

MEETING SUMMARY

Meeting: Midtown Community Meeting #3
Date: January 23rd, 2019
Time: 4:30 – 7:00 pm
Location: San Antonio College Nursing and allied Health Complex Room 218

MEETING OVERVIEW

The City of San Antonio Planning Department hosted Midtown Community Meeting #3. The primary objective of the meeting was to obtain feedback from participants on the draft Midtown Area Regional Center Plan (<https://Midtown.SaCompPlan.com>), to inform revisions to the draft plan. Approximately 84 stakeholders attended the meeting and submitted over 100 written comments. Approximately 20 participants completed a survey asking for feedback on the quality of the meeting itself. The meeting was primarily advertised by mailing a bilingual postcard to every mailing address in the study area.

Meeting Format

The meeting consisted of an open house gallery featuring sections of the draft Midtown Area Regional Center Plan printed on poster boards and in printed booklets. Participants were encouraged to comment in writing on large format paper sheets and comment cards available in front of the displays, and by writing on sticky notes and attaching them to the displays. The draft Midtown Area Regional Center Plan was also available to review and comment on using tablet and laptop computers set up at the event venue.

Spanish translation services were available and advertised at the meeting entrance. The large poster displays included information on how the Planning Department will use participant comments, information on other opportunities to review and comment on the draft plan, and information on next steps in the planning process and plan adoption process.

Meeting Feedback

Approximately 20 participants completed a questionnaire that provides the department with feedback on the meeting itself. Nearly 100% percent of respondents identified the meeting as good, very good or excellent. The lowest performing aspect of the meeting that was addressed by the survey was the meeting time and location. The Planning Department received additional feedback on this point related to conflicts with other City sponsored meetings on the same evening, and difficulty finding the meeting venue and parking.

Participant Feedback Summary

The written comments submitted by participants addressed a broad range of topics and locations, and do not lend themselves to summarizing, paraphrasing, and grouping without losing some of the meaning of the original comments. All written comments are transcribed in this document below the “Next Steps” section. Two prominent themes from participant comments are discussed in more detail below.

Comments related to the Future Land Use Map:

The future land use map has been a primary interest of the Midtown Planning Team and other stakeholders. At the risk of misinterpreting the original comments and omitting some related comments, land use map related comments are restated below as considerations for the Planning Department. The original transcribed comments are provided below the “Next Steps” section.

- Consider supporting art related small business adjacent to Camaron Street.
- Consider supporting industrial, technology, and educational uses west of the 5 Points intersection.
- Consider supporting medical related uses and arts and entertainment uses adjacent to St. Mary’s Street between Josephine and I-35.
- Consider identifying areas adjacent to Myrtle Street between St. Mary’s Street and Euclid Avenue as residential.
- Consider supporting mixed use throughout the industrial/warehousing area south of Culebra.
- Consider lowering supported densities adjacent to Broadway.

Comments related to Uptown, St. Ann’s, Fredericksburg Road, Culebra Avenue

A disproportionately large number of comments were related to the Uptown, St. Ann’s, Fredericksburg Road, and Culebra Avenue areas. These comments covered a broad range of topics, and in some cases expressed divergent opinions on the same topic/location. These comments are a substantial amount of new information on participant preferences for the Planning Department to consider related to these areas.

Next Steps

The Planning Department will consider comments that it receives in any format by February 17, 2019 to inform revisions to the draft Midtown Plan. The Planning Department will use guidance that it received from the Midtown Planning Team at Planning Team Meeting #9 to inform revisions to the draft Midtown Plan. All written comments and staff responses to comments will be posted together online with the revised draft Midtown Plan in March 2019.

The revised draft Midtown Plan is scheduled for publication in early March 2019. The Planning Department is scheduled to present the revised draft Midtown Plan to the City Council Comprehensive Plan Subcommittee on March 19th 2019. Thereafter, the Planning Department is scheduled to present the draft Midtown Plan to the Planning Commission in April 2019, and to the full City Council for adoption in May and June 2019.

The Planning Department will continue accepting, republishing, and endeavoring to use public comments until the draft Midtown Plan is adopted by City Council. The draft Midtown Plan, online commenting functions, and contact information for Planning Department staff are available at <https://midtown.sacompplan.com>.



TRANSCRIBED COMMENTS

Staff typed the handwritten comments below, endeavoring to type the comments as they were originally written.

