



# Southwest Community Area Plan Planning Team Meeting #5

Monday, June 16, 2025  
Virtual via Zoom  
5:30-7:30PM



PLANNING



Cambridge Systematics, Inc.

Bowtie

Economic & Planning Systems, Inc.

Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City

# **Get Ready For The Meeting!**

**Correct your name by clicking the three dots near your profile tile and select change your name.**

**Put your name and the organization you represent in the chat.**

**If you have any questions during the meeting, you can email Chris Ryerson at [Chris.Ryerson@sanantonio.gov](mailto:Chris.Ryerson@sanantonio.gov)**



**Unmute/Mute**

Please stay on mute unless you have something you want to say. The facilitator may mute you if there is noise on your line.

**Video on/off**

It is useful to be able to see each other, please use video if you are able and comfortable.



Audio



Video

Participants 2

Chat

React

Show captions

EN English

More

Leave

**Mute indication**

Unmute at bottom left or at the top right of your picture

Unmute

**Options:**

Click the three dots and select change your name

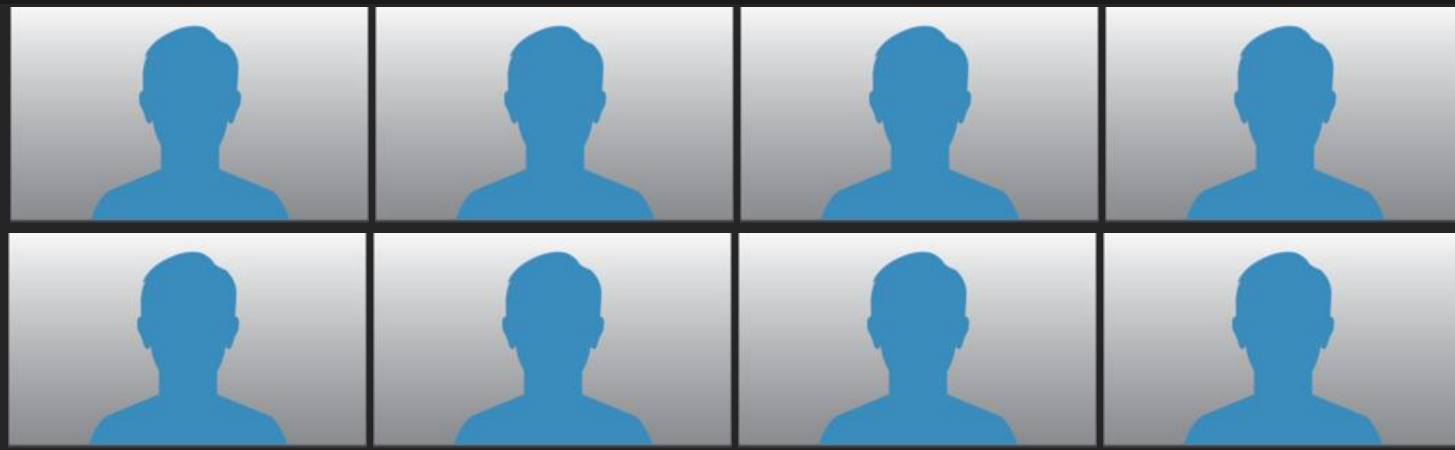


Name

**Highlighted**

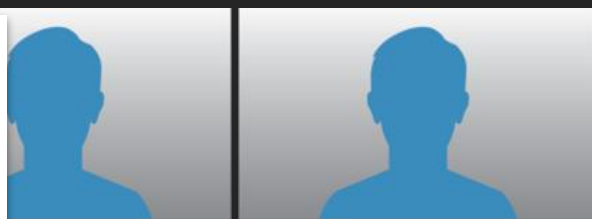
Currently speaking





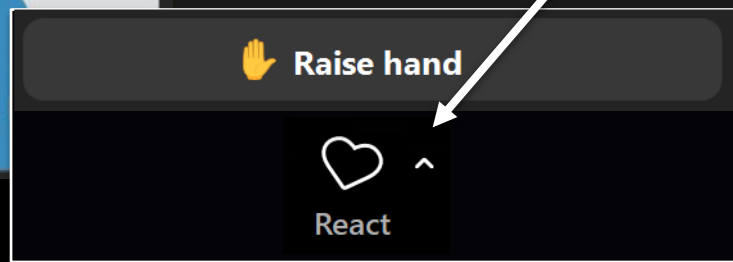
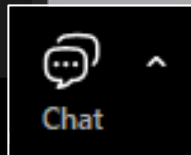
### Chat

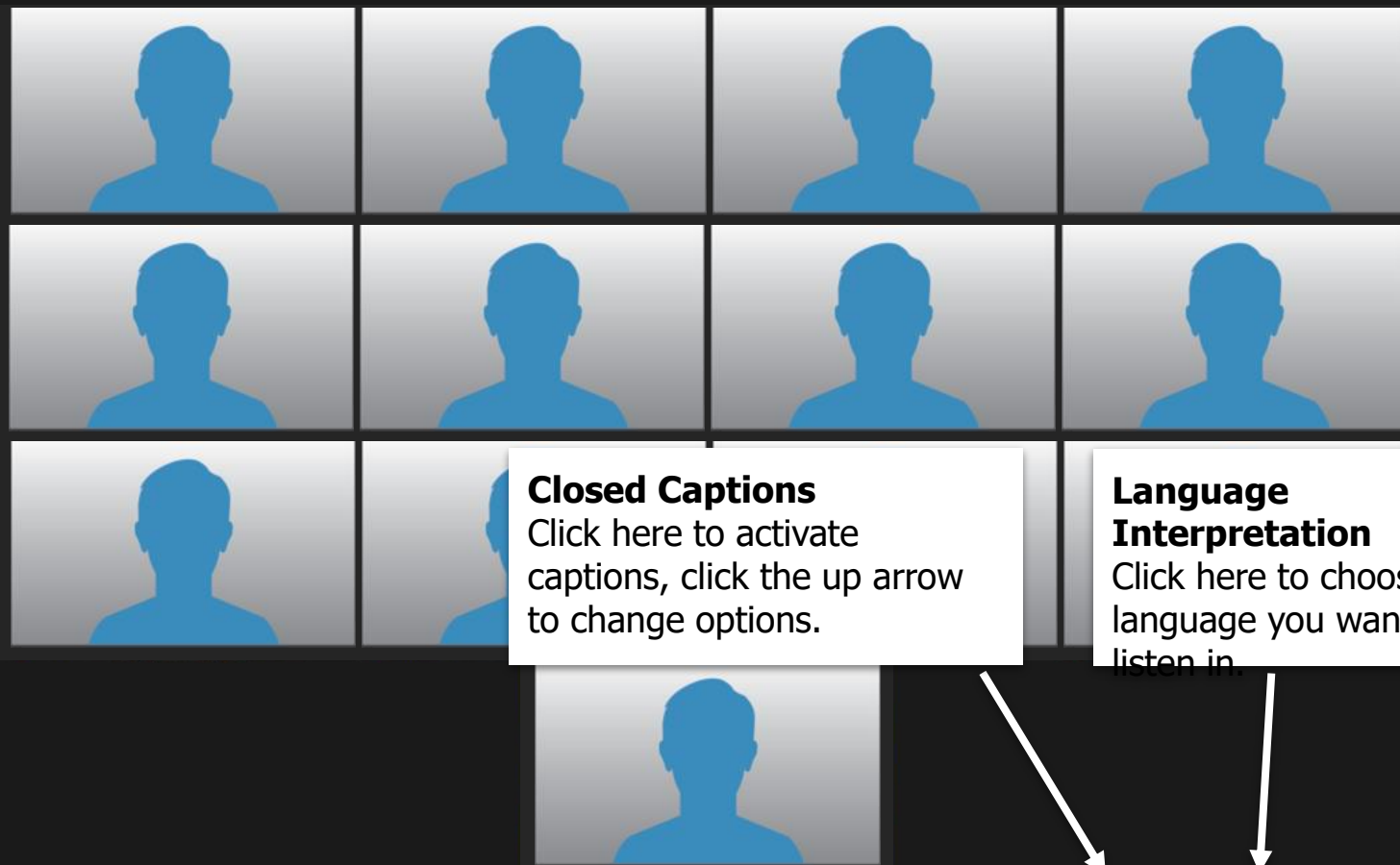
Click here to open a chat window to send messages to the host or all participants.



### Reactions

Click here to open a menu, you can raise and lower your hand here.



**Closed Captions**

Click here to activate captions, click the up arrow to change options.

**Language Interpretation**

Click here to choose the language you want to listen in.



Audio



Video



Participants 2



Chat



React



Show captions



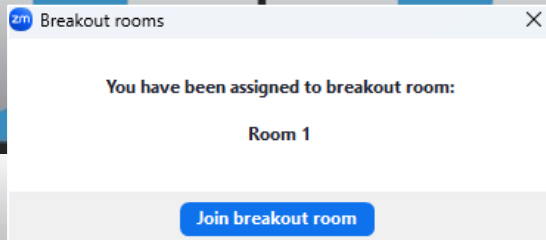
English



More



Leave



## Breakout Rooms

If the host has assigned breakout rooms, you will see a pop-up to join. You can click here to join as well.

