



# Southeast Community Plan Planning Team

Meeting #3

Monday , June 3, 2019

Southside Lions Community Center

5:30 PM



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



# Introductions

- Shepard Beamon, Project Manager  
City of San Antonio
- Jay Renkens, Principal  
MIG, Inc.
- Krystin Ramirez, Senior Project Associate  
MIG, Inc.
- Matt Prosser, Co-Project Manager  
Economic & Planning Systems





# Meeting Objectives

1. Review and Confirm **Vision** and **Goals**
2. **Focus Areas** and **Corridors** Discussion/Activity
3. Introduction to **Land Use** and **Zoning**





**SA**



**TOMORROW**

Project Process and Schedule





# Sub-Area Planning 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



# Planning Team Meetings in 2019

- ☒ **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- ☒ **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- ☐ **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- ☐ **Meeting #4:** Land Use (1 of 2)
- ☐ **Meeting #5:** Land Use (2 of 2)
- ☐ **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- ☐ **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- ☐ **Meeting #8:** Mobility
- ☐ **Meeting #9:** Mobility
- ☐ **Meeting #10:** Infrastructure and Amenities
- ☐ **Meeting #11:** Transformative Projects; Design Character



# SA TOMORROW

What we've heard:

- Last planning team meeting
- Second community meeting



# Planning Team Meeting #2

Schaefer Library: March 18, 2019

## SOUTHEAST AREA COMMUNITY PLAN

### PLANNING TEAM MEETING #2

MARCH 18, 2019

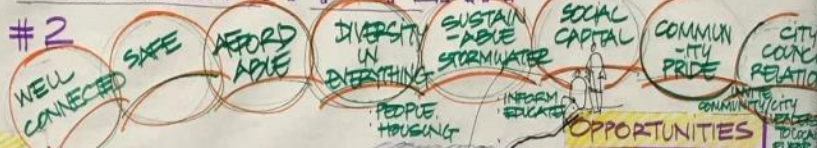
#### ASSETS

- ⊕ DIVERSE MIX OF USES (LINESTAR BAKERY, LIBRARY)
- ⊕ HEB DISTRIBUTION CENTER
- ⊕ GREEN SPACE
  - GREENWAYS
  - LAKE VERDA
  - LOW CRIME IN SOME AREAS
- EASY ACCESS
- SMALL BUSINESSES
- BEST RESTAURANTS
- AFFORDABLE HOUSING
- SCHOOL DISTRICT (DEARDESHIP ACADEMY)
- VALOR (SCHAEFER) DEVELOPMENT

#### EXISTING CONDITIONS

- 500 YR FLOODPLAIN
- FLOOD CROSSING
- INCLUDE IMPERVIOUS
- MISSING POCKET PARKS? (INCL AMENITIES)
- CHECK EASTERN TRIANGLE BOUNDARIES

- ROSILLO
- ⊕ DOUGLASS CREEK
- ⊕ POLITICAL INVESTMENT
- ⊕ ST. PHILLIPS SCHOOL (SWIMMING POOL)
- ⊕ SAN ANTONIO ROAD RUNNERS



- ⊕ BIG EVENTS (LIKE FIESTA) TO ATTRACT VISITORS

- ⊕ CITY SUPPORT FOR EAST CENTRAL

- ⊕ PEOPLE'S GARDEN

- ⊕ CLEAN FLOWING WATER

- ⊕ COLLABORATE WITH GREENPRINT ALLIANCE

- ⊕ ICE CREAM PARLORS, SANDWICH SHOPS, ETC

- ⊕ MEDICAL FACILITIES (NOT GO TO MED CENTER OR MISSION TRAIL)

- ⊕ FULL SERVICE HOSPITAL

- ⊕ FACILITIES FOR HOMELESS VETS (REHABILITATE, TAKE CARE)

- ⊕ SERVICES FOR SENIORS HOUSING ADA STREETS

- ⊕ GROCERY STORE

- ⊕ FOSTER ROAD EXPANSION WILL PROVIDE IMPROVED ACCESS

- ⊕ VIA OPTIONS FOR:
  - PROVIDING LINKS FROM ORIGIN TO NEAREST TRANSIT STOPS
  - LIGHT RAIL SYSTEMS
  - BRT

- ⊕ OPPORTUNITIES FOR PEOPLE TO COME FROM BROOKS

- ⊕ SUBSTATION FOR POLICING & COURTS (GENERAL, LAKESIDE)

- ⊕ SHOPPING CENTER

- ⊕ MOVIE THEATER, BOWLING ALLEYS

- ⊕ MORE COMMUNITY CENTER FOR KIDS

- ⊕ WORK WITH PRIVATE SECTOR: POOL, ETC



#### CHALLENGES

- ⊖ SHADE/COMFORT AT TRANSIT STOPS
- ⊖ SIDEWALK MISSING
- ⊖ COMMUNITY INVOLVEMENT - ADDRESS APATHY
- ⊖ COMMUNITY EVENTS
- ⊖ OUTREACH

#### OUTREACH

- EVENTS
- NATIONAL NIGHT OUT
- TREE GIVERINGS AT EVENTS
- MONDAY EVENINGS ARE GOOD COMMUNITY MEETINGS



# Second Community Meeting

Southside Lions Senior Center: May 6, 2019

- 30 attendees
- 5 interactive stations
  - Place Types
  - Community Priorities
    - Health & Fitness
    - Drainage Management
    - Sidewalk & Crossings Improvements
  - Neighborhood Profiles & Priorities
  - Potential Focus Areas
  - Draft Vision and Goals





# Vision + Goals

## Community Meeting #2 Recommendations

### Important and should be kept:

- **Goal 7:** (Safety) We have a drug and stolen car issue. People dropping off animals on the lakeside of Southside Lions.
- **Goal 3:** (Neighborhoods) "Protect"

### Remove:

- **Goal 4:** (Housing) "all income levels"
- **Goal 6:** (Mobility) "all modes of mobility"
- **Goal 4:** (Housing) "provide" (use "allow" or "encourage" instead)

### Add:

- **Goal 8:** (Parks) match the standards of other parks across the City
- **Goal 4:** (Housing) "low and moderate income"
- **Goal 7:** (Safety) "implement"
- **Goal 7:** (Safety) "ensure resources to provide physical safety and security"
- **New Goal:** Encourage diversity in education models
- City should purchase the former Pecan Valley Golf Course area and make it an extension of Southside Lions Park.
- Continue [Southside Lions Park] trails. Make farmer's market on trail area.
- No Section 8 multi-family housing
- Cameras on main streets

### SHARE YOUR THOUGHTS ON THE DRAFT VISION AND GOALS FOR THE SOUTHEAST COMMUNITY AREA PLAN

**Edit with markers directly on this paper using:**

-  **Green** for words you find really important.
-  **Red** for words you think should be removed.
-  **Blue** for words you think we need to add.

**IMPORTANCE OF A SHARED VISION AND SET OF GOALS**

*A vision statement describes the desired state of a place in the future. With community support, an effective vision can influence decisions and inspire action to move toward that idealized future. Goals further describe the outcomes that will support the realization of the vision. These, in turn, are supported by more specific strategies and actions that will implement the bigger-picture vision and goals. These strategies will involve specific proposed projects, programs, policies, and other means of achieving the community vision.*

*The Draft Vision and Goals for the Southeast Community Area Plan were prepared based off input from residents and community stakeholders through an online questionnaire, a community meeting, and a planning team meeting.*

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#### EMERGING VISION STATEMENT

The Southeast Community Area will be a safe, attractive, family-friendly community to live, work, interact, and play that is inviting to residents and visitors citywide. Through collaboration with neighbors and community partners, the community is engaged and social capital is strengthened. The area is convenient to get around and includes a well-connected transportation network. The area provides access to job opportunities, shopping, entertainment, public amenities and facilities, ensuring a healthy, vibrant, and economically viable community.

#### PLAN GOALS TO SUPPORT THIS VISION

**Goal 1:** *Land Use* - Implement land use policies that promote compatible adjacency, mixed-use opportunities, and commercial centers that provide a variety of uses.

**Goal 2:** *Community Engagement* - Strengthen community relationships by creating a cohesive and welcoming atmosphere that encourages engagement and interaction.

