



Far East Community Area Plan
Planning Team
Meeting #2
Vision & Goals/Opportunity Areas/Intro to Land Use

Monday, July 21st, 2022

Zoom

3:30 – 5:30 PM



Cambridge Systematics, Inc.
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Economic & Planning Systems, Inc.
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Introductions

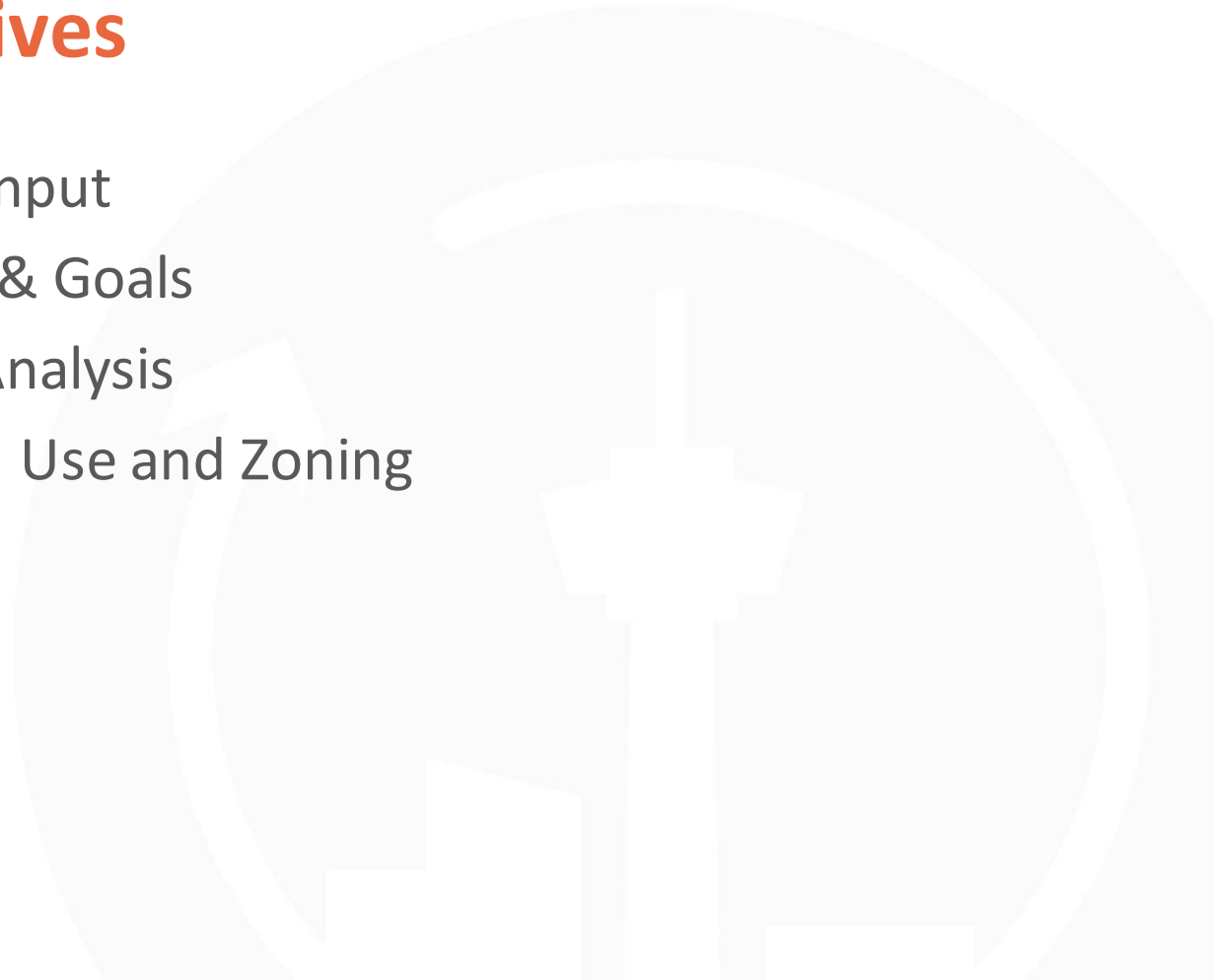
Far East Area Plan Project Team

- City of San Antonio, Planning Department
 - Dave (David) Powell, Project Manager
- MIG
 - Jay Renkens, Principal
 - Andy Rutz, Project Director
 - Krystin Ramirez, Project Manager
 - Saul Vazquez, Senior Project Associate
- Economic & Planning Systems
 - Matt Prosser, Executive Vice President



Meeting Objectives

- Overview of Public Input
- Discuss Draft Vision & Goals
- Opportunity Areas Analysis
- Introduction to Land Use and Zoning



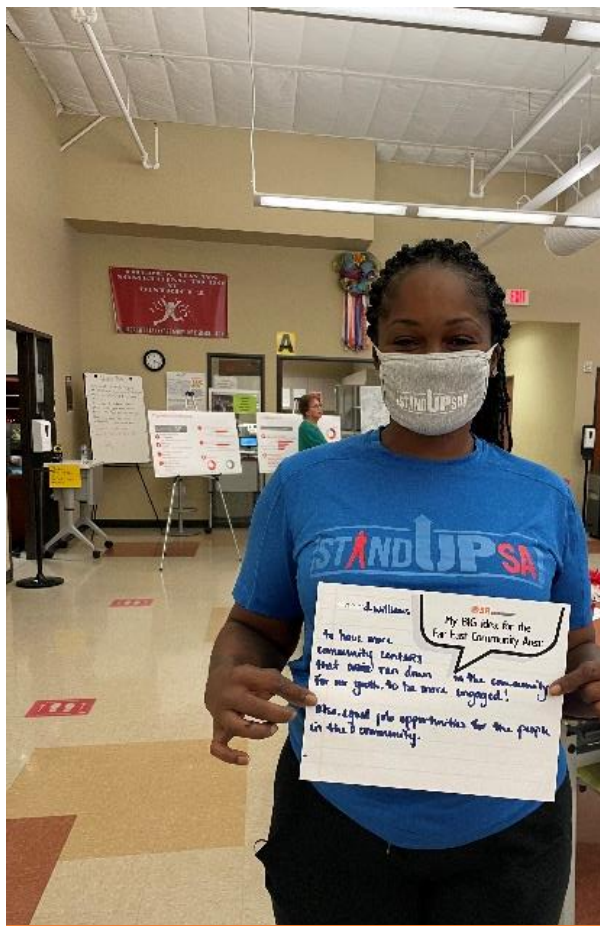
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- Input from Planning Team Meeting #1
- Community Meeting #1
- Community-Wide Survey #1

