

## PUBLIC MEETING SUMMARY

Meeting: Eastside Community Area Plan – Public Meeting #3  
 Date: October 22<sup>nd</sup>, 2019  
 Time: 5:00 – 7:00 pm  
 Location: St. Philip’s College, Campus Center Building, Heritage Room  
 Attendees: Approximately 95 Community Members  
 7 Planning Department Staff

### Meeting Purpose

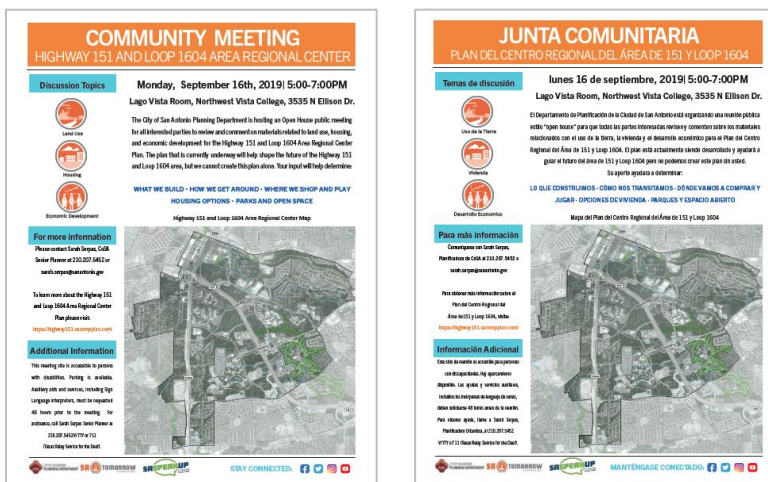
The City of San Antonio Planning Department held a public meeting to gather public ideas and preferences to inform the Eastside Community Area Plan on the following topics:

- Public agreement/disagreement with Draft Plan Recommendations for
  - Land Use
  - Housing
  - Economic Development
- Public Input for
  - Mobility

### Meeting Promotion

The Planning Department promoted the meeting through several outlets including:

- Flyers distributed to several community centers
- Emails to email lists, and partner organizations for their newsletters.
- Mailers to every mailing address in the study area.
- Social Media posts.



Example Meeting Flyer in English and Spanish

**Meeting Format**

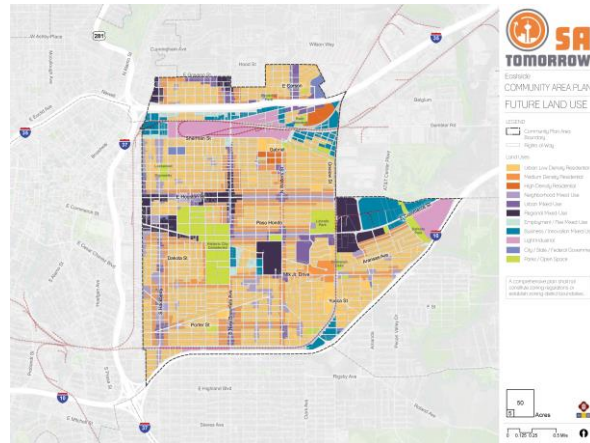
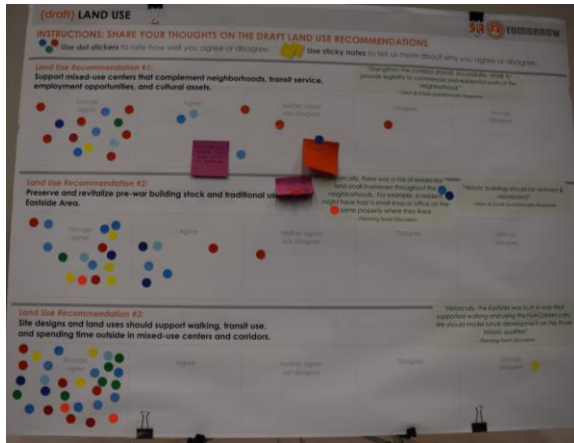
The meeting was designed as an open house with several stations for the public to provide their feedback to the Planning Department. All of the meeting boards, activities, and results are provided at the end of this document.

