



**South Community Area
Planning Team**
Meeting #4
Housing and Economic Development

Monday, August 29, 2022
Stinson Municipal Airport
5:30 – 7:30 PM



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

South Community Area Project Team

- **City of San Antonio, Planning Department**

- Carlos Guerra II, Project Manager

- **MIG**

- Jay Renkens, Principal

- Andy Rutz, Project Director

- Krystin Ramirez, Project Manager

- Jonathan Tarr, Housing Subject Matter Expert

- Saul Vazquez, Senior Project Associate

- **Economic & Planning Systems (EPS)**

- Matt Prosser, Executive Vice President



Timeline of Meetings



Meeting Objectives

- SARA Presentation
- Review Vision & Goals
- Review Future Land Use Feedback
- Discuss Housing & Jobs Opportunities and Challenges
- Housing & Jobs Growth Allocation Activity
 - With projected population growth in the Community Area ...
 - How will we guide the addition of housing?
 - How will we guide the addition of job centers?



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Guest Presentation:
San Antonio River Authority (SARA)
Karen Bishop



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Vision & Goals

Draft 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.

South Community Area Draft 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, health care 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.



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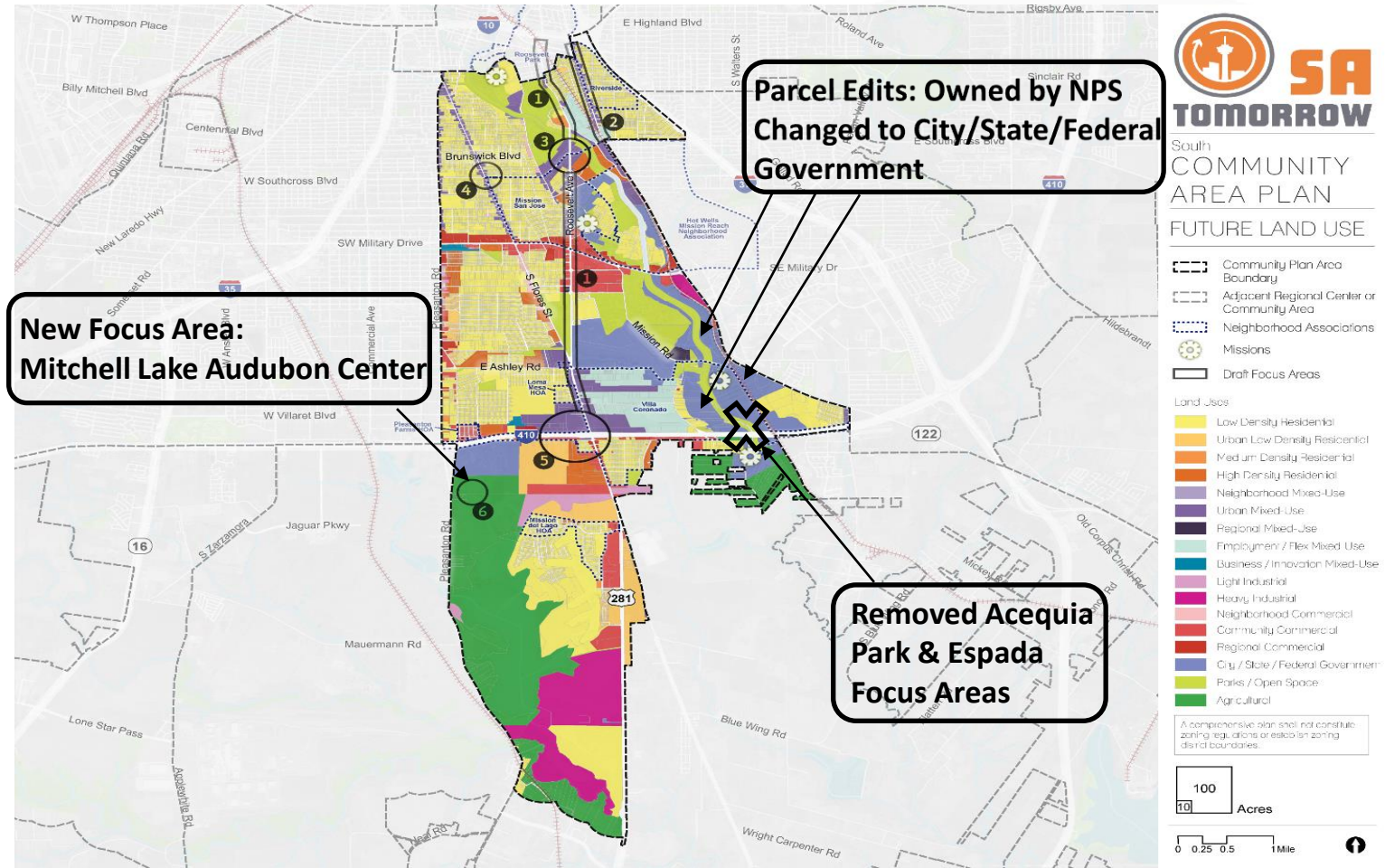