Community Input

Methods

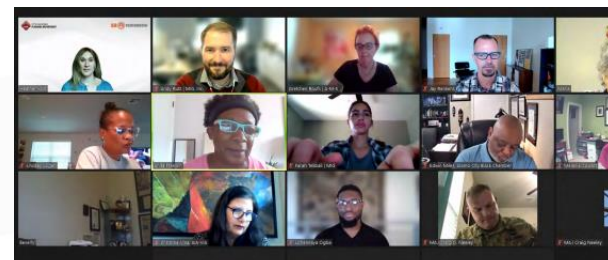
- Planning Team #1 (04/25/22)
- Community-Wide Survey (06/09/22 - 7/10/22)
- Community-Wide Meeting (06/21/22)



Community-Wide Meeting
(06/21/22)



Community-Wide Meeting
(06/21/22)



Planning Team #1 (04/25/22)



Community-Wide Survey (06/09/22 - 7/10/22)



Community-Wide Meeting (06/21/22)

Planning Team Meeting #1

Key Themes

- Accessibility and walkability
- Healthcare systems
- Robust park and recreational opportunities
- Multimodal alternatives
- Diverse commercial options
- “Specialized District” (Arts, Entertainment, etc.)
- Compatibility of adjacent land uses
- Enhanced amenities for all ages
- Access to healthier foods

Planning Teams Input – Vision & Goals



Planning Team Meeting #1

Key Themes

- Accessibility & Walkability – access to goods and services
- Adequate bus stops
- Infrastructure – sidewalks, roads, drainage
- Parks, recreation, and amenities
- Lack of commercial spaces
- Utilization of existing land uses (specifically vacant properties)
- Traffic concerns

Planning Teams Input – Challenges

Walkability on Far East side; lack of adequate sidewalks

Unshaded bus depots

Road infrastructure - lots of industrial & commercial uses rely on it

Flooding along Rosillo Creek and stormwater floods to Martindale

Strong community of bicyclists in the area

Cracking road infrastructure; in some cases due to Blackland Prairie soils

We need a real park in this side of the city

Currently no emergent care in area – residents would like something like Baptist or Mission Trails

The more 'far east' you go, there is a lack of retail, office space, commercial...

Challenges navigating sidewalks via scooters (esp. elderly residents)

Need to better utilize certain areas (i.e. vacant child support building on E. Houston)

We need a real park in this side of the city

Traveling to medical care is a challenge

Infrastructure & drainage - especially post-rain event

Bus stops with inadequate shelter and/or seating

Lots of truck traffic

Community Meeting #1

Amenities and Recreational Activities Takeaways

- Enhance existing Parks and Recreational areas
- Improve infrastructure within recreational areas
- Opportunities to add a variety of recreational options
- Create recreational activities that are compatible for all ages
- Improve spaces to be more aesthetically pleasing

What Was Said?

"The availability of a few parks. Convenient to most neighborhoods."

"Place for younger people to go, youth resource center"

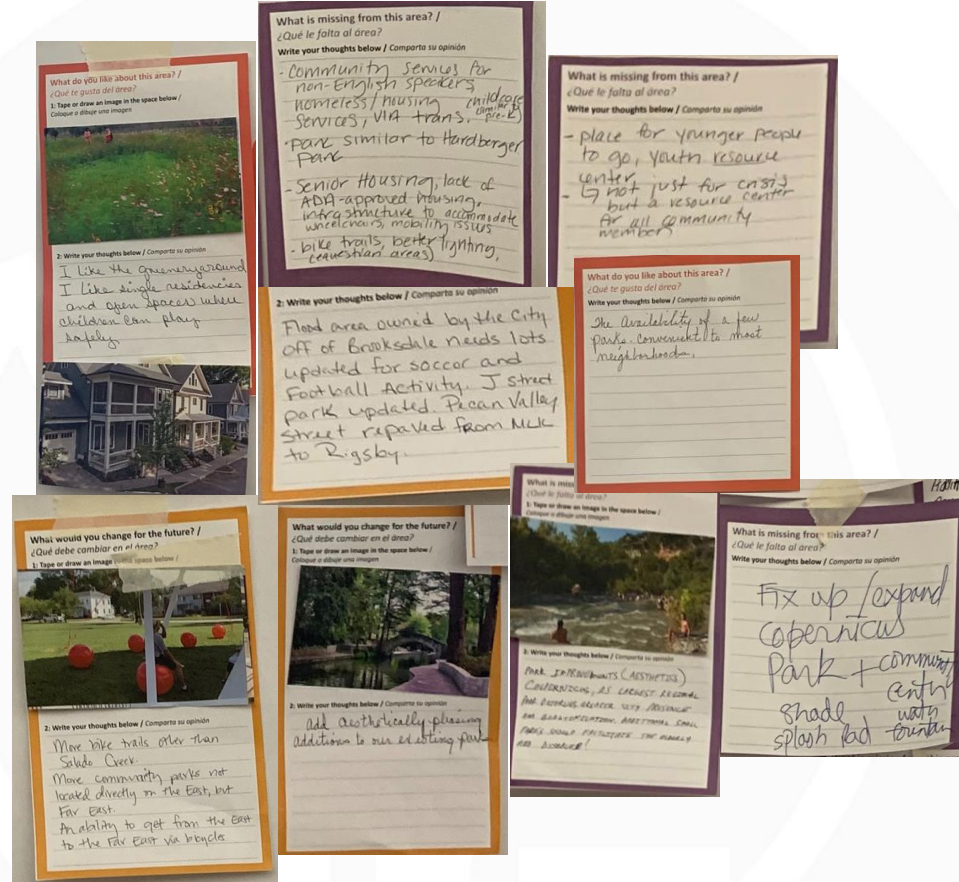
"Fix-up/expand Copernicus Park"

"Bike trails, better lighting, equestrian areas"

"More community parks not located directly on the East, but Far East"

"Add aesthetically pleasing additions to our existing parks"

Community Input – Amenities & Recreational Activities



Community Meeting #1

Economic and Commercial Takeaways

- Higher quality retail, restaurants, and commercial spaces
- More diverse commercial options
- Encourage existing employers to hire within Plan Area
- Enhanced grocer options
- A "Pearl" like area with unique amenities
- More healthcare options

What Was Said?

