



Southeast Community Area Plan

City Council A Session
Item 53

Bridgett White, AICP
Director, Planning Department
December 15, 2022



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

LEGEND

- City Boundary
- Major Highway
- Rail Line

Regional Center Plan Areas

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

Community Plan Areas

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

Scale: 0 1.25 2.5 5 miles

- Key building blocks of San Antonio's future
- 13 identified in the Comprehensive Plan
- Major Employment Centers
- At least 15,000 jobs

- 17 Community Areas in addition to the 13 Regional Centers
- Comprise many of our existing neighborhoods grouped by geography and common history, challenges, and opportunities
- Create complete, walkable neighborhoods and communities

SA TOMORROW

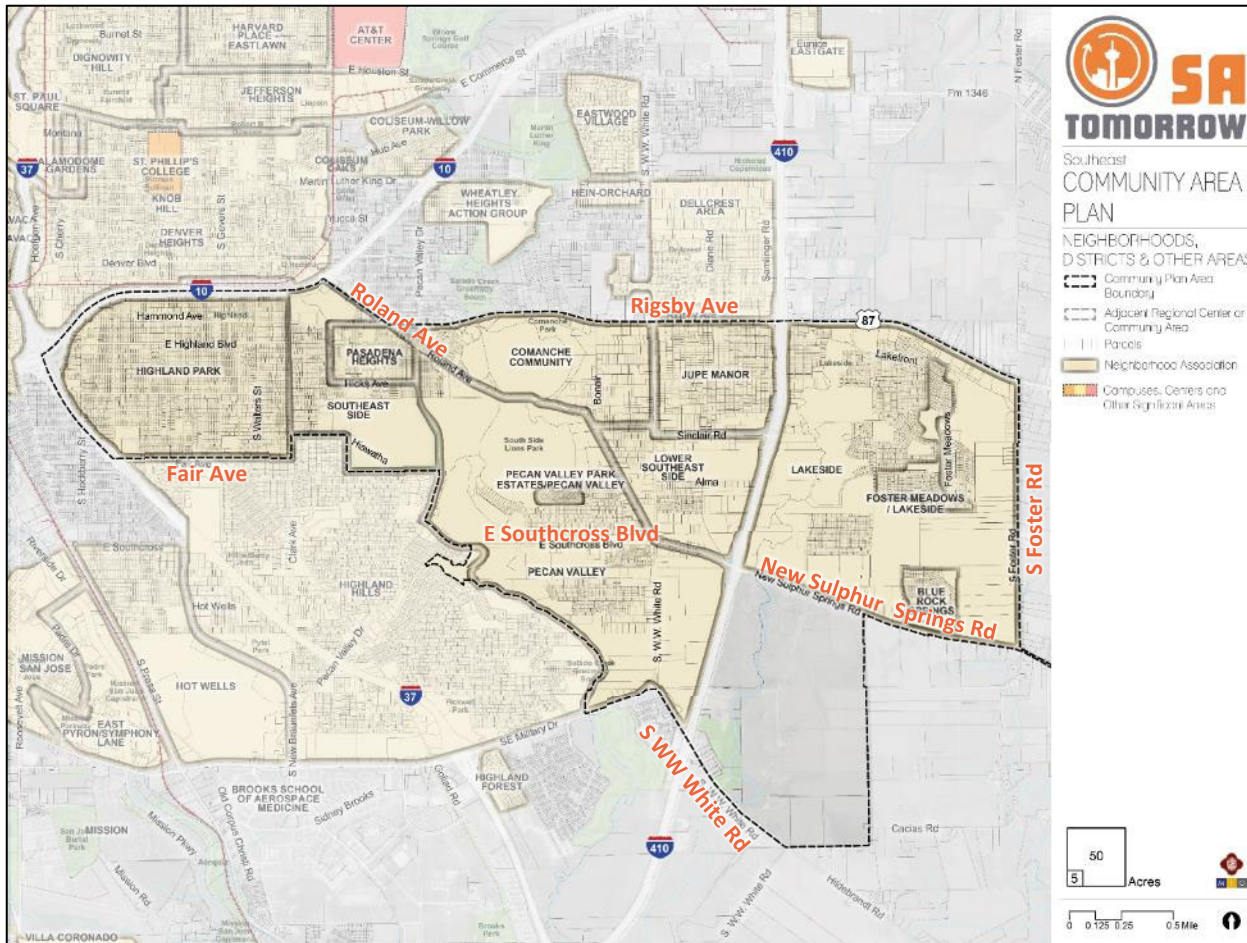
Southeast
COMMUNITY AREA PLAN
STUDY AREA

