

Stone Oak Area Project Team

- City of San Antonio, Planning Department
 - Channary Gould, Project Manager
- MIG
 - Jay Renkens, Principal
 - Andy Rutz, Project Director
 - Krystin Ramirez, Project Manager
 - Saul Vazquez, Senior Project Associate
- Economic & Planning Systems
 - Matt Prosser, Executive Vice President



Meeting Objectives

- Review of Key Themes from PT #1 Input
- Overview of Community Meeting #1 Takeaways
- Discuss Draft Vision & Goals
- Opportunity Areas Analysis
- Introduction to Land Use and Zoning

Planning Team Meeting #1

Vision & Goals

- Preserve natural landscape and trees
- Development that is compatible with natural resources, incorporating LID and sustainability BMPs
- Need for improved public transit routes to mitigate traffic
- Multimodal alternatives and maximize trail connection opportunities
- Access to open space, natural resources and parks
- Enhancing/improving diverse job opportunities



Planning Team Meeting #1

Existing Conditions – assets

- Access to retail options, amenities, and recreational activities
- Safe and quality education/schools
- Established neighborhoods
- Abundant parks, open spaces, trails
- Diverse community



DISCUSSION:

VISION & GOALS

EXISTING CONDITIONS - ASSETS

EXISTING CONDITIONS - CHALLENGES

EQUITY

Access to grocery stores like Costcos, Targets, HEBs, Whole Foods, etc.

Safe & have a fire substation

Safer schools than many other areas

Walkability, lots of churches

Free family activities, including libraries

Traffic - esp. in church & school areas

Need protected bike lanes for residents to commute and ride to Parks and Future Greenway connection.

Preserve trees as much as possible

Educating residents and businesses as to how to treat this special area with the care needed to protect our groundwater

Additional public transit options to mitigate traffic concerns

Light pollution concerns - esp impacts to night vision goggle training (at Camp Bulls)

Traffic impacts from Valero Texas Open and other events

Chase Bank as a national & regional employer; iHeart Media, as well

Enhance opportunities for water infiltration and carbon sequestration at large corporate campuses - implement CoSA climate action plan

VIA link should be expanding in the near future

Wide streets and sidewalks in many areas. A lot of trees. Plenty of greenspaces.

Hospitals and Medical functions

Access to transportation - Park N Ride

Established Neighborhoods

Land Use Plan for Stone Oak POA - sits on top of City's zoning

Active Quarries next to Residential zonings

Plan for future connection from Parks to Howard W. Peak Greenway System

Many plats grandfathered in before the tree ordinance was adopted

Diverse job opportunities

Use of natural channel design techniques in creeks to take on more runoff

Plan for Workforce Housing

Lack of connectivity from a transportation standpoint

Equitable access to open space, natural resources & natural parks

New Classen Steubing Ranch Park in Stone Oak and the Encino Park Library Park (not currently open; check if mapped)

Shopping

A diverse community - spanish majority campuses & strong military presence

Natural Resources

Plenty of daycare options nearby

One of the most densely populated areas as it relates to Trinity aquifer

No access to public swimming pools

Integrate best practice stormwater designs into new development opportunities

Expand multi-user natural surface/dirt trails in parks and along greenways where appropriate.

Less middle income jobs in the Regional Center as compared to other areas

Traffic in and out of Stone Oak at peak times

Military Lighting Overlay District [confirm on maps]

Expanded VIA routes

Access to community pools [potential to map HOA amenities]

Micromobility options for "last mile" commute for people using bus transportation

Planning Team Meeting #1

Existing Conditions – challenges

- Lack of connectivity, transportation wise
- Less missing middle jobs in this Regional Center
- Traffic is a concern, especially near churches and schools, and during peak hours
- This Regional Center is a densely populated area
- Development and concerns about light pollution (adjacent to Camp Bullis)



DISCUSSION:

VISION & GOALS

EXISTING CONDITIONS - ASSETS

EXISTING CONDITIONS - CHALLENGES

EQUITY

Access to grocery stores like Costcos, Targets, HEBs, Whole Foods, etc.

Safe & have a fire substation

Safer schools than many other areas

Walkability, lots of churches

Free family activities, including libraries

Traffic - esp. in church & school areas

Need protected bike lanes for residents to commute and ride to Parks and Future Greenway connection.

