

PLANNING TEAM MEETING #3 SUMMARY

South Community Area

Meeting Date: August 1, 2022

Time: 5:30 pm – 7:30 pm

Location: Stinson Municipal Airport, 8535 Mission Rd

Planning Team Attendees

Mike Sidoric

Olga Martinez, Villa Coronado

Lorenzo Gonzalez

Ryan Hall, Aviation

April Monterossa

Dr. Jen Osborne

Theresa Ybanez

Karen Bishop, SARA

Theresa A. Ybanez, MSJNA

Susan Snow, NPS

Morris Martin, Aviation

Christina Castano, VIA

Maricela Diaz-Wells, VIA

Brenda Pacheco

John Gonzales

Chris Villa, District 3

Planning Staff & Consultant Team

Krystin Ramirez, Project Manager (MIG)

Saul Vazquez, Senior Project Associate (MIG)

Carissa Cox, MOSIAC

Carlos Guerra II, Project Manager (CoSA)

Meeting Objectives:

The purpose of the third Planning Team Meeting was to have the first detailed discussion on the plan area's land use, introduce the draft focus areas, and refine the draft vision and goals.

Meeting Format

The meeting began with the project manager revisiting the draft vision and goals. During PT #2 the planning team suggested adding language to the vision and goals. Following the discussion the consultant team presented an introduction to the draft future land use map, the land use categories, and how the map was created. The last item was a land use activity that team members were encouraged to participate in.

Vision and Goals Discussion

The vision and goals section is intended to provide an idea for the future of the area, and inform future discussions during the planning process. During Planning Team Meeting #2, the team generally agreed on the vision but had suggestions to add language to address mobility to the goals. During this 3rd Planning Team Meeting the second draft of the Vision and Goals was presented, and the draft is below:

Draft Vision and Goals 2

Vision

The South Community Area helps multi-generational households, residents, and businesses thrive by respecting, celebrating, and connecting the area's rich history and authenticity, community destinations and gathering places, and family friendly recreational amenities with clean and green infrastructure.

Goals

- *Improve comfort and safety through urban greening and integration of sustainable infrastructure.*
- *Promote quality development that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.*
- *Attract and grow clean industries with well-paying, quality jobs for local residents.*
- *Leverage heritage tourism and ecotourism to grow existing and new small businesses.*
- *Support and cultivate retention and growth of artists, makers, and the creative class*
- *Increase access to healthy food, healthcare and recreational amenities for all residents.*
- *Utilize existing mobility routes to create multi-modal connectivity and transportation options from the South Community area to major hubs in the City.*

Vision & Goals Discussion

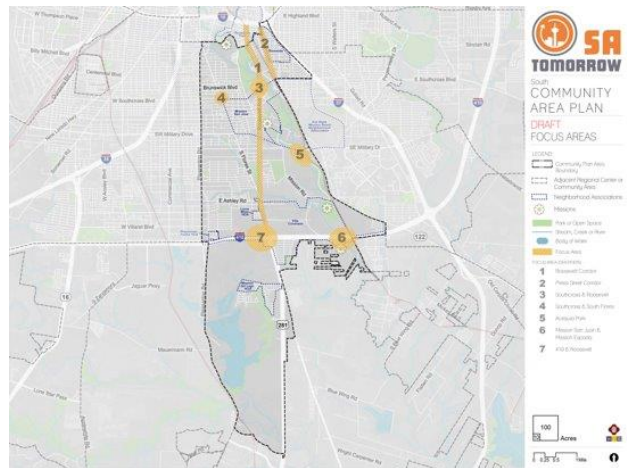
The team generally agreed with the last goal related to mobility. A team member suggested adding a goal to reference the Mitchell Lake Audubon Center. Staff will discuss the goal with a Mitchell Lake representative and will discuss the next draft of the Vision and Goals during Planning Team meeting #4.

Focus Areas

Beginning the Focus Areas discussion, the project manager described what focus areas are and what they could include. Focus Areas are areas of opportunity to direct future investments, support, or improvements. Support for focus areas could also include preservation. During Planning Team Meeting #2 the team had identified potential focus areas. Prior to Planning Team Meeting #3, staff identified the areas added a provided a brief description to each and mapped the areas.

The draft focus areas, in no order of priority, are as follows:

1. Roosevelt Corridor
2. S. Presa Corridor
3. Roosevelt & Southcross
4. Southcross & South Flores
5. Acequia Park
6. Mission San Juan & Mission Espada
7. 410 & Roosevelt



South Community Area Planning Team Meeting #3

The Planning Team was shown a map of the area and the project manager provided a description of each. The team generally agreed on the identification of the Focus Areas, but provide clarification on some properties owned by the National Park Service. A team member suggested a Senior Center could provide a much-needed amenity to the senior population at the 410 and Roosevelt. The Roosevelt corridor could also provide amenities for residents and visitors to the area, a team member suggested.

After the Focus Areas discussion, the MIG consultant provided an overview of the Housing and Employment data. The consultant encouraged the team to describe their desired housing and economic future for the area, by asking team members: What types of jobs are needed in the area? And how to attract those industries? What types of housing are missing in the area? And how to support the attraction?

Housing Feedback

Team members agreed that housing for seniors is needed, townhomes and condos are needed in the area, and there is a need to protect the missions and the adjacent neighborhoods. Future businesses should be compatible with the area's goals, and long-term effects businesses have on the adjacent neighborhoods should be considered.

Economic Development Feedback

The team agreed there is a need to encourage adequate paying jobs for the community. There is also a need to focus on future employment for the youth and efforts need to be made to attract industries and jobs who pay a fair wage without having to commute. There is also very limited space for well paying or salaried jobs. Internet access needs to be enhanced and provided to attract more remote jobs that pay higher salaries.

Future Land Use

Following the Housing and Economic Development discussion, Carissa Cox, from MOSAIC, presented the land use categories. The presentation included information on what land use is, and what it is not; the difference between land use and zoning; and the methodology used to develop the first draft of the future land use map.

After the presentation, the team members were provided cut-outs with the individual land use categories and a description of each. Participants were asked to hold up the associated land use category cut-out and provide their response to the following questions:

Within this area, what land use do you live, work or spend the most of your time in? The responses included: Parks & Open Space (x4), City/State/Federal Government (x2), High Density Residential, Neighborhood Mixed-Use (x2) and Low Density Residential (x2)

What land uses would you like to see more of in this area?

Regional Commercial, Community Commercial, Employment Flex Mixed-Use, Neighborhood Commercial, Business Innovation Mixed-use, and Regional Mixed-Use.



South Community Area Planning Team Meeting #3

What land uses are not appropriate for this area?

Heavy Industrial. *The team was reminded that although, heavy industrial is not desired near neighborhoods, the category often brings employment. Team members generally agreed that there are appropriate areas for Heavy Industrial uses, but not within close proximity to residential areas.

What land uses do we not need more of in this area?

High Density Residential.

Next Steps

- **Strategic Housing Implementation Plan (SHIP) Overview (Virtual):** Wednesday, August 24, 2022
- **Planning Team Meeting #4: Monday, August 29th, 2022**, Stinson Municipal Airport
- **Community Meeting #2: Monday, October 11th, 2022**

Location TBD

Following no questions on upcoming dates, the team was thanked for their time and the meeting was concluded. The meeting summary, presentation, and Mural board will be shared to the Documents Library on the South Community Plan Area website in the coming days: <https://south.sacomplan.com/>

Please contact the project manager for any additional questions.

Project Manager: Carlos Guerra II, City of San Antonio Planning Department.

Email: Carlos.Guerra2@sanantonio.gov

Phone: (210) 207-5425

