiding Principles of our adopted Comprehensive Plan is to ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services, including great parks, strong schools, convenient shopping and nearby regional centers.

18:54:37 From bmalDONado to Everyone:

I'm all supportive of bike routes but not if it eliminates the ability to park at the curb. It is my understanding the bike master plan is going to prohibit parking in a bike lane where today it is allowed

18:55:05 From Channary Gould | CoSA Planning Dept. to Everyone:

To implement this guiding principle, the planning process for each Community Area is looking at ways to further improve and enhance mobility options for our residents and the community.

18:55:27 From Jim Funk to Everyone:

confluence park parking lot is made of used tires. possible to make roads using used tires?

18:55:41 From Chris Ryerson | COSA Planning Dept. to Everyone:

"By 2040 45% of community will be elderly or disabled. Many folks can't drive or afford a vehicle." - Great point, Rosita! This is one of the reasons we stress a more multimodal approach in all our plans. We want to help everyone have choices and options in how they move around the city.

18:56:15 From Mary Johnson to Everyone:

good point Bianca, we all know where the cars will go, people will be parking in our neighborhoods, and we for sure know where the traffic will go when the sections of San Pedro that are reduced to 1 lane it will be pushed into our neighborhoods just like all the Pearl Midtown has already done. And we did not need to spend \$\$\$ on a traffic study to know that is what will indeed happen

18:56:21 From Margo Denke MD to Everyone:

You want lower rents? Lower our taxes,

18:57:12 From Jason Vasquez to Everyone:

Ted is trying to enter

18:57:26 From James W Noggle to Everyone:

must sign off early. thanks all. Camelot 1 NA

18:57:42 From Chris Ryerson | COSA Planning Dept. to Everyone:

Thanks for joining, James!

18:57:55 From Mary Johnson to Everyone:

maybe let's talk about what we do not want to see also

18:58:32 From Margo Denke MD to Everyone:

We support the 'data driven' approach' but we need you to recognize that rent is related to property taxes. If you want us to expand who can rent in our area, you need to reduce our property taxes

18:58:42 From Channary Gould | CoSA Planning Dept. to Everyone:

Hi Jason, I just resent to Ted via email the same link that I shared with you and other Planning Team members. Hopefully it works for him. If not, this webinar is being recorded.

18:58:45 From Jason Vasquez to Everyone:

Come look at Fredericksburg Rd. No businesses besides vape, weed, and sex shops. We want family oriented and healthy options.

18:58:51 From Cosima to Everyone:

Traversing any of the multiple RR crossings between BH and Alta Vista is treacherous for bike riders and pedestrians. No sidewalks and most have concrete medians leaving a very narrow lane of traffic. Makes it difficult for BH folks to safely get to the San Pedro bus line and the same for the AV folks to get to the Blanco bus.

18:59:01 From clarenceraWyatt to Everyone:

I have to step out. Thanks to Channary and all for a good beginning overview. Looking forward to getting into the work.

18:59:32 From Chris Ryerson | COSA Planning Dept. to Everyone:

Thanks, Clarence - have a good night!

18:59:35 From Mary Johnson to Everyone:

Margo they need to increase our Market rate and tax burden to pay for that bloated bond that was passed

19:00:23 From Mary Johnson to Everyone:

How can we add more trees when we get no rain.

19:00:45 From Margo Denke MD to Everyone:

Your planning is far off from reality. Landowners are local, and if you do not reduce property taxes, rents will not go down.

19:01:02 From Zoom user to Hosts and panelists:

Sidewalks would be good to connect communities to near by parks.

19:01:13 From Mary Johnson to Everyone:

I think green spaces that are planned needs to take into account our warming weather patterns

19:01:19 From Victoria German to Everyone:

Would we consider a WPA type program to employ local artists to create cultural and artistic public spaces. Keep the money and talent local and relevant

19:01:24 From Ted Guerra to Hosts and panelists:

We really should have had this meeting in person.

19:01:44 From Margo Denke MD to Everyone:

We as a small landowner do not want to recoup high rents - we want to recoup the high costs of our property taxes.

19:01:56 From Mary Johnson to Everyone:

mixed use with plastic grass?

19:02:07 From Channary Gould | CoSA Planning Dept. to Everyone:

Hi Ted, I am glad you were able to join us. Our next Near North PT meeting will be in person.

19:02:33 From Ted Guerra to Hosts and panelists:

Good to hear. I had difficulty getting on.

19:02:51 From bmalonado to Everyone:

Can the City's inventory and walkability to parks be provided to the planning teams?

19:03:04 From Rosita to Everyone:

Why are there so many WEED shops and it is still illegal? They are across the street from schools and churches. SMH (slap forehead)

19:04:02 From Victoria German to Everyone:

that is a great question...it's everywhere

19:04:05 From Jason Vasquez to Everyone:

Can we limit the number of types of businesses? There are so many places on Hildebrand advertising "FREE WEED"

19:04:22 From Mary Johnson to Everyone:

I have to say that the businesses in our neighborhood are already very accessible, except for an intersection that the city refuses to put in something as simple as a crosswalk and a pedestrian button and a protected green arrow. it is infuriating

19:04:26 From Margo Denke MD to Everyone:

It is very upsetting that this video conference does not address the issues. We have been the recipient of far higher taxes, and with no changes in city resources.

19:04:56 From Mary Johnson to Everyone:

can we give a grade on this presentation

19:05:05 From Zoom user to Hosts and panelists:

We have too many car wash places popping up everywhere

19:06:11 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Margo - the Planning Department has no control over your property taxes. We understand it is an important issue for many and we support other city departments working on tax and affordable housing issues.

19:07:21 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Mary - you can definitely share your thoughts on tonight's presentation with your project manager. This is the first time we have tried this and we want to learn from it and improve in any way we can.

19:08:02 From Margo Denke MD to Hosts and panelists:

Chris, got it, but you have to understand that this answer is not acceptable. We live here, we are now going to have to manage a change, and the City needs to acknowledge this. Passing the buck doesn't help

19:08:23 From Diane Duesterhoeft to Everyone:

How long will planning survey #1 be open?

19:08:25 From Victoria German to Everyone:

Channery, can you resend the survey link as a reminder

19:08:41 From Victoria German to Everyone:

sorry, Channary

19:09:38 From Rosita to Hosts and panelists:

We appreciate your time.. great presentation

19:09:38 From Chris Ryerson | COSA Planning Dept. to Everyone:

Hi Margo - understood. Definitely not trying to pass the buck, but I do like to be honest and transparent with everyone about what we can and cannot influence through our plans. I never want to say we can improve something that we don't have control over.