**Goal 3:** *Neighborhoods* - Protect the character and history of existing neighborhoods and homes.

**Goal 4:** *Housing* - Provide diverse, high-quality housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all income levels and stages of life.

**Goal 5:** *Local Economic Development* - Attract new, and retain existing, businesses that provide a variety of retail, dining options, entertainment, and services that support all residents and expand economic opportunities for the local workforce.

**Goal 6:** *Mobility and Infrastructure* - Improve and enhance major corridors, public infrastructure and rights-of-way, transit facilities, and greenways to accommodate all modes of mobility and provide efficient, comfortable, and properly maintained connections to jobs, neighborhoods, and citywide destinations.

**Goal 7:** *Safety* - Expand and develop strategies and partnerships to support a safer community.

**Goal 8:** *Parks and Open Space* - Protect and enhance natural systems, green spaces, parks, and recreational amenities to meet the community's current and future recreational needs.

**Goal 9:** *Health and Wellness* - Provide local medical and fitness facilities and amenities that offer a variety of health and wellness services that are centrally-located and accessible to all residents.





# SA TOMORROW

Draft Vision & Goals for the  
Southeast Community





# Draft Vision Statement

The **Southeast Community Area** will be a safe, attractive, family-friendly community to **live, work, interact,** and **play** that is inviting to residents and visitors citywide. Through **collaboration** with neighbors and community partners, the community will be **engaged** and **social capital** will be **strengthened**. The area will be **convenient** to get around and will include a well-connected transportation network. The area will provide **access to job opportunities, shopping, entertainment, public amenities** and **facilities** and ensure a **healthy, vibrant,** and **economically viable community**.



# Draft Goals

**Goal #1: Land Use** - Implement land use policies that promote compatible adjacency, mixed-use opportunities, and commercial centers that provide a variety of uses.

**Goal #2: Community Engagement** - Strengthen community relationships by creating a cohesive and welcoming atmosphere that encourages engagement and interaction.

**Goal #3: Neighborhoods** - Protect the character and history of existing neighborhoods and homes.

**Goal #4: Housing** - Provide diverse, high-quality housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all income levels and stages of life.

**Goal #5: Local Economic Development** - Attract new, and retain existing, businesses that provide a variety of retail, dining options, entertainment, and services that support all residents and expand economic opportunities for the local workforce.



# Draft Goals

**Goal #6: Mobility and Infrastructure** - Improve and enhance major corridors, public infrastructure and rights-of-way, transit facilities, and greenways to accommodate all modes of mobility and provide efficient, comfortable, and properly maintained connections to jobs, neighborhoods, and citywide destinations.

**Goal #7: Safety** - Expand and develop strategies and partnerships to support a safer community.

**Goal #8: Parks and Open Space** - Protect and enhance natural systems, green spaces, parks, and recreational amenities to meet the community's current and future recreational needs.

**Goal #9: Health and Wellness** - Provide local medical and fitness facilities and amenities that offer a variety of health and wellness services that are centrally-located and accessible to all residents.





**SA**



**TOMORROW**

Focus Areas & Corridors





## *Key Definition #1*

### **FOCUS AREAS:**

Important **areas of opportunity** to direct future investments, support, or improvements.

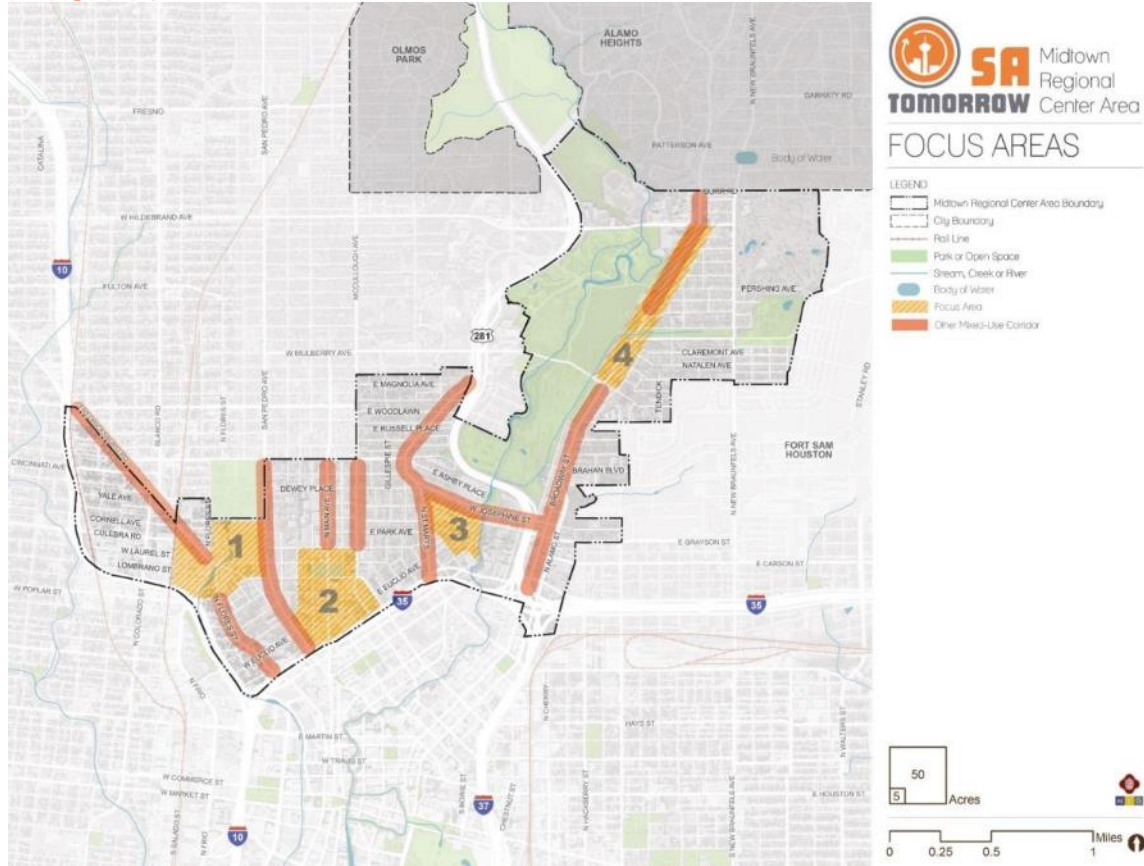


# Focus areas could include:

- **Vacant, or underutilized parcels** within a **concentrated** area.
- **Commercial centers, strips, or malls** that are consistently **less than fully occupied**, or surrounded by a significant amount of **unused parking lots or vacant parcels**.
- **Former industrial sites** that could be **adaptively reused** for some other purpose.
- **Areas along transit corridors** with **vacant or underutilized parcels or retail spaces**.
- **Major intersections or nodes** in need of infrastructure improvements.
- **Special districts or bustling areas** that may **need investment or support** to preserve the character or history of a community.



