SA TOMORROW
sub area planning

Far East Community Area Planning Team

Meeting #12 (Recap)

Monday, October 26, 2026

Zoom

3:30 – 5:30 PM

PLANNING

MIG

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

Welcome & Introductions

- **Introductions**
  - Your name
  - Organization you represent

- **COSA Planning Department Staff**
  - Heather Yost, Project Manager
  - Micah Diaz, Planning Coordinator
  - Jacob Howard, AICP, Planning Coordinator

- **Project Consultant Staff**
  - Marco Hinojosa, AICP, MIG Project Manager



Purpose & Objectives

Recap Far East Community Area Plan

- Process and Timeline
- Draft Recommendations & Strategies
  - Land Use
  - Mobility
  - Amenities and Public Spaces
  - Housing
  - Economic Development
  - Focus Areas
- Confirm Priority Recommendations
- Next Steps



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Far East Community Area Plan Review

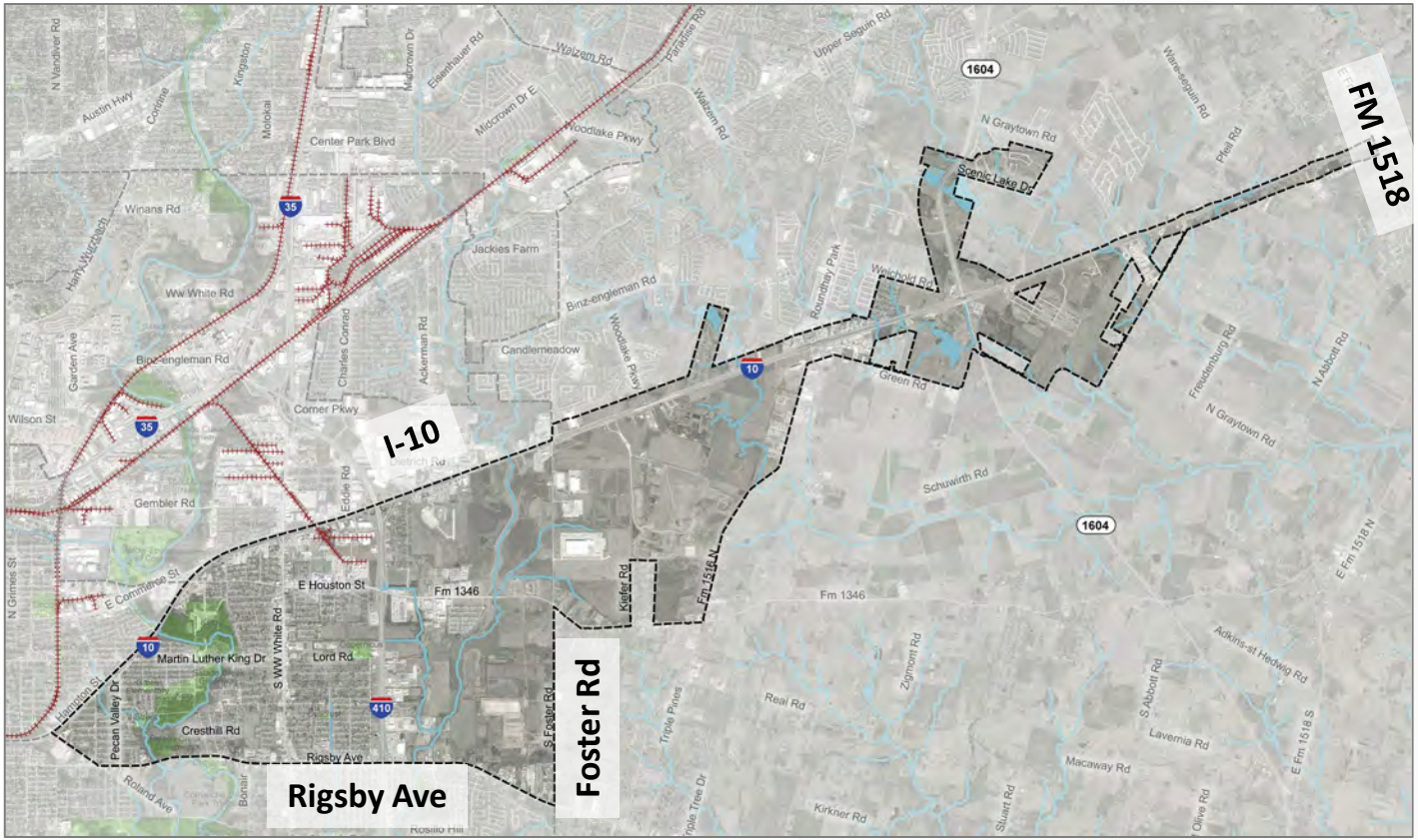
PLANNING

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Far East Community Area Boundary

Major Landmarks:

- MLK Park
- Salado Creek Greenway Trail
- Wheatley Heights Sports Complex
- Several public and private schools
- Martindale Army Heliport
- HEB Super Regional Grocery Warehouse