19:09:42 From Art Veliz User to Hosts and panelists:

Where is the Planning survey #1? How can I access the survey?

19:09:48 From Victoria German to Everyone:

Thank you everyone for hosting this meeting!

19:10:01 From Margo Denke MD to Everyone:

Thank you Chris

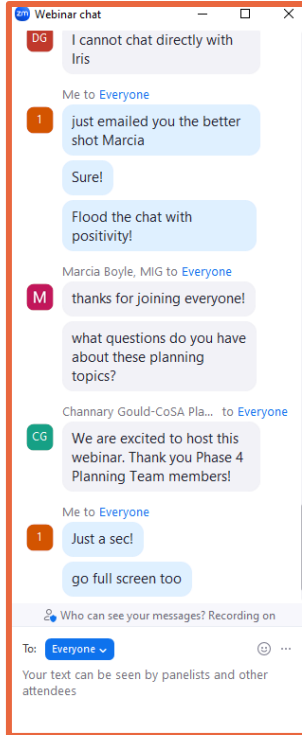
19:10:03 From Chris Ryerson | COSA Planning Dept. to Everyone: All our project managers will resend the survey links to all of you. Please distribute to all your communities!

19:10:03 From Jim Funk to Everyone:

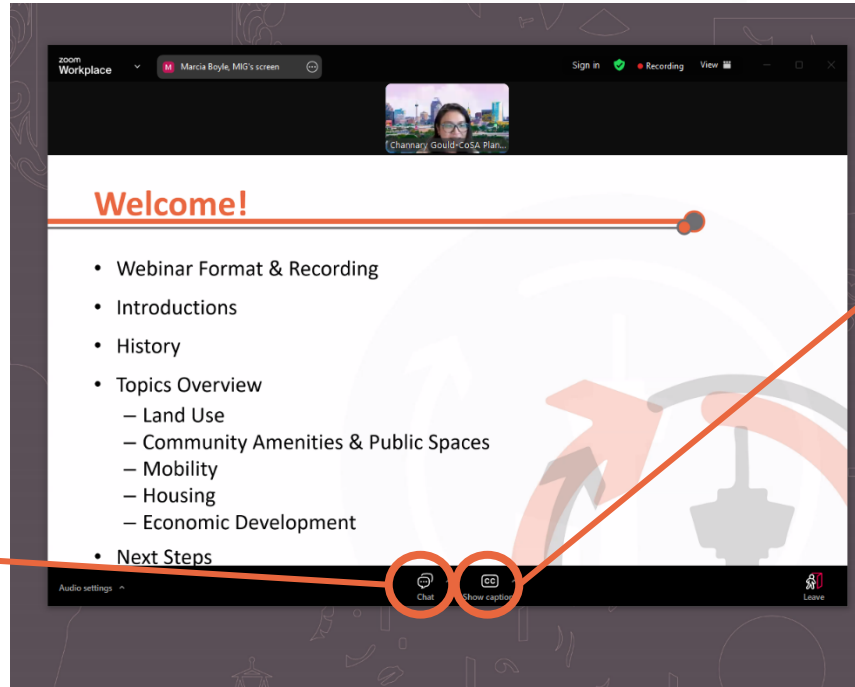
thank u

Meeting Information

Chat Window:



Meeting Viewing Window:



If you would like to turn on Captions:

1. Navigate to the bottom bar of your webinar screen.
2. Locate the “Show Captions” button.
3. Click the button.
4. Use the up arrow to:
 - Select the language you prefer.
 - Choose the size of the caption text.
5. Once captions are on, you can also select the captions and move them to your desired location on the screen.

Need tech assistance?

¿Necesita interpretación en español?

Call / Llame a Iris Gonzalez, (210) 207-5454



Phase 4 Sub-Areas

Planning 101 Webinar

Wednesday, November 13, 2024

Zoom

6:00 – 7:00 PM



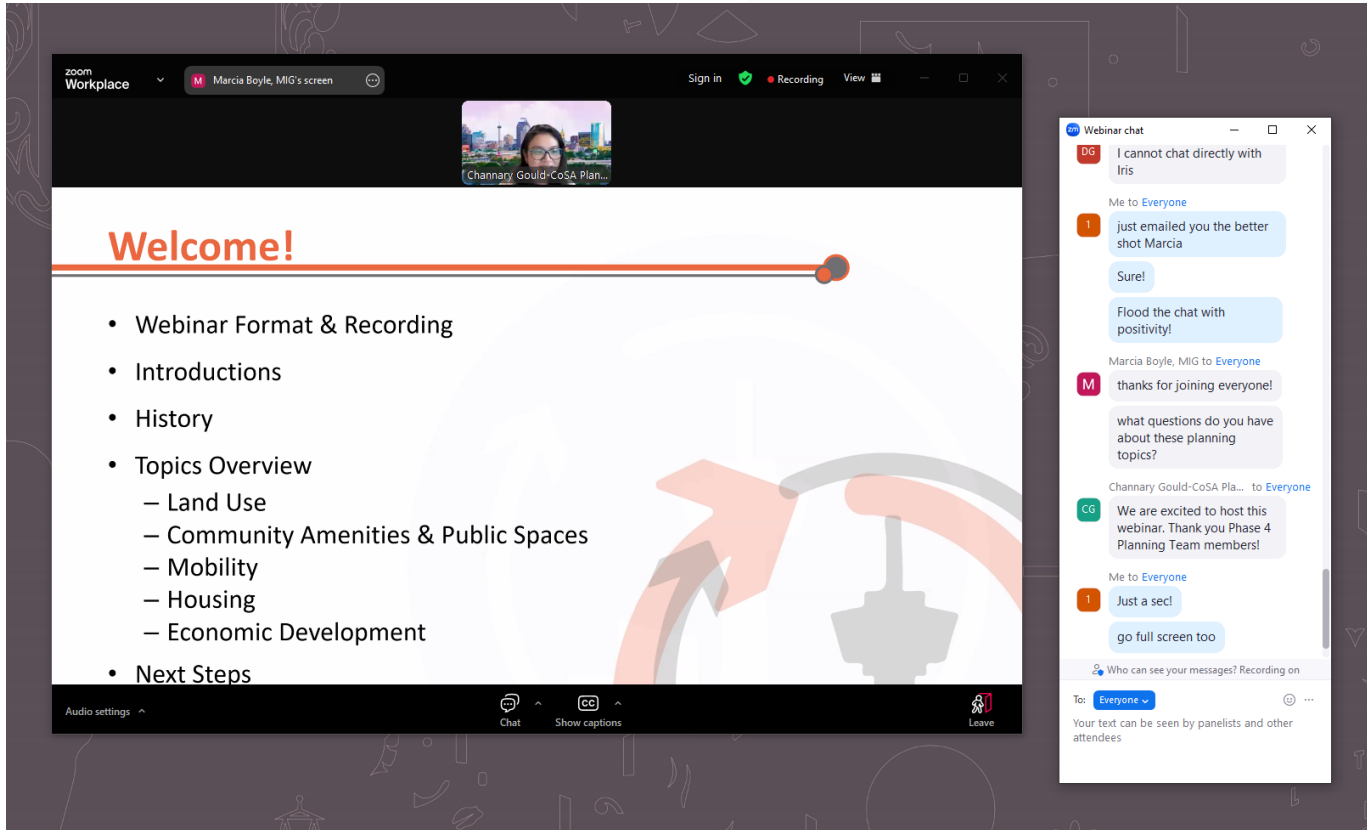
Cambridge Systematics, Inc.
Economic & Planning Systems, Inc.
Mosaic Planning and Development Services
Bowtie
Auxiliary Marketing Services
Worldwide Languages
Able City
WSP

