

MEETING SUMMARY

Far East Community Area Plan Planning Team Meeting #3

Meeting Date: August 15, 2022

Time: 5:30 PM – 7:30 PM

Location: Virtual Zoom Meeting

Attendees:

Anita Franklin, Dellcrest Area Neighborhood Association
Dwayne Robinson, MLK Commission
Christine Vina, VIA
Lindsey Logan, SAGE
Troy Meuth, Martindale AHP
Keith Benavidez, HEB
Hillary Lilly, SAISD
Uchennaya Ogba, ACBCC

David Arciniega, City of San Antonio
David Powell, City of San Antonio
Chris Ryerson, City of San Antonio
Channary Gould, City of San Antonio
Krystin Ramirez, MIG
Elly Schaefer, MIG
Gretchen Roufs, AMS
Carissa Cox, Mosaic

Meeting Purpose

The purpose of Planning Team Meeting #3 was to have the first detailed discussion on the plan area’s land use, introduce the draft focus areas, and refine the draft vision and goals.

Meeting Format

The meeting began with Project Manager, Dave Powell, revisiting the draft vision and goals. During PT #2 the planning team suggested adding language to the vision and goals, which has been [updated to accommodate for their comments](#). Dave, reintroduced focus areas, explained the intent of having focus areas in the plan, and provided examples from another sub-area plan of how the focus areas were explored with written description of the intent and renderings to visually depict the vision for the focus area. Following the discussion the consultant team presented an introduction to area demographics, land use, the Draft Future Land Use Map, land use categories, and how the map was created. The last item was a land use activity that team members were encouraged to participate in and provide feedback towards the Drafted Future Land Use Map and focus areas.

Vision and Goals Discussion

The Project Manager presented the second draft of the vision and goals statements. The second draft integrates comments from PT #2. Both the second draft of the vision and goals are shown below:

The second 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 second 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 or arts districts that are highly walkable and connected and serve as an area destination.*
- *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, age groups, and multi-generational households.*
- *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.*

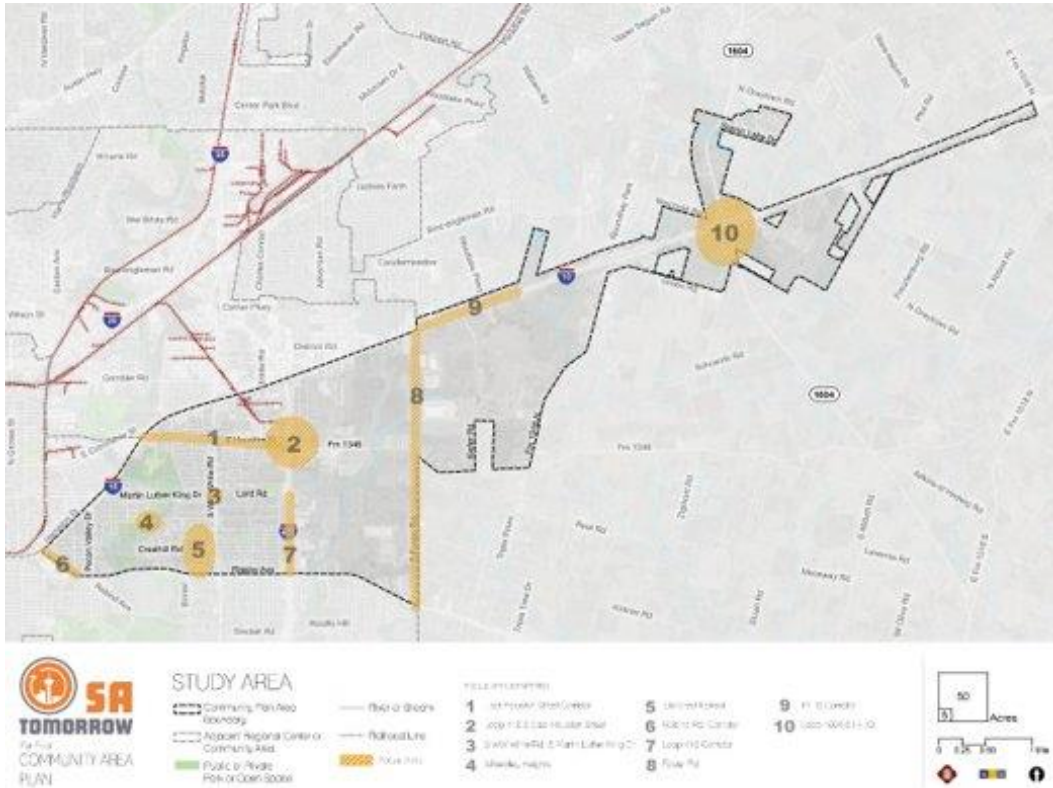
No further comments were made regarding the second draft of vision & goals.

Draft Focus Area

The concept of focus areas was reintroduced 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 major intersections or nodes in need of infrastructure improvements. Support for focus areas could also include preservation. The Project Manager then presented two example focus areas from the draft Southeast Community Area Plan to showcase the wide range of focus areas across the city.

During Planning Team Meeting #2 the team had identified potential focus areas. Prior to Planning Team Meeting #3, staff reflected comments from the team and added the areas to a map along with brief descriptions of each area. Staff additionally added focus areas to accommodate for community input from the 1st Community-Wide meeting and 1st Community-Wide Survey. A draft map of focus areas is shown the next page.





