



Rolling Oaks Area Regional Center Planning Team

Meeting #3

Land Use

Monday, August 8, 2022

Zoom

2:00 – 4:00 PM



Cambridge Systematics, Inc.

Bowtie

Economic & Planning Systems, Inc.

Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City

WSP



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Introductions

Rolling Oaks Area Project Team

- City of San Antonio, Planning Department
 - **Ana Villarreal, Project Manager**
- MIG
 - **Andrew Rutz, Project Director**
 - **Krystin Ramirez, Project Manager**
 - **Elly Schaefer, Land Use Subject Matter Expert**
 - **Saul Vazquez, Senior Project Associate**
- Mosaic
 - **Carissa Cox, Principal Planner**



Meeting Objectives

- Review Vision & Goals
- San Antonio River Authority (SARA) Presentation
- Review Draft Focus Areas
- Discuss Housing & Jobs Projections
- Land Use Overview
- Draft Land Use Base Map
- Overview of Land Use Categories
- Focus Areas Land Use Activity



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Vision & Goals

Draft Vision

The Rolling Oaks Area Regional Center is built on quiet, safe and family-friendly neighborhoods stitched together with walkable, bikeable and transit-friendly mixed use areas including shops, restaurants, and diverse opportunities for housing and employment. Long-time and new residents are connected to each other and to ample parks, trails and recreation by beautiful and calm green streets.

Draft Goals

1. *Promote quality development that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.*
2. *Ensure that existing residents and businesses – and the culture and authenticity they represent – are a part of the Regional Center Area moving forward as public and private improvements are made.*
3. *Facilitate and guide new development to maintain the existing relationship of safe and quiet neighborhoods tucked between commercial and mixed-use areas.*
4. *Retrofit auto-oriented commercial development to be more walkable and provide a greater diversity of locally serving restaurant and retail options.*

Draft Goals

5. *Expand the amount and variety of transit services throughout and connecting the Regional Center to other area destinations and amenities.*
6. *Improve existing connections and create new connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits.*
7. *Provide more parks, open space, trails and recreational amenities throughout the Regional Center.*
8. *Encourage responsible watershed management through sustainable and resilient public investments, private development, and strategic partnerships.*



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SARA Presentation



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Draft Focus Areas

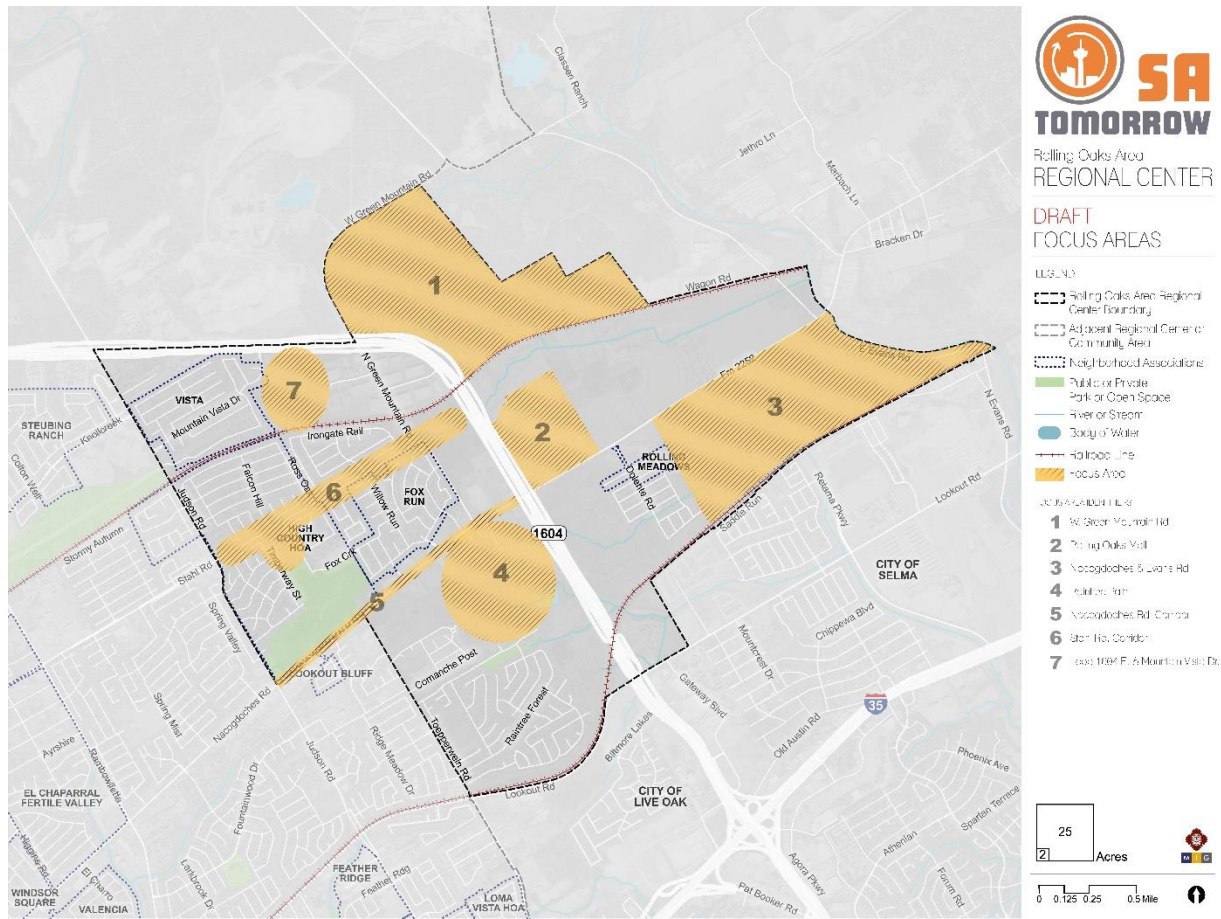
What is a Focus Area?

Key Definition #1

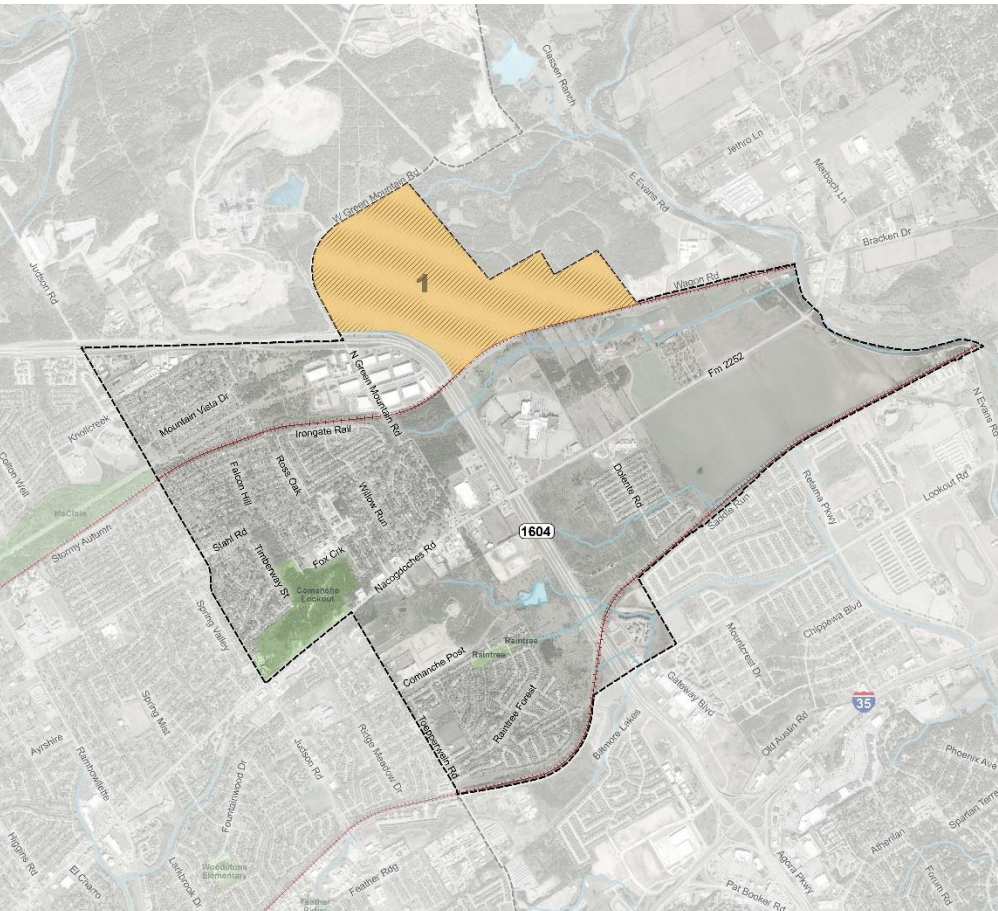
FOCUS AREAS:

Important **areas of opportunity** to direct future investments, support, or improvements.