You can join breakout rooms from here

Bamboo Paper

1 **PLANNING**  
PLANNING FOR THE NEW URBANITY & SUPERBIA  
➤ MORE MIG TOOLKITS!  
- SUPPORT LOCAL COMMUNITIES  
➤ SOCIAL DISTANCING GUIDELINES  
➤ SCIENCE FOCUS  
MIG TACTICAL TEAMS  
VIA ZOOM  
(CROSS SERVICE AREA)

2 **PLANNING**  
INCLUSIVE APPROACH TO RESILIENCE  
➤ AFFORDABLE HOUSING - TINY HOMES  
RETHINKING & REPURPOSING  
SPACES - REUSE  
- DEVELOPERS, NON-PROFITS,  
NGOS  
- STRATEGY, PLANNING, ZONING, ETC

3 **PLANNING**  
INCLUSIVE APPROACH TO RESILIENCE  
➤ AFFORDABLE HOUSING - TINY HOMES

4 **DESIGN**  
ROUTING EXISTING INFRASTRUCTURE  
IN NEW WAYS

5 **COMMUNICATIONS**  
MESSAGING & BRANDING FOR COVID  
RESPONSE AND SLOW OPENING

6 **COMMUNICATIONS**  
SOCIAL MARKETING FOR CULTURAL &  
BEHAVIORAL CHANGE THAT CREATES  
A BETTER WORLD

PICTURE THE  
POSSIBILITIES!  
5.15.2020 PART III

**Shared Screen****Divider Bar**

Slide this bar  
left to see more  
people, right to  
enlarge the  
shared screen.

**Speaker Gallery  
and Side-by-Side  
View**

Click here to see  
others in a grid, focus  
on the speaker or set  
presenters screen to  
appear on the left

# This Meeting Will Be Recorded





# SA TOMORROW

## Introductions



PLANNING

M I G

# Southwest Community Area Plan Project Team



**PLANNING**

## **City of San Antonio, Planning Department**

Chris Ryerson, Planning Administrator

Debora Gonzalez, Project Manager



## **MIG**

Marcia Boyle, Co-Project Manager

Marco Hinojosa, Co-Project Manager

Zachary Field, Senior GIS Analyst



## **San Antonio River Authority**

Michelle Garza, Planning Specialist

# Meeting Sequence

Planning Team Meeting 1 (July 11th, 2024)

Community Meeting 1 (February 12th, 2025)

Planning Team Meeting 2 (March 25, 2025)

Planning Team Meeting 3 (April 22, 2025)

Planning Team Meeting 4 (May 20, 2025- Virtual)

Planning Team Meeting 5 (June 16, 2025 - Virtual)

Land Use Workshops (August and September)

Planning Team Meeting 6 (October)

Community Meeting 2 (TBD)

Planning Team Meeting 7 (TBD)

Planning Team Meeting 8 (TBD - Virtual)

Planning Team Meeting 9 (TBD)

Digital Design Charrette (DDC) (TBD - Virtual)

Planning Team Meeting 10 (TBD - Virtual)

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

In Person Land Use Workshops

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

WE ARE HERE



# Meeting Objectives

- **San Antonio River Authority Presentation**
- **Overview of Community Amenities and Public Spaces (CAPS)**
- **CAPS Accessibility and Equity Analysis**
- **CAPS Activity**
- **Focus Areas Update**



# SA TOMORROW

Overview of Community  
Amenities and Public Spaces



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# What Makes A Complete Community?

- **Built Form, Land Use & Urban Design**
  - Define the character of a place
- **Mobility & Access**
  - Provide connections to and from places within the City
- **Community Amenities & Public Space**
  - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City
- **We will look at the entire plan area including priority locations / Focus Areas.**