Comment Card Comments

- Property on St. Mary's on West side between Euclid & Josephine allow for a commercial corridor with consistence use as seen north of Josephine with at "E" use allowed "A&E" [REDACTED]
- General comment heard by S. Serpas –
 - Release all comments online due to new city information ordinance
 - Vision statement and entire plan it "too vague" – "what will this plan do?"
 - This will only increase my property taxes
 - Frustration with lack of more meetings
 - Frustration that "Mahncke Park Section" of plan was not printer largely (Seemed to think that was key part of plan)
 - Glad to see Beacon Hill school included in Uptown Section
- Flores St. Mixed use corridor
 - I recently purchased an existing duplex at [REDACTED] Camaron St. and the adjacent bar (Vic Zavala Ice House) at [REDACTED] I would like to have the land use changed from "Draft" urban low density to a designation which would allow me to convert the bar to an art studio or similar business. I think this would definitely improve the current ice house use but still allow for the business to exist. This ice house & the owner Mr. Zavala have been a fixture in San Antonio & the area for a long time. I would like to use this property to benefit the neighborhood. I think an art studio or similar would be an improvement. Thank you so much. – [REDACTED] – The duplex would also make a great historic law office, etc.
- Minimize public support for private construction...focus on ensuring good public infrastructure put funds into affordable housing.
- Roundabout at "Spoinfts" Repair and Repave Howard St.
- B-way discourage surface parking – streets are very narrow in Manchek Park area – discourage public parking along those streets.
- You do not mention any changes etc for areas N. of 35 up to Crockett Park I . E. Poplar, Euclid St. areas
- Mobility - I live in Uptown. A very small section of what you all consider Midtown and it doesn't seem like any progression unlike what's happening in Midtown is (basically) happening. I believe we are really nothing except UPTOWN and there are some emergency things need to happen in uptown. In the emergency sense we need lights. Street lights. Also the roads are in horrible condition. From that I've read Uptown was once a neighborhood back in the 20's. Why did it



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- change, or get lost forgotten? Bring Uptown back and fund the issues that need to be addressed.
- Re: Mobility: Current crossing stand in dangerous, esp for outbound traffic (lights are hidden) --- Traffic segments at all intersection, normally green for is way. Include pedestrian all way cycle. Minimum wide sidewalk 98”?
 - The _____ site should be redeveloped as industrial transit station, mini mall, clean energy, technical school, construction science, or technology training school, construction science, or technology training Texas Tech? Nanotechnology. No bike lanes on Fred Road.
 - Dock less scooter parking areas in Uptown stations
 - Community Center or senior center, including information on senior services like under 1 rook and senior homestead exemptions.
 - Please get rid of the Hoggs Cantu mess
 - Clean up the area on Culebra Road. Colorado Street has too many building that have cars be parked in property building that they are supposed to a car lot but not be setting there for years. Building owners need to clean up their mess. We pay a lot of property taxes for a clean area.
 - On another note ☺ in looking @ 5 points challenges - parking is a problem. I wonder if long term I could turn 1510 & 15106 Camaron into a parking garage? Very helpful to relieve street parking & location is perfect for that use. What do you think? Maybe I could partner with the city to provide this. Need Ed Svc. – TA Anders 214.773.####
 - _____ – When phasing Flores St. improves/incorporate historical “monucanthan” to the historic acequia.
 - Bike lanes should be wide and in color (helpful for automobile drivers, too.)
 - Repair Howard St.
 - Uptown needs to have more input into the final plan. We did not have adequate representation in the 1st round. We are having a meeting in February. Please see our Facebook page at _____ – Please let our neighborhood have direct access to the River like all of the other midtown areas do. Need a path or something for bikes. Walking.
 - Uptown Hannah
 - Alley improvements near Culebra
 - Sidewalks on north-south streets
 - Drainage on Brazos all the way through
 - Sidewalks on Culebra/Brazos/Colorado
 - Kensingh as a North South Corridors
 - “Enpahsive” on bicycle connectivity
 - Consider Colorado as “priority bike”
 - Focus area S. St. Marys could support office uses related to hospital
 - North Broadway Focus Area: Has the potential to be a hub for family recreation (parks, playground, zoo, etc.) The primary set back being mobility. One should easily walk/run/bike from the different attractions in the area. If is currently not as walkable as it should be.
 - Public transportation to Midtown residents. Fast simple transit that moves between points of interest. Recreation focused.
 - 1-Limit industrial/commercial construction in areas with large “wildlife” population and predominant Housing areas. 2-Develop/Create more assist programs for resident to “update-