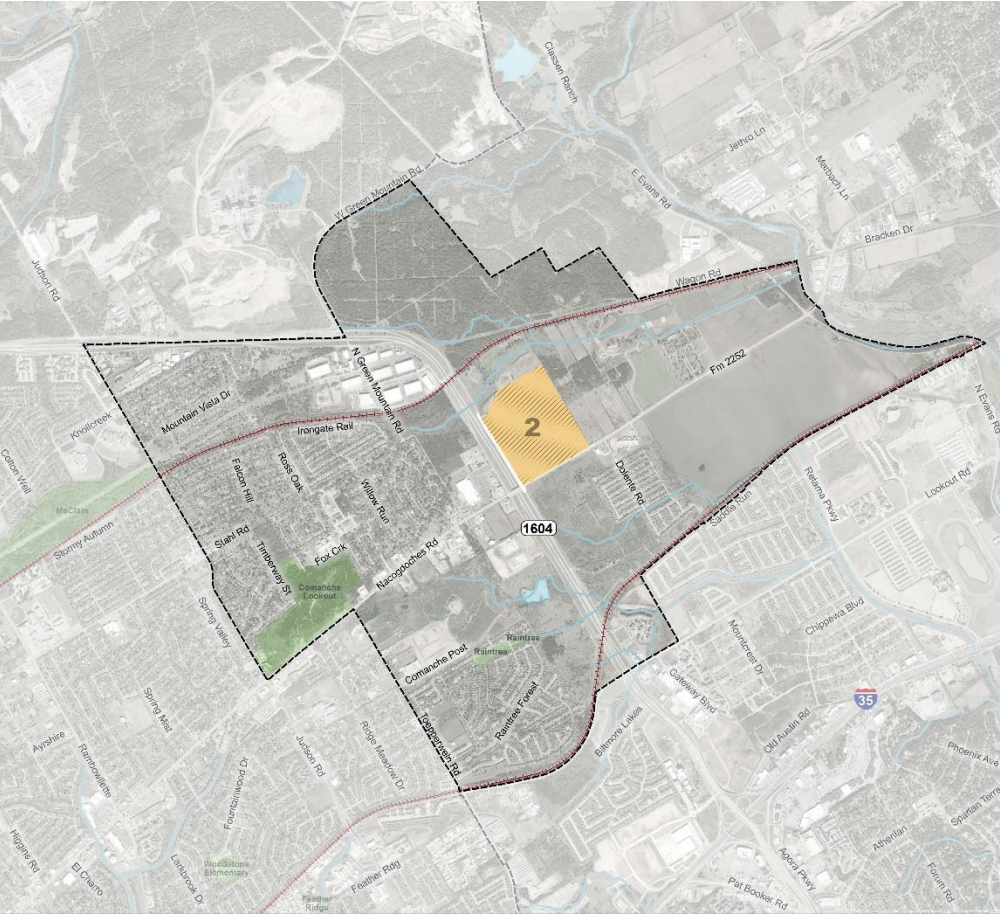
Draft Focus Areas



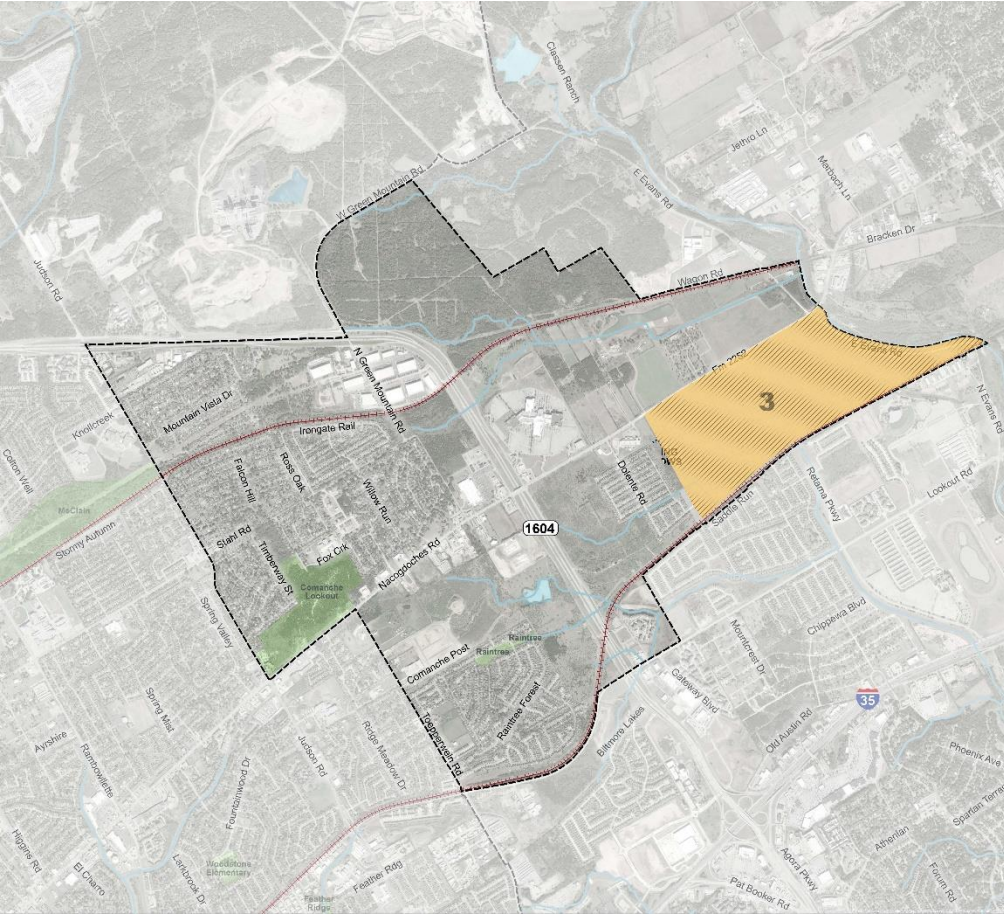
Draft Focus Area #1: W Green Mountain Rd.