# SA TOMORROW

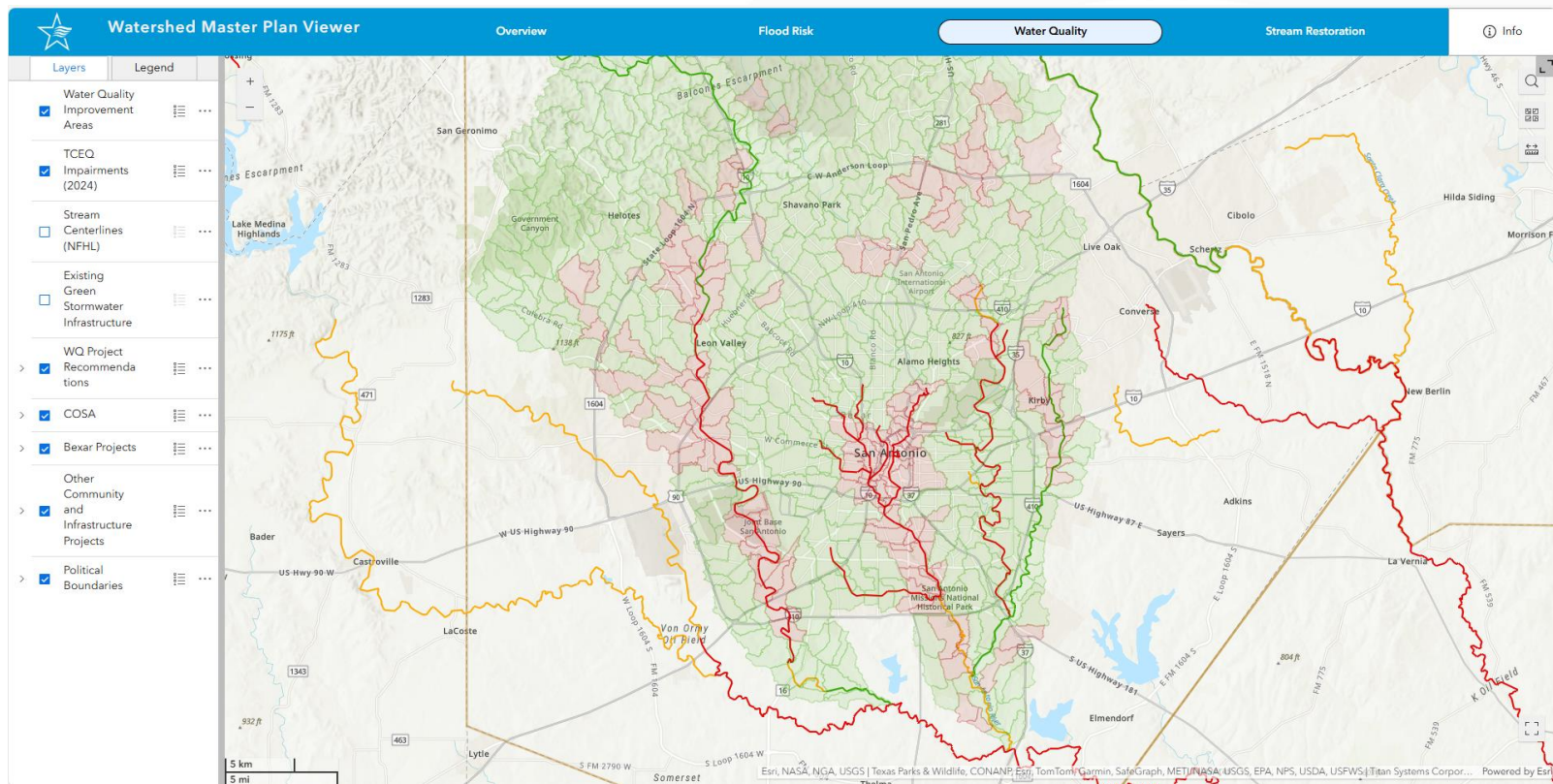


Introduction to Nature Based  
Solutions

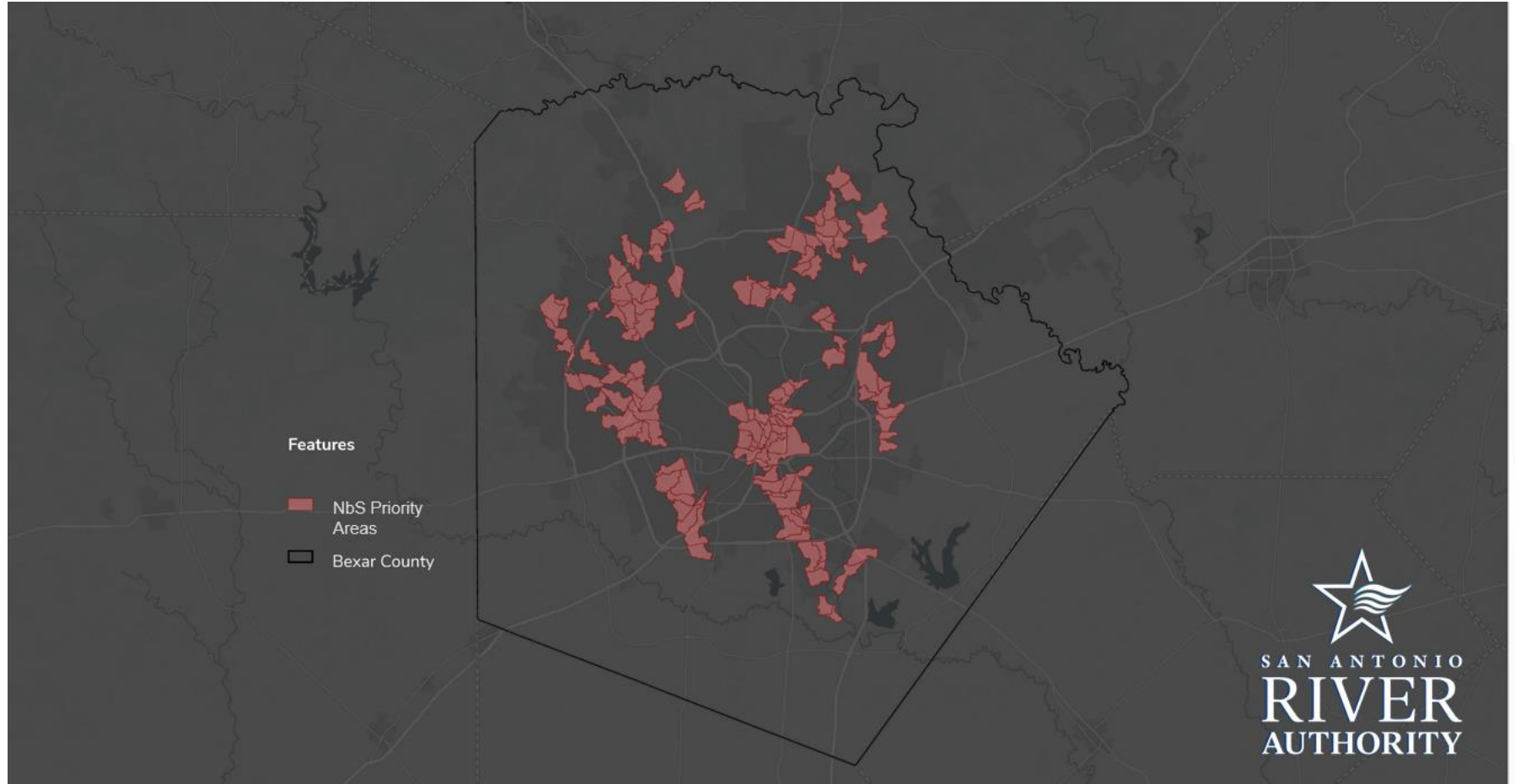
Southwest Community Area



# Watershed Master Plan Viewer

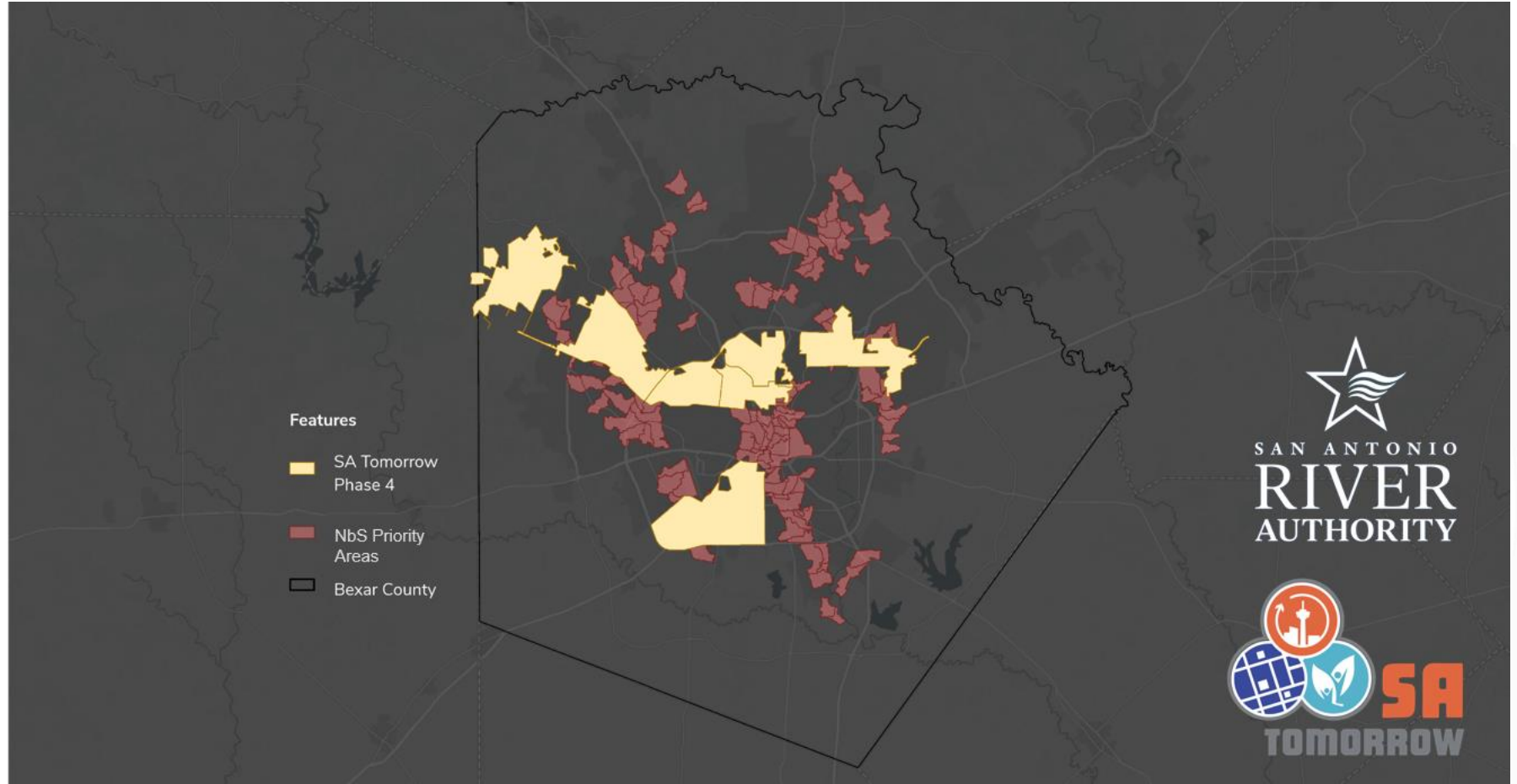


# Nature Based Solutions Priority Areas





# Nature Based Solutions Priority Areas



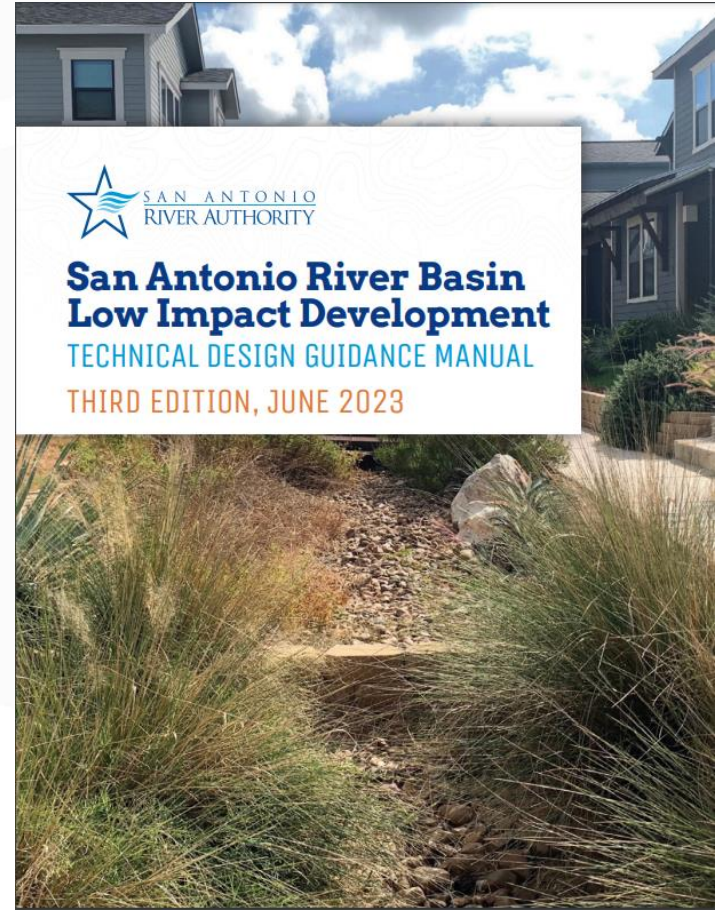
# What Are Nature Based Solutions?





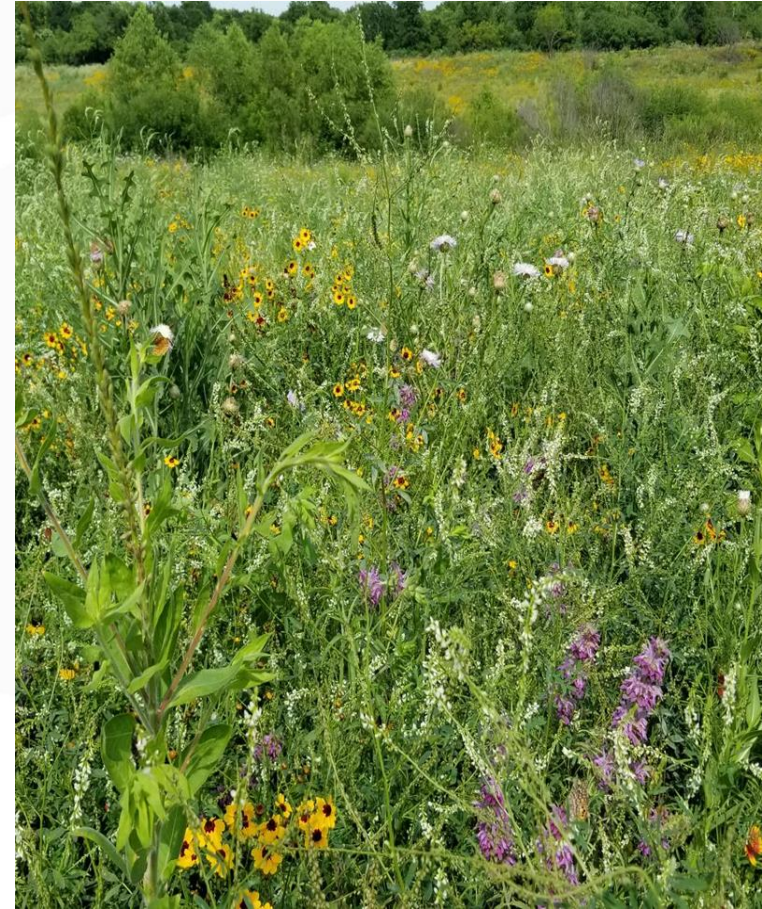
# What Are Nature Based Solutions?