Welcome!



- Webinar Format & Recording
 - Introductions
 - History
 - Topics Overview
 - Land Use
 - Housing
 - Mobility
 - Economic Development
 - Community Amenities & Public Spaces
 - Next Steps
- 

Meeting Format



The screenshot displays a Zoom webinar interface. The main window shows a presentation slide with the title "Welcome!" and a bulleted list of topics. A small video inset in the top right corner shows a participant named Channary Gould-CoSA Plan... with a city skyline background. To the right, a "Webinar chat" window is open, showing a conversation between participants. The Zoom toolbar at the bottom includes options for audio settings, chat, captions, and leaving the meeting.

Zoom Workplace | Marcia Boyle, MIG's screen | Sign in | Recording | View

Welcome!

- Webinar Format & Recording
- Introductions
- History
- Topics Overview
 - Land Use
 - Community Amenities & Public Spaces
 - Mobility
 - Housing
 - Economic Development
- Next Steps

Audio settings | Chat | Show captions | Leave

Webinar chat

DG: I cannot chat directly with Iris

Me to Everyone

1: just emailed you the better shot Marcia

Sure!

Flood the chat with positivity!

Marcia Boyle, MIG to Everyone

M: thanks for joining everyone!

what questions do you have about these planning topics?

Channary Gould-CoSA Pla... to Everyone

CG: We are excited to host this webinar. Thank you Phase 4 Planning Team members!

Me to Everyone

1: Just a sec!

go full screen too

Who can see your messages? Recording on

To: Everyone

Your text can be seen by panelists and other attendees

City of San Antonio Planning Dept.

Presenting

- Chris Ryerson, AICP – Planning Administrator
- Channary Gould – Near North Community Area
- Heather Yost – Near Northeast Community Area



Other SA Tomorrow Sub-Area Project Managers on the call

- Debora Gonzalez – Southwest Community Area Plan
- Jacob Howard, AICP – North Central Community Area Plan
- Mia Trevino – Near Northwest Community Area Plan
- Zack Magallanez – West Northwest Community Area Plan
- Iris Gonzalez – Tech support, Spanish interpretation
– Direct line: (210) 207-5454

Sub-Area Planning Consultant Team

Project Lead: MIG, Inc.

- Jay Renkens, Principal
- Marcia Boyle, Planning Project Manager
- Marco Hinojosa, Senior Project Associate



Sub-consultants:

- Carissa Cox - MOSAIC Planning & Development Services
- Matt Prosser - Economic & Planning Systems, Inc.
- Lily Lowder - Cambridge Systematics, Inc.



ECONOMIC & PLANNING SYSTEMS



SA TOMORROW

History of Planning in San Antonio



PLANNING



Documenting San Antonio's Planning History

Why is it important?

- Telling the story of San Antonio
- Understanding current conditions
- Learning from past successes, failures
- Improving process and outcomes

Do you have documents or oral histories from previous planning efforts? Please feel welcome to reach out!

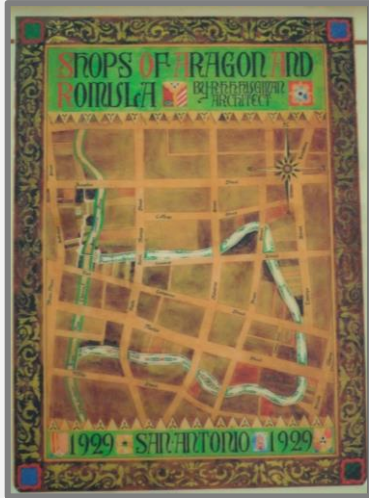


1933 San Antonio Comprehensive Plan



2016 San Antonio Comprehensive Plan

1920s

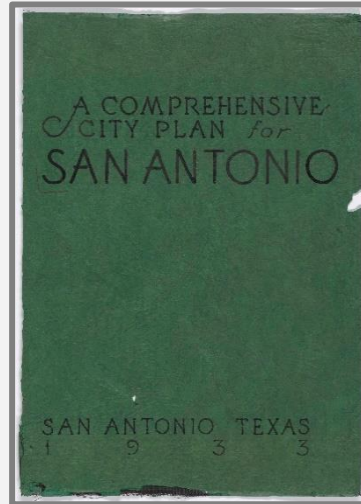


The Shops of Aragon and Romula, 1929

1921: San Antonio floods with devastating consequences for downtown and Westside

1929: Hugman's *Shops of Aragon and Romula* for beatification and flood control.

1930s

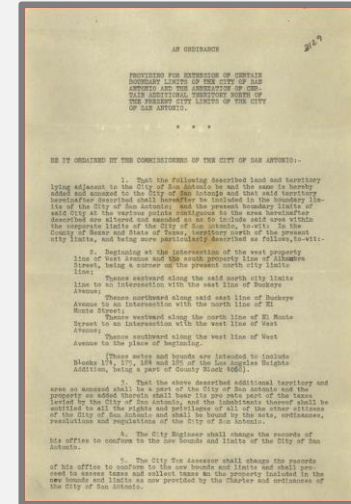


A Comprehensive City Plan for San Antonio, 1933

1933: San Antonio's first comprehensive plan adopted

1938: First zoning ordinance adopted

1940s



Annexation Ordinance 3129, 1941

1940: First annexation after incorporation following Texas Revolution

1949: Housing Act establishes Federal Urban Renewal Program

1950s

A Plan for San Antonio

THE anomaly of a big-city population in a small-town setting has perturbed San Antonians for some years past, and the prospect of corrective action on a far-reaching scale will be warmly welcomed.

