



## MEETING SUMMARY

**Meeting:** Southeast Community Plan – Open House  
**Date:** Monday, May 6, 2019  
**Time:** 5:30 PM – 7:30 PM  
**Location:** Southside Lions Senior Center, 3303 Pecan Valley Drive, San Antonio, TX 78210  
**Attendees:** 26

### Meeting Purpose

The City of San Antonio Planning Department organized a community meeting in order to present the emerging draft vision and goals for the area, which was developed based on input received from the community during the first Southeast Community Meeting on February 28, 2019, a Planning Team Meeting on March 18, 2019, and from responses to an online questionnaire that was released to the public on January 15, 2019 and closed on March 31, 2019. The meeting also introduced the public to “Focus Areas”, which were determined based on feedback received from community feedback.

### Meeting Format

The meeting was set up as an open house format from 5:30-7:30 PM with meeting attendees encouraged to participate in a number of exercises intended to gain feedback on the draft vision and goals, focus areas, community priorities, and place types. There were five interactive stations for attendees to visit and provide their input.

1. Emerging Draft Vision and Goals Wall Graphic – there was a wall graphic displaying the draft vision and goals with color coded instructions for participants to edit the draft vision and goals. Red comments indicated words or phrases that should be removed from the draft vision and goals. Blue comments indicated words or phrases that should be included. Green comments indicated words or phrases that were important and should be kept.
2. Complete Communities Priority Board – 24 different amenities and community features were displayed on a board with instruction for participants to place sticky dots near those that should be prioritized.
3. Place Types and Locator Map – there was a station that included a Locator Map and two boards that described the 12 different place types that were identified in the adopted SA Tomorrow Comprehensive Plan. Participants were encouraged to identify if, and where, a place type could conceivably be located within the Southeast Community area using lettered stickers.
4. Focus Area Maps and Assets, Challenges, and Opportunities – six Focus Area maps were presented with comment cards seeking input from attendees on what their ideas were for the purpose and character was for each Focus Area. The comment card also participants to describe the current state of the area and identify existing assets, challenges, and opportunities. The work station included a color coded sticker exercise, requesting that participants place a green sticker on each map for areas that could accommodate more housing, a blue sticker for areas that could accommodate more parks and places to gather, and a red sticker for more places to work and shop.
5. Neighborhood Profiles and Priorities – there were worksheets provided asking participants to identify which neighborhood they lived in, the history of the neighborhood, challenges, strengths, opportunities, and priorities specific to their neighborhood.

**Meeting Feedback**

We received a total of seven meeting follow-up survey responses. Majority of the responses strongly agreed the meeting time and location was convenient and accessible. The overall rating of the meeting was ranked excellent or very good.

**Next Steps**

The City Planning Department will use the publics' input from this community meeting, along with input generated from the second online questionnaire, other community engagement events, focus groups, interviews, and the Southeast Community Plan Planning Team, to finalize the vision and goals for the Southeast Community Area Plan. The vision and goals will be used to guide more detailed plan recommendations that we will create in the coming months.

Four Planning Team meetings will be held over the next four to five months to cover specific topics that will be included in the Southeast Community Area Plan.

