

PLANNING TEAM MEETING #4 SUMMARY

Far East Community Area

Meeting Date: September 19th, 2022

Time: 3:30 pm – 5:30 pm

Location: Virtual, Zoom

Planning Team Attendees

Anita Franklin, Dellcrest Area NA

Karen Bishop, SARA

Bradley Alm, HEB

Melanie Cowart, Roseville Housing Trust

Lindsey Logan, SAGE

Le Reta Gatlin-McDavid, District 2 Council Office

Dr. Pamela Ray, Alpha Kappa Alpha Sorority

Troy Meuth, Martindale Army Heliport

David Arciniega, CoSA Parks & Recreation

Christine Vina, VIA

Uchennaya Ogba, ACBCC

Ada Hoyle, Eastwood Village NA

Planning Staff & Consultant Team

Krystin Ramirez, Project Manager (MIG)

Jonathan Tarr, Project Manager, (MIG)

Matt Prosser, EPS

Chris Ryerson, Planning Administrator (CoSA)

Carissa Cox, Mosaic

Gretchen Roufs, A-M-S

Channary Gould, Planning Coordinator (CoSA)

Dave Powell, Project Manager (CoSA)

Meeting Objectives:

The purpose of the fourth Planning Team Meeting was to discuss housing, job opportunities, and land use; and staff conducted a housing and jobs growth allocation activity to gather feedback from Planning Team members. The San Antonio River Authority (SARA) Representative also gave a presentation on mitigating land development Impacts and how it relates to land use.

Meeting Format

The meeting began with a round of staff introductions and a recap of the plan timeline, followed by the presentation from SARA. After the presentation, the Project Manager revisited the draft Vision and Goals, draft Future Land Use Map, and draft Focus Area. Following the draft materials, the Consultant from EPS gave a presentation on Housing and Jobs Opportunities and Challenges and an overview of area demographics. The final portion of the meeting was dedicated to a Housing and Jobs growth allocation activity as it relates to the draft Future Land Use Map.

SARA Presentation

Karen Bishop, from the San Antonio River Authority, gave a brief presentation on mitigating land development impacts on San Antonio water systems. The goal is to use multi-benefit green

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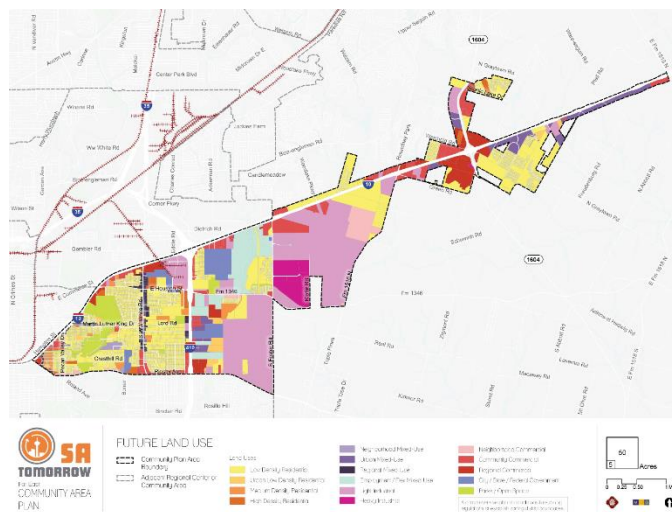
infrastructure site planning and development tools to lessen pollution and flooding within naturally vulnerable areas. The green infrastructure recommendations include: green streets, stormwater parks, open space preservation, home and cluster development, floodplain preservation and stream buffers, and policy and program changes such as: reducing minimum parking requirements and increasing street sweeps and pet waste programs. The benefits of green infrastructure include: improvement of stream and stormwater quality, flood reduction, trash reduction, habitat improvement, air pollution reduction, urban heat island reduction and recreation opportunities. The team agreed that future investments and green infrastructure policy can have long term positive impacts in the area and within San Antonio water systems.

Vision and Goals Discussion

The Project Manager reviewed the draft Vision and Goals to the Planning Team and highlighted changes to date. The Vision and Goals section is intended to provide direction for the future growth and development of the area, and inform future discussions during the planning process. The Vision and Goals are intended to be broad to help capture a range of recommendations and strategies. The team agreed with the draft Vision and Goals.

Draft Future Land Use Map & Focus Areas Review

The Project Manager provided an overview of the discussion from Planning Team #3 which encompassed identification of priorities and challenges to the draft Future Land Use Map and draft Focus Areas. Please review the [Planning Team Meeting #3 Summary](#) for an overview of the discussion.