The draft focus areas, in no order of priority, are as follows:

1. E Houston St. Corridor
2. IH-410 & E Houston St.
3. S WW White Rd. & MLK Dr.
4. Wheatley Heights
5. Dellcrest Forrest
6. Roland Rd. Corridor
7. Loop 410 Corridor
8. Foster Rd.
9. IH-10 Corridor
10. Loop 1604 & IH-10

The Planning Team was shown a map of the area and the project manager provided a description of each focus area. The team agreed on the identification of the focus areas and provided additional comments in support of specific areas during the *Future Land Use Discussion* highlighted below.

After the focus areas discussion, MIG consultant, Krystin Ramirez, provided an overview of Housing and Employment data. Krystin encouraged the team to describe their desired housing and economic future for the area, by asking team members: What types of jobs are needed in the area? And how to attract those industries? What types of housing are missing in the area? And how to support the attraction? Comments related to these questions are highlighted below in the *Future Land Use Discussion*.



Future Land Use Discussion

Following the Housing and Economic Development discussion, Carissa Cox, from MOSAIC, presented the land use categories. The presentation included information on what land use is, and what it is not; the difference between land use and zoning; and the methodology used to develop the first draft of the Future Land Use Map.

After Carissa’s presentation, Elly Schaefer, from MIG, presented San Antonio’s Future Land Use categories. All the categories presented are shown below:



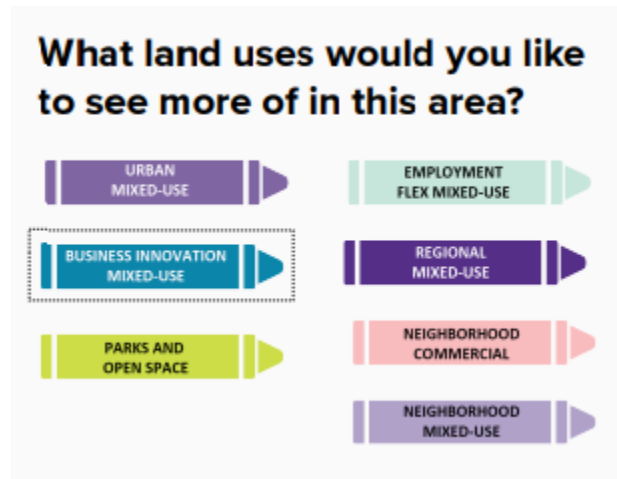
Following Elly’s presentation, attendees were asked to participate in a land use activity through an online Mural Board. Participants expressed the associated land use category and provided their response to the following questions (shown on next page):



Within this area, what land use do you live, work or spend the most of your time in? The responses included:



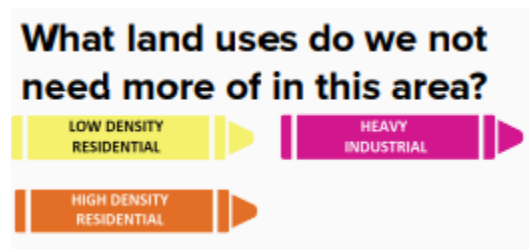
What land uses would you like to see more of in this area?



What land uses are not appropriate for this area?



What land uses do we not need more of in this area?



Additional comments received during the discussion include:

Comments

New residential area being developed in the area designated as light industrial on the current map (near Kierfer)	Buffer for heavy industrial and residential uses needed	The area highlighted by "Heavy Industrial" on the Future Land Use Map is also zoned Heavy Industrial (I-2 Zoning District).	Future Rapid Transit corridor on Houston - need urban / regional (Loop 410) mixed use to support future use	Mobility Hub at Loop 410 and Houston	The Windcrest "Randolph Park and VIA" use is appropriate, but scale may need to be smaller	Need to assess land uses based on this plan area and beyond - look at uses adjacent to the plan area and make sure needs are services in this area and adjacent area	East Houston & 410: Sam Houston HS is in walking distance. There is a need for more residential uses critical for student population and facilities/services that enhance student quality of life. Transportation hub is a great idea, but interested in hearing more about it.	How can we drive private sector development?
There is the junior high school across from the high school, so services that support students are helpful!								
Interest in having a regional mixed use development nearby	Want to see more Urban Mixed Use and Business Innovation Mixed Use	Urban Mixed Use and Business Innovate along corridors	Parks and open space	Truck stop at corner of I-10, but neighborhood commercial uses are missing to support the residences and provide services	Heavy industrial processing	Need to distinguish where heavy & light industrial is applied	Recycling and galvanizing plants are existing industrial uses in the area	Limit solely single-family residential future developments
Dellcrest Neighborhood association area - medium density residential land use	Dellcrest is an older well established residential area with new multifamily coming in	Light industrial applicable for the HEB complex	Neighborhood / Mixed Use	City/State/ Federal Government	Spends a lot of time in parks in open space	Urban low residential	Regional Commercial	

NEXT STEPS:

Planning staff will be reviewing the Draft Future Land Use Map for Far East Community Area Plan with feedback received from the Planning Team. Our next meeting will incorporate further land use discussion with an economic development and housing lens. Upcoming meetings related to the Far East Community Area Plan include:

- **Planning Team Meeting #4:** September 19, 2022 from 3:30 – 5:30 PM, Zoom
- **Community Meeting #2:** November 17, 2022 from 5:30 – 7:30 PM, Location TBA

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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