



## MEETING SUMMARY

**Meeting:** Eastside Planning Team Meeting #2  
**Date:** March 20th, 2019  
**Time:** 6:00 – 8:00 pm  
**Location:** St. Philip's College, Campus Center Building, Heritage Room  
**Attendees:**

*Lillie Webb, Jefferson Heights*  
*Beth Keel, Jefferson Heights*  
*Barbara McDonald, Denver*  
*Heights, Alamodome Areas*  
*Matt Sirgo, Government Hill*  
*Chris Mongeon, Dignowity Hill*

*Monica Savino, Dignowity Hill*  
*Christine Vina, VIA Metropolitan*  
*Transit*  
*Randy Harig, Texas Research and*  
*Technology Foundation*  
*Alan Neff, Denver Heights*

*Will Covington, Coliseum Willow Park*  
*James Dickerson, Coliseum Willow Park*  
*Paul Hunt*  
*Suzanne Ervin, Dignowity Hill*  
*Dee Smith, Dignowity Hill*

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### Meeting Purpose

The second meeting of the Eastside Planning Team aimed to accomplish these objectives: present a preview of existing conditions; provide an opportunity for staff and participants to learn more about the plan area, and gather input to inform the Vision and Goals and potential focus areas.

### Meeting Format

The meeting began with an update on the planning process, and a presentation on existing conditions. Then the Planning Team discussed the assets, challenges, opportunities, themes for the plan's vision and goals, and potential focus areas. The discussion was recorded on a large piece of paper, and with a video. A photograph of the written recording is provided at the end of this summary. Following is a summary of the Planning Team's discussion.

### Existing Conditions Feedback

Planning Team members indicated some areas indicated as industrial on the existing land use map may have been converted to other uses, and that it would be useful to know what the unemployment rate is in the area.

### Assets

- Century old beautiful homes
- Subtle but important natural features such as hills
- Historic patterns of parks and cemeteries on hill tops
- Official historic districts and historic and cultural assets throughout the area
- Organized homeowners or neighborhood associations
- Primary asset: the people

## Challenges

- Increasing property tax assessments are incentivizing or forcing people to leave the community, and dis-incentivizing or making it difficult to pay for home maintenance. Housing cost burden may be affecting racial minorities disproportionately. Downtown's service workers who reside in the Eastside face increasing commute times and transportation costs after having to move out of their neighborhoods to more affordable areas further from Downtown. Some issues with the existing remedies that existing owners have to mitigate increasing appraised values are that they do not know about the remedies, and that increasing land value assessments are not contestable or are more difficult to contest than increasing building value assessments. Properties zoned for higher density or intensity than currently exists have had their land assessed at increasing values that reflect zoned redevelopment potential. Assessments of newly constructed dwellings are being inappropriately used as an indicator for assessing the value of very old dwellings.
- There are a large number of vacant lots that should be at least maintained, but should also be used to build housing.
- Lack of grocery stores
- Lack of living wage employment opportunities
- Cultural assets and places are vanishing or changing too quickly.
- Prior plans have not been completely implemented.
- The cost of preserving historic dwellings is significant but is typically cheaper than building new homes.
- Stray dogs, unsafe drivers, and incomplete infrastructure make it uncomfortable and unsafe to walk and bicycle.
- The San Antonio region is expected to grow significantly over the next 20 years. People increasingly prefer to live in older neighborhoods close to Downtown. Additional housing is needed to accommodate growth in part because some of the additional people in our region will have enough money to outbid existing residents or pay higher and higher prices for existing homes and apartments if they do not have alternatives to choose from in the form of additional dwellings. Additional housing that is affordable is needed because about half of the anticipated population growth is growing San Antonio families, and many of these people who want to stay or live in the Eastside should be able to do so with a modest income.



## Opportunities

- Complement recent and ongoing work by SAGE and Choice Neighborhood
- Safe streets with lighting, wider and better sidewalks
- Support transit, and walkability
- Ability to walk to jobs
- Property tax appraisal reform
- Additional diverse housing
- Planning for seniors aging gracefully
- Historic preservation
- People coming back to live here
- Neighborhood organizing and information sharing
- Use parking lots for housing and businesses
- Adaptive reuse
- Programs to address gentrification
  - Tax reform
  - Education for owners
  - Neighborhood organizing
  - Neighborhood ownership such as community land trust
- Opportunity for existing residents to stay, contribute, and benefit from improvements to the area.
- More commercial uses
- Marker spaces, manufacturing, and other economic development that will increase employment for existing residents
- New housing for seniors on vacant lots
- Dilution vs. displacement
- Balanced growth
- Most additional housing adjacent to transportation corridors
- Some additional housing in neighborhoods, on vacant lots, and following existing patterns, and enabling existing owners to add livable space or small units for family or rent income.
- New housing should contribute something relatively tangible to community goals such as affordable housing, or infrastructure improvements
- Preserving, rehabilitating, and leveraging cultural assets
- Mitigating negative side effects of economic development and other improvements to the area
  - Instead of seeking less economic development and improvement.
  - Can and should be done up front instead of after the negative side effects have mostly happened.