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line

Scale: 0 0.125 0.25 0.5 Mile

- Southside Lions Park
- Comanche Park
- Salado Creek Greenway
- James A Bode Community Center
- Schaefer Library
- Southside Lions Senior Center
- Granieri Farm

Registered Neighborhood Associations



Neighborhood Associations

- Highland Park
- Southeast Side
- Pasadena Heights
- Pecan Valley
- Pecan Valley Park Estates
- Comanche Community
- Lower Southeast Side
- Jupe Manor
- Lakeside
- Foster Meadows
- Blue Rock Springs

Outreach and Engagement



Vision

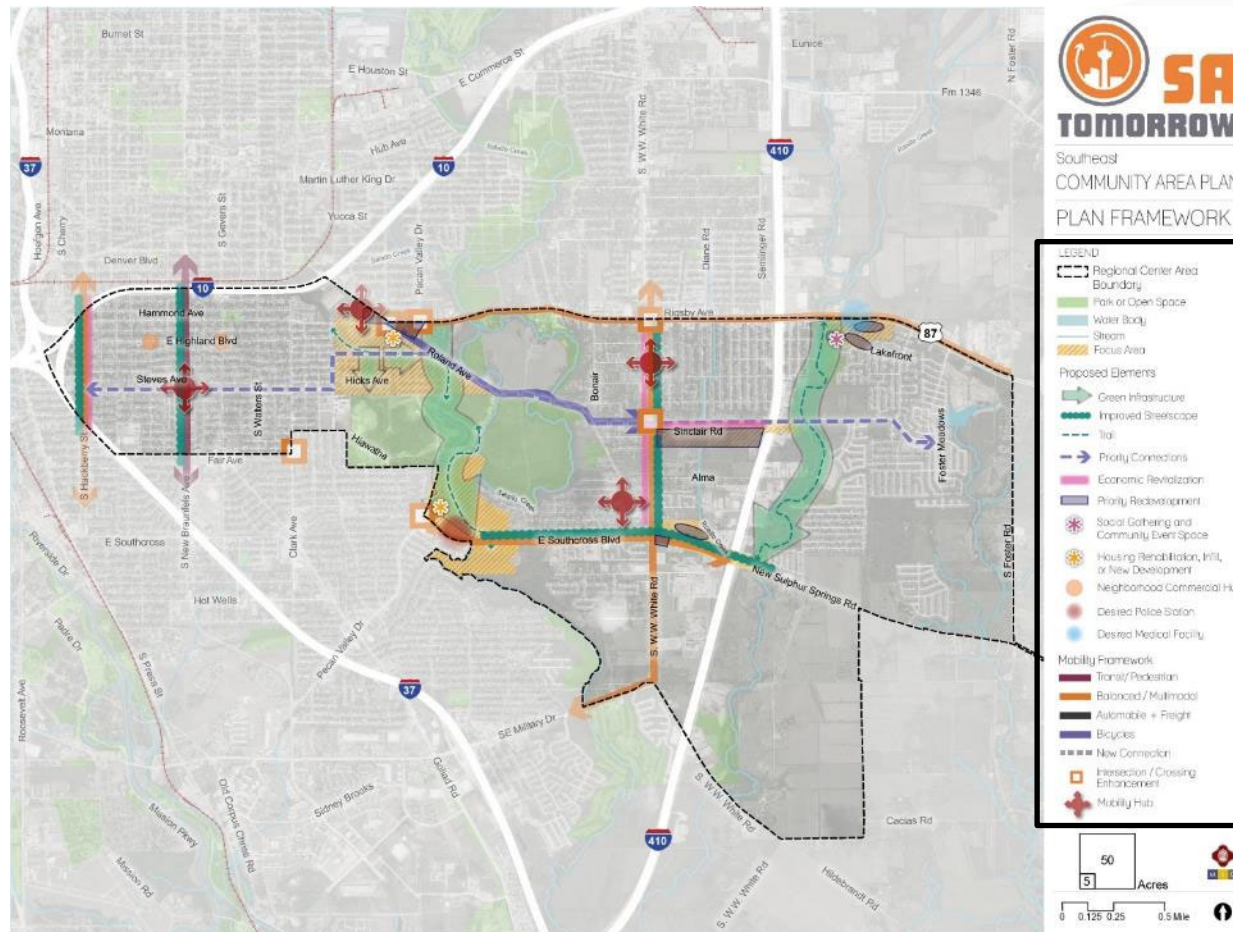
"The Southeast Community Area will be a **safe, attractive, family-friendly community** to live, work, interact, and play, creating an inviting environment for residents and visitors. Through collaboration with neighbors and community partners, the **community will be engaged, and social capital will be strengthened**. The area will be convenient to get around and will include **a well-connected transportation network**.

