



NORTH CENTRAL

COMMUNITY AREA PLAN

Community Meeting 1 Summary



PLANNING

COMMUNITY MEETING 1 SUMMARY

1. Date, Time, Location

- Date: Wednesday, February 12, 2025
- Time: 5:30 pm – 7:30 pm
- Location: Whitley Events Center – 285 Oblate Drive

2. Attending Staff

- Jacob Howard AICP, CoSA Planning Department, *Project Manager*
- Chris Ryerson, CoSA Planning Department
- Iris Gonzales, CoSA Planning Department
- Channary Gould, CoSA Planning Department
- Mia Trevino, CoSA Planning Department
- Zach Magallanez, CoSA Planning Department
- Dave Powell, CoSA Planning Department
- Marco Hinojosa, MIG, Project Consultant
- Saul Velazquez, MIG, Project Consultant
- Gretchen Roufs, A-M-S, Project Consultant

3. Meeting Objectives

The purpose of the first Community Meeting was to gather input, from the public, to begin the development of the community's vision for the plan area. Several engagement activities, facilitated by Planning staff, were available for participants to record their feedback. The project manager had brief presentation sharing background information and introducing project process. Project manager also conversed with attendees, at various stations and throughout the meeting.

4. Meeting Format

The meeting had a brief presentation held towards the beginning of the meeting. Most of the meeting was structured as an open house so that attendees could visit each station to gather information about the project and leave input. At the entrance, a sign-in table was set up where attendees were encouraged to sign in and sign up for updates related to future public meetings, as well as general infographics related to the plan area and the SA Tomorrow planning process. The meeting space was organized into five rough stations: About the Plan/General Overview, Equity/Access Maps, Vision Board, Big Ideas, In-person Survey Station.

5. About the Plan/General Overview

Multiple boards were presented at this station to provide a general overview of SA Tomorrow and the planning process for the North Central Community Area Plan [see Figures 1 – 6]. Display boards included information about the adopted SA Tomorrow Comprehensive Plan, the Sub-Area Planning process, sample graphics from previous Sub-Area Plans, the North Central Community Area study map, and Quick Facts about the North Central Community Area.

6. Equity/Access Maps

As part of the City of San Antonio's commitment to equity, Planning Department is incorporating information about equity and access to emergency healthcare, grocery stores, public parks and amenities, and public transit into the plan [see Figures 7 – 10]. Maps to each of these were presented at the community meeting. As the planning process continues, staff and the Planning Team for the North Central Community can begin to identify underserved areas, and ultimately develop recommendations and strategies to address inequities within the plan boundary.

7. Vision Board

A visioning station was set up where meeting participants can answer three questions, by leaving a comment and, as an option, select Stock images of development types, land uses, and amenities were provided to help participants illustrate their ideas. Attendees were encouraged by staff to write their feedback on paper and attach their responses to the board. The questions asked were: "What do you like about this area?", "What is missing in the area?", and "What should change for the Future?" [see Figure 11].

8. Big Ideas

Participants were asked to write down their "big idea" for the future of the area. The responses were intended to provide broad direction for what the North Central Community Area Plan could look like in the future. [see Figure 12].

9. In-person Survey Station

A table was organized with several iPads for attendees to complete the online survey through the North Central Community Area Plan Website. The survey asked respondents to answer the following questions: *"What do you like most about this area?"*, *"What is missing from this area?"*, *"What would you change for the future?"*, *"What are your 'big ideas' for the future of the area?"* In addition to answering these questions, there were optional questions that asked participants how long they've lived in the area and in their neighborhoods. [For a full list of survey responses collected, see the Survey #1 Summary.]

10. Next Steps

Staff will review feedback from the community meeting and the survey results to develop the draft vision and goals before being reviewed and discussed by the Planning Team at the next scheduled Planning Team meeting. For questions contact:

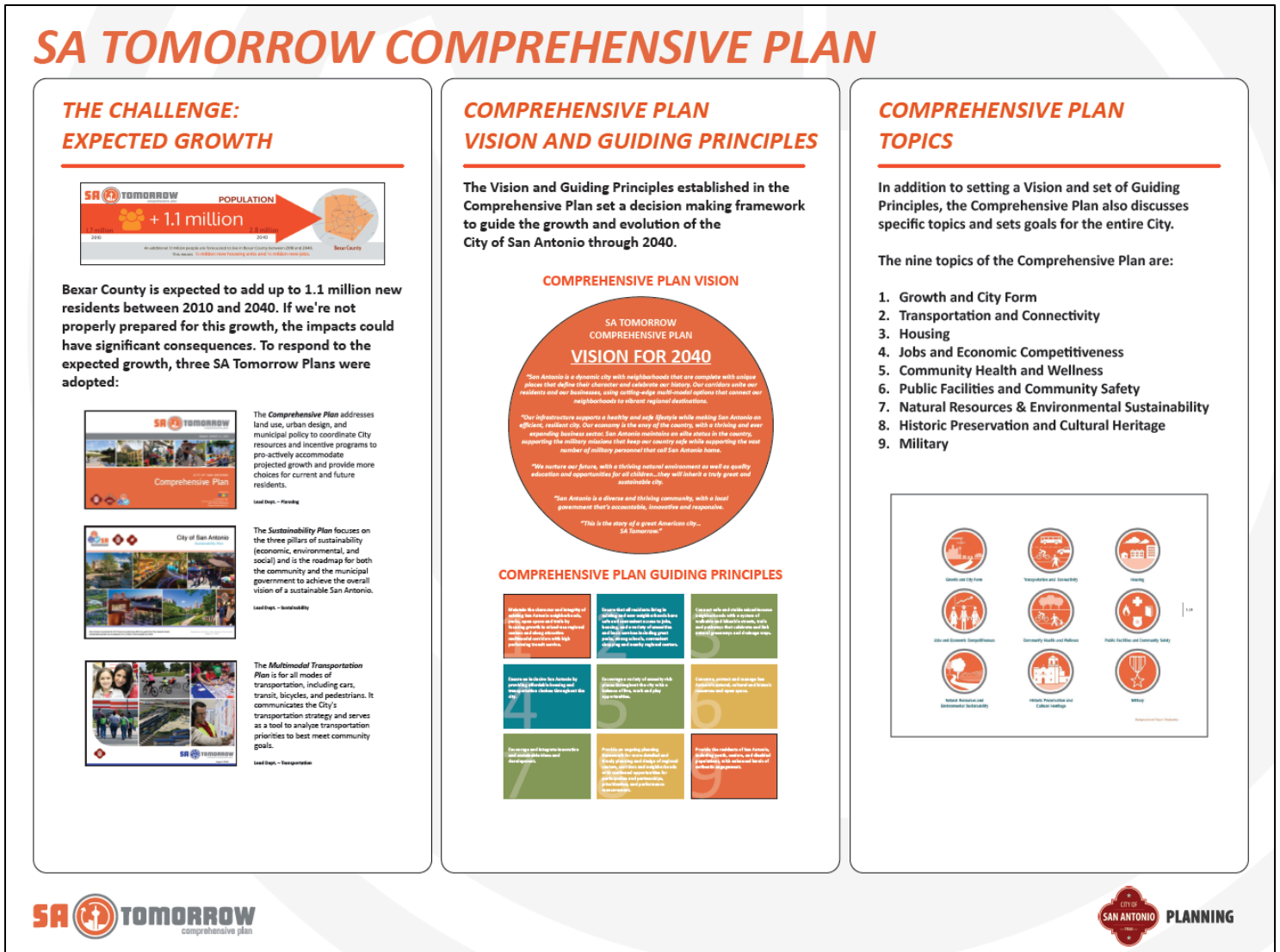
CONTACT INFORMATION:

Jacob Howard AICP, CoSA Planning Department, *Project Manager*

Email: Jacob.Howard@sanantonio.gov

Phone: (210) 207-5441

Figure 1:
SA Tomorrow Comprehensive Plan Board



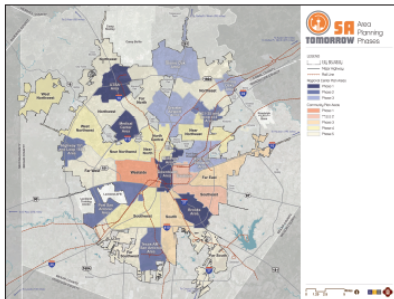
**Figure 2:
Sub-Area Planning Board 1**

SUB-AREA PLANNING

SUB-AREA PLANNING

The SA Tomorrow Comprehensive Plan addresses wide ranging and interconnected citywide issues. As a long range vision for San Antonio, the Comprehensive Plan provides strategic direction for decision making and community investment.

Part of the implementation process of the Comprehensive Plan are Sub-Area Plans for 13 Regional Centers and 17 Community Areas. In total, there are 30 Sub-Areas that together, cover all of San Antonio. The Planning Department develops six Sub-Area Plans at a time, over five phases.



WHAT IS A SUB-AREA PLAN?