"The opportunity for growth! There's room for more residential, retail, community gardens, and parks"

"Specialty medical"

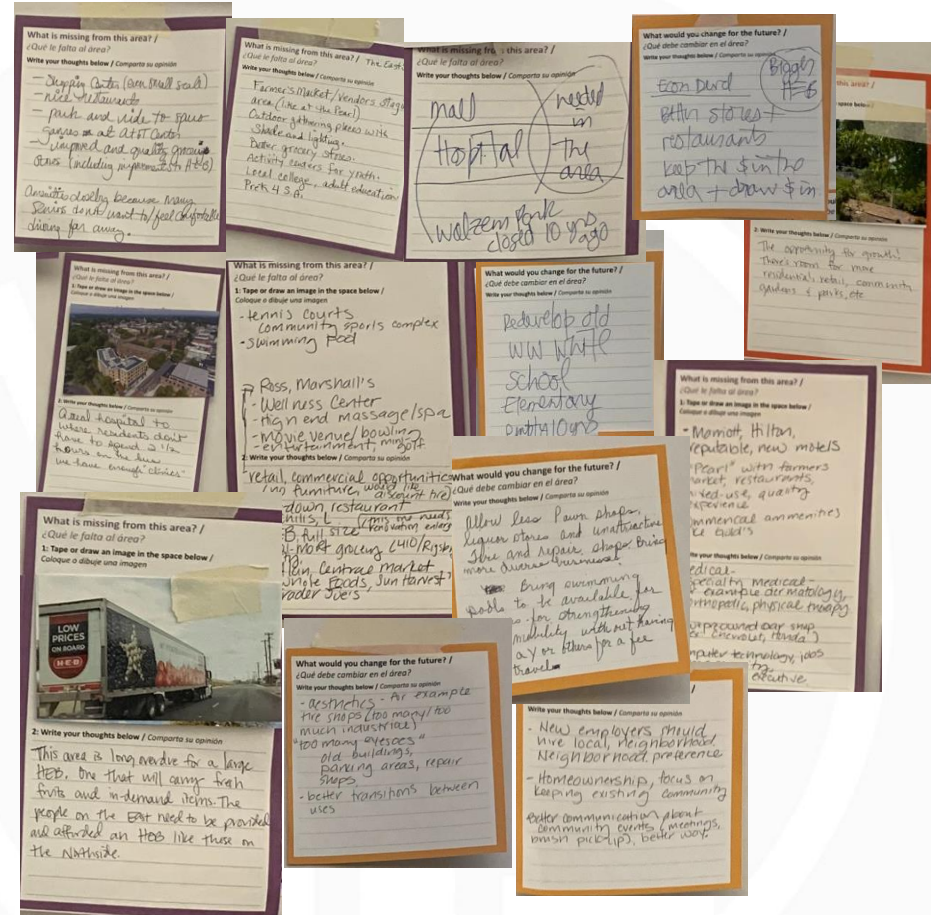
"Better grocery stores"

"New employers should hire local"

"'Pearl' with farmers market, restaurants, mixed-use, quality experience"

"Better quality of stores in our community"

Community Input – Economic Development & Commercial Areas



Community Meeting #1

Land Use & Housing Takeaways

- Better transition of land uses
- Managing growth and putting it where it is appropriate
- Encourage redevelopment of vacant or larger underutilized sites
- Limit industrial uses adjacent to residential areas
- Additional housing options and encourage ownership

What Was Said?

"Better transitions between uses"

"Less on the spread of industry"

"Managing growth and putting it where it is appropriate"

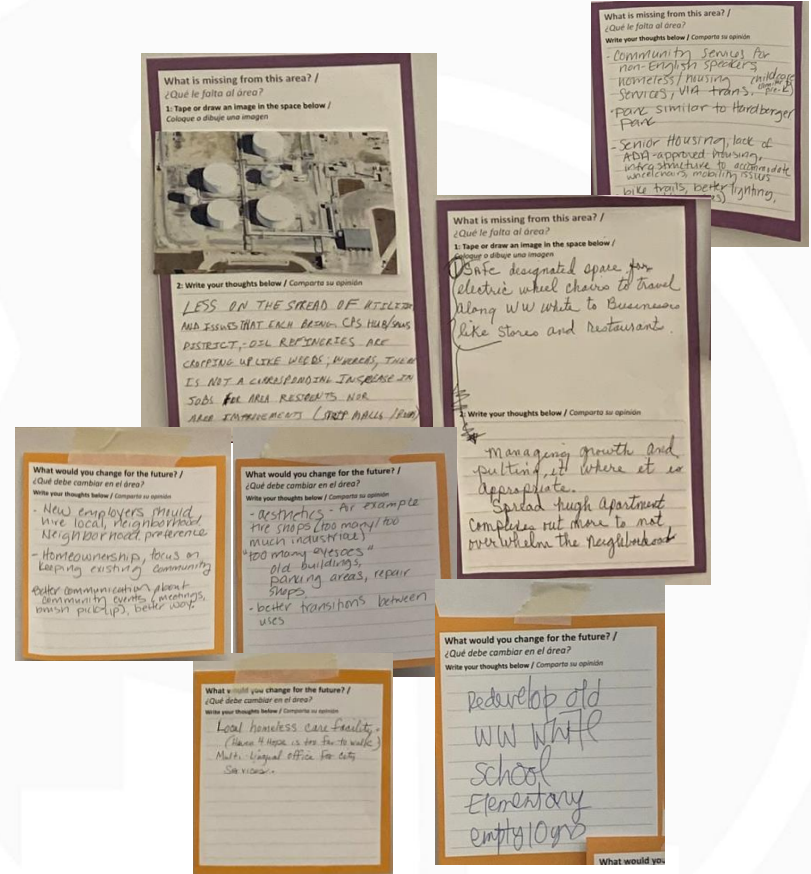
"Redevelop old WW White Elementary School"

"Spread huge apartment complexes out more to not overwhelm the neighborhoods"

"Homeownership, focus on keeping existing community"

"Senior Housing, lack of ADA-approved housing"

