

PLANNING TEAM MEETING #5 SUMMARY

Far East Community Area Plan

Meeting Date: December 12, 2022

Time: 5:30 pm – 7:30 pm

Location: Zoom

Planning Team Attendees

- Anita Franklin, Dellcrest NA
- Christine Vina, VIA
- Lindsey Logan, SAGE
- Uche Ogba, ACBCC
- Troy Meuth, Martindale Heliport
- Rose Williams, Big Mama’s Safe House
- Pamela Ray, Roseville Housing Trust
- Sydell Brooks, District 2 Council Office

Planning Staff & Consultant Team

Krystin Ramirez, MIG

Carissa Cox, Mosaic

Matt Prosser, EPS

Jay Renkens, MIG

Gretchen Roufs, AMS

Channary Gould, Planning Coordinator (CoSA)

Dave Powell, Project Manager (CoSA)

Meeting Objectives:

The purpose of the fifth Planning Team Meeting was to discuss draft recommendations for housing and economic development and review future land use map revisions. In addition, share the results of the second community-wide open house.

Meeting Format

The meeting began with the Project Manager introducing supporting staff, a brief recap of the plan timeline, the draft vision and goals, and a summary of community meeting #2. Thereafter, our economic development consultant, Matt Prosser, covered economic development recommendations for the Far East Community Area, along with presenting case studies applicable to the area and desirability from community input. Following that, Matt introduced housing recommendations and led group discussion to gather feedback from the Planning Team. During the final portion of the meeting, the Project Manager reviewed changes made to the draft Future Land Use Map based on the feedback received from previous Planning Team Meetings, the Community meeting #2 and the public survey. Concluding the meeting, Carissa Cox, showcased land use recommendations and led group discussion for additional feedback.

Vision and Goals Discussion

The Project Manager reminded the Planning Team that the vision and goals section is intended to be the overarching guide for the future of the area, and will therefore, inform our discussions during the

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planning process moving forward. After reviewing each section with the team, there was consensus with the draft vision and goals for the Far East Community Area, and no further changes were made.

Housing and Economic Development Recommendations

Matt Prosser presented to the team housing and economic development opportunities and challenges. Major takeaways from the Economic Development and Housing Allocation Activity from Planning Team #4 include:

Opportunities:

- Attract development to the interstate frontages
- Create designation nodes along I-10 and Loop 410
- Leverage new employers locating in the area
- Housing developments to allow older residents to move into
- Housing growth on eastern edge of plan area
- New infill, multifamily housing development

Challenges:

- Reinvestment in older commercial corridors
- Attraction of additional neighborhood supporting retail to existing areas including additional food stores
- Affordability of homes for local workforce
- Support for existing homeowners to reinvestment in homes
- Attracting new housing with more character/neighborhood aesthetic

In turn, draft recommendations were compiled and shown to the Planning Team for initial review.

Draft Housing Recommendations:

- Allow for infill housing along existing commercial corridors including E. Houston St. and W.W. White.
- Encourage higher density residential uses at the mixed-use areas at E. Houston St. and Loop 410 and at IH-10 and Loop 1604.
- Provide support to homeowners to reinvest and maintain their homes in older, established neighborhoods.
- Encourage middle density housing in lower density, large lot residential areas between W.W. White and Loop 410. Ensure roadway connectivity is created and/or maintained through this area.

Draft Economic Development Recommendations

- Continue to encourage larger format employment uses east of Loop 410.
- Support and attract retail, entertainment, and services to developments along Loop 410 and IH-10, focused at near the interchange areas.
- Attract a hospital and associated medial facilities to the area along Loop 410 or IH-10.
- Attract additional grocery and food options.



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- Support the growth of small neighborhood commercial nodes on the west side of the plan area.

Planning Team Comments

Planning Team comments regarding the draft Housing and Economic Development recommendations include:

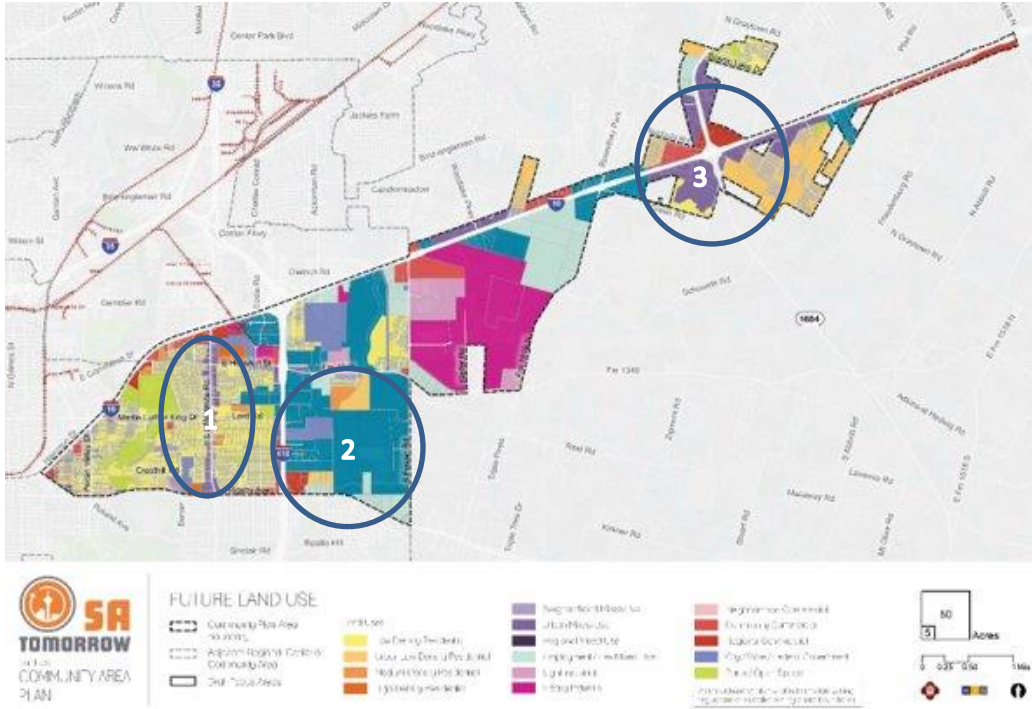
- Infill housing not appropriate at certain commercial areas
- Park & Ride proposed at Loop 410 and E. Houston St.
- Senior housing at Loop 410 and E. Houston St.
- Townhomes near Dellcrest Neighborhood desired
- Higher density housing located south of E. Houston St.
- Rigsby Ave, closer to IH-10 for large scale development similar to Brooks Development
- Brooks Development appealing because of hospital and entertainment uses
- Hospital needed in District 2
- East of Loop 410 and North of FM 1346 area are sensitive to building height and sound due to Martindale's flight paths
- HEB plus preferred in area

