



PLANNING TEAM MEETING 1 SUMMARY

1. Date, Time, and Location

DATE: Thursday, July 11th, 2024

TIME: 5:30 p.m. – 7:30 p.m.

LOCATION: Whitley Events Center, 285 Oblate Drive, San Antonio

2. Attendees

Attendees consisted of City of San Antonio staff and Phase 4 Planning Team members. Planning Teams consist of a wide variety of stakeholders from the plan area including neighborhood associations, residents, business owners, community leaders, employers, and major institutions.

STAFF

- Jacob Howard, AICP, Senior Planner, City of San Antonio Planning Department – Project Manager
- Marcia Boyle, Project Consultant, MIG
- Bridgett White, AICP, Director - City of San Antonio Planning Department

PLANNING TEAM

- Pat Curel, The Dog Father
- Ann Englert, Dellview Neighborhood Association
- Betty Ekhart, Olmos Park Terrace Neighborhood Association
- Antonio Frieze, Oblate School of Theology
- Dee Goforth, Former Kenwood Resident
- Jamie Hoppe, The Dog Father
- Lydia Rodriguez, Shearer Hills Neighborhood Association
- Carrol Russell, Shearer Hills Neighborhood Association
- Lisa Tally, North Central Neighborhood Association
- Ernest Salinas, Dellview Neighborhood Association

3. Agenda

The purpose of Planning Team Meeting #1 was to kick off Phase 4 of the SA Tomorrow Sub-Area planning process. The North Central Community Area Plan is one of six Sub-area Plans being developed as part of Phase 4. The agenda for the meeting included:

- Optional Meet and Greet
- Opening Phase 4 Group Session
- North Central Break-Out Session

4. Optional Meet and Greet

The purpose of Planning Team Meeting #1 was to kick off Phase 4 of the SA Tomorrow Sub-Area planning process. The North Central Community Area Plan is one of six Sub-Area Plans being developed as part of Phase 4. Members from all of the Phase 4 Planning Teams were invited to attend an optional Meet and Greet for a chance to get to know each other, share information, and talk with project staff.

5. Phase 4 Group Session

The group session started with introductions of all City of San Antonio Planning Department and consultant project staff. Project staff then provided background information on the SA Tomorrow initiative and described how Sub-area planning shapes San Antonio's future. A timeline for the Sub-Area planning process was discussed as were the roles and responsibilities of Planning Team members.

SA TOMORROW AND SUB-AREA PLAN

BACKGROUND

SA Tomorrow is the umbrella term for the city's three-pronged approach to guide the city in smart, sustainable growth over the next twenty years. The SA Tomorrow effort began in 2014 and its purpose

was to plan for the 1.1 million new residents the city is expecting to add by the year 2040. A growing city requires expanded infrastructure, city services, jobs, and housing—all while protecting the natural and cultural resources that make San Antonio an attractive, healthy place to live. Three plans were developed and adopted as part of the SA Tomorrow umbrella:

- Multimodal Transportation Plan- multimodal transportation strategy and method for prioritizing projects through 2040
- Sustainability Plan – focuses on economic, environmental, and social sustainability
- Comprehensive Plan – The Comprehensive Plan is the city’s overarching long-range planning document that provides a roadmap for how the city manages growth and development. The Comprehensive Plan addresses a range of topics from land use, urban design, transportation, housing, cultural and historic resources, etc.

A key implementation goal of the Comprehensive Plan is the development of Sub-area Plans (like the North Central Community Area Plan) for each part of the city. Sub-area Plans cover the same topics as the Comprehensive Plan but at a much greater level of detail. Sub-areas are categorized as either Regional Centers or Community Areas, depending on whether they are areas of employment or more residential in nature. The five main topics addressed in Sub-Area Plans are Land Use, Mobility, Housing, Economic Development, and Community Amenities and Public Spaces. Sub-Area Plans are developed through an intentional, iterative, community-based process and result in recommendations and strategies for each of the five main topic areas. Recommendations and strategies are based on community priorities and are policy, investment, and/or partnership-based.

SUB-AREA PLANNING: PROCESS AND TIMELINE

Each Sub-area Plan (like the North Central Community Area Plan) is developed over the course of 18-24 months and includes 12 Planning Team Meetings and 4 Community Meetings. The planning process begins with examining existing conditions in the plan area and working with the community to establish their vision and goals for the area’s future

as related to each of the Sub-Area Plan’s five main topics - Land Use, Mobility, Economic Development, Housing, and Community Amenities and Public Spaces. Recommendations and strategies for achieving community vision, goals, and priorities are then developed for each topic. Maps, graphics, and other illustrations are also developed as part of the Sub-Area Plan. The entire draft Sub-Area Plan is then made available for public comment and edits are made to the draft plan based on feedback. The draft plan then progresses to the Planning Commission and, finally, to the City Council for consideration and adoption.

