



# Far East Community Area Planning Team

Meeting #5

Monday, December 12, 2022

Zoom

5:30 – 7:30 PM



Cambridge Systematics, Inc.  
Bowtie  
Economic & Planning Systems, Inc.  
Auxiliary Marketing Services  
Mosaic Planning and Development Services  
SJPA

# Far East Community Area Project Team

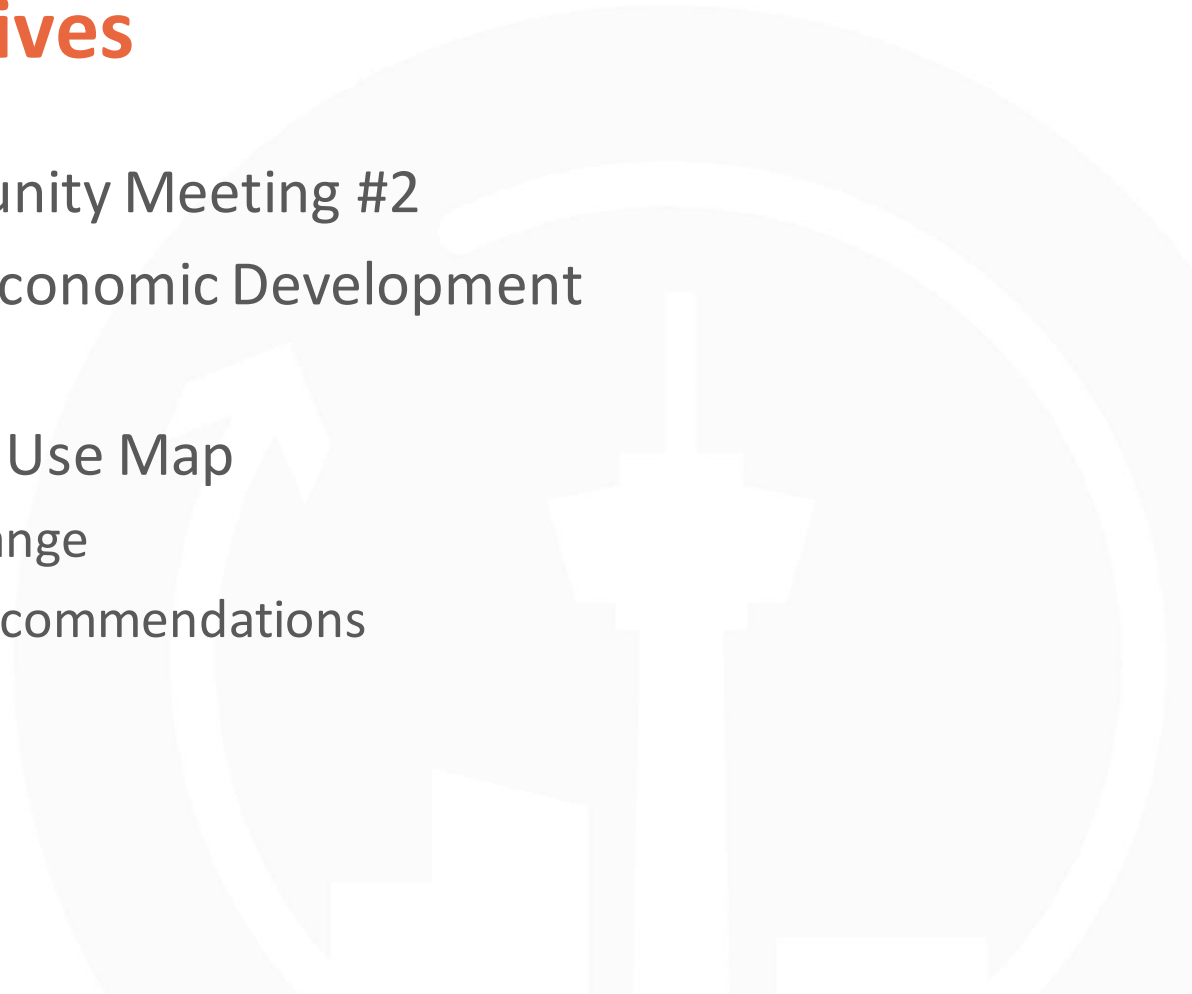
- **City of San Antonio, Planning Department**
  - David Powell, Project Manager
- **MIG**
  - Jay Renkens, Principal
  - Krystin Ramirez, Project Manager
- **Economic & Planning Systems (EPS)**
  - Matt Prosser, Executive Vice President
- **Mosaic**
  - Carissa Cox, Principal Planner



# Timeline of Meetings



# Meeting Objectives

- Overview of Community Meeting #2
  - Discuss Housing & Economic Development Recommendations
  - Review Future Land Use Map
    - Discuss Areas of Change
    - Discuss Land Use Recommendations
- 

The logo for 'SA TOMORROW' features the letters 'SA' in a bold, white, sans-serif font. To the right of 'SA' is a circular icon with a red border and a white background. Inside the circle, there is a stylized black silhouette of a city skyline with a prominent tower, and a red circular arrow pointing clockwise around the skyline.