TOMORROW

Draft Future Land Use Plan



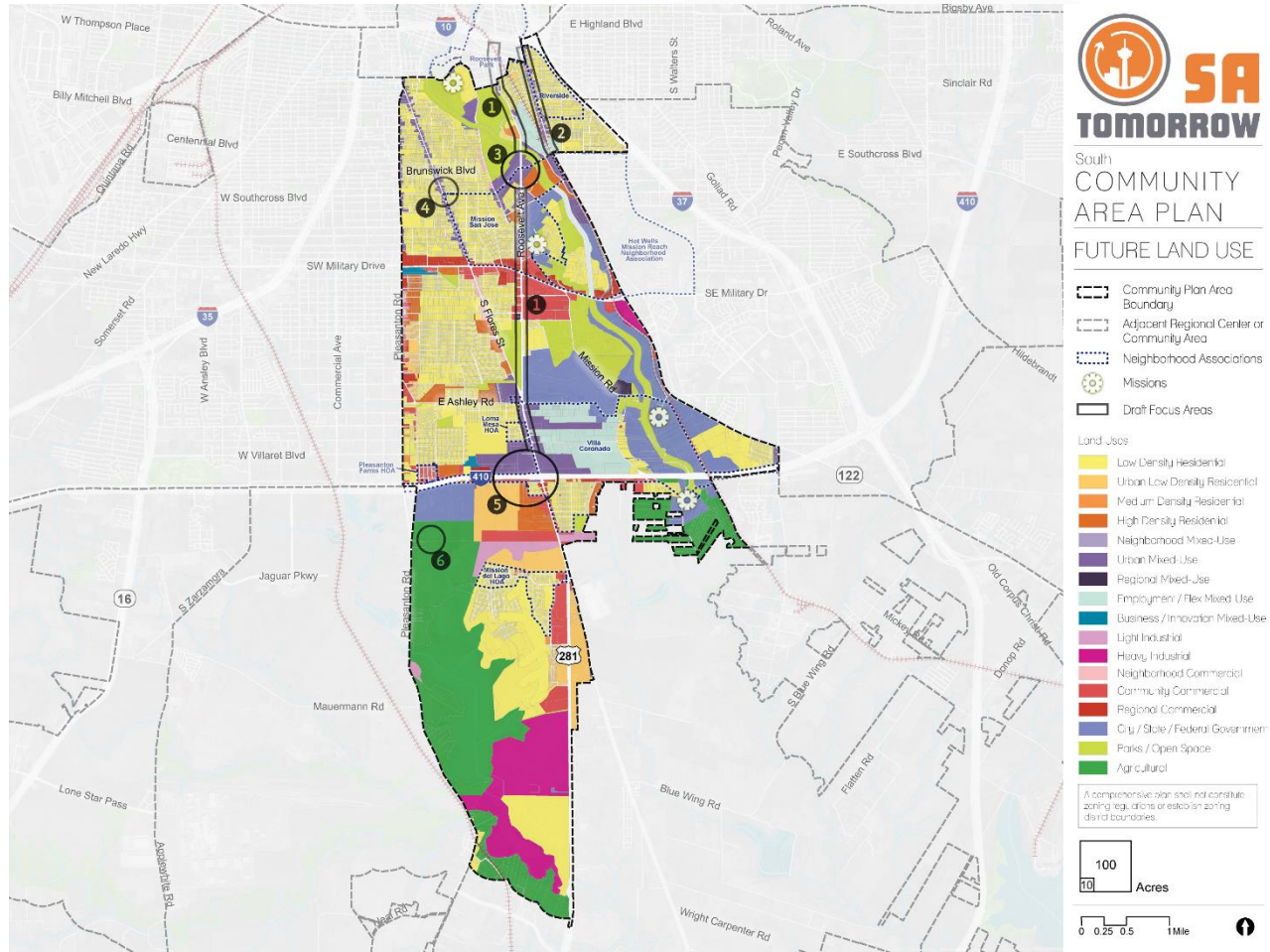
Changes to the Draft Future Land Use Map



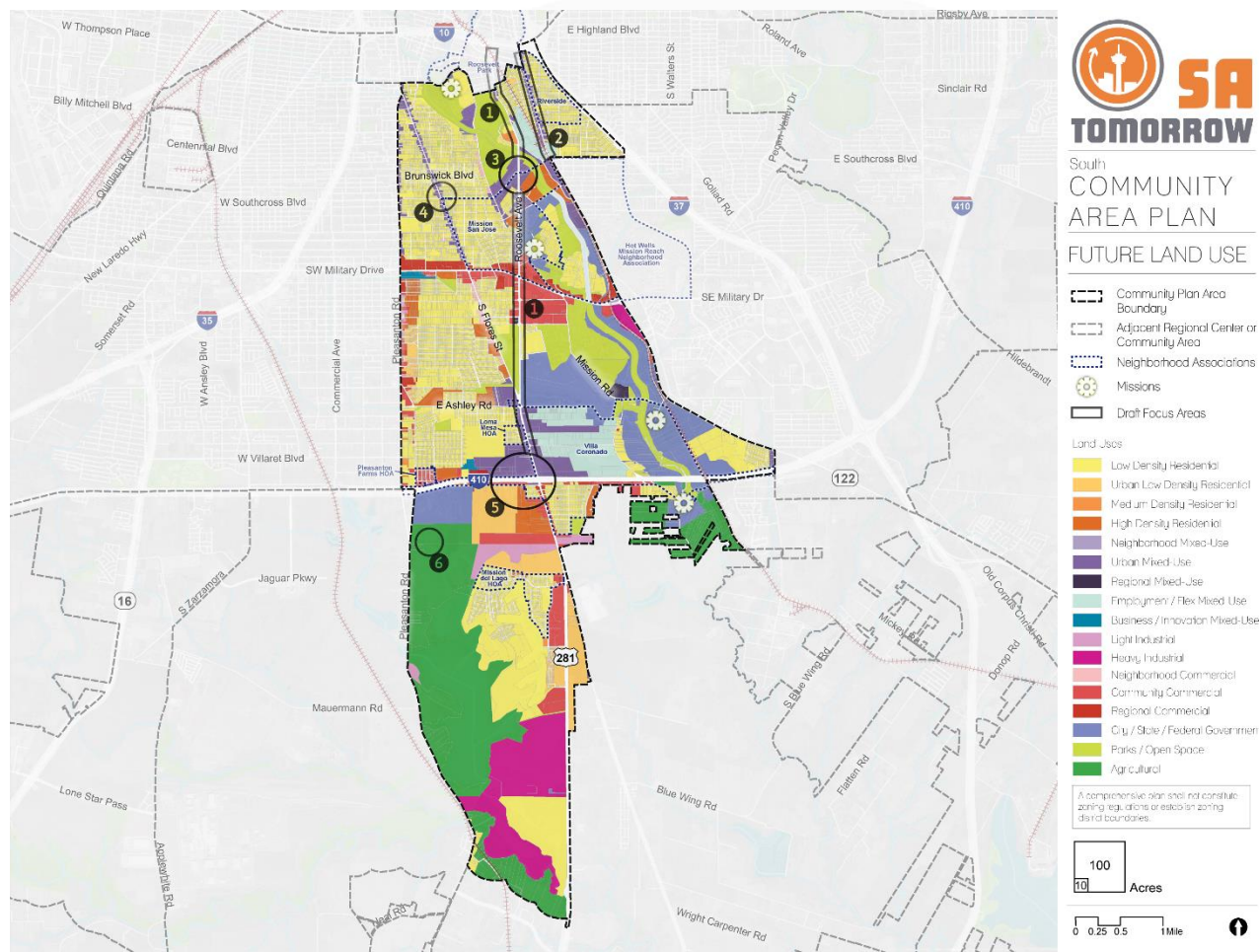
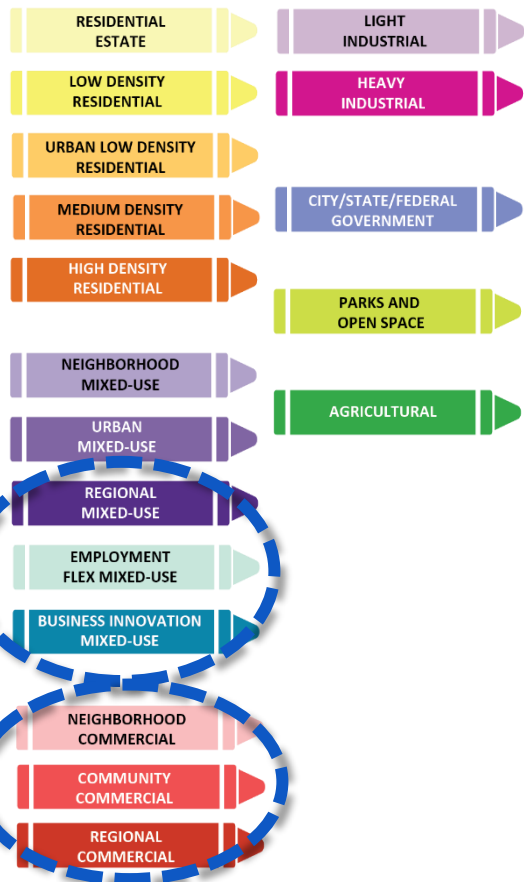
Draft Future Land Use Map for the South Community Area