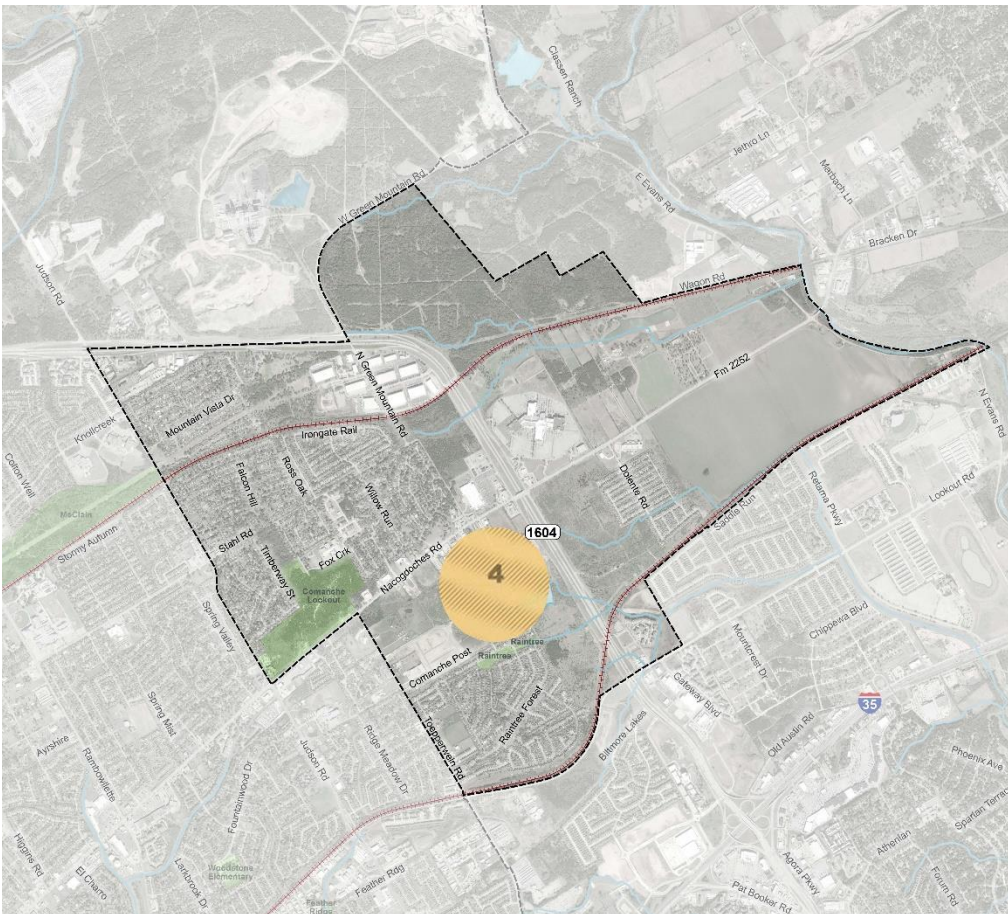
Draft Focus Area #2: Rolling Oaks Mall



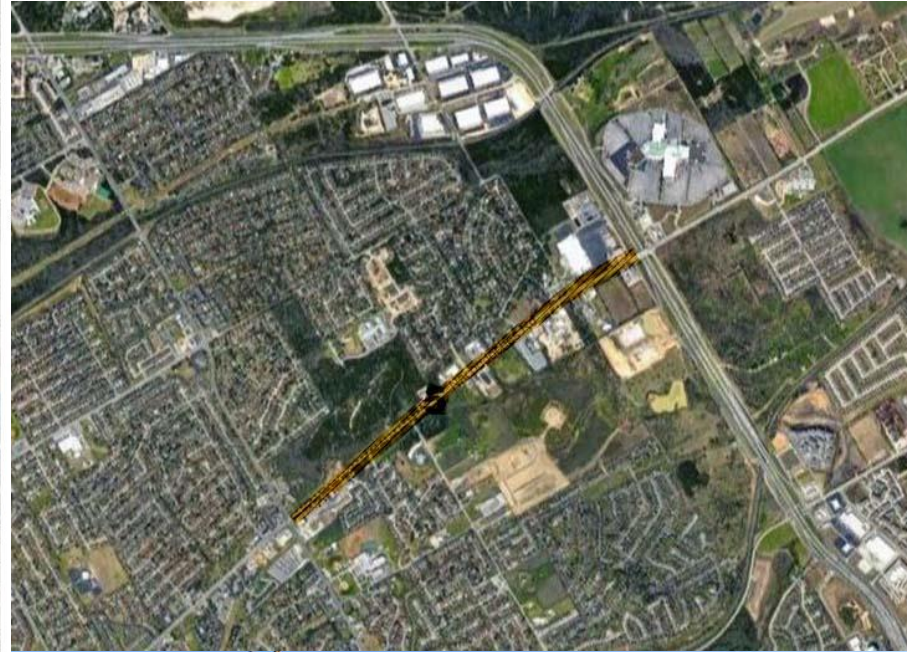
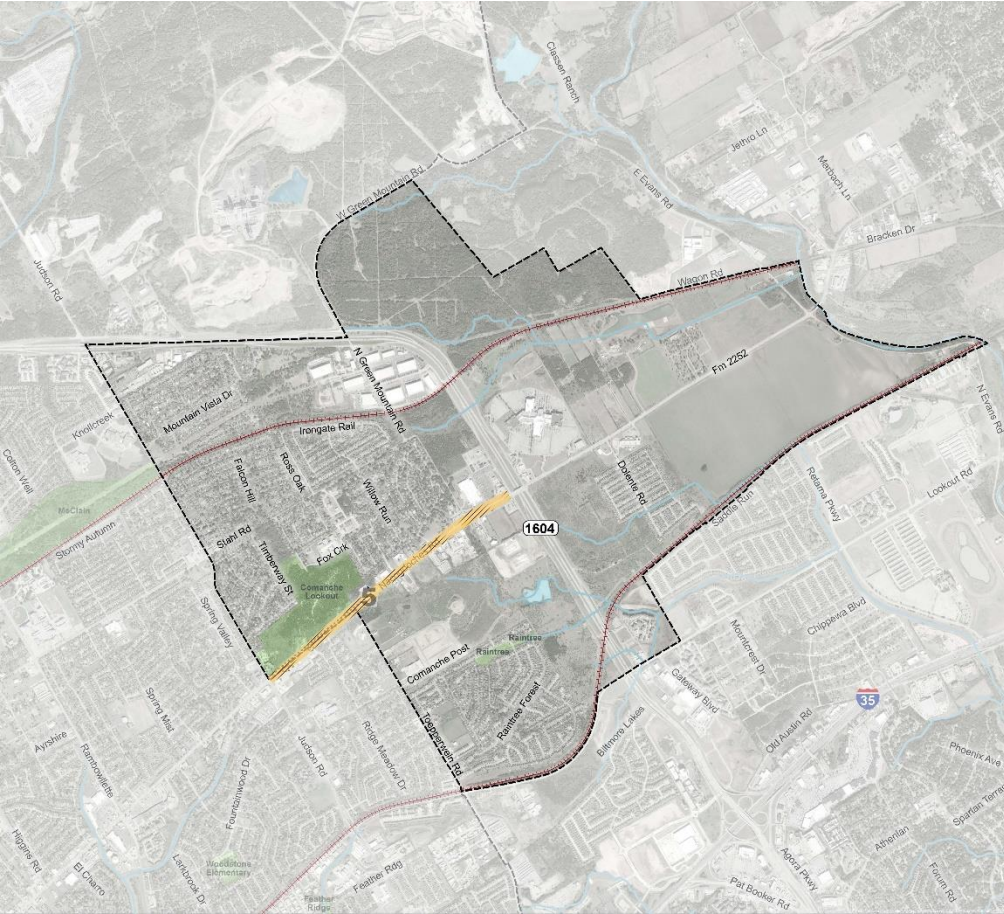
Draft Focus Area #3: Nacogdoches & Evans Rd.