# SA TOMORROW

Vision & Goals

# 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

- 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.

# Draft Goals

- **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 treelined streets, other urban greening, and integration of sustainable infrastructure.
- Expand the amount and variety of multi-modal networks throughout the Far East Area.



**SA**



**TOMORROW**

Overview of Community Meeting #2



# Community Meeting #2

11.17.2022 | Copernicus Community Center | 35 attendees



FOCUS  
**S. WW White & MLK Dr.**  
What should this area be like in the future? Share your ideas by leaving post-it on the map provided.  
**3**



Focus Areas: *Lights*  
Comments  
*The area surrounding E. Houston Corridor need more lights  
Secure of red lights  
+ USC of Poles vs wires*



Focus Areas: *Lights*  
Comments  
*More city lights  
For security  
and general appearance*



# Community Meeting #2

## Community Assessment Results

### Community Strengths

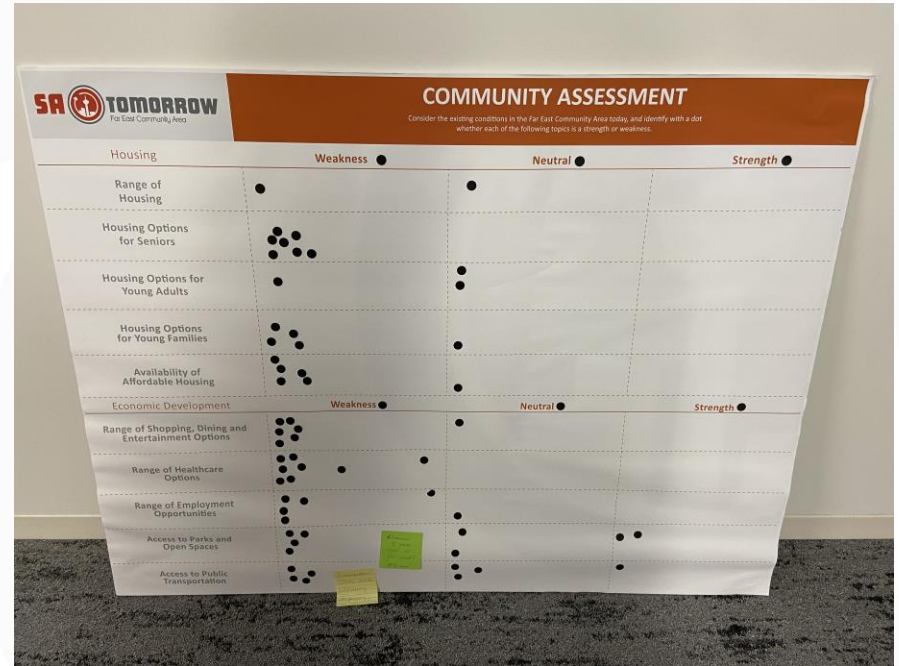
Access to Parks and Open Space (Strength & Weakness)

### Neutral

Access to Public Transportation  
Options for Young Adults  
Range of Housing Options

### Community Weaknesses

Options for Seniors (Housing)  
Options for Young Families (Housing)  
Availability of Affordable Housing  
Shopping & Dining Options  
Range of Healthcare Options  
Employment Opportunities





# Community Meeting #2

## Main Highlights of Public Input:

- Need for hospital, healthcare and additional grocer options
- Diversified Housing Options (Seniors, Families, Affordable)
- Wider range of dining and shopping options in area, and create centralized areas of activity
- Increase access to Parks & Open Space and Public Transportation
- Enhanced infrastructure
- Have adequate buffers of higher and lower intensity land uses

**Note: Online Survey Still Open Until December 14th**



**SA**



**TOMORROW**

Housing Recommendations



# Summary of Housing Allocation Activity

1. Housing infill housing along the E. Houston St corridor
2. Infill housing along commercial corridors
3. Mixed use node at I-10 and Loop 1604



\* Icons only enlarged for visibility in presentation

# Housing Issues and Opportunities

## Challenges:

- Affordability of homes for local workforce
- Support for existing homeowners to reinvestment in homes
- Attracting new housing with more character/neighborhood aesthetic

### 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



### 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.

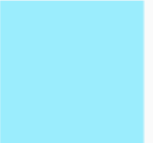
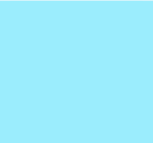


### 3. What housing challenges do we face in the Far East Area?

Wages for typical jobs in the Plan 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



### 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



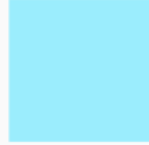
# Housing Issues and Opportunities

## Opportunities:

- Housing developments to allow older residents to move into
- Housing growth on eastern edge of plan area
- New infill, multifamily housing development

### 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



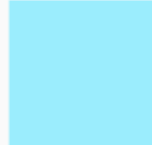
### 2. What housing types are we missing in the Far East Area?