Planning Team Land Use Activity

Following the recap of the draft Future Land Use Map and Focus Areas, Krystin Ramirez of MIG, gave an overview of the Land Use Activity through Maptionnaire. The activity allows users to identify appropriate land uses and make notes to the draft Future Land Use Map and Focus Areas via online. This activity serves as an additional tool where Planning Team members can provide feedback towards drafted materials while learning about the various Future Land Use categories across the city. The Land Use activity can be found on this link: <https://new.maptionnaire.com/q/9aa4pxf4hki4>. The team was emailed instructions and a link to the activity.



Krystin continued her presentation by showcasing the Equity Atlas Employment Access Map for the Far East Area and how it relates to the plan geography and future economic development. A copy of the map can be found in the meeting PowerPoint Presentation, which will be posted to the sub area website resources page: <https://fareast.sacomplan.com/>

Housing and Economic Development

Matt Prosser, the EPS Consultant, presented to the Team on Housing and Economic Development figures within the Far East Community Area. Major takeaways from the presentation include:

- The Far East Community Area has larger average household sizes than the city, and households have lower household incomes than the City overall.
- The housing stock is largely single-family homes. Most homes were built prior to 1980.
- 26% of homeowners are cost burdened, paying more than 30% of income towards housing.
- Housing in the Far East Community Area is generally less expensive than the county-wide average.
- 47% of workers earn more than \$3,333 per month (\$40,000 annually)
- 3% of workers live in the Far East Area
- There is a limited inventory of office space, a large inventory of industry, and potential for retail growth. Housing affordability in comparison with job wages is shown below:

Housing Types and Affordability



Average Rental Rates for New Apartments = \$850 to 1,300 per month (rent restructured to 60% of AMI)



Average Home Price for New Home = \$235,000 to \$425,000

Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent (based on wages)	Affordable Home Price (based on wages)
Production Workers	\$36,283	\$51,126	\$907	\$123,361
Waiter/Server	\$21,860	\$30,803	\$547	\$74,324
Retail Salesperson	\$27,970	\$39,412	\$699	\$95,098
Light Truck/Delivery Services Drivers	\$40,000	\$56,364	\$1,000	\$136,000
Average for Area		\$47,668	\$1,274	\$162,071

Source: US BLS; EPS



Housing Discussion

Matt Prosser then opened the floor for discussion related to housing. He posed four critical questions as it pertains to housing within the Far East Area:

1. What Existing Housing is an Asset in the Far East Area?
2. What Housing Types are we missing in the Far East Area?
3. What Housing Challenges do we Face in the Far East Area?
4. What Desired Housing Types are most Appropriate for the Area and Where Would we Like to See Them?

Responses to these questions are shown within our Mural Board below:

1. What existing housing is an asset in the Far East Area?

Single family construction expected to continue, in Foster Rd. area and beyond I-10				
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2. What housing types are we missing in the Far East Area?

Single-family housing closer in / to be near retail, jobs, other destinations	Luxury apartments / condos - only one place expecting condos to be built	Housing for seniors that may want to downsize or trade to homes/yards needing less maintenance	Perhaps some over 55 complexes that might offer more affordability.	
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3. What housing challenges do we face in the Far East Area?

Wages for typical jobs in the Plain Area do not meet the affordability needs for cost of an affordable home (based on 1 job per HH)	Businesses, retail, other uses to support new residents when they move here	Being sure not to price out HHs paying more affordable rents		
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What desired housing types are most appropriate for the area?

Where would we like to see them?

Newer single-family homes, not "cereal box" but more attractive neighborhood-style homes, e.g. in Roseville area	Programs to help existing homeowners fund improvements		
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Conversation surrounded a variety of housing products such as single-family detached (higher density), senior living options, and multifamily. The Planning Team emphasized the need for housing that meets cost affordability for all wage types as well as coinciding housing development with retail, office, and other commercial needs. Additionally, the Team desires housing where residents can live, work, and play within a destination like area.



Economic Development Discussion

Matt Prosser then opened the floor for discussion related to housing. He posed four critical questions as it pertains to housing within the Far East Area:

1. What Existing Job Types is an Asset in the Far East Area?
2. What Job Types are we missing in the Far East Area?
3. What Employment Challenges do we Face in the Far East Area?
4. What Desired Job Types are most Appropriate for the Area and Where Would we Like to See Them?