Heretofore, San Antonio's growing pains have been diagnosed and small poetics or mustard plasters have been applied to bring temporary relief, but no general treatment has been prescribed to cure the ailment.

Now we are presented with a master plan, bold and comprehensive in design, which provides for slum clearance, rebuilding, redevelopment and physical improvements of many kinds.

At last we have something to get our teeth into.

The proposals submitted by Col. Walter H. Lilly, an engineer of high standing, are required reading for every citizen, and The San Antonio Light is presenting the essentials of the plan for its readers at considerable length.

This master plan for San Antonio is the result of an elaborate and practical field survey, undertaken for the city council and the slum clearance and urban redevelopment committee, and it represents 15 months of labor and study.

The city council has accepted it with approval.

What Col. Lilly has done is to make specific recommendations for modernizing San Antonio in the light of its past growth and probable future expansion and to give an estimate of the cost.

If all his recommendations are adopted, the bill will come to \$72,448,000, he believes. Payment might be spread over five years.

There is no proposal for a multi-million-dollar bond issue.

The city council and the taxpayers are told: Here are some big jobs that ought to be done and if you do them all it will cost you \$80,000,000.

Urgent needs, in order of priority, are sanitary and storm sewers, flood control, streets and bridges, freeway and artery right-of-way, parks and recreation, traffic lights, and a new civic center (city hall, courthouse, police headquarters, jail and health building).

The report suggests construction of the civic center on land to the east and north-east of the Alamo.

Some misconception already has arisen regarding the relationship of slum clearance to the master plan.

Slum clearance is not included in the \$72,448,000 estimate because it involves the question of federal aid.

Col. Lilly lists 19 such projects as qualifying for federal assistance under the Housing Act of 1949, whereby the city can receive as much as two-thirds of the "net project cost."

In addition to the cash grant for site clearance, private individuals or corporations later may receive liberal government loans under other federal acts to finance project construction.

A city plan and a city planning commission are prerequisites of federal aid.

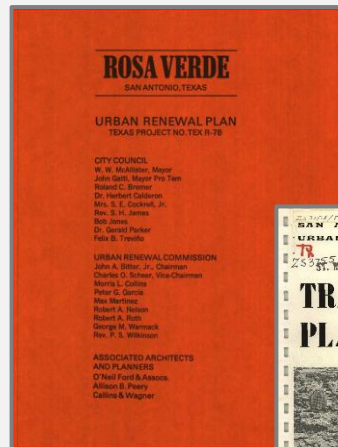
The master plan for San Antonio will be handed in the city planning commission which is to be set up under the council-manager charter Jan. 2.

Every taxpayer should begin immediately to study the breath-taking design for an up-to-date city.

*From The San Antonio Light,
December 1951*

1951: San Antonio adopted its second comprehensive plan in order to be eligible for federal urban renewal grants

1960s

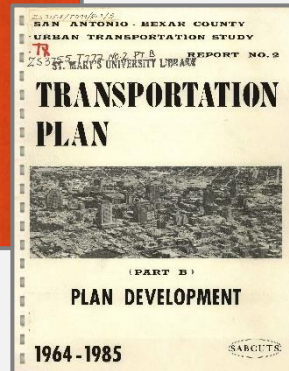


*Rosa Verde Urban
Renewal Plan, 1964(?)*

1962: Federal Aid Highway Act

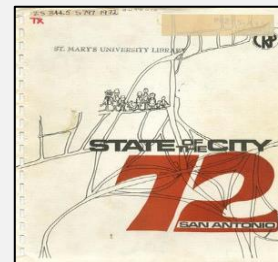
1966: Federal Model Cities Program established

1968: Zoning Code Update; San Antonio receives Model Cities grant



*San Antonio-Bexar
County Urban
Transportation Study
(SABCUTS) Reports
Ca. 1964 - 1971*

1970s



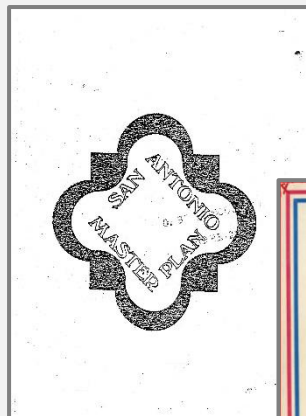
*Community Renewal Program
Ca. 1971-1974*