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.

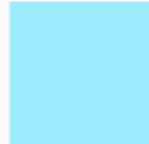
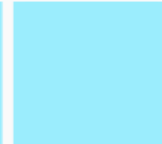


### 3. What housing challenges do we face in the Far East Area?

Wages for typical jobs in the Plan 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



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





# Draft Housing Recommendations

- Allow for **infill housing** along existing commercial corridors including Houston and W.W. White.
- Encourage **higher density residential uses** at the **mixed-use areas** at Houston and Loop 410 and at IH-10 and 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.



**SA**



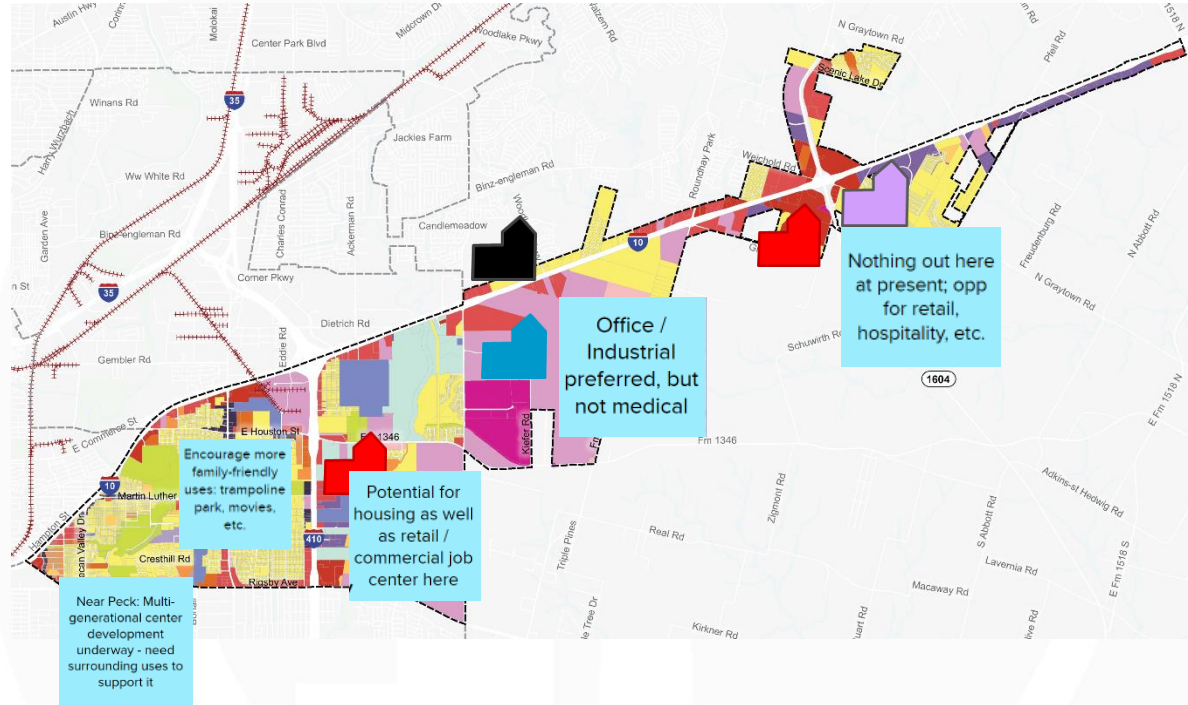
**TOMORROW**

Economic Development  
Recommendations



# Summary of Employment Allocation Activity

1. Opportunity for more office and industrial along I-10 corridor
2. Major node at Loop 410 and Houston St
3. Leverage new multi-generational center development



\* Icons only enlarged for visibility in presentation

# Economic Issues and Opportunities

## Challenges:

- Reinvestment in older commercial corridors
- Attraction of additional neighborhood supporting retail to existing areas including additional food stores

### 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-10 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



What desired job types are most appropriate for the Far East Area? Where would we like to see them?

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



# Economic Issues and Opportunities

## Opportunities:

- Attract development to the interstate frontages
- Create designation notes along I-10 and Loop 410
- Leverage new employers locating in the area

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

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



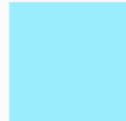
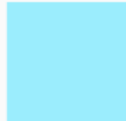
### 2. What job types are we missing in the Far East Area?

