

**PLANNING AND LAND DEVELOPMENT  
COUNCIL COMMITTEE MEETING MINUTES  
MONDAY, JUNE 9, 2021  
9:00 AM  
VIDEOCONFERENCE**

<b>Members Present:</b>	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Andrews-Sullivan, <i>District 2</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember John Courage, <i>District 9</i>
<b>Members Absent</b>	Councilmember Roberto Treviño, <i>District 1</i>
<b>Staff Present:</b>	Lori Houston, <i>Assistant City Manager</i> ; Bridget White, <i>Director, Planning</i> ; Rudy Nino, <i>Assistant Director, Planning</i> ; Rosalinda Diaz, <i>Office of the City Clerk</i>
<b>Others Present:</b>	None

**Public Comment**

None.

**Consent Agenda**

**1. Briefing on the SA Tomorrow Sub-Area Planning Process** [Roderick Sanchez, Assistant City Manager; Bridget White, Director, Planning]

Bridget White reported that the SA Tomorrow Sub-Area Planning Process was the development of 30 area plans that implemented the City's SA Tomorrow Comprehensive Plan which was adopted in 2016. She stated that the Comprehensive Plan served as the City's long-range growth policy document, and the sub-area plans outlined specific recommendations related to land use, focus areas/corridors, mobility, public space, and housing that aligned with the City's overarching vision. She noted that the sub-area plans consisted of 13 regional centers and 17 community areas, which were intended to ensure a more effective, efficient, and coordinated structure for planning across the City. Ms. White explained that the work plan would be completed in five phases with six plans per phase and would create a consistent and cohesive Future Land Use Map for the entire City when completed.

Ms. White stated that five sub-area plans had been adopted by City Council, to date:

- Brooks Area Regional Center
- Midtown Area Regional Center
- UTSA Area Regional Center
- Medical Center Area Regional Center
- Downtown Area Regional Center

Ms. White reported that the Planning Department (PD) was currently working on the Westside Community Area as the sixth Phase 1 plan, and on all of the Phase 2 plans: Port San Antonio Area Regional Center; Texas A&M-San Antonio Regional Center; Highway 151 / Loop 1604 Area Regional Center; Northeast I-35 / Loop 410 Area Regional Center; Eastside Community Area; and the Southeast Community Area. She explained that COVID-19 disrupted public engagement efforts that had to be

modified using a hybrid approach with the use of more online platforms, and which delayed the adoption of the Phase 2 plans until December 2021 or January 2022.

Ms. White explained that due to COVID-19 restrictions, the PD turned to virtual engagement including virtual planning team meetings, community meetings, and digital design workshops. She stated that the PD expanded its online resources such as pre-recorded bi-lingual presentations and materials, digital draft plan content, and online comment submission through the project websites. She noted the new approach worked better than the in-person versions of the workshops for previous plans. She added that presentation materials were made available in English and Spanish and expanded platforms allowed for interested community members to vote and comment on proposed plan elements and provide recommendations. Ms. White indicated that going forward, the PD would continue to implement virtual engagement tools to in-person efforts.

Ms. White stated that although Phase 3 plans were not formally adopted last year as anticipated, planning team members were identified and work was completed on existing conditions. She estimated that Phase 3 work would begin in early 2022. She added that Phase 4 and Phase 5 plans would begin after the Phase 3 plans were completed and included the 12 remaining community areas. She noted that the subaerial plans and planning frameworks for Phase 4 and Phase 5 would be basically the same as the previous phase plans, but the focus for each would be slightly different, depending on the area.

Ms. White reported that as part of the comprehensive plan implementation, a comprehensive rezoning process would go forward for each of the areas as phase plans were adopted. She explained that zoning would be aligned with future land use maps, and zoning issues would be corrected in areas that had changed over time without being rezoned.

Ms. White outlined the Bandera Road Corridor Plan, which was another ongoing effort of the SA Tomorrow Comprehensive Plan. She reported that it was a six and a half mile stretch of Bandera Road between Loop 1604 and I-410 and key elements included future land use design, multimodal mobility transportation improvements, and implementation strategies for economic development and urban design.

Ms. White reported that three studies were completed on the Westside community area with the goal to identify investments and programs that would enhance community appeal and connectivity, and to create more of a unified sense of place. She described the studies as next level planning with a City-wide vision of growth for a large area. She noted that San Antonio was over 500 square miles and planned components such as walkability, connectivity, and streetscape design not only advanced and enhanced large areas, but also coincided with potential funding opportunities. She added that as each sub-area plan was completed, ongoing studies for individual areas would continue.