Sub-Area Planning provide a greater level of detail for a specific area and allows stakeholders the opportunity to give input for their part of the City. The topics of the plan are:



Land Use

A key goal of the SA Tomorrow Comprehensive Plan is creating a land use map for the entire city that reflects the community's desired pattern of development while also implementing the adopted Comprehensive Plan



Mobility

This section discusses strategies and improvements that could improve getting around in the area



Housing

This section complements the Land Use section with specific strategies for housing in the area



Amenities & Public Spaces

This section discusses future projects and policies for creating places where people have access to basic infrastructure, the outdoors, and cultural assets



Economic Development

This section describes specific strategies for supporting businesses and connecting people to jobs

HOW IS THE PLAN ORGANIZED?

All Sub-Area Plans include a vision statement that describes the desired state of a place in the future. With community support, an effective vision can influence decisions and inspire action to move toward that idealized future.

Goals further describe the outcomes that will support the realization of the vision. These, in turn, are supported by more specific strategies and actions that will implement the bigger-picture vision and goals. These strategies will involve specific proposed projects, programs, policies, and other means of achieving the community vision.

Vision and Goals

Covers the whole Sub-Area



Recommendations

Specific to each topic



Strategies

List of ways to achieve the recommendations

**Figure 3:
Sub-Area Planning Board 2**

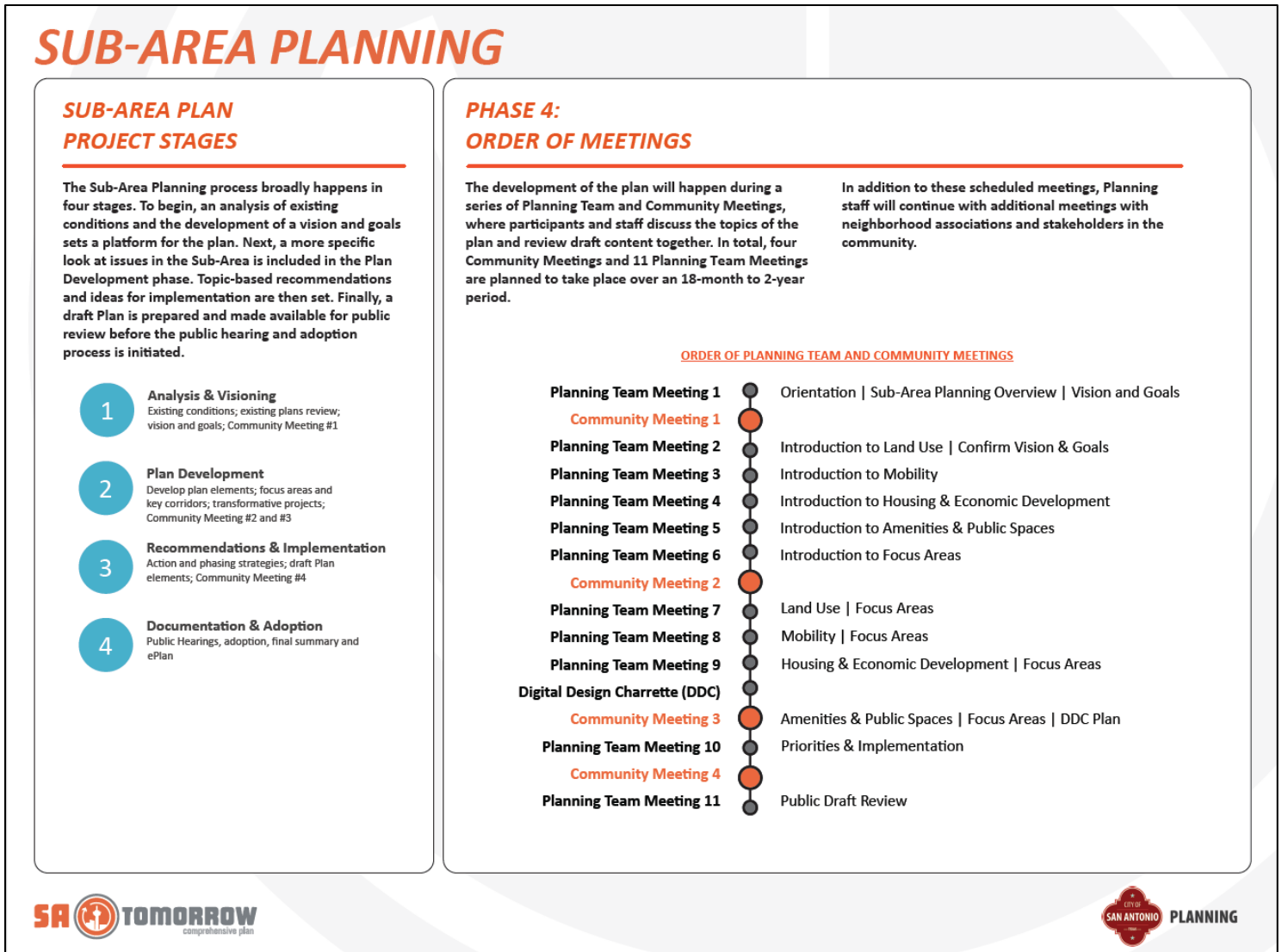


Figure 4:
Sub-Area Planning Board 3

SUB-AREA PLANNING

FUTURE GRAPHICS

The following graphics were created as part of past phases of SA Tomorrow. Similar graphics will be created for this phase to illustrate the vision that will be created with community and stakeholder input.

AERIAL PERSPECTIVE PHOTO-SIMULATIONS



Phase 1 Medical Center Area



Phase 1 Greater Airport Area

MOBILITY SKETCHES



Phase 1 South Plan Area



Phase 1 FT. San Antonio Area

DIAGRAMS



PEDESTRIAN PERSPECTIVE PHOTO-SIMULATIONS



Phase 1 Greater Airport Area



Phase 1 South Plan Area

AERIAL PERSPECTIVE 3D MODELS

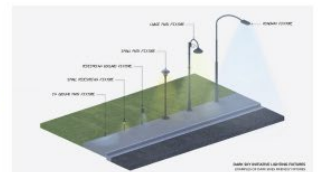


Phase 1 South Plan Area



Phase 1 Greater Airport Area

PALETTES OF IMPROVEMENTS



WHY ARE ILLUSTRATIONS IMPORTANT?

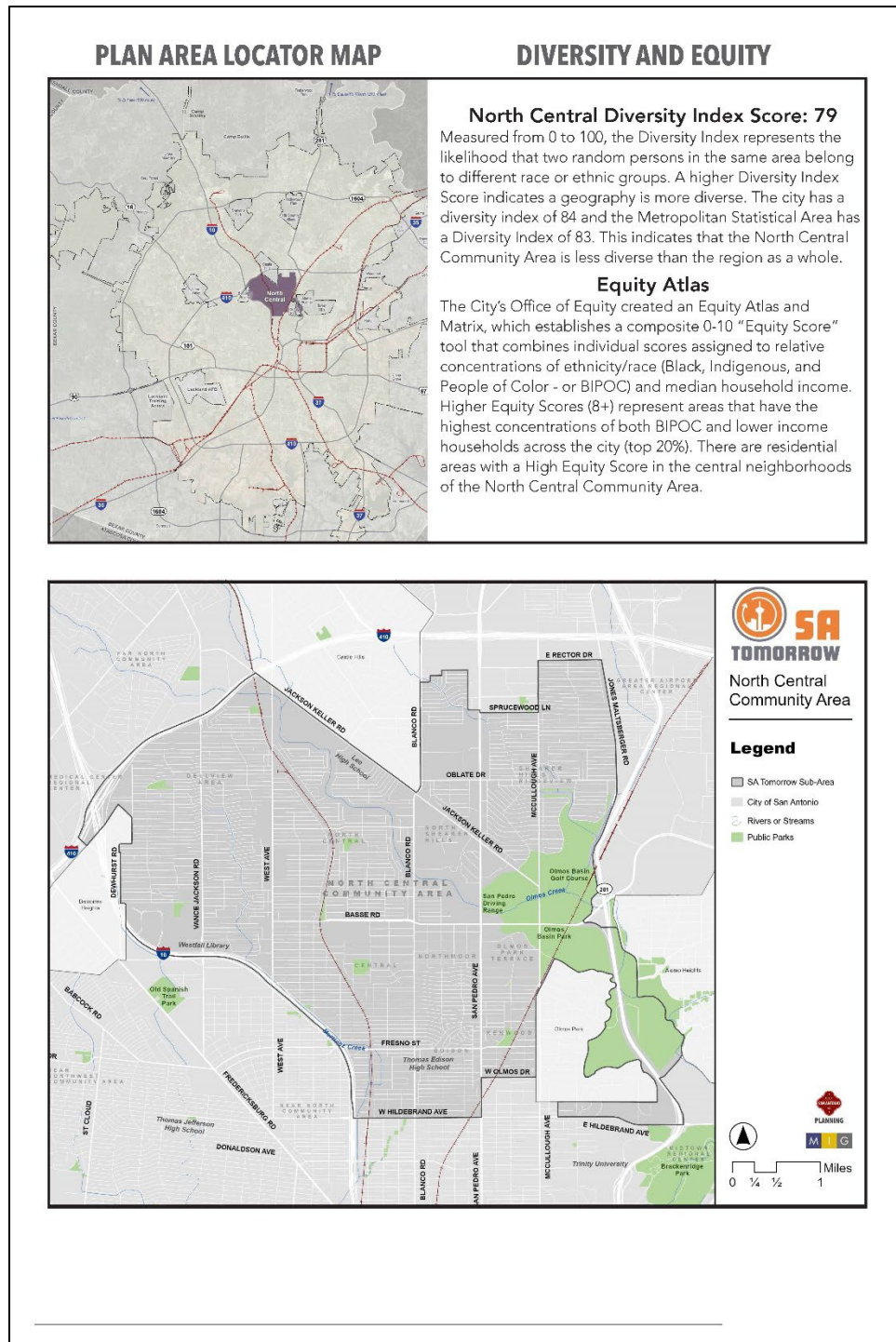
City planning can involve ideas and concepts that can be difficult to communicate through text alone.

