

## PLANNING TEAM MEETING #4 SUMMARY

### South Community Area

**Meeting Date:** August 29, 2022

**Time:** 5:30 pm – 7:30 pm

**Location:** Stinson Municipal Airport, 8535 Mission Rd

#### Planning Team Attendees

Mike Sidoric

Karen Bishop, SARA

April Monterossa, Mitchell Lake Audubon Center

Chris Villa, District 3

Morris Martin, Aviation

Rebecca Boysen, WHO

Brenda Pacheco

Sara Beesley, Mitchell Lake Audubon Center

John Gonzales

Theresa A. Ybanez, MSJNA

#### Planning Staff & Consultant Team

Krystin Ramirez, Project Manager (MIG)

Saul Vazquez, Senior Project Associate (MIG)

Jonathan Tarr, Project Manager, (MIG)

Matt Prosser, EPS

Chris Ryerson, Planning Administrator (CoSA)

Carlos Guerra II, Project Manager (CoSA)

#### Meeting Objectives:

The purpose of the fourth Planning Team Meeting was to discuss housing, job opportunities, and challenges; and staff conducted a housing and jobs growth allocation activity. The San Antonio River Authority Representative also gave a presentation on Mitigating Land Development Impacts.

#### Meeting Format

The meeting began with a round of staff introductions and a recap of the timeline, followed by the presentation from SARA. After the presentation, the project manager revisited the draft vision and goals and edits to the draft future land use map. Following the edits to the map, the consultant from EPS gave a presentation on Housing and Jobs Opportunities and Challenges, the final portion of the meeting was dedicated to a Housing and Jobs growth allocation activity.

#### SARA Presentation

Karen Bishop, from the San Antonio River Authority, gave a brief presentation on mitigating land development impacts. The goal is to use multi-benefit green infrastructure site planning and development tools to lessen pollution and flooding. The green infrastructure recommendations include: green streets, stormwater parks, open space preservation, home and cluster development, floodplain preservation and stream buffers, and policy and program changes such as: reducing minimum parking requirements and increasing street sweep and pet waste programs. The benefits of green infrastructure

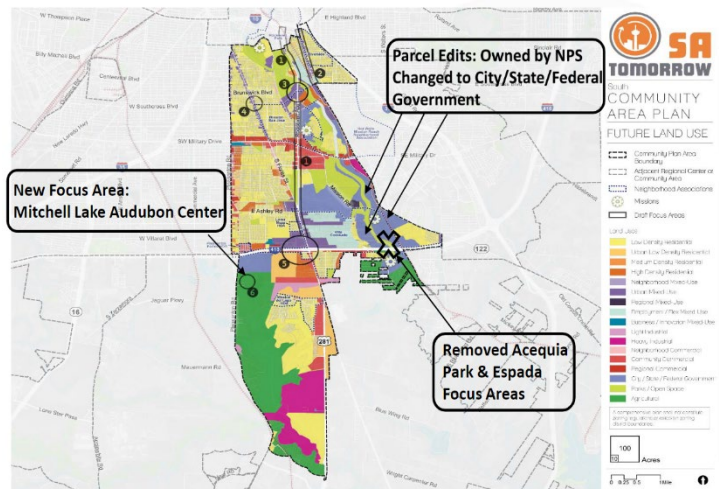
include: improvement of stream and stormwater quality, flood reduction, trash reduction, habitat improvement, air pollution reduction, urban heat reduction and recreation opportunities. The team generally agreed that future investments and green infrastructure policy can have long term positive impacts in the area and the San Antonio River.

### 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 #3 a team member suggested adding a goal to address the Mitchell Lake Audubon Center, the project manager explained that the Mitchell Lake Audubon Center had been added as a focus area and not specifically mentioned in the vision and goals. The vision and goals were intended to be broad to capture a range of recommendations and strategies, the team generally agreed with the vision and goals.

### Draft Future Land Use Map & Focus Areas

The project manager explained a series of changes to the draft future land use map and identification of the focus areas. The changes were mostly related to identifying National Park Service owned properties from Parks and Open Space (green) to City/State/Federal Government (blue).



Changes to the focus areas were also made. Previously, Focus Areas 5 & 6 were Acequia Park and Mission Espada, after speaking with the NPS representative, the areas were meant for preservation and will not include any type of new development. The Project Manager removed the focus areas and added the Mitchell Lake Audubon Center as Focus Area #6. The center just received funds from the bond package and improvements will include a visitor center and trail connections.

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. 410 & Roosevelt
6. Mitchell Lake Audubon Center

After the brief overview of map edits, the project manager recapped the priority future land uses identified during Planning Team Meeting #3. The team generally agreed, again, that the Regional Mixed Use, Employment Flex Mixed-Use and Business Innovation Mixed-Use, Neighborhood Commercial, Community Commercial, and Regional Commercial land use designations were most desired in the area. The team had also indicated that the Heavy Industrial designation was not appropriate and not necessarily desired in the area. The project manager reminded the team that generally, Heavy Industrial uses bring large employers and jobs; however, appropriate transitions must be considered when identifying where Heavy Industrial uses could go.



### Planning Team Land Use Activity

Following the recap of the draft Future Land Use map, Krystin Ramirez of MIG, gave an overview of the Land Use Activity through the Maptionnaire website. The activity allows users to identify appropriate land uses and make notes to the draft Future Land Use Map and the areas near the Focus Areas. The Land Use activity can be found on this link: <https://new.maptionnaire.com/q/2id8yiz6v846?>. The team was emailed instructions and the link to the activity on Thursday, September 1<sup>st</sup>.