**Station: Introductory Information** – The planning process overview and timeline, the draft vision and goals, and an overview of the meeting format were displayed near the meeting entrance.

**Station: Online Questionnaire**– Two computers were set up with online questionnaires addressing the same topics as those addressed in public meeting.

**Station: Draft Land Use Recommendations**

This station included introductory information about the purpose and process of future land use planning, and displays of the working draft Future Land Use Map and draft land use recommendations. Attendees were asked to use sticker dots to indicate the degree to which they agreed with each of the recommendations.



**RESULTS: Commentary on Draft Land Use Recommendations**

Rec. #	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	TOTAL
1	14	4	6	1	0	25
2	16	6	1	0	0	23
3	30	0	0	0	1	31
<b>Total</b>	60	10	7	1	1	79

**Overall Future Land Use themes**

- Support for the draft future land use map and recommendations.
- Concerns and questions about whether new development causes property taxes to increase or causes displacement of existing residents and businesses.
- Support for more widespread application of higher density residential and mixed use

classifications, particularly in Dignowity Hill, and in corridors and nodes throughout the plan area.

**Comments on Future Land Use Recommendation #1: Support mixed-use centers that complement neighborhoods, transit service, employment opportunities, and cultural assets.**

- How about an eastside transit center, not for the sports complex.
- Support local



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### Comments on Future Land Use Recommendation #2: Preserve and revitalize pre-war building stock and traditional uses in the Eastside Area.

- More mixed-use buildings, bottom floor is business, upper floor is residence.

### Comments on Future Land Use Recommendation #3: Site designs and land uses should support walking, transit use, and spending time outside in mixed-use centers and corridors.

- None

### Comments on Future Land Use Map and Comment Sheets

- Love to see the density along corridors!. Mixed use is appropriate and should be encouraged. I'd like to see all of Hackberry be mixed use including portion circled above (between Houston and Center Streets). Would love to see more urban and neighborhood mixed-use throughout.
- It's great to see the high density along corridors such as Cherry, E. Houston, Commerce, and N New Braunfels. Can we expand mixed-use or enhance the density of mixed-use along the major corridors.
- Neighborhood Mixed-use, civic, community commercial. No large scale apartment condor development with huge tax breaks and incentives such as those sculley inflicted upon communities. Cybertech on Houston Street is wonderful!!!
- More density through development of empty lots, in Dignowity Hill.
- More mixed-use development to bring in restaurants and businesses, in Dignowity Hill.
- More dwellings should be allowed in Dignowity Hill near shopping, parks and transit service, to incentivize multimodal transit including forms such as biking and walking, with will have a positive impact on public health and the environment.
- More townhomes, duplexes, triplexes and fourplexes should be encouraged in Dignowity Hill to encourage growth of local business and various forms of transportation as well as having an impact on housing costs.
- More density is a priority and mixed-use hubs are an opportunity in Dignowity Hill.
- More dwellings should be allowed in Dignowity Hill near shopping, parks and transit service because it promotes various forms of transit and promotes walkability.
- More townhomes, duplexes, triplexes and fourplexes should be encouraged in Dignowity Hill.
- More density! More mixed-use! (Dignowity Hill)
- Densifying corridors is an opportunity in Dignowity Hill.
- More dwellings should be allowed in Dignowity Hill. Couldn't agree more!
- More townhomes, duplexes, triplexes and fourplexes should be encouraged in Dignowity Hill because density and diversity options are historically accurate and important for environmental and affordability reasons.
- Keep the housing stock single family in Dignowity Hill.
- Affordable single family homes and more neighborhood retail, including at the corner at Grayson Heights and Walters Street are a priority in Government Hill.
- More dwellings should be allowed in Government Hill near shopping, parks and transit service, but only affordable single family homes.
- More dwellings should be allowed near AT&T Center near shopping, parks and transit service.
- More triplexes should be encouraged near AT&T Center because the Eastside needs more shopping and restaurant options.
- More restaurants, bars, hotels and mixed use developed is an opportunity for Government Hill.
- In Denver Heights, promote small scale mixed-use neighborhood owned businesses with attached housing.
- Around S. Olive Street (Denver Heights), more dwellings should be allowed near shopping, parks and transit service. Townhomes would be appropriate.
- Near St. Paul Square, mixed use housing and grocery store are priorities.
- In Jefferson Heights, recent new housing on the 1100 block of Gibbs does not reflect the character of the neighborhood. Neither do the houses further north on Gevers Street.
- The area between Cora Ave. and the railroad tracks, between G and H Streets should be changed from Employment Flex Mixed Use to Urban Low Density Residential. This area includes a home and is otherwise vacant.
- The area between Yucca, I-10, and the railroad tracks has lots of vacant land and deteriorated streets, missing sidewalks and drainage issues. Infrastructure in this area should be improved.
- Around the northern and western boundaries of Lincoln Park, commercial uses should be supported, to support more park users, activity at different times of day, and eyes on the park.

