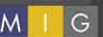




Southeast Community Area Plan All Residents Community Meeting

City of San Antonio
Planning Department
SA Tomorrow Planning Initiatives

Southside Lions Community Center
February 28, 2019



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

Introductions



Shepard Beamon, Senior Planner – Project Manager
Shepard.beamon@sanantonio.gov

Bridgett White, Director

District 3 Councilwoman Rebecca Viagran

<https://southeast.sacompplan.com/>

Meeting Overview

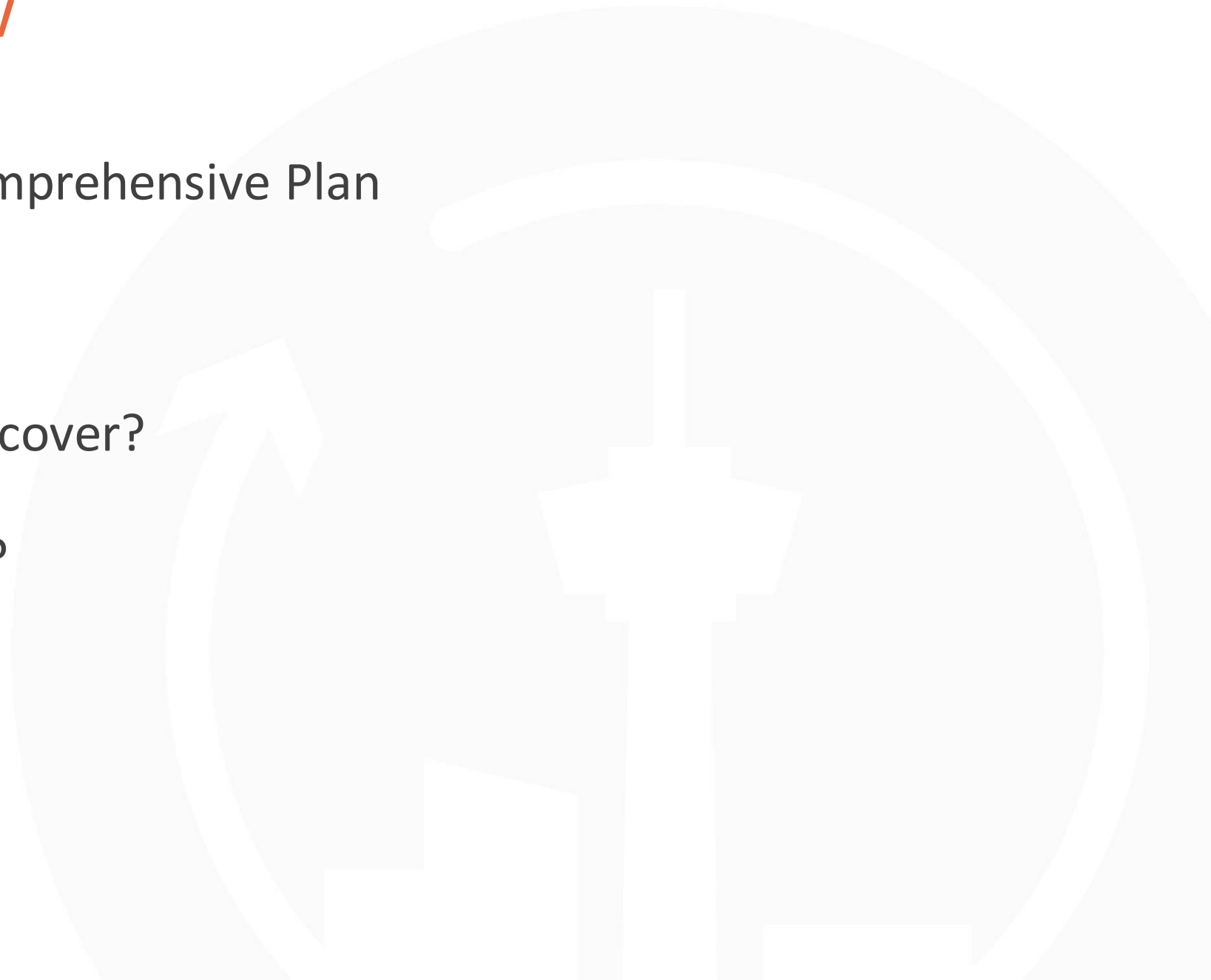
SA Tomorrow and the Comprehensive Plan

What is a Sub-Area Plan?