Illustrations help visualize proposed changes clearly and make abstract ideas understandable.

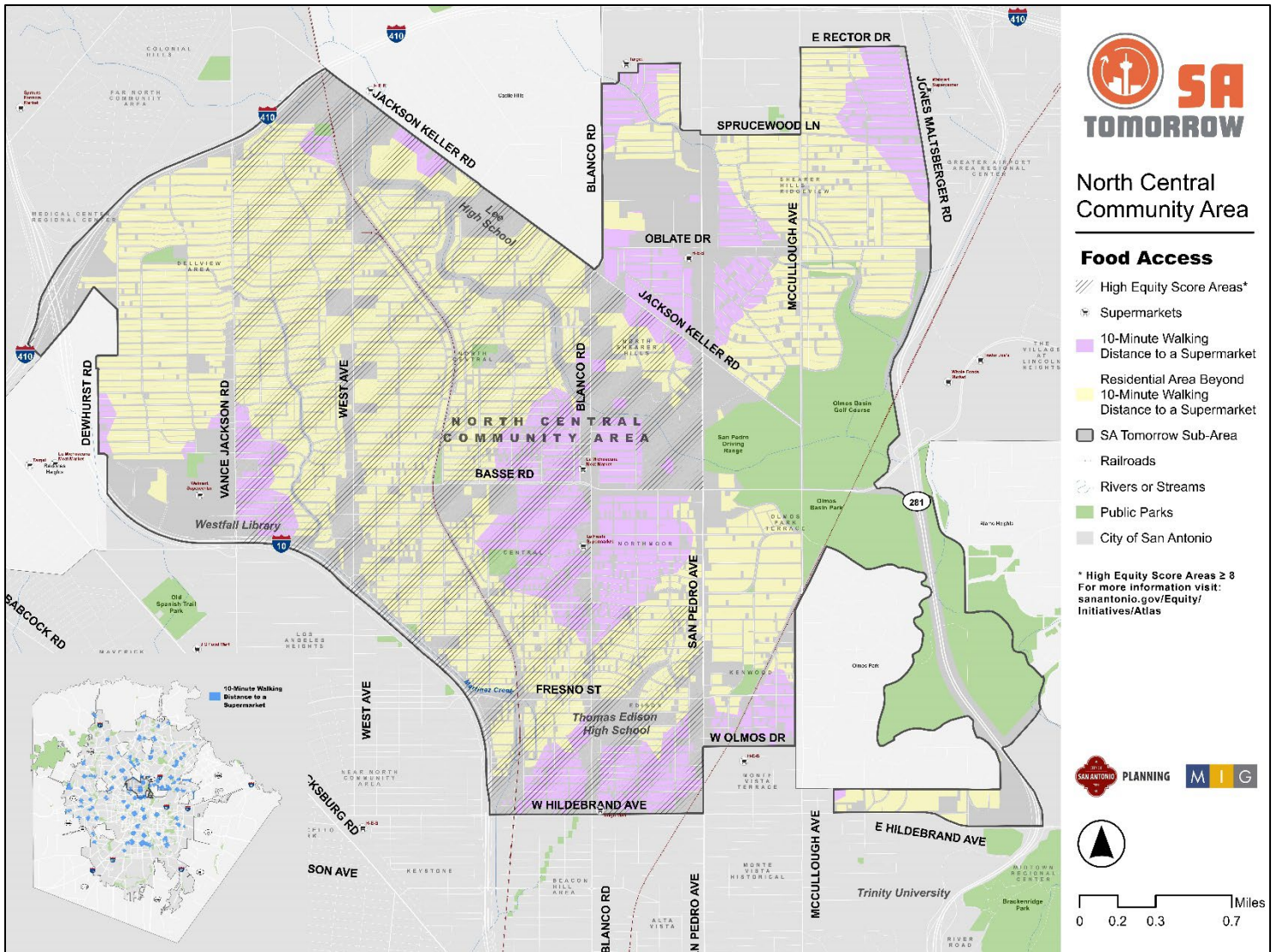
Figure 5:
Quickfacts Board 1



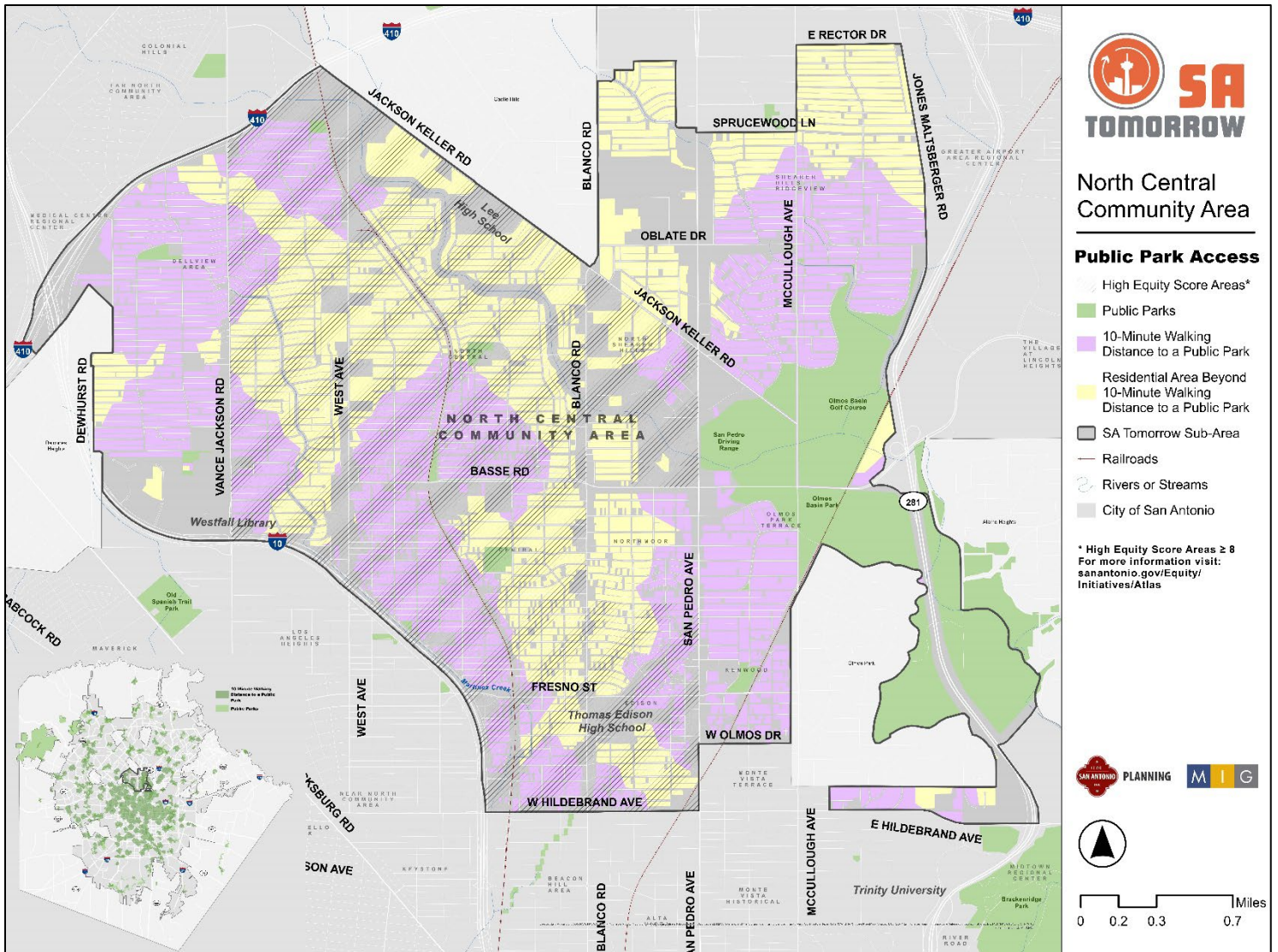
Figure 6:
Quickfacts Board 2



**Figure 7:
Food Access Board**



**Figure 8:
Public Park Access Board**



**Figure 9:
Emergency Healthcare Access Board**

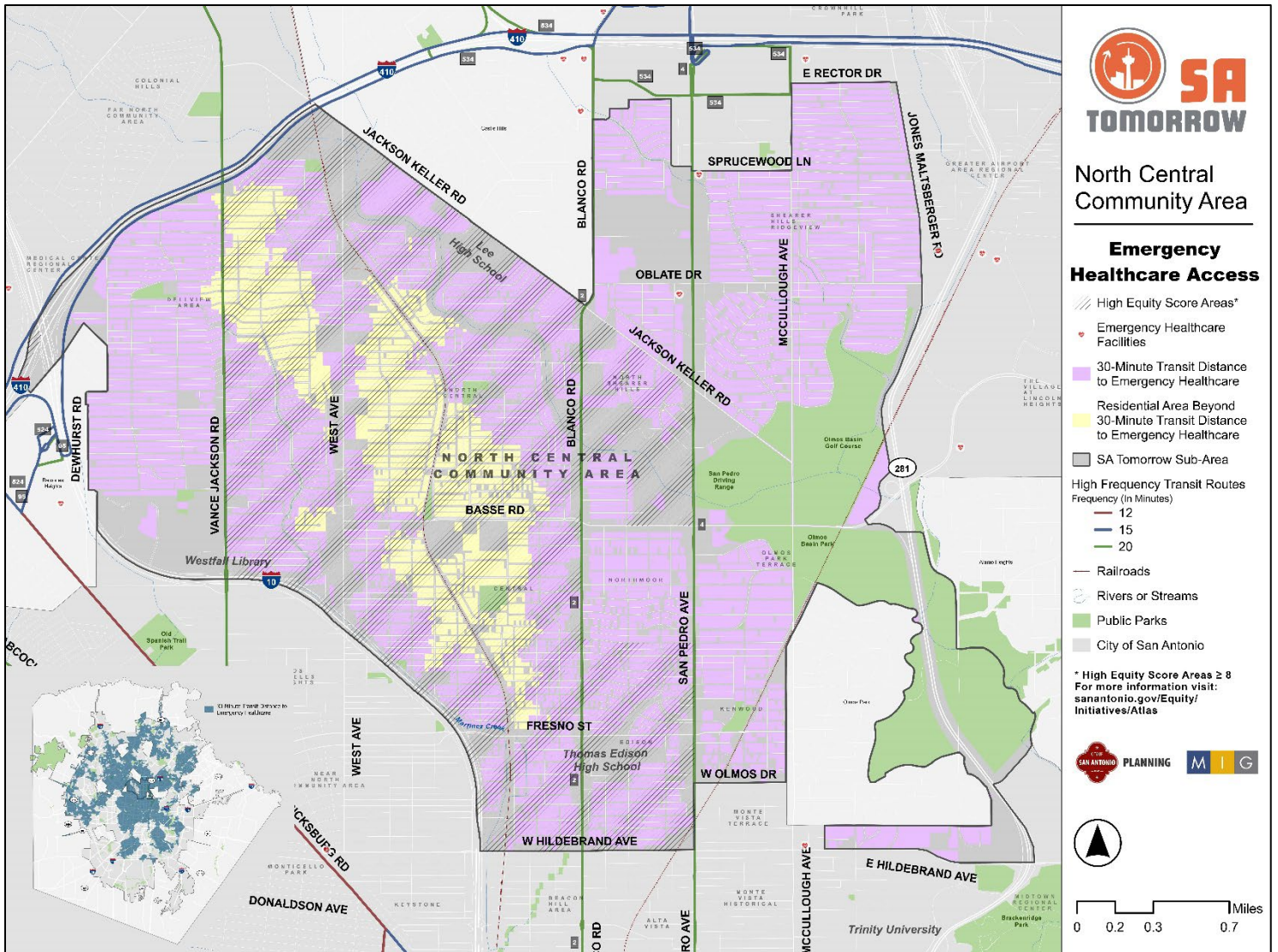