1971-1974: Community Renewal Program

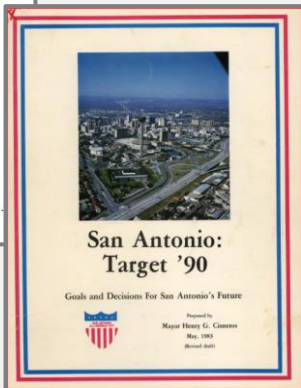
1975: Bicycle Master Plan adopted

1978: Major Thoroughfare Plan adopted

1980s



San Antonio
Target '90 Report,
1983



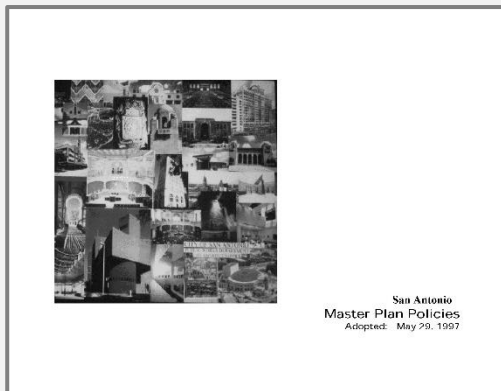
*San Antonio
Master Plan, 1980*

1980: Sections of San Antonio Master Plan adopted

1983: San Antonio Target '90 Report

1983, amended 1989: Neighborhood Planning Process

1990s



San Antonio
Master Plan Policies
Adopted: May 29, 1997

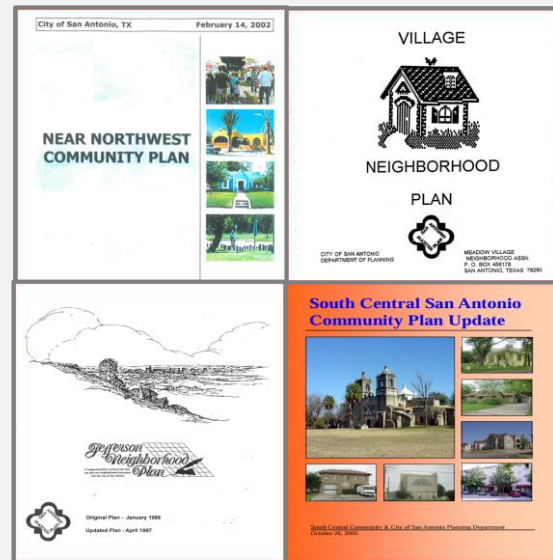
San Antonio Master Plan Policies, 1997

1997: Master Plan Policies adopted

1998: Community Building and Neighborhood Planning Program

1998: Planning program expanded to include Community and Perimeter Plans

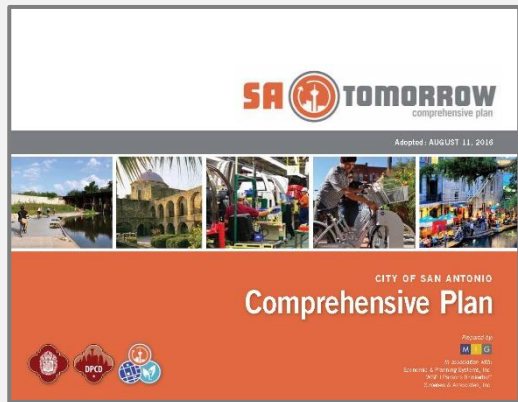
1990s-2000s



1990s - 2000s: Development of Neighborhood, Perimeter, and Community Plans

2001: Unified Development Code adopted

2010s



SA Tomorrow Comprehensive Plan, 2016

2010: SA2020 visioning process and development of Vision 2020

2016: SA Tomorrow Comprehensive Plan, Multimodal Transportation Plan, and Sustainability Plan adopted

2010s- 2020s



Brooks Area Regional Center Plan, 2019

2019 – Present: SA Tomorrow Sub-Area Plans

2022: Strategic Housing Implementation Plan (SHIP) adopted

2030s





SA



TOMORROW

Planning 101 Topics



PLANNING



Complete Community



Navigating Planning Topics



**Resident/
Advocate**



**Business
Owner**



Developer



**City
Staff**



**Elected
Official**

LAND USE



What is Land Use?

“Land use” is a term used to describe the uses that exist or are envisioned on a property. It is generally broken down into categories, such as:

- **Residential** (houses and apartments)
- **Commercial** (stores, restaurants and offices)
- **Industrial** (manufacturing, quarries, distribution facilities)
- Parks and **open spaces**
- **Government** uses

Why Is Land Use Important?

Land use regulations protect the health, safety, and welfare of communities and establish desired development patterns to help achieve a variety of adopted City goals. Land Use helps convey a vision for how the community can improve quality of life by providing access to basic services, amenities, jobs, and other community aspirations.

- ***Existing land use:*** how land is currently being used
- ***Future land use:*** how land can be used in the future

Future Land Use is the focus of the plan

Development Potential



Differences Between Land Use and Zoning

Land Use Plan (Categories)

Zoning Ordinance (Districts)

PURPOSE

Policy: A Land Use Plan establishes *parameters* for development and growth.

Regulation: defines the particular rights of use, and *what development is allowed*

SCALE

Focus is on *areas, patterns, and relationships* among properties in an area.
A set of broad policies and principles to guide the City's decision-making regarding growth and development patterns.

Focus is on rights of use for *individual properties*. Zoning consists of detailed, specific regulations and standards for how property owners may use and develop their land.

Role of the Future Land Use Plan

The Future Land Use Plan **DOES**:

- ✓ Define how a property can be ***rezoned in the future***
- ✓ Set ***guides*** for elected officials deciding rezoning cases
- ✓ Ensure that projected growth can be absorbed in an ***orderly*** way throughout the City
- ✓ Establish the ***preferred mix of uses*** and the distribution of density in various areas of the City, ***based on public input and feedback.***

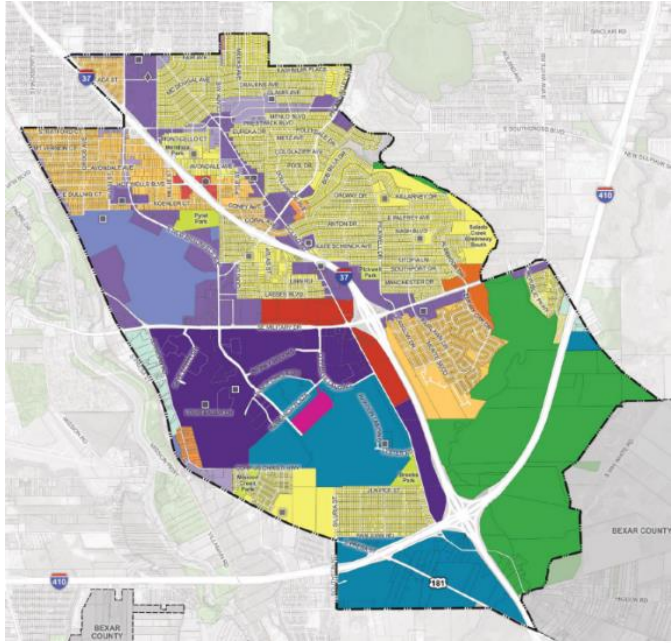
The Future Land Use Plan **DOES NOT**:

- x *Automatically change the zoning of any property*
- x *Restrict existing rights of use*
- x *Cause any buildings to be removed or changed*
- x *Does not affect your Historic District or Neighborhood Conservation District (NCD)*

Developing the Future Land Use Map



Who Will Use the Plan?



The Future Land Use Plan informs public and private decision-making and investments.

Presenting Development Proposal



Private Developers & Property Owners
City Staff & Other Agencies
Planning & Zoning Commission
City Council

Land Use

Questions We'll Explore During the Plan

- How would you characterize the type of home that you live in? (*single family neighborhood/duplex/apartment/townhouse/other*)
- Does your plan area need more (or less):
 - Essential services (*grocers, hardware stores, urgent care, etc.*)
 - Options in types of housing (*patio homes, townhouses, large lot residential, etc.*)
 - Convenience retail services (*general stores, restaurants, car wash, etc.*)
 - Major shopping areas (*shopping center, Wal-mart, etc.*)

HOUSING



Housing Importance

“Our homes have deep emotional meaning. For many of us, our homes are the backdrop to childhood memories—the places we played, cried, laughed, argued, and dreamed. When things went well, our homes grew with us. We found stability.” Mayor’s Housing Policy Task Force 2018

- **Where you live affects many things including quality of life, health, and economic opportunity.**
- **Housing elements focus on basic aspects**
 - Availability – are there enough homes to meet demand?
 - Access – are all people able to find housing?
 - Affordability – are people able to afford housing where they want to live?

