

## VIRTUAL PLANNING TEAM MEETING SUMMARY

### South Community Area Planning Team Meeting #1

**Meeting Date:** April 5, 2022  
**Time:** 5:30 pm – 7:30 pm  
**Location:** WebEx

#### Planning Team & Staff

Colleen Swain, World Heritage Office  
Rebecca Boysen, World Heritage Office  
Karen Bishop, San Antonio River Authority  
Ryan Hall, Aviation  
Steve Southers, Aviation  
Josh Heiss, Aviation  
John Gonzales, Community Member  
Thad Rutherford, Southstar Communities  
J. Moody, SA Lighthouse for the Blind

Chris Villa, District 3 Council Office  
Krystin Ramirez, *Project Manager MIG*  
Jay Renkens, *Principal MIG*  
Ana Villareal, *Senior Planner*  
Chris Ryerson, AICP, *Planning Administrator*  
Iris Gonzales, *Special Projects Manager*  
Susan Guinn, *City Attorney's Office*  
Carlos Guerra, *Project Manager*

#### Meeting Objectives:

The purpose of the first Planning Team meeting was to introduce the team members to each other, gather an overview of the SA Tomorrow Comprehensive Plan and its intent, review the plan process and schedule, and discuss roles and responsibilities, existing conditions, the city's commitment to equity, and identify a set of vision and goals for the plan area.

#### Meeting Format

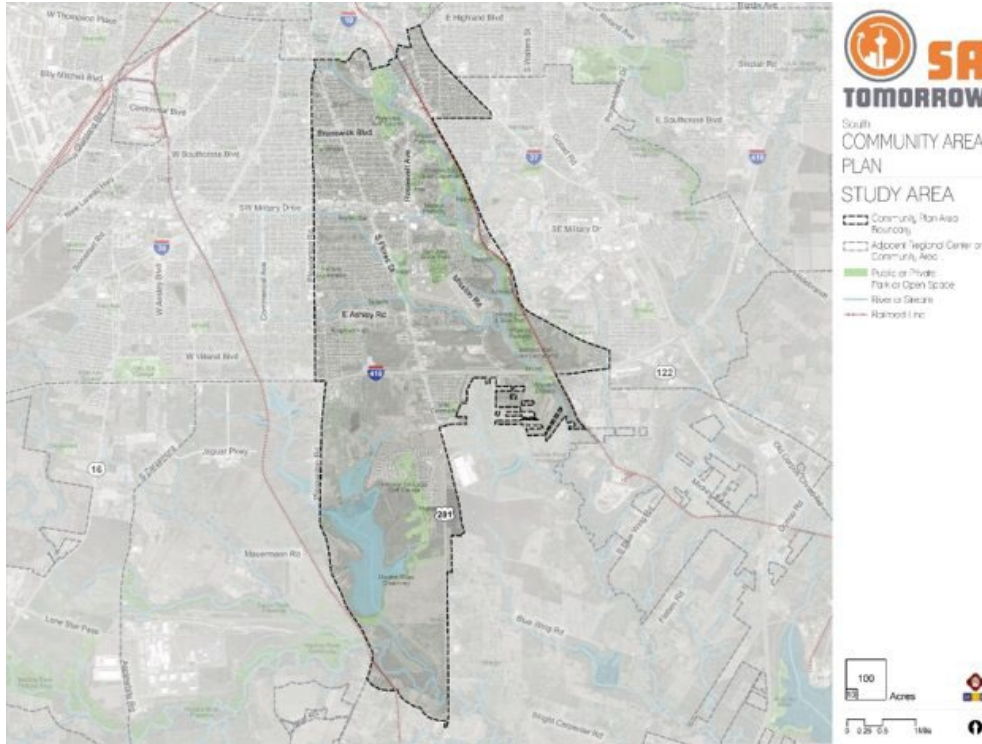
The meeting began with staff introductions including city staff and consultant staff. The Project Manager then asked the team to briefly introduce themselves and include a statement about what they enjoy most about the plan area. Following introductions, the consultant team explained the SA tomorrow plan and its implementation of sub area plans, including the South Community Area. The project manager then explained the teams roles and responsibilities, time commitment, and project schedule. The consultant team then described the Existing Conditions Atlas, the city's commitment to Equity, and then facilitated a discussion to identify the groups vision and goals for the area.

#### The South Community Area Plan

The SA Tomorrow Comprehensive Plan identifies 30 sub areas that make up the entire city. As part of implementation of the SA Tomorrow Comprehensive Plan, 13 Regional Center Plans and 17 Community Area plans will be developed over 5 phases. The South Community Area is among the Phase 3 plans which also include; the Far East Community, Greater Airport Regional Center, the Rolling Oaks Regional Center the Stone Oak Regional Center, and the Fort Sam Houston Area Regional Center. Each plan is

being developed by a team of local stakeholders, neighborhood leaders, and city departments. The process is generally 18-24 months from the start date to adoption by city council. The plan will feature specific recommendations and strategies for several plan elements including: Land Use, Mobility, Economic Development, Amenities and Public Spaces, Housing, and Neighborhood Priorities.

