



MEETING SUMMARY

Meeting: Southeast Community Plan – Community Meeting #2
Date: Thursday, October 24, 2019
Time: 5:30 PM – 7:30 PM
Location: Southside Lions Senior Center, 3303 Pecan Valley Drive, San Antonio, TX 78210
Attendees: 52

Meeting Purpose

The City of San Antonio Planning Department organized a community meeting in order to get feedback from community members on draft plan recommendations. The meeting covered the following topics: land use, housing, economic development, mobility, and public space and amenities. Draft recommendations were developed based on input received from the previous community meeting in May 2019, Planning Team meetings, and from responses to an online questionnaire that was open to the public in April and May of 2019.

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 land use, housing, and economic development recommendations. There were three interactive stations with boards that identified the recommendation and asked attendees to rank whether they strongly agreed, agreed, neither agreed nor disagreed, disagreed, or strongly disagreed with the recommendations. There were two additional stations where attendees were asked to provide their input on how easy or difficult it is to get around their community, what methods of transportation do they use, what amenities or public spaces need improvement, or what amenities or public spaces are needed in the area. Attendees were also encouraged to review the draft vision and goals and other material about the sub-area planning process.

Meeting Stations and Recommendations

Station 1: Housing Recommendations

- Recommendation #1 - Encourage higher-density housing options in areas with access to major arterials, highways, and transit service to reduce impacts of encroachment on existing neighborhoods.
 - Strongly Agree – 6
 - Agree – 3
 - Neither Agree nor Disagree – 1
 - Disagree – 1
 - Strongly Disagree – 1
- Recommendation #2 - Attract a greater diversity of neighborhood compatible housing product types including more compact single family detached and attached options, affordable, senior oriented housing.
 - Strongly Agree – 5
 - Agree – 4
 - Disagree – 3

Comments: Change perception of affordable housing; how to work with NIMBY attitude

Comments: Development should not “push out” folks who have lived in neighborhoods for years, find alternate options; Encourage open community garden for those who don’t want a yard; Supply is much less than demand for wheelchair accessible housing; Builders think we don’t deserve nice, just cheap

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- Recommendation #3 - Support reinvestment in neighborhoods and existing homes, especially older single-family neighborhoods.
 - Strongly Agree – 15
 - Agree – 1

Comments: There are plenty of smaller homes in the area that could use some TLC to satisfy Recommendation #2
- Recommendation #4 - Better connect neighborhoods to each other and community destinations and amenities.
 - Strongly Agree – 9
 - Agree – 2
 - Neither Agree nor Disagree – 2

Comments: Pedestrian & bicycle facilities; Electric vehicle charging stations at recreational facilities; More connections to neighborhoods leads to more crime; Gentrification offers improvement, but often increase of land value at the expense of family with limited income find taxes on their property now out of their reach.
- Recommendation #5 - Invest in and attract neighborhood and family-oriented entertainment and recreational amenities, destinations, and attractions.
 - Strongly Agree – 11
 - Agree – 2
 - Neither Agree nor Disagree – 1
 - Disagree – 2
- Recommendation #6 - Oriented new housing to area towards parks, greenways, and open spaces to provide better connectivity to and mitigate impacts of new development on natural areas.
 - Strongly Agree – 11
 - Agree – 3
 - Neither Agree nor Disagree – 1

Comments: Safety to trails and bike lanes need to be amenities conversation.
- Recommendation #7 - Encourage infill development housing on vacant or underutilized lots that is appropriate in scale and consistent with the character of the surrounding neighborhood.
 - Strongly Agree – 12
 - Neither Agree nor Disagree – 2

Comments: Improve/promote public transportation, bike lanes, etc.; Character of homes should match existing because modern homes built in IDZ are eye sores.
- Additional Comments:
 - The SE Side is not an area that seems to get their fair share of improvements, compared to other areas. This needs to change.
 - More affordable housing in the area.
 - Need to grow transit systems with growth of City.
 - What is Habitat for Humanity's involvement in the area?

Station 2: Economic Development Recommendations

- Recommendation #1 - Support the creation and growth of neighborhood-scaled commercial districts, including along WW White, Southcross, and Hackberry.
 - Strongly Agree – 13
 - Neither Agree nor Disagree – 1

Comments: Bring bookstore to area; Should work with existing business areas to enhance
- Recommendation #2 - Attract everyday retail options to the area including groceries, healthy foods, and other convenience retail.
 - Strongly Agree – 12
 - Agree – 3
 - Neither Agree nor Disagree – 3

Comments: Development like a theater or entertainment venues that will attract development to the area; No more Wal-Marts; More neighborhood Wal-Mart [marketplaces]; More auto parts stores down Rigsby between Clark and Amity.