Housing in Planning

How Planning Impacts Housing...

- **Policy** – provides direction on the types of housing desired and/or are required
- **Future Land Use Plan**– provides direction on where types of housing are encouraged
- **Program/Actions** – programs and services provided by City and other partners to achieve desired types of housing

Analysis

- **Demographic makeup**
- **Housing conditions**
- **Development activity/trends**
- **Housing demand**
- **Areas of potential change**
- **Housing access and affordability measures**

Housing Ecosystem

Development / Landlords

- **Private Developer**
- **Non-Profit Developer/Housing Providers**

City

- **Planning**
- **Development Services**
- **Housing and Neighborhood Services**

Residents

- **Homeowners**
- **Renter**

Constructing an ADU on my property



Housing Questions We'll Explore During the Plan

- What elements of your home and neighborhood do you like the most?
- What types of housing would you like to see more of in the City and in your neighborhood?
- What types of housing are missing in the City and in your neighborhood?
- What challenges do homeowners/renters face in your neighborhood in terms of their homes and housing options?

Land Use & Housing

Question and Answer

MOBILITY



An aerial photograph of downtown San Antonio, Texas. The image shows a mix of historic and modern architecture. On the left, a large, modern building with a curved facade and a parking lot is visible. In the center, the historic Alamo mission building with its green roof and stone walls stands out. To the right, a large, multi-story brick building with many windows is prominent. In the foreground, a large, red, abstract sculpture resembling a key is situated in a circular plaza. The surrounding area includes streets with cars, trees, and a small canal or river with colorful umbrellas along its edge. The text "Why is transportation important in your community?" is overlaid in the center of the image.

**Why is transportation important
in your community?**

What is Transportation Planning?

- Transportation Planning is the process of designing and managing transportation systems to ensure that people and goods can move efficiently, safely, and sustainably within a community or region.
- It involves analyzing current and future transportation needs and developing strategies to address those needs through infrastructure improvements, policies, and programs, guided by public feedback.

Discussion of Mobility Options



Transportation Planning is:



Proactive

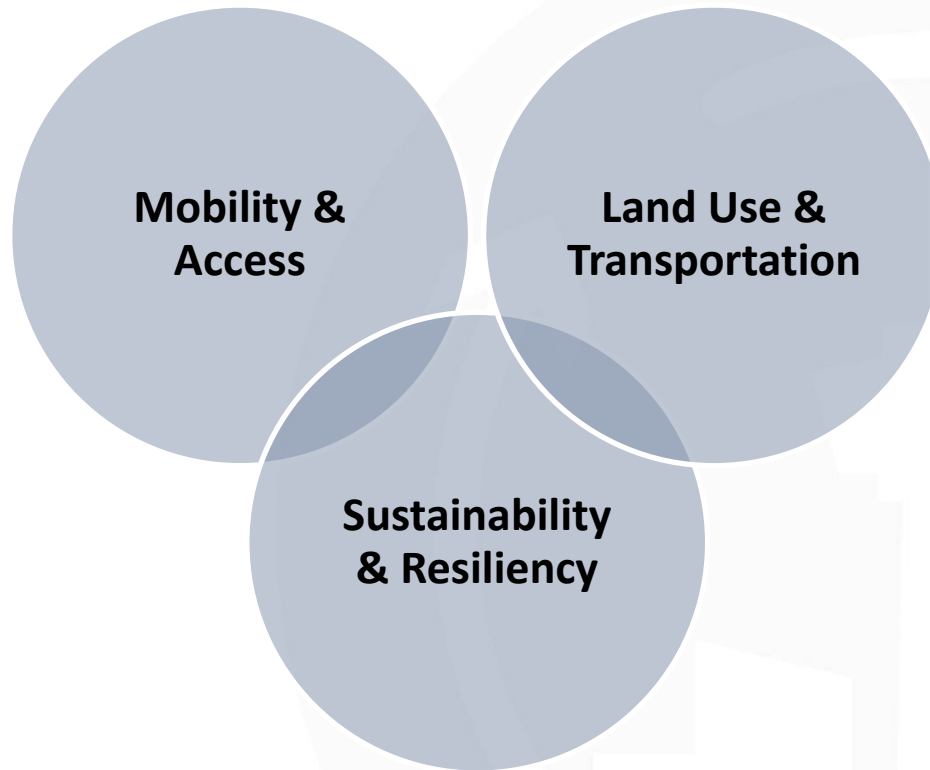


Data-Driven

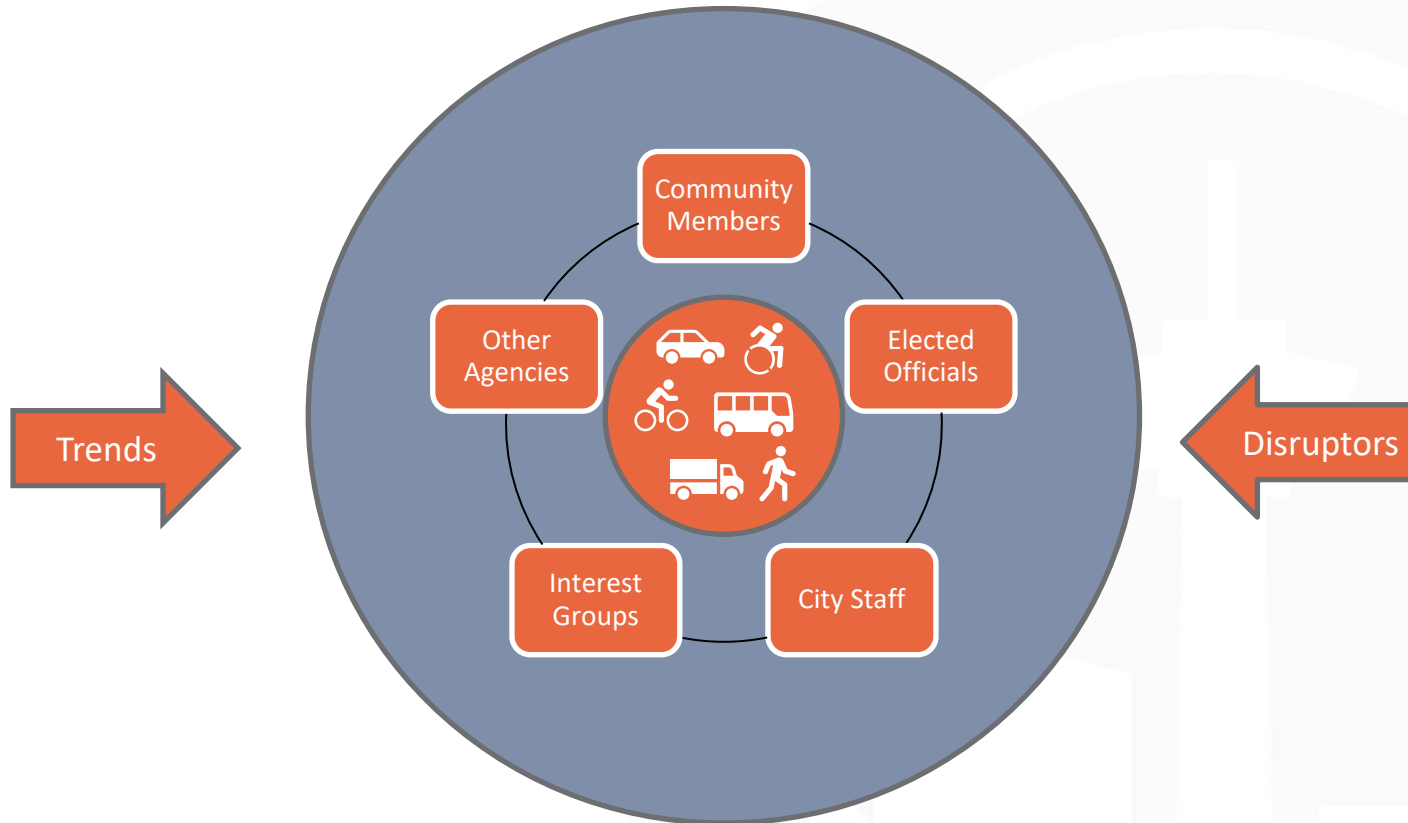


Community-Focused

Core Elements of Transportation Planning



The Mobility Ecosystem

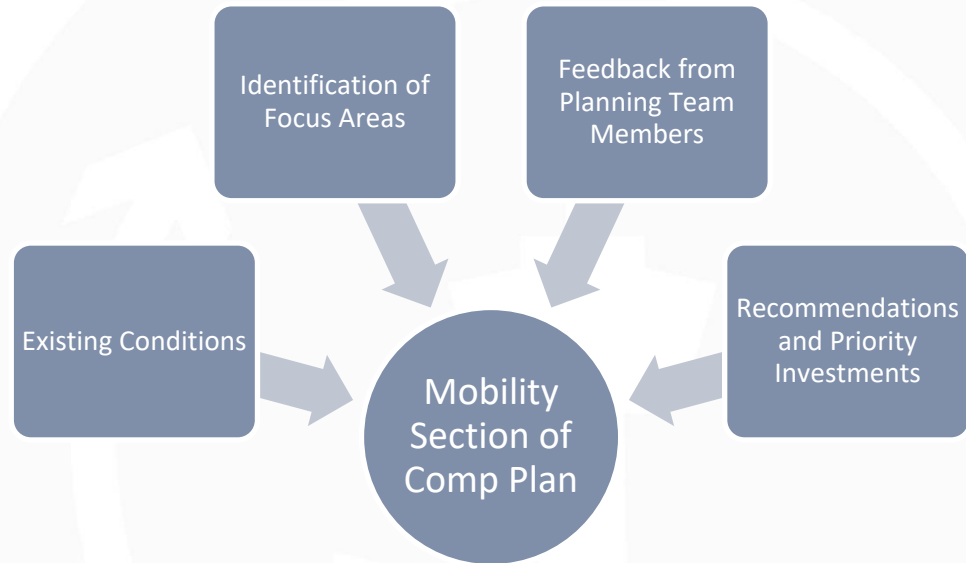


Accommodating a Range of Mobility Options to Access a Business



How Transportation Relates to the Plans

Transportation Planning ensures that the community's infrastructure and mobility systems align with the broader goals in each sub-area plan.



Mobility

Questions We'll Explore During the Plan

- How do people in your neighborhood typically get around—do they drive, walk, bike, or use public transit?
- Are there any freight routes or commercial areas in your neighborhood that affect local traffic?
- How easy is it for residents to access essential services like grocery stores, healthcare, schools, or jobs using the current transportation infrastructure?
- Are there intersections, roads, or other areas in your neighborhood that feel unsafe for pedestrians, cyclists, or drivers? What could be done to improve safety?
- Are there underserved populations in your area that face difficulties in accessing transportation services, like seniors, people with disabilities, or low-income families? How can these gaps be addressed?
- How do you think future development in your area might impact traffic flow? What steps could be taken now to manage future congestion?
- What do you envision transportation in your neighborhood looking like 10 or 20 years from now? What changes would you like to see?

Mobility

Question and Answer

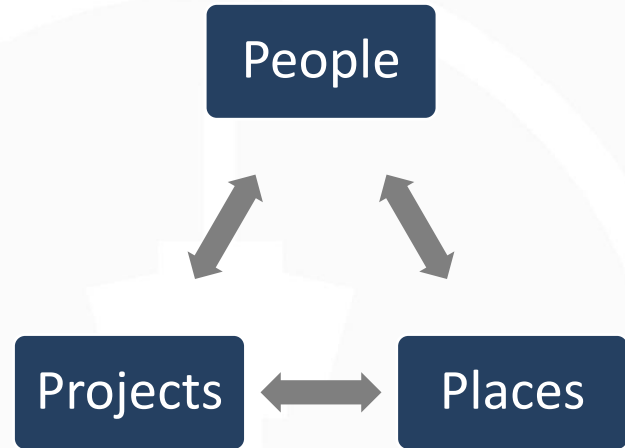
ECONOMIC DEVELOPMENT



Economic Development Approach

Traditional Focus Areas:

- **People** – Supporting workers ability to obtain jobs and grow their career
- **Projects/Businesses** – Attracting and retaining businesses
- **Places** – Building places attractive for businesses to locate at and for workers to work at



Economic Development Ecosystem

Employers

- Primary, large employers
- Small business, support services, retail goods

City

- Economic Development
- Convention and Sports Facilities
- Development Services
- TIRZ (Tax Increment Finance Zone)
- Workforce Development

Partners

- Chambers of Commerce
- Greater SATX
- BIDs (Business Improvement Districts)
- Workforce training providers
- Educational institutions

Economic Development in Planning

How Planning Impacts Economic Health...