The area will provide **access to quality job opportunities; retail, entertainment, dining, and grocery options**; and public amenities and facilities, to ensure a **healthy, vibrant, and economically dynamic community**. Through placemaking efforts and community branding, the area will become **a local and regional destination**. Residents will have **access** to educational opportunities, health services, and quality housing, establishing a community that **promotes aging in place**, is welcoming to future residents and families, and **supports a sustainable quality of life**."

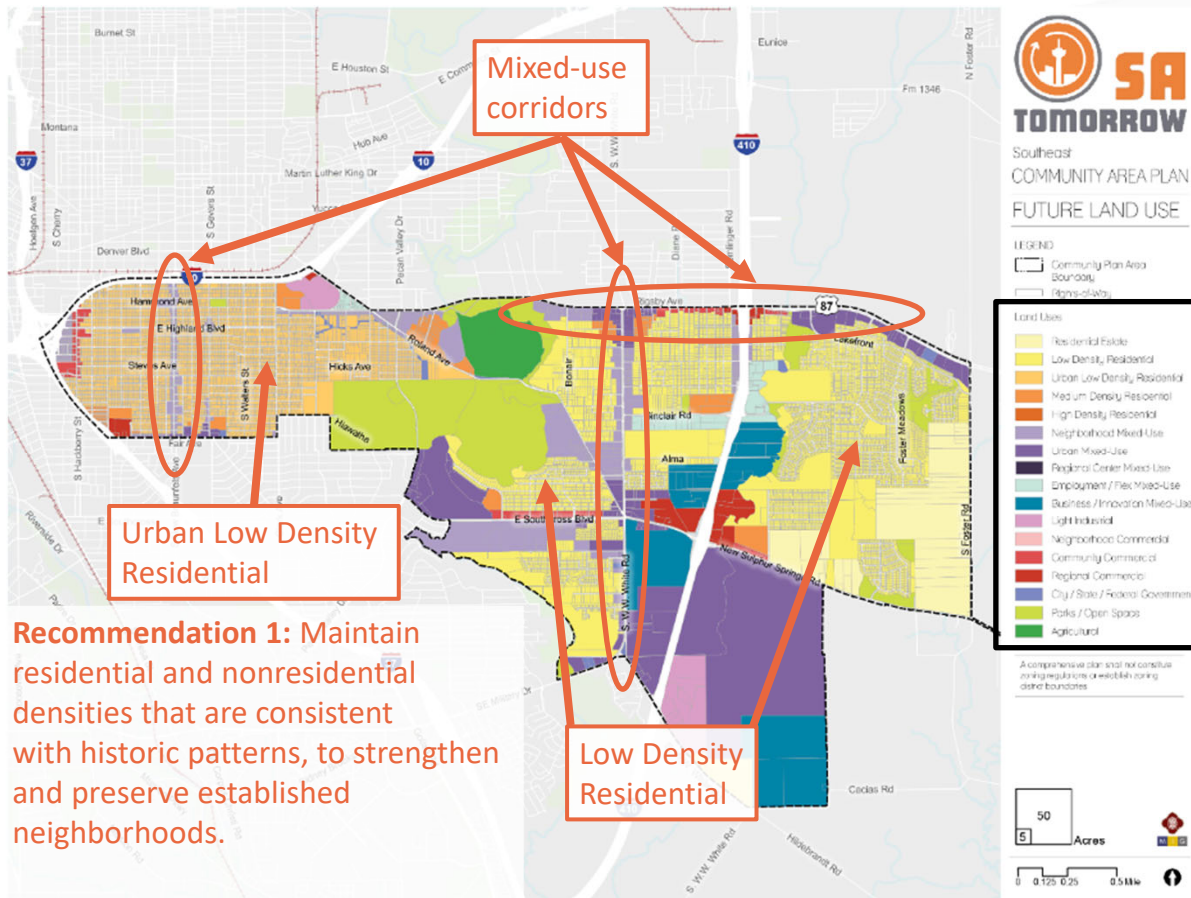
Goals

- 1. Land Use:** Implement land use policies that promote compatible adjacency, mixed-use opportunities, and commercial centers that provide a variety of uses.
- 2. Community Engagement:** Strengthen community relationships by creating a cohesive and welcoming atmosphere that encourages engagement and interaction.
- 3. Neighborhoods:** Maintain and improve the characteristics that make the neighborhoods of the Southeast Community Area Plan an enjoyable place to live, with special attention to walkability, open spaces, and sense of neighborhood identity.
- 4. Housing:** Provide a variety of high-quality, mixed-income housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all stages of life.
- 5. Local Economic Development:** Attract new and retain existing businesses that provide a variety of shopping, healthy food and quality dining options, entertainment, and services that support all residents and expand economic and employment opportunities for the local workforce.
- 6. Mobility:** Improve and enhance major corridors, public rights-of-way, transit facilities, trails, and greenways using innovative strategies to accommodate all modes of mobility and provide efficient, comfortable, and properly maintained connections to jobs, neighborhoods, and citywide destinations.
- 7. Safety:** Expand and develop strategies and partnerships to support a safer community.
- 8. Parks, Creeks, and Open Space:** Protect and enhance natural systems, green spaces, parks, and recreational amenities to meet the community's recreational and environmental needs.
- 9. Health and Wellness:** Facilitate the development of new local medical and fitness facilities and amenities that offer a variety of health and wellness services that are accessible to all residents.
- 10. Education:** Build partnerships and develop strategies to provide better access to amenities and create opportunities for educational and technical programs.
- 11. Sustainability, Infrastructure, and Stormwater Management:** Utilize sustainable approaches for the planning, design, and construction of new infrastructure projects.