Figure 10:
Transit Access Board

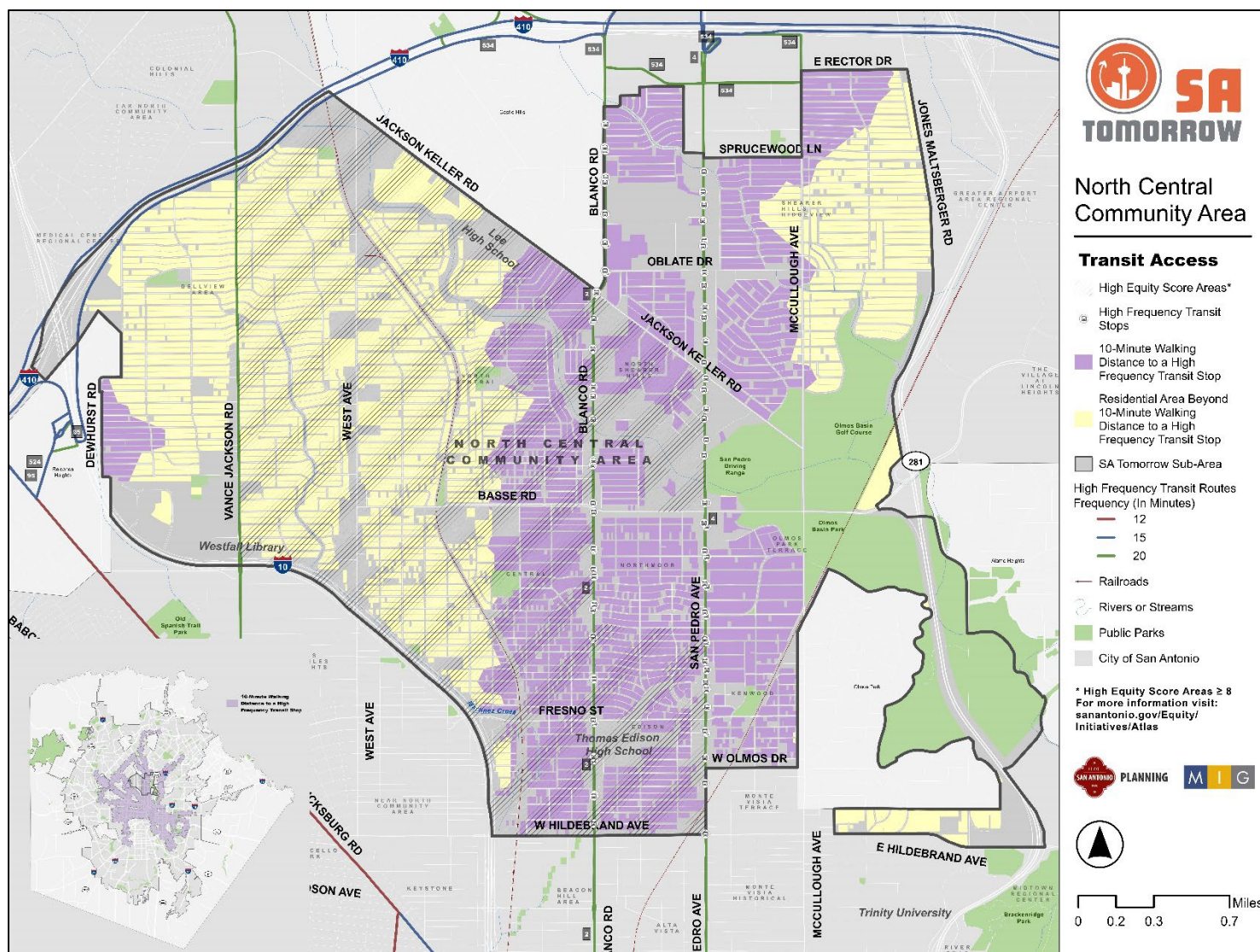


Figure 11:
Photo of the Vision Board from Community Meeting 1
[For a full list of responses see Appendix 1.]



Figure 12:
Photo of the “My Big Ideas for the Area are...” station.
[For a full list of responses see Appendix 2.]



APPENDIX 1: VISION BOARD RESPONSES

Prompt: What do you like about this area?