General Land Use Categories

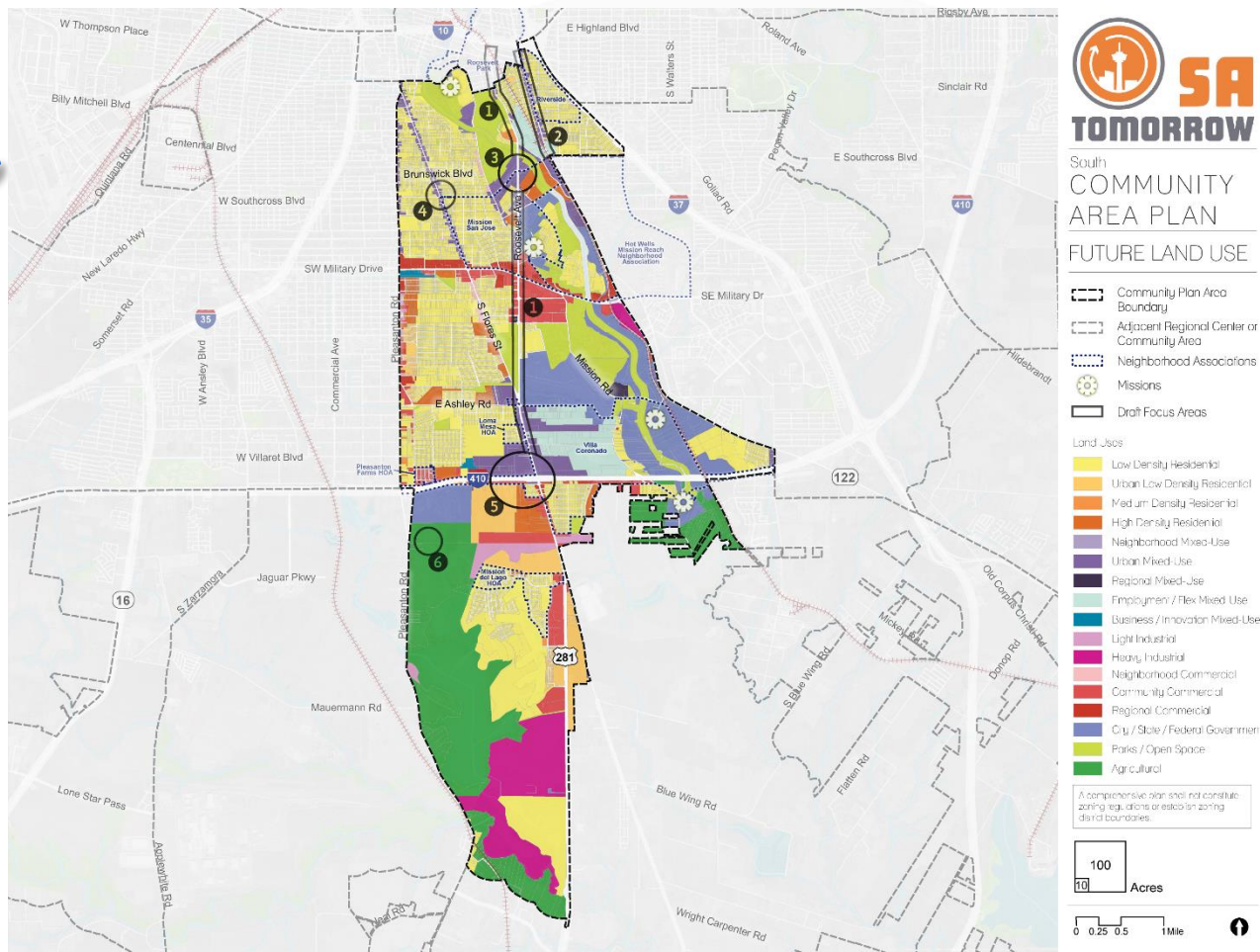
- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/State/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial



Priority Future Land Uses Identified for the South Community Area



Future Land Uses Not Appropriate for the South Community Area



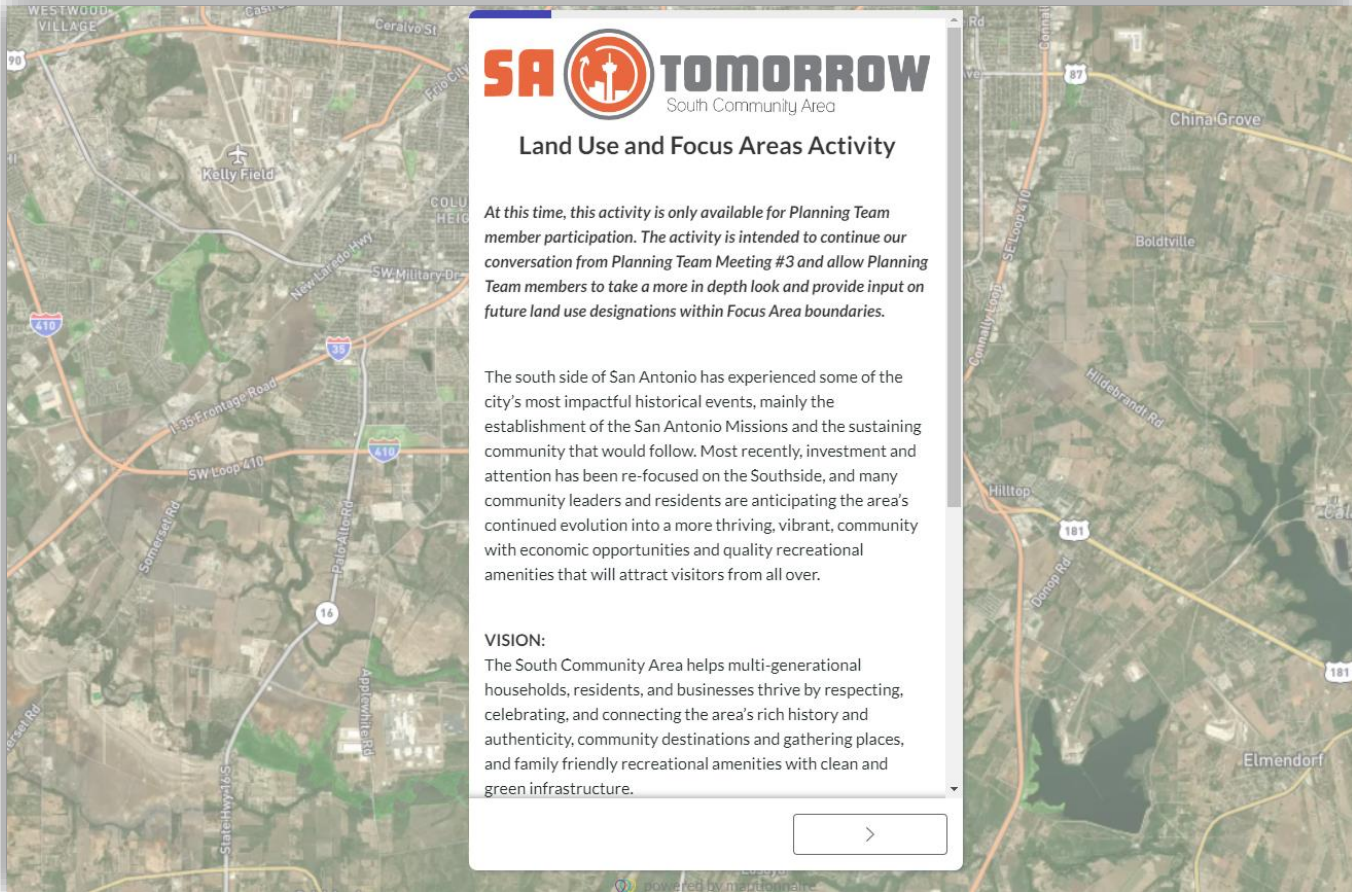


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Planning Team Land Use Activity



Land Use Activity



SA TOMORROW
South Community Area

Land Use and Focus Areas Activity

At this time, this activity is only available for Planning Team member participation. The activity is intended to continue our conversation from Planning Team Meeting #3 and allow Planning Team members to take a more in depth look and provide input on future land use designations within Focus Area boundaries.

The south side of San Antonio has experienced some of the city's most impactful historical events, mainly the establishment of the San Antonio Missions and the sustaining community that would follow. Most recently, investment and attention has been re-focused on the Southside, and many community leaders and residents are anticipating the area's continued evolution into a more thriving, vibrant, community with economic opportunities and quality recreational amenities that will attract visitors from all over.

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.

>

powered by mapbox

Land Use Activity

SA Tomorrow Land Use Categories

Before you dive into providing Future Land Use recommendations, let's revisit the land use categories. Feel free to come back and reference this page any time during the activity.

Note that the information you enter on the following pages will not be erased if you come back to visit this page.



