



# Eastside Community Area Plan

Planning Team Meeting #5

Thursday, August 1, 2019

5:30 PM

St. Philip's College



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



# Eastside Area Community Plan Project Team

- Garrett Phillips, Project Manager  
City of San Antonio
- Mukhul Malhotra, Principal  
MIG, Inc.
- Krystin Ramirez, Project Manager  
MIG, Inc
- Carissa Cox, Principal Planner  
MOSAIC





# 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



# Overview of 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:** Housing and Job Projections; 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)
- **Meetings #8 & #9:** Mobility
- **Meeting #10:** Infrastructure and Amenities
- **Meeting #11:** Transformative Projects; Design Character





# SA TOMORROW

Review of Vision and Goals



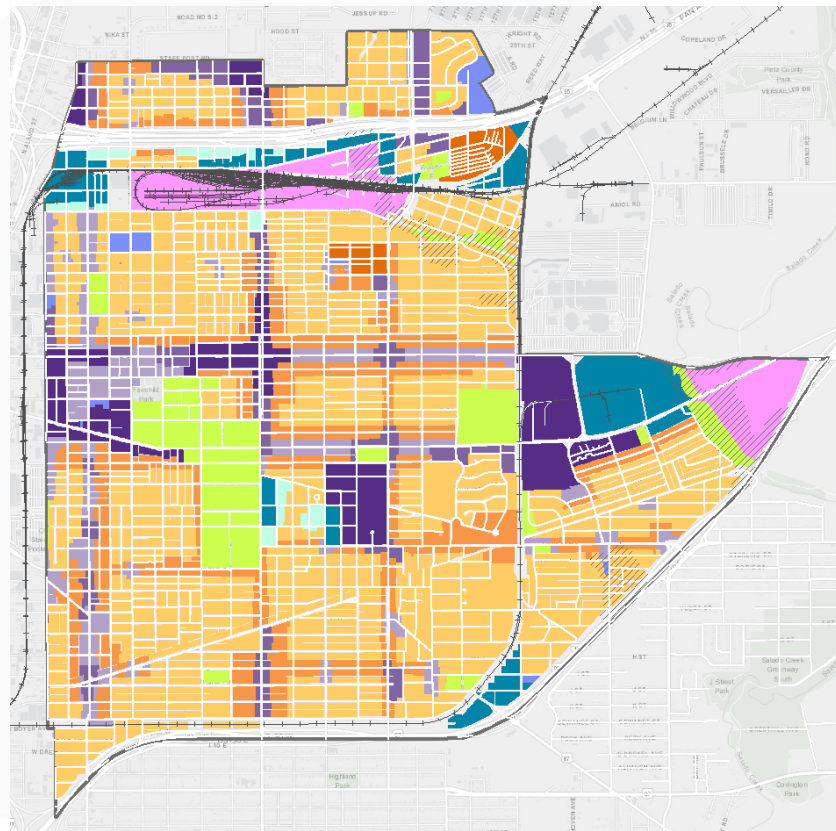
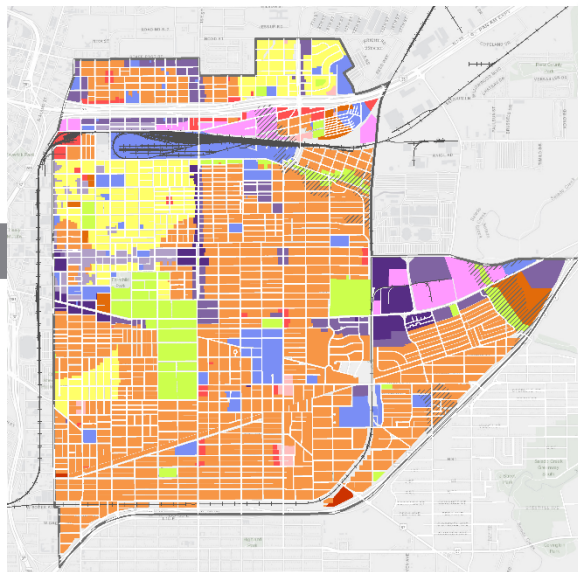
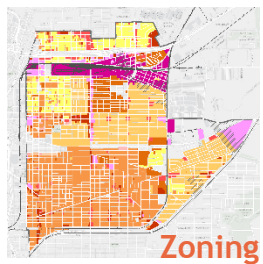
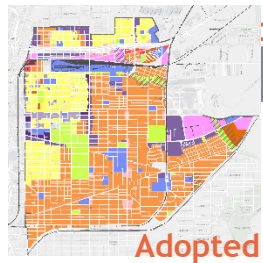
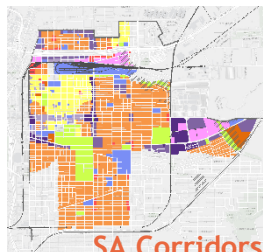


