

## MEETING SUMMARY

### Far East Community Area Plan Planning Team Meeting #2

**Meeting Date:** July 18, 2022

**Time:** 3:30 PM – 5:30 PM

**Location:** Virtual Zoom Meeting

**Attendees:**

*Anita Franklin, Dellcrest Area Neighborhood Association*  
*Dr. Pamela Ray, Roseville Housing Trust*  
*Elliot Rogers, ACBCC*  
*Christina Castano, VIA*  
*Karen Bishop, SA River Authority*  
*Major Craig Neeley, Martindale AHP*  
*Neka Cleaver, Black Business SA*  
*Christine Vina, VIA*  
*Uchennaya Ogba, ACBCC*  
*Lindsey Logan, SAGE*

*Edwin Miles, ACBCC*  
*Channary Gould, City of San Antonio*  
*David Arciniega, City of San Antonio*  
*David Powell, City of San Antonio*  
*Chris Ryerson, City of San Antonio*  
*Jay Renkens, MIG*  
*Krystin Ramirez, MIG*  
*Saul Vazquez, MIG*  
*Matt Prosser, EPS*  
*Gretchen Roufs, AMS*

**Meeting Purpose**

The purpose of Planning Team Meeting #2 was to overview community input and discuss the plan area’s draft vision and goals statement, identify potential focus areas, and to provide a brief introduction to land use.

**Meeting Format**

The Far East Community Area Project Manager, Dave Powell, presented to the Planning Team the key themes that emerged from Planning Team meeting #1 that occurred on April 25, 2022; Community Meeting #1, which took place on June 21, 2022; and the Community-Wide survey. After the major takeaways/themes were presented, Dave reviewed the draft vision and goals statements with the Planning Team. After some discussion on the draft vision and goals statements, Matt Prosser from EPS then discussed identifying potential focus areas based on an analysis of parcels that fell into three land categories: publicly owned, vacant, and underutilized. The Planning Team then provided feedback to staff of areas that could be potential focus areas as well as identifying geographies that need additional research. Lastly, Krystin Ramirez from MIG introduced land use and how it is applied in local government. In addition, highlighting the main differences between existing land use and future land as well as a cross comparison of land use and zoning.

**Existing Conditions**

The Far East Community Area connection to Loop IH-410 and I-10 has been key to the growth of new industries in this area in recent years. In addition to its prime location, the amount of land currently underdeveloped and undeveloped provides this Community Area with a unique opportunity to locate and expand investment in housing, services, and emerging industries while providing adequate buffers to help preserve established neighborhood areas.

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Development patterns and the amount of growth experienced varies significantly on each side of loop IH-410. Aside from major industrial areas and emerging subdivisions, the development east of Loop IH-410 is largely undeveloped. Many of the large tracts of land are vacant or have been used for farming and ranching for generations. The land west of Loop IH-410 is a much more active area that is home to numerous established residential and commercial developments, as well as key landmarks of the plan area.

### Survey and Community Input Results

A short survey titled “Far East Community Area Plan: Survey #1” was made available online between June 9, 2022, and July 10, 2022. The purpose of the questionnaire was to gather community input that was used to draft vision and goals for the Far East Community Area Plan. Postcards were mailed out to every property owner and tenant in the plan area notifying them of the community meeting and a link to the survey was included on the postcard. Flyers were also distributed electronically on social media platforms and via newsletters. Additionally, Project Manager, Dave Powell, provided hard copies of the flyer and was distributed to key locations across the plan area. The first community meeting included an iPad or hard copied survey station so that participants could respond to the survey during the meeting, and a vision board so that participants could write comments and post their input under sections of the wall graphic that corresponded with questions in the vision and goals questionnaire.



Major take-aways and recurring themes from input received during the community meeting and survey were presented to the Planning Team. Afterwards, a draft of the vision and goals statement was presented to the Planning Team for discussion.



## Vision and Goals Statements

Dave presented the draft Vision and Goals statements and Jay Renkens with MIG facilitated the discussion. The draft Vision that was presented to the team, was as follows:

*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.*

The draft Goals statements was presented to the team, which was as follows:

- *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.*
- *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.*

The Planning Team discussed the Vision and Goals with the following comments provided to further refine them:

- Vision addresses the needs of the Far East Community
- Concern about healthcare access
- Include walkable arts district
- Introduce terms “destination” for mixed-use and term “multi-generational”

## Focus Area Identification

The concept of focus areas was introduced to the Planning Team as being areas of opportunity to direct future investments, support, or improvements. Focus areas could include vacant or underutilized parcels within a concentrated area, commercial centers, strips or malls that are consistently less than fully occupied, areas along transit corridors with vacant or underutilized parcels or retail spaces, and/or



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major intersections or nodes in need of infrastructure improvements. The Far East area is unique in that it has large tracts that remain undeveloped or are underutilized.

The Planning Team discussed East Houston St. and IH-410, Foster Rd., and E Houston St. and S WW White Rd. as candidates for focus areas due to the large acreage available for infill or redevelopment and the potential for its surrounding areas to be developed in ways that connect to potential community focused amenities. Furthermore, specific parcels were identified for potential infill development, redevelopment, or development that requires additional research and identification through future land use exercises.

Additional comments made by the Planning Team included the following:

- "Analysis on ownership needed since organizations own land that could help form partnerships"
- "Take a look at primary truck routes"
- "Community Gardens/Urban Agriculture opportunities"
- "Elementary School that is vacant (WW White) has potential"
- "E Houston & 410 with crossing of 90/10 is good location for redevelopment"

### Land Use and Zoning

Krystin Ramirez with MIG provided to the Planning Team an overview of land use and zoning. She discussed the distinction between land use as the future vision for development and growth and zoning as the development standards for what is currently allowed based on restrictions associated with a subject site's zoning. She informed the team that the next Planning Team meeting will delve into land use in more detail.

### NEXT STEPS:

Planning staff will be reviewing existing land uses in the area and creating a preliminary draft land use map to present to the Planning Team in August, for review and editing.

**Planning Team Meeting #3:** August 15, 2022 from 5:30 – 7:30 PM

**Planning Team Meeting #4:** September 19, 2022 from 3:30 – 5:30 PM

Meeting summaries and presentations will be available on the sub area plan website:

[Home - - Far East Community Area Plan](#)

If you have any questions about the Far East Community Area Plan, please contact the Project Manager: Dave Powell, City of San Antonio Planning Department.

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