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- Recommendation #3 - Support the growth of the I-410 corridor as a commercial and employment destination including a mixture office, industrial, and retail uses.
 - Strongly Agree – 13
 - Agree – 1
 - Disagree – 2
 - Strongly Disagree – 1

Comments: Include thoughtful growth with green spaces, loss of green space is unhealthy and ugly; Need entertainment venue to bring community up; 410 traffic is terrible, let's look at 1604 instead; Need public transit friendly development, not congestion.
- Recommendation #4 - Encourage urban mixed-use development along the Highway 87 corridor with a variety of housing types, offices, commercial spaces, and health and wellness amenities.
 - Strongly Agree – 7
 - Agree – 4
 - Disagree – 2

Comments: Vision Zero – what is the plan to avoid too many entrances [from businesses] on road; Have any new development include NO wholesale demolition of trees, green corridors; Too many housing developments, there is little grass and wooded land uses.

Station 3: Future Land Use Draft Recommendations

- Recommendation #1 - Maintain residential and nonresidential densities that are consistent with historic patterns, to strengthen and preserve established neighborhoods.
 - Strongly Agree – 15
 - Neither Agree nor Disagree – 4
- Recommendation #2 - Establish appropriate buffers and transitions between neighborhoods and nonresidential areas.
 - Strongly Agree – 18
- Recommendation #3 - Foster the development of Loop 410 within the Southeast Community Area as a mixed-use innovation and employment corridor.
 - Strongly Agree – 8
 - Agree – 3
 - Neither Agree nor Disagree – 1
 - Strongly Disagree – 3

Comments: If there are inadequate plans to improve public transportation, simultaneously, focusing on economic development of the 410 corridor will be short-sighted.
- Recommendation #4 - Promote mixed-use and transit-oriented development patterns along key corridors that reinforce mobility patterns in the plan area, including pedestrian and transit activity.
 - Strongly Agree – 15
- Recommendation #5 - Protect the natural resources of the plan area through Low Impact Development and appropriate use of floodplain and riparian corridors.
 - Strongly Agree – 15
 - Agree – 2

Comments: We need to educate and incentivize homeowners/business owners on creating water conscious design (i.e. rain gardens, concrete removal, when feasible) to reduce overloading drain systems, to capture rainfall instead.

Station 4: Mobility

- Within the last month, which modes of transportation have you used in the area?
 - Walking - 5
 - Biking or using dockless scooters - 0
 - Taking the bus - 3
 - Driving - 15
 - Other – Wheelchair



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- How easy or difficult is it to walk in your community?
 - Very Easy - 2
 - Easy - 3
 - Neither Easy nor Difficult - 5
 - Difficult - 8
 - Very Difficult - 3

Comments: Extreme hazard from drivers not stopping for pedestrian crossings
- How easy or difficult is it to bicycle or use dockless scooters in your community?
 - Very Easy - 3
 - Neither Easy nor Difficult - 2
 - Difficult - 8
 - Very Difficult - 3

Comments: Hazardous drivers
- How easy or difficult is it to take the bus in your community?
 - Very Easy - 7
 - Easy - 5
 - Neither Easy nor Difficult - 1
 - Difficult - 2
 - Very Difficult - 2

Comments: Too many buses to take to work downtown, plus it would take me 1-2 hours.
- How easy is it to drive in your community?
 - Very Easy - 7
 - Easy - 8
 - Difficult - 3
 - Very Difficult - 3

Comments: Increasing disregard to red lights; I love there is little traffic
- Additional Comments
 - Traffic congestion on Sinclair and no sidewalks
 - No sidewalks and flooding when it rains on Bonair Drive
 - Sidewalks sorely needed on Channing Avenue. Clark has too many areas of asphalt dips/differences
 - Re-pave Jo Marie Street
 - Chickering Street need repair as soon as possible; Street development and drain system; Improve intersection of Amanda and Chickering
 - SA needs a large light rail system extending to outside Loop 410
 - Sidewalks are cracked, making it difficult for mobility impaired individuals, including handicap and older residents. Need more sidewalks in general on both sides of roadways. There are no hubs to replace/leave scooters. We need safe bike lanes.
 - Would really like sidewalks to walk to establishments in my area (Highway 87) on both sides.
 - Sidewalks in bad conditions or no sidewalks at all.

Station 5: Public Space and Amenities

- Identify on the map where there is need for new public space or public amenities, or where there is a need for improvements to existing public spaces and amenities.
 - Extension of water and sewer lines south of New Sulphur Springs Road
 - Turn signal light at WW White and Ida Creek Subdivision
 - Sidewalk repairs in almost every neighborhood need to be repaired
 - Streets north and south of Rigsby are not safe for wheelchairs, strollers, etc., forcing people to walk in the street
 - Lights at Sinclair and WW White
 - Fair and I-37 - Commercial entrances and exits to Fair are hazardous



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Attendees were given the option to complete a hard copy of the online survey if they chose not to visit the interactive stations. They were also encouraged to complete the meeting follow-up survey. We received 12 follow-up surveys. Overall responses rated the meeting as being Excellent or Very Good. A few comments noted were to provide more of an explanation of what attendees are expected to do at each station, perhaps provide a presentation or a town hall style breakout meeting. Attendees were given the opportunity to tell us about their neighborhood with our Neighborhood Profile and Priorities worksheet. In total, we received two completed worksheets.

