PLANNING TEAM MEETING #12 SUMMARY

Far East Community Area Plan

Meeting Date: Monday, October 26, 2026
Time: 3:30 pm – 5:30 pm
Location: Zoom

Attendees

Ada Hoyle, Eastwood Village Neighborhood
Anita Franklin, Dellcrest Area Neighborhood
Keith Benavidez, HEB
Heather Yost (COSA, Planning, Project Manager)
Isaac Levy (COSA, Transportation)
Iris Gonzalez (COSA, Planning)
Jacob Floyd (COSA, NHSD)
Jacob Howard (COSA, Planning)
Marco Hinojosa (MIG)
Micah Diaz (COSA, Planning)
Rudy Nino (COSA, Planning)

Meeting Purpose and Objectives:
The purpose of this meeting was to ensure that Far East Planning Team members were current on draft plan materials and informed about the updated plan adoption timeline. Meeting objectives included an introduction of the new COSA Planning Project Manager; a review of draft plan recommendations, implementation priorities, and maps; and an update on the plan adoption timeline.

Meeting Summary:
The meeting consisted of a PowerPoint presentation of draft plan recommendations, implementation priorities (selected by Far East stakeholders during PT Meeting #10 and CM #4), and maps. The presented materials incorporated edits based on feedback received from the Far East Planning Team and community stakeholders on the Public Discussion Draft of the Far East Community Area Plan.

Following the presentation, Planning Team members were invited to ask questions and participate in a discussion. Generally, team members agreed that the recommendations, implementation priorities, and maps accurately conveyed Far East Area stakeholders' vision, goals, and priorities. Items that were discussed, emphasized, and/or required follow-up are outlined below:

Mobility

- **Comment from Planning Team:** The walking flow/pedestrian environment at East Houston Street and South WW White Road should be walkable like in front of the Bexar County Courthouse and City Hall area downtown. This could include pedestrian-activated crosswalks, pavement markings, a pedestrian refuge island, and other traffic-calming features.
  Response: *Pedestrian, bicycle, and other multimodal improvements to East Houston Street and South WW White Road (including this specific intersection) are discussed throughout the Far East*

Plan. Within the plan's Mobility (MOB) section, both corridors are identified as "Priority Pedestrian Corridors" and "Priority Connections." Both recommendations focus on improving accessibility, connections, and safety for people crossing roads to access schools, parks, transit stops, neighborhoods, shopping centers, and other community destinations. The Mobility section also identifies South WW White Road as "Mobility Area A." Mobility Areas are locations that have a demonstrated need for improvement or provide a unique opportunity to improve the transportation system in the area. Lastly, the Mobility section identifies the East Houston Street/South WW White Road intersection (and adjacent streets) as targets for crossing improvements. Within the plan's Amenities & Public Spaces (APS) section, this intersection is recommended for "Streetscape Improvements." These are enhancements to the public realm along streets that incorporate elements of safety, comfort, and accessibility. They may include wider sidewalks, more prominent crossings, pedestrian-scale lighting, landscaping, and other public amenities. Detailed analysis and proposed improvements for East Houston Street and South WW White Road are found in the plan's Focus Areas section (Focus Area 1 and Focus Area 2, respectively).

- **Comment from Planning Team:** The proposed Mobility Hub on East Houston Street by the post office is a good opportunity for people who live in disconnected areas to access events (Alamodome and Spurs games) and should also include public art.
  Response: *The proposed Mobility Hub at East Houston Street and Loop 410 is intended to enhance connectivity throughout East San Antonio and is also recommended as a location for public art.*

- **Comment from Planning Team:** There is a need to expand VIA access to growing industrial areas along Foster Road and to the east.
  Response*: Currently, VIA Route 30 stops at the HEB Distribution Warehouse, while the VIA Link Southeast and Randolph Zones serve portions of the Far East Area east of Loop 410. The VIA Better Bus Plan indicates plans for a future Eastside On-Demand Zone that would serve an 11-square-mile area, including portions of the Far East Area between Loop 410 and Foster Road. Section 6.7 (Focus Area #6: Loop 1604 and I-10) and Section 7 (Mobility) of the Far East Plan recommend creating connectivity through multimodal transit options, including exploring additional VIA route/service opportunities beyond Loop 410 and towards I-10/Loop 1604.*