# SA TOMORROW

Land Use



# Developing the Future Land Use Map



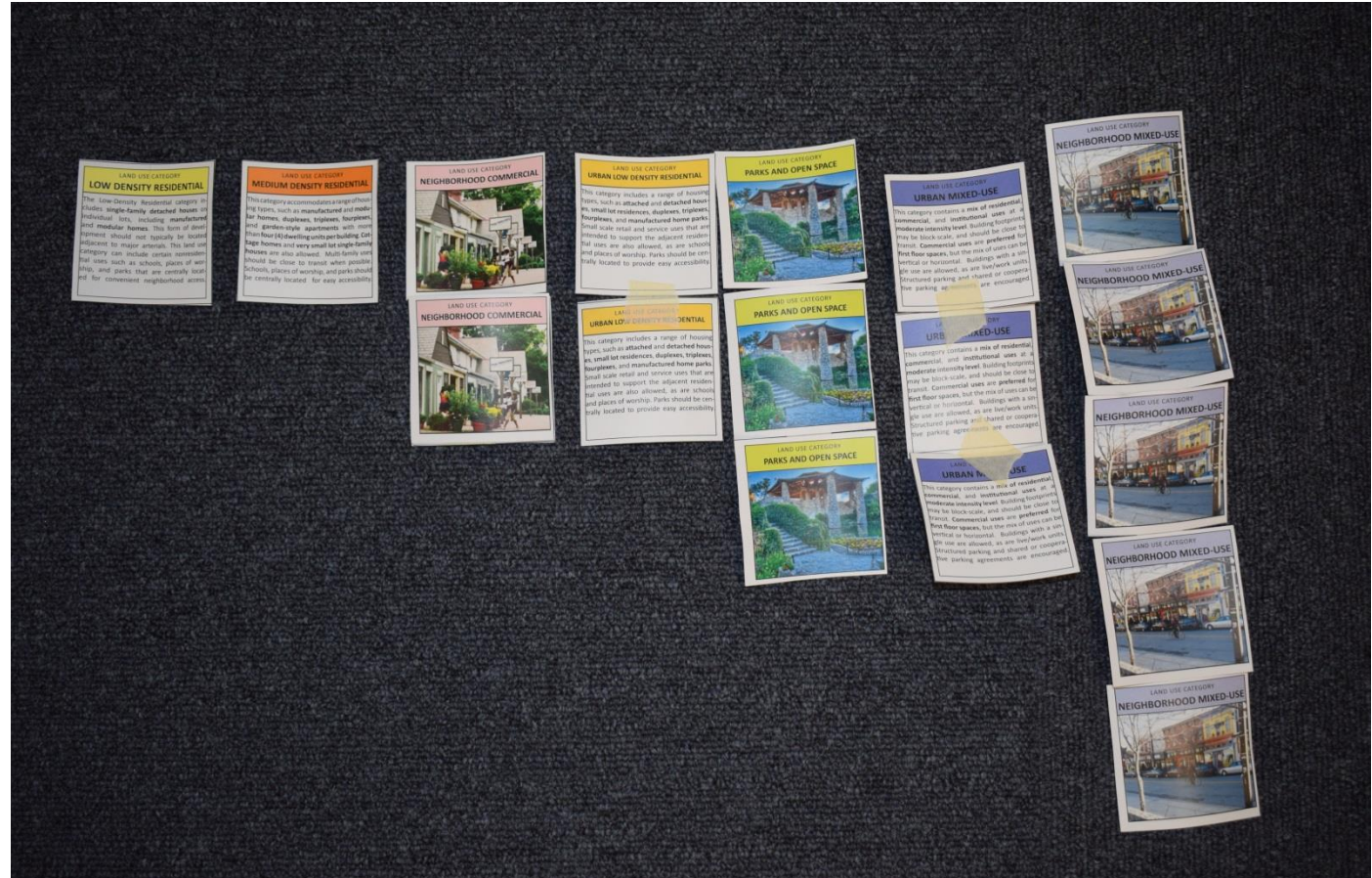
Inputs