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-10 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



### What desired job types are most appropriate for the Far East Area? Where would we like to see them?

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



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

**SA**



**TOMORROW**

Case Studies





# Neighborhood Commercial Districts

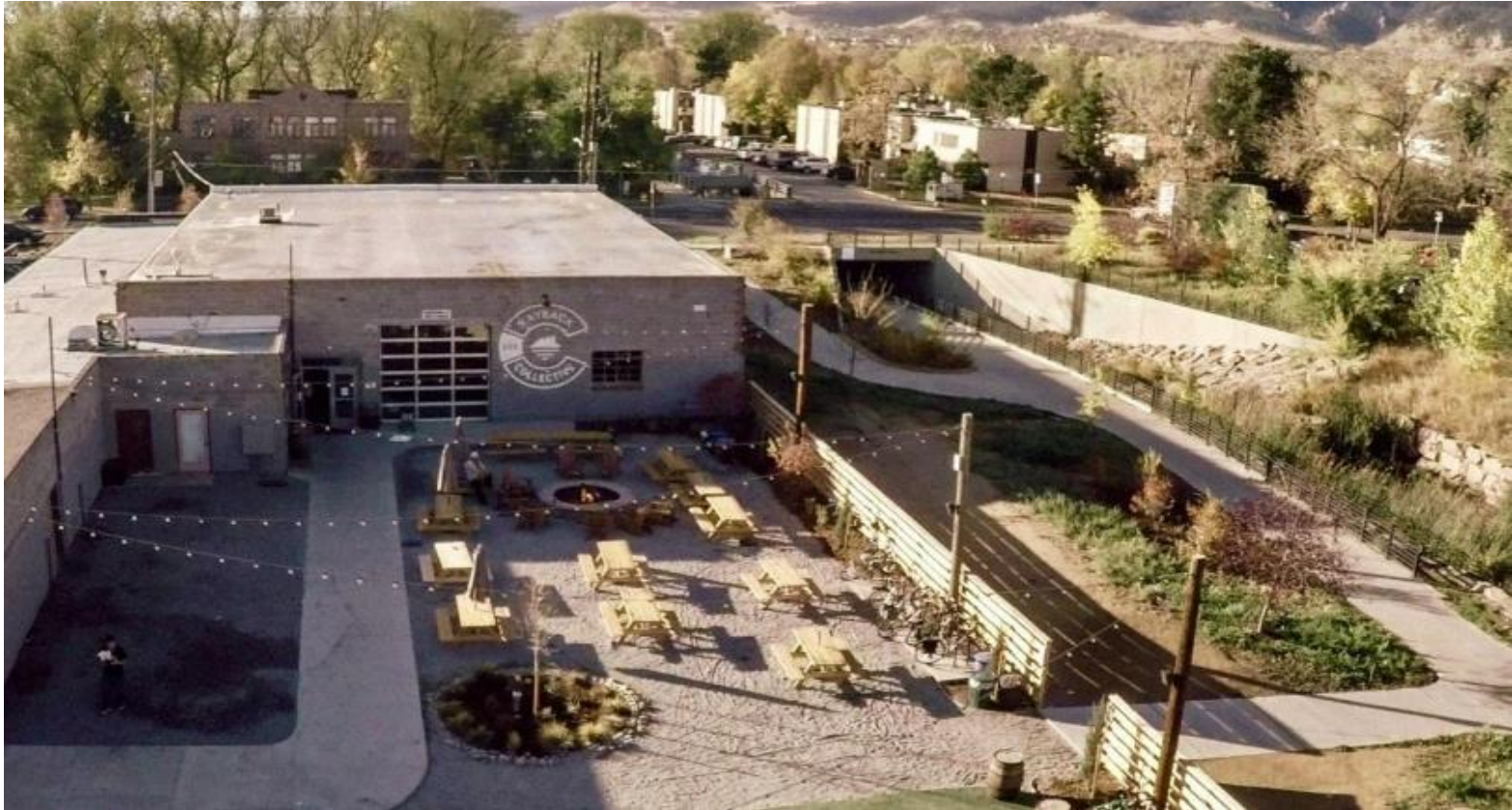




# Neighborhood Commercial Districts



# Neighborhood Commercial Districts





# Neighborhood Commercial Districts



# Neighborhood Commercial Districts

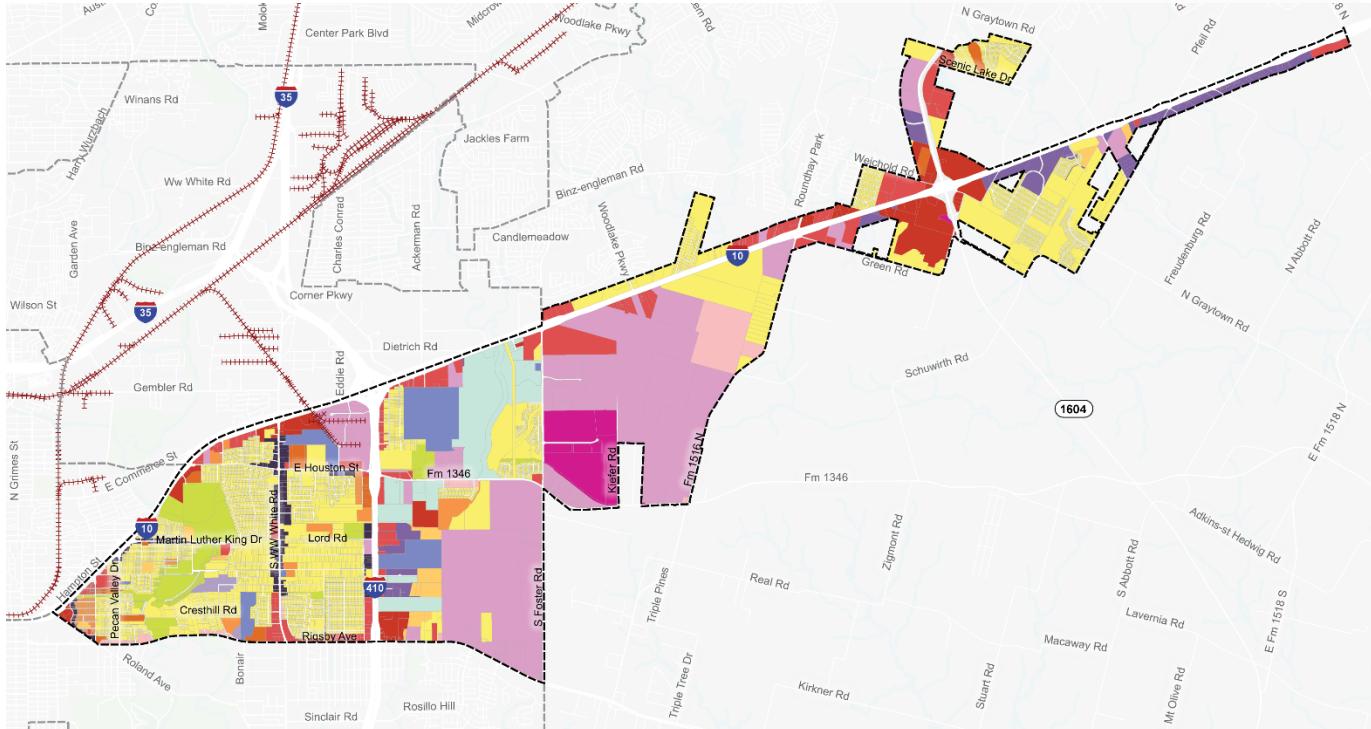
## Best Practices:

- Mixture of retail options
  - *Visitors types, times, price points*
- Entertainment/dining used as anchors