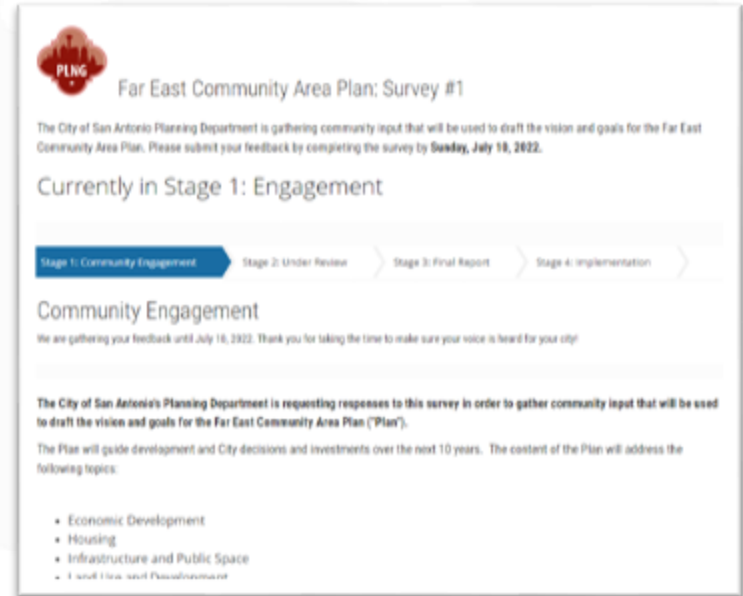
Community Input – Land Use & Housing



Community-Wide Survey #1

Major Takeaways:

- Healthy food options
- Family entertainment options
- Opportunity for live, work, and play options accessible to each other
- Public Safety (improve)
- Additional green spaces
- Arts and cultural enhancements
- More pedestrian friendly environments
- Accessible shopping to IH-10 and Loop 1604
- Rural preservation
- Incentives for housing preservation
- Retrofit/Revitalize existing business infrastructure
- Mixed housing stock (ADUs, duplexes, etc.)
- Affordable housing for Seniors
- Higher quality – energy efficient homes
- Provide attractions that will encourage people to spend in community
- Invest in the WW White Rd. Corridor area
- Reduce Urban Heat Island effect





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Draft Vision & Goals for Plan

Vision & Guiding Principles for 2040

Vision for 2040 from the SA Tomorrow Comprehensive Plan:

"San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations..."

Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.



Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.



Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

Encourage and integrate innovative and sustainable ideas and development.

Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

Draft Vision

The Far East Community Area is comprised of safe and inviting neighborhoods with diverse, quality, and affordable options for housing, dining, shopping, medical services, healthy food, and community gathering spaces, all organized around quality parks and the area's own walkable arts, entertainment and shopping district. Residents of all ages and incomes can get around easily using well-lit and well-maintained sidewalks, trails, bicycle facilities, and transit amenities lined with trees and landscaping, green stormwater treatments, and public art.

Draft Goals (1/2)

- Improve comfort and safety throughout the area with improved lighting, signage, and enhancement of parks, trails, sidewalks, and other community assets.
- Increase access to healthy food and health care for all residents.
- Facilitate development patterns that include local employment and entertainment opportunities in one or more mixed use urban centers that are highly walkable and connected.
- Increase equitable access to parks, open space, trails, community gathering facilities, and recreational amenities.

Draft Goals (2/2)

- Create housing, employment, goods and services that serve, support and are accessible to a variety of income levels and age groups.
- Encourage commercial development to be less auto-oriented and more walkable and provide a greater diversity of locally serving restaurant and retail options.
- Improve comfort, safety and aesthetics throughout the Far East Area with tree-lined streets, other urban greening, and integration of sustainable infrastructure.
- Expand the amount and variety of multi-modal networks throughout the Far East Area.

Discussion on Draft Vision & Goals

Reference Handout for Draft Language



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Focus Area Identification

What is a Focus Area?

Key Definition #1

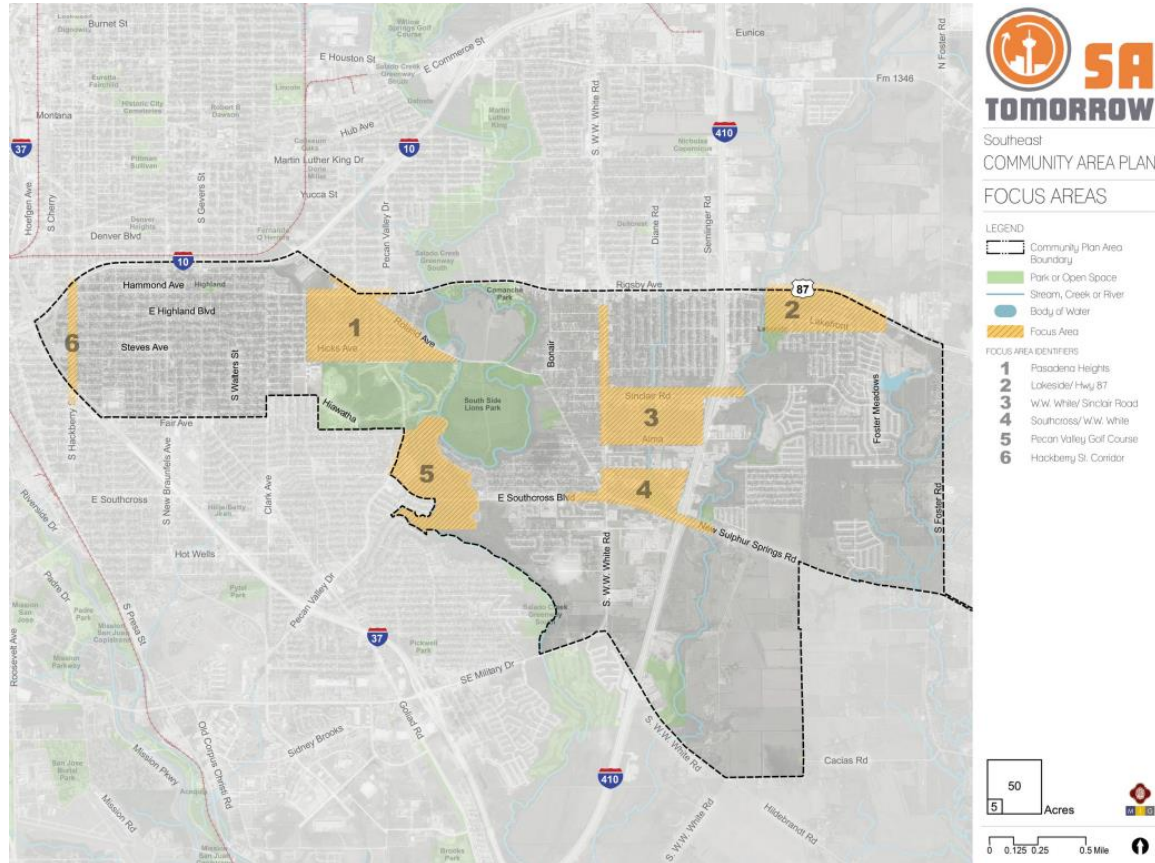
FOCUS AREAS:

Important **areas of opportunity** to direct future investments, support, or improvements.