PT #4 Analysis Map

Draft Future LU Map

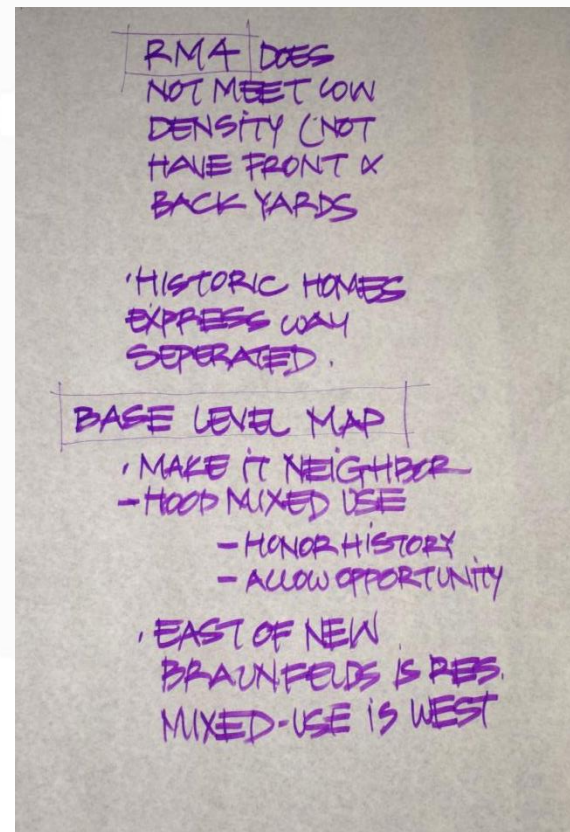
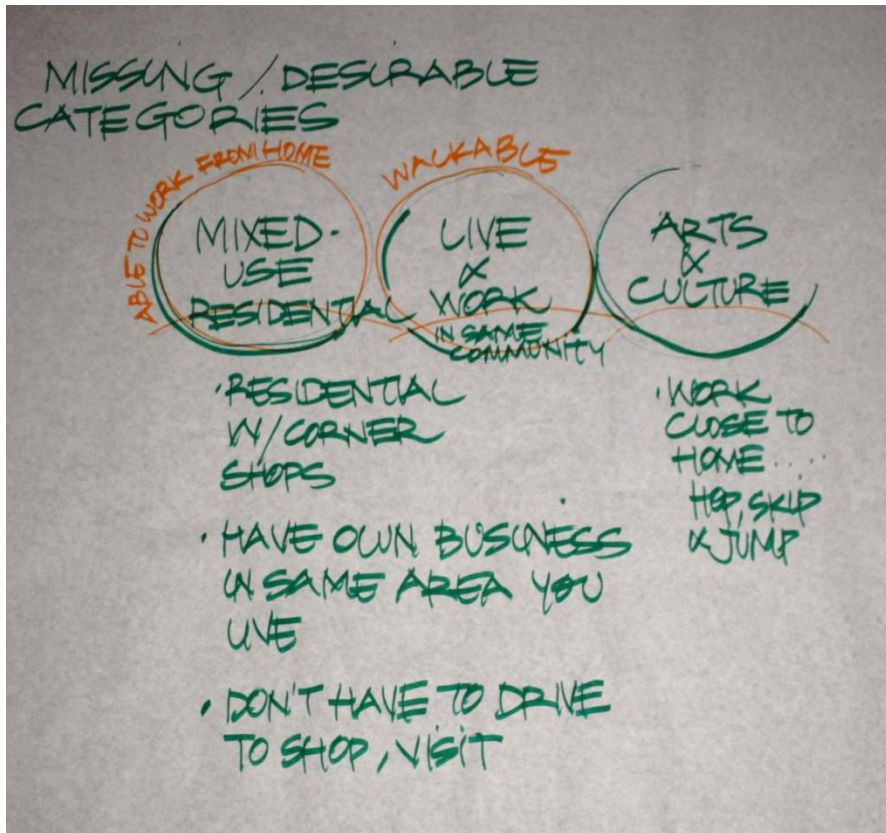