Responses to these questions are shown within our Mural Board below:

1. What existing job types are assets in the Far East Area?

Distribution center jobs - though they don't promote walkable land uses

2. What job types are we missing in the Far East Area?

Locally serving retail, restaurant options

Medical/health care/research - higher-paying jobs

Locally serving medical needs

Recreation activities - uses that take advantage of undeveloped open space and trails

3. What employment challenges do we face in the Far East Area?

Area near I-30 and I-410, major job center but need to support convenient housing options for these workers

Jobs to attract young professionals (20 - 30 year olds)

Without a cluster of hospitals, could be challenging to attract medical research to Far East

4. What desired job types are most appropriate for the Far East Area and where would we like to see them?

New and small business incubators - low cost to start up here is attractive

During the Economic Development discussion, the Planning Team emphasized the need for additional locally serving job types within the Far East Area. This ranged from retail, dining, medical/healthcare, and recreational job opportunities. The Team also mentioned that these opportunities are currently challenges to the area and highlighted having additional job types for young professionals and those who live within Far East. One Planning Team member mentioned that Far East could be a potentially



viable area for new and small businesses coming into the area, which, would also be locally serving to the community.

Land Use Allocation Activity

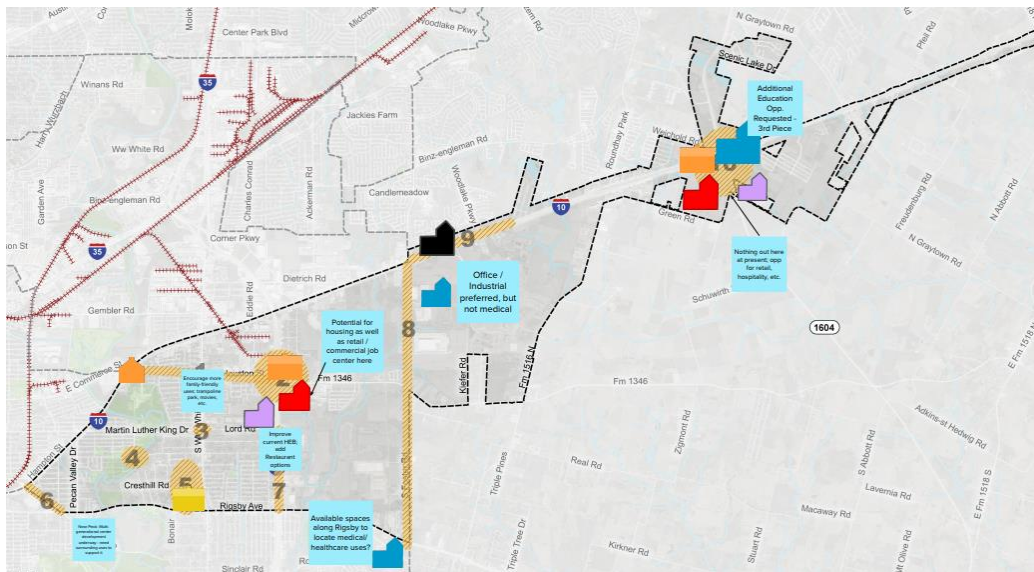
Following the Economic Development Discussion, staff encouraged the Team to participate in the Land Use Allocation Activity to provide feedback on where potential housing and economic opportunity could go within the Far East Area. The activity began with allocation regarding Economic Development followed by housing.

Some of the comments included the following feedback from the Planning Team:

- Near Peck Dr.: Multi-generational center development – need surrounding uses to support it
- Encourage more family-friendly uses: trampoline park, movies, etc. (E Houston St.)
- Improve current HEB; add restaurant options (S WW White Rd. & MLK/Lord Dr.)
- Available spaces along Rigsby to locate medical and healthcare uses (S Foster Rd. & Rigsby)
- Office/Industrial preferred, but not medical (N Foster Rd. & I-10)
- Additional education opportunities Requested – 3rd piece (Loop 1604 & I-10)
- Nothing out here at present; opportunity for retail, hospitality, etc. (Loop 1604 & I-10)

The Planning Team also allocated where future housing and economic development opportunity could go:

- Loop 1604 & IH-10 – Office/Education/Health, Hospitality/Entertainment, Retail, and Urban Multifamily
- N Foster Rd. & IH-10 – Industrial/Flex & Office/Education/Health
- S Foster Rd. & Rigsby Ave. – Office/Education/Health
- Loop 410 & E Houston St. – Urban Multifamily, Retail, and Hospitality/Entertainment
- S WW White Rd. & Rigsby Ave. – Garden Style Multifamily (Potential for Senior Housing too)
- E Houston St. & IH-10 – Attached Townhomes



Next Steps

- **Community Meeting #2: Thursday, November 17th, 2022**, Copernicus Community Center; 5:30 pm to 7:30 pm
- **Planning Team Meeting #5: Monday, December 12th, 2022**; 5:30 pm to 7:30 pm
Virtual - Zoom

The meeting summary, presentation, and Mural board will be shared to the Documents Library on the Far East Community Plan Area website in the coming days: <https://fareast.sacompplan.com/>
Please contact the project manager if you have any questions.

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