



## MEETING SUMMARY

**Meeting:** Eastside Planning Team Meeting #5  
**Date:** August 1st, 2019  
**Time:** 6:00 – 8:00 pm  
**Location:** St. Philip's College, Campus Center Building, Heritage Room

**Attendees:**

*Chris Mongeon, Dignowity Hill*  
*Suzanne Ervin, Dignowity Hill*  
*Monica Savino, Dignowity Hill*  
*Gregory Street*  
*Dyami Luster*  
*Ernest Flores, Government Hill*  
*Adrian Jackson, St. Philip's College*

*Christine Vina, VIA Metropolitan  
Transit*  
*Alan Neff, Denver Heights*  
*Randy Harig, Texas Research and  
Technology Foundation*  
*Beth Keel, Jefferson Heights*

*Will Covington, Coliseum Willow Park*  
*James Dickerson, Coliseum Willow Park*  
*Lindsey Logan, SAGE*  
*Caitlin Heller, SARA*

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### Meeting Purpose

The fifth meeting of the Eastside Planning Team aimed to obtain input that the Planning Department will use to improve 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 the Draft Vision and Goals. Then, the Project Team presented a summary of Planning Team Meeting #4, including major themes from the Planning Team's discussion that were used to guide revisions to the Draft Future Land Use Map. Following the presentation, the Planning Team provided feedback on the draft Future Land Use Map, and then provided feedback on draft land use plan narrative concepts. The discussions were recorded on a large piece of paper at the front of the room, and on video. Following is a summary of themes from the Planning Team's discussion. A photograph of the discussion notes is provided on the last page of this summary.

### Discussion

#### *Vision and Goals*

Green infrastructure is an element of complete streets. Drainage is an ongoing problem in much of the plan area.

#### *Future Land Use Map Discussion*

Thinking broadly about most of the plan area and its long term future, more people should be able to live and participate in the Eastside as residents, workers, and entrepreneurs etc..., and Eastside residents should be able to experiment with small business ventures and creating additional housing on

their properties. The plan should support more economic opportunity, high quality public places, and better transportation alternatives. However, when considering one's own property, circumstances, or street segment in the near term future, it can be scary to contemplate changes that could come with longer term and bigger picture ideals. For example, residents wonder if achieving the vision for the eastside could result in less affordable property taxes or jarring changes to the physical look of their neighborhood.

There should be identifiable centers of community interaction and local businesses. Higher density and a greater mixing of land uses should complement transit service, parks, and historic commercial nodes.

Several decades ago and previously, centers of community activity and local businesses developed somewhat organically, without the city government explicitly prescribing their location. Instead of trying to prescribe a return to a historical physical condition, the plan should rely on the wisdom and creativity of the community, providing flexibility for community members to create business, jobs, and great places.

Even where small commercial uses are allowed in neighborhoods, existing neighborhood areas that are predominantly occupied by homes and small apartments should remain predominantly residential, and existing buildings should be complemented by new buildings. Some elements of design to consider are building forms, scale/massing, lot sizes, and site layouts. Some design elements that define a neighborhood's visual character and that determine how a neighborhood functions are the location and orientation of living areas as opposed to parking areas in relation to the street, the location of a front door and windows in relation to the street, front porches, and large canopy trees.

Residents should be able to have small businesses on the same property where they live. Existing zoning regulations and city policy deter residents who want to start a business or build an extra building for their business on the property where they live.

Stand alone small businesses should be allowed throughout neighborhoods west of New Braunfels Avenue, however in areas closest to Downtown experiencing a significant amount of development, the plan should discourage residential neighborhoods from changing into primarily commercial places.

Existing low density residential uses should continue to be a part of Eastside neighborhoods. Providing flexibility for higher residential densities and commercial uses could inadvertently result in too much change in areas that are already changing quickly, especially in areas closest to Cherry Street. The plan should support some existing low density residential uses to continue.

Sustainability, broadly defined, should be a guiding principle for the land use plan. Some aspects of sustainability are reflected in the discussion so far, but we should be explicit about pursuing sustainability.

Over time, communities should evolve to be complementary to walkable main streets, cultural assets, and alternative transportation options like transit service stations and bicycle and scooter lanes.



## Next Steps

The sixth Planning Team Meeting is tentatively scheduled for August 28<sup>th</sup>. The objective for this meeting is to obtain input for Housing and Economic Development Strategies.

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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