Plan Framework



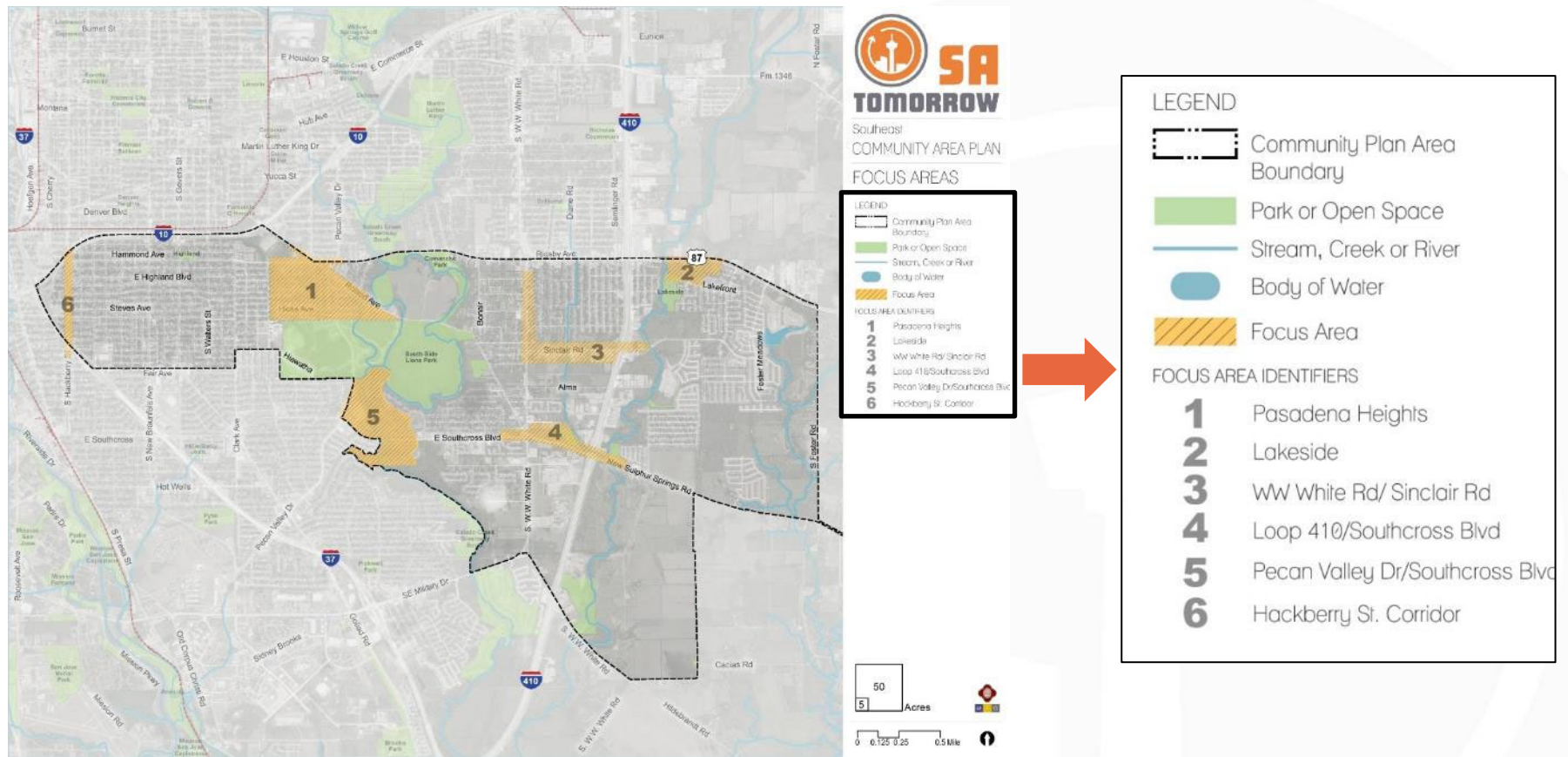
Implementation Priorities – Land Use



Recommendation 1: Maintain residential and nonresidential densities that are consistent with historic patterns, to strengthen and preserve established neighborhoods.