- Non-retail uses also help drive visitation and vitality
  - *Health and beauty*
  - *Fitness*
- Oriented around amenities/draws/connectivity
- Does not have to be large (1 or 2 blocks)
- Collective effort by business owners/property owners/developer
  - *Marketing/activation*
  - *Funding*

# SA TOMORROW

Future Land Use Review

# Original Future Land Use Map



## FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area

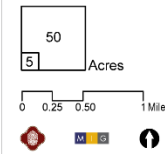
### Land Uses

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

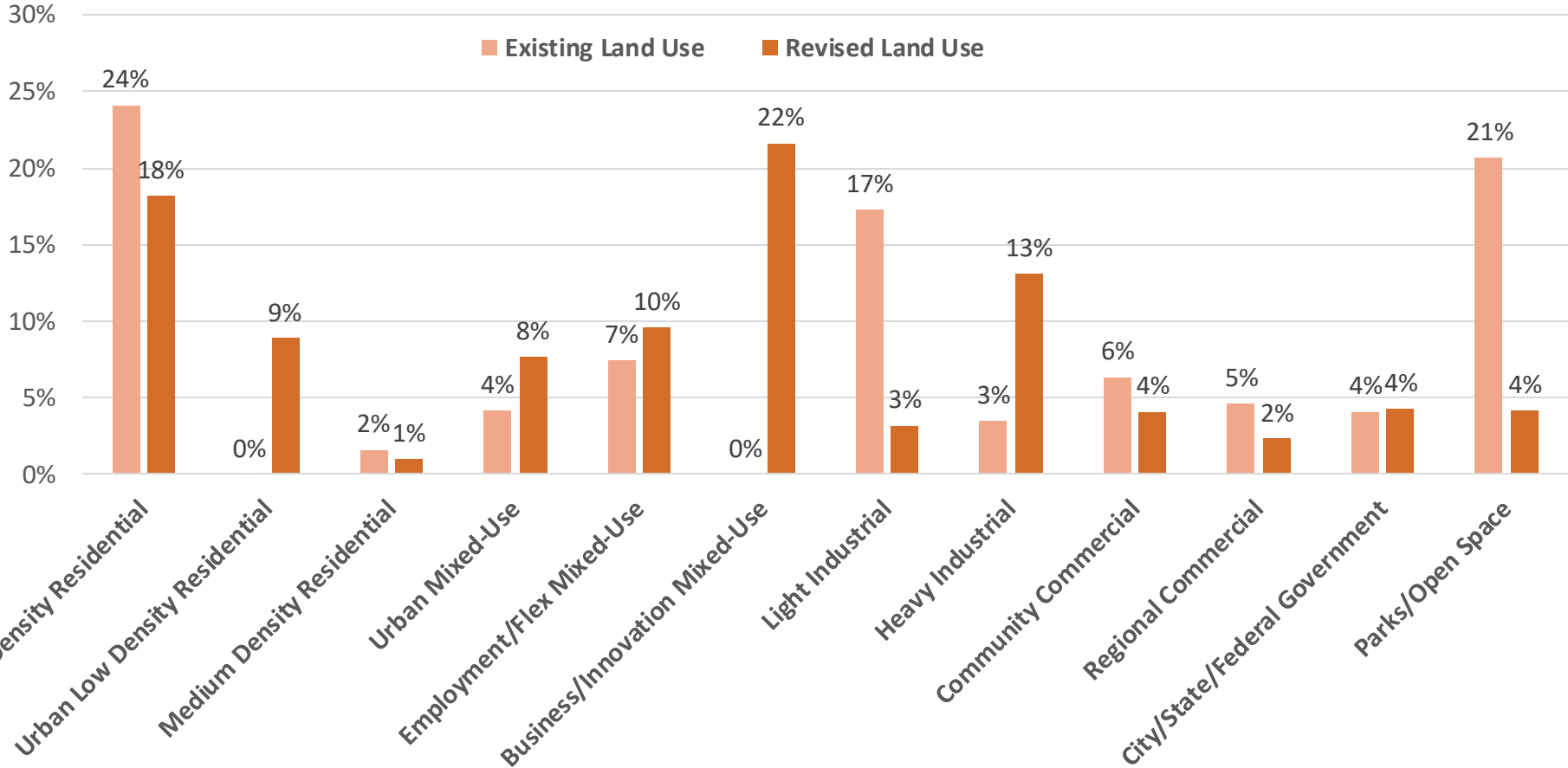
- Neighborhood Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Light Industrial
- Heavy Industrial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space