Timeline of Meetings

PT Meeting 1 (April 25, 2022)	Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals
Community Meeting 1 (June 21, 2022)	
PT Meeting 2 (July 18, 2022)	Confirm Vision & Goals; Land Utilization Analysis; Focus Area ID
PT Meeting 3 (August 15, 2022)	Land Use (Housing & Economic Development Lens) (1 of 2)
PT Meeting 4 (September 19, 2022)	Housing & Economic Development (Based on Land Use) (1 of 2)
Community Meeting 2 (November 17, 2022)	
PT Meeting 5 (December 12, 2022)	Land Use (2 of 2), Housing and Economic Development (2 of 2)
PT Meeting 6 (February 13, 2023)	Mobility (1 of 2)
PT Meeting 7 (March 13, 2023)	Focus Areas, Amenities & Public Space
	Digital Design Charette (DDC) Workshop
Community Meeting 3 (May 23, 2023)	
PT Meeting 8 (June 27, 2023)	Mobility, Amenities & Public Space, DDC
PT Meeting 9 (July 31, 2023)	Review of Maps, Plan Framework, NPP (1 of 2)
PT Meeting 10 (August 21, 2023)	Plan Framework (2 of 2), Implementation Review
Community Meeting 4 (April 7, 2025)	
PT Meeting 11 (April 28, 2025)	Public Draft Review & Final Revisions, Process Feedback

Vision

The Far East Community Area is comprised of **safe, inviting neighborhoods** that offer a variety of quality, affordable **options** for housing, dining, shopping, medical services, and healthy food. Walkable arts, entertainment, and shopping districts are organized around **parks and community gathering places**. Residents of **all ages and incomes** can easily navigate the area through a **well-connected, well-lit,** and **well-maintained network** of sidewalks, trails, bicycle facilities, and transit amenities that are complemented by tree-lined streets, landscaping, green stormwater infrastructure, and public art.



Goals

Goal 1: Promote comfort and safety through better lighting and signage, as well as enhancements to parks, trails, sidewalks, and other community assets.

Goal 2: Promote community wellness by increasing access to healthy food and health care.

Goal 3: Increase access to parks, open space, trails, recreational amenities, and community gathering facilities.

Goal 4: Encourage the development of walkable, well-connected mixed-use centers and arts districts that provide local employment, shopping, dining, and entertainment opportunities while serving as destinations for residents and visitors.

Goal 5: Create housing options, employment opportunities, and access to goods and services that meet the needs of residents of all ages, incomes, and household types, including multigenerational families.

Goal 6: Encourage pedestrian-friendly commercial development that reduces automobile dependence and expands the variety of restaurants, retail establishments, and services available to local residents.

Goal 7: Support outdoor comfort, area aesthetics, and environmental sustainability with an expanded tree canopy, streetscape improvements, public green spaces, and integration of sustainable infrastructure.

Goal 8: Improve area's connectivity and accessibility by expanding the multimodal transportation network.

Recommendations & Strategies

- The Far East Community Area Plan identifies **104** total recommendations and strategies for achieving the community's overall vision and goals.
- Recommendations and strategies are organized into 6 main topic areas:
  - Land Use
  - Mobility
  - Amenities & Public Spaces
  - Housing
  - Economic Development
  - Focus Areas
- Can be focused on policy or regulatory matters, strategic partnerships, and/or investments and funding.
- Implementation priorities were identified as those most critical to achieving plan's vision; more likely to be funded/implemented in the short-term; build upon other initiatives; or are a first step as a foundation for other projects.

Land Use

Rec. 1: Preserve and strengthen established neighborhoods while also expanding housing options throughout the plan area to support a growing workforce, first-time home buyers, and older adults looking to downsize.

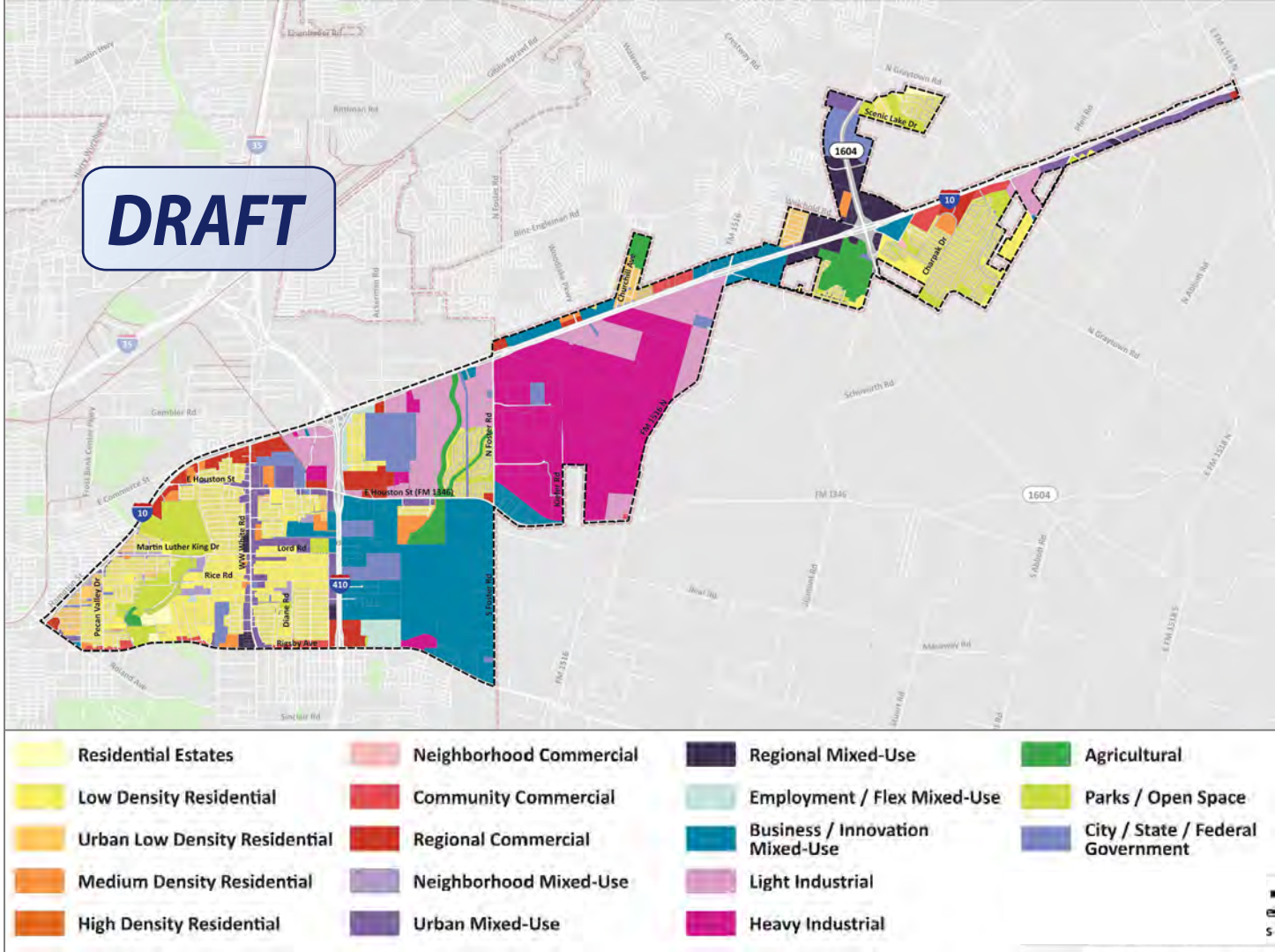
Rec. 2: Encourage new commercial development and redevelopment of vacant commercial sites to serve existing residents and workforce, with uses and densities consistent with the Future Land Use Map.