1. *In the North Central Neighborhood my the word North Central shows a park? What Park? We only have Olympia Park. Lisa Talley*
2. *Better Roads - Basse, Vance-Jackson. More SAFFE officers. More Proactive code officers.*
3. *I like that the homes are not very close together as in the new subdivisions. Also, I like that 2 cars can pass each other easily on the streets. Now subdivisions have very narrow streets with one car having to wait until another car passes to proceed. I like my friendly neighbors. Susan Carol residents have lived in their houses for a long time. I like the park at Jackson-Keller and McCullough.*
4. *Affordable. Older homes. Lots of small businesses.*
5. *I live in Dresden area apartments and it's getting very low-class buildings and selling on streets maybe with permits or not? People not deserving handy-cap signs, no respect for authority whatsoever. Where I live the tenants do not observe rules and regulations. Do we need to regulate better? Or penalize people for abuse laws?*
6. *Quiet and safe area*
7. *I like the park and track by McCullough and Jackson-Keller.*
8. *Great location - conveniently located.*
9. *Everything is close to my house like my senior center. I like Gonzaba. Thinks about seniors. Used to feel safe!!!*
10. *Culture and Art. Xeriscaping. In general, I love how are city has pushed to incorporate culture and art into building and other improvements. It would be amazing if this was also incorporated into the residential spaces to help beautify. Also, huge proponent of xeriscaping and it would be great if that was incorporated to the improvements in public space?*
11. *This area is the most convenient to live in, it is very central and avoids the need to use highways constantly.*
12. *Love Olmos Basin Park and Farmer's Market next to it. Emmanuel Church.*
13. *North Shearer Hills Grotto 2nd Block. Manhole - grotto hazard to people and cars between Audrey Alene and Anne Lewis.*
14. *Affordable neighborhoods close to most everything.*
15. *Convenient to 410 which connects to Medical Center, Airport etc. There are already plans for a hi-rise apartment building at Thames and San Pedro which will bring a LOT more traffic to*

our secluded neighborhood. It would be helpful to close Thames Drive or Langford access to San Pedro to control traffic.

- 16. Central to other parts of the city.*
- 17. Quiet, low crime, easy connections to other parts of SA (except going north on 281)*
- 18. The thing I like most is the central location. Once upon a time this use to be the northside of town and the best place to live. Unfortunately, now it has turned into prime rental / house flipping and renters don't care about the neighborhood. Their place reduces the appearance of those of us that own our properties.*
- 19. The access to 410, IH 10, and 281.*
- 20. Canal between Jackson Keller and Oblate - We need to fill it in or something and keep homeless out of these. North Shearer Hills Neighborhood.*
- 21. Arroyo constructed after flood in 1980s to mitigate. Great amenity but teenagers loitering in the green space area and police have to go.*
- 22. I like the convenience of being centrally located with everything is close. Shops, restaurants, services, and arterial roadways.*
- 23. Central Location. San Pedro to Downtown. North Star Mall, shopping retail, restaurants.*
- 24. Proximity to schools; Bus stops, HEB grocery (left in late 80s early 90s.) Neighbors fixing up their homes. Families walking/riding their bikes.*
- 25. 25 yr. resident located here for the proximity to 3 schools, elem., middle school, and high schools, stayed do to nearby shopping malls and strip centers, groc. stores. 12 min driving distance to Downtown and Medical Center. Neighborhood accessible to 3 freeways, IH 10, 410 and 281. Moderate crime.*
- 26. I like the area around my address 350 Mandalay Dr. quiet and nice neighborhood, but we need better repaved streets which I see are being done.*
- 27. Central Access*

Prompt: What is missing from this area?

- 1. Parks w/ playgrounds and shade. Sidewalks connecting to Shearer Hills/Ridgeview walking Trail. TREES in commercial areas. Making San Pedro Walkable.*
- 2. [Photo of bench and gazebo in park with brick walking path]*
- 3. Improved streets. Green Spaces. 2. Parks for families with pool for summer recreation. Maybe Olmos Park area. 2. A community center for the public to rent spaces for all sorts of celebrations.*

4. *E. Rector street - A new fire station. Note: there is property access the street that would give them more space. Turn off unneeded lighting at closed Basse, exit driving range on San Pedro its called light pollution and wasted power*
5. *More healthcare facilities. New Multi-family developments. Walkability. More new facilities / buildings. Dog Parks. Street repair. More senior affordable housing.*
6. *More mixed-use and upscale retail and restaurants up and down San Pedro from Basse to 410. Use North Star Mall and Park North as anchors. Turn San Pedro into SOHO district. Extend walking trail to Market Quarry.*
7. *1. Community involvement (example: need volunteers to help the elderly) 2. Police presence (too many shootings at night.) 3. Community Garden (need to feed the poor) 4. Gym or building for older teens / children to play there is nothing for them! 5. Art programs - music, arts and crafts, dance. 6. Build a community garden at Olympia Park and Pilgrim. 7. Need to alleys cleaned up because too many homeless are camping out. 8. clean-up graffiti. 9. More streetlights.*
8. *Advanced Rapid Transit. More urban, sustainable density.*
9. *Fixing the neighborhood streets. Fix sidewalks. Clean up allies. Upgrade area rather than to much buildup.*
10. *1. More interaction-military soldier to stay @ S.A. and buy home. More city fairs to residents expose ideas. 3. Make S.A. beautiful parks, plant, benches, nice sidewalks. 4. Able to see residents driving bicycles, scooters the railroad system at City Trans Via.*
11. *As part of Transportation and connectivity, continuing to add sidewalks and ensuring proper maintenance of the existing ones - no sidewalk between Basse and Oblate on McCullough, which would connect the walking trail on Oblate to the fields-Do not allow dirt, plants, utility poles to encroach on the sidewalks.*
12. *1. More seat on bus stop. 2. Interaction w/community fairs w/tents. 3. Trash can recycle @ city. 4. Nice bus stop w/light and seat. 5. Good resources soldiers but only 19% of homeowners w/ 73% housing inventory SA is a RENTER community. I'm pro apartment need it.*
13. *More places where teenagers go to learn craft or job training and how to handle money. More senior activities. Don't just knock down old buildings refurbish. Keeping as much of nature as possible. Educate small children to work together and play together.*
14. *A creative use of drainage areas could be walking or biking paths be part of this space? A lot of trash builds up in these areas.*
15. *Dresden and Blanco. Strip of businesses. Cars driving fast / donuts. [???*
16. *More opportunities for youth! Volunteer, sports groups, game rooms, etc. (our non-profit does offer some opportunities) Paint cool designs on streets.*

17. *Good Job [Photo of Union Station]*
18. *North Shearer Hills Park on Ave Maria and Neliff - clean up parks and fill in w/ [photo of bridge and reservoir with rocks.]*
19. *Senior Center - like the one in District 9 - Walker Ranch. It should be central to residents.*
20. *We need more visibility from code compliance. Too many people do not keep up with their home and lawn and trash around homes.*
21. *Frequent public transit on major streets.*
22. *Support for local small businesses in the commercial corridors.*
23. *Arroyo Vista area behind LEE - 2nd Arroyo above arroyo off West Ave. Confusing when providing directions or for emergency services.*
24. *No access to existing public infrastructure e.g., school grounds are off-limits to community.*
25. *No coherent plan to encourage / support small business on area's main corridors.*
26. *Good accessible parks! (west of San Pedro), Shaded bus stops (Blanco), Safe bike crossings for major roads (ideally with light on less busy streets) MORE PARKS! MORE TREES!*
27. *A small park area is across from my house @ 350 W. Mandalay Dr., but a small kids park could be installed with benches and sidewalks.*
28. *Wish this would be taken care of like this. [photo of mowed stormwater area]*
29. *How to keep the homeless from camping out in the ditch near Nimitz Middle School. Keep the weeds out of the drainage ditch.*
30. *No frequent public transit on West and Vance Jackson.*
31. *North Shearer Hills: Benches in neighborhood for people to rest when walking.*
32. *Alleyway needs lighting Lumbe and Brayden, Westwood, and Elmwood. Safety issues and wall is not tall enough.*
33. *[Photo of recycling cans]*
34. *[Photo of carousel]*
35. *[Photo of cyclists waiting in designated area at traffic signal]*
36. *[Photo of buffered bike lane passing behind a bus stop.]*
37. *Park infrastructure (restroom.)*
38. *[Photo of uniformed service members at a fair]*
39. *[Photo of farmer's market at Pearl.]*
40. *Incentivize residents to use larger number in front of houses. Help and incentive older owners to clean yards and better the landscaping.*

41. *Regular street and sidewalk maintenance.*
42. *[Photo of air force service members in uniform]*
43. *[Photo of people on an old trolley]*
44. *We need better drainage in neighborhood some streets get resurfaced and the water that does not flow ruins the street. The location is West Ave., Basse and Blanco.*
45. *More jobs [photo of car factory]*
46. *More jobs [photo of recycling plant]*
47. *Access to Olmos Creek and no connection to the remainder of the Olmos Basin Park.*
48. *The area needs an identity in the same way that area next door area has their deco-district. What would be a good identity?*
49. *A senior center like the one at Dist. 9-Walker Ranch. It should be built in a Central Location within Blanco-West-Basse, IH-10 Corridor.*
50. *Senior Community Center. SAPD Substation.*
51. *Maker's space. Community Space. Nature. Urban Gardens. Natural waterflow. Correct usage of stormwater. A Solarpunk SA.*

Prompt: What would you change for the future?