# Focus areas examples from Midtown Regional Center Plan:





# Analysis: Preliminary “Opportunity Areas”

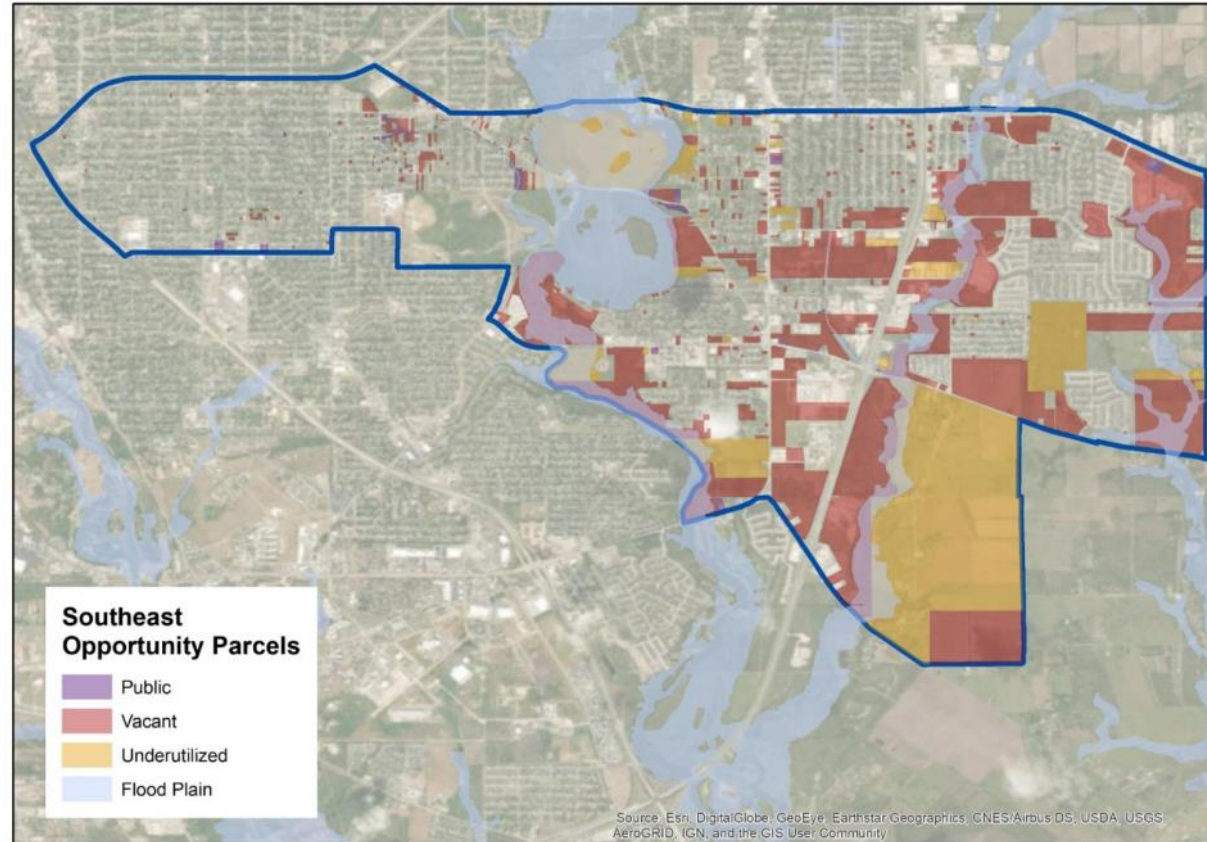
Three types of parcels:

- **Publicly-owned:** Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)
- **Floodplain:** 100 year floodplain



# Preliminary Opportunity Areas

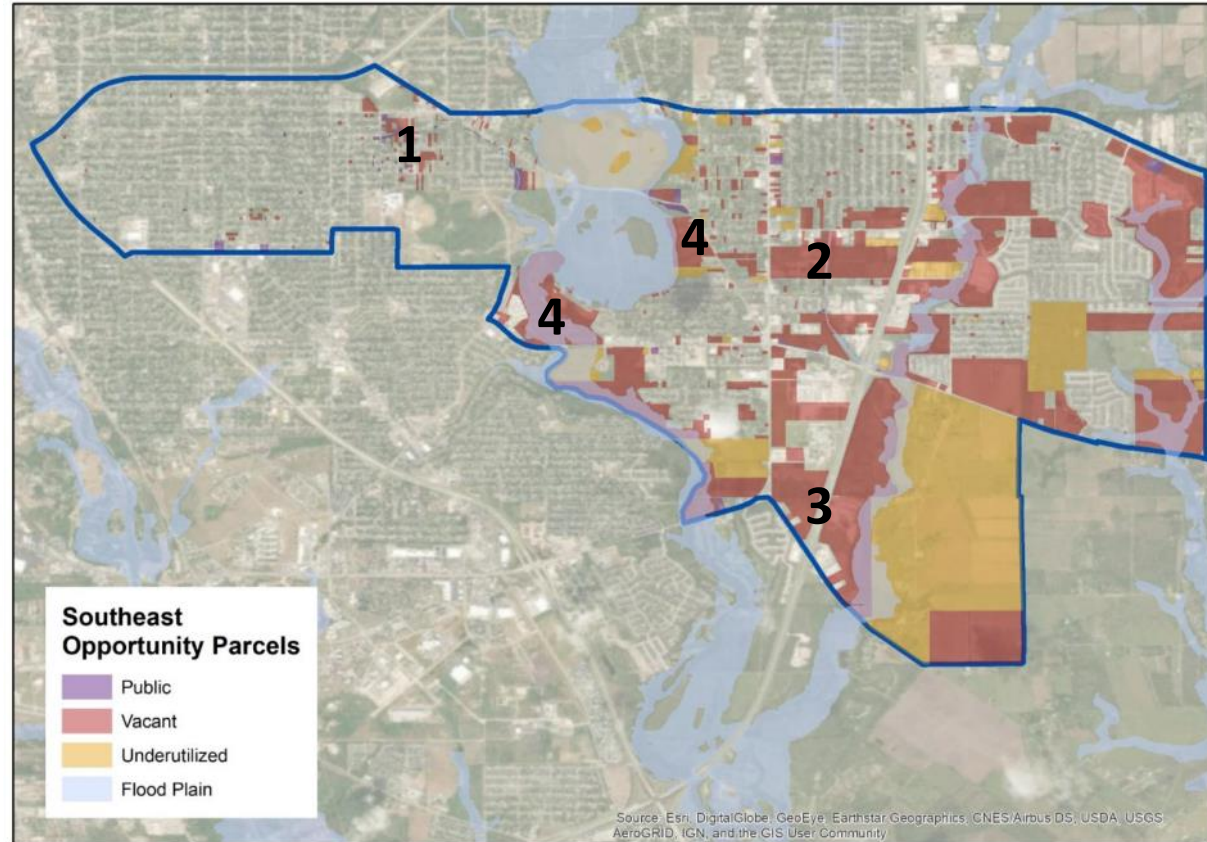
- Variation of conditions in the plan area
- Loop 410 Corridor presents opportunities
- Floodplain presents challenges and opportunities





# Potential Focus Areas

1. Rigsby and Roland
2. MLK Drive/Lord Road between Loop 410 and WW White Rd
3. WW White Rd and Loop 410
4. Parks and Floodplain corridor