What topics will our Plan cover?

How can you be involved?

Questions?



SA



TOMORROW

SA Tomorrow Background



M I G

The Challenge: Expected Growth



POPULATION



+ 1.1 million

1.7 million

2010

2.8 million

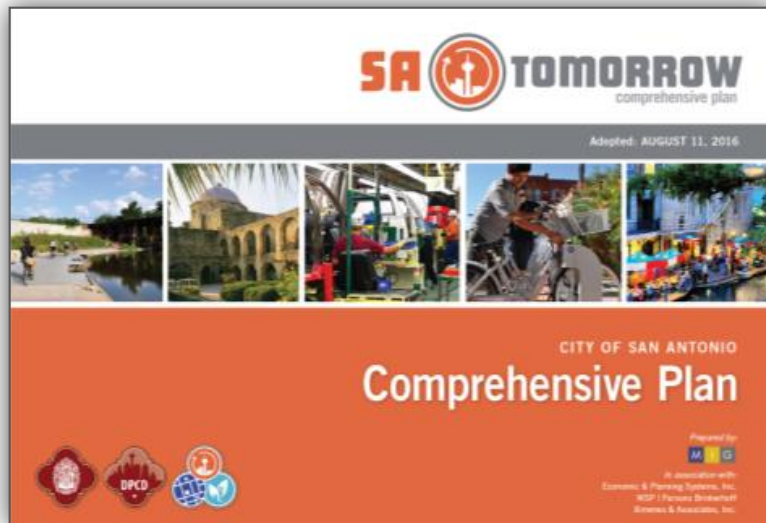
2040



Bexar County

An additional 1.1 million people are forecasted to live in Bexar County between 2010 and 2040.

This means **½ million new housing units and ½ million new jobs.**



Adopted in 2016, the SA Tomorrow Comprehensive Plan is the overarching planning document that sets the long-term policy direction for growth and development in the City over the next 20 to 25 years.

“San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history.”



