



MEETING SUMMARY

Meeting: Highway 151 & Loop 1604 Area Regional Center Planning Team Meeting #2
Date: March 21, 2019
Time: 5:00 – 7:00 pm
Location: Hyatt Regency Hill Country, Bandera Room
Attendees: *Christine Vina, VIA Metropolitan Transit*
Valerie Cobos, Frost Bank
Doug Handlin, Stonegate Hill at Westover Hills
Susan Handlin, Stonegate Hill at Westover Hills
John Wright, MountainView Acres
Tom Lehrman, GM Financial
Joe Hindsley, Hyatt Regency Hill Country
Representative from Kohl's
Krystin Ramirez, MIG, Inc.
Mukul Malhotra, MIG, Inc.
Sarah Serpas, COSA Planning Department

Meeting Purpose

This meeting was the first individual meeting for the Highway 151 & Loop 1604 Planning Team, and was hosted by the Hyatt Regency Hill Country. The objectives of this meeting were to:

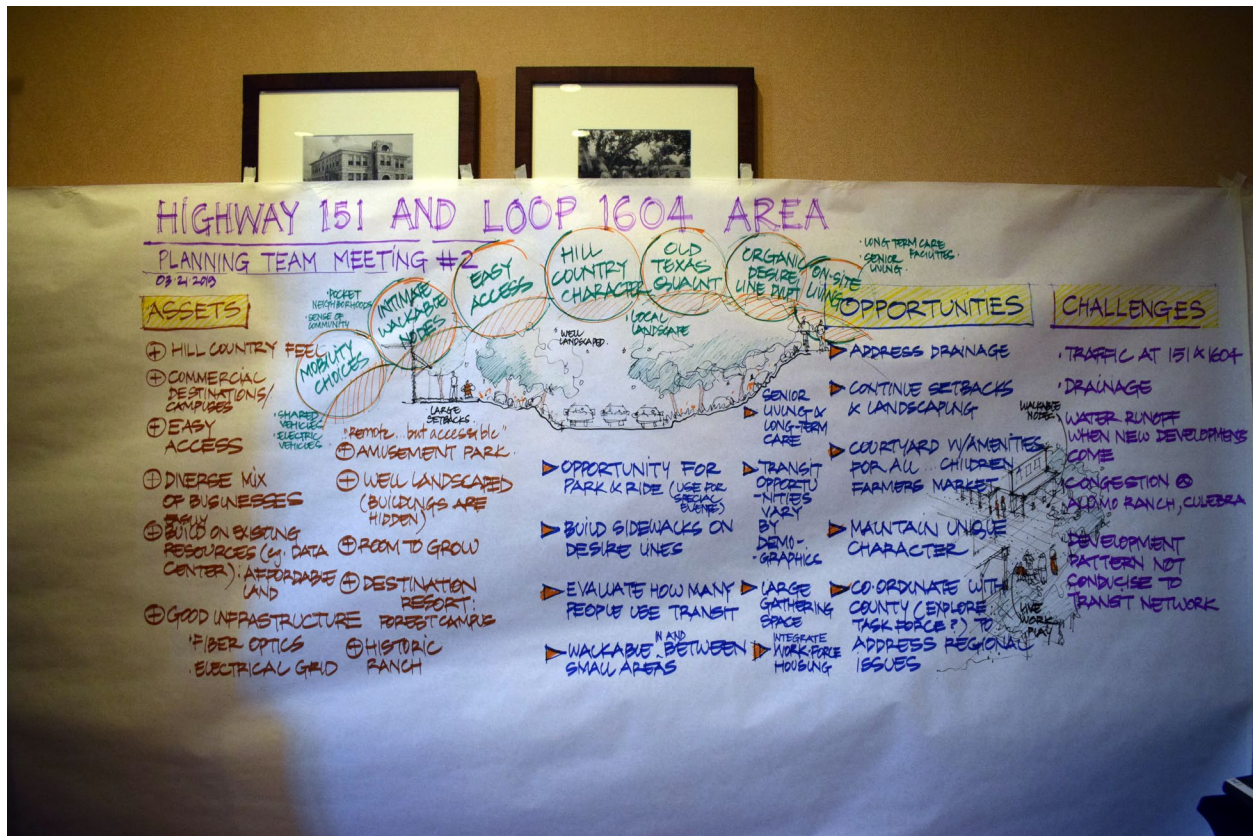
- Review existing conditions findings and maps
- Review survey and public engagement results
- Team discussion of assets, opportunities, and challenges
- Identify a vision for the Highway 151 & Loop 1604 Area Regional Center

Meeting Format

The meeting began with a brief networking session for planning team members (approximately 30 minutes) to allow time for folks to arrive, and to enjoy refreshments. Following this, MIG and COSA Planning Staff delivered a presentation that summarized some existing conditions findings and results of the Vision and Goals Questionnaire (this presentation, the Existing Conditions Atlas, and a document summarizing the questionnaire results can be found at the plan website:

<https://highway151.sacompplan.com/>)

After this brief presentation, MIG and COSA Planning facilitated a group discussion about how the existing conditions results, the questionnaire results, and the planning team member's knowledge of the area could feed into a set of assets, opportunities, and challenges for the area. MIG staff took notes during the discussion on a wall graphic. The text from those notes are presented below the image of the notes taken:



Overall Themes:

- Mobility Choices
 - Shared vehicles
 - Electric vehicles
- Intimate, walkable nodes
 - Pocket neighborhoods
 - Sense of community
- Easy access
- Hill Country character
 - Well landscaped
 - Local Landscape
 - Large setbacks
- Old Texas, Quaint
- Organic Desire Line Development
- On-site living
 - Long-term care facilities
 - Senior living



Assets

- Hill Country feel
- Commercial destinations/campuses
- Easy Access
- Diverse mix of businesses
- Easily build on existing resources (e.g. Data center)
- Affordable Land
- Good Infrastructure
 - Fiber optics
 - Electrical Grid
- “Remote, but accessible”
- Amusement Park
- Well Landscaped (buildings are hidden)
- Room to grow
- Destination Resort, Forest Campus
- Historic Ranch

Opportunities

- Address drainage
- Continue setbacks and landscaping
- Courtyard with amenities for all children + farmers market
- Maintain unique character
- Coordinate with county (Explore taskforce?) to address regional issues
- Senior living and Longterm care
- Transit opportunities vary by demographics
- Large gathering space
- Integrate workforce housing
- Opportunity for park & ride (use for special events)
- Build sidewalks on desire lines
- Evaluate how many people use transit
- Walkable in and between small areas

Challenges

- Traffic at 151 & 1604
- Drainage
- Water runoff when new developments come
- Congestion at Alamo Ranch, Culebra
- Development pattern not conducive to transit network



Next Steps for Highway 151 and Loop 1604

Using the conversation from this meeting, the results of the Vision and Goals Survey, and the conversations from the first public meeting in February 2019, Planning Staff will draft a Vision and set of Goals to guide the Highway 151 & Loop 1604 Plan. These Vision and Goals will be presented to the public at the next public meeting on Monday, April 15th at Northwest Vista College from 6:00 to 7:30PM. Digital forms of engagement about the Vision and Goals and other aspects of the plan will be available after the public meeting. More information about the upcoming meeting, materials from previous meetings, and other information can be found on the plan website:

<https://highway151.sacomplan.com/>

Our next Planning Team meeting will be the week of May 6th, 2019, with exact date TBD.

If you have any questions please contact me:

Sarah Serpas | sarah.serpas@sanantonio.gov | 210-207-5452