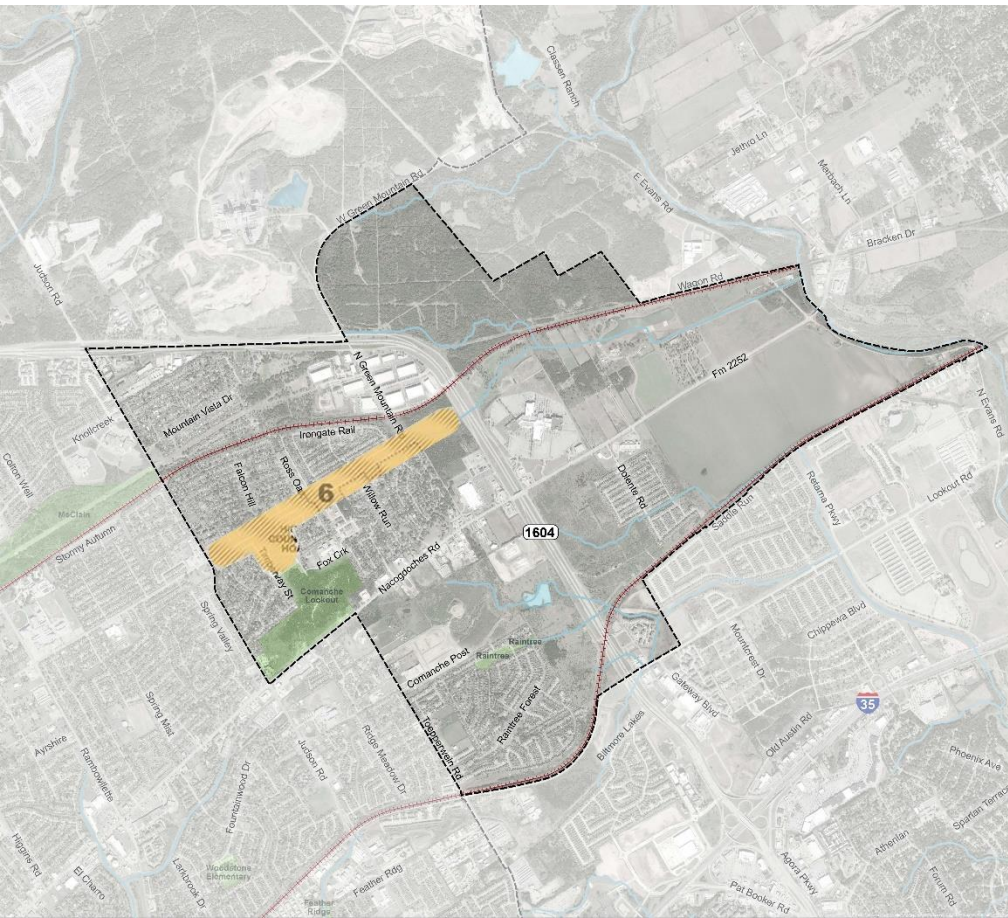
Draft Focus Area #4: Raintree Area



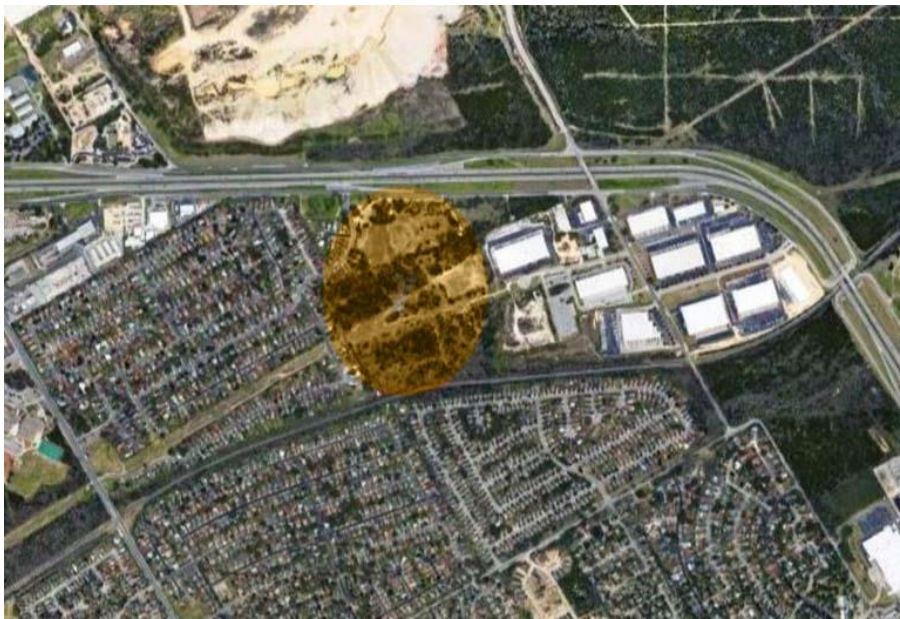
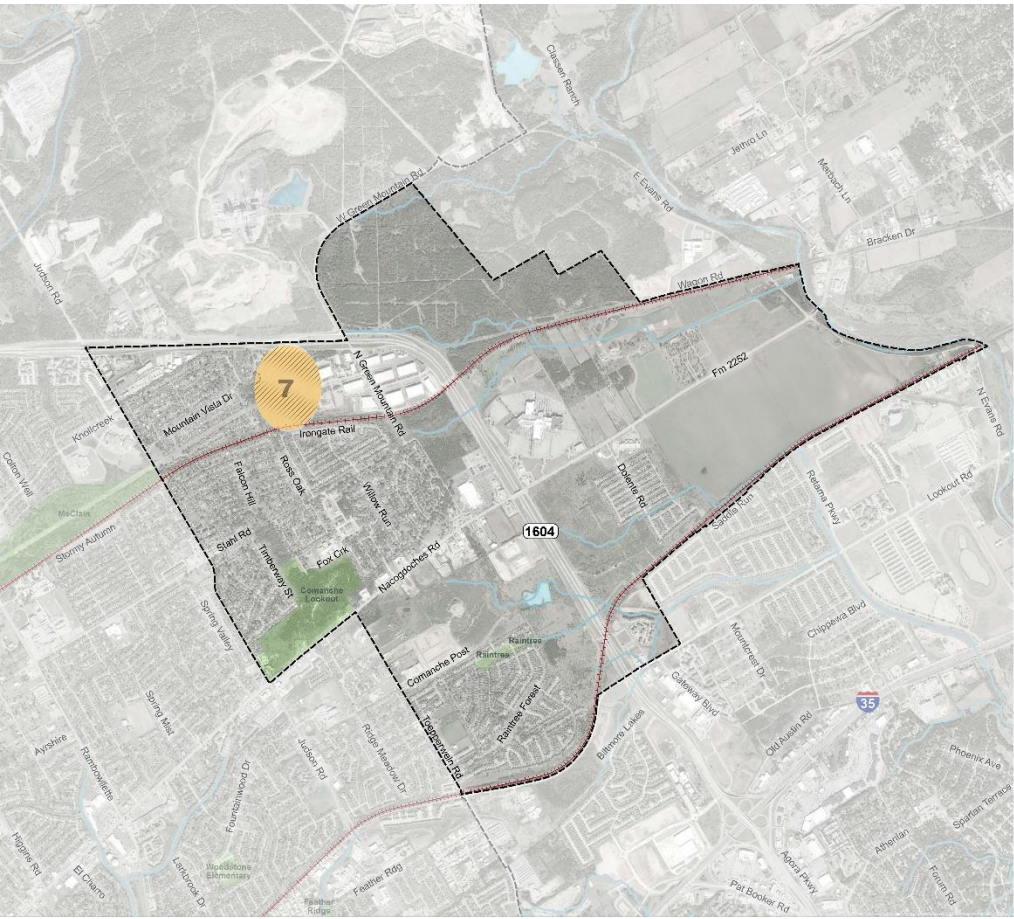
Draft Focus Area #5: Nacogdoches Corridor



Draft Focus Area #6: Stahl Rd. Corridor



Draft Focus Area #7: Loop 1604 E. & Mountain Vista Dr.





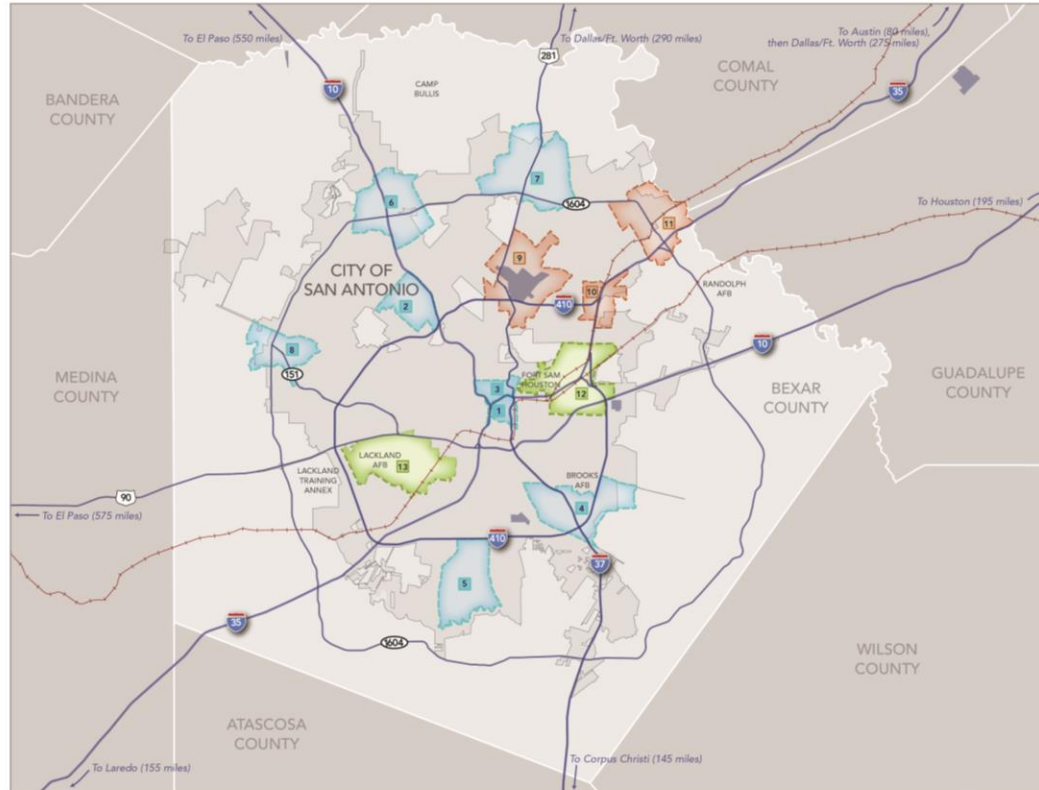
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Housing & Jobs Projections

Regional Center Types



Legend

- City of San Antonio
- County
- Water
- Airport
- Military Land
- Major Highway
- Rail
- Rail Station

Regional Center Types

Activity Centers

- 1 Central Business District
- 2 Medical Center
- 3 Midtown
- 4 Brooks
- 5 Texas A&M - San Antonio
- 6 University of Texas - San Antonio
- 7 Stone Oak
- 8 Highway 151 and Loop 1604

Logistics/Services Centers

- 9 Greater Airport Area
- 10 Northeast I-35 and Loop 410
- 11 Rolling Oaks

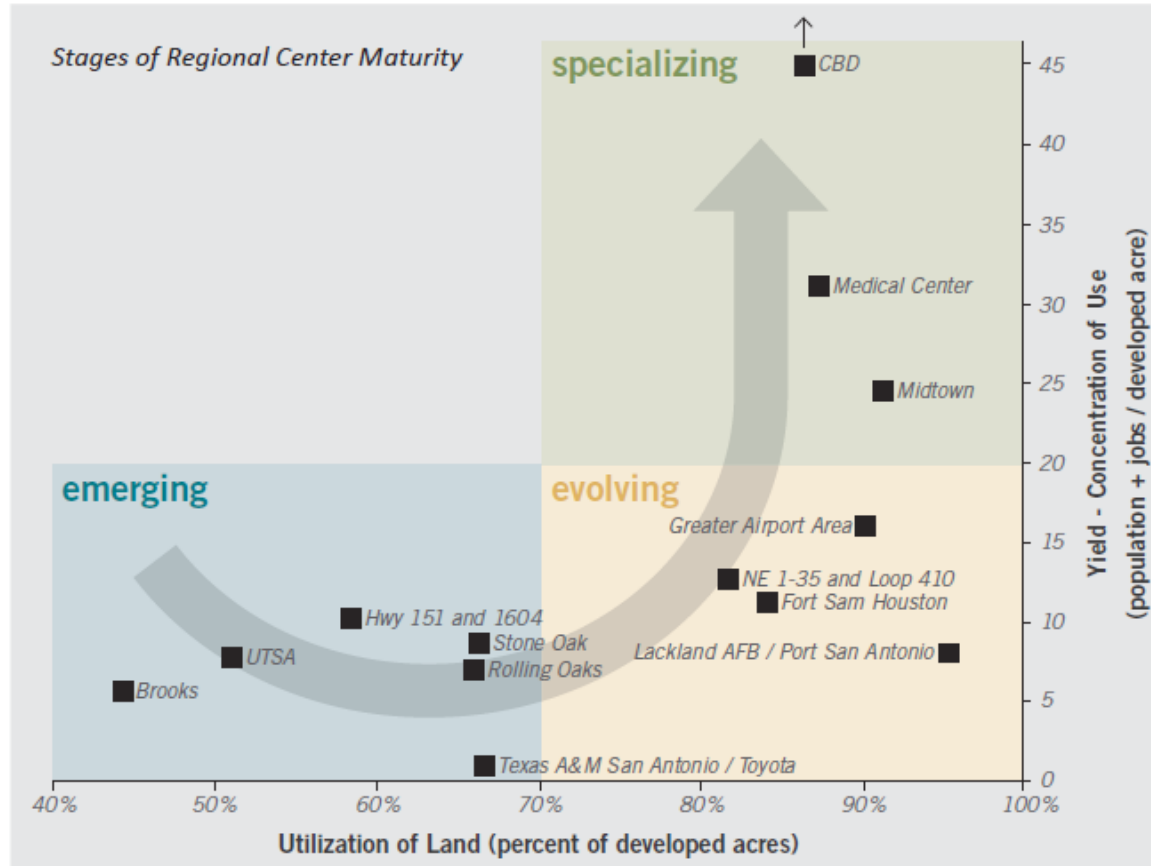
Special Purpose Centers

- 12 Fort Sam Houston
- 13 Lackland AFB/Port San Antonio

Regional Center Types



Regional Centers are also classified by Maturity



Rolling Oaks Area – Share of Job Growth

Forecast Growth



Employment Growth | 2010-2040

8,900 new jobs
Over 300 jobs per year

- 50% of jobs in Bexar County are in the 13 identified Regional Center Areas

Progress Metrics



New Employment since 2010

47,000 sf new private retail

44,000 sf new private office

300,000 sf new private industrial

- Over 50% of recent commercial and industrial developed space has been within the Regional Center Areas