1. *There is a serious need to focus on SAFETY - Phase 4 area needs safety - there are shootings dissemination of and drug dealing continuously happening. Firearms are being used continuously because you hear "gunfire" Needs: Neighborhood pocket park, more trees and vegetation, more lighting, the underpass between Hildebrand and Olmos needs to be safer and restored.*
2. *Need: Wider and safer sidewalks for pedestrians - more small businesses by business owners who reside in this community - Removal of too many bars, marijuana, and "shady" businesses which are plane w/in "school proximity"*
3. *More Parks (Pocket Parks) for North Central. Bike / Walk bridge going from Arroyo Vista at Westmoreland to Arroyo Vista as it comes off Blanco. Plant wildflowers in ditch.*
4. *The 400 block of Westwood drive: greenspace, pocket park with trees between 400 block of Westwood Drive and Carney (in lieu of auto shops.) Lighting on alleyways. On side of the COSA owned underpass property on the side next to Union Pacific and implementing green space that is cleaned and maintained lumber, carney 400 block of Westwood.*
5. *We need more organic grocery markets in the Edison area-because we have neighboring communities that would use these grocers. Trader Joes. Establish Parameters on Zoning for businesses. Development services has populated the area with smoke shops and cannabis,*

retired individuals and families would like safe walking areas. We need equity lens focus in our area to build safer neighborhoods.

- 6. Fixing neighborhood.*
- 7. I wish the city would come out and eve out the manhole cover that is higher than the street. It is hazard for people walking on a for cars. The cars can scrape the bottom of their vehicles. The street is grotto between Ann Lewis and Audrey Allen.*
- 8. Public works builds project where they plant trees hut, they make no provisions for care of the trees after the contractor departs. Then the trees die from neglect. They need at least two years of support.*
- 9. Revamping streets when needed. Ask (using incentives) to clean alleys. Bumps so drivers can decrease speed.*
- 10. Need a senior center in Dist. 1 continent to the North Central Residents. The center should be built around West Ave and Blanco Road.*
- 11. Lots of people coming from other states, educate them on San Antonio. Good coming to work but San Antonio is not as friendly as it used to be accepting new people and letting them know they are welcome.*
- 12. Jackson-Keller, Oblate and Blanco, and San Pedro. Concerned about construction along San Pedro. Businesses impacted. How much outreach has VIA done? Traffic impact on schools + neighborhoods around Oblate. Three schools, Nimitz, Jackson-Keller, Lee, school traffic bad.*
- 13. More parks, more green space, a walking bridge across Olmos Creek.*
- 14. Dog park added, Rehabilitation of the area, Walkability on San Pedro, opportunity for growth, more or new multi-family developments with some affordable units mixed in.*
- 15. I wish people would work together and keep the litter piked-up. Maybe more litter pick-up days. The shopping center at Jackson-Keller and San Pedro has a problem area where litter collects around the dumpsters. I emails them with pictures It takes a while, but they usually respond. Not all dumpsters have a lock on them. Also, I wish the city would keep the weed eliminated in the triangular concrete at Jackson-Keller and San Pedro and Jackson-Keller and Oblate.*
- 16. I would like to see a stricter enforcement of building codes and neighborhood clean-ups. I think most people like O.B. Schnabel encouraging clean-up.*
- 17. Upgrade area near mall by fixing streets and sidewalks. Area needs cleaning of alleyways to remove trach pick-up from front of house to alley.*
- 18. Maintenance as an integral part of any plan!*
- 19. My biggest complaint is main arterial roadways where you cannot see a tree canopy. I propose an agricultural program for the re-forestations of urban streets COSA has been*

hesitatingly lax when it comes to preserving trees and enforcing tree ordinances. Where are the Paris accords that the mayor pretends to support?

- 20. The asphalt on the 400 block of Westwood has many potholes. They indicated that they would fix in 2027. This neighborhood has been waiting for 15 years. Waiting until 2027 is too long. They have fixed potholes, but the streets have flooding when it rains. These neighborhoods need to see these neighborhoods need to see the city government is listening to their needs. They have grown apathetic as a result.*
- 21. Down Ribye and arroyo vista area: programs with stray dogs/cats we call many 311 and ACS and see no improvements. City needs to better maintain public roads from so many strays. Create programing that can help clean and maintain streets and houses and infrastructure.*
- 22. I would change the zoning in 78213, prohibiting and regulating the operation of group homes. There are a number in this area and the operate unregulated, there are now 3 in this area housing "recovering" individuals. What goes on inside these houses is a mystery and no idea they people living there or under what conditions they live!*
- 23. Plant more trees to help urban heat island. Increase pedestrian walk signs a few second head start from the car light. Improve air quality.*
- 24. I wish the VIA project would not come to pass on San Pedro.*
- 25. We need more police visibility. I live between buckeye and Neer and a lot of race driving takes planned. Zooming [?] do donuts in the streets we have people that walk which becomes dangerous for pedestrians.*
- 26. Increase neighborhood walkability. Increase green spaces in public areas. Not just in parks but trees ditches and general greenery, preferably fruit, food bearing.*
- 27. Why are we encouraging another 1-1 1/2 million population in this area anyways with the current drought and - in spite of importing millions of gallons of already?*
- 28. Eliminate the: used car dealer, tattoo shops, CBD shops on San Pedro.*
- 29. Less development - more green space. Better cleanup on the river going through Olmos Park.*
- 30. Wonder Parkway: area should be fenced in to avoid children and pets falling in driving strong.*
- 31. Me gustaria que la ciudad tenga dinero asignado para ayudr a personas mayores a mantener los frentes de las casas bien cuidadas. Wish the city would assign money to help senior citizen to take care of the front yards.*
- 32. Edison - safety, creating. I do not want affordable housing that can bring further crime incidents in the area. Development services needs to implement parameters on business permits that create economic growth developments (mixed-use), coffee shops, cafes, etc. in*

lieu of automobile, used car lots. We need to see further housing that is not low income because this can and will increase crime.

- 33. Better sidewalks - wider throughout the housing neighborhoods there is a lack of sidewalks. Too many roaming dogs.*
- 34. Edison - more trees, green space, to implement an environment where growing families can inhabit, exterior lighting in the Edison neighborhood, cleaning up alleyways, fixing sidewalks, and paving streets. This neighborhood has ne neglected, the underpass on San Pedro needs to be revitalized and pedestrian walkways need lighting and safe walkways, etc.*
- 35. I would change the noise ordinance to be a stricter no matter the day or time. Specifically, noise having to do with loud music and party's at residential areas. Additionally, unrelated to loud music, would be a dire need to fix the main roads like Basse which has been in disarray for a long time.*
- 36. Concrete ditches for nice creeks.*
- 37. Because buckeye street has very few shops between Basse and Dresden, its acts like a good get away after shootings occur in this area. Also, alleys are good hiding spots for those hiding from the police. Perhaps they can be lit up to help police. And cleaned up by the neighborhoods. also, can identify those that drive by and dump dogs in the neighborhood.*
- 38. Rehab curbs and sidewalks. Sunken/shifted curbs and sidewalks should be replaced. Broken sunken sidewalks can be a hazard and drainage problem.*
- 39. Pedestrian focused amenities. Especially in large thoroughfare like San Pedro where pedestrians can feel safer.*

40. *I would like to see more lights and cameras on Buckeye Street.*



at Buckeye and Gilbert In. to catch and deter those that like to race and do spins at intersections.

41. *Improve Olmos Basin walking trail. Make it a place for bikers, runners, and seniors to walk by keeping it mowed, pour cement pads to build pick-nic areas.*

42. *Street drainage channeling down the 4900 block of Neer St. as well as the drainage on Buckeye.*

43. *Keep investors at a limit from overbuying homes in my neighborhood. It has caused an upsurge in home prices and increasing prop. Taxes. More through fares to remove congestion on Weet Ave. and Blanco Road. Beautify main roads with green spaces.*

APPENDIX 2: BIG IDEAS STATION RESPONSES

Prompt: My Big Ideas for the North Central Community Area are...

