



MEETING SUMMARY

Meeting: Southeast Planning Team Meeting #5

Date: Monday, August 5, 2019

Time: 5:30 – 7:30 PM

Location: Schaefer Library

Attendees:

Allan Houck, Foster Meadows HOA

Alicia Campbell, Lakeside

Yulanee McKnight, Pecan Valley

Chris Dawkins, B.E.S.T.

Jim McNamara, B.E.S.T.

Barry Walker, San Antonio River Authority

Sara Mendiola, San Antonio River Authority

Christina Castano, VIA Metropolitan Transit

Linda Cavazos, ECISD

Enrique Trevino, Council District 3

Eartis Eaglin, Council District 2

Dr. D. Anthony Miles, Miles Development Industries

Krystin Ramirez, MIG

Chris Ryerson, CoSA

Shepard Beamon, CoSA

Meeting Purpose

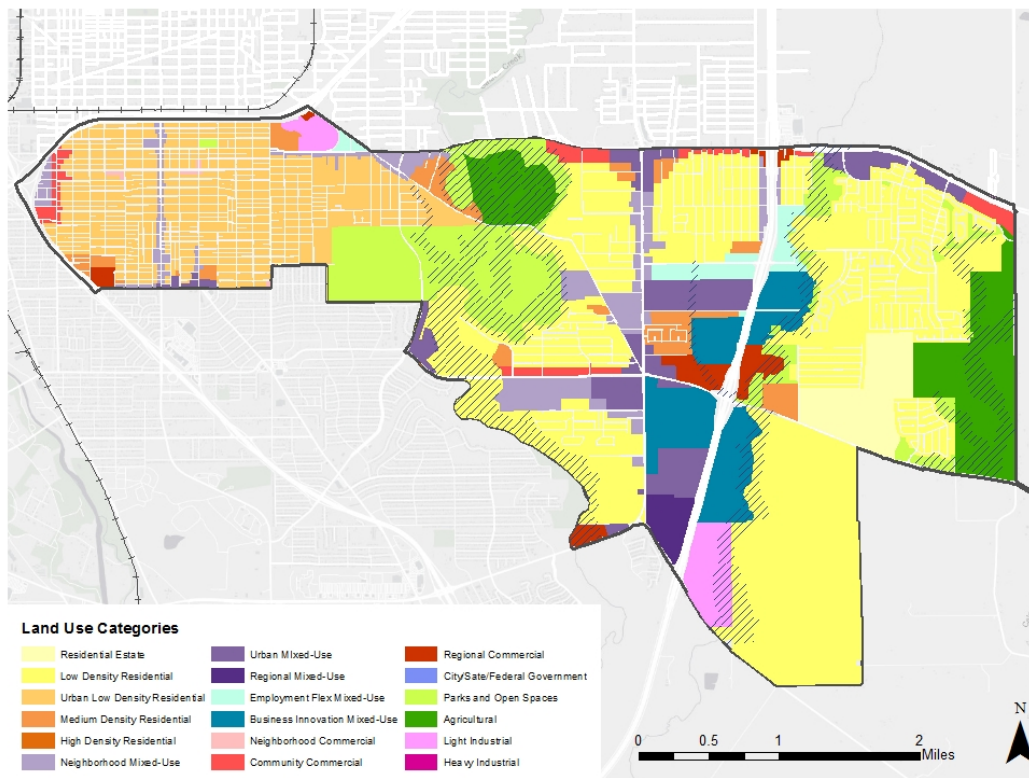
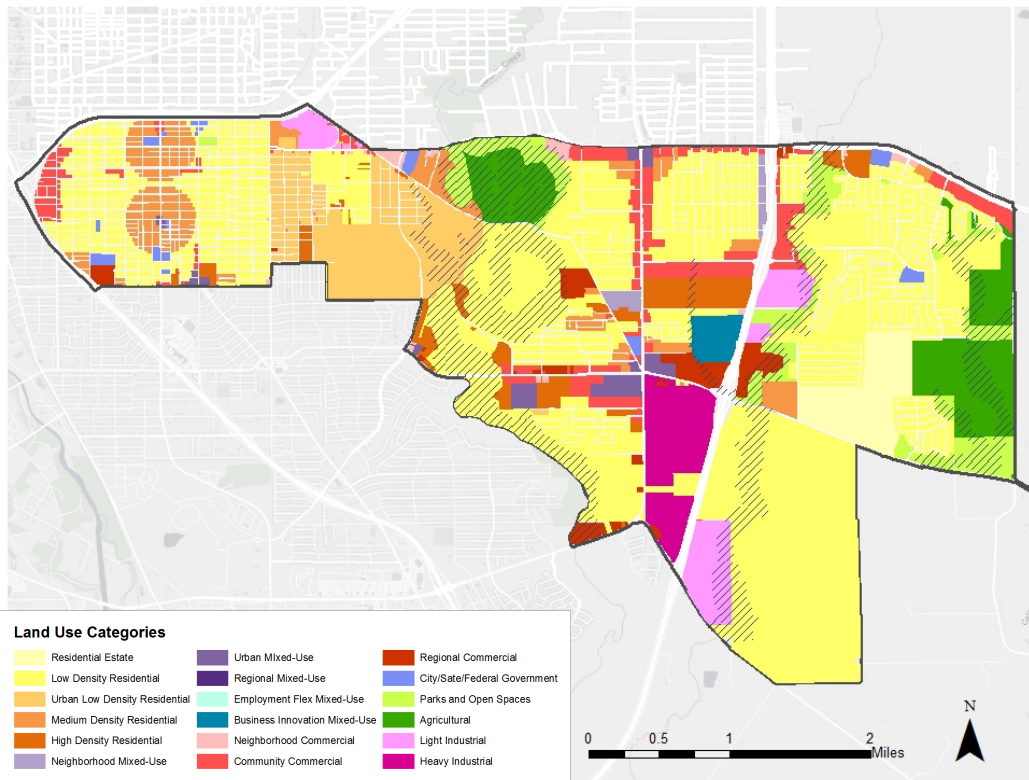
The fifth meeting of the Southeast Planning Team reviewed the revised future land use map based on input from Planning Team meeting #4.