A team member asked if anyone, that did not participate in the planning process, could make changes to the land use plan to allow for certain developments. The consultant explained that when the plan is adopted, there is a process to make a plan amendment. The project manager elaborated that when plan amendments or zoning changes occur in the plan area, the request is routed to the project manager, and the project manager must justify the change or denial of the request based on the adopted future land use plan or recommendations and strategies identified in the adopted plan. A team member asked if the land use map could be codified, and the planning administrator also weighed in and explained that the land use map is adopted through ordinance that provides an extra layer of protection for amendments. There is an entire process to make zoning or plan amendment changes that require approval from staff, boards and elected officials.

The neighborhood representative from the Mission San Jose Neighborhood Association (MSJNA) expressed concern of MF-33 zoned properties that are single family uses. The neighborhoods desire is to maintain the single family uses, and there is concern that the MF-33 zoning would allow for future development of apartment complexes in the neighborhood with no required plan amendment or zoning change. Planning and Consultant Staff explained how the land use plan can be amended before adoption to incorporate changes to address these specific areas across the entire plan boundary. Planning Staff will review the map and existing zoning to identify areas where the zoning does not match the draft future land use map.

Due to time constraints, the project manager skipped the Equity Atlas Employment Access Map. The slides can be found in the meeting PowerPoint, which will be posted to the sub area website resources page: <https://south.sacomplan.com/documents/?active=planning-team>

### Housing and Economic Development

Matt Prosser, the EPS Consultant, presented to the team on Housing and Economic Development. Major takeaways from the presentation include:

- The South Community Area has larger average household sizes than the city, and households have lower household incomes than the city overall.
- The existing housing stock is largely single-family homes. There area has experienced continued growth each decade.
- 46% of South Community Area homeowners do not have a mortgage, which is higher than the Bexar County Average at 37%
- 18% of homeowners are cost burdened, meaning they pay more than 30% of income towards housing.
- Housing in the South Community Area is generally less expensive than the county-wide average.
- 37% of workers earn more than \$40,000 annually



- 9% of workers live in the South Area
- There is a limited inventory of office space, a large inventory of retail space, and potential for industrial growth.

### Housing Discussion

The MSJNA representative asked how the housing discussion is affecting neighborhood residents. She asked how the housing crisis can be addressed beyond MSJNA, and for the future of the area not just the immediate needs. Her concern was “how could housing be developed?” in a way that can nurture the neighborhood and financial strata of the residents, rather than “what are challenges to housing?” The residents of MSJNA have been requesting senior housing for years. She stated that all the housing in her neighborhood is an asset, and that she has already shared her requests in many other meetings. As President of the MSJNA for 6 years, she has made the request many times and did not feel like the neighborhood’s concerns had been addressed.

Another team member asked how Planning could address the Neighborhood Mass Adjustment Factor with the Bexar County Appraisal District. He asked that decisions made on the plan do not distort the Neighborhood Mass Adjustment Factor that would have long term impacts on property. Staff will research more on how property is assessed and come back to the team with a response. The consultant from EPS mentioned the Neighborhood and Housing Services Departments (NHSD) Strategic Housing Implementation Policy (SHIP), and that the city is making efforts to address rising property taxes, affordable housing, and displacement.

The MSJNA representative stressed the importance of having leadership that will carry out the plan to ensure that the needs and requests of the neighborhoods, city wide, will be heard through the SA Tomorrow Planning process.

A team member pointed out that numbers from the study of housing growth in the area were spot-on and go beyond creating neighborhood, and that it is important to understand how the neighborhoods developed, specifically the adjacent Brooks area in the 1950s that gave minorities the opportunity to purchase a home in the area and keep property in their families. A team member from the Michell Lake Audubon Center pointed out the importance of having programs to help residents maintain their homes so they can stay in their neighborhood. Another team member pointed out the opportunity for tax incentives to help residents maintain their home. The consultant agreed that it is common to hear that it is a challenge for some residents to keep up with their homes.

### Economic Development Discussion

The project manager reminded the team of a topic discussed at the previous meeting that there is a lack of broadband access in the area. Broadband access could help residents work from home and provide access to educational and economic opportunity. The team generally agreed with the statement, and a team member identified the lack of “creative spaces” for artists and theater opportunities. A team member pointed out the recent improvements to the world heritage center at the Mission Marquee Plaza and the American Indians of Texas Spanish Colonial Center at Mission County Park. The southside is lacking cultural, artistic opportunities because there is no facility. There is also a lack of higher wage jobs, the area is predominately service jobs.



### Land Use Allocation Activity

Following the Economic Development Discussion, staff encouraged the team to gather around a table at the center of the room that had a copy of the draft future land use map. Participants were encouraged to adding small game pieces that represented buildings where different categories of employment could go. There were different colored pieces that represented: Retail, Industrial/Flex, Office/Education/Health and Hospitality/Entertainment employment opportunities.

Some of the comments included the need for a boutique hotel that could capitalize on heritage tourism close to the Missions and Stinson Airport, Business Innovation Mixed Uses are requested south of Stinson Airport. There is also a lack of connectivity and a need to reinvest in existing buildings along the Roosevelt Corridor and Focus Area #3. Due to a lack of time, the meeting concluded after the economic development discussion, and a link to an activity was sent out the planning team in the days following to gather feedback related to housing.



### Next Steps

- **Community Meeting #2: Monday, October 11<sup>th</sup>, 2022**, Stinson Municipal Airport; 5:30 pm to 7:30 pm
- **Planning Team Meeting #5: Monday, November 28, 2022;** 5:30 pm to 7:30 pm  
Location TBD

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 if you have any questions.

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