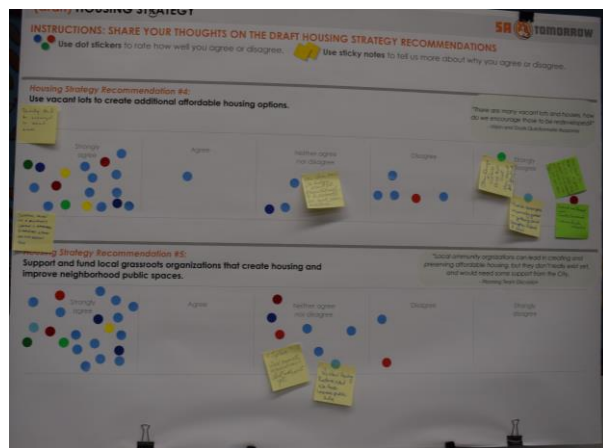
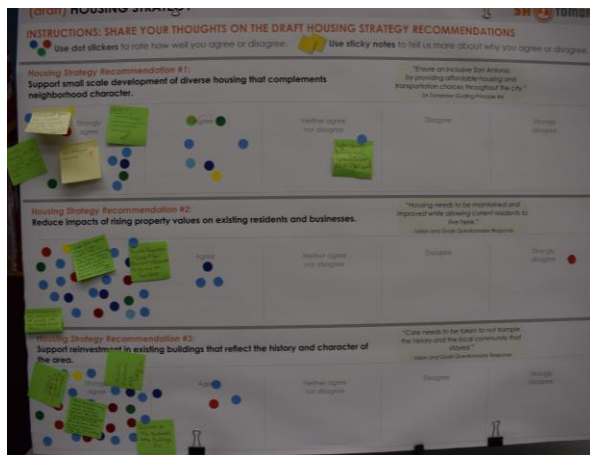


### Stations 2 and 3 : Draft Housing and Economic Development Recommendations

These stations included displays of the draft Housing and Economic Development recommendations along with a display containing infographics and statistics related to housing and economic data specific to the plan area.

#### RESULTS: Commentary on Draft Housing Strategy Recommendations

Rec. #	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	TOTAL
1	13	7	1	0	0	21
2	24	3	0	0	1	28
3	26	3	0	0	0	29
4	18	1	4	5	7	39
5	21	0	9	2	0	37
<b>Total</b>	102	14	14	7	8	154



#### Overall Housing themes

- Support for draft housing recommendations.
- Support for programs or policies that help existing residents afford to stay in their current residence if they want to stay.
- Support for diversifying housing options.
- Questions and concerns about increasing housing costs.