SA



TOMORROW

SA Tomorrow Sub-Area Plans



M I G

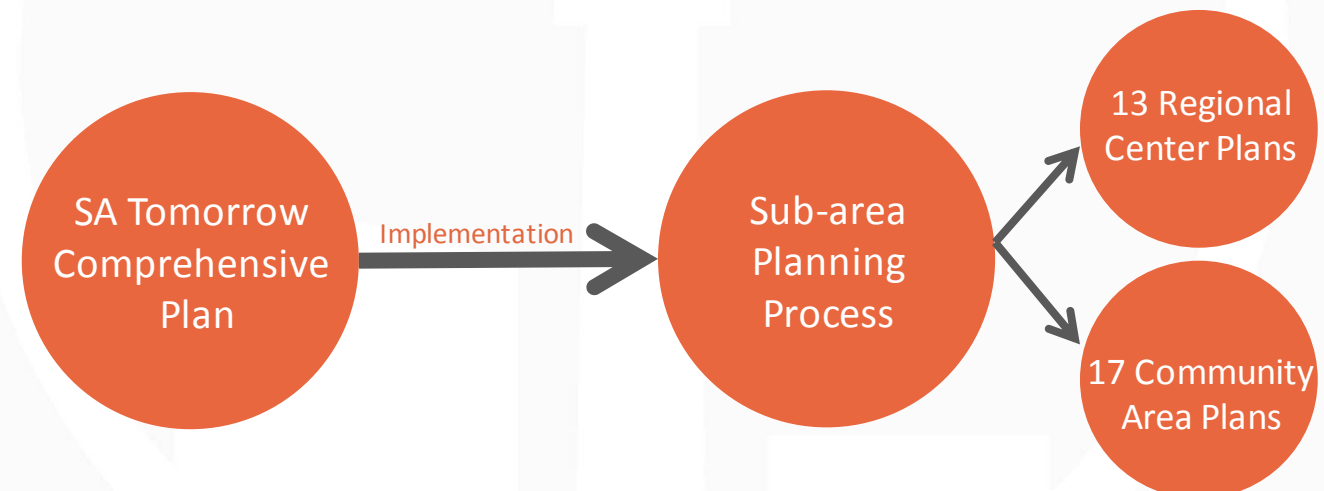
Sub-area Planning

- Method of implementation for the SA Tomorrow Comprehensive Plan
- Effective and equitable **planning for the entire city**
- Consists of **regional center plans** (major activity and employment centers) and **community area plans** (higher concentration of residential uses) for smaller geographic areas of the City
