



MEETING SUMMARY

Meeting: Eastside Planning Team Meeting #4
Date: May 30th, 2019
Time: 6:00 – 8:00 pm
Location: St. Philip's College, Campus Center Building, Heritage Room

Attendees:

<i>Barbara McDonald, Denver Heights, Alamodome Areas</i>	<i>Christine Vina, VIA Metropolitan Transit</i>	<i>Will Covington, Coliseum Willow Park</i>
<i>Chris Mongeon, Dignowity Hill</i>	<i>Alan Neff, Denver Heights</i>	<i>James Dickerson, Coliseum Willow Park</i>
<i>Suzanne Ervin, Dignowity Hill</i>	<i>Cassandra Miller, Harvard Place</i>	<i>Sona Marhara, SAGE</i>
<i>Mary Emerson, Harvard Place</i>	<i>Eastlawn</i>	<i>Michelle Garza, SARA</i>

Meeting Purpose

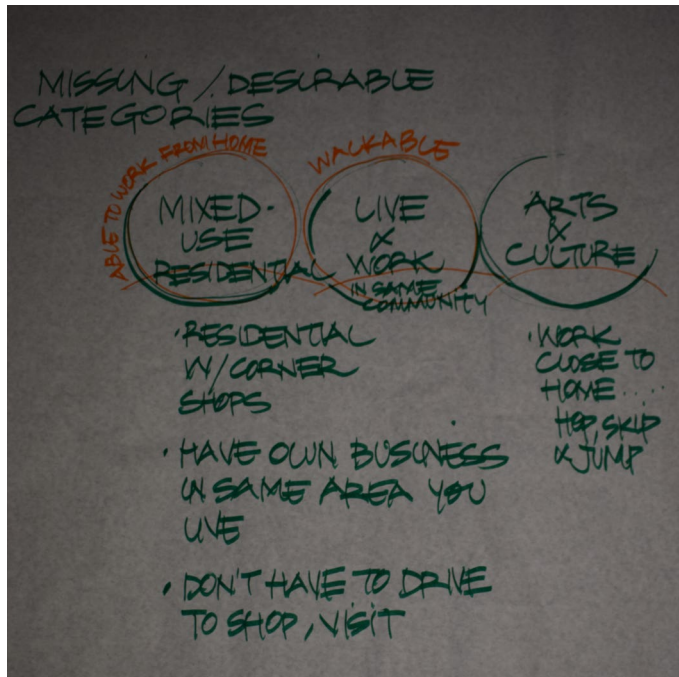
The fourth meeting of the Eastside Planning Team aimed to obtain input that the Planning Department will use to create the draft future land use map and policies.

Meeting Format

The meeting began with an update on the planning process, followed by a review of recent feedback on the draft Vision and Goals. Then the Consultant Team provided an introductory presentation on land use planning concepts, and facilitated an activity to help the Planning Team understand the City of San Antonio's future land use categories that will be used for the Eastside Community Plan future land use map. This discussion resulted in some initial feedback regarding future land use in the plan area. Finally the consultant team presented the "Analysis" Future Land Use Map, a map that was generated using a computer model that combined the future land use maps from prior plans. Then the Planning Team broke into three groups to provide input for the future land use map and policies. Each group was asked to discuss future land use for two focus areas or mixed-use corridors identified in prior meetings, neighborhood commercial nodes, and neighborhood residential areas. The discussions were recorded on large maps. Following is a summary of the Planning Team's discussion.

Future Land Use Discussion

During the orientation to land use planning and San Antonio's future land use categories, Planning Team members offered ideas to inform the Eastside future land use map and policies, as shown in the photographs below.



RMA DOES NOT MEET LOW DENSITY (NOT HAVE FRONT & BACK YARDS)

HISTORIC HOMES EXPRESS WAY SEPERATED.