Draft Future Land Use Map & Focus Areas

During the land use portion of the meeting, the Project Manager explained how the feedback received during our previous Planning Team Meetings, the Community meeting #2, and public survey changed the draft future land use map. The major changes discussed include:

1. **S WW White Rd.:** Major corridor appropriate for a variety of mid-intensity uses. Most of the future land uses designated along S. WW White Rd. is Urban Mixed-Use with some areas being Neighborhood Mixed-Use. The integration of each use would allow for both commercial and residential components ranging from middle to lower density uses that would help encourage development related to community feedback and desirability for the area.
2. **General Area of Loop 410 & S Foster Rd.:** Major geographic area primarily incorporating the Business Innovation Mixed-Use future land use designation. Business Innovation Mixed-Use would allow for a variety of uses that includes residential, commercial, and lighter intensity industrial components. Community feedback reflected within this area showed desirability for additional medical services and economic development opportunities with some commercial amenities and housing.
3. **Loop 1604 & IH-10:** This area encompasses a major node of Loop 1604 & IH-10. The future land use designations within this area entails a variety of uses ranging from Urban Mixed-Use to Community Commercial. Current designations reflect community feedback to encourage additional commercial options that could serve as area destinations as well as the incorporation of housing where applicable.





After the brief overview of map edits, the Project Manager recapped the priority future land uses identified during Planning Team Meeting #3. The team generally agreed that Urban Mixed-Use and Neighborhood Mixed-Use is appropriate for the S WW White Rd. corridor. Additionally, the team agreed with the Business Innovation Mixed-Use along Loop 410 and S Foster Rd. to help encourage live, work, and play options in the area. The team had also indicated that Industrial designations are not desirable for the community. The Project Manager reminded the team that generally, Industrial uses bring large employers and jobs; however, appropriate transitions must be considered when identifying where Industrial uses could go. Martindale Heliport expressed changing the Business Innovation Mixed-Use designation directly adjacent to their runways to lighter intensity Industrial uses to discourage resident components due to sound from base operations. The Planning Team agreed with this proposed change.

Land Use Recommendations

Following the future land use discussion, land use consultant, Carissa Cox, with Mosaic presented on draft Land Use recommendations based on Planning Team and community feedback:

- Preserve existing patterns of density and use in and around established neighborhoods to foster neighborhood identity and stability.
- Encourage revitalization along key corridors in this area, such as W.W. White and E. Houston St., by promoting a mixture of uses that protects local businesses and serves local neighborhoods, at an appropriate scale.
- Promote place-making and value stability through differentiation along major corridors, with heightened intensity at key intersections.



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- Improve housing availability for the workforce in this area, particularly products available to first-time home buyers.
- Promote development projects that include grocers and healthcare facilities, particularly urgent care facilities.
- For undeveloped properties along IH-10, encourage differentiation to avoid stripping out the highway with auto-oriented uses.
- Where appropriate, facilitate industrial development in keeping with the City's recruitment objectives and employment needs. This would include business innovation hubs and campus-oriented mixed-use development.
- Limit development around Martindale Army Heliport to light industrial-type uses to minimize conflict with air traffic activity. Restrictions on building heights in the existing overlay area would also be helpful.

Next Steps

- **Virtual Planning Team Meeting #6: Monday, February 13, 2023; 3:30 pm to 5:30 pm (Zoom)**

Following announcements and upcoming dates, the team closed the meeting. The meeting summary, presentation, and Mural board will be shared to the Documents Library on the Far East Community Area website in the coming days: <https://fareast.sacomplan.com/>

Please contact the project manager for any additional questions.

Project Manager: Dave Powell, City of San Antonio Planning Department

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Questions & Resources from the Meeting:

- Information regarding the IH-10 & Loop 410 project: <https://www.texashighwayman.com/prj-i10e-410.shtml>
- Joint Base San Antonio Compatible Use Plan: <https://www.jbsacup.com/>
- Question regarding hospital radius surrounding BAMC. Project Manager is currently conducting research related to this question.
- Question regarding sound standards surrounding Martindale Heliport. Project Manager is currently conducting research related to this question.