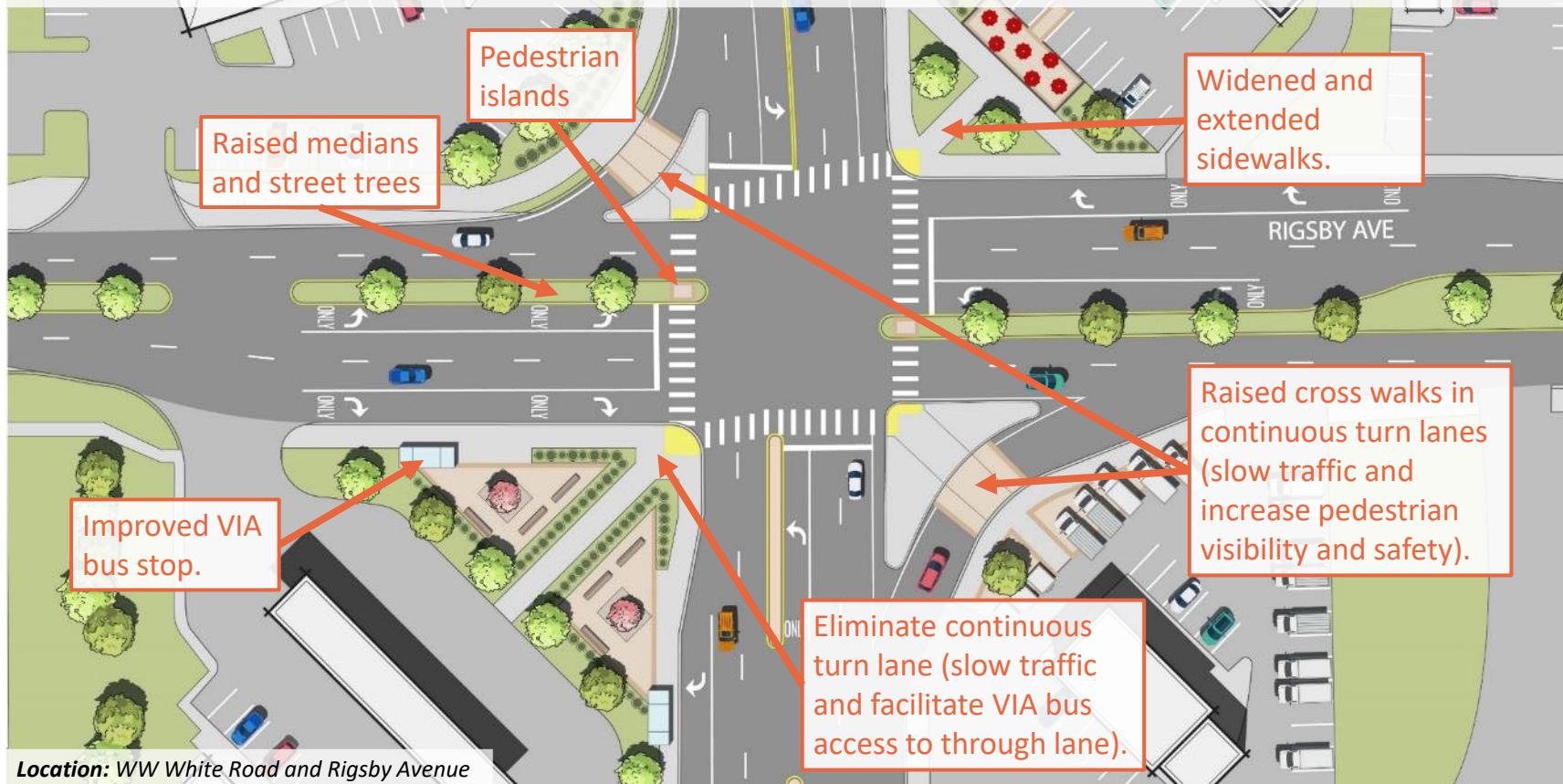
Recommendation 4: Promote mixed-use and transit-oriented development patterns along key corridors that reinforce mobility patterns in the plan area, including pedestrian and transit activity.