[CLICK HERE FOR RESIDENTIAL LAND USE CATEGORIES](#)

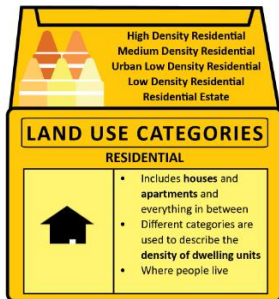


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LAND USE RESIDENTIAL ESTATE

This category includes large lot single-family detached houses and should be located away from major arterials. Residential Estate can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

- Examples of Development Types:
- Large Lot Single-Family Detached Houses
 - Conservation Subdivisions
 - Individual Estate-Sized Lots



LAND USE LOW DENSITY RESIDENTIAL

This category includes single-family detached houses on individual lots and should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

- Examples of Development Types:
- Single-Family Detached Houses
 - Manufactured Houses
 - Modular Houses



Done

Land Use Activity

Future Land Use Activity: Focus Areas

Now here is the fun part! The map on the side shows all of the focus areas we discussed in Planning Team Meeting #3. Use the Land Use Designation pins below to identify where appropriate, desired, and needed future land use designations should go within the focus areas.

Instructions:

You can zoom in and out of the map using the +/- buttons on the right and move around the map using your mouse or buttons on the map.

To view the future land use map, choose it from the layer menu at the top right of the map screen.

Note: In later exercises we will explore the appropriate, desired, and needed future land use designations outside of these focus area boundaries.

Indicate the changes you would like to see by using the colored pins below

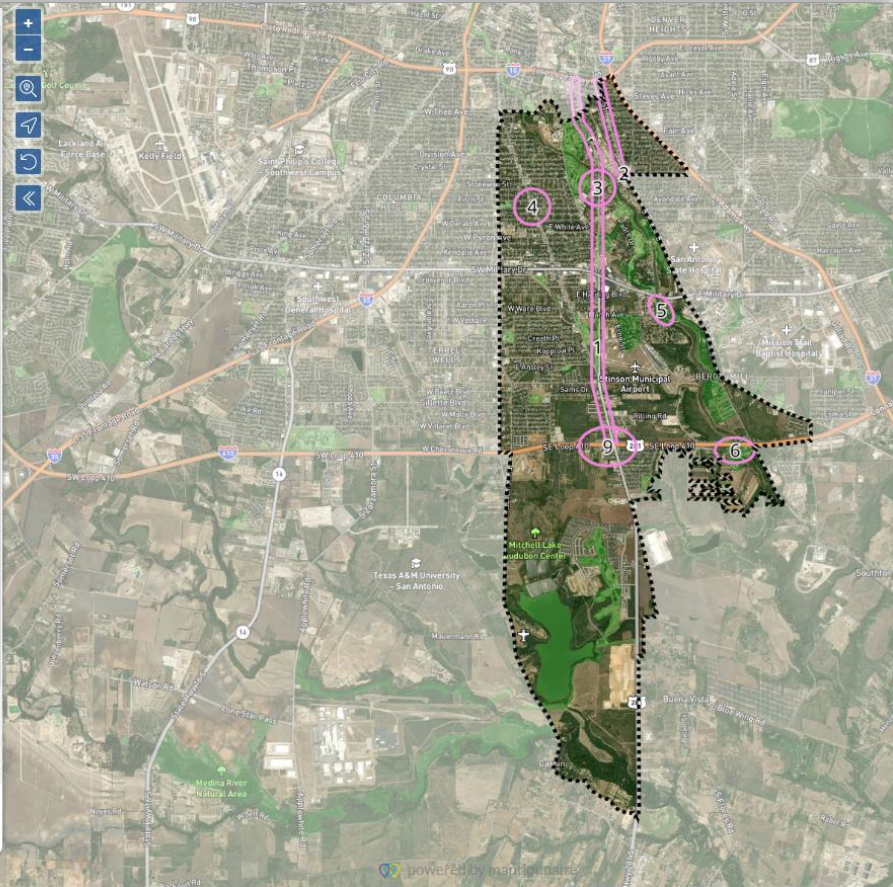
Residential 🏠

Commercial 🏢

Mixed-Use 🏡



5 km



Land Use Activity

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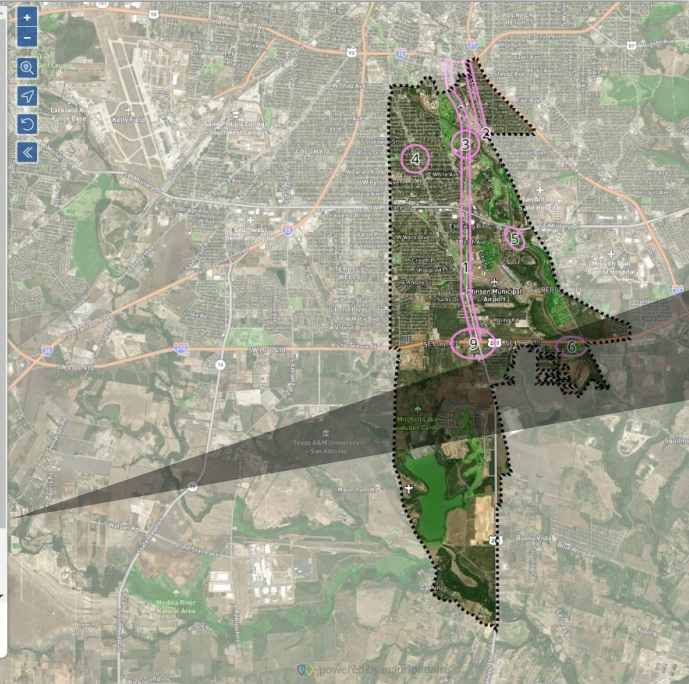
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Residential 🏠

Commercial 🏢

Mixed-Use 🏡



Residential

Cancel

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Indicate the changes you would like to see by using the colored pins below

Residential 🏠

Commercial 🏢

Mixed-Use 🏡

Residential

Cancel ✕

Residential

Select the Residential Land Use Category you want at this location:

☐ Residential Estate

LAND USE RESIDENTIAL ESTATE

This category includes large lot single-family detached houses and should be located away from major arterials. Residential Estate can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Examples of Development

Types:

- Large Lot Single-Family Detached Houses
- Conservation Subdivisions
- Individual Estate-Sized Lots



☐ Low Density Residential

LAND USE LOW DENSITY RESIDENTIAL

This category includes single-family detached houses on individual lots and should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Examples of Development

Types:



Delete ✕

Done ✓

Land Use Activity

Focus Areas

Using the map pins below, we want to hear from you if there are any focus areas you believe should be changed or added! Simply place as many pins on the map as you'd like and provide a comment on why you placed that pin there.