Rollings Oaks Area – Share of Housing Growth

Forecast Growth



Household Growth | 2010-2040

7,200 new housing units
240 new units per year

Progress Metrics



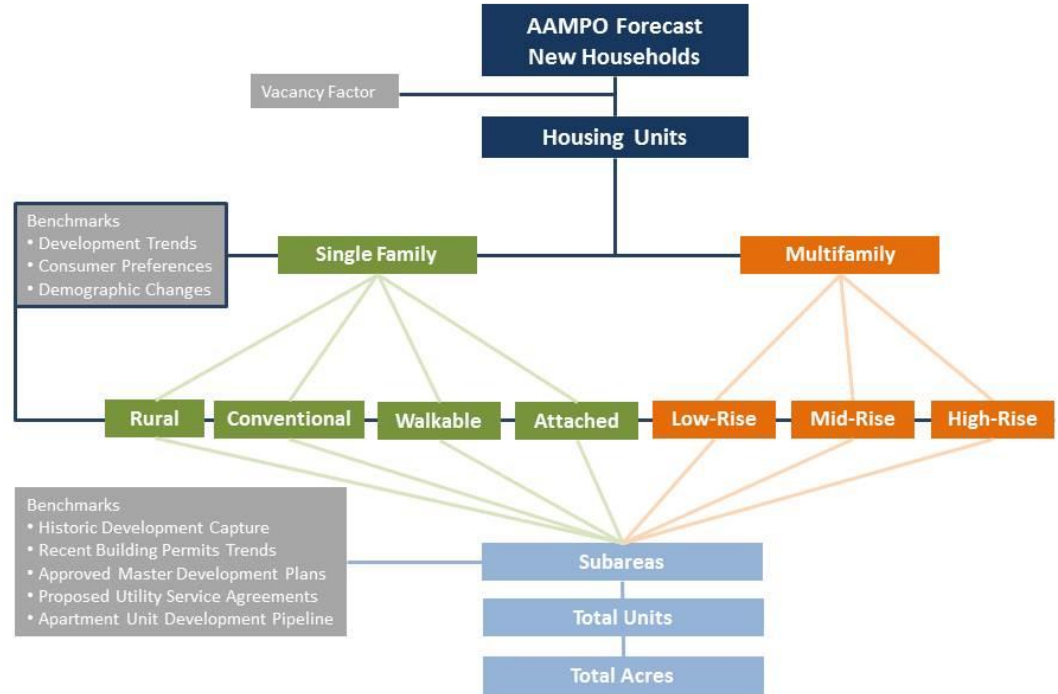
Housing Units since 2015

320 Apartment units



Annual Household Growth | 2010-2019

Rolling Oaks	0.8%
City of San Antonio	1.1%
San Antonio MSA	1.9%





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Land Use

What is Land Use?

“Land use” is a term used to describe the uses that exist or are envisioned on a property. It is generally broken down into categories, such as:

- Residential (houses and apartments)
- Commercial (stores, restaurants and offices)
- Industrial (manufacturing, quarries, distribution facilities)
- Parks and open spaces
- Government uses



Why is Land Use Important?

- Land use regulations protect the health, safety and welfare of communities, allowing the City to manage traffic congestion, promote public safety and prevent the overcrowding of land.
- **Existing land use:** how land is currently being used
(see the Existing Conditions Atlas)
- **Future land use:** how land can be used in the future

Future Land Use is the focus of the plan

Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	Policy: A Land Use Plan establishes <i>parameters</i> for development and growth.	Regulation: defines the particular rights of use, and <i>what development is allowed</i>
SCALE	Focus is on <i>areas, patterns, and relationships</i> among properties in an area. A set of broad policies and principles to guide the City's decision-making regarding growth and development patterns.	Focus is on rights of use for <i>individual properties</i> . Zoning consists of detailed, specific regulations and standards for how property owners may use and develop their land.

Role of the Future Land Use Plan

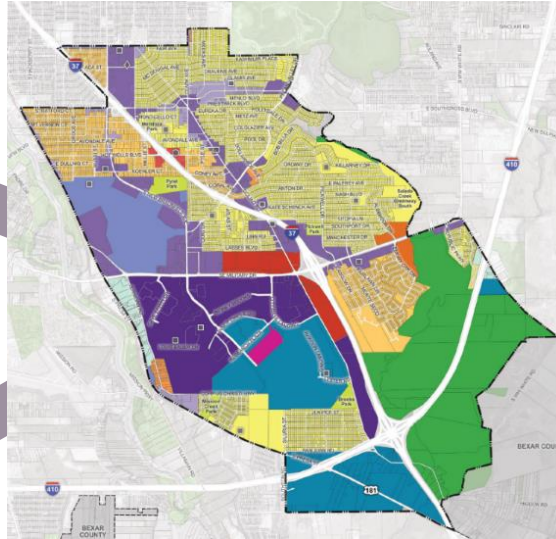
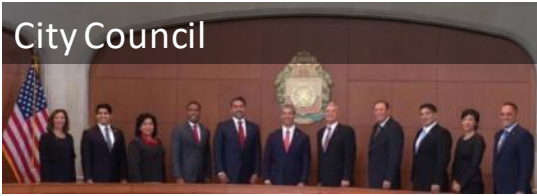
The Future Land Use Plan **DOES:**

- Define how a property can be rezoned in the future
- Set guides for elected officials deciding rezoning cases
- Ensure that projected growth can be absorbed in an orderly way throughout the City
- Establish the preferred mixtures of uses and the distribution of density in the various areas of the City, based on public input and feedback.

The Future Land Use Plan **DOES NOT:**

- Automatically change the zoning of any property
- Restrict existing rights of use
- Cause any buildings to be removed or changed

Who will use the Land Use Plan?



City Staff + Other Agencies



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT



CITY OF SAN ANTONIO
PLANNING DEPARTMENT



Private Developers + Property Owners

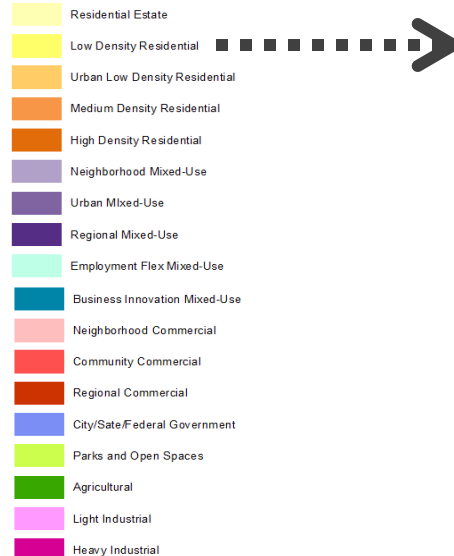
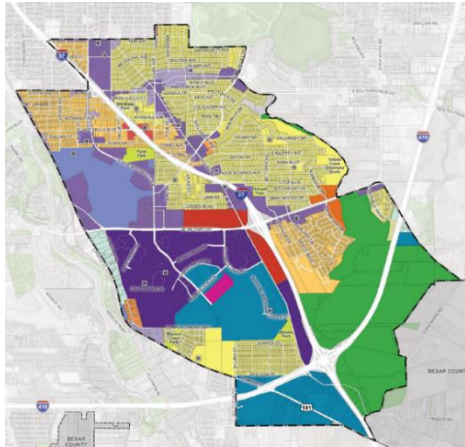


The Future Land Use Plan informs public and private decision-making and investments.

Land Use Categories: What is their purpose?

San Antonio adopted new land use categories in 2018. The categories establish:

- The **uses** that should be found in an area
- The **general character and density** of development for the area
- The **zoning districts** that are allowed



Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development 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.