Implementation Priorities – Focus Areas



Implementation Priorities – Mobility

Strategy 4.1: Implement first/last mile strategies, such as sidewalks, curb ramps, crosswalks, bicycle facilities, etc. at VIA transfer areas and Primo station areas.



Implementation Priorities – Amenities & Public Space

Recommendation 4: Create enjoyable spaces in vacant and underutilized spaces to serve people of all ages for social gathering, recreation, and community projects.



Implementation Priorities – Housing

Strategy 1.2: Allow for a greater diversity of neighborhood-compatible housing product types including more compact single-family detached and attached options, affordable housing, and senior-oriented housing within existing and new neighborhoods...



Implementation Priorities – Economic Development

Recommendation 1: Support the creation and growth of commercial districts.



Implementation

Recommendation and Strategy Examples		Strategy Types		
		Regulatory and Policy	Partnerships	Investments
Land Use Recommendation #1	Maintain residential and nonresidential densities that are consistent with historic patterns, to strengthen and preserve established neighborhoods.			
Land Use Strategy 1.2	Review development standards to ensure infill, revitalization, and adaptive reuse projects consistent with historic patterns (particularly as they relate to setbacks, encroachments, scale, parking, and first floor uses) are possible and not disproportionately burdensome.	X		
Mobility Recommendation #2	Complete the multimodal mobility network and establish new connections through partnerships.			
Mobility Strategy 2.2	Implement on-road infrastructure and wayfinding projects to improve first/last mile connectivity to the regionally significant Southside Lions Park and Roland Avenue trailheads for Salado Creek Greenway.			X
Amenities and Public Space Recommendation #1	Encourage more public and private investment and improvements along South WW White Road to enhance the corridor and establish it as a community destination.			
Amenities and Public Space Strategy 1.1	Prioritize capital improvement projects that enhance the streetscape. Work with residents, businesses, and property owners in the area to identify and prioritize capital improvement projects and funding for those projects. These projects should improve the appearance of the corridor, and enhance the experience and comfort for all users, and encourage investment and patronage.		X	X

Staff Recommendation

Staff recommends adoption of the Southeast Community Area Plan as a component of the City's Comprehensive Master Plan.



SA TOMORROW SUB-AREA PLANNING:
SOUTHEAST COMMUNITY AREA PLAN

ADMINISTRATIVE DRAFT PLAN: OCTOBER 2022

THIS IS A PROPOSED DRAFT SUBJECT TO COMMUNITY INPUT, LEGAL AND
ADMINISTRATIVE REVIEW, AND WILL BE REPLACED BY THE FINAL PLAN ADOPTED BY
THE CITY COUNCIL.





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