> **Strategy 2.3** – Support rezoning requests that promote a mix of uses along primary and secondary arterial roadways, such as S WW White Rd. and E Houston St.

Rec. 3: Sustain industrial viability in the Far East Community Area, while minimizing negative impacts on residents and environmental systems.

Rec. 4: Ensure future land uses and new development activity near the Martindale Army Heliport are compatible with the facility's mission.

Land Use Map


DRAFT
Residential Estates
Low Density Residential
Urban Low Density Residential
Medium Density Residential
High Density Residential
Neighborhood Commercial
Community Commercial
Regional Commercial
Neighborhood Mixed-Use
Urban Mixed-Use
Regional Mixed-Use
Employment / Flex Mixed-Use
Business / Innovation Mixed-Use
Light Industrial
Heavy Industrial
Agricultural
Parks / Open Space
City / State / Federal Government

Mobility

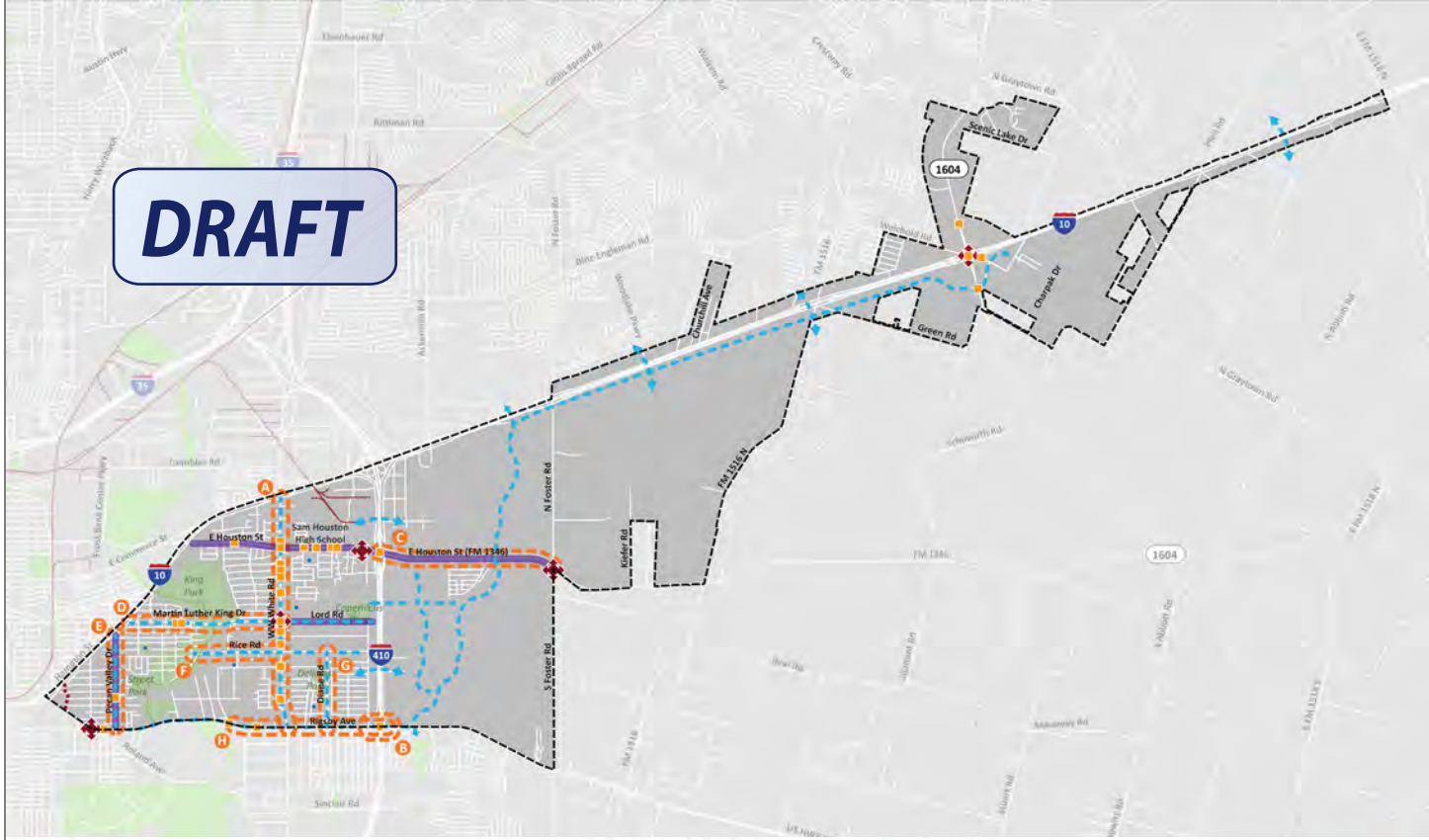
Rec. 1: Prioritize comfortable and safe mobility for all.