Preserve trees as much as possible

Educating residents and businesses as to how to treat this special area with the care needed to protect our groundwater

Additional public transit options to mitigate traffic concerns

Light pollution concerns - esp impacts to night vision goggle training (at Camp Bullis)

Traffic impacts from Valero Texas Open and other events

Chase Bank as a national & regional employer; iHeart Media, as well

Enhance opportunities for water infiltration and carbon sequestration at large corporate campuses - implement CoSA climate action plan

VIA link should be expanding in the near future

Wide streets and sidewalks in many areas. A lot of trees. Plenty of greenspaces.

Hospitals and Medical functions

Access to transportation - Park N Ride

Established Neighborhoods

Land Use Plan for Stone Oak POA - sits on top of City's zoning

Active Quarries next to Residential zonings

Plan for future connection from Parks to Howard W. Peak Greenway System

Many plats grandfathered in before the tree ordinance was adopted

Diverse job opportunities

Use of natural channel design techniques in creeks to take on more runoff

Plan for Workforce Housing

Lack of connectivity from a transportation standpoint

Equitable access to open space, natural resources & natural parks

New Classen Steubing Ranch Park in Stone Oak and the Encino Park Library Park [not currently open; check if mapped]

Shopping

A diverse community - spanish majority campuses & strong military presence

Natural Resources

Plenty of daycare options nearby

One of the most densely populated areas as it relates to Trinity aquifer

No access to public swimming pools

Integrate best practice stormwater designs into new development opportunities

Expand multi-user natural surface/dirt trails in parks and along greenways where appropriate.

Less middle income jobs in the Regional Center as compared to other areas

Traffic in and out of Stone Oak at peak times

Military Lighting Overlay District [confirm on maps]

Expanded VIA routes

Access to community pools [potential to map HOA amenities]

Micromobility options for "last mile" commute for people using bus transportation

Community Meeting #1

Major Takeaways:

Amenities and Recreational Activities

- Access to well maintained open space and parks, options to increase/improve connectivity is important. Existing perks of the area include the amount of open spaces and parks. Input indicated a desire to see more recreational opportunities related to open space and parks. Examples included pickleball, splash pads, trail connectivity, programs/activities for different age groups, and a desire for more playground areas.
- Convenience and access to daily needs (grocery, medical, other services) is a benefit. Comments related to walkable entertainment districts, “Pearl District like” space, more sidewalks to connect to community hubs.

Mobility Options

- Multiple comments related to a desire for improved transportation options, including walkable, bikeable, and better transit access.
- Protected bike lanes and pedestrian bridges across 281
- Connected greenway trails that are connected to city-wide trails
- Expanded bus routes
- Improving NS and EW traffic flow
- Improved VIA services for local events (during weekends and non work hours)



Community Meeting #1

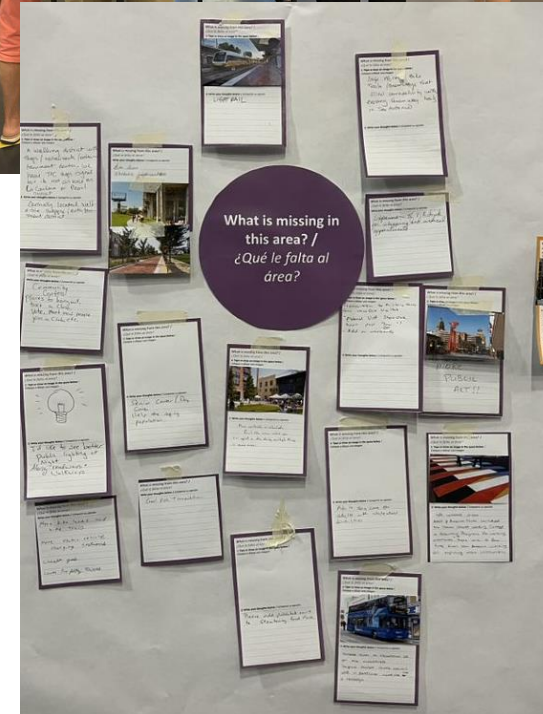
Major Takeaways pt. 2:

Economic Development:

- Several comments related to economic development, including a desire to see a higher education institution in the area, attracting more employers, and more businesses
- Comments related to helping businesses to prevent turn-over and vacant suites/units
- Consider attracting green/ecological industry and research in the Regional Center

Land Use

- Comments expressing a feeling of the area having too many apartments and concerns related to associated congestion
- Population density was mentioned a few times and related to concern about adequate infrastructure for additional development (roads and utilities)
- Repurposing empty buildings for education purposes, example given about satellite college site



Vision & Guiding Principles for 2040

SA Tomorrow is the story of a great American city.