Next Steps

The City Planning Department will use the public's input from this community meeting, along with input generated from the third online questionnaire, other community engagement events, focus groups, and the Southeast Community Plan Planning Team, to finalize the recommendations and draft strategies for the housing, economic development, and land use sections for the Southeast Community Area Plan.

Planning Team meetings #8 - 12 will be held over the next four to five months to cover specific topics that will be included in the Southeast Community Area Plan.

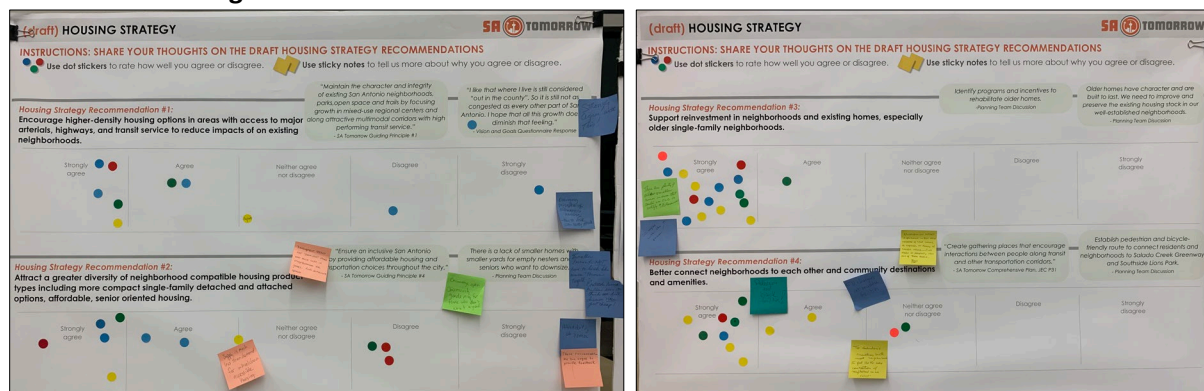
The next community meeting will be held in mid-next year and will provide the administrative draft of the plan for review and feedback. Before this community meeting, there will be additional surveys distributed to community members.

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 Phone: (210) 207-0244

Activity Station Results

Station #1: Housing Recommendations



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(draft) HOUSING STRATEGY

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT LAND USE RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Housing Recommendation #5: Invest in and attract neighborhood and family-oriented entertainment and recreational amenities, destination, and attractions.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

Housing Recommendation #6: Oriented new housing to area towards parks, greenways, and open spaces to provide better connectivity to and mitigate impacts of new development on natural areas.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

Housing Recommendation #7: Encourage infill development housing on vacant or underutilized lots that is appropriate in scale and consistent with the character of the surrounding neighborhood.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

(draft) ECONOMIC DEVELOPMENT

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT ECONOMIC DEVELOPMENT RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Economic Development Recommendation #3: Support the growth of the I-410 corridor as a commercial and employment destination including a mixture office, industrial, retail and health care uses.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

Economic Development Recommendation #4: Encourage urban mixed-use development along the Highway 87 corridor with smaller scale, multi-tenant office and employment spaces and a variety of housing types.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

(draft) ECONOMIC DEVELOPMENT

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT ECONOMIC DEVELOPMENT RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Economic Development Recommendation #1: Support the creation and growth of neighborhood commercial districts including along WW White and Hackberry.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

Economic Development Recommendation #2: Attract everyday retail options to the area including groceries, healthy foods, and other convenience retail oriented to area workers and residents.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

(draft) LAND USE

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT LAND USE RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Land Use Recommendation #1: Maintain residential and nonresidential densities that are consistent with historic patterns, to strengthen and preserve established neighborhoods.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

Land Use Recommendation #2: Establish appropriate buffers and transitions between neighborhoods and nonresidential areas.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

Land Use Recommendation #3: Foster the development of Loop 410 within the Southeast Community Plan Area as a mixed-use innovation and employment corridor.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

(draft) LAND USE

INSTRUCTIONS: SHARE YOUR THOUGHTS ON THE DRAFT LAND USE RECOMMENDATIONS

Use dot stickers to rate how well you agree or disagree. Use sticky notes to tell us more about why you agree or disagree.

Land Use Recommendation #4: Promote mixed-use and transit-oriented development patterns along key corridors that reinforce mobility patterns in the plan area, including pedestrian and transit activity.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

Land Use Recommendation #5: Protect and enhance the natural resources of the plan area through Low Impact Development and appropriate use of floodplain and riparian corridors.

Strongly agree, Agree, Neither agree nor disagree, Disagree, Strongly disagree

SA TOMORROW

MOBILITY

How easy or difficult is it to walk in your community?

Very Easy, Easy, Neither easy nor difficult, Difficult, Very Difficult

How easy or difficult is it to bicycle or use dockless scooters in your community?

Very Easy, Easy, Neither easy nor difficult, Difficult, Very Difficult

How easy or difficult is it to take the bus in your community?

Very Easy, Easy, Neither easy nor difficult, Difficult, Very Difficult

How easy or difficult is it to drive in your community?

Very Easy, Easy, Neither easy nor difficult, Difficult, Very Difficult



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