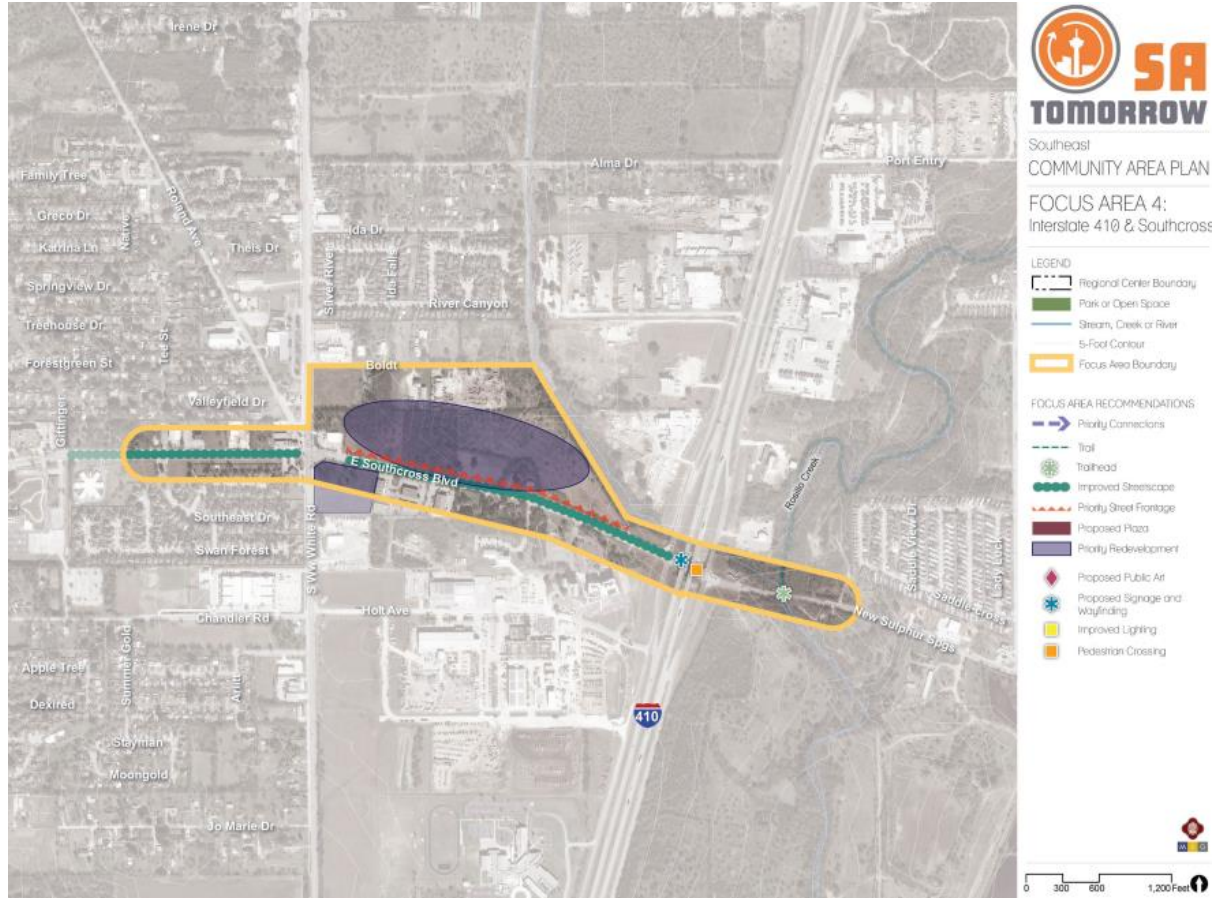
What *Could* a Focus Area Include?

- **Vacant, or underutilized parcels** within a **concentrated** area.
- **Commercial centers, strips, or malls** that are consistently **less than fully occupied**, or surrounded by a significant amount of **unused parking lots or vacant parcels**.
- **Former industrial sites** that could be **adaptively reused** for some other purpose.
- **Areas along transit corridors** with **vacant or underutilized parcels or retail spaces**.
- **Major intersections or nodes** in need of infrastructure improvements.
- **Special districts or bustling areas** that may **need investment or support** to preserve the character or history of a community.