San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations...



Draft Vision

The Stone Oak Area Regional Center maintains its natural integrity with ample natural parks and trails, open space, and trees and is well-served with local shops, restaurants, employment and entertainment organized into walkable community hubs supported with resilient infrastructure and connected by a multi-modal roadway and trail network that respects the area's natural systems and topography.

Draft Goals

- Promote development, programming and design that encourages walkability and is compatible with existing neighborhoods and the natural landscape of the area.
- Facilitate development patterns that include local employment and entertainment opportunities in highly walkable and connected activity centers with a variety of amenities catering to different lifestyles.
- Increase the number and diversity of housing opportunities while preserving natural and improved parks and open space interspersed throughout the area to create connectivity for multi-modal transportation options.
- Ensure transportation and other infrastructure is designed to minimize impacts on the natural landscape and implemented prior to or concurrently with new development.
- Increase equitable access to parks, open space, trails and diverse recreational amenities throughout the Regional Center.
- Create housing, employment, goods and services that serve, support and are accessible to youth, families and older adults.

Discussion on Draft Vision & Goals

- *Reference Handout for Draft Language*

What is a Focus Area?

Key Definition #1

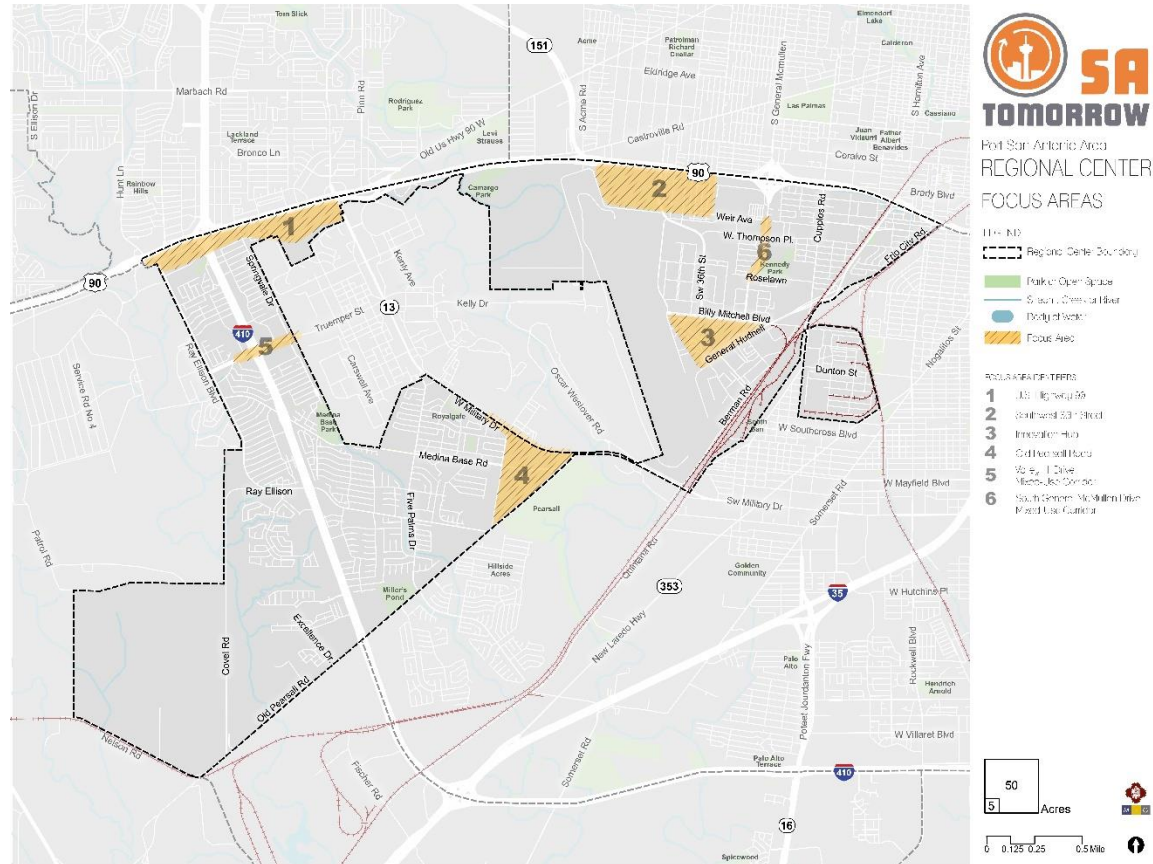
FOCUS AREAS:

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

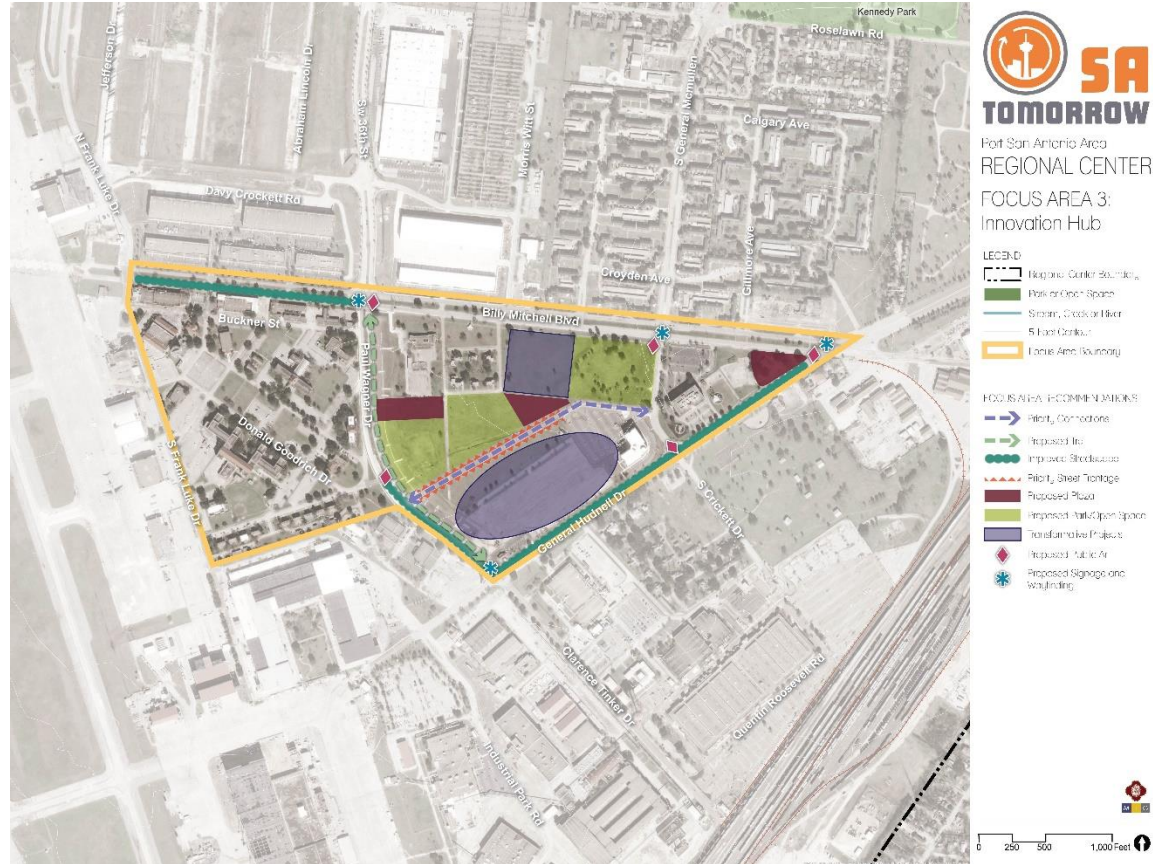
What *Could* a Focus Area Include?

