

PLANNING TEAM MEETING #5 SUMMARY

South Community Area

Meeting Date: December 5, 2022
Time: 5:30 pm – 7:30 pm
Location: Stinson Municipal Airport, 8535 Mission Rd

Planning Team Attendees

Mike Sidoric	Maricela Diaz-Wells
Olga Martinez	Morris Martin (Aviation)
Brady Alexander	Rosemary Anguinao-Zuniga
Gabriela Madrazo	John Gonzales
Sara Beesley (Mitchell Lake Audubon Center)	Theresa A. Ybanez (MSJNA)
Chris Villa (District 3)	Cecilia Mendiola
Josh Heiss (Aviation)	
Colleen Swain (WHO)	

Planning Staff & Consultant Team

Krystin Ramirez, Project Manager (MIG)	Chris Ryerson, Planning Administrator (CoSA)
Carissa Cox (Mosaic)	Debora Gonzalez, Project Manager (CoSA)
Matt Prosser (EPS)	

Meeting Objectives:

The purpose of the fifth Planning Team Meeting was to discuss draft housing and economic development recommendations and to review future land use map revisions.

Meeting Format

The meeting began with a round of staff introductions and a recap of the plan timeline. We then revisited the plan vision and goals as a reminder of the main guiding principles of the plan, followed by summary of community meeting #2. Next, our consultant Matt Prosser from Economic and Planning Systems (EPS) discussed draft economic development and housing recommendations along with case studies applicable to the area and facilitated a group discussion. During the final portion of the meeting Chris Ryerson, along with consultant Carissa Cox, reviewed future land use revisions.

Economic Development Recommendations Discussion

Matt Prosser presented to the team on Economic Development. Major takeaways from the group discussion on economic development recommendations include:

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- The World Heritage Office (WHO) is working with PhD student to finish a tourism corridor study and investment strategy, including ways to help local owners improve and upgrade motels along the Roosevelt corridor.
 - It is important to address the root causes of crime, homelessness, etc. We can't just target one area, one hotel, etc.
- Integration of tourist retention in the area, focus on the potential of Roosevelt corridor – could be like South Congress in Austin (example of before and after)
- The area around Stinson Airport should be an airport innovation zone - “bring careers, not just jobs.” Stinson Airport is starting work on a master plan which will include a focus on the surrounding ecosystem needed to support growth at Stinson.
- More apartments cause more problems in the area income determined.
- But – there have to be enough residents in the areas to support the local businesses the community desires.
- Southcross and Roosevelt mixed-use development - market rate and commercial needed that can be located at corners.
- The Brooks area is siphoning off Opportunity Zone (OZ) funding.
- Allow for incubator business idea (IDZ rezoning needed) - one example is at Roosevelt and Dagley Street.
- Dedicate balance of enhancing environment for residents and tourism experience.
- Work with local banks to invest in south side; local developers are going outside of SA for loans.
- Utilize Visit SA or Chambers of Commerce to receive more funding for marketing.
- Create/enhance opportunity funding tool for south side (i.e. Community Development Corporation).
- Texas Arts Commission: used for King William and Zona Cultural.
- Visit SA has TPID (used Downtown, hotels) and tool taxes businesses to develop PID.
- Economic Development Dept working on Main Street projects: Roosevelt good fit because of public infrastructure investment, Mission Drive-in, but need a non-profit to sponsor.
- Work on creating Fan Tour (sponsor travel writers, investors) and gather them together and show them the ideas planned, introduce to them to local leaders, transportation leaders, etc.).
- Vision to make the Roosevelt corridor a cultural experience – create a place and a quality experience for locals and tourists.
- We need better tools to help protect local, legacy businesses.
- The Office of Historic Preservation (OHP) has a vacant properties program that should be enhanced in the area.

Housing Recommendations Discussion

Matt Prosser also presented to the team on draft Housing recommendations. At Planning Team Meeting #4 the Housing Allocation Activity did not take place as planned due to time constraints. However, draft Housing recommendations were still developed based on feedback received during earlier Planning Team meetings and community meetings. Major takeaways from the discussion on the draft Housing Recommendations include:

- Work to ensure that developers and other City departments are all aware of plans the community has worked on, including the Southside Opportunity Zones document and the South Community Area Plan.
- Use Economic Development office and discuss for they have been using opportunity zones to target investment.
- Economic Development currently working on placemaking.



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- All of the Southside needs a greater variety of housing options for seniors.
 - Market value apartments and townhomes are desired because many seniors do not qualify for currently available income restricted options. Many seniors also want to keep/maintain their current homes and do not want to sell.
- Townhomes with minimal outdoor maintenance requirements, tiny homes, and cottage courts were all mentioned as good options the community would support.
- UDC changes will facilitate easier creation of accessory dwelling units (ADUs) including backyard casitas.
- Create opportunities for aging in place: adult daycare service, find alternative options to nursing home solution and provide social services for seniors through volunteering. Allow people to remain a part of their community!

Land Use Discussion

Chris Ryerson and Carissa Cox reviewed the updates made to the South Community Area Draft Future Land Use Map. Planning Team comments on the draft future land use map include:

- Balancing act of defining residential and commercial spaces.
- Verify future land use compatibility with the Stinson Airport Master Plan
- World Heritage Rezoning: neighbors pushed back to take out the areas south of Military to 410 since that area is lighter industrial. Roosevelt Avenue through his area does not need to be a mixed-use parkway.
- We need more diversity of housing and artisan opportunities need more mixed-use
- Arts & Entertaining zoning opportunities: Mission Marquee is the only entertainment destination in the plan area – be sure future land use designations allow A&E uses in more places.
- Stinson Master Plan looks at current utilization and future plans.
- Stinson to discuss and elaborate on runway paths and site utilization for the future
 - Multi-family, retirement centers, and schools are incompatible in the immediate area around Stinson.
- Inquiry on soundproofing program to update residential windows - not applicable here because aircraft do not meet the same noise contour requirements as SAT
- Updated recommendation language to include neighborhood services and a safe and accessible MULTIMODAL environment
- Important to reference food deserts and urban agriculture and edible orchard opportunities in the Economic Development, and Amenities & Public Space sections of the plan.

Next Steps

- **Planning Team Meeting #6: Monday, January 23, 2023; 5:30 pm to 7:30 pm**
Stinson Municipal Airport Conference Room: 8535 Mission Road
- **Planning Team Meeting #7: Monday, February 27, 2023; 5:30 pm to 7:30 pm**
Stinson Municipal Airport Conference Room: 8535 Mission Road

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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