PLANNING TEAM: ROLES & RESPONSIBILITIES

The Planning Team represents multiple stakeholders in the community (neighborhoods, businesses, institutions, community groups, etc.). The team acts as a steering committee throughout the planning process, providing more frequent, in-depth, and consistent guidance. Planning Team members facilitate two-way communications with their stakeholder organization. Planning Team members are asked to abide by the following rules of decorum:

- Meetings begin and end at announced times
- Unanticipated alternative topics typically wait for the next meeting
- Open for public attendance but designed as a work session for Planning Team members
- Approach other Planning Team members with an attitude of mutual respect, empathy, and learning
- Communicate any ideas and concerns first with your Project Manager

f. North Central Break-Out Session

After the group session, individual break-out sessions were held for each Planning Team. The North Central Community Area Plan project manager facilitated around-the-room introductions; Planning Team members were asked to share their name, the organization they represent, and one thing they like about living or working in the area. A folder containing a welcome letter, a list of Planning Team roles and responsibilities, a plan area boundary map,

a tentative meeting schedule, and an “quickfacts” sheet was distributed to each Planning Team member.

After introductions, the project manager reviewed the projected timeline and sequence of Planning Team and Community Meetings. The project manager provided a high-level summary of existing conditions in the plan area related to demographics, housing, economics, land use, and transportation. Major landmarks, institutions, and mobility connections in the plan area were highlighted. Maps showing the equity of the area in terms of food access, healthcare access, and transit access were also presented. The project manager informed the Planning Team that an Existing Conditions Atlas with detailed information on demographic, economic, environmental (natural and built), and equity conditions of the area will soon be released. The Existing Conditions Atlas will be used for reference throughout the Community Area planning process.

DISCUSSION OF ASSETS, CHALANGES, AND OPPORTUNITIES

The majority of the break-out session was a facilitated discussion to capture what Planning Team members feel are the area’s greatest assets, challenges, and opportunities. The project manager explained that this exercise will be repeated at the first community meeting and the combined input will be used to determine an overall vision and set of goals for the area. The vision and goals will guide discussions on land use, mobility, housing, economic development, and amenities throughout the planning process.

WHAT DO YOU LIKE ABOUT THE AREA? (ASSETS):

- “Iconic”... San Pedro
- Central... Easy to get to (x7)
- Good Neighbors (x1)
- Grocery Stores (x1): Walkable
- Trailhead [Olmos Basin Park]
- History, Historic Character
- People (x1) / Family-Oriented (x1)
- Small Businesses
- Trees, Parks, and Greenery (x1)
- Single-Family Homes
- Charming

WHAT DO YOU CHANGE ABOUT THE AREA?

(CHALLENGES):

- Development Pressures ...losing charm
- Crime, Homelessness
- Flipping Homes [Keep Single-Family]
- Infill Development [Increase Density, Rezoning To Come]
- Tranist on Key Corridors
- Shopping, Food Located Outside of Area
- Industrial Zoning on San Pedro: Barriers to Opening Food/Bev. (Salsa?)
- Need More Affordable Homes
- More Renters
- Eminent Domain
- Flooding

WHAT IS MISSING IN THE AREA? (OPPORTUNITIES):

- Curbs [Beautification]
- Wonder Parkway and Basse Not Yet Handled
- Address Homelessness, Vagrancy, Crime
- Safety Improvements
- More Parks, Pocket Parks
- Plant Trees, Shade Bus Stops, Improve Accessibility, Walkability
- Community Gardens
- Youth Centers and Programs

INITIAL KEY THEMES:

The Initial Key Themes below were developed during the first Planning Team Meeting and are meant to capture ideas that reoccurred during the staff lead activity with the Planning Team:

- Keep Central
an important point raise by the planning team was the central location of the area and access to the rest of the city residents in the north central area have today. This access means that locals feel they can get to resources like jobs, parks, medical, and cultural amenities all around San Antonio by car.
- Green
The North Central area is home Olmos Basin Park and a handful of other smaller neighborhood parks which provide residents access to parks and open space. Further, large portions of the area include homes with front

and back-yards, and trees and greenspace are common features of most neighborhoods.

- **Maintain Character**
The Planning Team, noted that recent developments and a shift from owner-occupied to rental properties, and an increase in corporate ownership or short-term rentals, has changed the relationships between neighbors and resulted in less well-maintained homes.
- **Safety**
Planning Team members noted sometimes feeling unsafe in the area including within neighborhoods, but also noted a strong network of neighbors and engaged community members in the area helped support awareness of issues relating to safety.
- **Housing**
Rising home prices, were pointed-out as a concern for locals, who noted they would not have been able to buy in their neighborhoods today and many existing residents now struggle to stay in their homes.
- **Accessible**
While the area is central to the city, the Planning Team did identify that it is difficult for older-adults and disabled people to navigate the area, especially without a car.

g. Next Steps

ONLINE SURVEY 1

A Survey will be released to gather community input to help prepare draft Vision and Goals statements for the North Central Community Area.

COMMUNITY MEETING 1

North Central Community Meeting #1 is now tentatively scheduled for early 2025. Notification will be sent once details are confirmed.

h. Contact Information

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North Central Planning Team Meeting 1 Visioning Board

