

River North Master Plan

1st Planning Team Meeting

Monday, July 14, 2008

6:00 P.M.

Cliff Morton Development & Business Services Building
1901 S. Alamo, 2nd floor, Training Rooms A & B

Meeting Minutes

Planning Teams Members in attendance: George A. Geis, Suzanne Scott, Don Ryden, John Kenny, Roland Hinojosa for Scott Smith, Dr. Marion Oettinger, Ben Brewer, III, Glenn Huddleston, Timothy Cone, Tony Cantu for Cathey Meyer, Howard Peak, David Bogle, Mary Kay Martinez, Michael Westheimer, Murray Van Eman, Manjiri Akalkotkar, Marcie Ince, Lewis. T. Tarver, David Marquez, Sam Mills, Billy Cavender, Lynda Billa Burke, Ramiro Cavazos, Carol Harris, David Adelman, Harper Huddleston, Quinn Edmondson, Terri Rubiola

Planning Team Alternates in attendance: Anne Bristol, Angel Vasquez, David C. Lake

Visitors in Attendance: 33

6:05 - 6:15 **Opening remarks by visiting Commissioner, Tommy Adkisson** with Bexar County Commission Precinct 4.
Mr. Adkisson spoke to the Planning Team on how important it is for the River North revitalization of inner San Antonio and how the Planning Team's input will help the River North Project.

6:15- 6:30 **Welcome**
Council Woman Mary Alice P. Cisneros
Cw. Cisneros spoke about how the City is presenting a detailed draft of the River North Master Plan in which members of the community are taking part in a team based format that will help their community flourish. She also mentioned a 2008 magazine addition of Urban News which featured the City of San Antonio's River North Master Plan process and form based code.

6:30-6:45 **Opening remarks continued:**
Pat DiGiovanni, Assistant City Manager welcomed everyone to the first Planning Team meeting and thanked each person for serving on the Planning Team for River North. He remarked that the Planning Team is made up of a wide range of stakeholders representing the city's partnering agencies, institutions neighborhood groups, businesses and property owners. Five of the property owners were selected by a lottery for each of the five districts within River North. Alternates were also

selected and will serve only if the property owner selected for a district is unable to serve or fulfill his or her term.

He emphasized that the role of the Planning Team is to review the draft documents, accept input from public meetings, and come to consensus on potential edits and changes to be made to the draft document. This group should reflect a diversity of opinions and would be able to develop a consensus regarding the vision for the River North area.

He commented that all of the Planning Team meetings and the community public meetings are open to the public and are considered public information. The Planning Team will develop a work program and meeting schedule through a Memorandum of Understanding (MOU). Secondly, the Planning Team meetings will focus on review of the draft document by chapter, through sub-committees, and will report out on proposed changes and edits. Citizens are welcome to attend and observe the Planning Team meetings.

Public meetings will be hosted to ensure that property owners, residents, and other interested citizens have an opportunity to comment on the draft. These comments will be provided to the Planning Team for review and potential incorporation into the edits. Several opportunities for public meetings have been included in the work program.

Public meetings will be announced through a direct mailing, a notice in the newspaper, and through a press release. All information resulting from these meetings is open to the public. Future meeting agendas and handouts will be posted on the Planning and Community Development Department's website. He emphasized that the process will be as transparent as possible.

He noted that each Planning Team member has received a draft of the River North Master Plan and that the draft plan is also posted on the P&CD's website at www.cityofsanantonio.gov/planning. The draft Regulatory Plan will be provided at a later date, since much of the Regulatory Plan is dependent on the comments received for the Master Plan.

Mr. DiGiovanni closed by expressing to the team that there is a lot of work ahead of them, that he appreciates their dedication to this important project that will be a catalyst for revitalization of San Antonio's downtown.

6:45 - 7:00

Presentation by Patrick Howard, Assistant Director for Planning and Community Development. Mr. Howard provided a presentation on an overview of the River North Master Plan and Planning Team responsibilities (handout). He introduced all planning staff that has been assigned to the River North project in order to assist all Planning Team members in an efficient fashion and who can answer and address any Planning Team questions. He also introduced the Technical Committee who will be assisting the project. After his introduction, he reviewed the

contents of the planning team members' notebooks which included the adopted Downtown Neighborhood Plan and a draft copy of the River North Master Plan.

A question from the floor was raised concerning the status of the TIRZ board. T.C. Broadnax, Assistant City Manager, addressed the question by stating that the application process is being advertised for the first time. When the city receives enough applications the City Council could consider them as early as early as August 24th.

7:00-7:15 **Master Plan Document Overview and Framework**
Richard L. Milk, Community Development Coordinator presented an overview of the River North Master Plan draft's contents (handout).

7:15-7:30 **Review Memorandum of Understanding (MOU), Work Program and Master Plan Document Sub-committee Formation and Responsibilities**
Nina Nixon-Mendez, Planning Manager addressed the Memorandum of Understanding (handout) and the roles that staff and Planning Team members have in reviewing the River North Master Plan draft. She reviewed the timeline, calendar, and Planning Team and public meeting schedules (tentative). She asked the Planning Team members to fill out the pink card in their notebook for order of committee preference of each Planning Team member. She noted that at least three sub-committees will be reviewing the draft: Vision and Development Framework Committee, Mobility Committee, and Parks and Open Space Committee.

Discussion ensued regarding the amount of work to be performed by the Vision and Development Framework Committee. Ms. Nixon-Mendez responded that this will be taken into consideration when assigning sub-committee's membership. She reiterated that the sub-committees review will occur during the Planning Team meetings. Ms. Nixon-Mendez closed by stating that there will be six Planning Team meetings and four public meetings to review the River North plan draft.

7:30 - 8:00 **Discussion of Other Resources Needed and Q & A**
Questions raised by Planning Team members:
Mr. DiGiovanni asked the Planning Team if there would be a need to engage Moule & Polyzoides at some point in the planning process. Several of the Planning Team members commented that having the consultants available at a future meeting would be beneficial. Staff agreed to look into any previous meeting information and contact the consultants to check schedule and availability. Other questions from the Planning Team members concerned the application process for the TIRZ board and if a chairman should be selected. Mr. DiGiovanni stated that anyone was welcome to apply for the TIRZ board and those applications were available at the meeting. After much discussion by Planning Team members regarding the necessity for chairperson, Mr. DiGiovanni stated that city staff would be available to facilitate future meetings and that he would consult with the City Manager regarding a chairperson. Mr. DiGiovanni added that staff would follow up with Moule & Polyzoides regarding ERA, the economic sub-consultants to see if

a working report was available. The Planning Team requested that copies of the City's Master Plan Policies be made available at the next meeting.

8:10

Meeting Adjourned