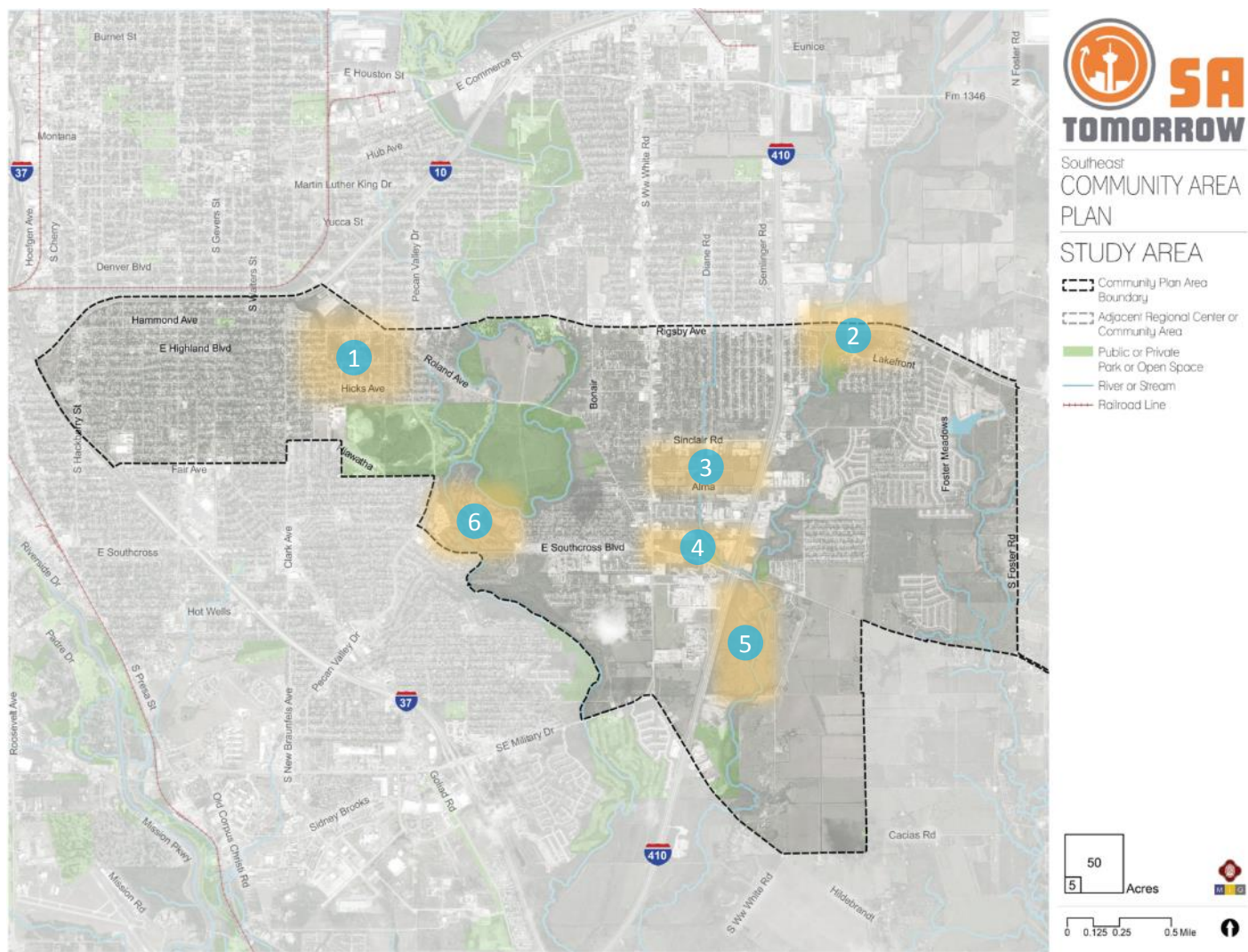




# Potential Focus Areas

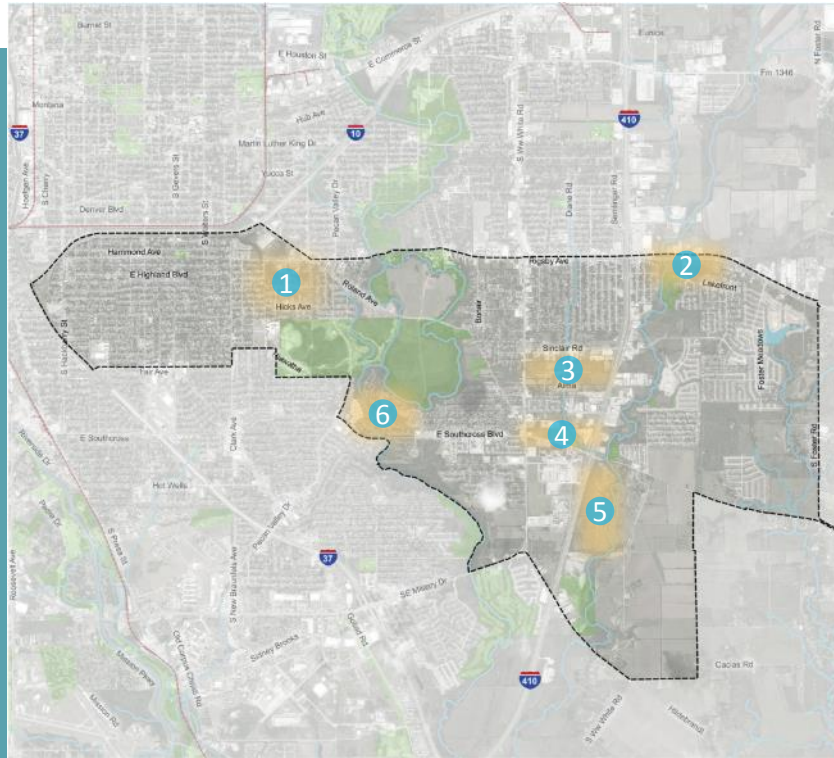
## Focus Areas

- 1 Pasadena Heights
- 2 Lakeside/Hwy 87
- 3 W.W. White/Alma Dr.
- 4 Southcross/W.W. White
- 5 Loop 410/New Sulphur Springs
- 6 Pecan Valley Golf Course

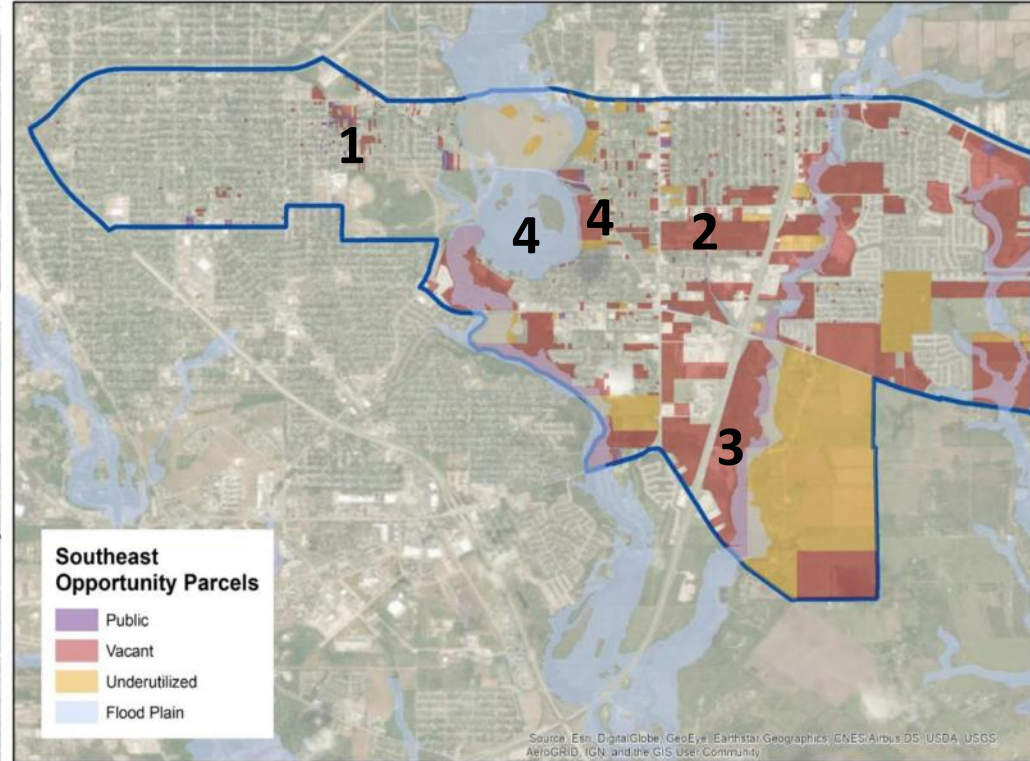




# Potential Focus Areas Comparison



Identified by Planning Dept., based on  
Community Meeting, Planning Team, and  
Survey feedback



Identified by "Opportunity Parcels"



# Focus Area 1: Pasadena Heights





## Focus Area 2: Lakeside/US Hwy 87





# Focus Area 3:

## W.W. White/Loop 410





# Focus Area 4:

## Southcross/W.W. White





# SE Loop 410





# Focus Area 6:

## Pecan Valley Golf Course





# Goals of this Focus Areas conversation:

## Define and Confirm Corridors

- Are there any corridors we missed?
- What is the character of each corridor in 15 to 20 years?
- What type(s) of development could occur along each corridor in 15 to 20 years?
- Should any improvements be made?
- What should each corridor include in 15 to 20 years?
  - More places to live, work, shop, play, gather, etc.
- How should each corridor look like in 15 to 20 years?
  - Types of buildings, building heights, density, scale, etc.