# Planning Team Meeting #4



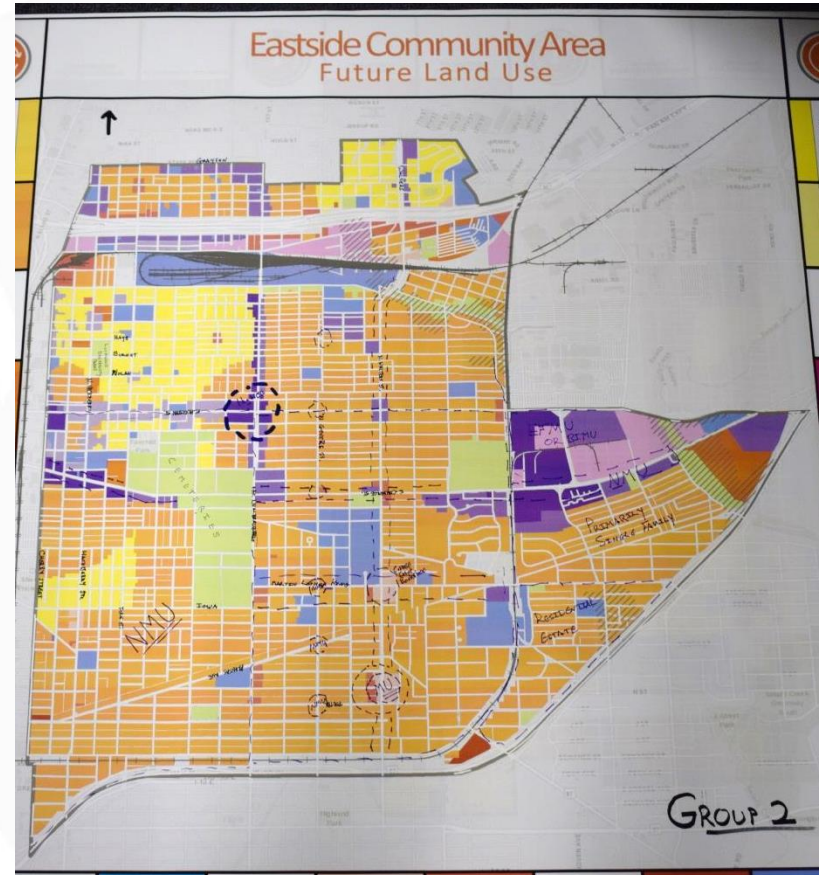


# Meeting Objectives





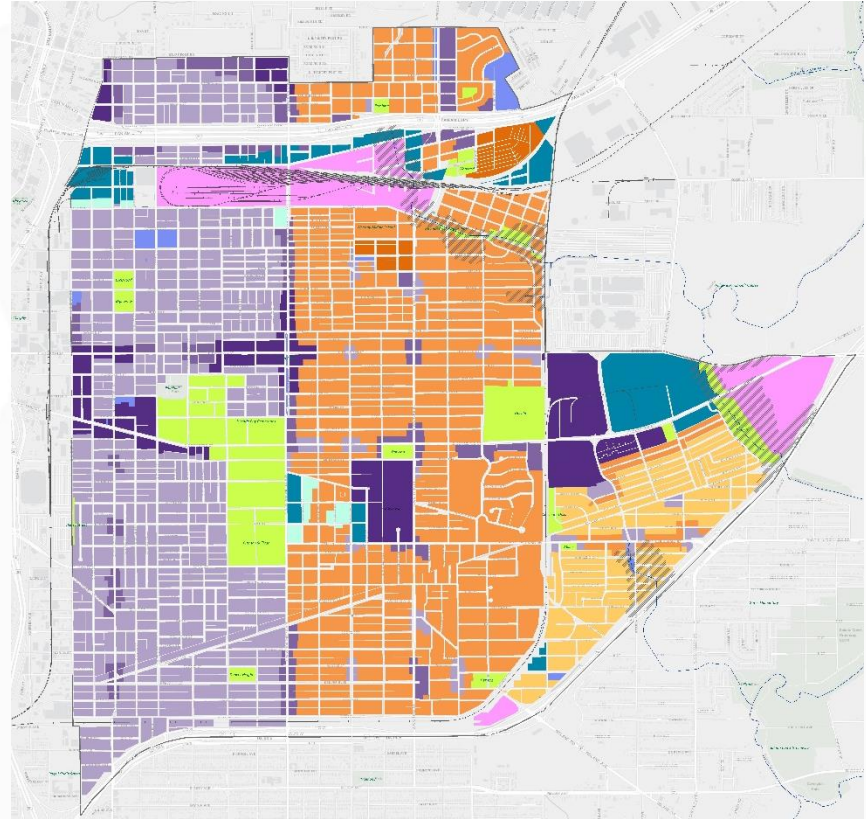
# Planning Team Meeting #4





# Developing the Future Land Use Map

- All of area west of New Braunfels = Neighborhood Mixed-Use
- Challenges:
  - Allows commercial anywhere west of New Braunfels (on any street, in any neighborhood)
  - Uniform density/intensity = limited density/intensity for all
  - Limited differentiation (in uses, density or opportunity)