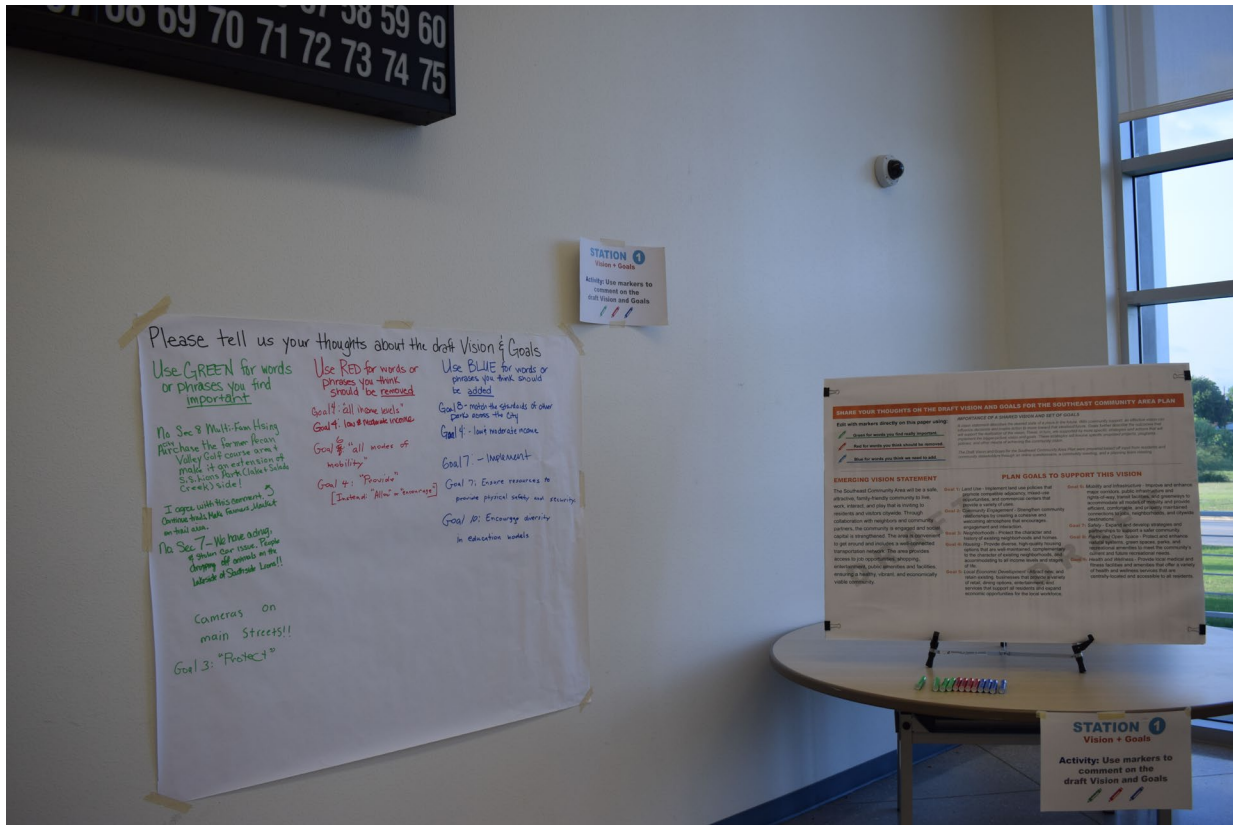
The next community meeting will be held in October or November. Objectives for this meeting will include obtaining input related to land use, focus areas and corridors, housing and economic development strategies, and mobility.

If you have questions about the Southeast Community Area Plan project, please contact Project Manager Shepard Beamon, City of San Antonio Planning Department.  
Email: [shepard.beamon@sanantonio.gov](mailto:shepard.beamon@sanantonio.gov) Phone: (210) 207-0244

**Activity Station Results**

**Station #1: Draft Vision and Goals**





The following comments were made and documented for the draft vision and goals:

- Words or phrases that are **important and should be kept**
  - Goal 7: (Safety) We have a drug and stolen car issue. People dropping off animals on the lakeside of Southside Lions.
  - Goal 3: (Neighborhoods) “Protect”
- Words or phrases that should be **removed**
  - Goal 4: (Housing) “all income levels”
  - Goal 6: (Mobility) “all modes of mobility”
  - Goal 4: (Housing) “provide” (instead use “allow” or “encourage”)
- Words or phrases that should be **added**
  - Goal 8: (Parks and Open Space) match the standards of other parks across the City
  - Goal 4: (Housing) “low and moderate income”
  - Goal 7: (Safety) “implement”
  - Goal 7: (Safety) “ensure resources to provide physical safety and security”
  - Goal 10: Encourage diversity in education models
  - City should purchase the former Pecan Valley Golf Course area and make it an extension of Southside Lions Park.
  - Continue [Southside Lions Park] trails. Make farmer’s market on trail area.
  - No Section 8 multi-family housing
  - Cameras on main streets

**Station #2: Place Types Identification on Locator Map**



## Southeast Community Meeting: Open House Summary



The Comprehensive Plan included 12 different place types that designate the appropriate and desired development patterns that will guide how each place will be developed. Participants identified a variety of place types that could be applicable in the Southeast area.