A comprehensive plan shall not come into effect until zoning regulations or restoration zoning district boundaries.



# Far East Community Area: Future Land Use Changes

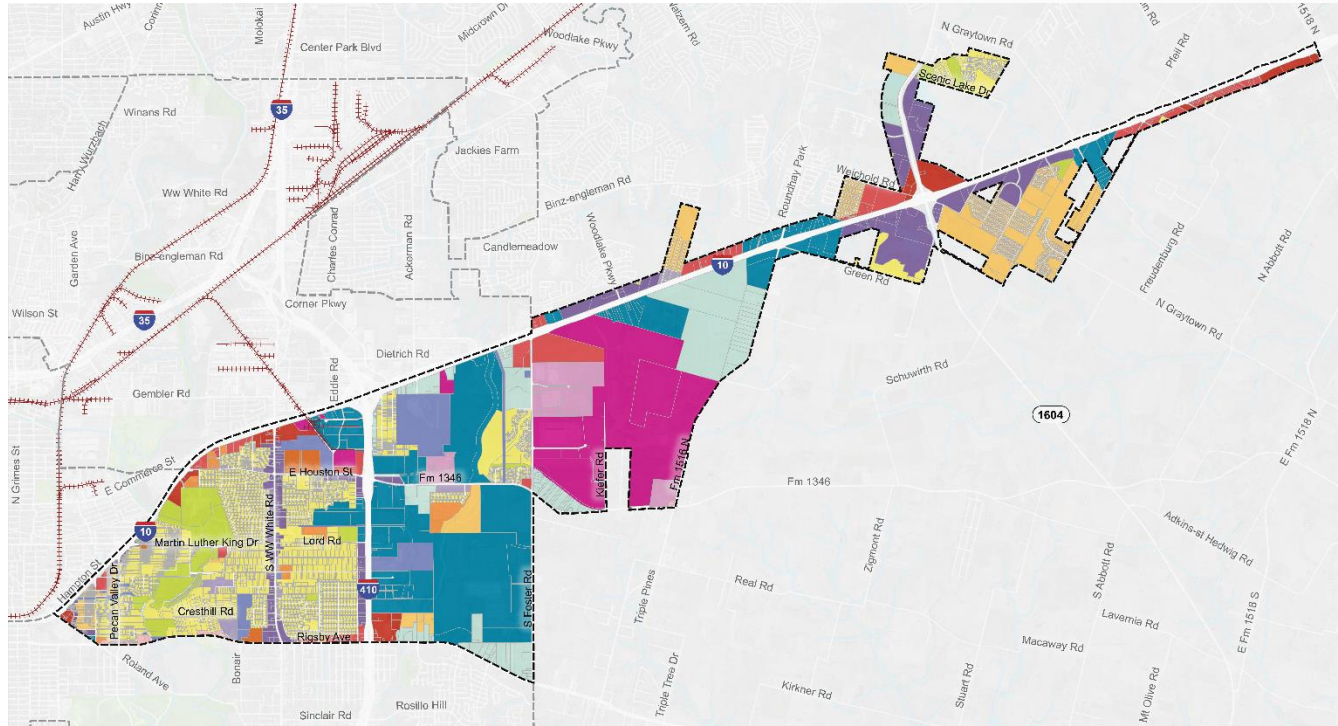


*NOTE: Neighborhood Commercial & Neighborhood Mixed-Use under 1.0%*

*NOTE: % based on acreage allocated*



# Revised Future Land Use Map



## FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional/Continental Community Area
- Draft Focus Areas

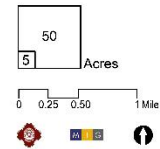
### Land Uses

- Low Density Residential
- Unserviced Densified Residential
- Medium Density Residential
- High Density Residential