- Uniquely tailored to the needs of each sub-area to guide growth and development in detail
- Create a **comprehensive and consistent land use map for the entire city**
- Completed in five phases, with six sub-area plans in each phase



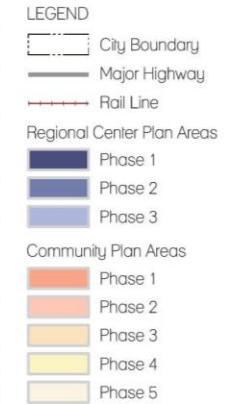
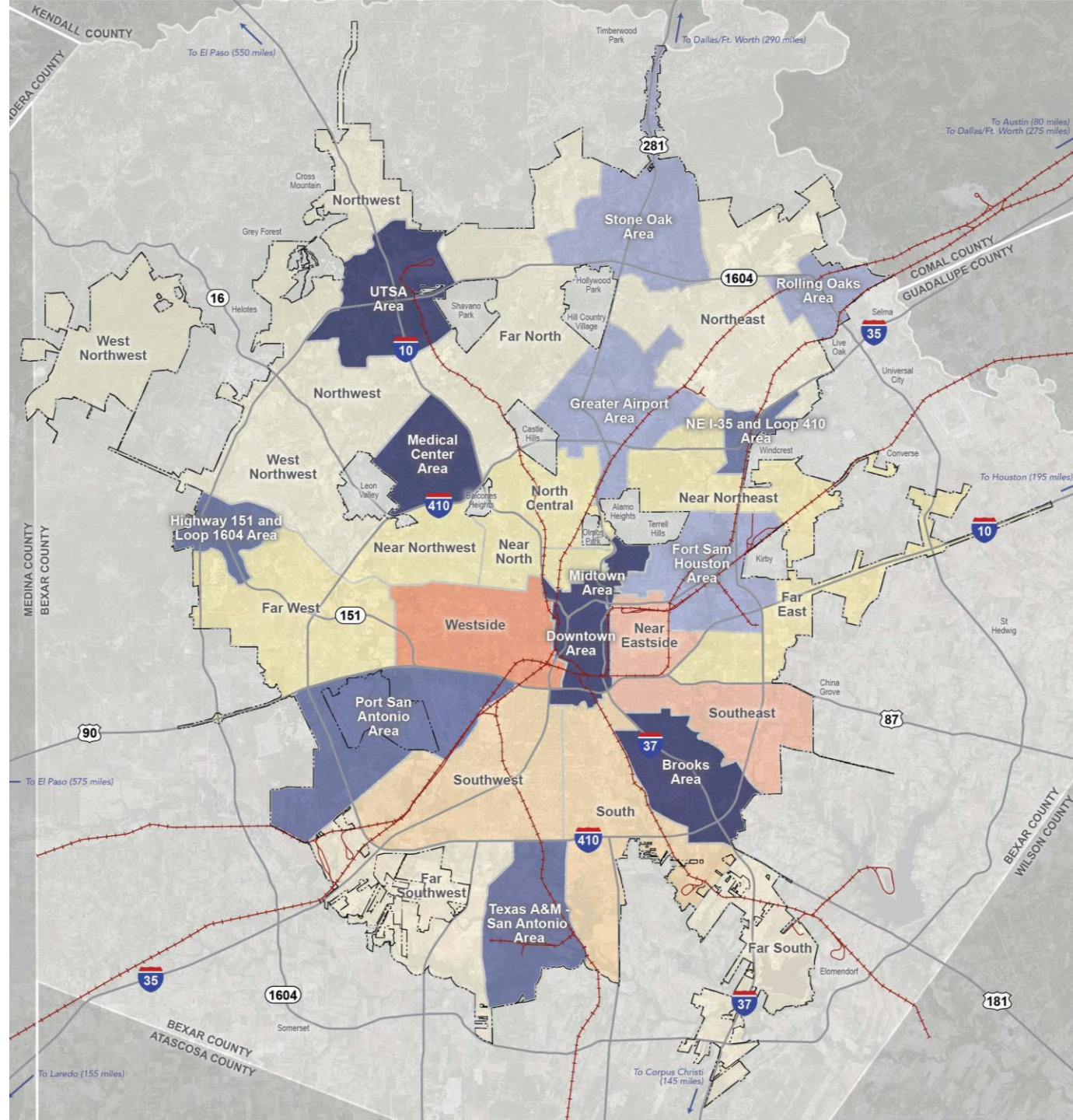
A History of the Southeast Area