Rec. 2: Increase walkability and neighborhood access through street design.

Rec. 3: Create connectivity through multimodal transportation options.

Strategy 3.3 – Enhance existing VIA bus stops and facilities to alleviate challenging conditions and promote ridership. Interventions may include adding benches/seating, shelters, signage/wayfinding, information kiosks, and public art.

Mobility Map



LEGEND

- Community Area Boundary
- Park and Open Space
- Existing Trail
- Railroad
- Schools
- 2022-2027: Bond Streets, Bridges, and Sidewalks

PROPOSED ELEMENTS

- Crossing Improvements
- Mobility Hub
- Priority Connections
- Priority Pedestrian Corridors

MOBILITY AREAS

- A: S WW White Road from I-10 to Rigsby Avenue
- B: Intersection of Loop 410 and Rigsby Avenue
- C: E Houston Street (FM 1346) from Loop 410 to S Foster Road
- D: Martin Luther King Drive from I-10 to S WW White Road
- E: Pecan Valley Drive from I-10 to Rigsby Avenue
- F: Rice Road from Brookesdale Drive to S WW White Road
- G: Diane Avenue from Rice Road to Rigsby Avenue
- H: Rigsby Avenue from Holmgreen Road to Loop 410

Amenities & Public Spaces

Rec. 1: Incorporate trees and other green infrastructure elements into public realm improvements to provide shade, reduce the urban heat island effect, improve air quality, and beautify the area.

Rec. 2: Expand access to existing recreational amenities by creating new trail connections.

Rec. 3: Increase lighting in parks and public spaces to support safe use during more hours of the day.

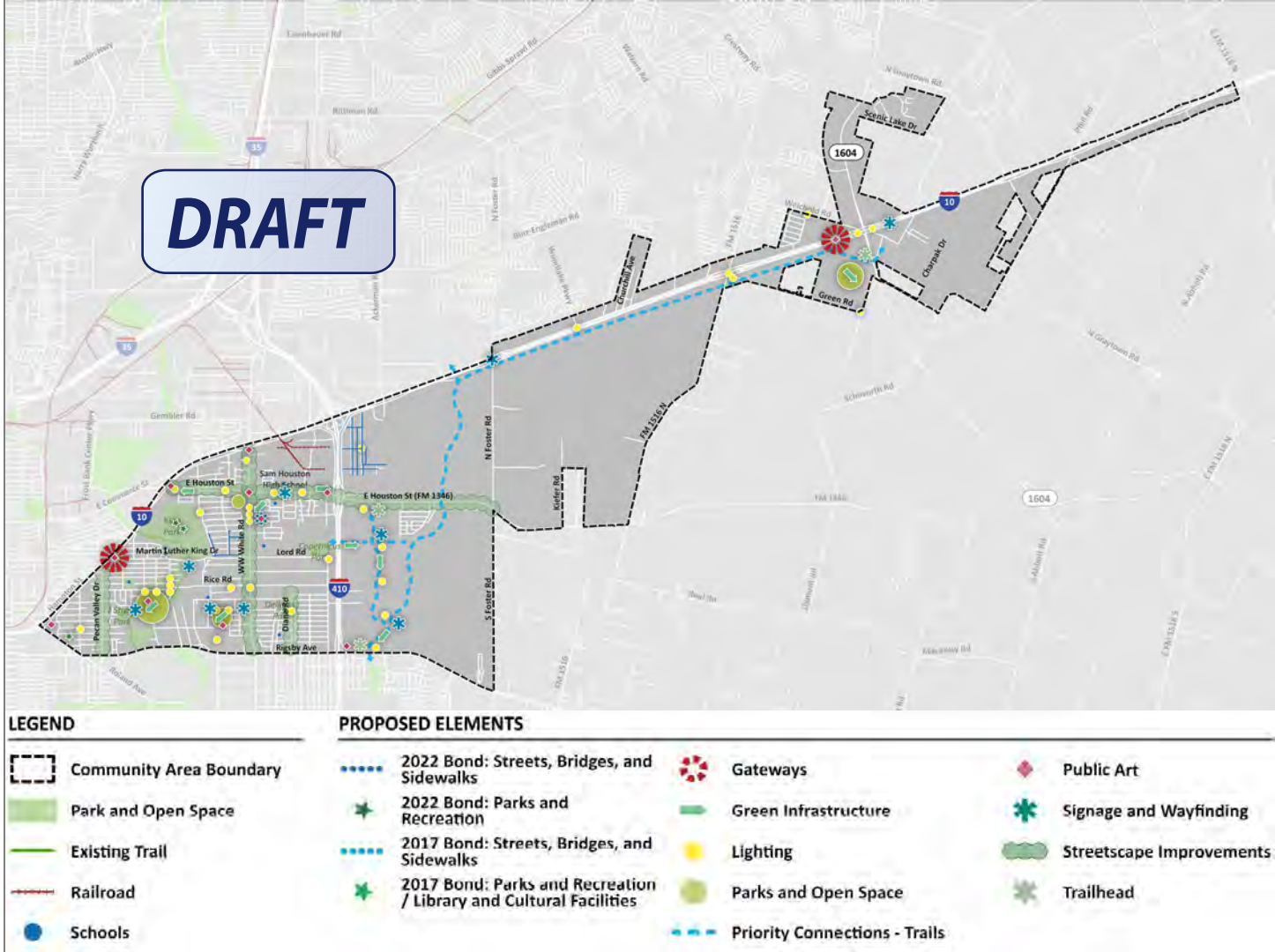
Rec. 4: Establish and preserve community gardens and urban agriculture at existing parks and open spaces.