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Light Industrial
- Heavy Industrial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/State/Federal Government
- Parks/Open Space

Arrows indicate where the plan is not consistent with existing regulations or existing zoning codes.





# Revised Future Land Use Map



Initial Draft



Current Draft

## FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area

### Land Uses

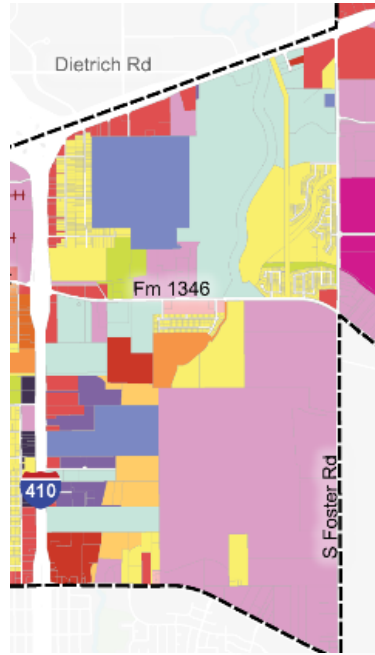
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Light Industrial
- Heavy Industrial

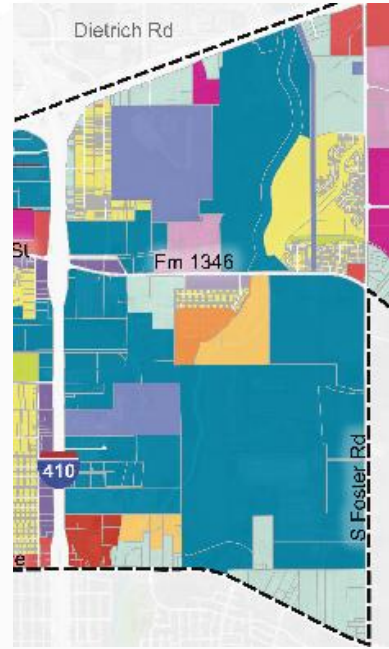
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

# Revised Future Land Use Map



**Initial Draft**








**Current Draft**

## FUTURE LAND USE

-  Community Plan Area Boundary
-  Adjacent Regional Center or Community Area

### Land Uses

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

-  Neighborhood Mixed-Use
-  Urban Mixed-Use
-  Regional Mixed-Use
-  Employment / Flex Mixed-Use
-  Light Industrial
-  Heavy Industrial

-  Neighborhood Commercial
-  Community Commercial
-  Regional Commercial
-  City / State / Federal Government
-  Parks / Open Space

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

# Revised Future Land Use Map

## FUTURE LAND USE

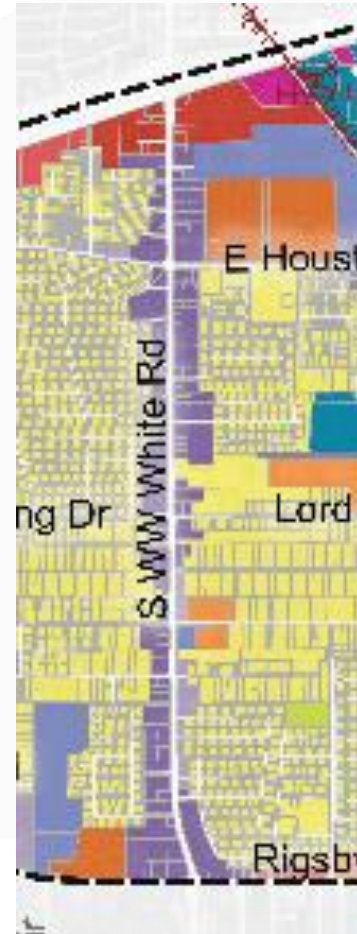
- |  |                               |                             |                                   |
|--|-------------------------------|-----------------------------|-----------------------------------|
| Community Plan Area Boundary               | Low Density Residential       | Neighborhood Mixed Use      | Neighborhood Commercial           |
| Adjacent Regional Center or Community Area | Urban Low Density Residential | Regional Mixed Use          | Community Commercial              |
|  | Medium Density Residential    | Employment / Town Mixed Use | City / State / Federal Government |
|  | High Density Residential      | Light Industrial            | Parks / Open Space                |
|  |                               | Heavy Industrial            |                                   |

A comprehensive plan and/or ordinance, zoning regulations or other local zoning district boundaries.