- **Permitted zoning districts:** R-4, R-5, R-6, NP-8, NP-10, and NP-15.
- **Typical densities** in this land use category would range from 3 to 12 dwelling units/acre.
- IDZ and PUD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Developing the Future Land Use Plan





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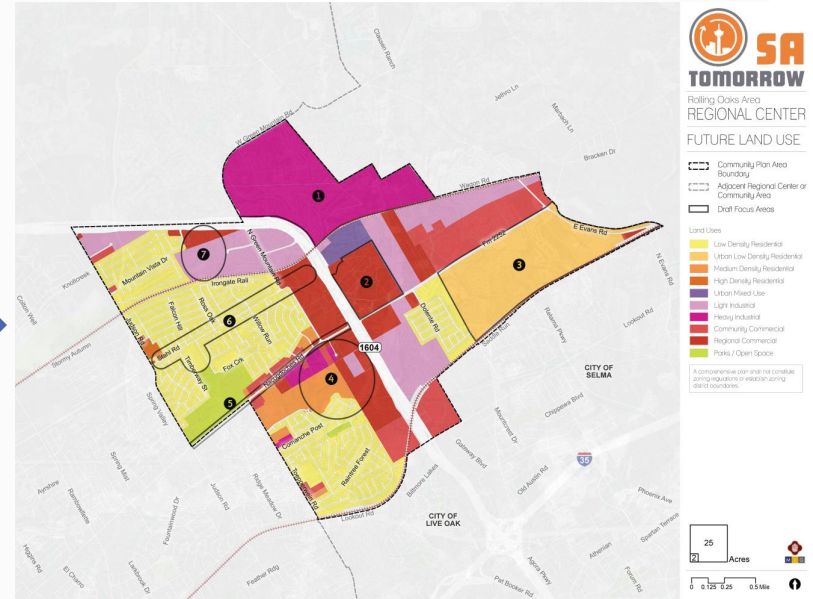
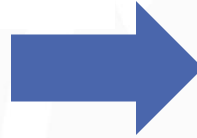
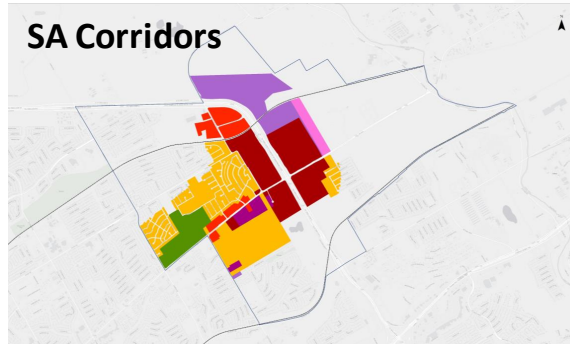
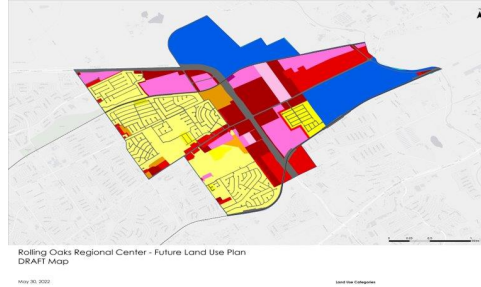
Draft Land Use Map

How the Draft Future Land Use Map Was Developed

Previously
Adopted
Plans



Current
Zoning



Previously Adopted Land Use Plans in the Rolling Oaks Area Regional Center

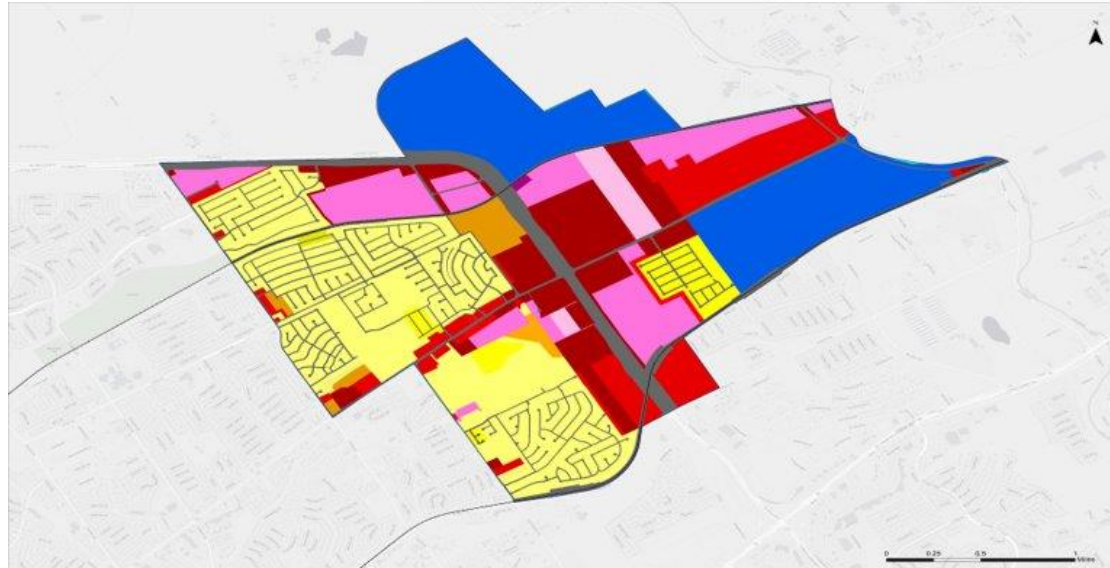
General Land Use Categories



Existing Zoning in the Rolling Oaks Area Regional Center

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



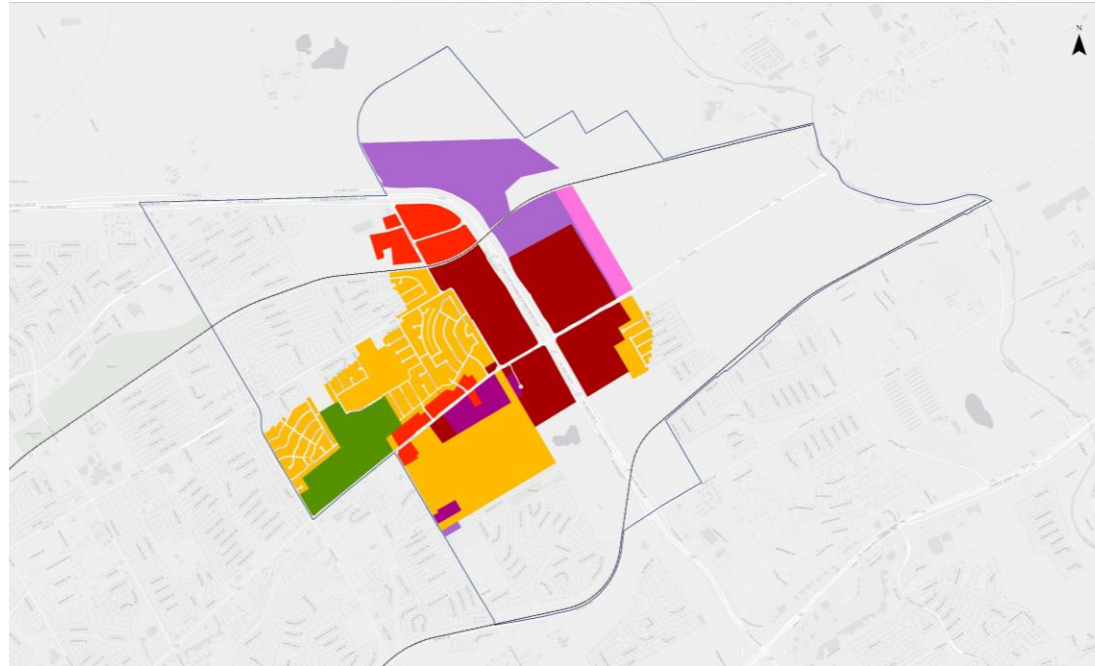
Rolling Oaks Regional Center - Future Land Use Plan
DRAFT Map