Meeting Format

The meeting began with an update on the planning process, followed by an overview of feedback on the preliminary composite future land use map that was discussed and analyzed in the previous planning team meeting #4. The Planning Team was then presented the revised land use map and provided an explanation of the revisions. The presenters explained, in detail, where each type of land use would be located in the Southeast area and why that land use was designated in those specific areas. The presenters also zoomed in to areas of the future land use map to solicit more detailed conversation about the proposed land uses. Attendees were given opportunity to provide additional feedback or ask questions throughout the presentation. Comments from planning team members were documented. Lastly, attendees were presented draft narrative for the future land use plan, which consisted of common themes and goals the planning team would like highlighted in the Southeast Community Plan. The narrative will provide text to accompany the future land use map and provide, in more detail, how the Southeast area should evolve and be developed in the future.

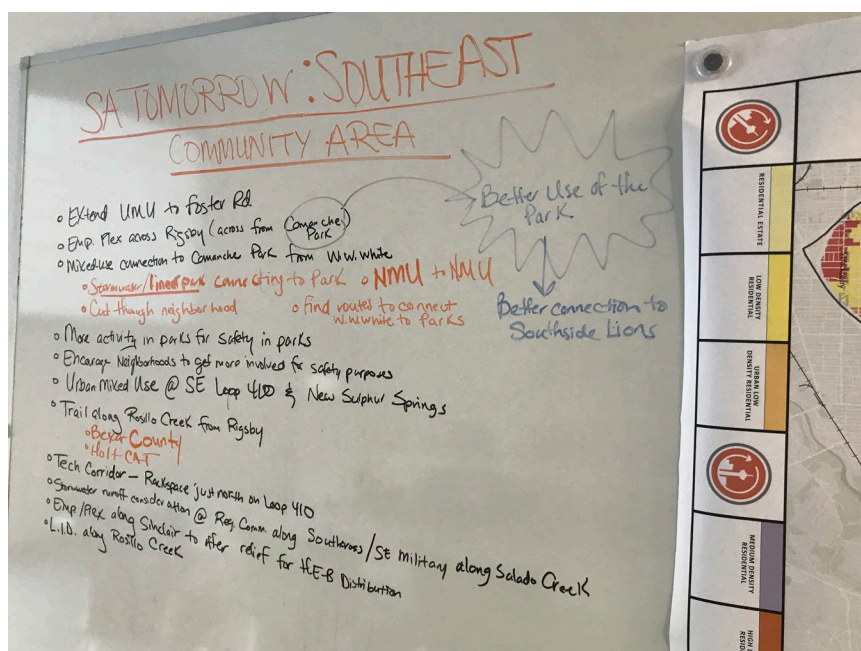
Future Land Use Discussion

Planning team members were shown the “composite analysis” future land use map used the previous planning team and how that map was created. This was followed by a review of revisions made to the map, and how those revisions were made. The initial composite analysis map and the revised map are shown below:



Overall, during the discussion, the Planning Team members agreed with the revisions to the future land use map. Comments and recommendations for edits were captured during the meeting. They were as follows:

- Extend Urban Mixed use along US Highway 87 from Rosillo Creek to Foster Road
- Employment/Flex Mixed Use along Rigsby, across from Comanche Park (also within the boundaries of the Far East Community Plan scheduled for next year)
- Locate a potential mixed use connection from W.W. White to Comanche Park through neighborhood
 - Could be along stormwater drainage easement to create a linear park
 - Could be located along a route that consists of vacant lots
 - Connecting land use should be Neighborhood Mixed Use for compatibility with surrounding home
- Provide better connections for between County and City parks
- Mixed uses around parks
 - To increase safety and visibility
 - For better use of the parks
- Urban Mixed Use at SE Loop 410 and New Sulphur Springs
- Encourage Parks and Open Space along Rosillo Creek
 - Currently discussion amongst Bexar County and Holt Caterpillar about a potential project?
- “Tech Corridor” (Business Innovation + Employment/Flex) would complement the corridor north along Loop 410, which includes RackSpace
- Careful consideration of more intense land uses (i.e. Regional Mixed Use, Urban Mixed Use, Regional Commercial) near or along Salado Creek, specifically in areas along Southcross and SE Military, to prevent stormwater runoff that can carry harmful substances into the creek system.
- Employment/Flex Mixed Use along Sinclair Road can offer housing and commercial options to the nearby H-E-B distribution center along Foster Road.
- Include Low Impact Development (L.I.D.) along Rosillo Creek in areas designated with a higher intensity of land use (i.e. Employment/Flex, Business Innovation, or Regional Commercial)



Draft Land Use Recommendations

Following the discussion of draft future land use map, the team then reviewed a broad summary of the land use narrative, which will accompany the land use map in the Southeast Community Plan. The narrative provides a more in-depth explanation of the map and goals for future land use and development in the Southeast area. The entire planning team agreed with the narrative summary, which is as follows:

- Designate appropriate land uses to **preserve and enhance the character of established neighborhoods** and **discourage** incompatible new development.
- **Urban Low Density Residential** in areas that are closer to the downtown urban core and have smaller lot sizes. These areas consist of housing types ranging from single-family to multiplexes, with neighborhood-scaled commercial uses integrated within neighborhoods.
- Limited **Medium Density Residential** and **High Density Residential** specific land uses within the area. Higher density residential should be incorporated in Urban or Regional Mixed Uses.
- Concentrate **mixed-use development** along **major corridors and intersections** to encourage more transit supportive development.
- **Mixed-use and commercial land use** should be **appropriate in scale and intensity** when adjacent to lower density residential land uses.
- **Employment/Flex Mixed Use** along Sinclair Road to **discourage encroachment** of heavy industrial uses and commercial vehicular traffic into neighboring residential areas.
- Establish a **Business Innovation and Employment/Flex Mixed Use corridor along Loop 410** on industrial sites and in business parks to encourage a business and employment hub that also includes options for housing.
- **Parks and Open Space in public parks and along creeks** to encourage future investment for nature trails, trail oriented development, recreational activity, alternative routes of mobility, and biodiversity and floodplain conservation. (if applicable)

Next Steps

Planning Team Meeting #6

Monday, August 26th, 2019

Time: 5:30 PM – 7:30 PM

Location: **Bode Community Center (Highland Park)**

901 Rigsby Ave, San Antonio, TX 78210

Topic: Housing and Economic Development Strategies (1 of 2)

Planning Team Meeting #7

Monday, October 7th, 2019

Time: 5:30 PM – 7:30 PM

Location: **Schaefer Library**

Topic: Housing and Economic Development Strategies (2 of 2)



If you have questions about the Southeast planning project, please contact Project Manager, Shepard Beamon, City of San Antonio Department of Planning & Community Development.

Email: shepard.beamon@sanantonio.gov

Phone: (210) 207-0244