- NbS, an umbrella concept:
  - Green Infrastructure, Low Impact Development, Natural, and Nature-based features, Stormwater BMPs
  - Imitate or preserve natural features and/or processes to increase environmental sustainability and resilience
  - Hybrid engineered systems or preserved natural systems
  - Provides co-benefits



# What Are Nature Based Solutions?

- **Co-benefits:**
  - Water Quality Improvements
    - Bacteria, TSS, Oil/Grease, Metals, Nutrients, and Heat
  - Infiltration and peak runoff reduction
  - Habitat and Biodiversity
  - Cooling and Air Quality
  - Beautification, Recreation, and Education





# Nature Based Solutions Example





# Nature Based Solutions Example



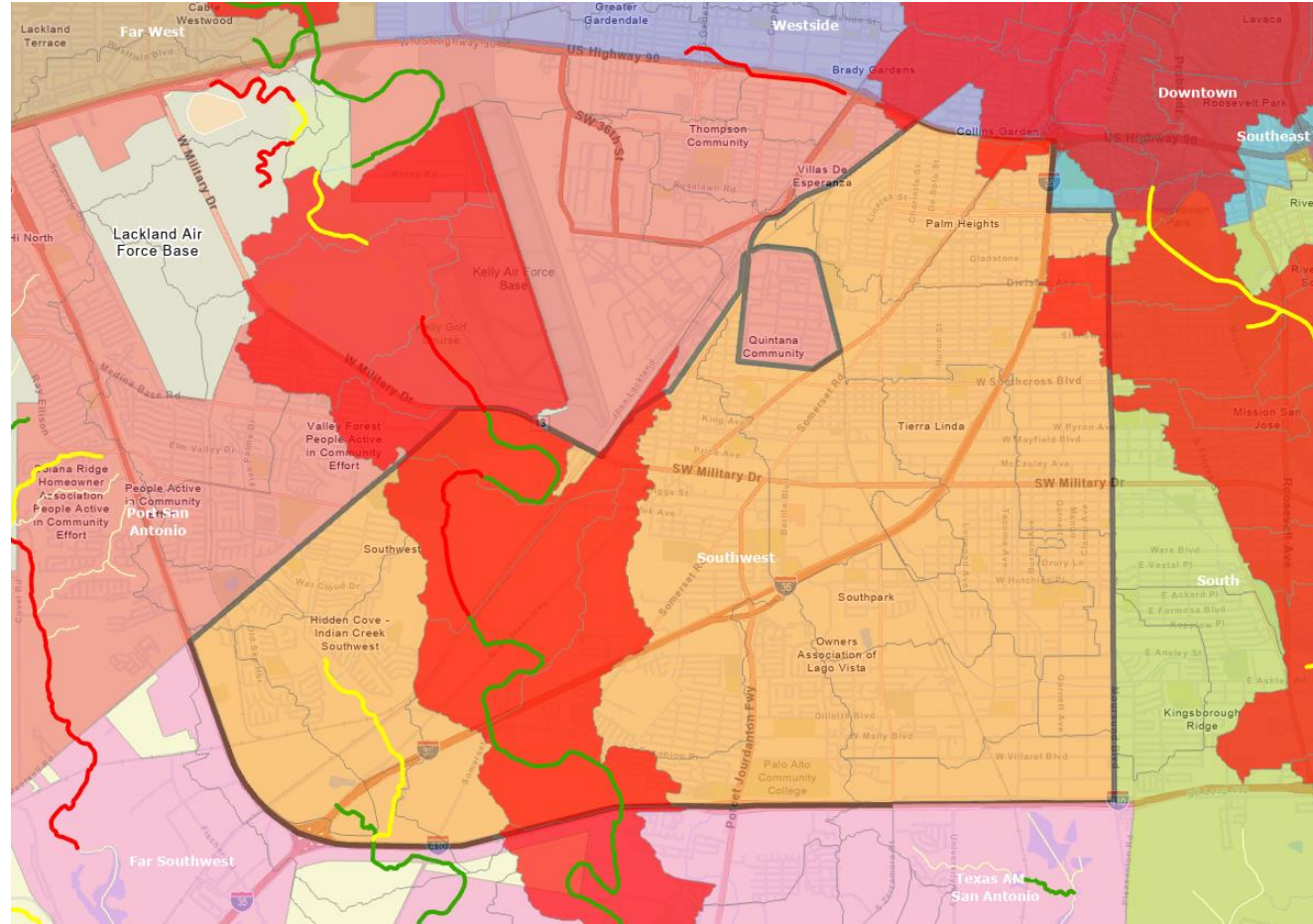
# Nature Based Solutions Example





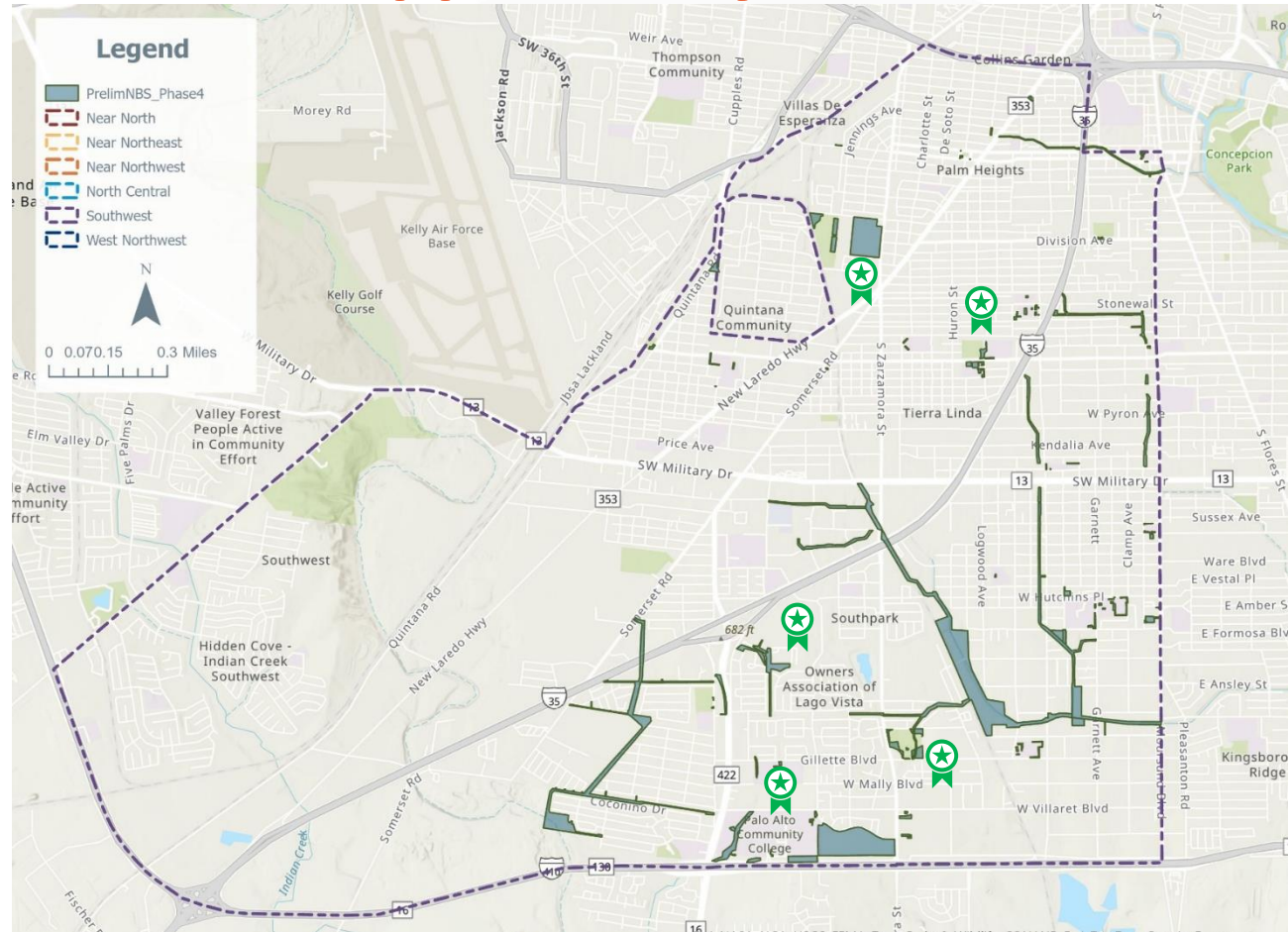
# Nature Based Solutions Opportunity Areas

- Important **areas of opportunity** to implement nature based solutions.
- Stream restoration potential
  - Leon Creek
  - Indian Creek
  - Tributary A to Indian Creek



# Nature Based Solutions Opportunity Areas

- Important **areas of opportunity** to implement nature based solutions.
- 127 sites identified
- Highlights:
  - Normoyle Park
  - Division Avenue Recreational Complex
  - Southcross Park
  - Armondo Leal Jr Middle School
  - Collier Elementary School
  - Columbia Heights Elementary School
  - South San Antonio Park
  - Palo Alto Community College
  - Lago Vista Channels
  - Arnold Park