Existing Focus Area Change

New Focus Area Suggestion

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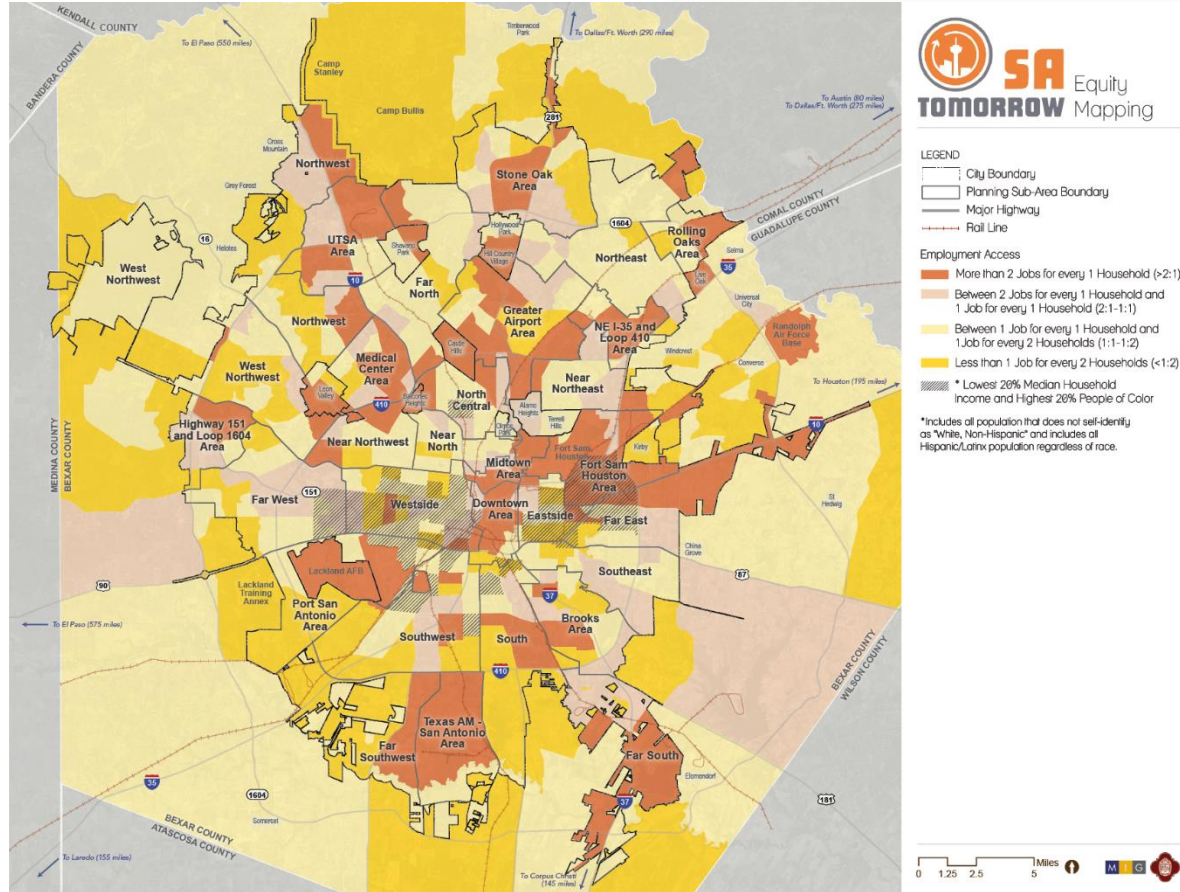
The map displays an aerial view of San Antonio, Texas, with several focus areas highlighted by pink circles and numbered 1 through 11. A dashed black line outlines a central urban corridor. Key landmarks include the Stinson Municipal Airport, San Antonio State Hospital, Mission Trail Baptist Hospital, and Texas A&M University - San Antonio. Major roads such as I-35, I-410, and I-16 are visible. The map also shows various residential streets and green spaces like Mitchell Lake and the Judubon Center.

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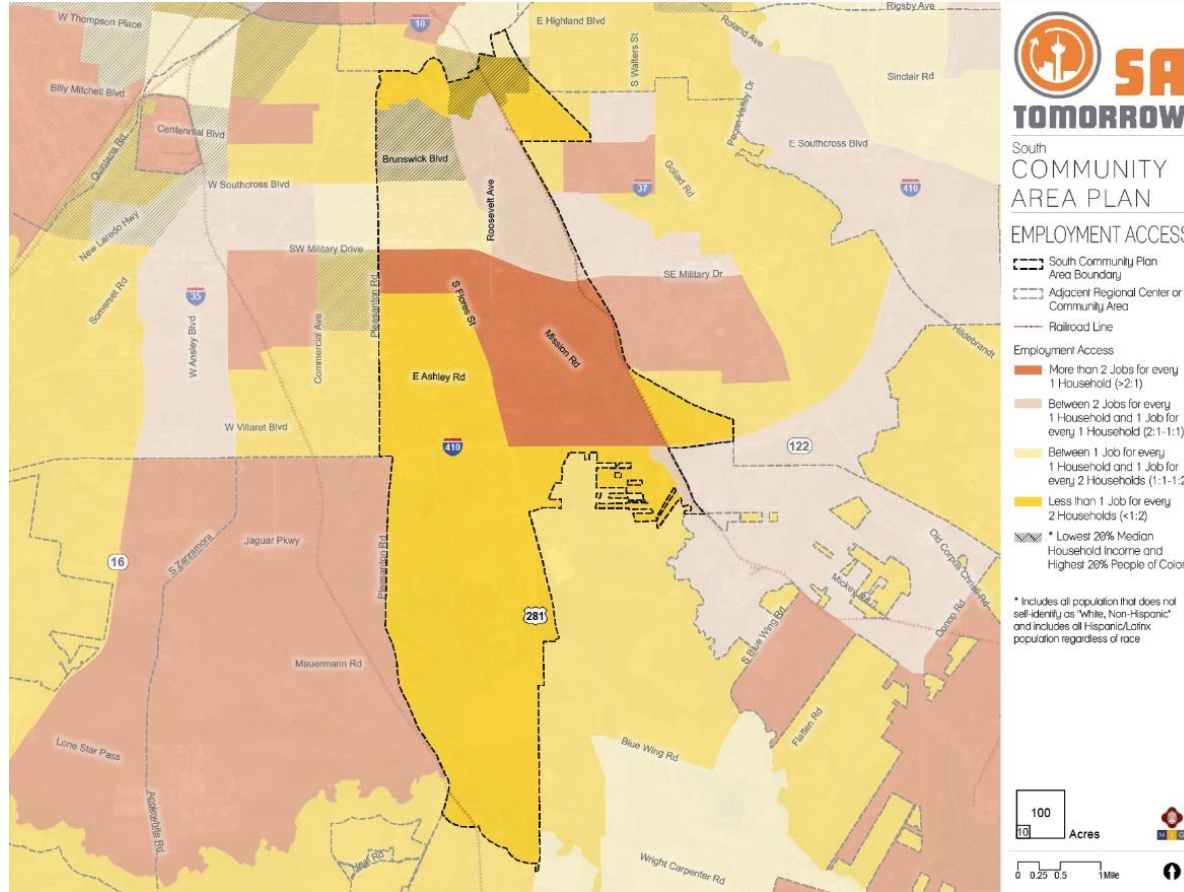
Equity Atlas: Employment Access