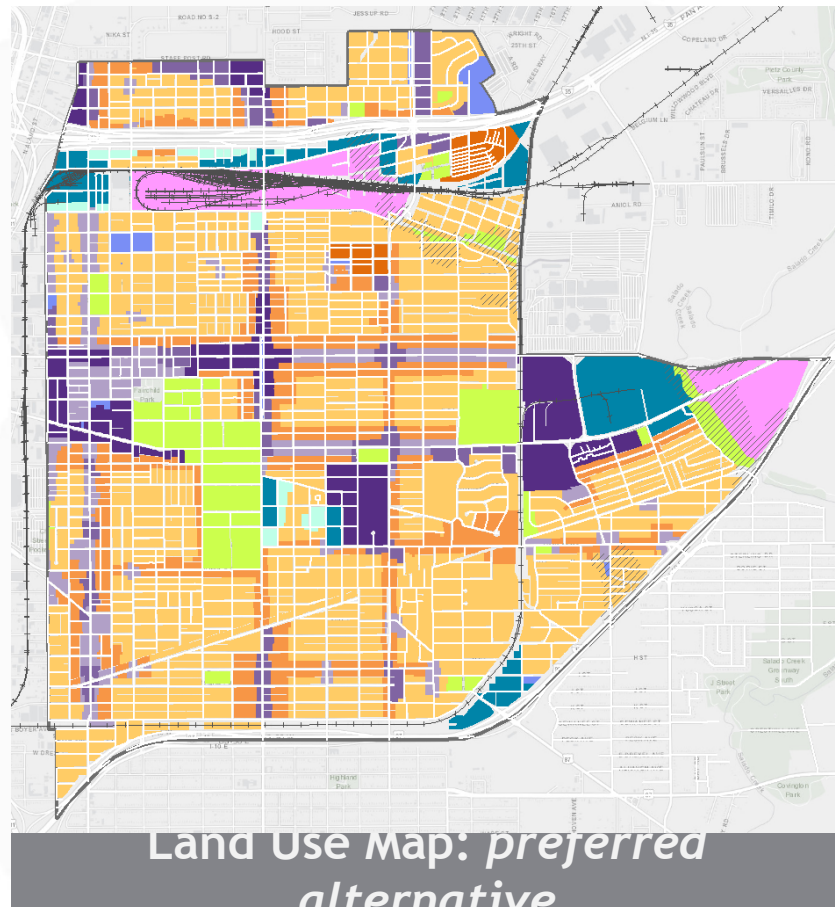


Land Use Map: one alternative



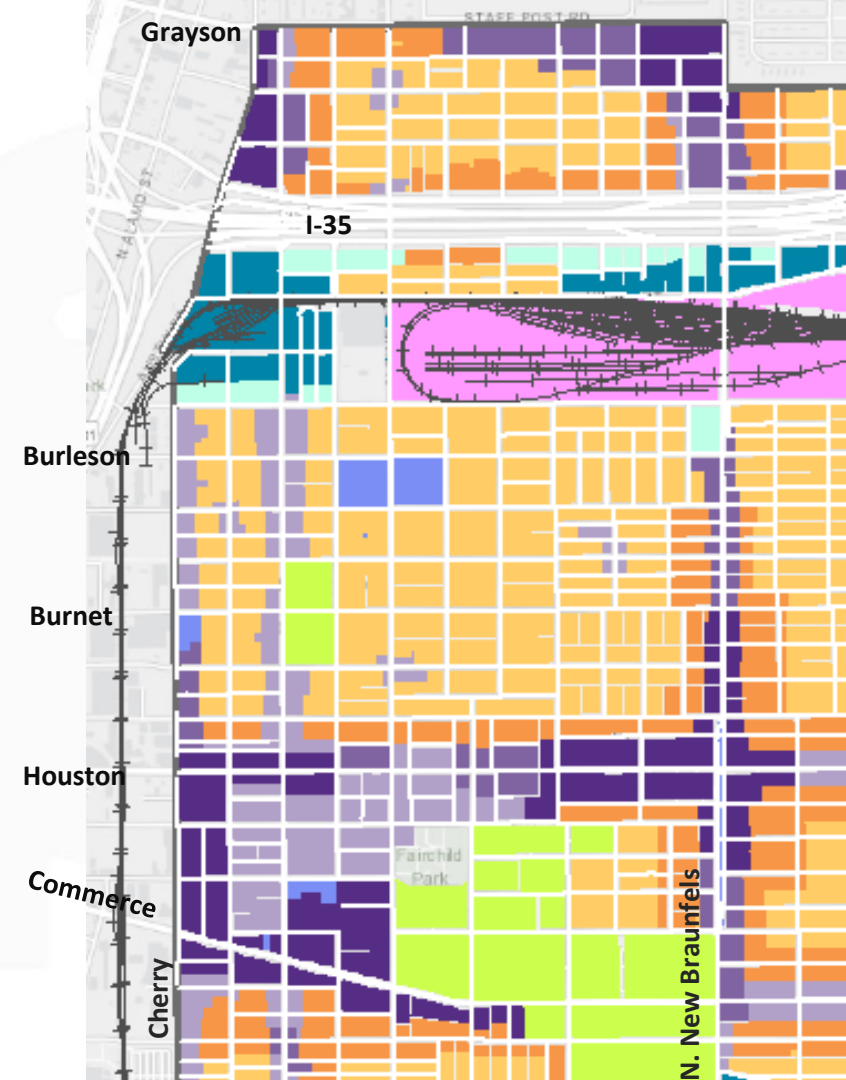
# Developing the Future Land Use Map

- Mixed-use along key corridors
- Similar treatment of existing neighborhoods (Urban Low Density Residential)
- Aggregation and mixed-use at different scales for centers (some regional, some serving neighborhoods)
- Business/Innovation Mixed-Use and Employment/Flex Mixed-Use as transitions to industrial areas