- **Policy** – provides direction on types of businesses desired and how to support them
- **Future Land Use Plan**– provides direction on where desired businesses can locate
- **Program/Actions** – programs and services provided by City and other partners to support workers and businesses

Analysis

- **Employment trends**
- **Real estate market conditions**
- **Employment land suitability analysis**
- **Economic strengths, weaknesses, opportunities, and threats (SWOT)**

Interest in Expanding my Business



Economic Development

Questions We'll Explore During the Plan

- What types of businesses would you like to see more of in your neighborhood?
- Where are locations where you would like to see more stores or restaurants?
- What challenges do businesses face in your neighborhood?

COMMUNITY AMENITIES AND PUBLIC SPACES



Types of Community Amenities & Public Spaces



PARKS



PLAZAS



**CHARACTER
DEFINING
FEATURES**



PUBLIC ART



**IMPROVED
LIGHTING**



**SIGNAGE &
WAYFINDING**



**PEDESTRIAN
CROSSINGS**



**TRAILS/
TRAILHEADS**



**GREEN
INFRASTRUCTURE**

What We Heard in the Kickoff Meeting

Amenities & Public Space Focus

Crucial to have a range of family recreation opportunities – parks, playgrounds, trails, etc.

Greenways, trails, and parks are important assets for our neighborhood

Would love more water play and pool opportunities

Lack of lighting is a safety concern

Opportunities to add bike trails as connections

Tree canopy as a natural feature and asset

The importance of proximity to amenities such as parks

Wildlife habitat as an amenity

Opportunities for beautification by planting trees, shading bus stops, establishing community gardens, etc.

EXISTING
South Area



PROPOSED
South Area



EXISTING
South Area



PROPOSED
South Area



EXISTING
Greater Airport Area



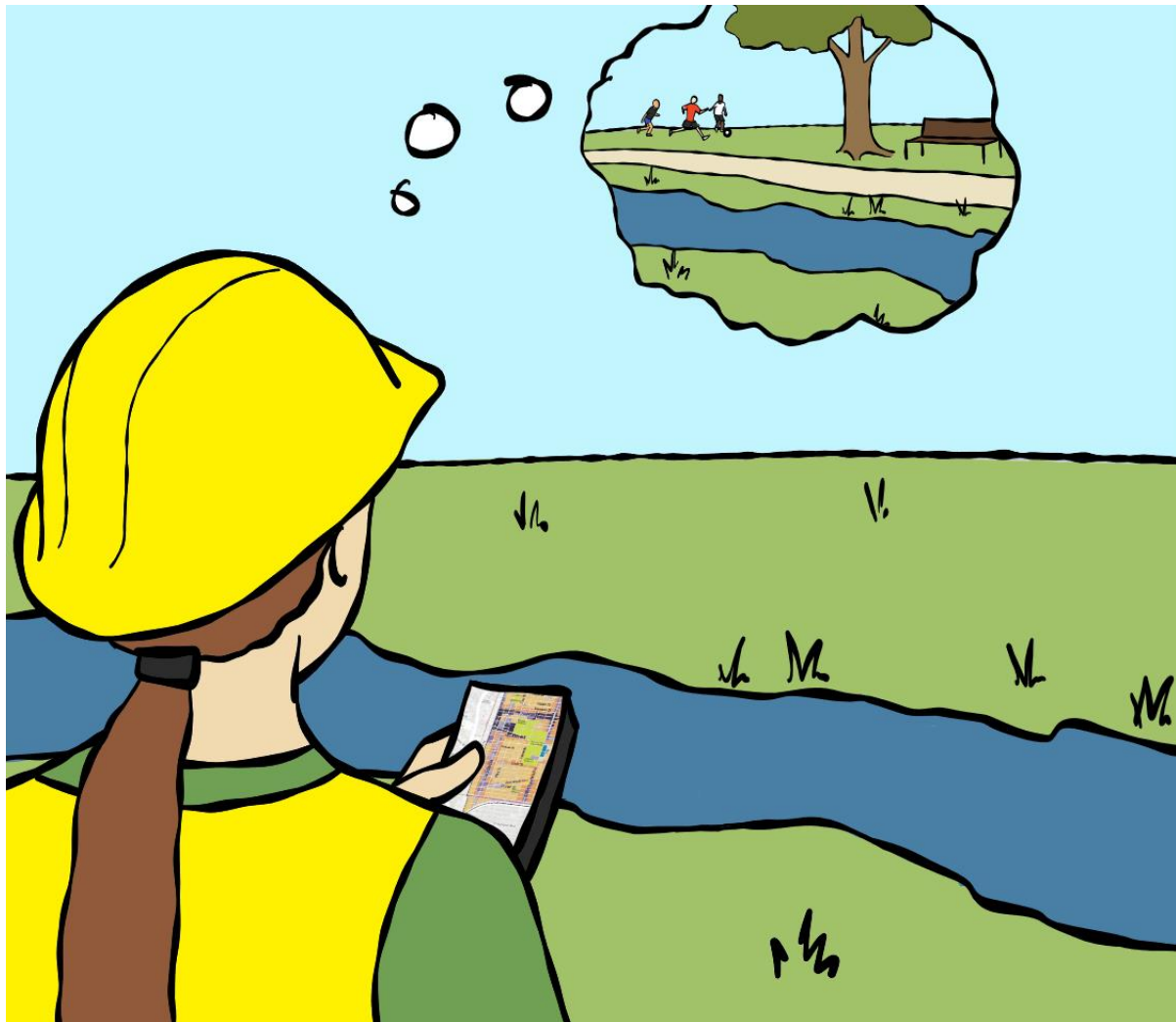
PROPOSED
Greater Airport Area



EXISTING
Far East Community Area



*Reimagining
open spaces
to be
amenities
for residents*



Active outdoor places



Community Amenities and Public Spaces

Questions We'll Explore During the Plan

- What types of amenities exist in your area? Are there ones to add to the list?
- Are these distributed throughout your area? Are they accessible to all?
- Are there specific barriers to accessing and utilizing these amenities?
- What types of improvements to existing amenities, or new amenities, would you like to see in your area?

Economic Development & Community Amenities and Public Spaces

Question and Answer



SA TOMORROW

Next Steps



PLANNING



Outreach and Engagement Events



Next Steps

Planning Survey #1 | *Available Now!*

Community Meetings 1 | *February – March 2025*

- Project Overview
- Vision and Goals

Planning Team Meetings 2 | *March – April 2025*

- Confirm Vision and Goals
- Introduction to Land Use

Planning Team Meetings 3 | *April – May 2025*

- Introduction to Mobility





Thank You!



PLANNING