## *Key Definition #2*

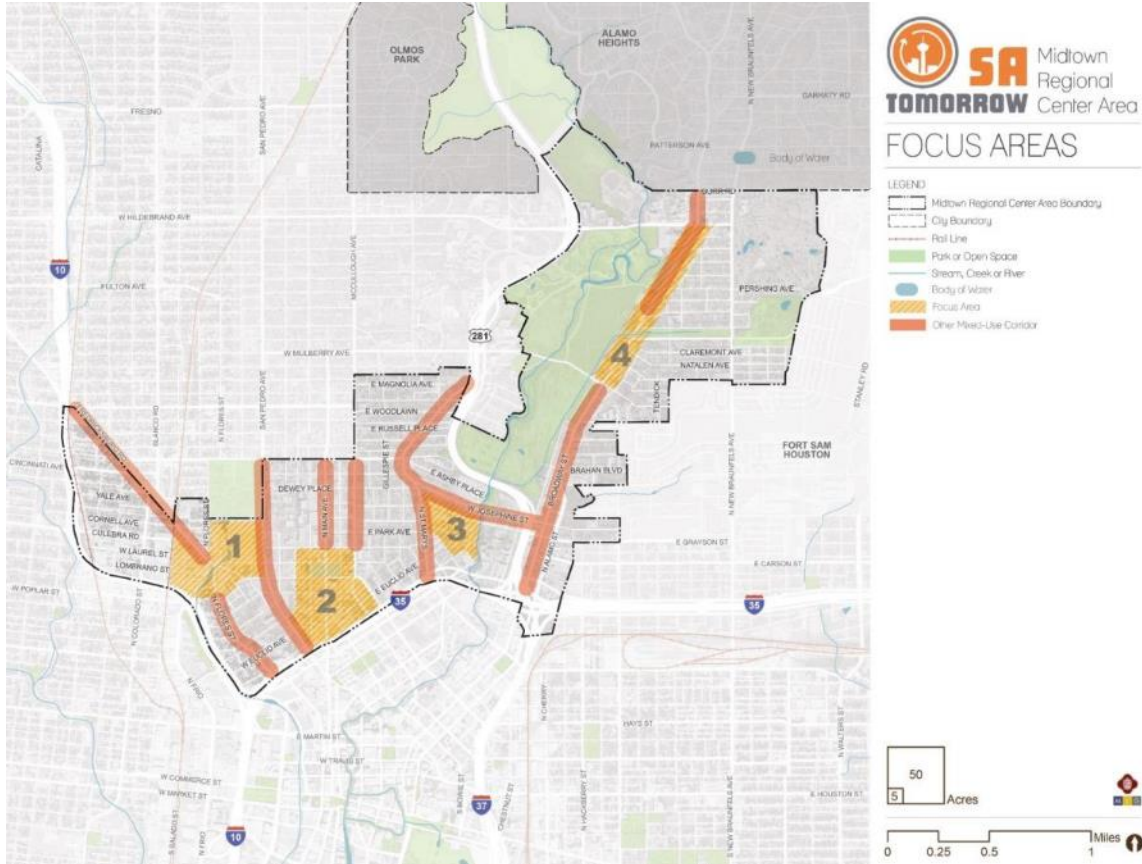
### **MULTIMODAL MIXED-USE CORRIDORS:**

Key roads that connect people and important places in our communities.

#### **Corridors should:**

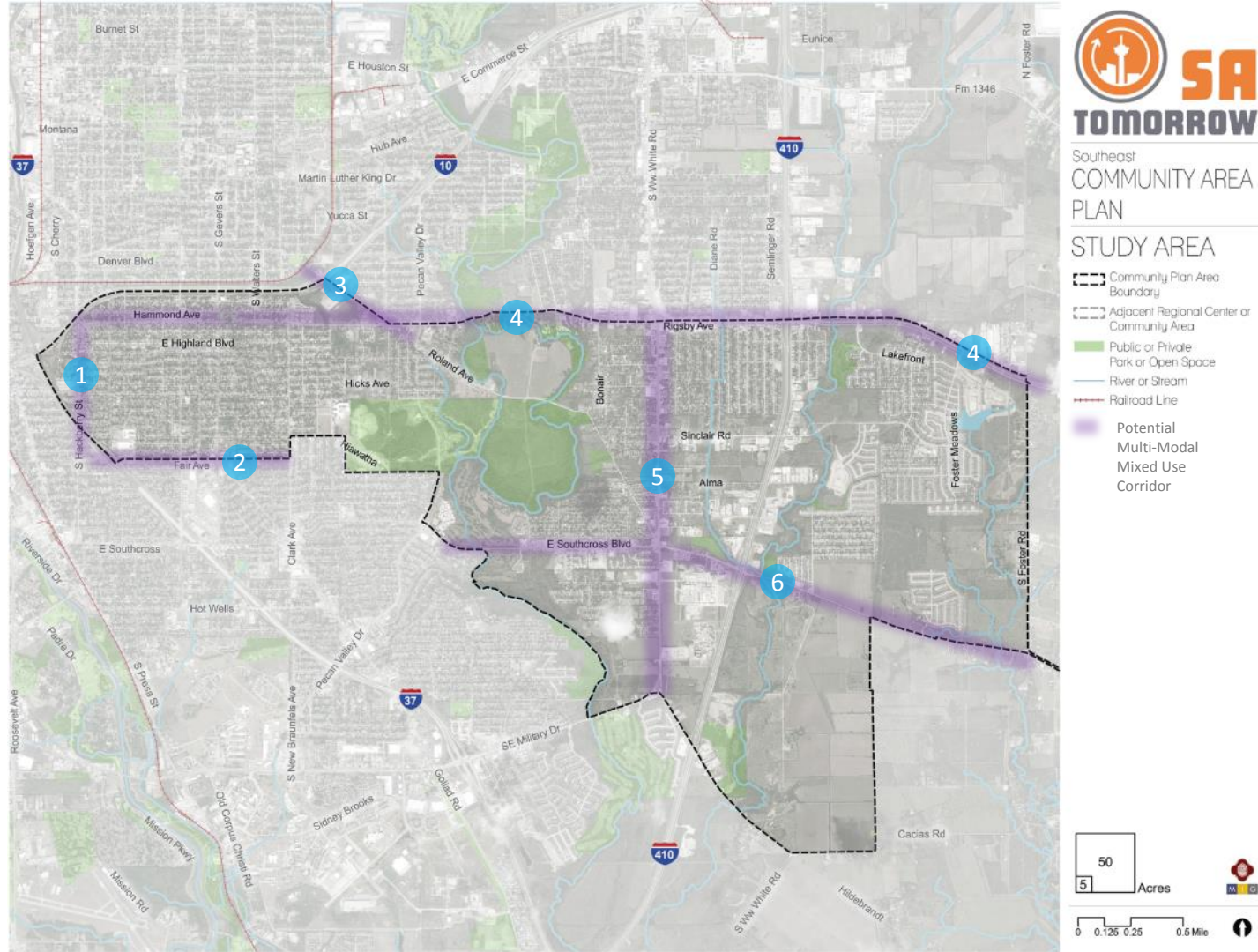
- **Support multiple modes of travel**, including walking, biking, transit, and cars.
- **Become increasingly more mixed-use places** where people can live, shop, work, play, or go to school.
- **Allow higher density housing in certain areas** to help more people live closer to transit service, while supporting surrounding business and service areas.







- 1 S. Hackberry St.
- 2 Fair Avenue
- 3 Roland Avenue
- 4 Rigsby Avenue/U.S. Highway 87
- 5 W.W. White Road
- 6 E. Southcross/New Sulphur Springs Road





