



## **SOUTHWEST COMMUNITY AREA PLAN**

### **PLANNING TEAM MEETING #2 SUMMARY**

**Topic:** PT2: Vision & Goals of the Plan, introduction to Land Use, & concept of Focus Areas.

**Date:** Thursday, March 27, 2025

**Time:** 5:30 – 7:30 pm

**Location:** South San Antonio Community Center

#### **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, and community leaders.

- Debora Gonzalez, COSA Project Manager
- Chris Ryerson, Planning Administrator
- Marcia Boyle, MIG Project Consultant
- Marco Hinojosa, MIG Project Consultant
- Al Rocha, Quintana Community NA
- Angie Olvera, Keep South San Proud Association
- Debra Ponce, Community member & Public Citizen Org.
- Linda Davila, Palm Heights NA
- Nancy Parrilla, Fuerza Unida
- Peter Onofre, Christian Center
- Rene Carrillo, Community Advocate
- Vicente Escobedo, SAMHD
- Thomas Medina, VIA
- Derek Tulowitzky, D5
- Jose Martinez, Community Advocate
- Stephanie Martinez, Community Advocate

#### **I. MEETING PURPOSE & AGENDA**

The purpose of this meeting was to discuss the first draft of the Vision & Goals statement, introduction to land use and discuss the concept of Focus Areas. The agenda for the meeting included:

- 5:30 – 5:40 Welcome and Introductions & Review Public Input
- 5:40 – 6:15 Draft Vision and Goals
- 6:15 – 6:30 Introduction to Land Use
- 6:30 – 7:30 Introduction to Focus Areas & Discussion

#### **II. MEETING SUMMARY**

The meeting began with a round of staff introductions and a recap of the Plan timeline. We then highlighted the key discussion topics from Planning Team Meeting #1 and Community Meeting #1. After presenting the main themes to the planning team, our project consultant Marcia Boyle overviewed the preliminary draft of the Vision and Goals. Following the vision and goals discussion, Marcia introduced land use, followed by the introduction of focus areas and the planning team was encouraged to discuss potential focus areas within the community area boundary.

## VISION AND GOALS DISCUSSION

The vision and goals section are intended to provide an idea for the future of the area and inform future discussions during the planning process. The team generally agreed on the vision and had suggestions to add language to the goals.

### Comments:

1. Vision – add “restoring”, “restoration”, or “restore” the environment, libraries, etc. Define gentrification and why do we want to prevent it.
2. Elderly choices of places to live – also amenities that help keep existing elderly homeowners in place (community programs).
3. Multigeneration.
4. Access to services for elderly community members
5. Resiliency is important.
6. Development that adds choices but avoid displacement for younger people, college grads, people aging in place and people who need to take care of parents.
7. Housing that's context sensitive.
8. Meaningful greenspaces – easily access.
9. Green corridor.
10. Sidewalk gaps – shade, lighting.
11. Social infrastructure (programming in libraries for all ages and after school hours).
12. Economic development – prioritize local business.
13. Maintain traditional identity of the community.



## INTRODUCTION TO LAND USE

Staff provided a brief presentation about Future Land Use and indicated that staff will hold future meetings with different neighborhoods in the Southwest Community. During these future meetings, staff will present a preliminary working draft of the Future Land Use Plan.

After presenting about Land Use, Planning Team members mentioned that while Future Land Use is not “zoning”, it is important to find good fits for permanent supportive housing - community is proud and comfortable the way it is \*problem is the City has not invested in the area.

## FOCUS AREAS IDENTIFICATION & DISCUSSION

Beginning the Focus Areas discussion, Marco Hinojosa project consultant described what focus areas are and what they could include. Focus Areas are sites or conditions that receive specific policy recommendations within a Sub-area plan. Focus Areas can include, but are not limited to, sites that are opportunities for future investments, improvement, preservation, or restoration. During the presentation, parcels within the Sub-area that are vacant or underutilized (i.e., private parcels with a combination of a low floor area ratio and a low improvement value to land value ratio) were presented as potential candidate Focus Areas. Support for focus areas could also include preservation.

When analyzing potential focus areas, staff will study vacant or underutilized parcels, commercial strips, former industrial sites, areas along transit corridors, major intersections or nodes and special districts that may need investment or support.

The focus areas are based on feedback from the community, spatial analysis, and known areas of concern from communicating with residents and from past neighborhood tours with various Planning Team members. The Planning Team was shown a map of the area with vacant sites, underutilized sites, publicly owned land, and business closed during 2018 - 2023. The opportunity 1 sites are ones that have both a low floor area to land area ratio and low improvement value to land value ratio. Opportunity 2 sites are ones with just low floor area to land area ratio (FAR less than or equal to 0.2). And opportunity 3 sites are low improvement value to land value ratio (building coverage is less than 0.5 of the entire parcel). The last category is Publicly Owned, are sites that are publicly owned but would be attractive for development. This means they do not currently have a major use or purpose, are undeveloped or underdeveloped.

The purpose of the map was to highlight potential focus areas or draw attention to specific locations within the plan area. Major takeaways from the discussion include: the need to update the map to

### *Comments:*

1. *SW Military is vulnerable and should have a holistic approach as a focus area.*
2. *Normoyle has Bond Project.*
3. *Southcross and New Laredo Highway and Somerset Road surrounding area around including business cluster, eyesores, environmental focus for area.*
4. *Southcross vacant buildings.*
5. *Cassin Drive and Somerset Road is a dangerous intersection, Leon creek potential as a greenway trail connection.*