# Types of Community Amenities & Public Spaces

## Health Improvements



Recreation Centers



Hospitals



Farmers Markets



Community Gardens



Outdoor Recreation



Community Fitness



# Types of Community Amenities & Public Spaces

## Placemaking Improvements



Lighting



Street Activation



Public Art



Gateways



Wayfinding



Public Realm Activation



# Types of Community Amenities & Public Spaces

## Comfort Improvements



Enhanced Tree Canopy



Cooling Centers



Resting Areas



Splash Pads



Pools



Shade Structures



# Types of Community Amenities & Public Spaces

## Community Spaces Improvements



Community Centers



Pocket Parks/Plazas



Schools



Park/Open Space



Libraries



Cultural Centers



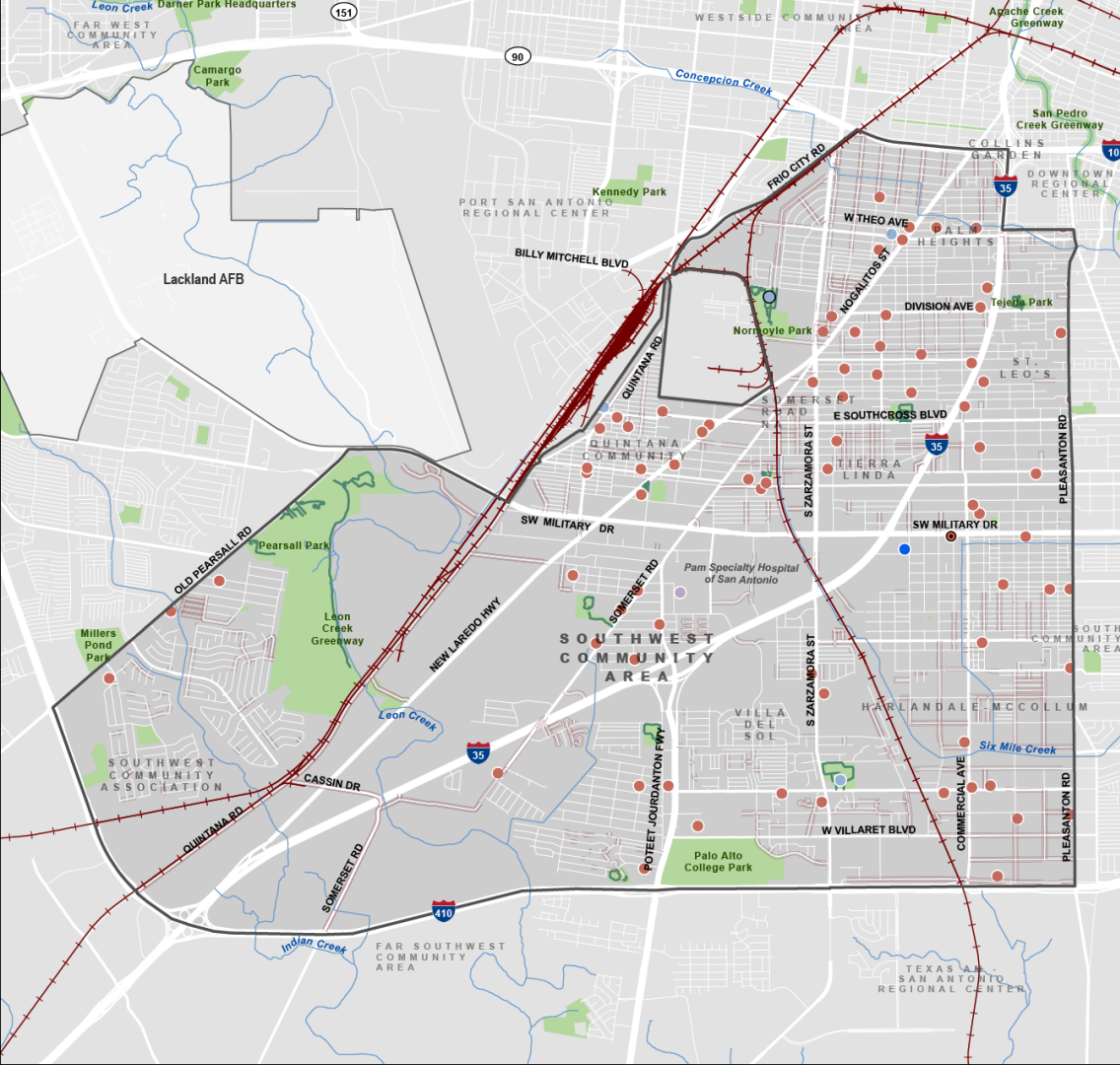
# SA TOMORROW

## CAPS Accessibility and Equity Analysis



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## Southwest Community Area

### Community Amenities and Public Spaces

SA Tomorrow Sub-Area

City of San Antonio

Rivers or Streams

Amenities & Public Spaces

Public or Private Park or  
Open Space

Trails

Community Center

Movie Theater

Museum

Place of Worship

Senior Center

Stadium

Physical Barriers

Rail Line

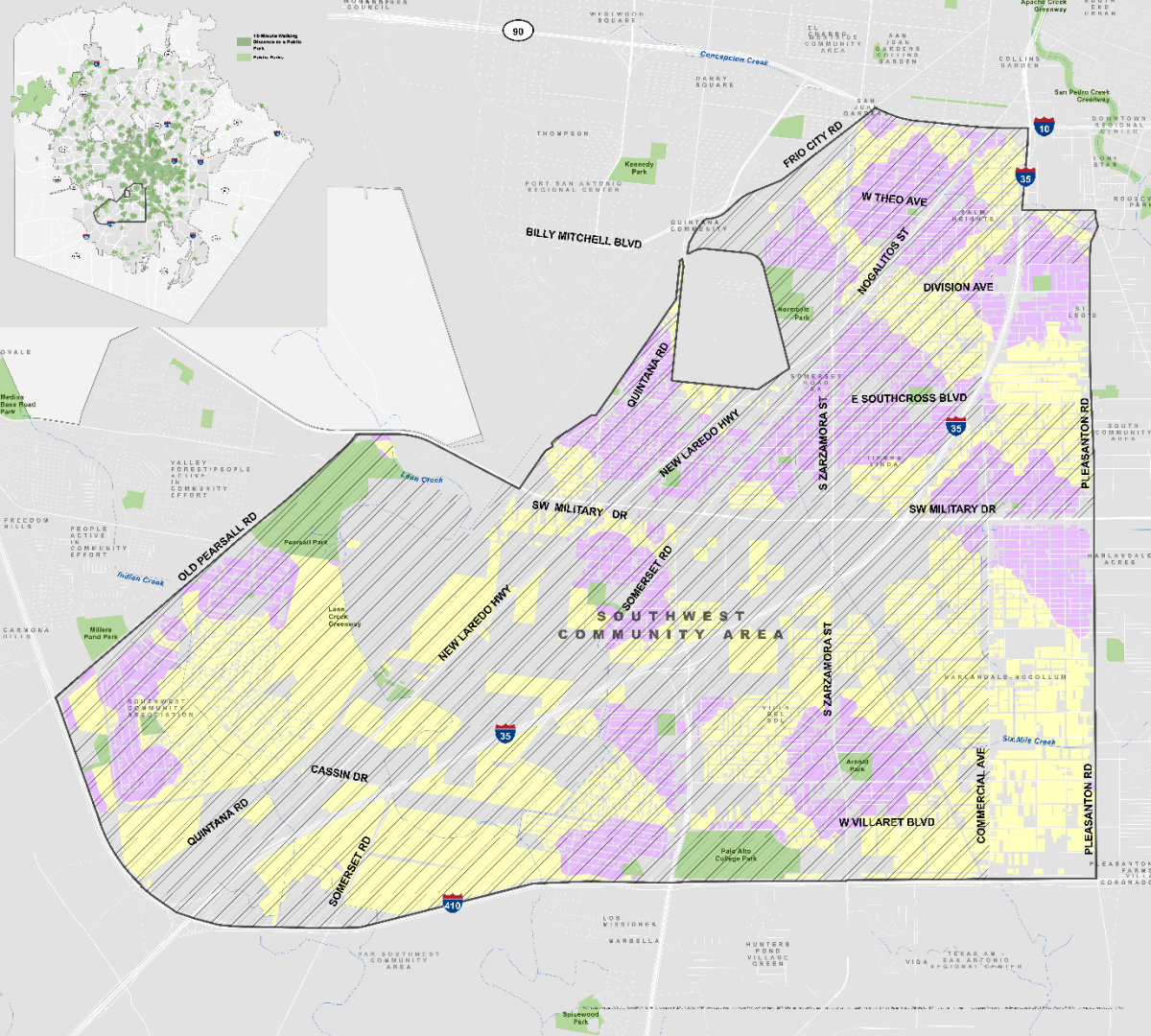
Incomplete Sidewalks



0 1/4 1/2 1 Miles







## Southwest Community Area

### Public Park Access

- High Equity Score Areas\*
- Public Parks
- 10-Minute Walking Distance to a Public Park
- Residential Area Beyond 10-Minute Walking Distance to a Public Park
- SA Tomorrow Sub-Area
- Rivers or Streams
- City of San Antonio

\* High Equity Score Areas  $\geq 8$   
For more information visit:  
[sanantonio.gov/Equity/Initiatives/Atlas](http://sanantonio.gov/Equity/Initiatives/Atlas)