Focus Area Examples: Southeast Community Area Plan



Focus Area Examples: Southeast Community Area Plan

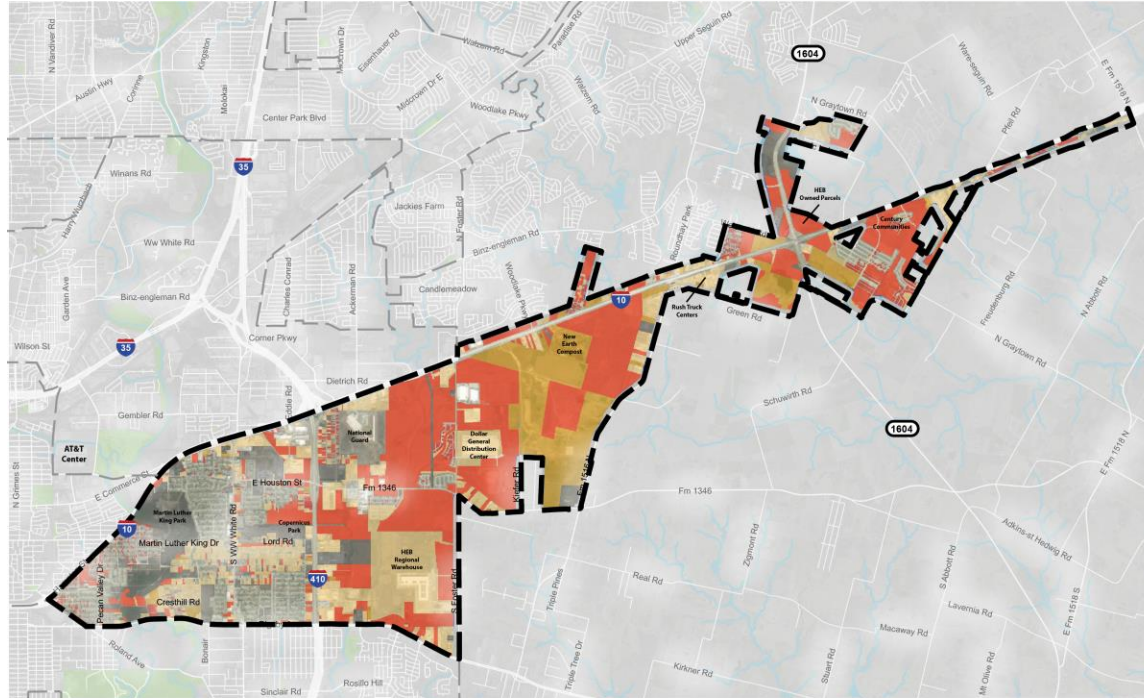


Analysis: Focus Area Identification

Three types of parcels:

- **Publicly-owned:** Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)

Preliminary Focus Areas Identified



STUDY AREA

Community Plan Area Boundary

Adjacent Regional Center or Community Area

Public or Private Park or Open Space

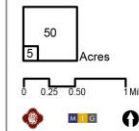
River or Stream

Vacant

Low Value or Low FAR

Low Value and Low FAR

Exempt Parcels





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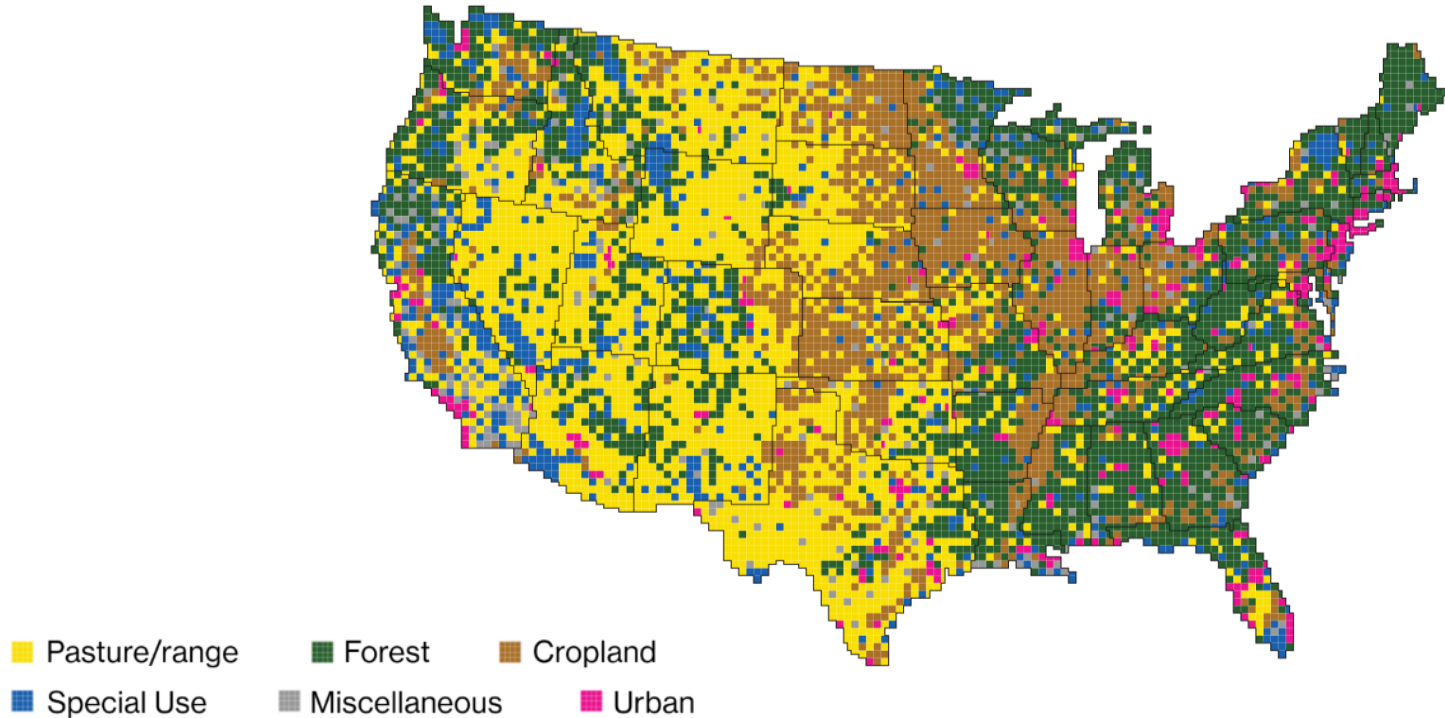


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Introduction to Land Use

What is Land Use?

“Land use” is a term used to describe how land is used.

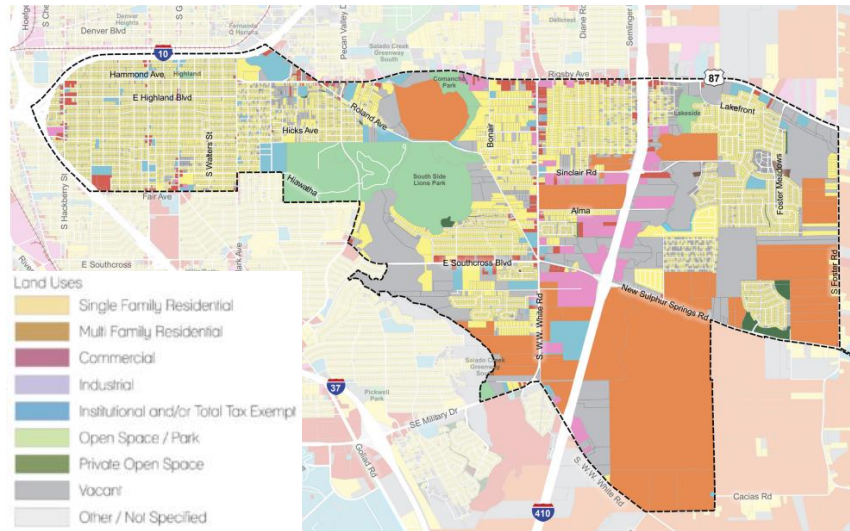


Why is Land Use Important?