Neighborhood Main Street was identified along S. Hackberry Street, at the Pecan Valley and Southcross intersection, and in the Lakeside neighborhood. Trail Oriented Development was identified along Salado Creek near Southside Lions Park and along Rosillo Creek near the New Sulphur Springs and Loop 410 intersection. Green Neighbourhoods were identified along New Sulphur Springs Road near the Loop 410 intersection and near the Blue Rock Springs neighborhood, as well as near the intersection of S. Gevers and Hiawatha. Within the Lakeside area, additional identified place types included Shopping Mall Retrofit and Regional/Commuter Rail. Other identified place types included Community/Regional Park on a vacant parcel near the Loop 410 and New Sulphur Springs intersection, Industrial Site Adaptive Reuse along New Sulphur Springs Road, and Natural Economic Asset along the Rosillo Creek.



Station #3: Future Community Priorities



From the results of the Complete Communities Priority Board, priorities are ranked from most to least votes below.

Health and Fitness	9
Drainage Management	8
Sidewalks and Crossings Improvements	7
Nature /Wildlife Activities	6
Lighting; Roadway Improvements	5
Grocery Options; Restaurant and Bars; Community Centers; Parks and Trails; Mixed Use Centers	4
Bike Lanes; Community Events/Branding	3
Community Garden/Market; Cafes and Coffee Shops; Retail Shops; Transit Services/Facilities Improvements	2
Public Art and Murals	1
More Hospitality/Tourism	0



## Southeast Community Meeting: Open House Summary

Participants were asked to identify any missing priorities by writing comments on Post-it notes. Additional comments included “Complete Streets” and specific potential projects in the Southeast area.

Participants were also asked to prioritize housing types. Two participants prioritized Senior Housing Options. Duplex/Triplex/Quadplex and Apartment Living received one vote each, while Townhomes or Condos received no prioritization. Additional comments included “Residential Homes”, which received two votes.

### Station #4: Focus Areas



Six focus areas were identified and attendees were asked to provide input on each. The focus areas included the following:

1. Pasadena Heights and Roland/Rigsby intersection
2. Lakeside/Highway 87
3. W.W. White Road
4. Southcross and W.W. White Road
5. Loop 410 and New Sulphur Springs
6. Former Pecan Valley Golf Course/Southcross and Pecan Valley Drive

### Focus Areas

1. Participants described the Roland/Rigsby intersection and Pasadena Heights area as having older single-family homes with empty, overgrown lots. Residents see Southside Lions Park as an asset. Challenges include poor roadway conditions, drainage, poor lighting, and lack of police presence. In the future, residents would like the area to remain single-family residential and include more parks and green space.



## Southeast Community Meeting: Open House Summary

2. The Lakeside focus area is described as having older communities with too many fast food restaurants. Tealer Park is an asset. In the area, there is opportunity to build a recreation center and for more quality restaurants and retail options. Participants indicated there could be more places to work, shop, and run errands along Highway 87. In addition to more places to work and shop, the vacant properties near the intersection of Lakefront and Highway 87 could also accommodate more places to live and recreate.
3. The W.W. White focus area includes a large vacant parcel with industrial uses along the northern boundary, on Sinclair Road, and residential uses along the southern boundary, on Alma Street. Participants identified a lack of adequate lighting, sidewalks, and drainage as challenges within the area. They also thought the southeast corner of the vacant parcel could accommodate places to live, shop, and recreate.
4. This area currently has several vacant parcels along Southcross, between W.W. White and Loop 410. A few attendees recommended including a new turning from Southcross on to Loop 410. For the sticker exercise, participants identified the area as being able to accommodate more places to work and shop, and more parks and places to gather.
5. The Loop 410 and New Sulphur Springs focus area was described as an empty lot having poorly maintained vegetation along New Sulphur Springs Road. There is need for better traffic patterns at the intersection, including a turning lane. Participants identified this area as being able to accommodate mix of shopping, places to work, recreation, housing, parks, and an SAPD substation.
6. The Pecan Valley Golf Course focus area was described as a quiet, vacant, natural area with wild life and overgrown vegetation. The area is within a floodplain, which was identified as a challenge. In the future, most residents saw this as potentially being a park with walking trails. The golf course could serve as an extension of Southside Lions Park and Salado Creek. The area could also include more youth oriented activities, natural preservation space, and places to gather.

### Station #5: Neighborhood Profiles and Priorities

We received a total of nine responses for the following neighborhoods:

- Pasadena Heights
- Highland Park
- Blue Rock Springs

These responses will be recorded and used to draft chapters for their respective neighborhoods.