The history of San Antonio's Southeast Community Area tells the story of the City's gradual expansion, through waves of annexation, starting in the early 1900s within the original 36 square mile City limits. There are a number of neighborhoods in the Southeast Community, some that began development as early as the 1910s, as well as subdivisions that are currently being constructed. The area was originally settled by Silesian, Czech, Polish, and Belgian farmers and ranchers by the late 1800s. Previously farmland and pasture, the earliest neighborhood in the Southeast Community was the Highland Park, which was developed between 1910 and 1945. Between 1944 and 1957, the City began to expand and the Southeast Community continued to grow further eastward with the annexations of the Pasadena Heights, Comanche Community,



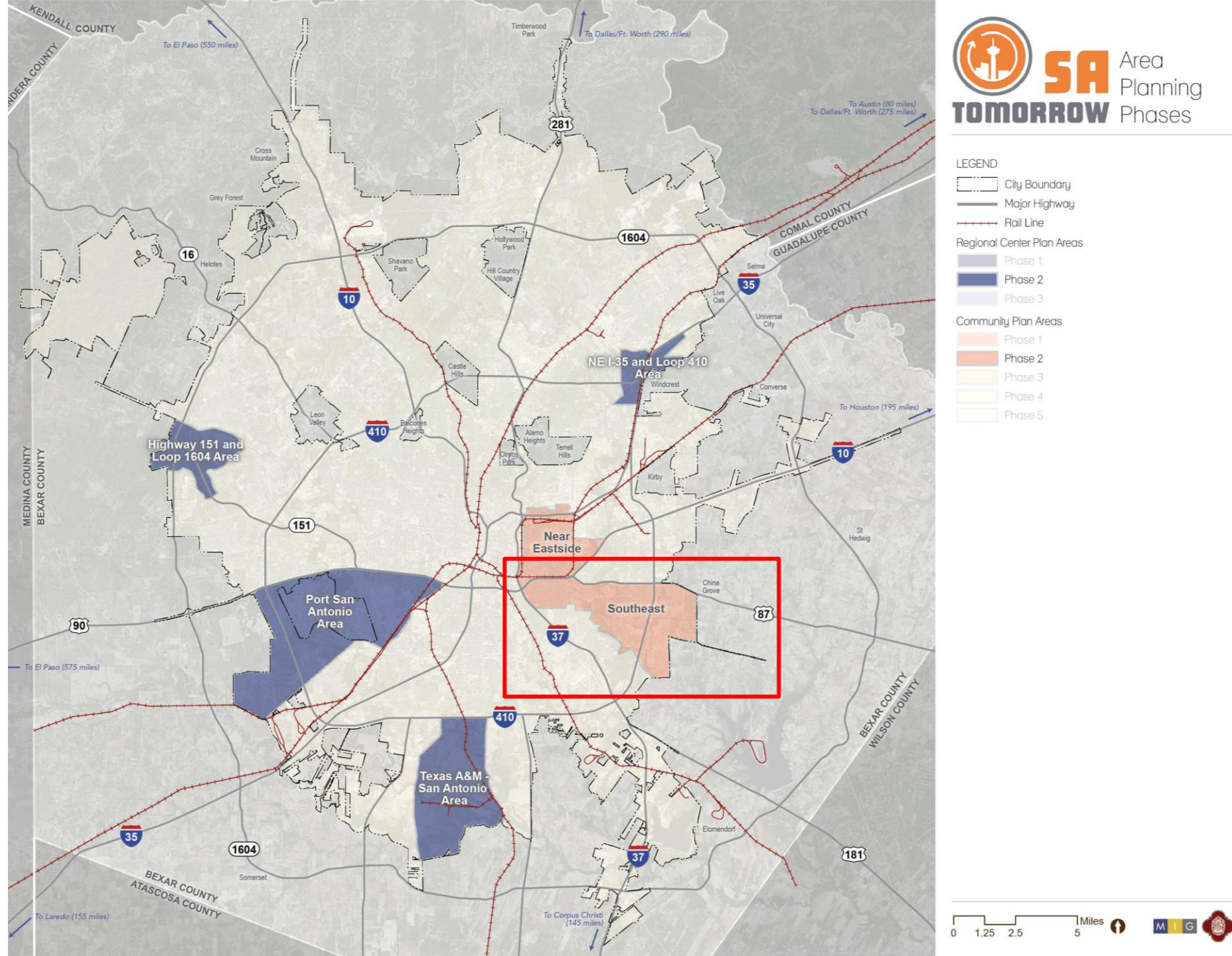
Sub-Area Plans

- **Regional Centers**
 - Major activity and employment centers
 - 50% of new jobs
 - 20% of new households
 - Currently or will have a total employment of at least 15,000 jobs
 - Areas to concentrate higher density mixed uses
- **Community Area Plans**
 - Areas not within a regional center
 - Generally includes 5 to 11 neighborhoods
 - Not as intense in employment concentration
 - Support Regional Centers and provide workforce