BASE LEVEL MAP

- MAKE IT NEIGHBOR
- HOOD MIXED USE
 - HONOR HISTORY
 - ALLOW OPPORTUNITY
- EAST OF NEW BRAUNFELDS IS RES.
- MIXED-USE IS WEST



In two groups Planning Team members provided feedback on the “Analysis” Future Land Use Map. The discussion was recorded on the maps, as shown in the photographs on this page and the following page.



Future Land Use Discussion continued

Overarching Themes

- Neighborhoods should include opportunities for residents to shop close to home, for resident entrepreneurs to work at home or start a business within a very short walking distance, and for arts and cultural opportunities.
- Neighborhoods in the plan area have differing historical and existing patterns of land use that should be reflected in the future land use map.
- New development and parks should complement one another.
- Development in neighborhoods should use similar forms and site layouts as the nearby surrounding area.

Large Area Patterns

Most of the area west of New Braunfels Avenue should support primarily residential neighborhoods, with opportunities throughout neighborhoods for small businesses, such as small professional offices, or a neighborhood corner store.

East of New Braunfels Avenue, as far East as Onslow Street and the Union Pacific Railroad, more emphasis should be placed on supporting only residential uses in existing residential neighborhood blocks, and supporting mixed residential and commercial nodes at intersections where commercial uses were historically located, or mixed residential and commercial corridors on prominent streets. The primary future land use category used on the “Analysis” Future Land Use Map was “Medium Density Residential.” In the Coliseum Willow Park and Artesia areas, lower density residential uses should be supported.

Form of development in neighborhoods

The discussion indicated that development in existing neighborhood residential areas should have a similar form to existing development. So for example, even though a greater mixing of commercial and residential uses than exist now may ultimately be encouraged by the Eastside Plan in some areas, the existing RM-4 zoning found throughout Denver Heights allows for new buildings that are too tall compared with surrounding buildings, and front and rear yard setbacks that are too small compared with surrounding existing setbacks. The Eastside Plan future land use policy that accompanies the future land use map should include recommendations to address these issues through rezoning or amendments to the Unified Development Code.

Mixed-use corridors and nodes

The Group 1 discussion indicated that relatively high density mixed commercial-residential nodes should be supported at the intersections of relatively prominent streets, such as at Walters Street and Houston Street, with segments of residential use supported elsewhere along these streets, and that a lower density mix of uses should be supported at other existing and historical neighborhood commercial nodes found throughout the plan area. The group identified New Braunfels Avenue north of Commerce Street, Commerce Street west of the cemeteries, and Houston Street west of New Braunfels Avenue as corridors that should support mixed commercial and residential uses.

The Group 2 discussion indicated that streets supporting higher volumes of automobile traffic, including Hackberry Street, New Braunfels Avenue, Walters Street, Houston Street, Commerce Street, and Martin Luther King Drive should support a relatively higher density mix of uses in the future. Other prominent streets, such as Gevers Street and Porter Street should support the existing or historical pattern of mixed-use nodes, among street segments occupied primarily by residential uses. The area between



Houston Street, Commerce Street, The Union Pacific Railroad, and Salado Creek should support both light industrial uses and mixed-commercial and residential uses.

Complementary park, plaza, commercial, and residential development patterns

Group 1's discussion indicated that pocket plazas should be supported in mixed-use corridors and at mixed-use nodes, where a relatively large concentration of residents, shoppers, and workers would find them useful and would serve as "eyes on the street" to discourage illegal activities. Similarly, existing parks would be complemented by an additional mix of adjacent users at varying times of day, to both activate the public spaces, and help ensure their security.

Next Steps

The fifth Planning Team Meeting is tentatively scheduled for August 1st 2019. Objectives for this meeting include:

- Obtain feedback on the draft future land use map.
- Obtain additional input to inform the land use plan.

If you have questions about the Eastside planning project, please contact Project Manager Garrett Phillips, City of San Antonio Department of Planning & Community Development.

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