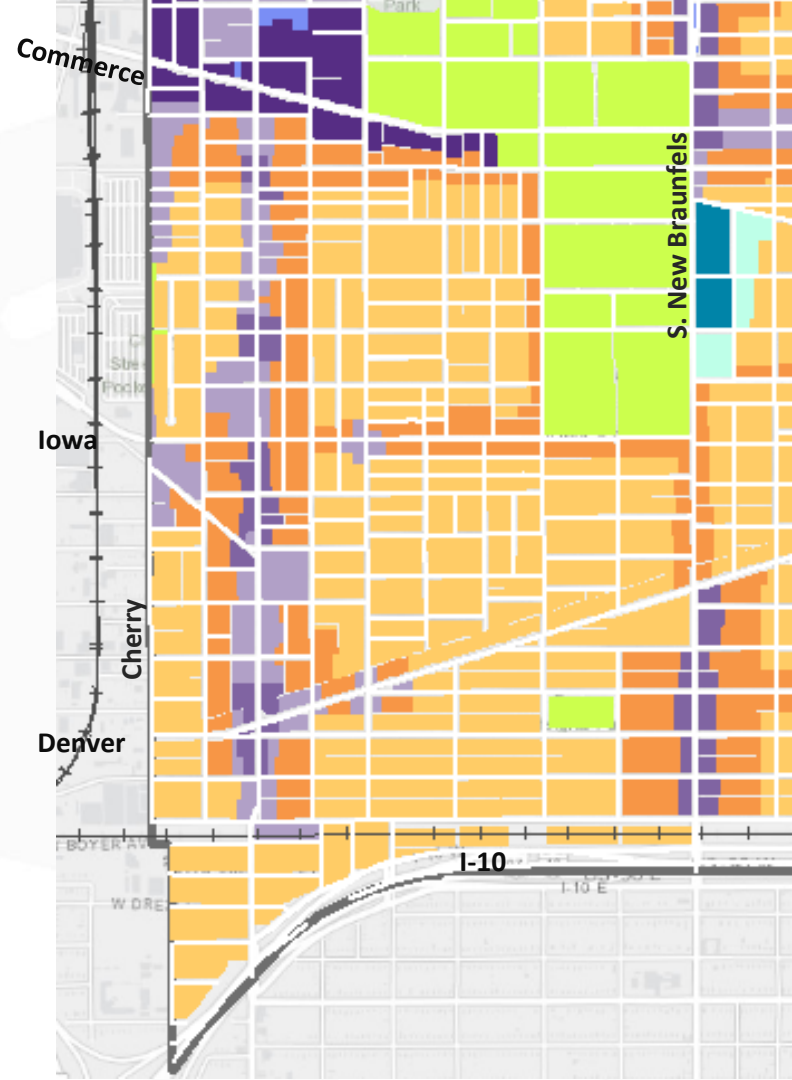


# North of Commerce, West of N. New Braunfels



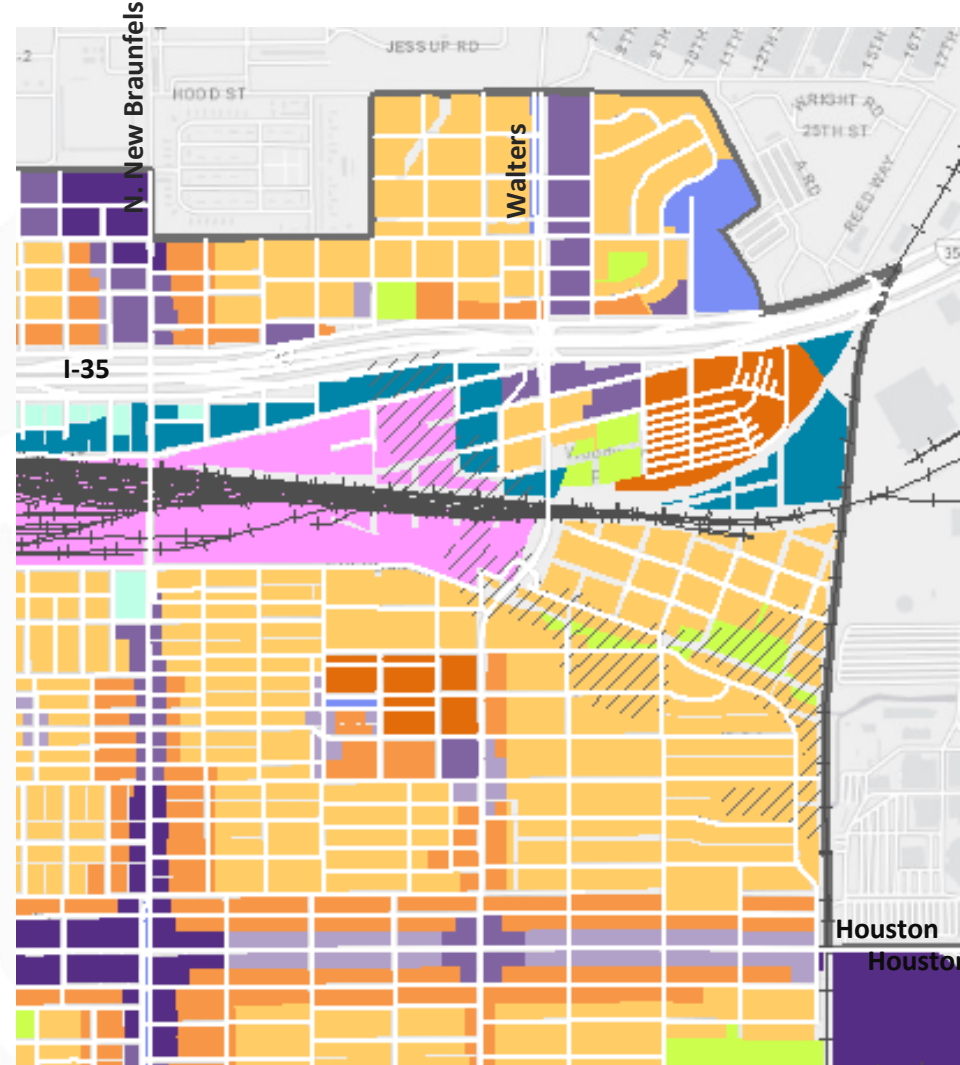


# South of Commerce, West of S. New Braunfels



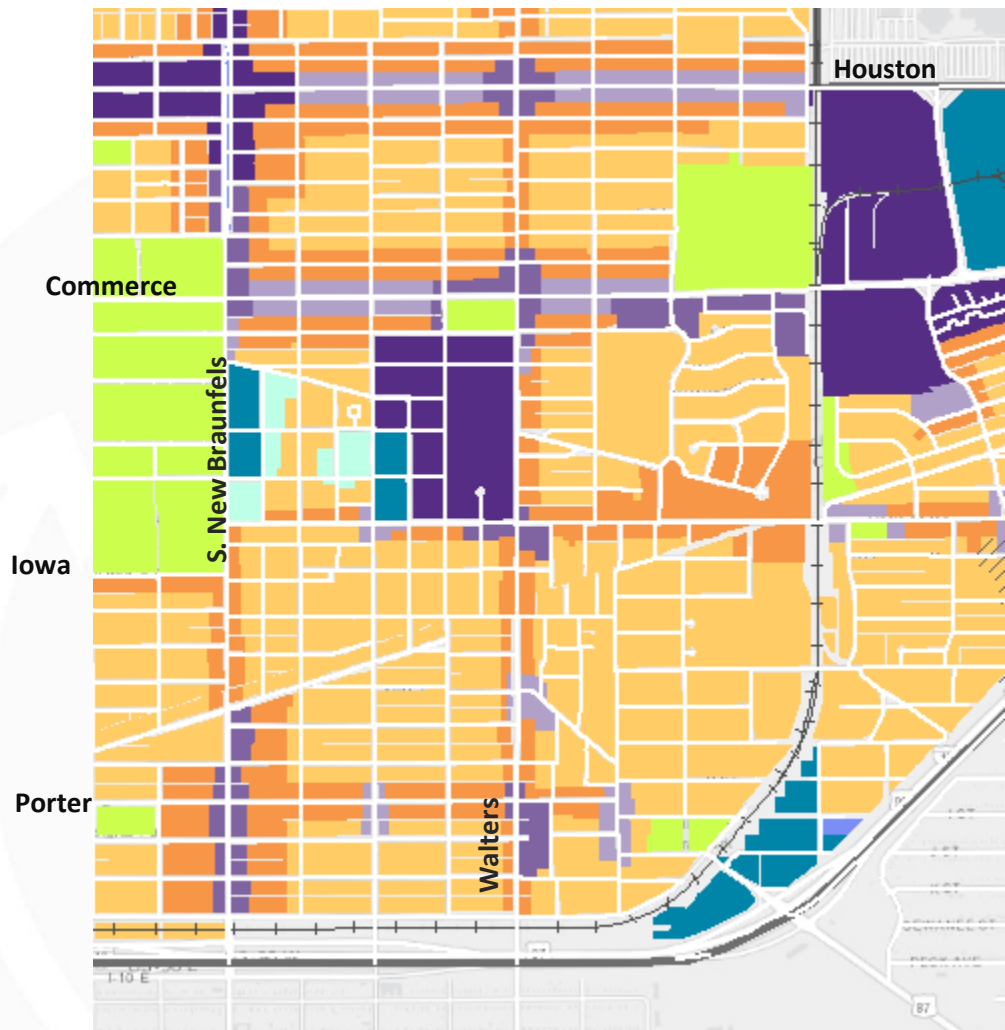


# North of Houston, East of N. New Braunfels



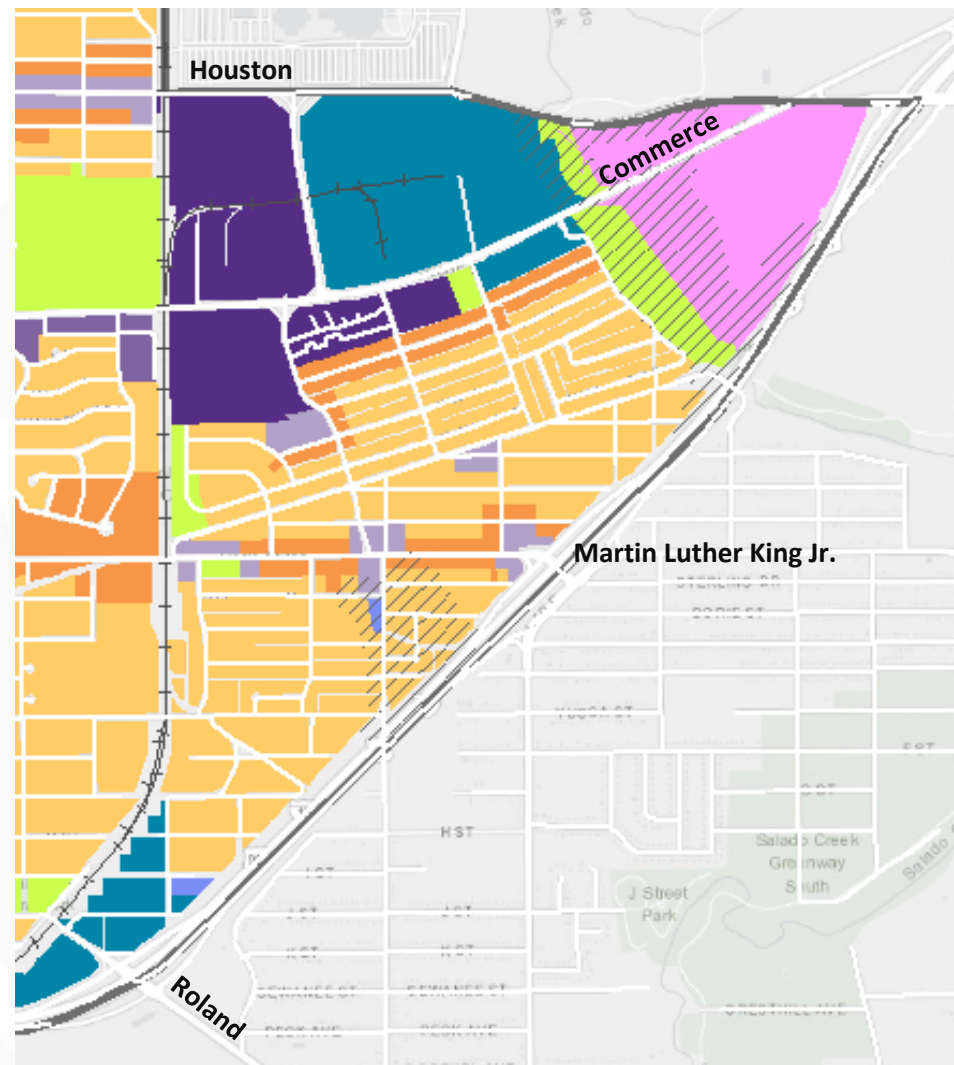


# South of Houston, East of S. New Braunfels



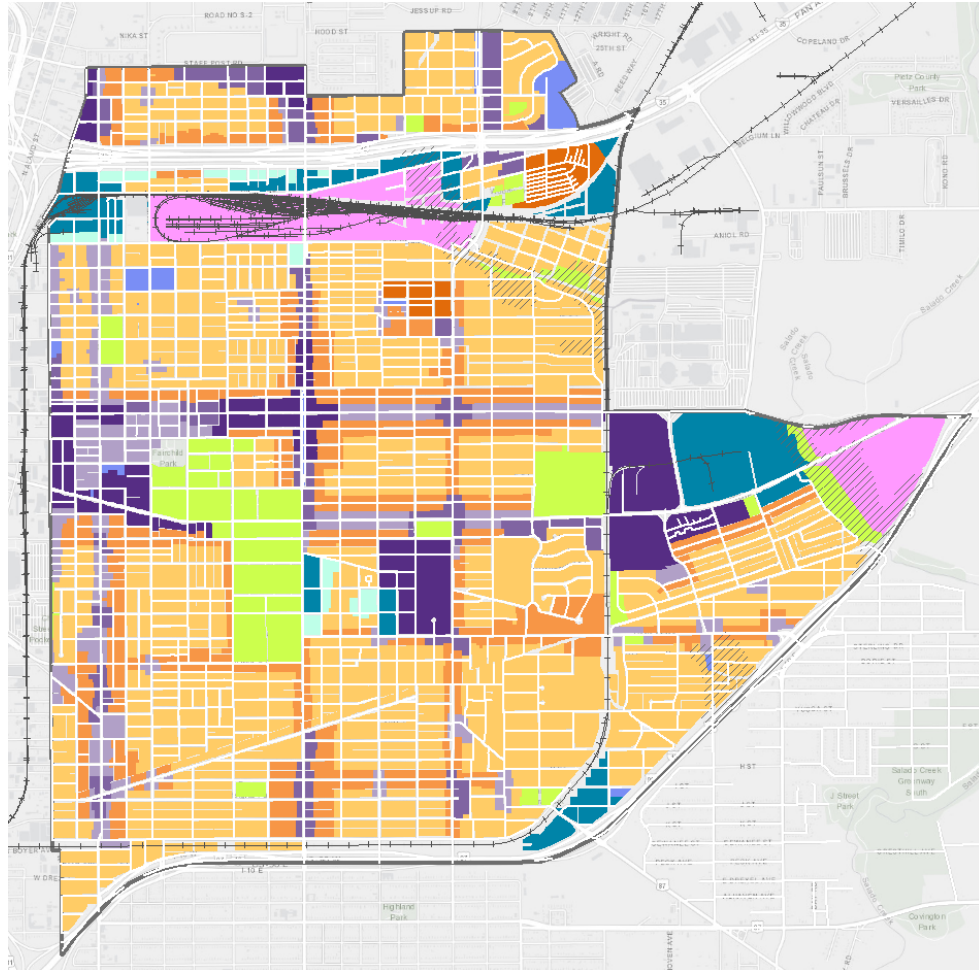


South of AT&T Center,  
East of the Rail Line





# Draft Future Land Use Map



## General Land Use Categories

- Residential Estate
- 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
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/State/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial



# Land Use Narrative for the Plan

- ❑ Revitalization, infill development, and small-scale entrepreneurship are a priority for this area
- ❑ New development that is complementary to and consistent with historic building forms and lot sizes
- ❑ Aggregate goods, services, and community interaction as mixed-use nodes that are scaled appropriately
- ❑ Historic neighborhood commercial centers, cultural assets, parks and transit facilities should anchor mixed-use centers.
- ❑ Auto-oriented development near highway access
- ❑ Pedestrian and transit-oriented development in the mixed-use centers of the plan area



# SA TOMORROW

Next Steps





# Coming Up...

## **Planning Team Meeting #6:**

Housing and Economic Development Strategies

**Time/ Date/ Location TBD.**





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