## Potential Focus Areas

The Planning Team identified the following focus areas for additional consideration in the planning process, as places where investment or other actions in a focused area could help



achieve community goals. Focus areas will be discussed in more detail at the next Planning Team meeting and at the next public meeting.

- Nolan and Pine
- Pine and Iowa (Civil rights history)
- American Roofing Company
- Houston and New Braunfels

### **Next Steps**

The third Planning Team Meeting will be held in May 2019. Objectives for this meeting include:

- Review the draft Vision and Goals
- Identify special topics for the plan
- Identify and discuss focus areas
- Introduction to land use planning in preparation for the following meeting.

A Public Meeting and online questionnaire is scheduled for May, where the topics of discussion will mirror those identified above for the May Planning Team Meeting.

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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Phone: (210) 207-5441



## EASTSIDE AREA COMMUNITY PLAN

PLANNING TEAM MEETING #2  
2019.09.20

### ASSETS

- HISTORY ... FARMING LAND
- GRIDDED DEVELOPMENT PATTERN
- PARKS & CEMETERIES ON TOP OF HILLS
- CENTURY OLD BEAUTIFUL HOMES
- 3 HISTORIC DISTRICT
- HISTORIC TRADITIONAL NEIGHBORHOODS
- HOME OWNERS ASSOCIATIONS
- CULTURAL ASSETS

DIVERSE HOUSING  
BETTER INFORMED

### EXISTING CONDITIONS

- UPDATE LAND USE MAP FOR EXISTING INDUSTRIAL TO MULTI-FAMILY
- UPDATE EMPLOYMENT

### FOCUS AREAS

- ① PINE & IDWA (KEY CIVIL RIGHTS, HISTORIC LANDMARK)
- ② HOUSTON & NEW BRAUNFELS
- ③ NEW BRAUNFELS CORRIDOR
- ④ AMERICAN ROOFING CO. (HISTORICAL LANDMARK)
- ⑤ CHERRY & MONTANA

MITIGATE DISPLACEMENT

BALANCED HOUSING APPROACH

VALUE HISTORIC CHARACTER

AGEING IN PLACE

HIGHER COMMERCIAL

SOCIAL CAPITAL

WALKABLE NEIGHBORHOODS

### OPPORTUNITIES

- FREEZE IN INCREASES FOR SENIORS
- DIVERSE HOUSING FOR ALL
- MORE AREA FOR COMMERCIAL USE: MORE THAN 1%
- PLANNING FOR SENIORS ... AGING GRACEFULLY
- HISTORIC PRESERVATION
- PEOPLE COMING BACK
- GET PEOPLE TOGETHER BE BETTER INFORMED
- BALANCED GROWTH/CHANGE
- REDO PARKING LOTS
- SAFE STREETS WITH LIGHTING
- PROGRAMS TO ADDRESS GENTRIFICATION
- CHANGE TAX APPRAISAL POLICY

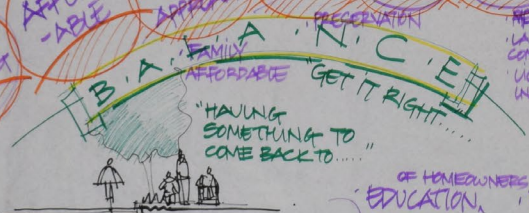
### CHALLENGES

- INCREASING TAXATION FOR EXISTING RESIDENTS & CITIZENS; RATE OF GROWTH
- HOME MAINTENANCE LACK OF GROCERY STORE
- GENTRIFICATION THROUGH TAXATION AND SPECULATION
- SUB-DIVISION OF PARCELS
- LARGER HOMES ON SMALLER PARCELS
- STARTING ALL OVER AGAIN & AGAIN
- COMPLETE PROJECTS!
- VACANT LOTS (12/ city)
- MILION PEOPLE, GROWTH BURD
- HIGHER UNEMPLOYMENT
- TRAVEL TRANSITION
- NEED TO FIGHT FOR SERVICES
- TRAFFIC
- DECREASING PEOPLE OF COLOR (IN TAKEN INDUSTRY)

VALUE OF LAND

20-25%

MORE ORGANIZATION... EXISTING & PROPOSED



OF HOMEOWNERS  
EDUCATION TO DEFEND HOMES WRT. PROPERTY TAXES

GIVE BACK TO LOW INCOME, AFFORDABLE HOUSING, ETC.

PLAN FOR PEOPLE FOR EVERYONE INCLUDING PEOPLE OF COLOR

STRENGTHEN HOME OWNER ASSOCIATIONS

DILUTION V/S DISPLACEMENT

IMPROVE INFRASTRUCTURE - WALKING, WIDER SIDEWALKS

SUPPORT TRANSIT

WORK WITH OTHER NEIGHBORHOODS

PARKING, EATERY PLACE,

BUILD ON PROMISE NEIGHBORHOODS

ECONOMIC DEVELOPMENT

HIRE LOCALLY

PROGRAMS TO ADDRESS GENTRIFICATION

CHANGE TAX APPRAISAL POLICY

PEOPLE COMING BACK

GET PEOPLE TOGETHER BE BETTER INFORMED

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