# Goals of this Corridors conversation:

## Define and Confirm Corridors:

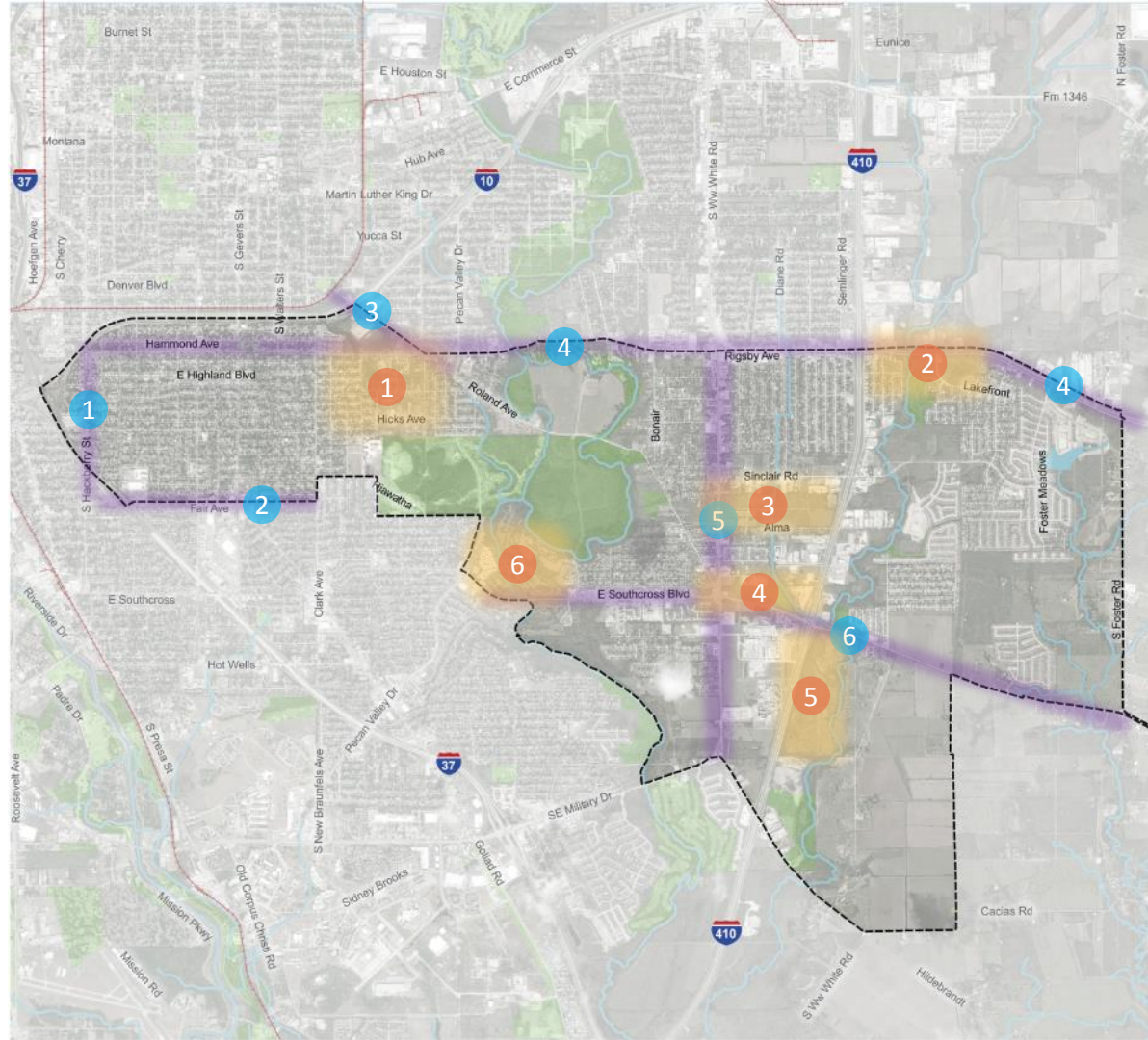
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- How should each corridor look like in 15 to 20 years?
  - Types of buildings, building heights, density, scale, etc.



# Multi-Modal Mixed-Use Corridors + Focus Areas

- 1 S. Hackberry St.
- 2 Fair Avenue
- 3 Roland Avenue
- 4 Rigsby Avenue/U.S. Highway 27
- 5 W.W. White Road
- 6 E. Southcross/New Sulphur Springs Road

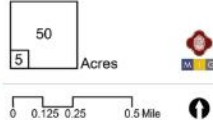
- 1 Pasadena Heights
- 2 Lakeside/Hwy 87
- 3 W.W. White/Alma Dr.
- 4 Southcross/W.W. White
- 5 Loop 410/New Sulphur Springs
- 6 Pecan Valley Golf Course



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
- Multi-Modal Mixed Use Corridor
- Focus Areas







## Intro to Land Use

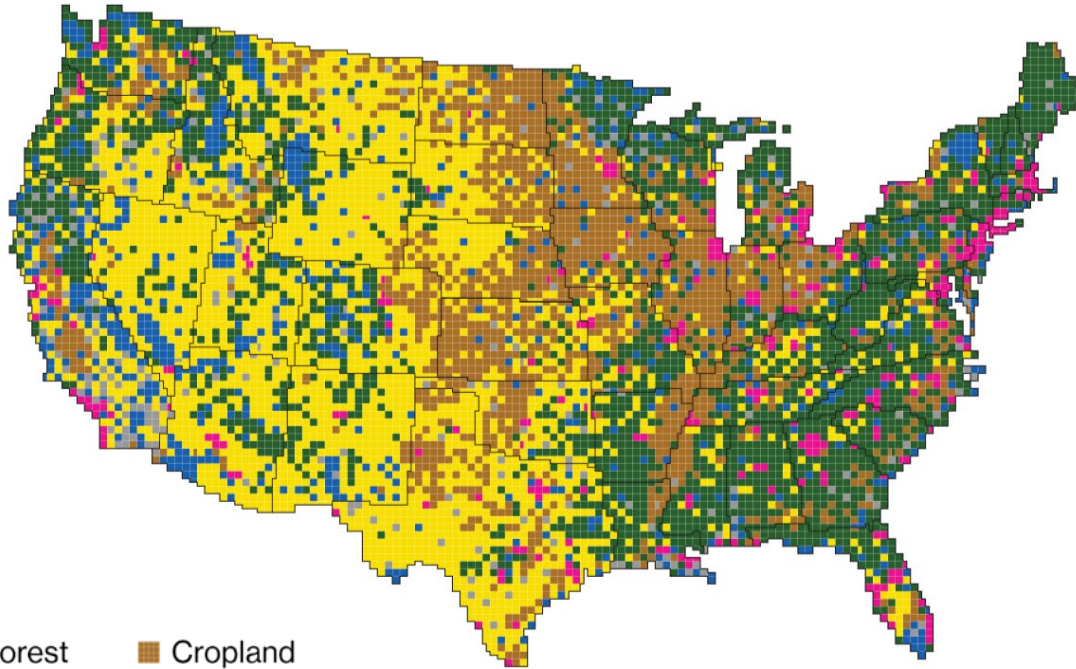


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# What is Land Use?

“Land use” is a term used to describe how land is used.





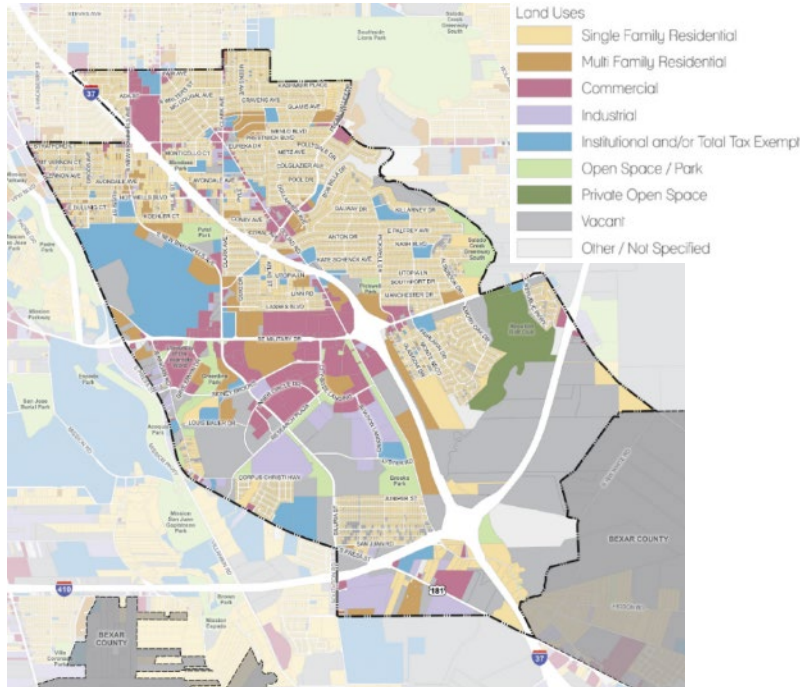
# Why is Land Use Important?

- Land use categories can describe is how land is currently used in the area, which is known as the **existing land use**.
- Land use can also be used to determine how we want land to be used in the future, which is known as **future land use**.