Equity Atlas: Employment Access Map



Equity Atlas: Employment Access Map



The logo features a red circle with a white border. Inside the circle is a white silhouette of the Sydney Opera House, with a curved arrow looping around it.

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Housing and Economic Development



Population and Housing Overview

Total Population (2021) | **44,681**

Total Households (2021) | **14,610**



Average Household Size

3.03 persons

2.69 - City of San Antonio Average



Median Age

33.8 years

34.5 years - City of San Antonio Average



Average Household Income

\$50,967

28% lower than City of San Antonio

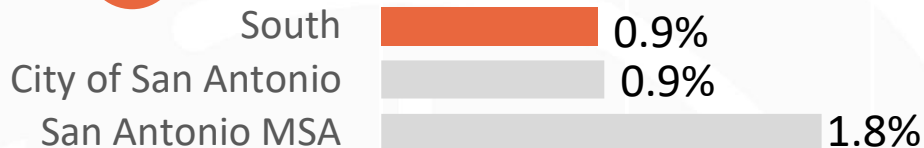


Race and Ethnicity

91% Hispanic-origin



Annual Population Growth | 2010-2021



Annual Household Growth | 2010-2021

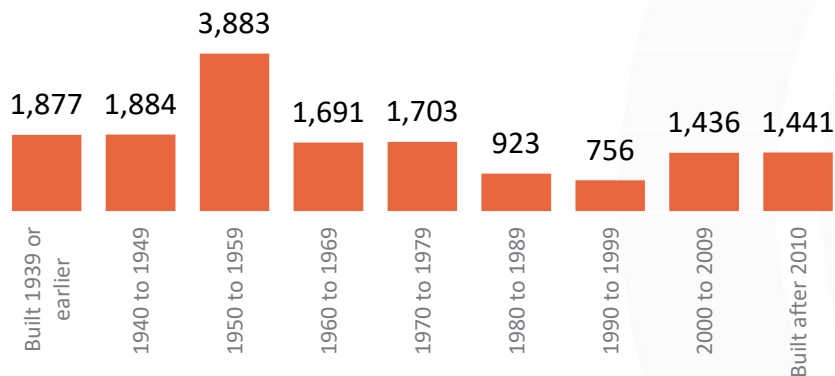


The South Community Area has larger average household sizes than the City, and households have lower household incomes than the City overall.

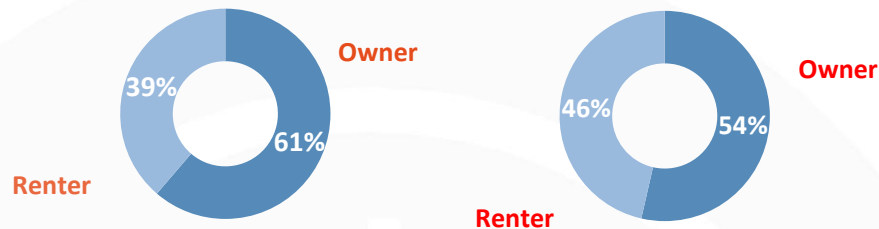
Housing Conditions

Total Housing Units (2018) | **15,911**

Age of Housing Stock



Housing Tenure



39% of occupied housing units are **rented**
46% City of San Antonio Average

Units in Structure

75% of all housing units are single-family detached homes
62% City of San Antonio average

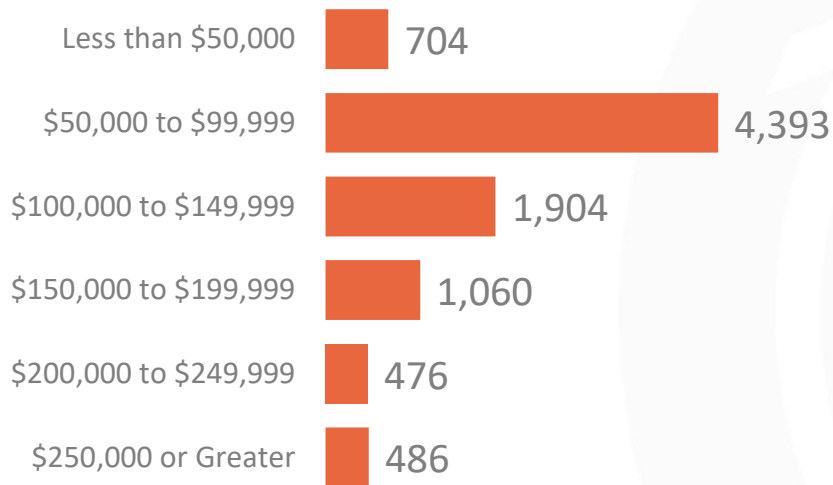
The housing stock is largely single-family homes. The area has experienced continued growth each decade.

