

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PLANNING DEPARTMENT**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Planning Director

THROUGH: Terry M. Brechtel, City Manager

COPY: Jelynn LeBlanc Burley, Assistant City Manager; File

SUBJECT: Briefing on Southside Initiative Community Plan

DATE: June 19, 2003

BACKGROUND

The Southside Initiative Community Plan consists of approximately 70 square miles and is bound by IH-Loop 410 on the north, IH-37 on the east, a meandering line 1350 feet south of the centerline of the Median River on the south, and IH-35 on the west. 7,641 residents reside in the planning area.

The Southside Initiative Community Plan represents a new planning paradigm for San Antonio's future growth and development. The Southside's backdrop of unique natural, historic, and scenic characteristics provides a remarkable palette on which a new economic engine and trade economy can etch a future vision for sustainable, quality growth and development in the city's periphery.

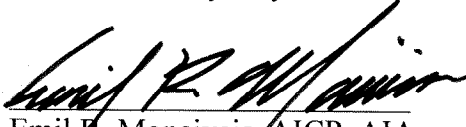
In an effort to create "balanced growth" by redirecting a new type of sustainable development on the Southside, the City Council of San Antonio authorized the Planning Director in the spring of 2002 to prepare a study for the purposes of limited annexation. During recent decades, the City of San Antonio has seen significant residential and commercial development in the northern and western sectors of the city. In contrast, the southern sector has received limited growth and economic development. The primary goal of the Initiative is to reverse the trend of disinvestments in the southern sector and to encourage the balanced growth of San Antonio. The Initiative seeks to achieve the goals and objectives of the 1997 San Antonio Master Plan Policies, the 2001 San Antonio Housing Master Plan, and the Community Revitalization Action Group (1998, 2000) by utilizing smart growth principles. A secondary goal is to build upon the important investments and unique assets, which already exist in South San Antonio. These include Brooks City-Base, Kelly-USA, Stinson Air Field, Palo Alto College, the historic Mission Trails, the proposed Texas A&M campus and Toyota auto-manufacturing plant.

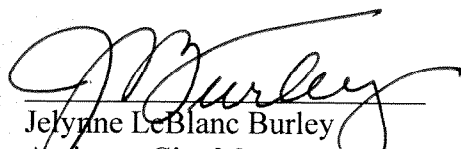
In October 2002, the Urban Land Institute was engaged by the City to develop a vision, evaluate the market potential, create planning and design concepts and recommend a development and implementation strategy for the Southside Initiative study area. From October 6-11 2002, a 10-

member ULI advisory services panel visited our city, toured the Southside study area, and interviewed over 100 area stakeholders. The final report of the Urban Land Institute provided a 25-50 year vision for growth on which the community planning process was based.

The plan's vision is based on the themes that were articulated in the community planning process. To engage the public, three public meetings were hosted in May and June 2003. Notices of the community meetings were provided to all property owners within the planning area and to more than 40 stakeholder organizations with a vested interest in the development of the Southside. On May 6, 2003, a plan orientation meeting was conducted to brief the public on the involvement opportunities. An all day planning workshop was held on May 17, 2003, where more than 150 participants identified the lifestyle and character of the Southside, created base maps identifying significant features, and developed proposed visions for the planning area with the assistance of more than 30 design professionals and planners. In addition, the community came up with common, unique and worthwhile ideas as elements of the vision. A plan open house was held on June 10, 2003, to provide an opportunity for additional public involvement. More than 400 persons participated in all community meetings and provided valuable input in the process. Several separate meetings were held with the South San Antonio Chamber of Commerce to solicit further input from the business sector.

The plan will be presented to Planning Commission on June 25, 2003 for a public hearing and recommendation. Staff recommends that the plan be moved forward for a public hearing and consideration by City Council on June 26, 2003.


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Approved:


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