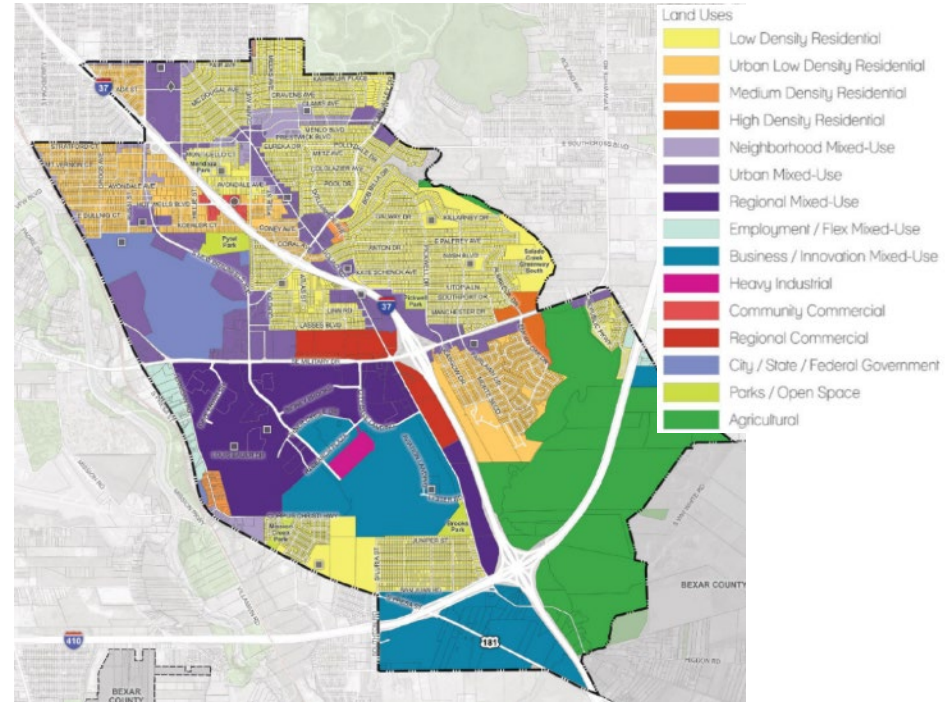


# Land Use is the foundation of this plan.

Existing Land Use Map for Brooks Regional Center Plan



Future Land Use Map for Brooks Regional Center Plan





# What are Land Use Descriptions?

Corresponding text to describe what types of uses should be allowed in each shaded area.

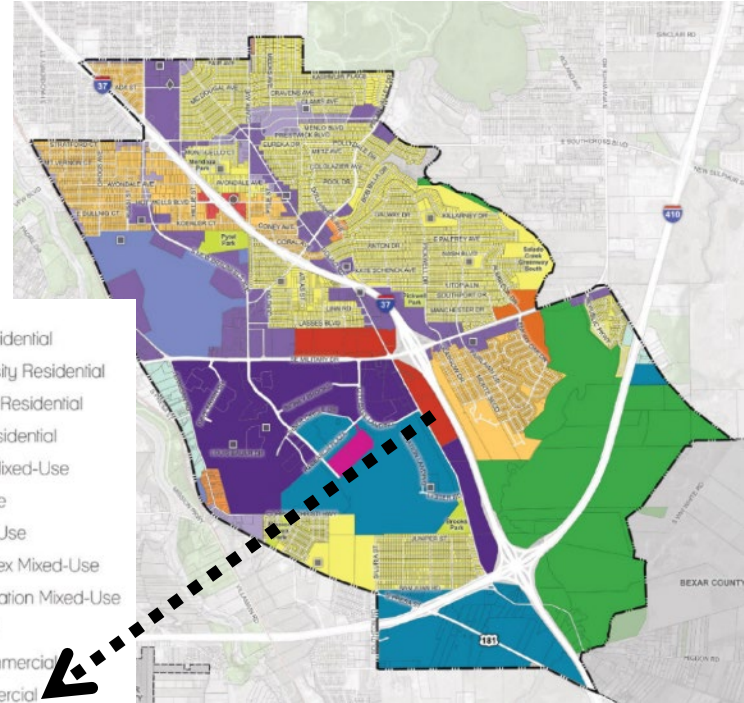


## REGIONAL COMMERCIAL

**DESCRIPTION:** includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

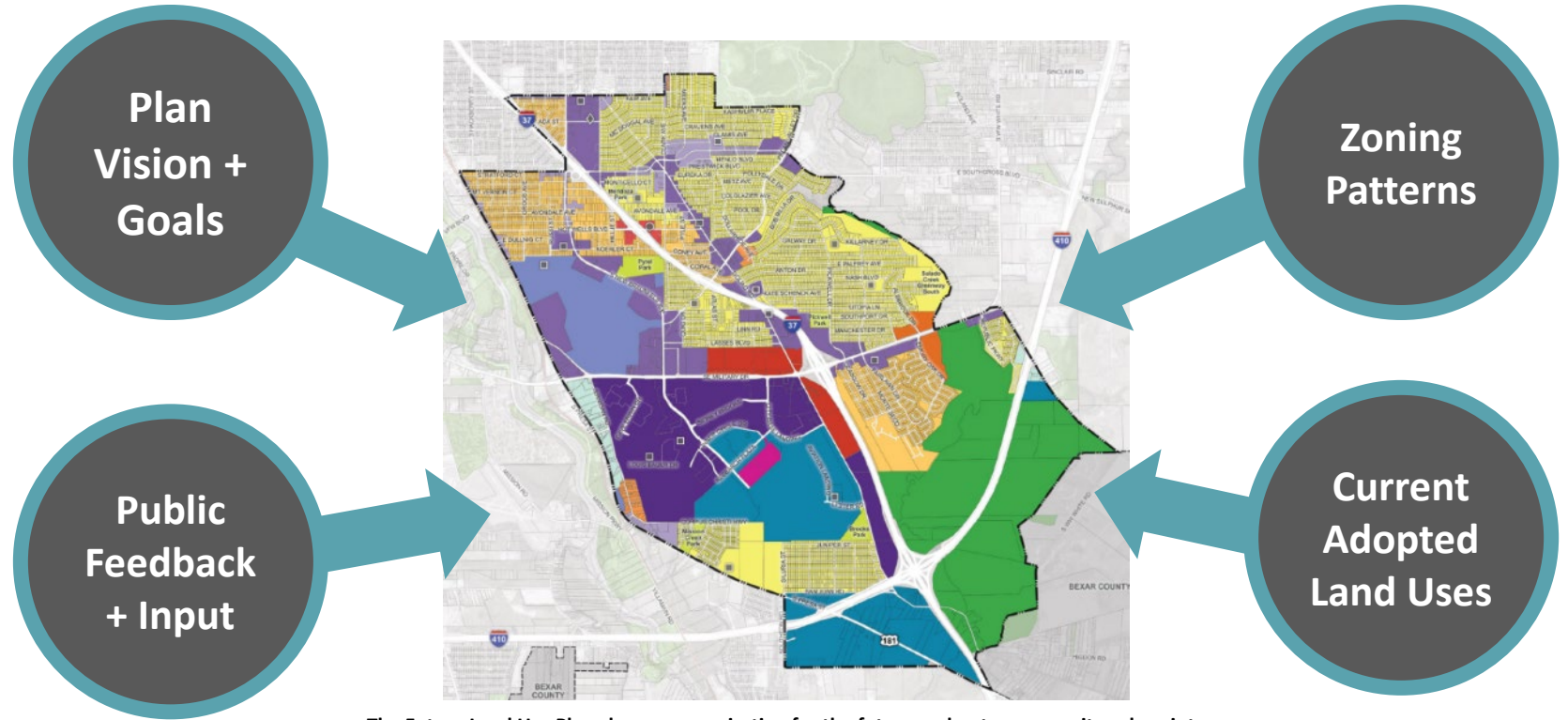
### Land Uses

-  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
-  Business / Innovation Mixed-Use
-  Heavy Industrial
-  Community Commercial
-  Regional Commercial
-  City / State / Federal Government
-  Parks / Open Space
-  Agricultural