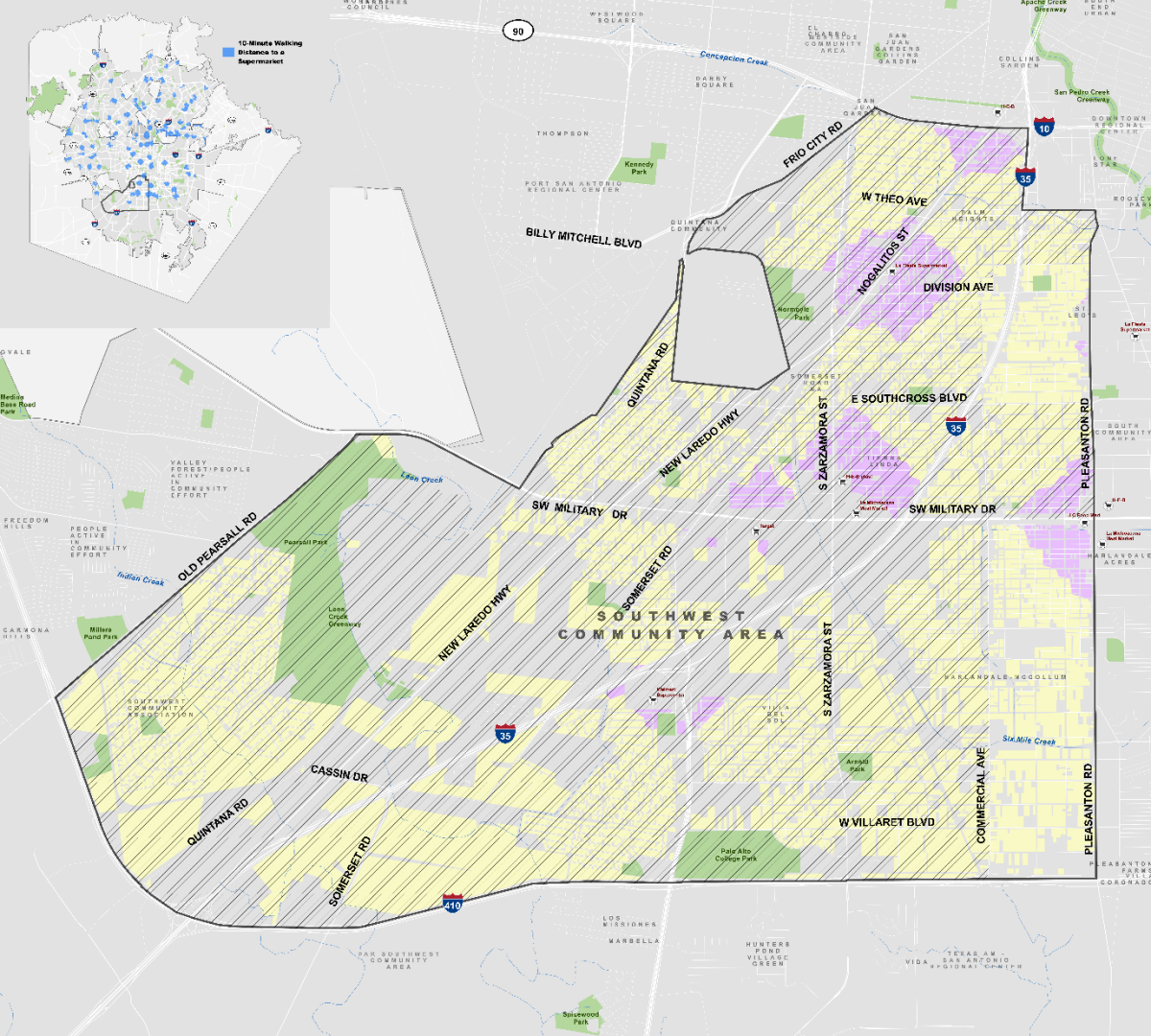
Residents Within Walkable Distance to a Park

City-Wide | **21.4%**  
Southwest | **32%**



0 1/4 1/2 1 Miles





## Southwest Community Area

### Food Access

- High Equity Score Areas\*
- Supermarkets
- 10-Minute Walking Distance to a Supermarket
- 10-Minute Walking Distance to a Supermarket
- SA Tomorrow Sub-Area
- Rivers or Streams
- Public Parks
- City of San Antonio

\* High Equity Score Areas  $\geq 8$   
For more information visit:  
[sanantonio.gov/Equity/Initiatives/Atlas](https://sanantonio.gov/Equity/Initiatives/Atlas)

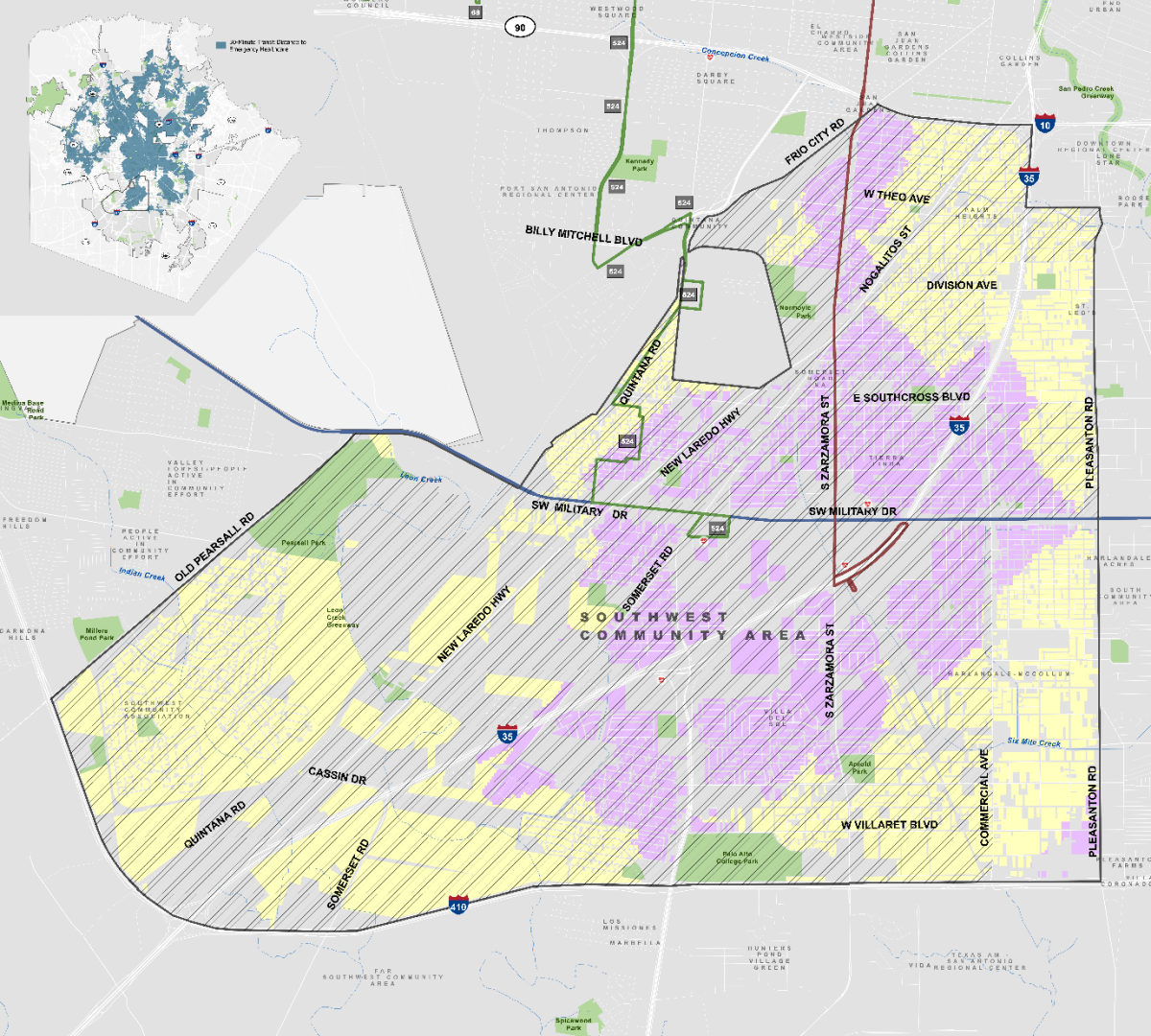
Residents Within Walkable Distance to a Supermarket