- **Question from Planning Team:** On the Mobility Map, are the "Priority Pedestrian Corridors" and "Priority Connections" aligned with the City's Major Thoroughfare Plan (MTP)?
  Response: *Recommendations for Priority Pedestrian Corridors and Connections were informed by a comprehensive evaluation of multiple factors, including community input; existing conditions, such as surrounding land uses, transit access, pavement conditions, and Vision Zero/high-injury network data; and future projections related to land use, development patterns, population growth, and planned infrastructure improvements. The Major Thoroughfare Plan (MTP) was one of several planning resources considered during this process, rather than a determining factor in identifying priority corridors and connections. While many recommended Priority Pedestrian Corridors and Priority Connections align with roadways identified in the MTP, these recommendations reflect a broader assessment of local conditions, community priorities, and anticipated future needs.*

Mobility/Amenities

- **Comment from Planning Team**: HEB is open to forming partnerships to create walkable environments and potential trail connections along Rosillo Creek**.**
  Response: *A potential greenway trail and accompanying connections are highlighted as a priority in Section 6 (Focus Areas) and Section 8 (Amenities and Public Spaces) of the Far East Plan. Specific recommendations include:*
    - *Section 6.6e (Focus Area #5: E Loop 410):*
        - *Explore opportunities and/or public-private partnerships to increase east-west connectivity between the focus area and South Foster Road.*
        - *Create a network of trails following Rosillo Creek with connections to nearby parks, neighborhoods, commercial centers, and places of employment.*
        - *Support trail-oriented development focused on Rosillo Creek that serves the transformative project area, adjacent residential areas, and the H-E-B Foster Road Retail Support Center workforce.*
    - *Section 8.3 (Amenities and Public Spaces)*
        - *Recommendation #2: Create new trail connections that expand access to recreational amenities.*
        - *Strategy 2.1: Explore opportunities to secure and incentivize trail easements in strategic locations to expand the trail network and improve connectivity between the eastern and western portions of the plan area.*

Lighting

- **Comment from Planning Team:** Increase lighting in the Dellcrest and Lakeside residential areas.
  Response: *Improved lighting along streets and within neighborhoods, parks, and other public areas is discussed in the plan's Amenities & Public Spaces (APS) section and is specifically addressed with "APS Recommendation #3 – Increase lighting in parks and public spaces to support safe use during more hours of the day" and "APS Strategy 3.3 - Integrate improved lighting into park maintenance, improvement projects, identified Mobility Areas, and established residential areas." Additionally, the APS map includes a recommendation for improved lighting and streetscape enhancements for Diane Road and Dellcrest Park. The Lakeside neighborhood appears to be south of the Far East Community Area Plan boundary and would be discussed in the Southeast Community Area Plan (southeast.sacompplan.com)*

Housing

- **Comment from Planning Team:** Housing for older adults, particularly assisted living housing, is a priority for area residents who wish to age in place and stay within their community. There is also desire for additional market-rate homes.
  Response: *Housing Section 9.2c – Housing Challenges identifies a greater variety of housing stock as a high priority for the Far East Community Area. Specifically mentioned are older-adult housing, assisted living communities, and market-rate housing options. This section emphasizes the importance of housing for a range of income levels and expanding the variety of price points. Additionally, Housing Recommendation #2 is to "provide a greater variety of housing options in the Far East Community Area to suit the needs of current and future residents."*

(Housing, continued)

- **Comment from Planning Team**: There is an opportunity to redevelop closed schools into housing for retirees who wish to stay in the community.
  Response: *In addition to prioritizing a broader range of housing options, including assisted living communities and opportunities to age in place, the Far East Plan identifies the former WW White Elementary School campus as a potential site for adaptive reuse or mixed-use redevelopment. Such redevelopment could include housing for older adults and others seeking to downsize while remaining in their community (see Section 6.3 – Focus Area #2: South WW White Road Corridor).*