> **Strategy 4.3** – Identify potential locations and partners--such as churches, schools, libraries, and community centers--to develop urban agriculture and community gardens to ensure all Far East residents have access to locally grown produce.

Rec. 5: Add multifunctional green infrastructure for stormwater mitigation and traffic calming.

Rec. 6: Establish a cultural district on Martin Luther King (MLK) Drive and support other related culturally rooted placemaking opportunities.

Amenities & Public Spaces Map



Housing

Rec. 1: Encourage infill housing and mixed-use development with strong residential components to promote reinvestment in older or underutilized commercial centers.

Rec. 2: Provide a greater variety of housing options in the Far East Community Area to suit the needs of current and future residents.

Rec. 3: Provide support to homeowners and property owners within older neighborhoods to increase reinvestment in and maintenance of existing residential uses, mitigate displacement pressures related to code enforcement, and reduce demolition of residential buildings.

Economic Development

Rec. 1: Plan for the development of additional industrial uses and businesses in target industries around the Martindale Army Heliport.

Rec. 2: Attract development and businesses to commercial and mixed-use designated areas, corridors, and focus areas, with density and intensity of uses consistent with the Future Land Use Map.

Strategy 2.3 – Explore partnerships to establish new and expanded job youth training and employment opportunities, especially in areas near East Houston Street/ Loop 410 and I-10/Loop 1604.

Rec 3: Attract new grocery and healthy food options to the area.

Strategy 3.1 – Work with local partner agencies and organizations to study the availability of fresh food in the area, identify food deserts, develop strategies for filling gaps in grocery services, and identify potential locations for grocery providers.

Rec. 4: Support the growth of small, neighborhood commercial nodes in the western portion of the Far East Community Area.

Rec 5: Work with community stakeholders to solicit interest in, and investigate the potential for, attracting health services and healthcare facilities to the area.

Strategy 5.2 – Support the reduction of impact fees for primary health care providers.

FOCUS AREAS

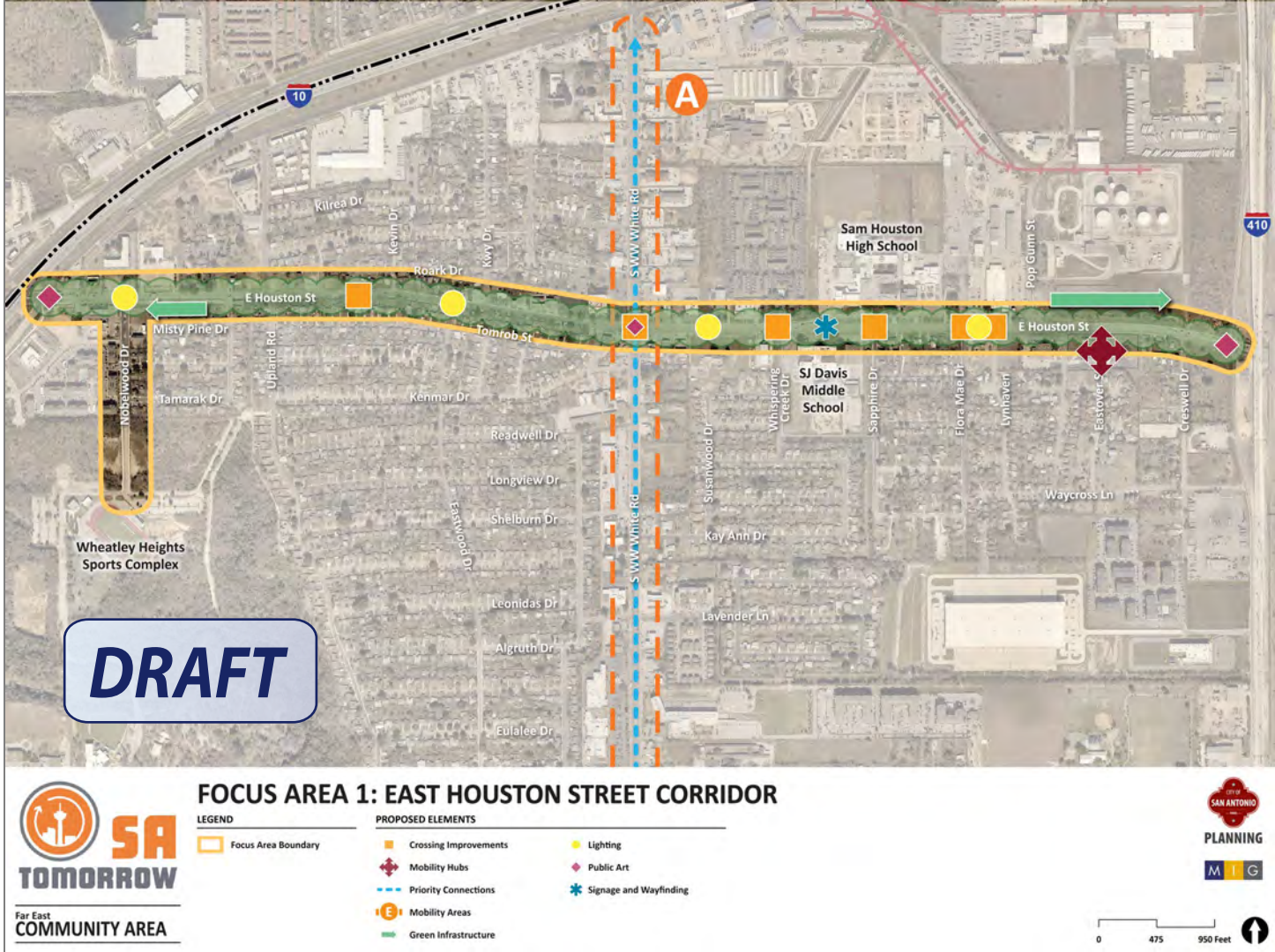
- Focus Areas are locations with unique development or redevelopment potential.
- Focus Areas layer and visualize concepts from Land Use, Mobility, Amenities & Public Spaces, Housing, and Economic Development
- 6 Focus Areas identified for the Far East Area:
  - East Houston Street Corridor
  - South WW White Road Corridor
  - Old Municipal Landfill Site
  - Martin Luther King Park
  - East Loop 410
  - Loop 1604 and I-10