Housing Accessibility and Affordability



Owner-Occupied

49% of homes are valued between \$50,000 and \$100,000



Average home listing price is around **\$178,926**
(78214 zip code)

City of San Antonio average is around **\$301,000**

46% of South Community Area homeowners do not have a mortgage
37% Bexar County average



Owners' Cost Burden

18% of homeowners are **cost burdened**, paying more than 30% of income towards housing

Housing Accessibility and Affordability



Renter-Occupied

Average rent for apartments in the South Area is **19%** less than the County average (CoStar data)



Housing in the South Community Area is generally less expensive than the county-wide average

89% of rentals are **affordable** to a household earning the Citywide median income of **\$52,361** (Census data)

Since 2010, average monthly rents have increased by **\$242, 35% less** than the County overall

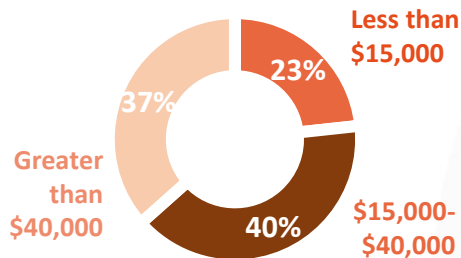
Average rent for new apartment units is **\$1,600 per month**

Workforce



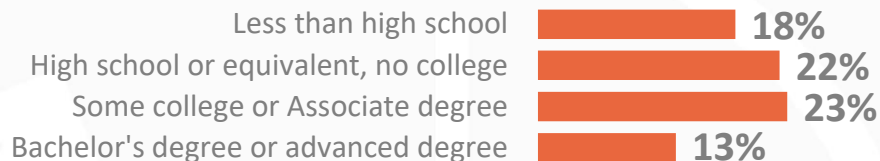
Wage Distribution

37% of workers earn more than \$3,333 per month (\$40,000 annually)



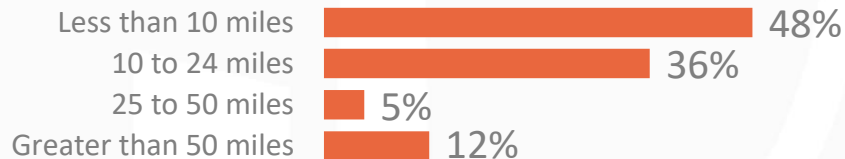
Education (2019)

36% of workers have some college or higher educational attainment



Commuting Patterns (2019)

9% of workers live in the South Area



Real Estate Conditions

Commercial and Industrial Development



Office | Limited Inventory

426,500 sq. ft.

28,747 net new since 2005

1.1%

vacancy rate

10.8% Bexar County average



Retail | Large inventory

3.3 million sq. ft. 2.0%

155K sq. ft. new development
since 2010

vacancy rate

4.1%

Bexar County
average



Industrial | Potential for Growth

1.7 million sq. ft.

101K sq. ft. new construction
since 2005

1.0%

vacancy rate

4.8% Bexar County average



Hotel | Potential for New Entrants

14 hotels, **358** rooms

0 built since 2007

Housing Types and Affordability



Average Rental Rates for New Apartments =
\$1,000 to 1,900 per month



Average Home Price for New Home
= \$250,000 to \$300,000

Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent (based on wages)	Affordable Home Price (based on wages)
Secondary School Teacher	\$59,480	\$83,867	\$1,487	\$202,232
Waiter/Server	\$21,860	\$30,803	\$547	\$74,324
Retail Salesperson	\$27,970	\$39,412	\$699	\$95,098
Registered Nurses	\$72,270	\$101,835	\$1,807	\$245,718
Average for Area		\$50,967	\$1,274	\$173,288

Source: US BLS; EPS



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Growth Allocation Activity

Housing Allocation



Single Family Detached

- Est. 800 units
- 1 piece = 250 units
- 50 acres per piece

Piece Color is **green**

- 8 pieces to allocate



Attached/Townhomes

- Est. 500 units
- 1 piece = 250 units
- 20 acres per piece

Piece Color is **red**

- 5 pieces to allocate



Garden Multifamily

- Est. 600 units
- 1 piece = 250 units
- 10 acres per piece

Piece Color is **gold**

- 4 pieces to allocate



Urban Multifamily

- Est. 600 units
- 1 piece = 250 units
- 5 acres per piece

Piece Color is **orange**

- 4 pieces to allocate

Employment Allocation



Retail

- Est. 700 jobs
- 1 piece = 50 jobs
- 2 acres per piece

Piece Color is **red**

- 14 pieces to allocate



Industrial/Flex

- Est. 350 jobs
- 1 piece = 50 jobs
- 5 acres per piece

Piece Color is **lavender**

- 7 pieces to allocate



Office/Education/Health

- Est. 400 jobs
- 1 piece = 50 jobs
- 1 acre per piece

Piece Color is **blue**

- 8 pieces to allocate



Hospitality/Entertain.

- Est. 350 jobs
- 1 piece = 50 jobs
- 1.5 acres per piece

Piece Color is **purple**

- 7 pieces to allocate

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Next Steps



Next Steps

- Next Planning Team Meeting(s):
 - Community Meeting #2 – October 11th, 2022
 - Stinson Municipal Airport, 5:30 pm to 7:30 pm; OPEN TO THE PUBLIC
 - Planning Team Meeting #5 (Refine Land Use, Housing & Economic Development) – week of November 28
- Questions?
 - Carlos Guerra II, City of San Antonio
 - Carlos.Guerra2@sanantonio.gov
 - (210) 207-5425



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