Healthcare

- **Comment from Planning Team**: The area still doesn't have a primary hospital system to cover people inside Loop 410 and Rigsby heading east.
  Response: *Increasing access to healthcare, including primary care and a hospital that meets State Level IV or Level V Trauma Center standards, is a key goal of the Far East Community Area Plan. It is discussed as a priority throughout the plan and specifically addressed in the following sections:*
  - ***Section 5.2d (Land Use):*** *Healthcare uses such as hospitals, clinics, laboratories, primary care, and optical services are highly desirable uses within the Far East Area. A number of new healthcare services have been developed in recent years, but this area still experiences a shortage in the number of facilities and types of services. Healthcare uses are permitted within all commercial and mixed-use land use categories and are highly encouraged throughout the Far East Area.*
  - ***Section 3.4 (Vision and Goals)****: Goal #2: Promote community wellness by increasing access to healthy food and healthcare.*
  - ***Section 10 (Economic Development):*** *Economic Development Recommendation #5: Attract health services and healthcare facilities to the Far East Area. There are few primary healthcare facilities within the Far East Area. The community desires local access to a greater range of healthcare services without requiring a trip across the city. Support is needed to spur the development of healthcare services and related fields in this area;* ***ED Strategy #5.1*** *- Study the availability of healthcare services in the area to assess gaps in services. Work with community partners to identify potential locations for medical uses, including primary care, hospitals, and trauma care.*
  - ***Section 11.2 (Neighborhood Profiles and Priorities):*** *Improve access to primary healthcare providers and hospitals to reduce travel times and transportation costs associated with obtaining medical services.*

Utilities

- **Comment from Planning Team:** HEB and surrounding development have been constrained by utility availability.
  Response: *CPS Energy (CPS) is not involved directly in the development of the SA Tomorrow sub-area plans unless there is a specific issue requiring their expertise. However, the long-range strategic planning group at CPS incorporates the work of all SA Tomorrow Plans and designated future land use patterns into its projections and strategic plans. CPS has leveraged this collaboration to support several anticipated new substations in areas projected to grow rapidly. The Far East Plan addresses public investments related to infrastructure and utilities in Section*

10: Economic Development, including the following:

- *Section 10.4 (Economic Development Partnerships): "The City of San Antonio works with many partners in the region to attract and support growth of businesses including greater:SATX, the regional economic development organization. The region's target industry clusters include advanced manufacturing and logistics, aerospace and defense, cybersecurity, finance and professional services, corporate headquarters, and life sciences and health. The Far East Area is an attractive location for businesses within these clusters, specifically advanced manufacturing and logistics."*
- *Section 10.5 (Economic Development – Target Employment Areas):build "Areas that are designated as commercial, mixed-use, or industrial on the Future Land Use Map should be targeted for public investments and improvements to increase their appeal for attracting and growing businesses that can offer higher wages and better career pathways. These areas are primarily located along I-10, Rigsby Avenue, East Houston Street/FM 1346, South WW White Road, Loop 410, South Foster Road, FM 1516, and Loop 1604."*
- *Section 10.6 (Economic Development Recommendations and Strategies), Strategy 1.2: Create partnerships between the City of San Antonio, utility providers, land developers, and local property and business owners to ensure the buildout of needed infrastructure to support industrial development.*
- *Section 10.6 (Economic Development Recommendations and Strategies), Strategy 2.2: Explore the creation of Tax Increment Reinvestment Zones (TIRZ) to support desired development patterns and needed infrastructure, especially near the intersection of East Houston Street and Loop 410, along Foster Road, and in the Loop 1604 and I-10 Focus Area.*

Next Steps:

- The Administrative Draft of the Far East Community Area Plan is expected to be posted for public review the week of November 30, 2026. The Administrative Draft will be posted to https://fareast.sacompplan.com/.
- The Planning Commission Hearing for the Far East Community Area Plan is expected in January 2027, with the plan going before City Council for consideration of adoption in February 2027.

More Information:

- All presentations, materials, and summaries from past Planning Team and Community meetings can be found on the Far East Community Area Plan project website under the "Resources" tab: https://fareast.sacompplan.com/
- For any other questions or comments, please contact the COSA Planning Department Project Manager: Heather Yost, Senior Planner at heather.yost@sanantonio.gov or (210) 207-7919.