- Well planned spaces that complement the historic character is possible. The question becomes: is the City ready to move forward and support development.
- Agreed. New houses at Canton(?) and Gevers Street do not complement neighborhood character.
- Higher density housing needs parking for every adult plus guests.

#### Comments on Housing Recommendation #1: Support small scale development of diverse housing that complements neighborhood character.

- Who determines character?
- Diverse housing should include apartments, townhomes, etc...

#### Comments on Housing Recommendation #2: Reduce impacts of rising property values on existing residents and businesses.

- Provide resources and support for residents and businesses to survive the tax hikes.

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- Gentrification can punish/run off people who were already living there.
- White flight emptied many of these neighborhoods. Now they are predominantly Latino/African American. White folks want them back and displace current residents. Stop displacing residents. When does it end?

**Comments on Housing Recommendation #3: Support reinvestment in existing buildings that reflect the history and character of the area.**

- Rodents problem. High water bills.
- Reinvest in the businesses, in the buildings too.
- Address the high water bills and rodent problem.
- There are so many small business vacant buildings that tell the story of compact neighborhoods with lots of services etc...More businesses should be encouraged (given seed funds) to use these little gems.

**Comments on Housing Recommendation #4: Use vacant lots to create additional affordable housing options.**

- Density should be encouraged in vacant areas.
- Converting vacant lots to community gardens is affordable to maintain (?) our food desert issue.
- How does one redevelop a vacant lot. Houses that need to be restored to use need more assistance.
- Clean drugs and violence and drive bys first, then vacant lots, then think about building.
- Provide greenspace and community gardens or gathering points. Strengthen instead of grow.
- Federal low interest loan, property tax break, exterior façade attractive.

**Comments on Housing Recommendation #5: Support and fund local grassroots organizations that create housing and improve neighborhood public spaces.**

- Explain local community organizations. They don't really exist yet.
- No new housing. Restore what we have. Improve public life.

**RESULTS: Commentary on Draft Economic Development Recommendations**

Rec. #	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	TOTAL
1	24	0	1	0	0	25
2	31	1	0	0	0	32
3	20	2	8	0	0	30
4	18	1	0	2	0	21
5	23	2	0	0	0	25
Total	116	6	9	2	0	133



## Eastside Community Area Plan Community Meeting #3 Summary

### Overall Economic Development themes

- Support for draft economic development recommendations.
- Interest in supporting local, small and existing businesses.
- Interest in training local people for employment opportunities

### Comments on Economic Development

#### Recommendation #1: Support and invest in the creation and growth of neighborhood commercial districts.

- Detroit has done some of this and it's working!
- Agree!. Look at existing opportunities. Businesses want to support the eastside. Need funding to do so.
- As a developer and real estate professional, commercial node areas are essential to support new residential.

### Comments on Economic Development

#### Recommendation #2: Attract everyday retail and services options to the area including groceries, healthy foods, convenience retail and health care services.

- Convert dead/abandoned strip shopping centers into neighborhood medical/dental/health practitioners.
- We need more services – dry cleaning, credit unions etc... I don't want to have to cross I-35 to get these things.
- Invest in local. No McDonalds or Burger King or Taco Shack – local places like Mark's Outing etc...

### Comments on Economic Development

#### Recommendation #3: Support the attraction and creation of new businesses within the Eastside (Start-up, manufacturing, resident services, restaurants/entertainment).

- Mixed use developments that allow people to work close to where they live is essential to healthy communities.
- Use St. Philips to train people for skills with these new businesses.
- St. Philips trains so many that work across town. Build businesses and Medical on the Eastside.
- Businesses should contribute by hiring locals and giving % to help develop community property, roads, playgrounds, etc...
- Support local not national. Support existing businesses to grow.
- Would existing businesses be taken into account? Would a small business be able to

compete against a national chain?

- Depends on the site!!!

