



SOUTHWEST COMMUNITY AREA PLAN PLANNING TEAM MEETING #1 SUMMARY

Topic: PT1: Plan Kickoff & Orientation; Strengths, Challenges, and Opportunities
Date: Thursday, July 11, 2024
Time: 5:30 – 7:30 pm
Location: Whitley Event Center, 285 Oblate Drive, SATX 78216

Attendees:

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

- Debora Gonzalez, COSA Project Manager
- Jay Renkens, MIG Project Consultant
- Shanelle Alviar, Southwest CA
- Debra Ponce, Community member & Public Citizen Org.
- Erica Benavides, Society of St. Vincent
- David Yanez, Palm Heights NA
- Rochelle Estrada, Palm Heights NA
- Ricardo Moreno, Community Advocate
- Danielle Moreno, Community Advocate
- Rene Carrillo, Community Advocate
- Leticia Niera-De La Rosa, Alamo College
- Sara Noggle & James Noggle
- Peter Onofre, Christian Center
- Sofia Eria, Port SA
- Duke Stevens, The Stevens Group

I. MEETING PURPOSE & AGENDA

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

- 5:00 – 5:30 PM: Optional “meet and greet” for members of all six Planning Teams
- 5:30 – 6:00 PM: Opening plenary session for all six Planning Teams with introductory and contextual information about SA Tomorrow and Sub-Area Planning
- 6:00 – 7:30 PM: Break-out sessions for each Sub-Area Planning Team

II. SUMMARY OF PLENARY SESSION CONTENT

The plenary 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:
 - **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 Southwest 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 Amenities**. 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.

Process and Timeline for Sub-Area Planning

Each Sub-Area Plan (like the Southwest 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 Amenities. 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.

Roles & Responsibilities of Planning Team Members

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
- Approach other Planning Team members with an attitude of mutual respect, empathy, and learning
- Communicate any ideas and concerns first with your Project Manager

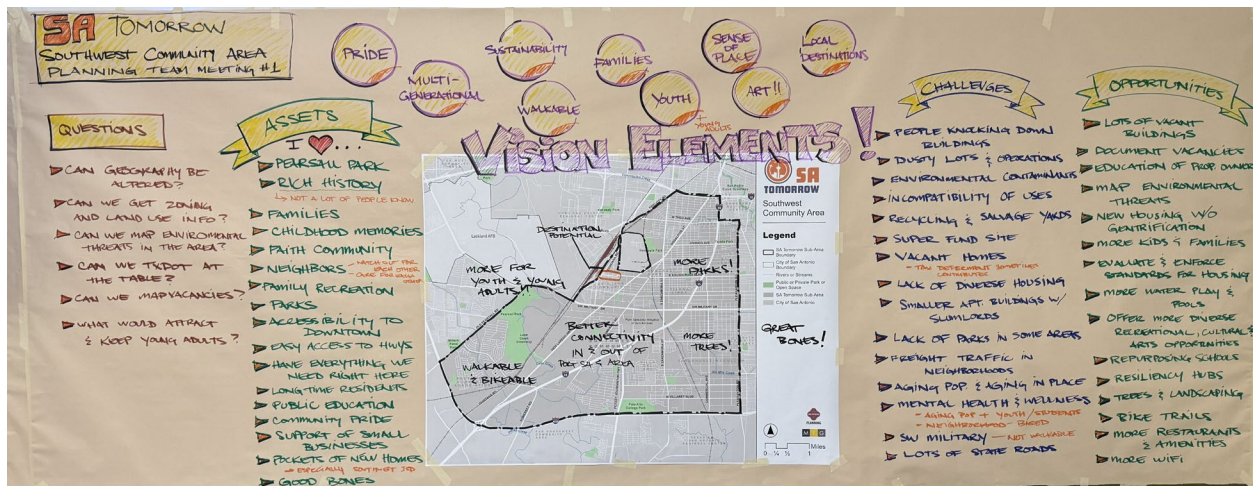
III. SUMMARY OF SOUTHWEST BREAK-OUT SESSION CONTENT

After the plenary session, individual break-out sessions were held for each Planning Team. The Southwest 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 SW 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 NNE “quickfacts” sheet was distributed to each Planning Team member.

After introductions, the project manager reviewed the projected timeline and sequence of SW Planning Team and Community Meetings. The project manager provided a high-level summary of **existing conditions** in the SW 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 the current status of demographic, economic, environmental (natural and built), and equity conditions of the SW area. The Existing Conditions Atlas will be used for reference throughout the SW Community Area planning process.

The majority of the break-out session was a facilitated discussion to capture what Planning Team members feel are the SW 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 SW area. The vision and goals will guide discussions on land use, mobility, housing, economic development, and amenities throughout the planning process.

Outcomes of Assets, Challenges, and Opportunities Discussion (expanded notes on the following page)



Assets, Challenges, and Opportunities Discussion (expanded notes)

ASSETS	CHALLENGES	OPPORTUNITIES
<ul style="list-style-type: none"> • Pearsall Park • Rich history • Families • Childhood memories • Faith community • Neighbors • Family recreation • Parks • Accessibility to downtown • Easy access to Highways • Have everything we need right here • Long time residents • Public education • Community Pride • Support of small business • Pockets of new homes • Good bones 	<ul style="list-style-type: none"> • Building demolition • Dusty lots and operations • Environmental contaminants • Incompatibility of uses • Recycling and salvage yards • Super fund site • Vacant homes (tax deferment) • Lack of diverse housing • Smaller apartment building with absentee landlords • Lack of parks in some areas • Neighborhood freight traffic • Aging population and aging in place • Mental health and wellness (aging population and youth/neighborhood blend) • SW Military is not walkable • Lots of state roads 	<ul style="list-style-type: none"> • Lots of vacant buildings • Document vacancies • Education of property owners • Map environmental threats • New housing without gentrification • More kids and families • Evaluate and enforce standards for housing • More water play and pools • Offer more diverse recreational, cultural and arts opportunities for all ages • Repurpose schools • Resiliency hubs • Increase trees and landscaping, maintenance, drainage & runoff improvements • Bike trails - connectivity • More restaurants and amenities • More Wifi access • Incentives for small businesses, revitalization of corridors
<p>General Feedback and Common Themes</p> <ul style="list-style-type: none"> • Multi-Generational, Sustainability, Youth and Young Adults, Sense of Place and Local Destinations • Stressed the necessity of a PROACTIVE and HOLISTIC approach to building vacancies and environmental threats in the area • Planning Team would like better understanding of zoning and land use information and map vacancies. 		

IV. NEXT STEPS

- **The Southwest Community Area** project website will be used to post Planning Team and Community Meeting resources, communicate dates for public engagement opportunities, and draft plan content. Southwest Community Area link: <https://southwest.sacomplan.com/>
- **Questionnaire** – Vision & Goals. A questionnaire will be released in August for community input to help prepare draft Vision and Goals statements for the Near Northeast Community.
- **Southwest Community Meeting #1** is scheduled for early 2025. Notification will be sent once details are confirmed.

Contact Information

Debora Gonzalez, Project Manager

San Antonio Planning Department

Email: debora.gonzalez2@sanantonio.gov

Phone: (210) 207-8085