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- restore” Midtown area homes. [REDACTED]
- When, or before the City of San Antonio approves the scooter program -- *Limits should be place in Midtown areas, especially predominant housing districts/areas. Unlike what has become an “unsightly and dangerous” program in downtown, midtown (if considered) should limit the placement and use of “scooters” for the reason listed on back of page –
 - “Unsightly”
 - Scooters are literally “stacked” amongst each other
 - Scooters are thrown/lying all over the street corners, or at mid-street.
 - Scooters are sometimes thrown on the street
 - Some individual “scooter design” is unsightly like the “Bird Black” Scooters
 - “Dangerous”
 - Scooter riders don’t obey speed limits and other rules of the road.
 - Have seen scooter riders carrying small children on shoulders while riding.
 - People walking can/have tripped or fallen over scooters lying on the ground.
 - Scooters interference with vehicle “right of way”
 - Street (come) not large enough to allow safe for simultaneous “vehicle, scooter, bicycle, pedestrian” traffic [REDACTED]
 - Amenities—keep near major commercial streets –B way needs parking other than surface lots – Flooding impacts our plan to adjacent hoods.
 - More detailed way to view individual parcels on land use map. Add street names in zoomed0in view. Higher resolution map. – Fredrica Kushner [REDACTED]
 - 700 Block of E. Myrtle St. in Tobin Hill, is completely residential, 1 story bungalows. It should not be included in the Employment/Flex-Mixed Use land use. It is a residential community.
 - Concerns about Broadway North of Pearl –
 - 1-Pedestrian crossing – bway against traffic
 - 2-Cars pulling out when traffic is moving
 - Use smaller buses – already being used in many other cities. – The VIA longer buses are usually empty. More routes, more often (easier with smaller buses) -- “Houston” approach to transit not piece-meal
 - It’s probably too late but what’s with the crazy boundaries? Why don’t the boundaries have a more logical border?
 - Concerns regarding pedestrian crossing. Broadway/Army or Brahan – (Now) We have to walk to Cunningham or Brackenridge stop lights.
 - Use a larger post card with large print for this event. Include a map. Realize that howard Street +Lewis Street run parallel on both sides of the campus and therefore there is no corner. Not everyone knows where the nursing center is located. Not everyone know whether the parking requires permits or not.
 - Better food would be nice, since this is my first chance for food today.

Amenities and Infrastructure Display Comments

- Senior Oriented? (referring to Community Amenities Section)
- Keep Brack Park available and open to traditional family gathering i.e. Easter that are special to San Antonio.



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- The San Pedro Library is overlooked/neglected. It can be a great/better amenity.
- Sidewalk repair, build, upkeep
- Better animal control for better control of dogs without owners
 - Some have formed packs
 - And better care for feral cat communities in Brackenridge Park – Trap, spay/neuter, release.
- Please make sure everything flows. The city has plenty of bad examples of sidewalks that just end or areas that didn't connect to anything.
- Rec. #5 Grayon needs better lighting and clean pedestrian crossings also better enforcement of pedestrian, bicycle, and scooter behavior.
- Xxxx VIA bus stops along Fredericksburg Rd need better lighting, especially Fred road + Woodlawn.
- So something about all the bikes and UBER Red Bikes being parked and dropped everywhere – Yes!
- To preserve “Green Canopy” be more critical of allowing variances to cut down old growth for new developments. There is an amazing canopy right now! Expect more of developers!

Catalytic Projects Display Comments

- Label Streets San Pedro and Elmira
- Concerned about 1 lane and increased density
- Concerned about 1 lane San Pedro and increased density
- Suggestion for next time- label the streets!

Economic Development Display Comments

- Uptown corridor has to be considered highly it has been neglected!!

Housing Display Comments

- The median household income should continue to rise as San Antonio continues to attract new companies. (referring to Housing Snapshot display)
- The average cost of a home in San Antonio has gone up significantly in the last 5 years, as have many metro areas. Basic supply/demand. (referring to Housing Snapshot display)
- We are willing to protect low income housing, but not the history of San Antonio's oldest neighborhoods??? (referring to Housing Challenges display)
- How is this “difficult to maintain” with MILLIONS of \$\$\$ being invested in this area? 100% disagree. (referring to Housing Challenges display)
- People have lived in these homes for several generations and should be protected instead of allowing investors to destroy the cultural integrity of an established neighborhood. (referring to Housing Challenges display)

Mobility Display Comments

- Start working now to make this a commuter line. I have heard that the Quarry (not the shopping



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area) plays out that this may be decommissioned. The property adjacent that is now light industrial would be perfect for apartments or other housing/multi-use choices! (referring to Union Pacific Railroad passing through the western border of Uptown St. Ann's neighborhood on Existing Conditions Display map)