May 30, 2022

Land Use Categories

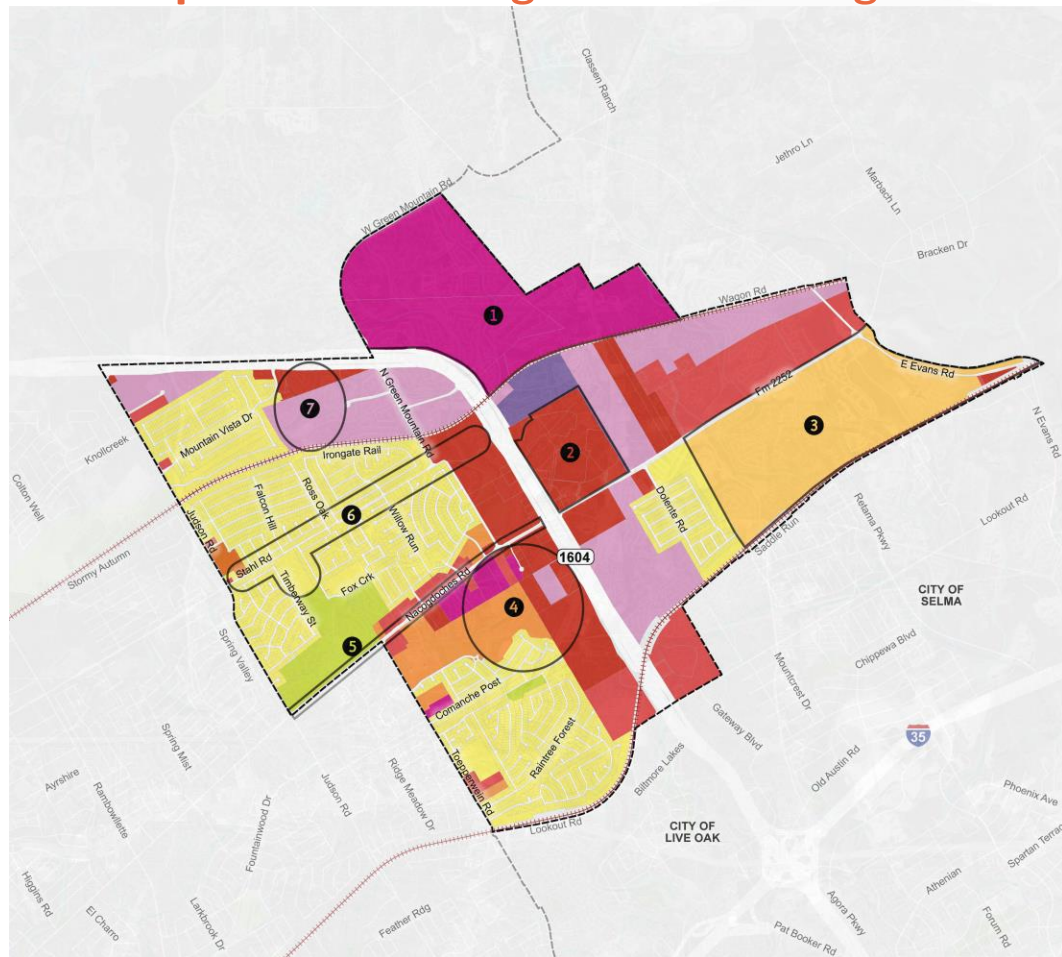
Adopted SA Corridor Land Use in the Rolling Oaks Area Regional Center

General Land Use Categories



Draft Future Land Use Map for the Rolling Oaks Area Regional Center

General Land Use Categories



Rolling Oaks Area
REGIONAL CENTER

FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Draft Focus Areas

Land Uses

- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Mixed-Use
- Light Industrial
- Heavy Industrial
- Community Commercial
- Regional Commercial
- Parks / Open Space

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



25 Acres

0 0.125 0.25 0.5 Mile





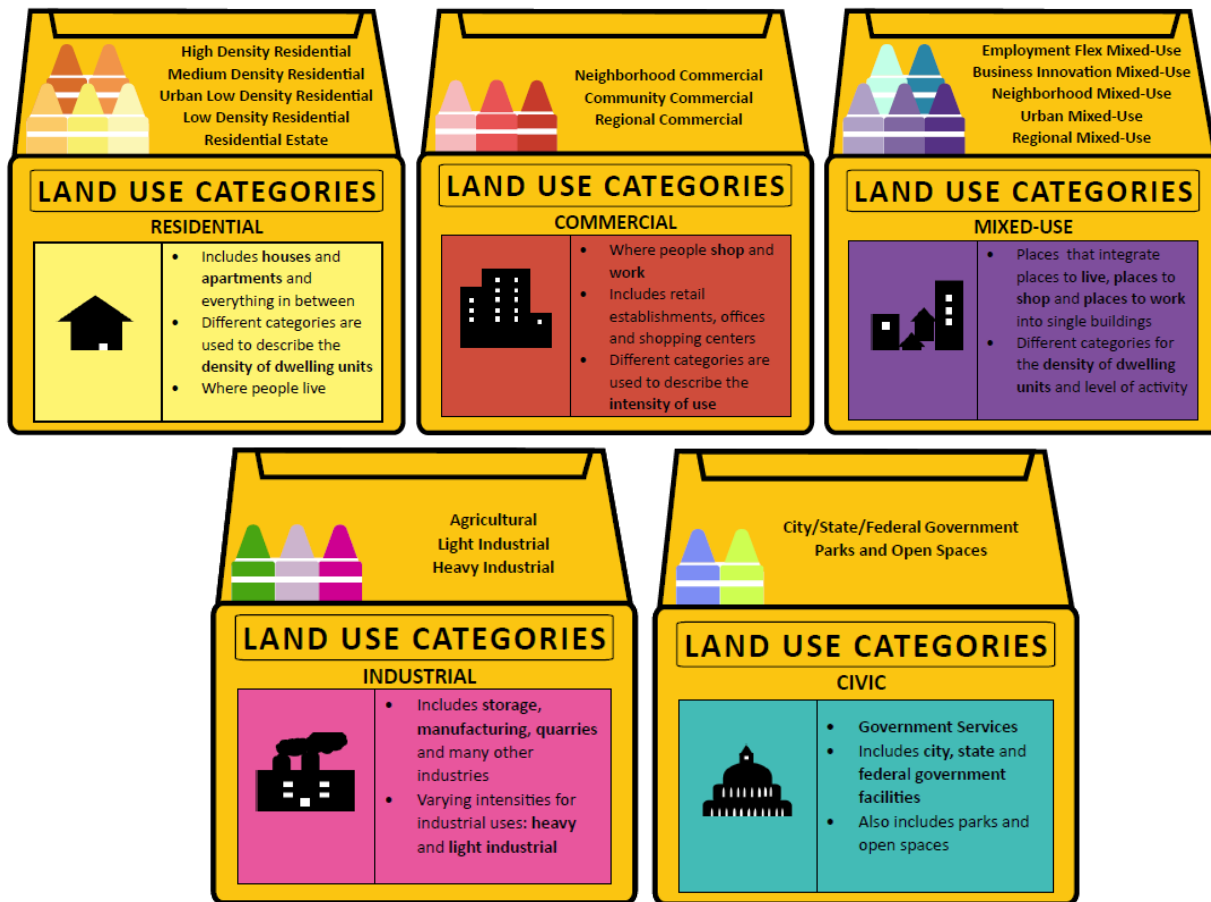
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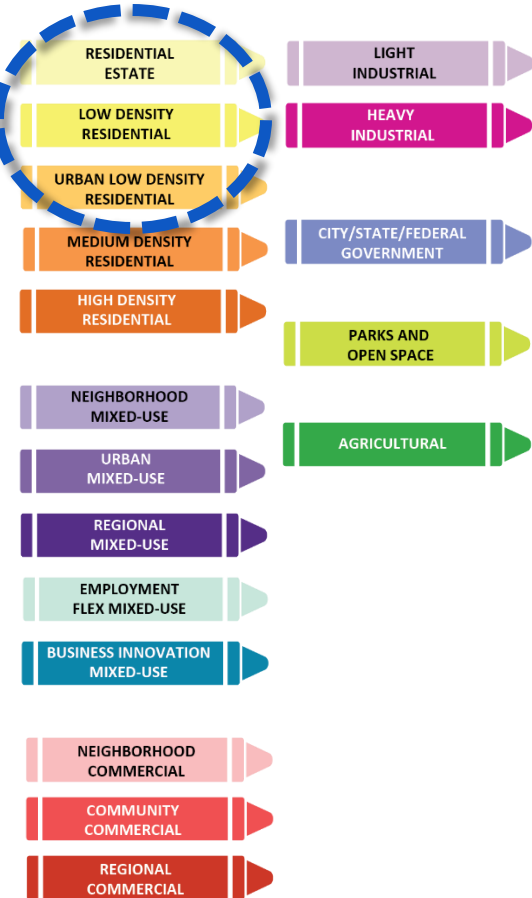
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Land Use Categories

San Antonio's Land Use Categories



A First Look at Uses in the Rolling Oaks Area Regional Center



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



LAND USE URBAN LOW DENSITY RESIDENTIAL

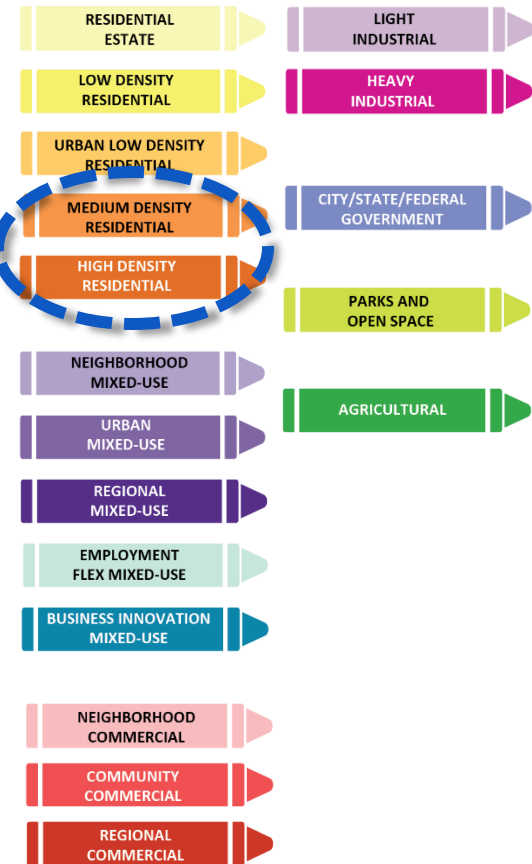
This category includes a range of housing types and may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located.

Examples of Development Types:

- Small lot residences
- Duplexes/Triplexes/Fourplexes
- Manufactured Home Park
- Retail and Service Uses



A First Look at Uses in the Rolling Oaks Area Regional Center



LAND USE MEDIUM DENSITY RESIDENTIAL

This category accommodates a range of housing types. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, such as schools, places of worship, and parks are appropriate within these areas and should be centrally located.