Phase Two Plans

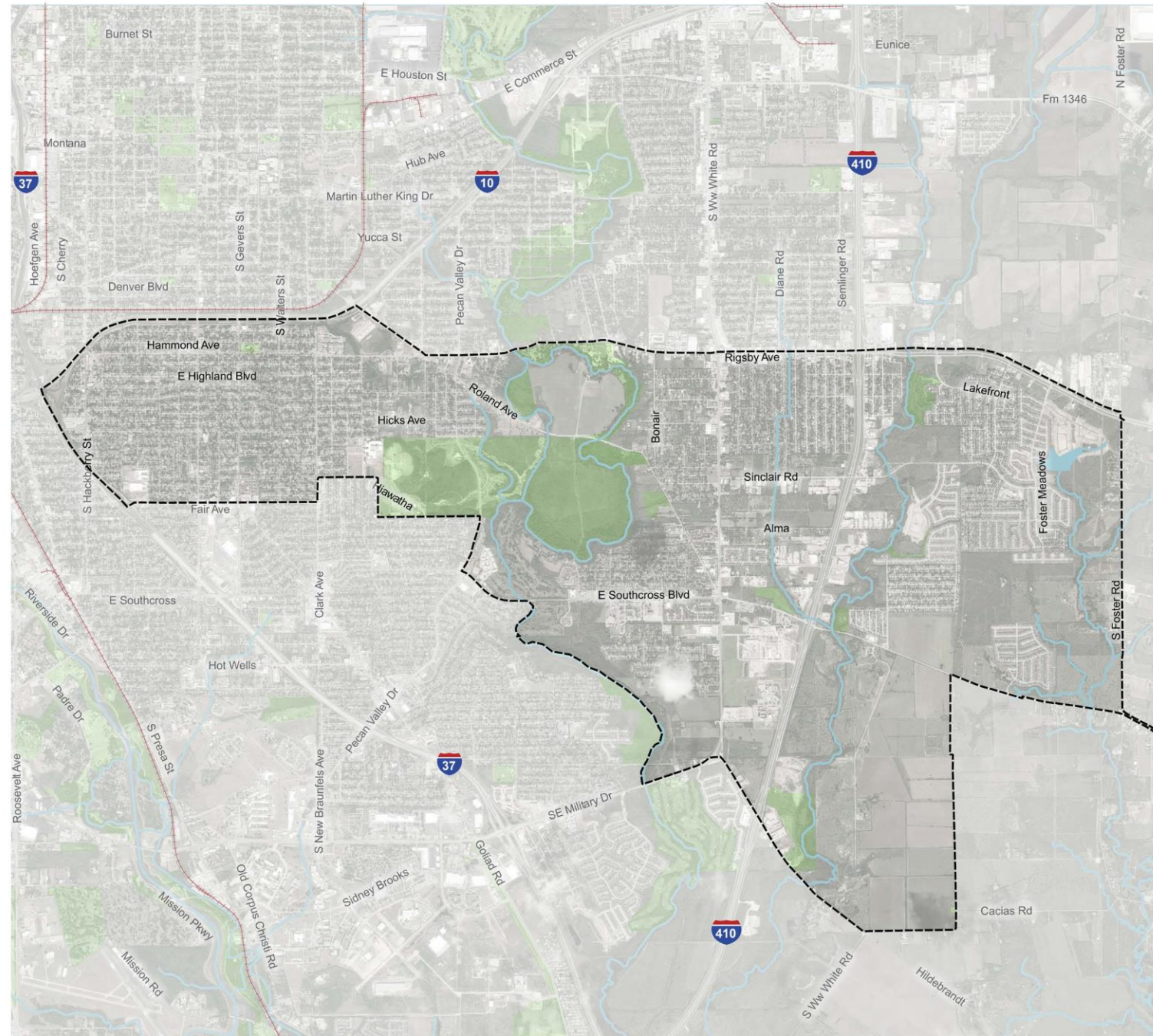
- Regional Center Plans
 - Hwy 151 and Loop 1604
 - Port SA
 - Texas A&M San Antonio
 - NE I-35 and Loop 410
- Community Area Plans
 - **Southeast**
 - Near Eastside
- Kick-off date: January 2019
- Anticipated completion: mid-2020



Southeast Community Area Plan

Includes 8 registered neighborhood associations; 1 registered HOA

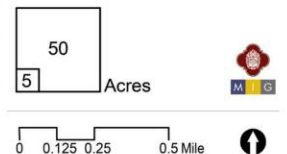
- Lakeside
- Blue Rock Springs
- Comanche Community
- Highland Park
- Jupe Manor
- Lower Southeast Side
- Pasadena Heights
- Pecan Valley
- Pecan Valley Park Estates HOA



Southeast
COMMUNITY AREA
PLAN

STUDY AREA

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line

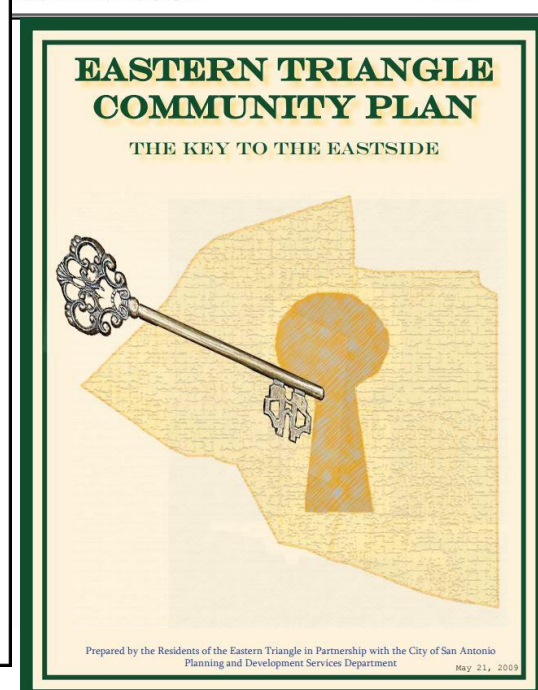


Building on Previous Success



SA Tomorrow Plans build on, incorporate, and continue much previous and ongoing work:

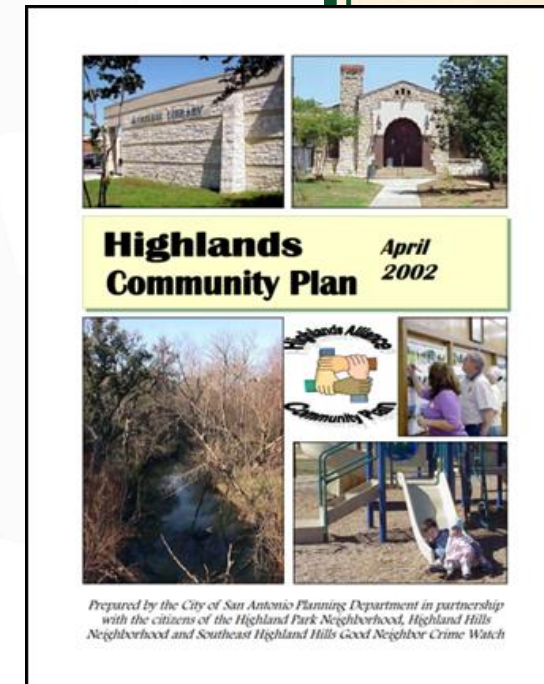
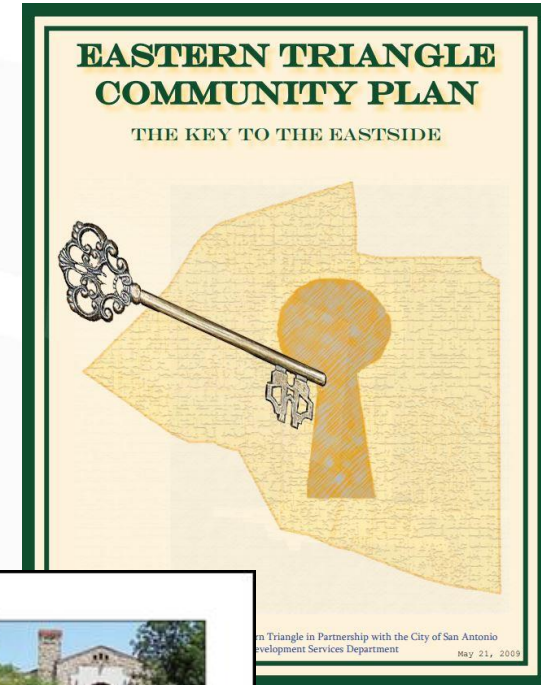
- Eastern Triangle Community Plan
- Highlands Community Plan
- SA 2020
- Corridor Plans and Master Plans
- 2012 and 2017 Bond Projects
- SA Tomorrow Comprehensive Plan, Sustainability Plan, Multimodal Transportation Plan



Integrating Previous Community Plans

Previously adopted community plans will...

- Serve as a **foundational tool** for drafting the Southeast Community Plan.
- Continue to provide information for neighborhood residents and leadership, as well as City staff, to **understand past neighborhood history, priorities, and issues**.
- Included in Neighborhood Profile and Priorities chapters, **identifying unique local issues and priorities from each neighborhood**, drawing from both the previous plan and ongoing neighborhood engagement. Neighborhood chapter webpages will include links to previous plan documents.
- **Integrate applicable recommendations from previous plans** into subject matter sections of the Sub-Area Plan.