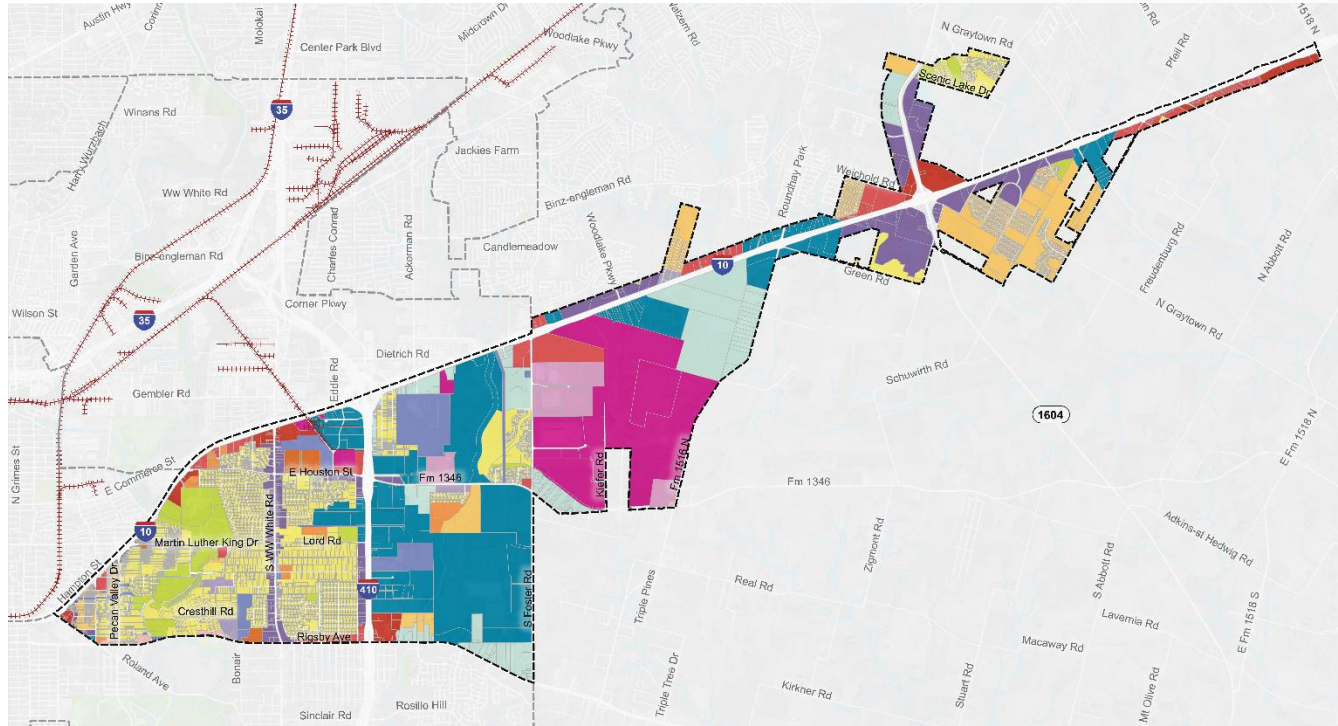
Initial Draft



Current Draft



# Revised Future Land Use Map



## FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Context Community Area
- Draft Focus Areas

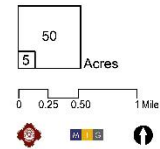
### Land Uses

- Low Density Residential
- Uncon. Low Density Residential
- Medium Density Residential
- High Density Residential

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Light Industrial
- Heavy Industrial

- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/State/Federal Government
- Parks/Open Space

Arrows indicate where all other land use zoning regulations or existing zoning apply to the site.



# Land Use Recommendations

- **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.
- **Improve housing availability** for the workforce in this area, particularly products available to **first-time home buyers**.



# Land Use Recommendations

- 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.

**SA**



**TOMORROW**

Next Steps



# Next Steps

- Next Planning Team Meeting(s):
  - Planning Team Meeting #6 – Monday, February 13, 2023 from 3:30 PM-5:30 PM
  - Planning Team Meeting #7 – Monday, March 6, 2023 from 5:30 PM-7:30 PM
  - Digital Design Charrette – TBD, week of April 10th
  - Neighborhood Profile and Priorities
- Questions?
  - Dave Powell, City of San Antonio
  - [David.Powell@sanantonio.gov](mailto:David.Powell@sanantonio.gov)
  - (210) 207-0244





# Far East Community Area Planning Team Meeting #5

Monday, December 12, 2022

Zoom

5:30 – 7:30 PM



Cambridge Systematics, Inc.  
Bowtie  
Economic & Planning Systems, Inc.  
Auxiliary Marketing Services  
Mosaic Planning and Development Services  
SJPA