The South Community Area is generally bound by Theo Avenue to the north, South Presa Street to the East-including a small portion north of Riverside Rd west of I-37. The boundary extends South to the city limit and includes the Mission Del Lago neighborhood and Mitchell Lake, South of 410. The area's western boundary is Pleasanton Rd.



### Existing Conditions Atlas

The consultant team described the Existing Conditions Atlas, which is a document that identifies the existing conditions of the area. The document is being updated and will be posted to the sub area website before the first community meeting.

### Equity

As part of the City of San Antonio's commitment to Equity, the Planning department is incorporating Equity studies into the plan document. Consultant staff explained how, through Equity Mapping, the planning team and staff can begin to identify underserved areas, and ultimately develop recommendations and strategies to address inequities within the plan boundary. The maps were shown for the entire city and include Food (Grocery) access, Employment access, and access to Parks and Recreation options.



**Team Discussion: Vision & Goals**

The final portion of the meeting was dedicated to a discussion on the areas strengths, weaknesses and opportunities. A Mural board was created to capture the planning teams input and are broken down by category. Below are screenshots from the Mural board. The pink squares indicate feedback related to Vision & Goals, the blue square indicate comments related to the Existing Conditions, and green squares indicate feedback related to equity.

DISCUSSION:				VISION & GOALS	EXISTING CONDITIONS	EQUITY
There is no HEB located South of Military Drive	Opportunity: Involvement of tourism businesses (businesses that support visitors)	Use of Hotels/ Motels as Assets - Historic value in area	Opportunity: local businesses to benefit from visitors	Support restaurants, artisans, small businesses	Concern / Programmatic Opportunity: Humane Society Task Force: collect stray animals / feral cats	Safety Concern: stray animals
Hike & Bike trail connections - build off existing conditions and see where trail gaps exist	Need for east-west trail connections & opportunities for rails to trails	Infrastructure improvements needed - utility improvements to East-West connector (Between 410 and Loop 1604)	First and final mile connections: Trail connections to the neighborhoods, trailheads	Future Jaguar Parkway East connection to South Area	Increase access to EV chargers & help promote use of electric vehicles	Design Standards for EV Chargers and Infrastructure
Trees along sidewalks: provide beautification, shade, urban heat island reduction, and improved air quality	Development to be respectful of missions and river - input from NAs needed	Increase access to more healthcare services	University Hospital is near Texas A&M and other nearby facilities recently opened, but healthcare access in this area still needed	Look at health factors to increase outcomes and life expectancy	Better storm water mgmt! Identify locations for mgmt with green infrastructure included	Need more manufacturing / skilled jobs in the area
Neighborhood Coalition involvement in Planning Team	Maintain authenticity of neighborhoods in the South Area	Retain individuality and support local community by providing opportunity to maintain and leverage growth for businesses	Clean up zoning to ensure zoning matches what exists; e.g. areas south of Military Dr zoned Multifamily, but the use is Single Family	Filling sidewalk gaps	Need to support creative class to give residents opportunity to REMAIN in the area	Trade schools exist in the area currently, but graduates migrate out of the Plan Area
Additional VIA routes to accommodate all community members, specifically around and to the Lighthouse for the Blind facilities	Opportunity to establish more community gardens; also supports the character and dynamic of community	Need multi-pronged approach to address food deserts - community gardens, food co-ops	Invite representatives from trade schools, artists, charter schools	Tourism awareness of local recreational business - paddle boarding, bike stores, etc.	Opportunity: partnerships with trade schools and businesses	Build on existing industrial buildings and creative space model - Southside Living Maker Spaces
Currently only grocery stores, restaurants, service industry jobs available	Ensure that past generations have the opportunity to remain in the community	Protect the creative class	Stinson working on mini-master plan: potential for air field improvements, economic development, job growth	Focus on and support Ecotourism and Historic Tourism!!	Culinary support	Need for Retail market study



## South Community Area Planning Team Meeting #1

Staff will incorporate the feedback into a draft of the vision and goals to present to the public for the first community meeting, to be held on May 12. Following the discussion, the project manager provided the team with upcoming meeting dates, thanked the team members for their participation, and concluded the meeting.

### Next Steps

**Public Input Poll:** Please be on the look out for a poll for planning team members to identify the best format for meetings (virtual or in person), as well as preferred days of the week, and times. Alternatively, you may reach out to the project manager, Carlos Guerra, to indicate your preference. Formats and days of the week will be determined based on the majority of the team's preference.

**Community Meeting #1:** Thursday, May 12, 5:30-7:30

Conference Center, Stinson Municipal Airport, 8535 Mission Rd.

This meeting is open to the public, post cards will be sent out to residents in the area. Please feel free to bring your neighbors!

**Planning Team Meeting #2:** Week of June 27<sup>th</sup>

Meeting time and location TBD.

The meeting recording is also available upon request. Please contact the project manager for any additional questions or for a recording of the meeting.

**Project Manager:** Carlos Guerra II, City of San Antonio Planning Department.

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**Phone:** (210) 207-5425