1. *Provide local businesses with incentives to hire unhoused people hanging around their areas. Encourage that individual to pursue permanent employment. Win, win, for everyone.*
2. *I am up for any new changes the city does or offers. Helps city and residents. If the city can change come city residents like it and some don't like it helps environment, I am for it :)*
3. *1. Beautify area's 2. Fix old Buildings or remove them. 3. Fix streets and especially sidewalks. 4. More affordable housing especially for seniors are growing generations. 5. Respect new laws + old laws of any kind. 6. Respect each other we all live in earth.*
4. *Help the unhoused. We have several unhoused standings in restaurants. Coordinate with businesses to give them small jobs, like sweeping or washing dishes for daily pay. Businesses can get incentives from the city when they participate in this idea.*
5. *Make the neighborhood a viable area for education jobs. Recreation and shopping independent of other areas in the city.*
6. *San Pedro underpass be revitalized (10 years with several binds passed and no funding allocated). This underpass has been neglected and is a structure from the 1930's which was worked on by a former Texas A&M university president (engineer) at the time. The railing (chain-link) is broken, deteriorated stucco pillars, graffiti is usually a common practice with this historic structure, Owned by Cosa on the bottom, Union Pacific on the Top. The excuse for not fixing the structure has been because of the ownership, which is not justify lack of maintenance or care of the structure. Lighting and fixing pedestrian walkways. if we want to bridge communities, help us revitalize this historic monument.*
7. *Increased green spaces with fruit bearing trees.*
8. *Removal of bars, marijuana businesses and poker or adult businesses that are near elementary + high schools! Creating a safe environment w/ wider sidewalks and lighting, handicap accessibility! Planting more trees and vegetation for landscaping and beautification. need more pocket libraries for everyone to read! Need more organic (businesses that focus on that), healthy, and wellness needs -- Create more pocket parks. We need stop signs! People are "racing" through the neighborhoods. I want to see more police and sheriff - county presence to deter crime. - Underpass between Hildebrand and Olmos needs to be restored and loved! We need more safety for alleyways and ADUs for the elderly - no sky rises for them. then need to be able to access for emergency purposes. - Streets need to get fixed - drainage issues, too many potholes.*
9. *Keep SA small-town feeling community despite an increase in population. Limit too many businesses, buildings, apartments, in a small space.*

- 10. Reduce car use. Improve public transportation. Improve bus stops and seating covering for inclement weather etc. Make bike safety routes.*
- 11. Turn ditches into gardens.*
- 12. Revitalize Vance Jackson Road (buildings, businesses) Better flood system on Basse Road.*
- 13. Neighborhood clean-up day organizing a group to clean up streets parks etc. Gardens or food drive/starting a community garden or collect good/dry goods for those in need. Fitness center/club outdoor yoga fitness classes/walking/ running/Zumba etc. Dog friendly.*



North Central Community Area Open House Community Meeting

Wednesday, February 12, 2025

5:30-7:30 PM



Cambridge Systematics, Inc.
Bowtie

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

Introductions



City of San Antonio, Planning Department

Chris Ryerson, AICP – Planning Administrator

Jacob Howard – Project Manager



MIG

Marco Hinojosa – Project Manager



A-M-S

Gretchen Roufs – Senior Project Associate

Community Meeting Overview

5:30 *Welcome!*

5:45 ***Presentation:*** *SA Tomorrow Background,
SA Tomorrow Sub-Area Plans Overview*

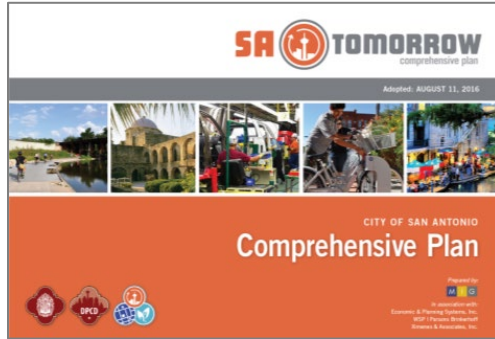
6:00 ***Open House:*** *Visit Stations & Provide Input*

1. VISIONING BOARD
2. BIG IDEAS

7:30 *Meeting Close*



Comprehensive Plan: Vision & Guiding Principles



“SA Tomorrow is the story of a great American city.

San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations...”

Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

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.



Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.



Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

Encourage and integrate innovative and sustainable ideas and development.

Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

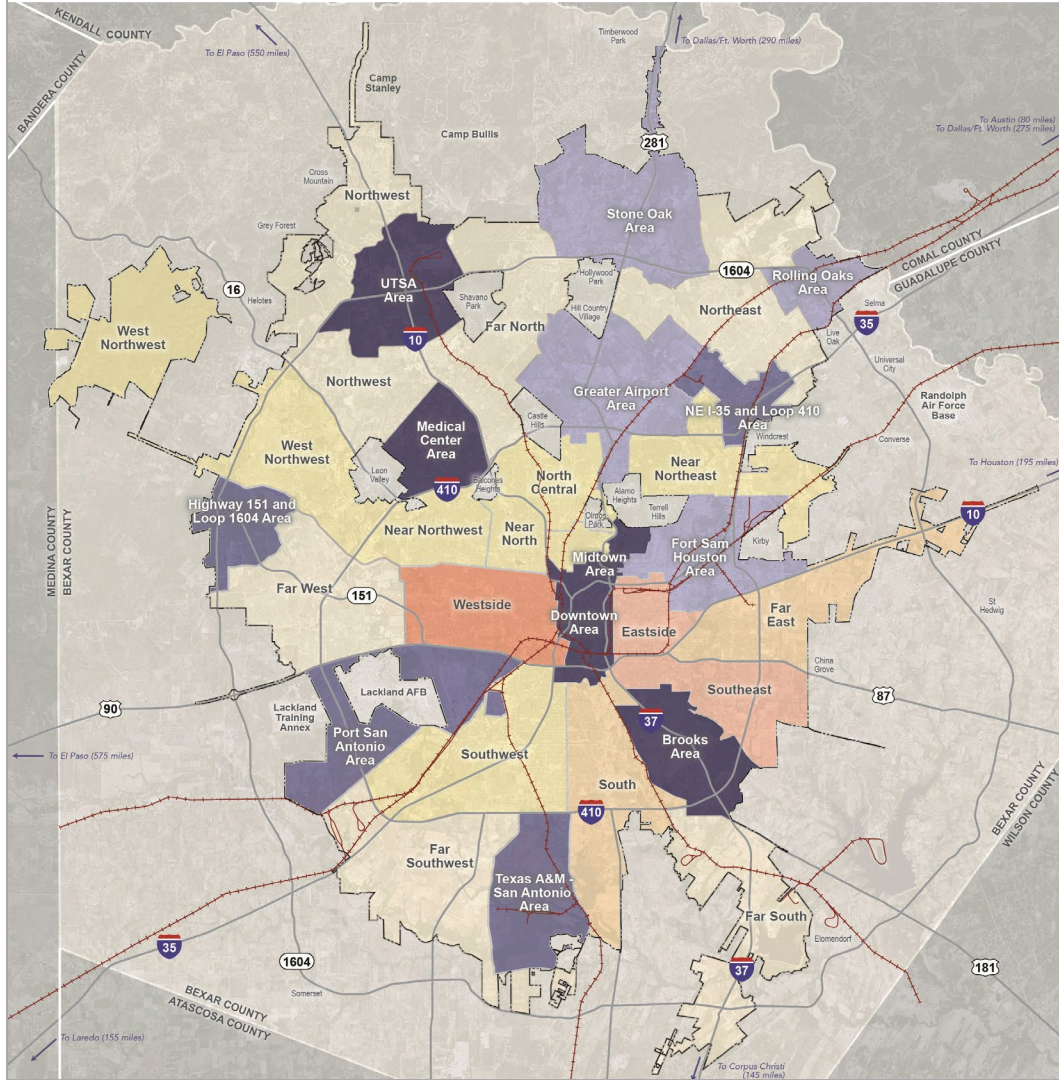
Sub-Area Plans

Regional Centers

- 13 Regional Centers
- Phases 1-3
- City-wide share by 2040:
 - 50% of new jobs
 - 20% of new households