Examples of Development Types:

- Garden Style Apartments with more than Four Dwelling Units Per Building
- Duplexes/Triplexes/Fourplexes
- Manufactured and Modular Homes



LAND USE HIGH DENSITY RESIDENTIAL

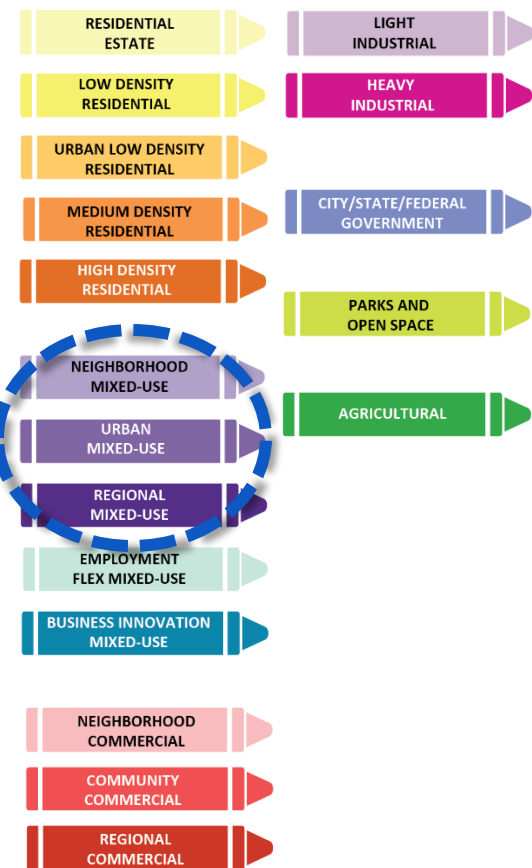
This category includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. This form of development is typically located along or near major arterials or collectors. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located.

Examples of Development Types:

- High Density Apartments/Condos
- Assisted Living Facilities
- Manufactured Home Park



A First Look at Uses in the Rolling Oaks Area Regional Center



LAND USE NEIGHBORHOOD MIXED-USE

This category contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. The mix of uses may be vertically or horizontally distributed.

Examples of Development Types:

- Live/Work Housing
- Low Density Housing with Retail/Institutional Uses



LAND USE URBAN MIXED-USE

This category contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Building footprints may be block-scale, but could be smaller. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use.

Examples of Development Types:

- Live/Work Housing
- Medium Density Housing with Retail/Institutional Uses



LAND USE REGIONAL MIXED-USE

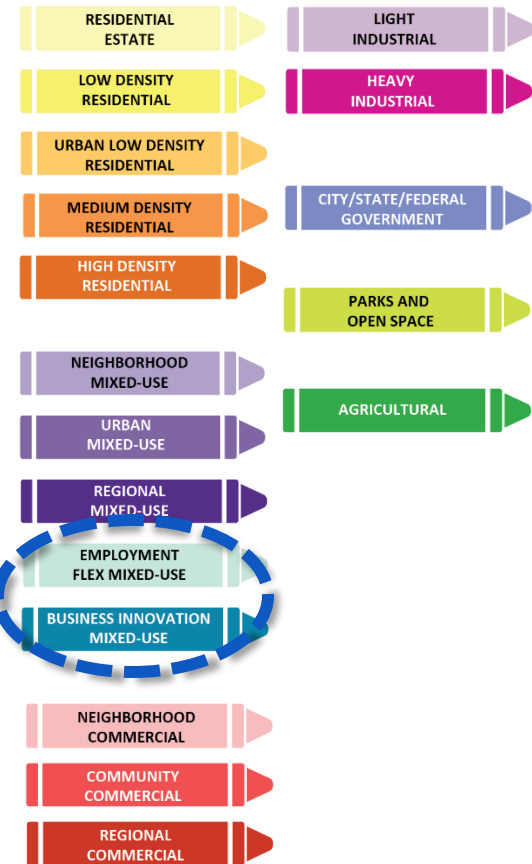
This category contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. The mix of uses may be vertically or horizontally distributed and is ideally built at the block scale.

Examples of Development Types:

- The Pearl Complex
- La Cantera
- Private Universities/ Colleges



A First Look at Uses in the Rolling Oaks Area Regional Center



LAND USE EMPLOYMENT FLEX MIXED-USE

This category provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Adaptive uses of vacant or underutilized structures are encouraged. Buildings have a smaller footprint.

Examples of Development Types:

- Small-Scale Office/ Retail
- Art-Oriented Fabrication
- Cottage Industrial Uses



LAND USE BUSINESS INNOVATION MIXED-USE

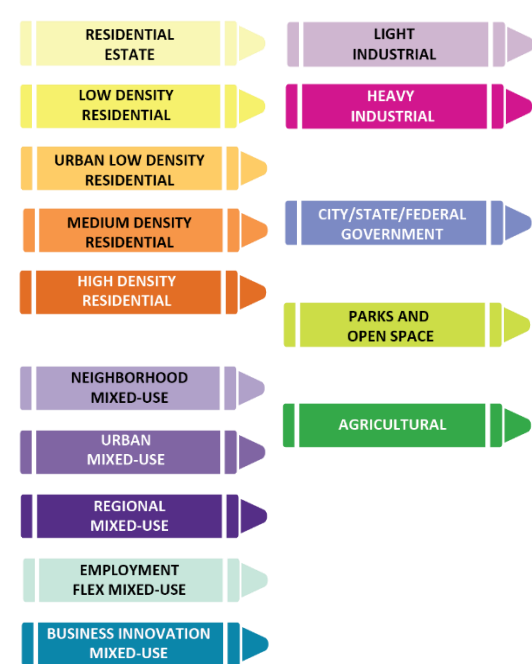
This category accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints. Additional environmental performance standards should be employed for properties and live/work housing options are permissible.

Examples of Development Types:

- High Tech Fabrication
- Research/Development Institutions
- Medical Campuses
- Technological Learning Centers



A First Look at Uses in the Rolling Oaks Area Regional Center



LAND USE NEIGHBORHOOD COMMERCIAL

This category includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas.

Examples of Development

Types:

- Small Scale Retail or Offices
- Convenience Retail and Services
- Professional Services



LAND USE COMMUNITY COMMERCIAL

This category includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses.

Examples of Development

Types:

- Offices
- Restaurants
- Neighborhood Grocers
- Medical Clinics



LAND USE REGIONAL COMMERCIAL

This category includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities.

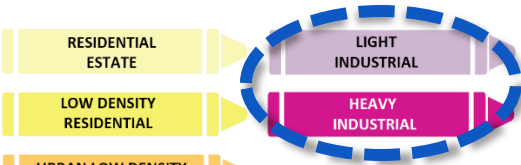
Examples of Development

Types:

- Movie Theatres
- Shopping Centers
- Hotels
- Home Improvement Center



A First Look at Uses in the Rolling Oaks Area Regional Center



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 SPACE

AGRICULTURAL

LAND USE LIGHT INDUSTRIAL

This category includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view.

Examples of Development Types:

- Furniture Wholesalers
- Food Production
- Warehousing



LAND USE HEAVY INDUSTRIAL

This category includes heavy manufacturing, processing and fabricating businesses concentrated at arterials, expressways, and railroad lines. This category is not compatible with residential areas.

Examples of Development Types:

- Auto Manufacturing
- Petrochemical Bulk Storage
- Battery Manufacturing
- Recycling Facility with Outside Storage
- Textile Manufacturing



A First Look at Uses in the Rolling Oaks Area Regional Center



LAND USE

CITY/STATE/FEDERAL GOVERNMENT

This category includes areas owned and operated by a federal, state, or city agency. This category does not apply to properties owned by a public agency but leased to and operated by another party.

Examples of Development Types:

- Libraries
- Police Stations
- Military Bases
- State Colleges/ Universities



LAND USE

PARKS AND OPEN SPACE

In addition to city parks, this category may include, large, linear, or unimproved land where conservation is promoted and development is not encouraged due to the presence of topographic constraints or institutional uses on the site. Parks and Open Space may include public or private land uses that encourage outdoor passive or active recreation.

Examples of Development Types:

- Pocket, Regional, or Linear Parks
- The River Walk



LAND USE

AGRICULTURAL

This category includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses, detached accessory dwelling units, and limited commercial uses are permitted.

Examples of Development Types:

- Crop Agriculture
- Ranching
- Related Agribusiness Practices
- Landscape Nurseries





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Next Steps

Next Steps

- **Updates:**

- Strategic Housing Implementation Plan (SHIP) Overview
 - August 24, 2022 from 6:00 pm – 7:30 pm via Teams
- Project Website: rollingoaks.sacompplan.com/

- **Planning Team Meetings:**

- Planning Team Meeting #4: Housing & Economic & Development
 - September 12, 2022 from 2:00 pm – 4:00 pm via Zoom

Questions?

Ana Villarreal, City of San Antonio

ana.villarreal@sanantonio.gov

(210) 207-5404



Rolling Oaks Area Regional Center Planning Team

Meeting #3

Land Use

Monday, August 8, 2022

Zoom

2:00 – 4:00 PM



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