City-Wide | **6.4%**  
Southwest | **7%**



0 ¼ ½ 1 Miles

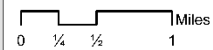




## Southwest Community Area

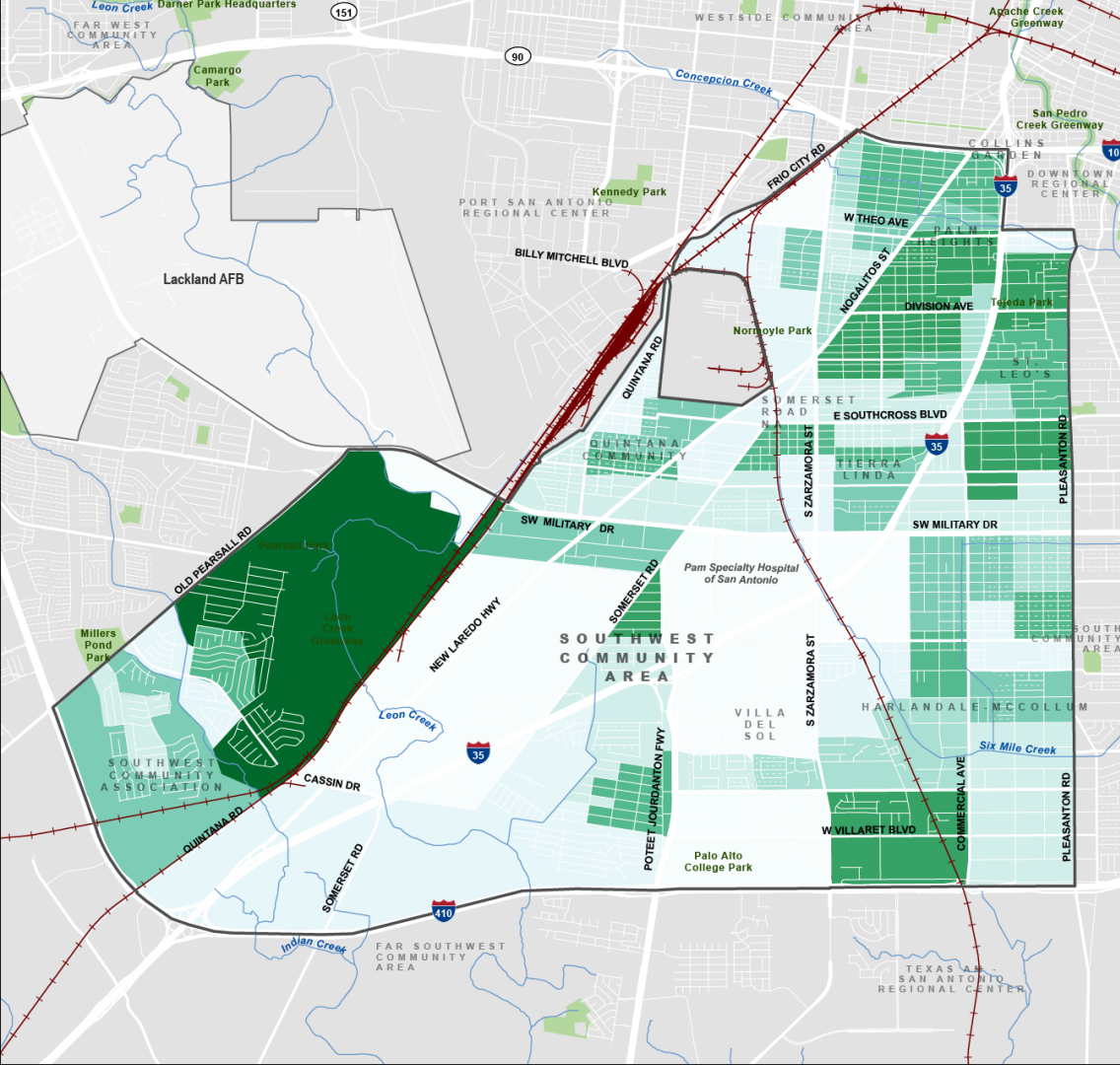
### Emergency Healthcare Access

- High Equity Score Areas\*
  - Emergency Healthcare Facilities
  - 30-Minute Transit Travel Time to Emergency Healthcare
  - Residential Area Beyond 30-Minute Transit Travel Time to Emergency Healthcare
  - SA Tomorrow Sub-Area
  - High Frequency Transit Routes Frequency (In Minutes)
    - 12
    - 15
    - 20
  - Rivers or Streams
  - Public Parks
  - City of San Antonio
- \* High Equity Score Areas  $\geq 8$   
For more information visit: [sanantonio.gov/Equity/Initiatives/Atlas](http://sanantonio.gov/Equity/Initiatives/Atlas)



Residents Within 30-min Transit Distance to Emergency Healthcare

City-Wide | 42.5%  
Southwest | 33.5%



## Southwest Community Area

### Tree Coverage

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

**Tree Coverage Score**  
Relative tree canopy coverage



Lower values indicate Census block group areas with denser tree coverage, and higher values indicate a limited tree shading effect.

**Residents that live in  
Census Block Groups with  
Relatively Dense Tree  
Coverage (scores below 5)**

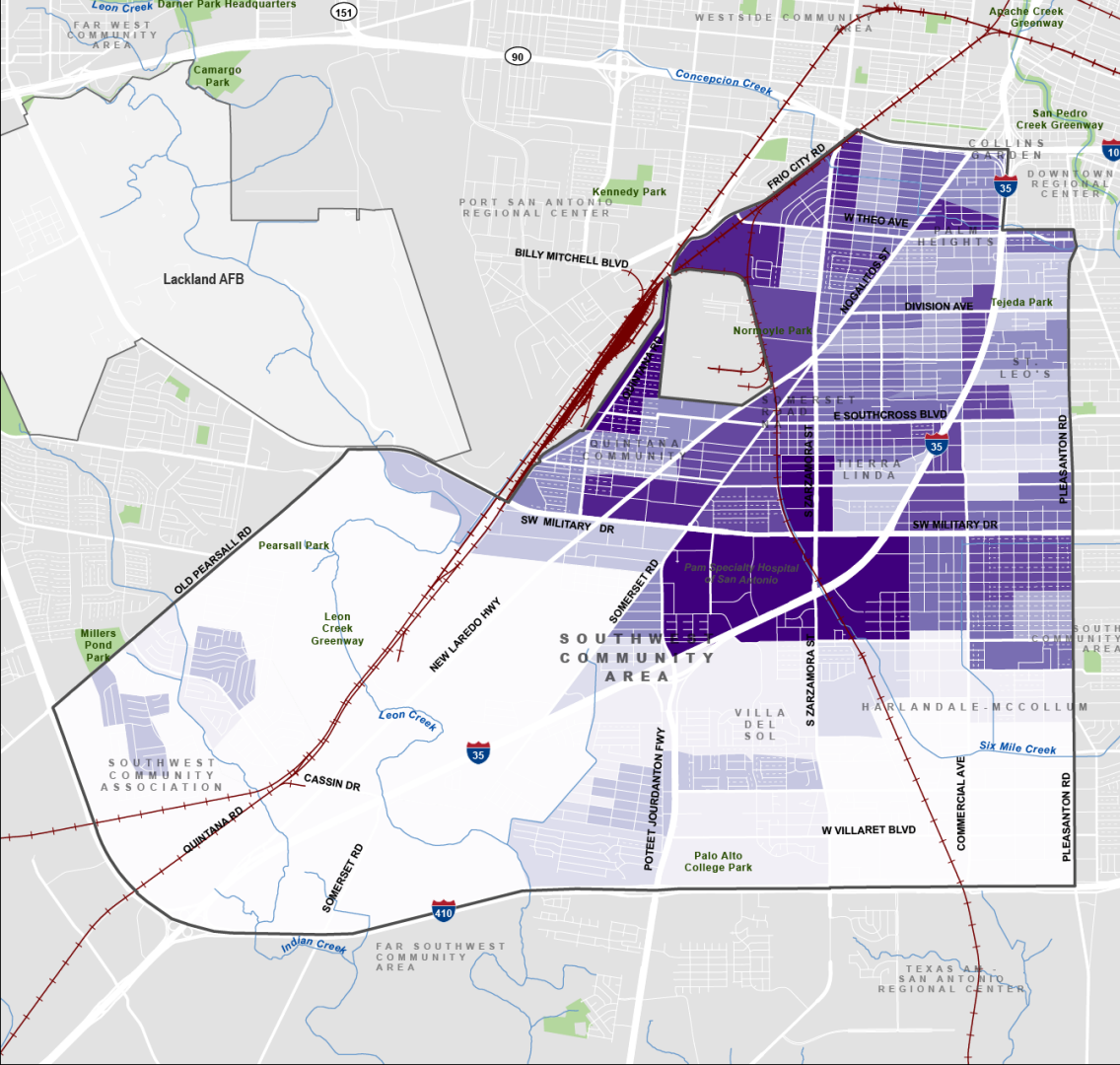
City-Wide | **41%**  
Southwest | **19%**

Sources:

- *An Assessment of Urban Heat Vulnerability in San Antonio, TX, Sustainable, Pervasive Urban Resilience (SPUR) Center at UTSA*
- *American Community Survey 2023 5-Year Estimates, Census Bureau*



0 1/4 1/2 1 Miles



## Southwest Community Area

### Impervious Surfaces

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

**Impervious Surfaces Score**  
Distribution of impervious surfaces  
(e.g. pavement, concrete)



Higher values indicate a  
larger percentage of the  
Census block group area has  
impervious cover.

Residents that live in  
**Census Block Groups with a  
Relatively Low Percentage  
of Impervious Surfaces  
(scores below 5)**