Focus Area 1: East Houston Street Corridor

Vision: Walkable, safe, inviting mixed-use corridor that capitalizes on Silver Line and Eastside Transit Center

Key Elements:

- Green infrastructure
- Mixed-use and infill
- Lighting and crosswalks
- Mobility hub
- Connections to park and recreational amenities



Focus Area 2: South WW White Road Corridor

Vision: Walkable, mixed-use “Main Street” with service, retail, housing, and entertainment options to support residents.

Key Elements:

- Streetscape and mobility improvements
- Partner with SAISD
- Housing options for workforce and those looking to downsize



Focus Area 3: Old Municipal Landfill Site

Vision: vibrant community park and recreational hub

Key Elements:

- New park space for community gardens, dog parks, recreational amenities
- Easily accessible by surrounding neighborhoods
- Emphasis on green infrastructure and beautification

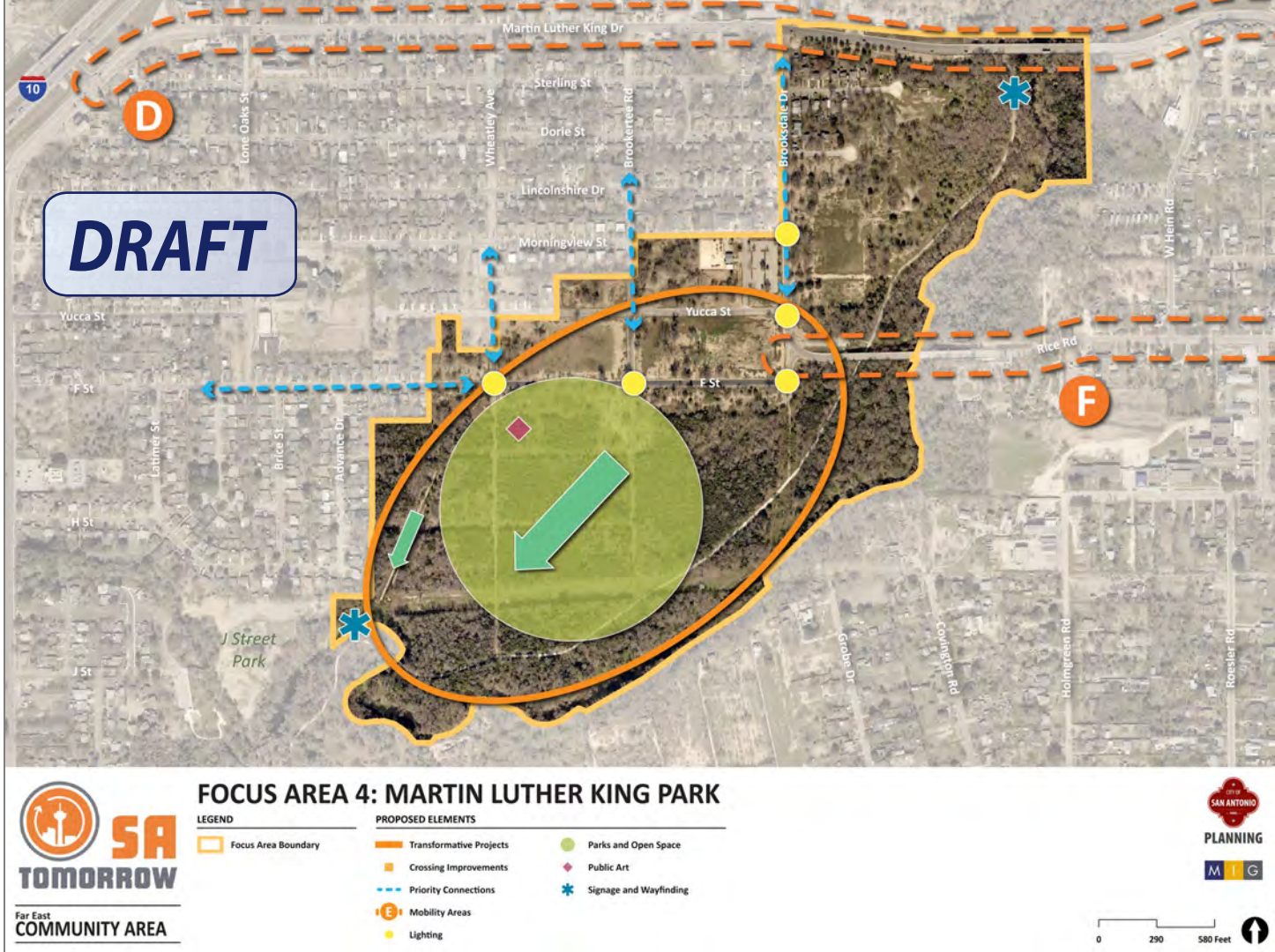


Focus Area 4: MLK Park

Vision: Enhancing an existing asset with better connectivity and unique stormwater park

Key Elements:

- Stormwater park that features green infrastructure
- Strengthened pedestrian and bike connections
- Create sense of place with signage, wayfinding, and public art

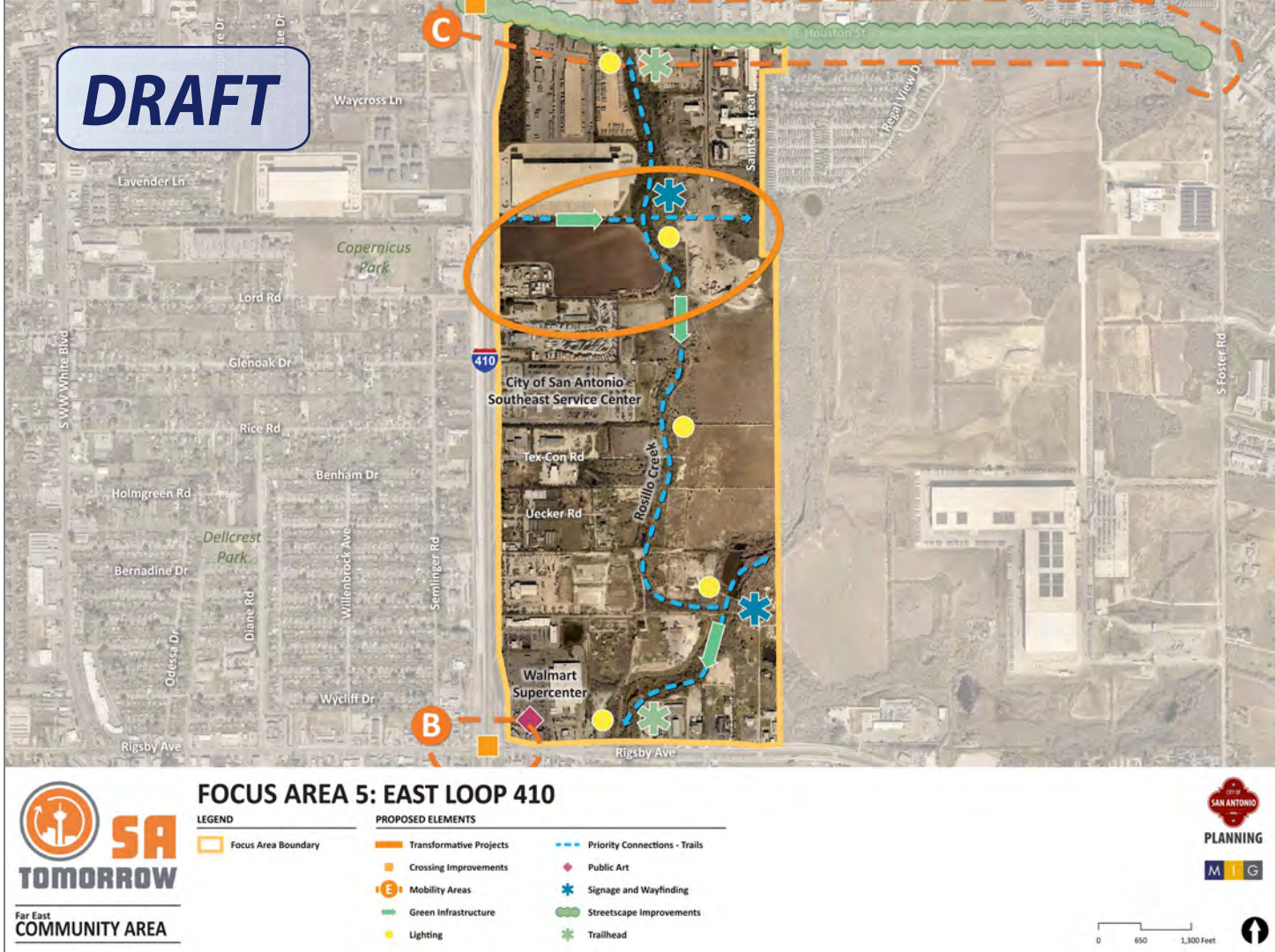


Focus Area 5: East Loop 410

Vision: Well-connected transition between east and west that showcases mixed-use trail-oriented development