### Comments on Economic Development

#### Recommendation #4: Increase opportunities and investment in job/skill training and employment support services for residents.

- We need to increase the amount of interaction with our youth starting at younger ages, teach them how to prepare for the interview process. To understand the job that they are applying for.
- Think bigger than tech firms. What about teaching artisan skills like carpentry and landscaping and stonework. These are crafts people crave as things become more throw away.
- How is this to be facilitated? What groups?

### Comments on Economic Development

#### Recommendation #5: Connect the Eastside residents and businesses to the city.

- Stronger multimodal options TRANSIT!
- Help residents who have business ideas that address community needs. Home grown business is a must for generational impact.
- Work with City and VIA to make all bus stops accessible and useable for people in wheel chairs.
- Add / train up for jobs that require skilled labor, don't just add unskilled jobs and call it a day.
- Connect the city to the eastside. Bring opportunities and spaces like Geekdom here.

### Comments on Economic Development

#### Recommendation #6: Support efforts and provide resources to address cleanliness and safety perceptions in commercial and employment areas.

- Better enforcement of code for vacant and commercial properties.
- Put 2+ back on the community 1<sup>st</sup>. Then move from there. The generation has change so we must change with it
- New Braunfels and Houston partner think tank to address concerns.
- Help seniors and assist their housing area.
- Businesses should be prideful and responsible for the appearance of their business.
- VIA needs bigger garbage cans! We need curbs and potholes need to be removed. Sidewalks are important but good streets and curbs matter to making streets look tidy and welcoming.
- Help residents to create projects / programs that address needs for own self pride

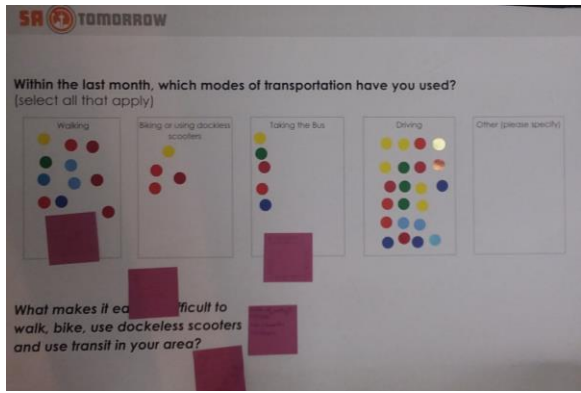
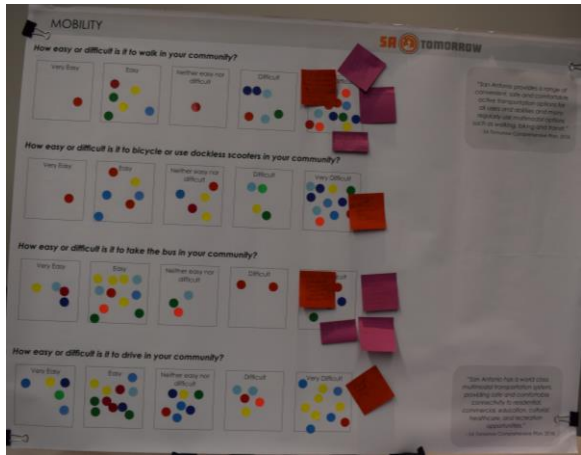


### Station 4: Mobility Feedback

This station included a mobility map along with questions for participants to respond to regarding the ease of certain mobility options.

**RESULTS: Feedback on "How easy is it to \_\_\_\_\_ in your community"**

MOBILITY	Very Easy	Easy	Neither	Difficult	Very Difficult	TOTAL
Walk	1	6	1	6	16	30
Bike/Scooter	1	6	5	4	12	28
Bus	4	11	3	2	7	27
Drive	5	11	7	5	11	39



**Overall mobility themes:**

- Over two thirds of respondents reported that it is difficult or very difficult to walk in their community, and over one half of respondents reported that it is difficult to bicycle or scooter in their community.
- Sidewalk infrastructure issues such as missing sidewalk sections and lack of lighting were

- repeatedly reported as reasons that it is difficult to walk.
- Lack of bicycle lanes was reported as a reason that it is difficult to bicycle or scooter.