City-Wide | **45%**

Southwest | **53%**

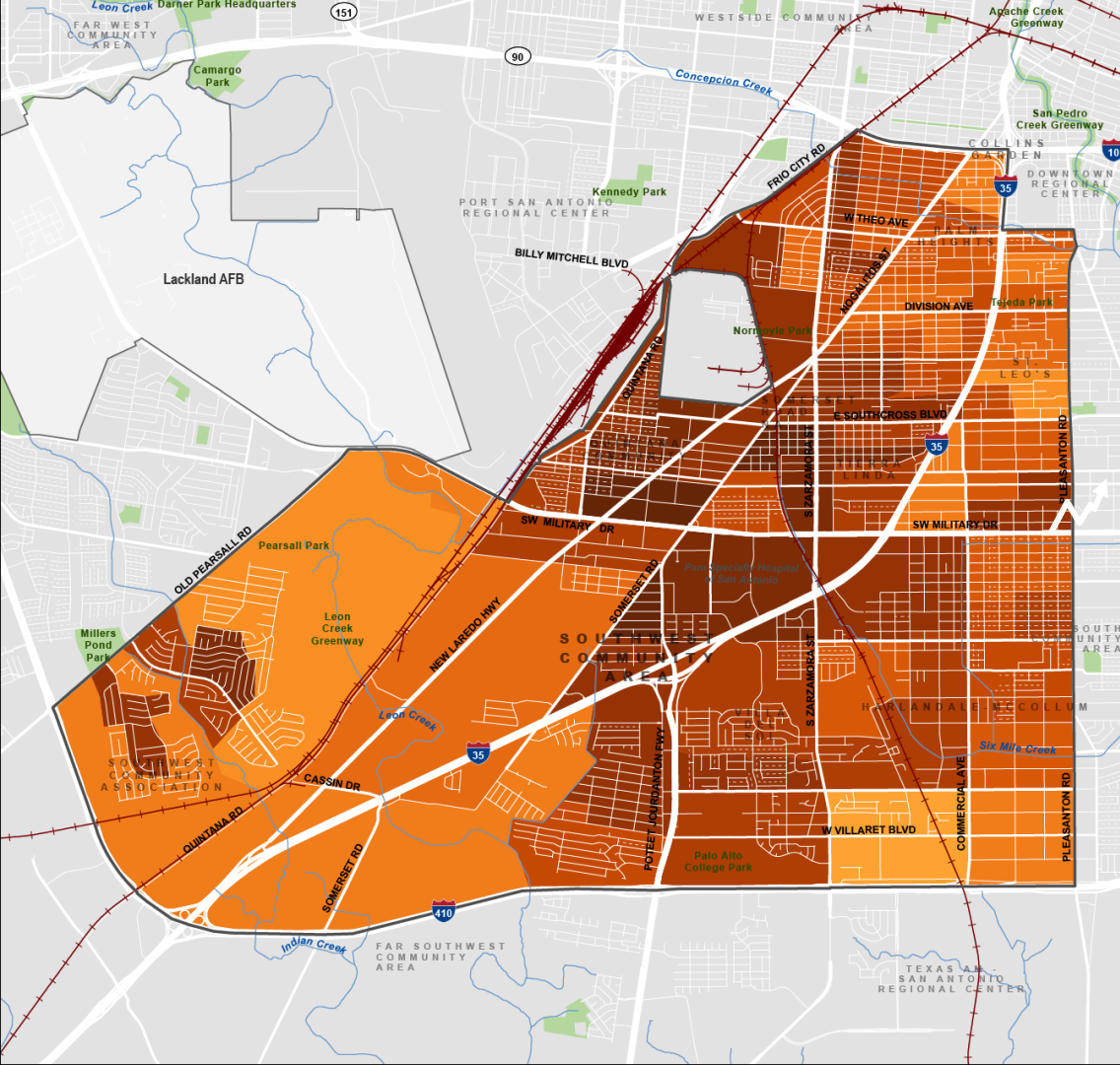
Sources:

- *An Assessment of Urban Heat Vulnerability in San Antonio, TX, Sustainable, Pervasive Urban Resilience (SPUR) Center at UTSA*
- *American Community Survey 2023 5-Year Estimates, Census Bureau*



0 1/4 1/2 1 Miles





## Southwest Community Area

### Heat Vulnerability

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

**Heat Vulnerability Score**  
Combines heat ranking with equity scores (income and race)



Higher scores indicate Census block group areas with higher heat vulnerability, combining heat rankings (scored 1-10), and income and race characteristics (scored 2-10).



0 1/4 1/2 1 Miles



**Residents that live in Census Block Groups that are Considered Low Concern Areas (scores below 10)**

City-Wide | **37%**

Southwest | **0%**

Sources:

- An Assessment of Urban Heat Vulnerability in San Antonio, TX, Sustainable, Pervasive Urban Resilience (SPUR) Center at UTSA*
- American Community Survey 2023 5-Year Estimates, Census Bureau*



# SA TOMORROW

## Focus Areas Update



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# What are Focus Areas?

- Important **areas of opportunity** to direct future investments, support, or improvements.
- Each Focus Area includes:
  - A unique vision
  - Analysis of challenges and opportunities
  - Key investments and improvements
  - Focus Area Map
  - May include graphics and illustrations

*“Focus areas identify key locations where future investments or other improvements are desired.*

*“While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals.*

*“While this section has detailed renderings, any specific style choices are for illustrative purposes only to show potential, rather than to prescribe development design.”*

**Business Closures (2018-2023)**

- # Business Closures

**Parcel Analysis**

- Vacant
- Opportunity 1 (Low Floor Area to Land Area Ratio + Low Improvement Value to Land Value Ratio)
- Opportunity 2 (Low Floor Area to Land Area Ratio)
- Opportunity 3 (Low Improvement Value to Land Value Ratio)
- Publicly Owned

**Potential Focus Areas**

- Potential Focus Area

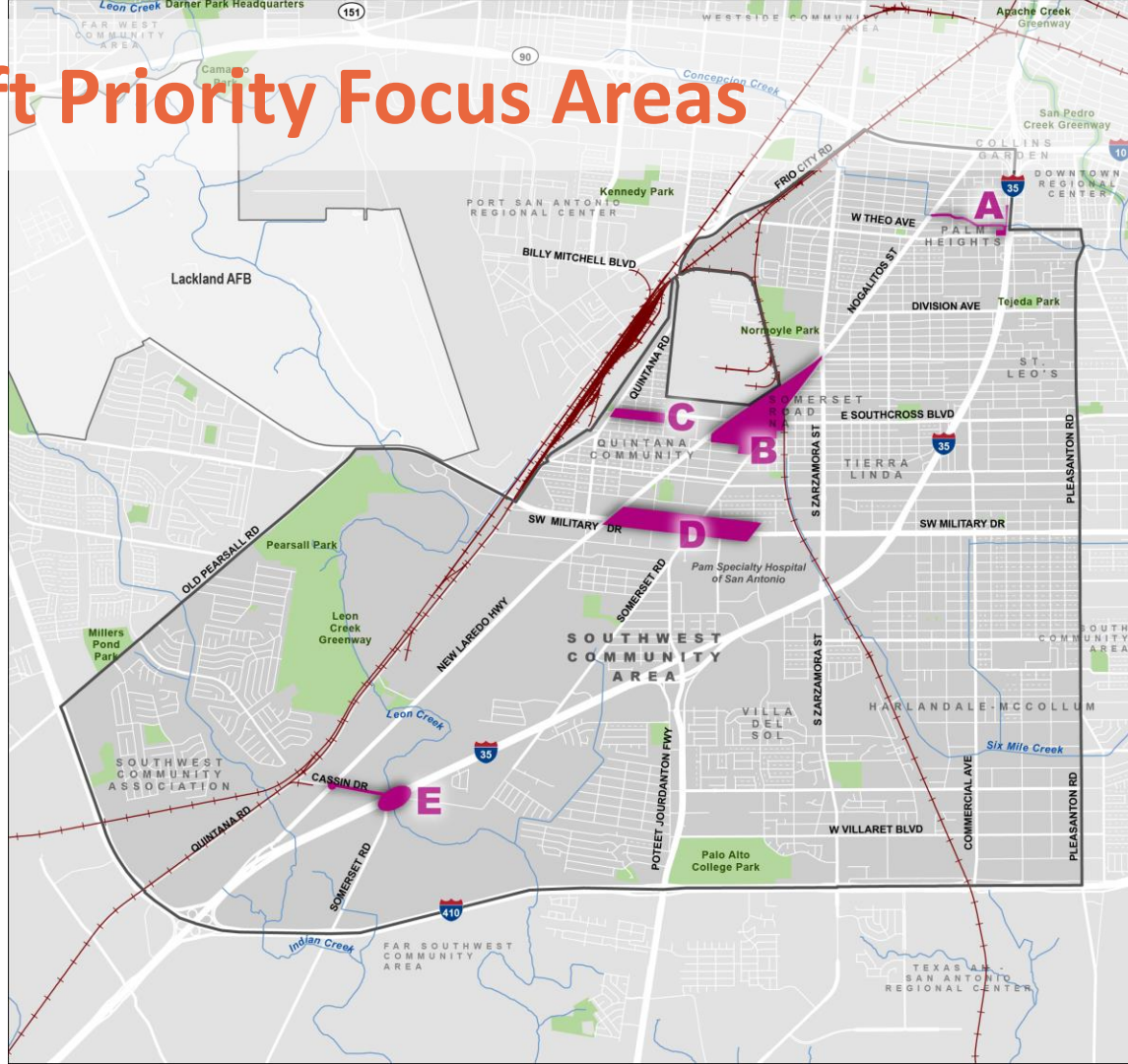
**Map Labels:**

- Business Closures (2018-2023)
- Parcel Analysis
- Potential Focus Areas
- Opportunity 1 (Low Floor Area to Land Area Ratio + Low Improvement Value to Land Value Ratio)
- Opportunity 2 (Low Floor Area to Land Area Ratio)
- Opportunity 3 (Low Improvement Value to Land Value Ratio)
- Publicly Owned
- Potential Focus Area
- Business Closures (2018-2023)
- Parcel Analysis
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- Opportunity 1 (Low Floor Area to Land Area Ratio + Low Improvement Value to Land Value Ratio)
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- Opportunity 3 (Low Improvement Value to Land Value Ratio)
- Publicly Owned
- Potential Focus Area

**Draft**



# Draft Priority Focus Areas



Southwest  
Community Area

## Focus Areas

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

- A. Conception Creek
- B. Somerset Rd & New Laredo Hwy
- C. W Southcross Blvd
- D. SW Military Dr
- E. Cassin Dr & Somerset Rd



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0 1/4 1/2 1 Miles





## CAPS Mentimeter and Mapping Activities



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# SA TOMORROW

## Next Steps



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# Southwest Website

**Southwest.SACompPlan.com**



[Home](#) [About](#) [Get Involved](#) [Plan Document](#) [Resources](#) [En español](#)



CITY OF  
SAN ANTONIO

**SA Tomorrow  
Southwest  
Community Area**



# Next Steps

- Upcoming Meetings
  - Land Use Workshops: August and September (In person)
  - Planning Team Meeting #6: October (In Person)
  - Community Meeting #2: Before Winter break
- Questions
  - Debora Gonzalez, Project Manager
  - [Debora.Gonzalez2@SanAntonio.gov](mailto:Debora.Gonzalez2@SanAntonio.gov)
  - (210) 207-8085





# Southwest Community Area Plan Planning Team Meeting #5

Monday, June 16, 2025  
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5:30-7:30PM



PLANNING



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