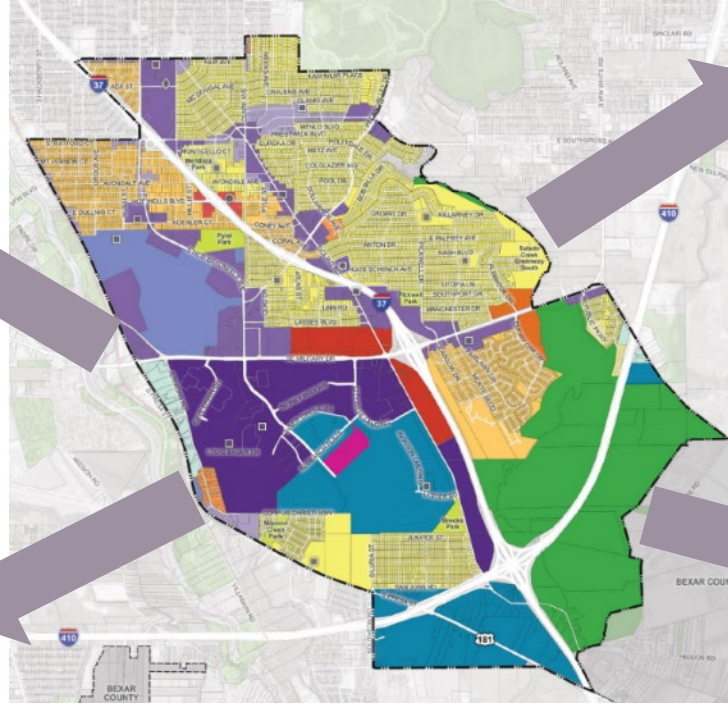
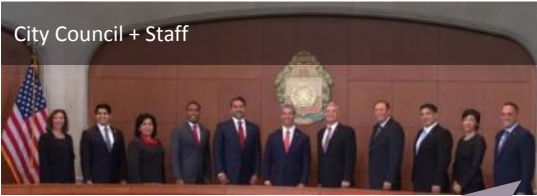
# Developing a Future Land Use Plan



The Future Land Use Plan shows our aspiration for the future and puts community values into a map.



# Who will use the Land Use Plan?



## City Staff + Other Agencies



## Private Developers/Property Owners



The Future Land Use Plan informs public and private decision-making and investments.

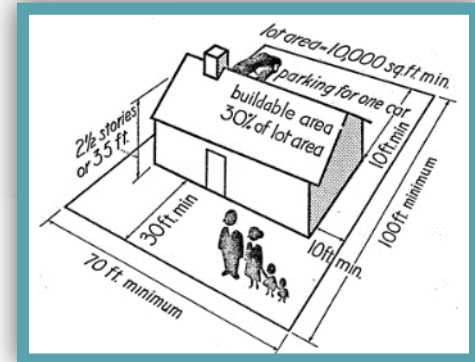


# Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.

## Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.





# Differences Between Land Use and Zoning

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PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.
POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process. <i>Determines which zoning categories are applicable</i> .	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

*Note: The Future Land Use Plan does not change Zoning automatically.*



# Next Planning Team Meeting Objectives:

- Understand Land Use Categories
- Discuss a **Draft** Land Use Map
  - Map created with existing land use, current zoning, and SA Corridors plan

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
<ul style="list-style-type: none"><li>• Residential Estate</li><li>• Low Density Residential</li><li>• Urban Low Density Residential</li><li>• Medium Density Residential</li><li>• High Density Residential</li></ul>	<ul style="list-style-type: none"><li>• Neighborhood Commercial</li><li>• Community Commercial</li><li>• Regional Commercial</li></ul>	<ul style="list-style-type: none"><li>• Agricultural</li><li>• Light Industrial</li><li>• Heavy Industrial</li></ul>	<ul style="list-style-type: none"><li>• Neighborhood Mixed-Use</li><li>• Urban Mixed-Use</li><li>• Regional Mixed-Use</li><li>• Business and Innovation Mixed-Use</li><li>• Employment/Flex Mixed-use</li></ul>	<ul style="list-style-type: none"><li>• Park and Open Space</li><li>• City/State/Federal Government</li></ul>



**SA**



**TOMORROW**

Next Steps





# Coming up...

## Planning Team Meeting #4

**When:** Monday, July 8, 2019 5:00 PM

**Where:** Schaefer Library

**Topics:** Future Land Use





# Southeast Community Plan Planning Team

Meeting #3

Monday, June 3, 2019

Southside Lions Community Center

5:30 PM

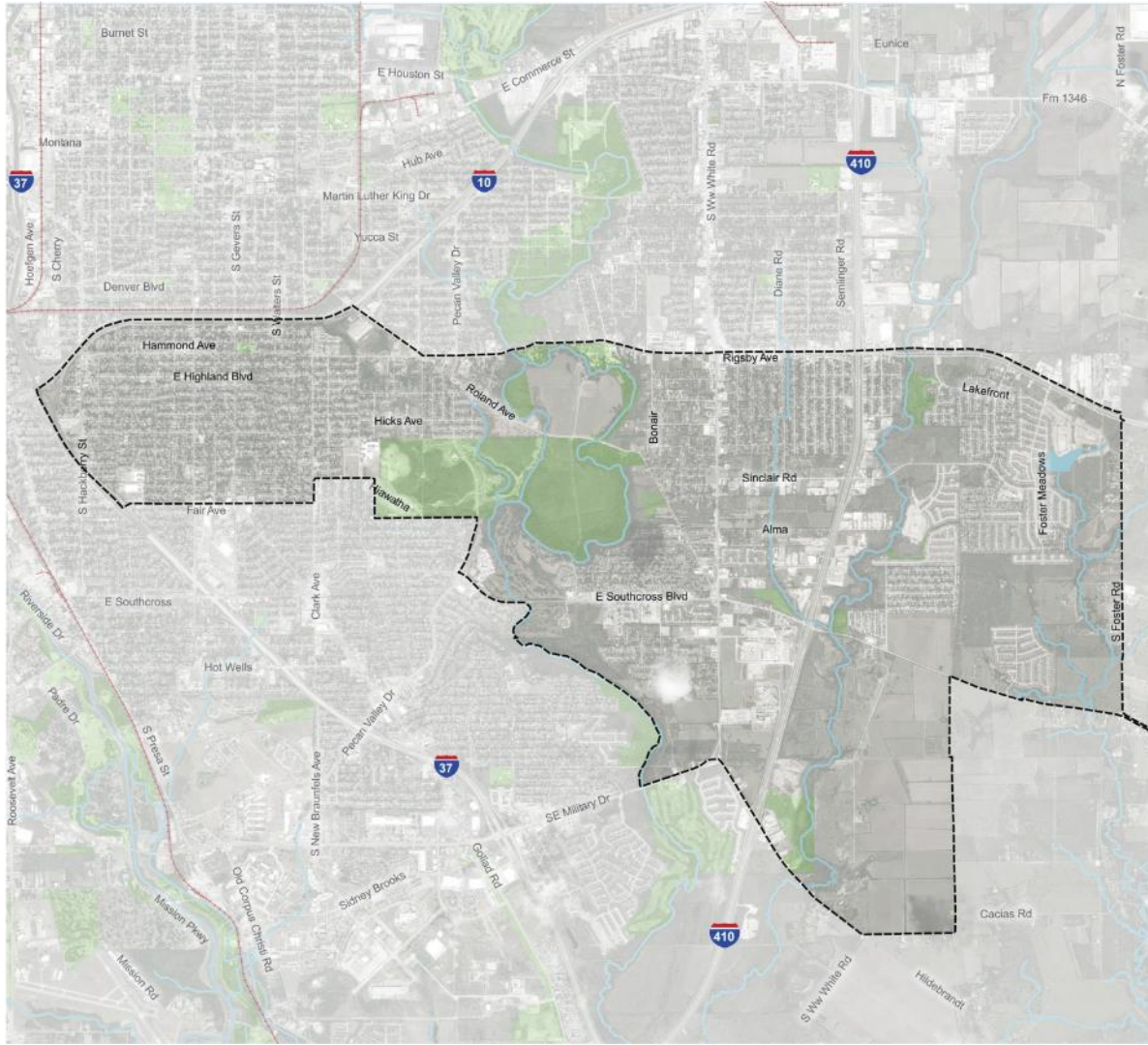


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Southeast  
COMMUNITY AREA  
PLAN

STUDY AREA

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