Community Plan Areas

- 17 Community Plan Areas
- Phases 1-5



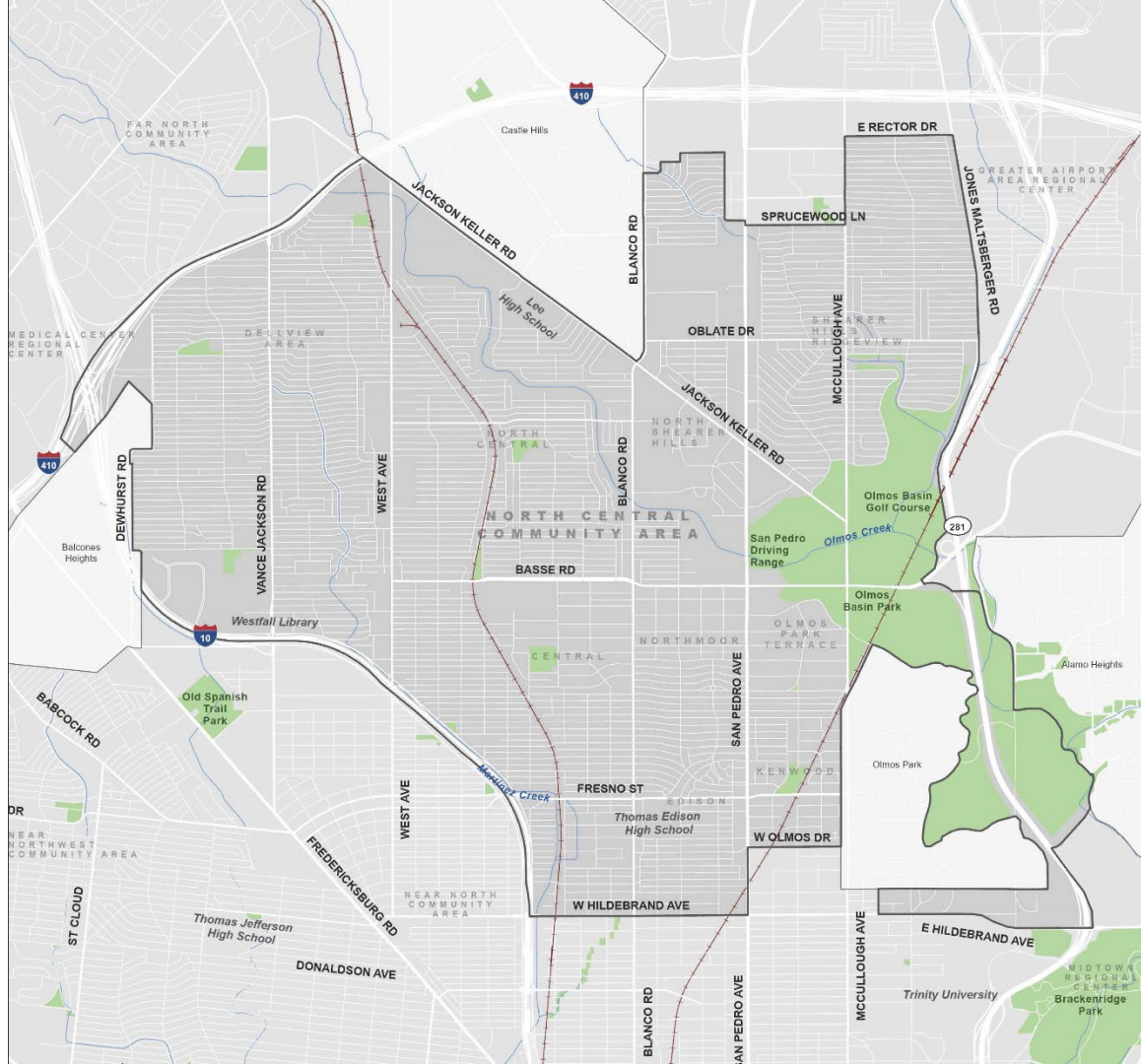
LEGEND

- City Boundary
- Major Highway
- Rail Line
- Regional Center Plan Areas
 - Phase 1
 - Phase 2
 - Phase 3
- Community Plan Areas
 - Phase 1
 - Phase 2
 - Phase 3
 - Phase 4
 - Phase 5

Phase 4

Community Areas

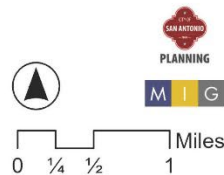
- West Northwest
- Near Northwest
- Near North
- **North Central**
- Near Northeast
- Southwest



North Central Community Area

Legend

- SA Tomorrow Sub-Area
- City of San Antonio
- Rivers or Streams
- Public Parks



What is a Sub-Area Plan?

- Sub-Area plans provide a greater level of detail for a specific area
- Allow stakeholders the opportunity to give input for their part of the City



Land Use

A key goal of the SA Tomorrow Comprehensive Plan is creating a land use map for the entire city that reflects the community's desired pattern of development



Mobility

This section discusses strategies and improvements that could improve getting around in the area



Housing

This section complements the Land Use section with specific strategies for housing in the area



Amenities & Public Spaces

This section discusses future projects and policies for creating places where people have access to basic infrastructure, the outdoors, and cultural assets



Economic Development

This section describes specific strategies for supporting businesses and connecting people to jobs

How is the Plan Organized?

Vision and Goals

Covers the whole Sub-area



Recommendations

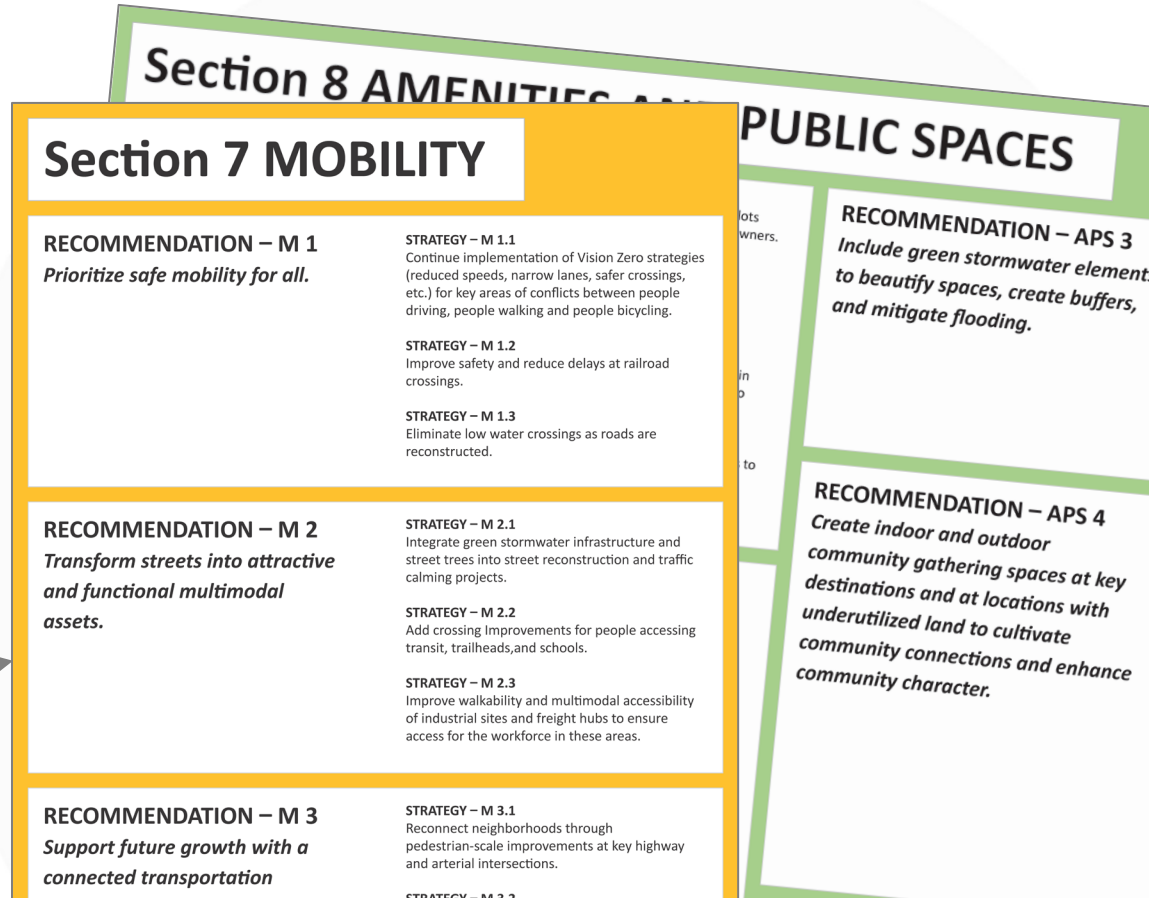
Specific to each topic



Strategies

List of ways to achieve the recommendations

Example
Recommendations
from the Greater
Airport Area
Regional Center
Plan



What is a Vision Statement?

- **Describes a place 10-15 years in the future**
- **Aspirational**
- **Very General**
- **Sets a broad direction for the content of the plan**

How do we develop a "Vision"?

- Initial discussion with the Planning Team
- Online Questionnaire
- **Input at Community Meeting 1 (Tonight!)**
- Review Draft Vision at Planning Team Meeting 2
- Present Proposed Vision at Community Meeting 2

Order of Meetings

WE ARE HERE

Planning Team Meeting 1 (July 11th, 2024)

Community Meeting 1 (February 5, 2025)

Planning Team Meeting 2 (March)

Planning Team Meeting 3 (April)

Planning Team Meeting 4 (May)

Planning Team Meeting 5 (TBD)

Planning Team Meeting 6 (TBD)

Community Meeting 2 (TBD)

Planning Team Meeting 7 (TBD)

Planning Team Meeting 8 (TBD)

Planning Team Meeting 9 (TBD)

Digital Design Charrette (DDC) (TBD)

Planning Team Meeting 10 (TBD)

Community Meeting 3 (TBD)

Planning Team Meeting 11 (TBD)

Community Meeting 4 (TBD)

Planning Team Meeting 12 (TBD)

Orientation | Sub-Area Planning Overview | Vision and Goals

Introduction to Land Use | Confirm Vision & Goals

Introduction to Mobility

Introduction to Housing & Economic Development

Introduction to Community Amenities & Public Space

Introduction to Focus Areas

Land Use | Focus Areas

Mobility | Focus Areas

Housing & Economic Development | Focus Areas

Visualization of Two Selected Sites

Community Amenities & Public Space | Focus Areas | DDC

Plan Priorities & Implementation

Public Draft Review

Next Steps

Questionnaire 1 Close

- Questionnaire 1 Closes Feb. 21st

Community Meeting 2 | *Next Fall*

- Confirm Vision and Goals
- Cover the topics of the plan

Contact Information

**For questions or more information,
please contact:**

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