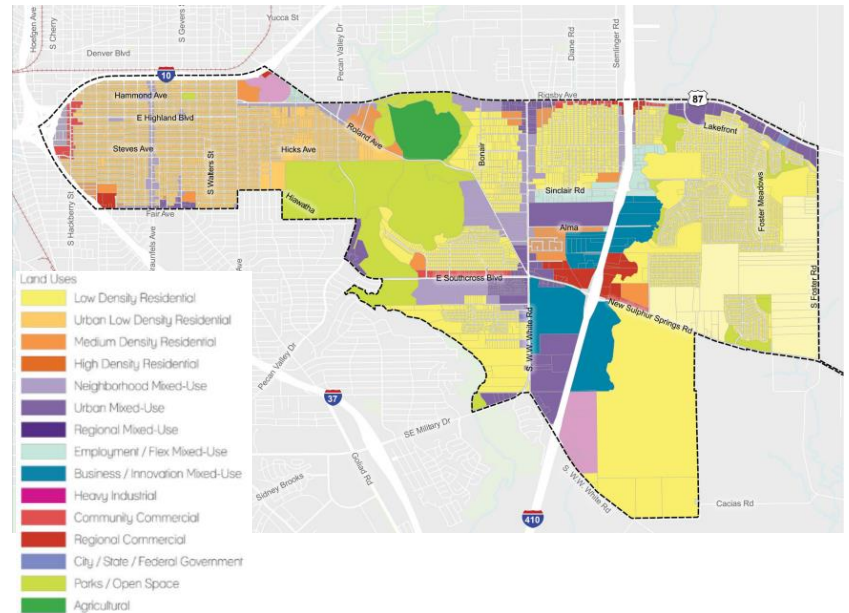
- Land use categories can describe is how land is currently used in the area, which is known as the **existing land use**.
- Land use can also be used to determine how we want land to be used in the future, which is known as **future land use**.

Land Use is the foundation of this plan.

Existing Land Use Map for Southeast Community Area Plan



Future Land Use Map for Southeast Community Area Plan



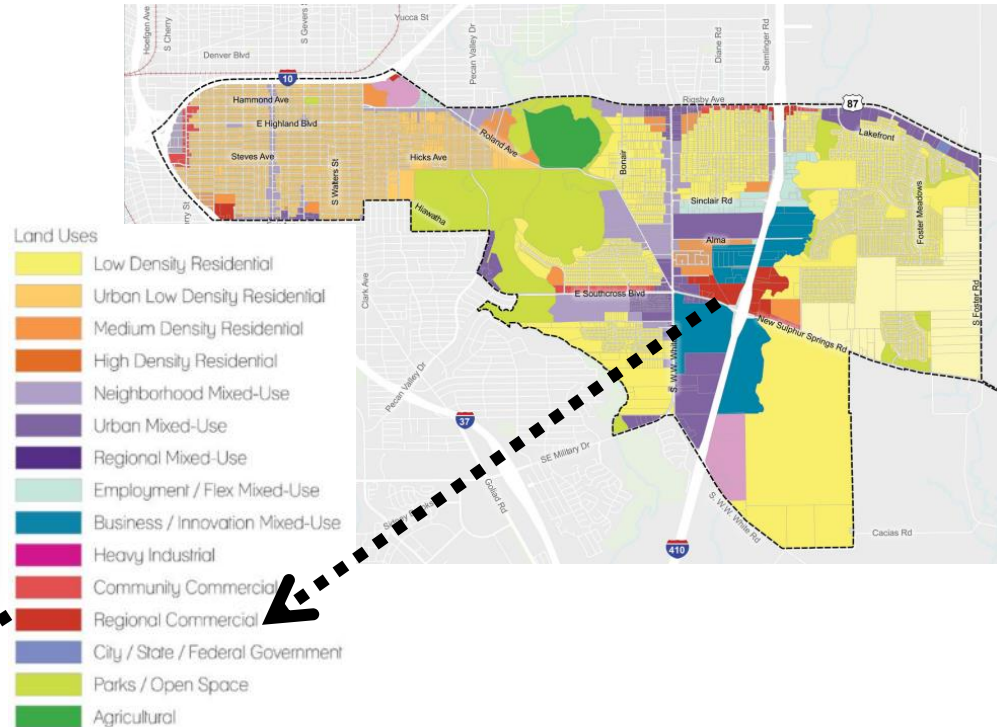
What are Land Use Descriptions?

Corresponding text to describe what types of uses should be allowed in each shaded area.