Main Topics

- Existing Conditions
 - Review of Existing Plans
 - Assets, Challenges, and Opportunities
 - Data and Community Insights
- Vision and Goals
- **Plan Framework** →
- Economic Development and Housing Strategies
- Neighborhood Profile and Priorities
- Implementation Plan

Plan Framework

Land Use

Transportation and Mobility

Parks, Public Space and Recreation

Infrastructure and Amenities

Focus Areas / Corridors

Transformative Projects

Southeast Community Plan Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early
2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Late 2019-
Early 2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

Lasting Impacts

- The **Southeast Community Area Plan** is intended to:
 - Be **aspirational** and about **thinking big and long-term!**
 - Identify goals and implementation priorities to help achieve the community's vision
 - Address Near-, Medium-, and Long-Term projects and programs
 - Guide:
 - **City investments and projects** (require funding, planning, design and construction)
 - **Private investment** (require financing, design, approvals and construction)
- Have a 10-year horizon and to be updated accordingly



SA



TOMORROW

Community Engagement and Input

Community Input and Outreach

- Planning Team Meetings
- Community Meetings/Open Houses
- Neighborhood Association Briefings
- Focus Groups/Plan Advisory Teams
- Community Events
- Planning Commission/City Council
- Sub-area Plan Website
- Online Review and Comment of Draft Plan
- Online Surveys
- Social Media



SA



TOMORROW

Resources



M I G

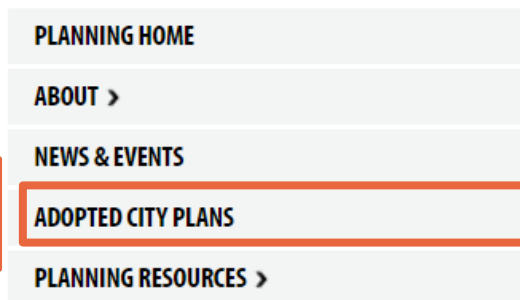
3 Steps to look up a Neighborhood or Community Plan:

1

<https://www.sanantonio.gov/Planning>



2



ADOPTED CITY PLANS

PLANNING HOME

ABOUT >

NEWS & EVENTS

ADOPTED CITY PLANS

PLANNING RESOURCES >

SA.GOV RELATED SITES

PARKS

SUSTAINABILITY

TCI

HELPFUL LINKS

A-F

- [Alamodome Neighborhood Plan \(1993\)\(PDF\)](#)
- [Arena District/ Eastside Community Plan \(2003\)\(PDF\)](#)
- [Camelot 1 Neighborhood Plan \(2004\)\(PDF\)](#)
- [Camelot 1 Neighborhood Plan \(2010\)\(PDF\)](#)
- [City South Community Plan \(2003\)\(PDF\)](#)
- [Dignowity Hill Neighborhood Plan/ Eastside Reinvestment Plan \(2009\)\(PDF\)](#)
- [Downtown Neighborhood Plan \(1999\)\(PDF\)](#)
- [Downtown West Neighborhood Plan \(2009\)\(PDF\)](#)
- [Eastern Triangle Community Plan \(2009\)\(PDF\)](#)
- [Five Points Neighborhood Plan \(2000\)\(PDF\)](#)
- [Five Points Neighborhood Plan \(2009\)\(PDF\)](#)

G-I

- [Government Hill Neighborhood Plan \(2001\)\(PDF\)](#)
- [Government Hill Neighborhood Plan \(2010\)\(PDF\)](#)

3

COMMUNITY DEVELOPMENT PLANS

COMMUNITY & NEIGHBORHOOD PLANS

MASTER PLAN

POLICIES & SPECIAL STUDIES

SECTOR PLANS

Southeast Community Area Plan Website & Questionnaire

<https://southeast.sacompplan.com/>

- Please sign up for email updates and meeting notifications
- Upcoming meetings and events will be posted on our **Get Involved!** Page

Other Resources

- www.satomorrow.com
- www.sacompplan.com
- www.sacorridors.com
- www.sanantonio.gov/planning



<https://www.surveymonkey.com/r/SoutheastCommunityPlanQ1>

- Please take our Visioning Questionnaire by March 15th
- Four easy questions to share your views about your community
- Help us spread the word – send the questionnaire QR code and website addresses to your family, friends, and neighbors!

Shepard Beamon, City of San Antonio
shepard.beamon@sanantonio.gov

Office: (210) 207-0244

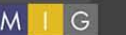




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