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### Comments on “ease of walking” Question:

- Difficult because no sidewalks, streets in need of repair, lighting, no street crossing markings.
- (Very Difficult) All the shootings are scary.
- (Very Difficult) Loitering and foot traffic at all hours
- (Very Difficult) If you're in a wheelchair forget it. People block sidewalks with trash carts and parked cars.

### Comments on “ease of biking” Question:

- (Very Difficult) No bicycle paths on Brooks, Sherman, Pine, Carson.

### Comments on “ease of taking the bus Question

- (Very Difficult) Few buses to WW White. Too many transfers to get between downtown and eastside.
- (Very Difficult) Some buses go in only 1 direction loops.
- (Very Difficult) To take bus: 7 blocks to Broadway and Casa Blanca, 11 blocks to Carson and Pine.
- (Very Difficult) Many bus stops not set up to have ramp deployed so drivers won't stop.

### Comments on “ease of driving” Question

- (Very Difficult) Need to repair streets.

### Comments on “Which modes of transportation have you used in the last month” question.

- I want to walk. Inadequate sidewalks and lack of safety and lighting.
- No bus service between F, Cora, J and Highway 90.
- Bus service on Hackberry (frown face)
- Difficulty walking: crime, no sidewalks, loiterers.
- My neighbor in a wheelchair has to ride in the street on Hackberry.
- 

### Comments on Mobility Existing Conditions Map

- Too much traffic on Chestnut and Lamar due to construction.
- Very narrow and non-existent sidewalks on Hackberry.
- Business development along s. side of 35 encouraged, but not easily accessible from highway.
- Lamar Onslow>Walters traffic calming.
- Missing bike lanes, upland/Houston/Salado Creek.
- Complete streets: Houston, Commerce, New Braunfels, Nolan, N. Hackberry, and Austin Street.
- Bike lanes and better sidewalks on Hackberry and Cherry.

## Neighborhood Priorities

The results of neighborhood priorities worksheets will be used to create each Neighborhood Profile and Priority section of the Eastside Community Plan. Additional input from the worksheets that pertains to other plan topics will be used to inform other sections of the Eastside Community Area Plan.

**SA Tomorrow Sub-Area Neighborhood Profile and Priorities**  
 I live in the Dignity Hill Neighborhood

**My neighborhood is...**  
 The character of the neighborhood, proximity to downtown.

**Neighborhood Challenges**  
 The homelessness situation, lack of sidewalks and developed potential of street corridors and commercial corridors.

**Neighborhood Strengths**  
 The un tapped advantage of the geography as it relates to downtown - the connective tissue (corridors, walkability).

**Neighborhood Opportunities**  
 Complete streets, mixed use, transit hubs (New Braunfels, F, Houston St).

**Neighborhood Priorities: please list 4-5 key things you think are planning priorities for your neighborhood or area.**

- Walkability/Mobility
- Density
- Free Com. pes
- Business Incentives





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### Next Steps

An online questionnaire posing similar questions to those posed in the public meeting will be available in October and November. The Planning Department will use the public input from this meeting and the online questionnaire to continue creating the Eastside Community Area Plan.

The next Community Meeting will be held in 2020 to obtain public input on the draft Eastside Community Area Plan.

The Existing Conditions Atlas, further information about subsequent public meetings, and other documents, boards, and materials from this community meeting and planning team meetings can be found in the Document Library on our plan website: <https://eastside.sacomplan.com>

If you have questions about the Eastside Community Plan project, please contact Project Manager Garrett Phillips, City of San Antonio Planning Department.  
Email: [garrett.phillips@sanantonio.gov](mailto:garrett.phillips@sanantonio.gov) Phone: (210) 207-5441