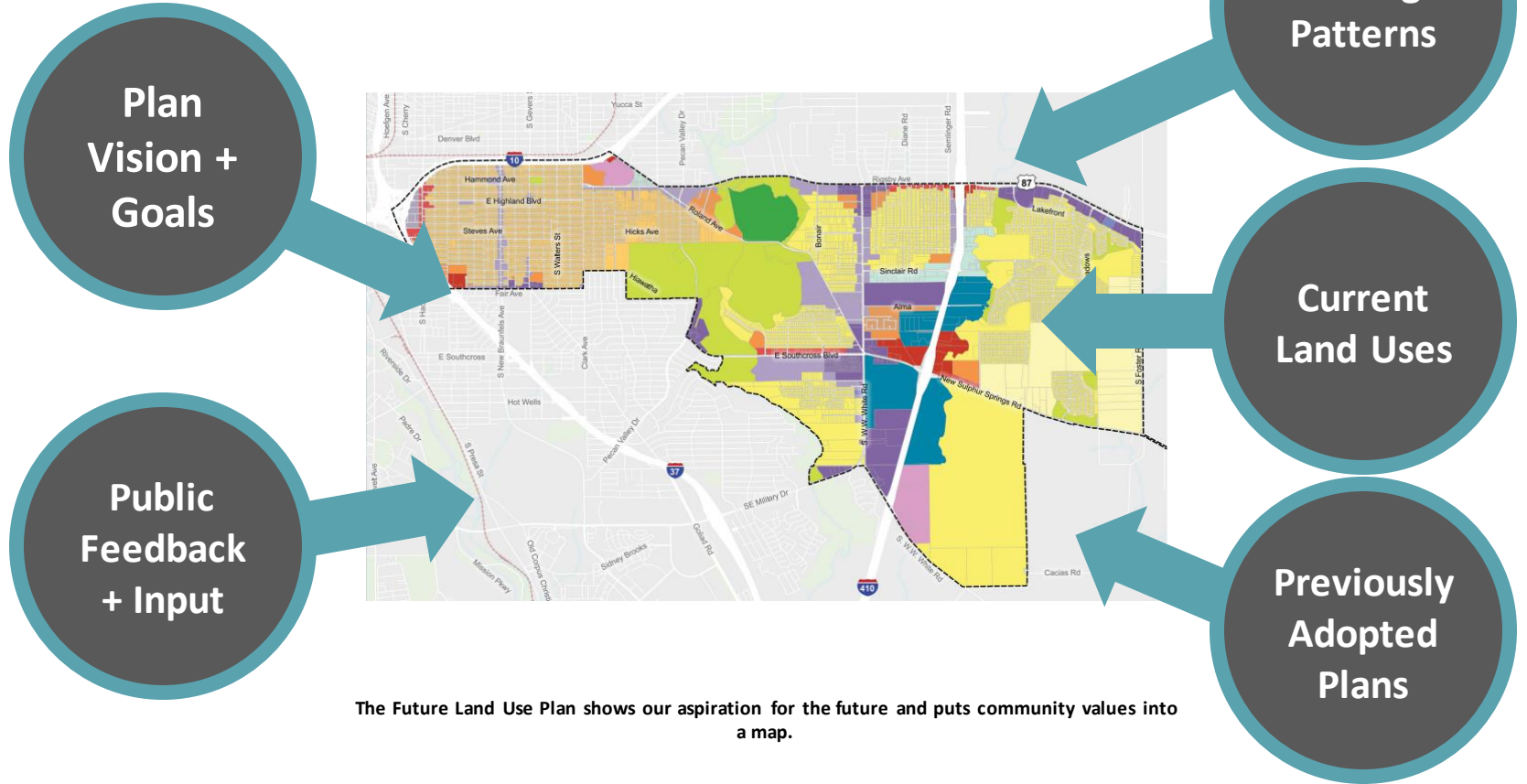


REGIONAL COMMERCIAL

DESCRIPTION: includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

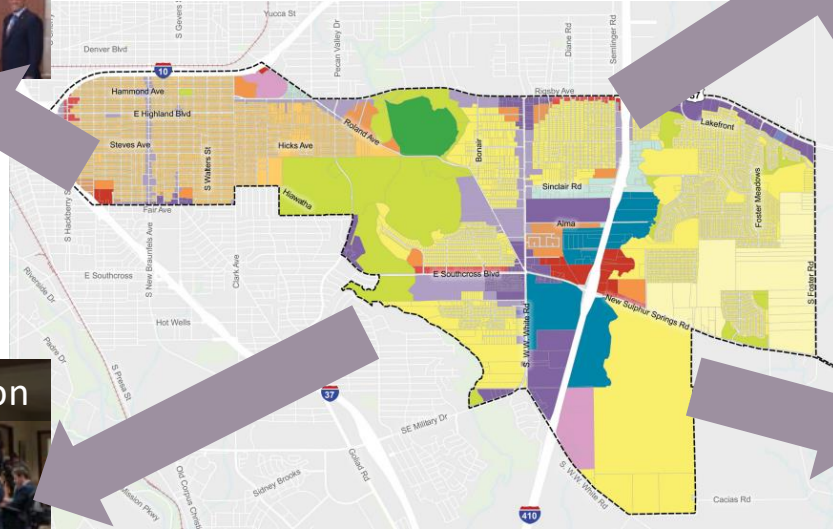
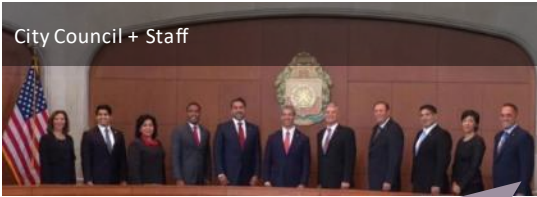


Developing a Future Land Use Plan



The Future Land Use Plan shows our aspiration for the future and puts community values into a map.

Who will use the Land Use Plan?



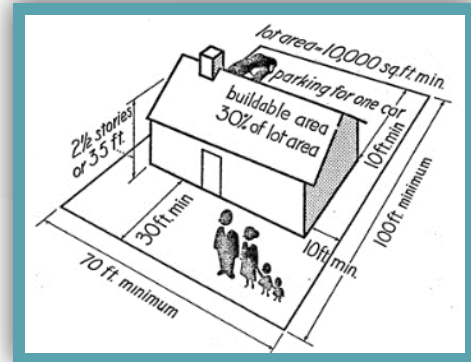
The Future Land Use Plan informs public and private decision-making and investments.

Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.

Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.
POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process. <i>Determines which zoning categories are applicable</i> .	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

Note: The Future Land Use Plan does not change Zoning automatically.

Next Planning Team Meeting Objectives:

- Understand Land Use Categories
- Discuss a **Draft** Land Use Map
 - Map created with existing land use, current zoning, and SA Corridors plan

RESIDENTIAL

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

COMMERCIAL

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

INDUSTRIAL

- Agricultural
- Light Industrial
- Heavy Industrial

MIXED-USE

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Business and Innovation Mixed-Use
- Employment/Flex Mixed-use

CIVIC

- Park and Open Space
- City/State/Federal Government



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Next Steps

Far East Website

- <https://fareast.sacomplan.com/>



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The City of San Antonio's Planning Department is gathering community input that will be used to draft the vision and goals for the Far East Community Area.

Next Steps

- Next Planning Team Meeting(s):
 - PT#3 – Monday, August 15th at 5:30 PM
 - All PT Meeting - SHIP Presentation – Wednesday, August 24th at 6:00 PM
 - PT#4 – Monday, Sept. 19th at 3:30 PM
 - Community Meeting #2 – Thursday, November 17th at 5:30 PM
- Questions
 - Dave Powell, City of San Antonio Planning Department
 - David.Powell@sanantonio.gov
 - (210) 207-0244



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Monday, July 18, 2022

Zoom
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