- Need more frequent buses to all stops, esp B-way
- Trolley might work if it has a desirable northern terminus - airport?
- Dedication of priority bicycle lane? Especially east/east thoroughfares.
- Add signage specific to Uptown on N Colorado St, Cincinnati, Brazos and off Fredericksburg Rd
- St. Ann's area generally needs better sidewalks – Culebra- and connectivity to regional trails + better lighting and signage.
- Improved pedestrian crossing needed at Colorado +I-10
- Concern re=parking xxx St. Mary's Strip and surrounding streets
 - Esp parking for businesses
 - b/c residential driveways are being blocked + limiting emergency vehicle access
 - ?pooled parking solutions?
 - ?neighborhood parking permit program?
- Similar concern (see comment regarding parking around St. Mary's Strip) for Mahncke Park. Will parking passes or something similar to King William be available?
- We need a trail connecting Olmos Park to Midtown/Brackenridge Area + onto Riverwalk.
- Mulberry St. at Broadway is a dangerous right turn off B'way onto Mulberry. This desperately needs to be reworked.
- Bike station next to Cornell Street.
- Culebra is a danger zone needs lights, bike station Bird Bikes UBER Bikes.
- In Uptown, sidewalks, lights, safety.
- Pathway for bike rides safety issues Uptown. Use the small creek would be nice.
- Path down Kensington Road in Uptown so we can have access to the River without having to use major Rd areas. (Conversational context refers to access to both Martinez Creek, and Sna Pedro Springs Creek).

Existing Conditions Display Comments

- Yes! (referring to "Challenges" Section of Existing Conditions Display)

Focus Areas and Mixed Use Corridors Display Comments

- So VIA has no plans to relocate operations at present? (referring to Focus Area #1 Display)
- Drive-through businesses, not auto-oriented businesses (referring to Fredericksburg Road Mixed Use Corridor Display).
- Help develop the Higgs Carter King Academy site. There are no for sale signs if its for sale. Who do we contact about this property- make it clear. Thank you.
- There has to be focus on the east side of Fredericksburg also. Both side play and will play a big part in the redevelopment of this corridor at least up to I-10.
- Clean up the area. Get rid of the Higg Carter school.
- Get the Higgs Carter Building torn down. Don't wait for them to do it.



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- What is status of getting drainage for Broadway/Army? Water standing after rain< is this improvement part of the bond project? Thank you.
- Mulberry is a park road. Mulberry is not a major priority transit route
- Why isn't the east side of Fredericksburg considered in this development? Businesses will be affected gradually. You can't just develop one side of a street and leave the other trashy.
- Focus Area #3: Would like to be in xxxxxx:
 - 1942 W St. Mary's
 - 1916 N St. Mary's
 - 1924 N St. Mary's
 - Health care use (conversation context indicated support for some health care related uses on St. Mary's Street between Josephine and I-35)

Land Use Display Comments

- When increasing density e.g. Claremont require that new construction provides access to utilities.
- Uptown "Light" commercial center could also be converted into a very good restaurant and parks and be very class and upscale like so many other places in Downtown. Apartments> affordable living-warehouse style living-very cool with some small shops + bars.
- West of Euclid=neighborhood!. Not light industry and offices – "Employment/Flex Use"
- Concerned about increase density – 20 story building + 10 story building + 6 story building - while downsizing Broadway 4 lanes instead of 6!
- Keep the historic look. New Construction with it's modern architecture and high density take away from the look and feel of the neighborhood. If new construction is approved, it should adopt similar architectural style as existing neighborhoods.
- Growth/density along corridors ☺
- Dark blue – regional mixed use (referring to Future Land Use Map legend/map colors)
- These are houses! There is a community and it should be treated that way (referring to Future Land Use Map area around Myrtle Street between St. Mary's and Euclid Avenue)
- Why is this area entirely city/state government? Lots of single residential lawyers, doctors offices and non-profits. Need to allow for diversity of area. (referring to central area of the map designated Regional Mixed Use)
- Residential uses by Colorado/I-10. Abandoned Clothing warehouse nearby.
- I live on Cornell Street- the next street over is Culebra road –
 - You need more lighting
 - You need sidewalks on Culebra Road
 - Clean up the warehouse and put a bike station that's leaving all the UBER bike xxx everywhere.
 - The warehouse that are closed should be torn down-stop the homeless living in my area.
 - Torn and broken down building put something nice for our area – better lights sidewalks.
 - Fix the street to make it safer for both people to ride bexxx want people waiting for



the bus.

Vision and Goals Display Comments

- This definition of addressing transportation is very vague. I believe trolley/extended river walk access, etc. would be helpful. Traffic in this area has become increasingly worse. (referring to Vision and Goals Display Goal 2)
- Gathering areas with utilization/access to and by seniors, senior services or centralized area for? (referring to Vision and Goals Display Goal 3 and 4)
- How do you plan to encourage conservation and rehab vs. demolition? (referring to Vision and Goals Display Goal 5)
- The goal of preserving character and transformative projects seem a little at odds. Can you do both? (referring to Vision and Goals Display Goal 10)

PHOTOGRAPHED COMMENTS

- Photographs of all comments received at Midtown Community Meeting will be made available on the Midtown Plan webpage.

End of Midtown Community Meeting #3 Summary