Chairwoman Gonzales requested more information on the virtual process and asked why it was better than previous in-person meetings. Ms. White stated that the digital workshops used aerial views which allowed for much more interaction, as the consultant was able to draw on the screen and participants could easily see the design in the making. She noted that the visual interactive nature of the process made the planning easier to understand; virtual meetings provided flexibility should meeting times needed to be adjusted for the teams; and participants did not have to travel to attend meetings.

Chairwoman Gonzales referenced the Westside Community Plan and noted that bond funding development strategies were best focused on small area plans. She recommended that the Cassiano Homes and surrounding sidewalk areas, the Good Samaritan Center, and a Pre-K SA master plan be considered for future bond projects. She asked if any of these areas were eligible for funding through the American Rescue Plan Act (ARPA). Assistant City Manager Houston stated that the original intent was to apply ARPA funding to the 2020 Bond Program projects. Ms. White reported that a general high-level view of SA Tomorrow Plan costs was generated and the Public Works Department was aware of upcoming Capital Budget Projects. Assistant City Manager Houston indicated that the associated costs for the small projects referenced by Chairwoman Gonzales needed to be incorporated into the 2022 Bond Program as well as the 2022 Budget Process; thereafter, a Budget request for larger projects could be incorporated into the 2022 Bond Program. She added that the street plans surrounding the Cassiano Homes would be reviewed for maintenance issues and to see if a reconstruction project was needed.

Councilmember Viagran stated that connectivity with SA Tomorrow Plan, the SA Sustainability Plan, sub-area plans, and existing ordinances was important. She added that the PD had the ability to see all of the upcoming projects come together which was key. She noted that Goliad Road was not pedestrian-friendly and recommended that shade structures or trees be added to enable residents to walk from one area to another. Councilmember Viagran called for City Department Directors and staff to do whatever was possible to offset the burden of potential property appraisal increases for legacy homeowners in areas that would be revitalized. Ms. White confirmed that the depiction of the Westside Strategic Area Studies - Las Palmas Area showed that palm trees would be added for shade.

Councilmember Andrews-Sullivan noted that SAGE conducted an economic corridor study for SA Tomorrow and asked if the Eastside Community Area Phase 2 subplan would be based on that corridor study. Ms. White stated that SAGE was a key planning team member of the Eastside Community Area Plan and that the corridor study would be included in the implementation matrix to ensure the recommendations from the study would feed into the vision for that particular area.

Councilmember Andrews-Sullivan noted that many built properties had inconsistent zoning. She asked if properties would be rezoned to ensure they were a consistent zoning match for the subplan areas. Ms. White stated that the PD determined that it was most effective to address rezoning as the second step in the process after an area plan was adopted.

Councilmember Andrews-Sullivan asked how the Tax Increment Reinvestment Zone (TIRZ) could be used to implement tax increment financing for the SA Tomorrow Plan. Ms. White stated that planning was developed at a high level under an economic development framework so as to avoid conflicts or barriers to future TIRZ opportunities that could help implement the plan vision. Assistant City Manager Houston noted that TIRZ were implementation tools that would be considered upon the re-evaluation of financing terms as needed.

Councilmember Andrews-Sullivan observed that no economic investments had been made in Council District 2 for many years. She noted that there were many residential multi-family housing units in the area with no local amenities to match and stated that economic development growth for the area needed to be addressed.

Councilmember Courage requested a copy of the assessment of existing conditions for the airport area plans and the Stone Oak area plans. He recommended that the PD touch base with every Council

District to review the assessments of existing conditions in each district. Ms. White stated that she would provide a copy of the Existing Conditions Atlas to the Committee.

Councilmember Courage asked if the vision for the SA Tomorrow Plan included a revision of existing streets into more complete streets, or if it was only to approve all future streets as complete streets. He noted that the City's growth created challenges and called for future vision plans that emphasized wider sidewalks and more bike lanes.

## **Adjourn**

There being no further discussion, the meeting was adjourned at 9:50 AM.

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*Shirley Gonzales, Chairwoman*

*Respectfully submitted,*

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*Aurora Perkins*  
*Office of the City Clerk*