Key Elements:

- Expanded multimodal infrastructure
- Trail network along Rosillo Creek featuring green infrastructure
- Mixed-use, campus style development as community activity hub

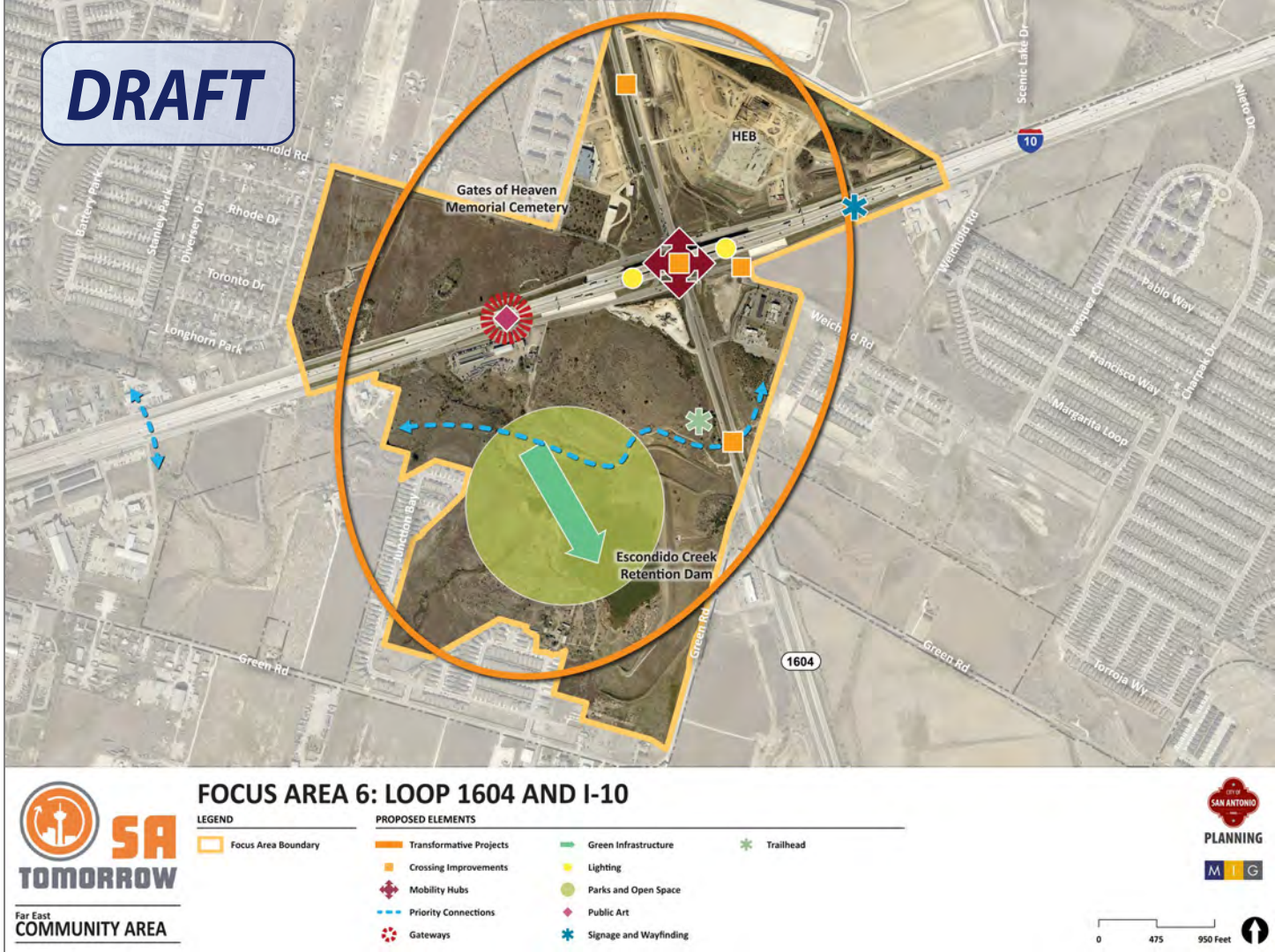


Focus Area 6: Loop 1604 and I-10

Vision: Mixed-use activity hub and gateway into San Antonio

Key Elements:

- Incorporation of multimodal network (transit, trails, mobility hub)
- Improved safety and connectivity
- Housing, retail, services in cohesive setting
- Escondido Retention Dam as regional recreational asset



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Next Steps

PLANNING

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Adoption Timeline

Far East Administrative Draft Released

—

Nov. 30, 2026

Planning Commission Briefing

—

Dec. 16, 2026

Planning Commission Hearing

—

Jan. 13, 2027

City Council Subcommittee Briefing

—

Jan. 26, 2027

City Council (A-Session) Public Hearing

—

Feb. 18, 2027

Information

Far East Community Area Plan Project Website: fareast.sacompplan.com

- Access summaries, presentations, and materials from past Planning Team and Community meetings
- Public and Administrative Drafts of plan posted here

Project Manager: Heather Yost, COSA Planning Department

- heather.yost@sanantonio.gov or (210) 207-7919

Letters of Support

- If you would like, letters supporting the adoption of the Far East Community Area Plan can be emailed to heather.yost@sanantonio.gov. Letters will be included in final, adopted document.