- **Vacant, or underutilized parcels** within a **concentrated** area.
- **Commercial centers, strips, or malls** that are consistently **less than fully occupied**, or surrounded by a significant amount of **unused parking lots or vacant parcels**.
- **Former industrial sites** that could be **adaptively reused** for some other purpose.
- **Areas along transit corridors** with **vacant or underutilized parcels or retail spaces**.
- **Major intersections or nodes** in need of infrastructure improvements.
- **Special districts or bustling areas** that may **need investment or support** to preserve the character or history of a community.

Focus Area Examples: Port San Antonio Area Regional Center



Focus Area Examples: Port San Antonio Area Regional Center

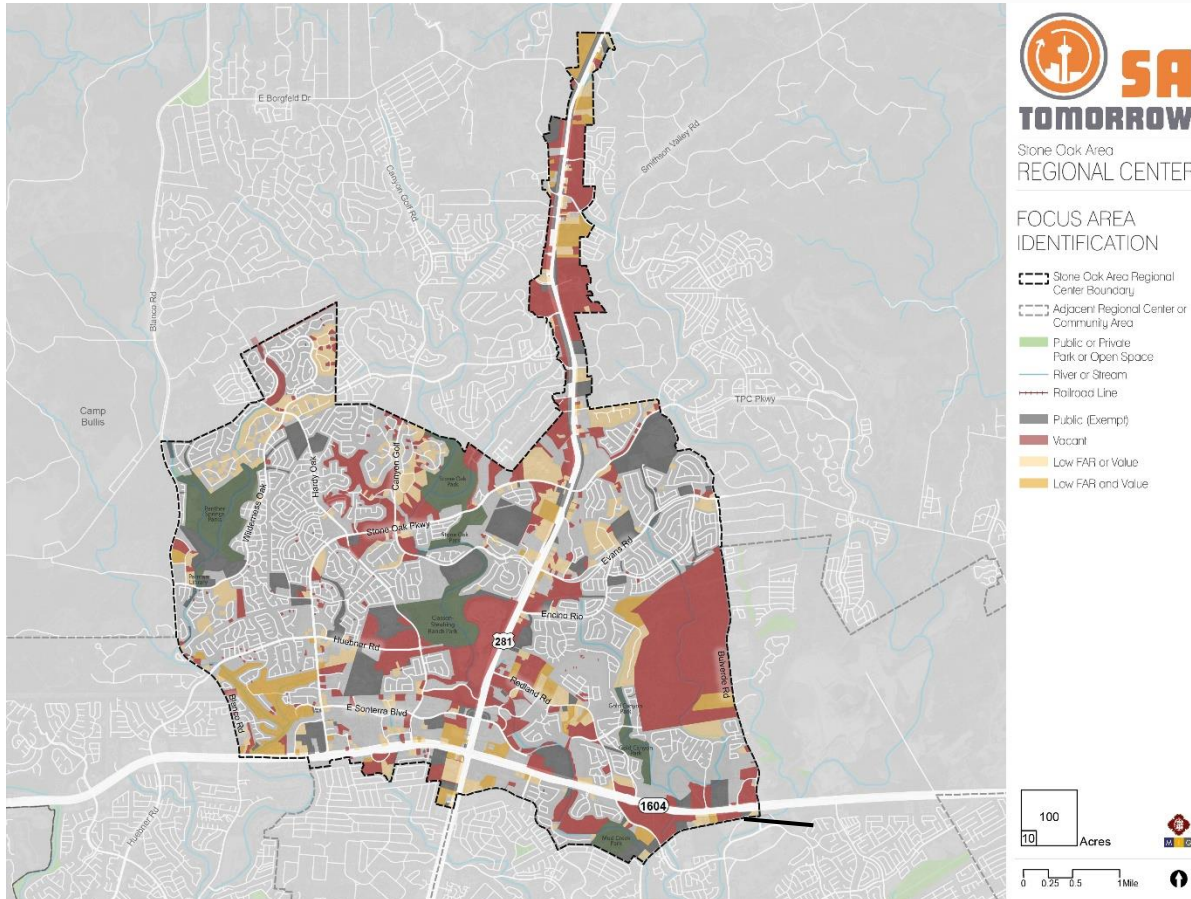


Analysis: Focus Area Identification

Three types of parcels:

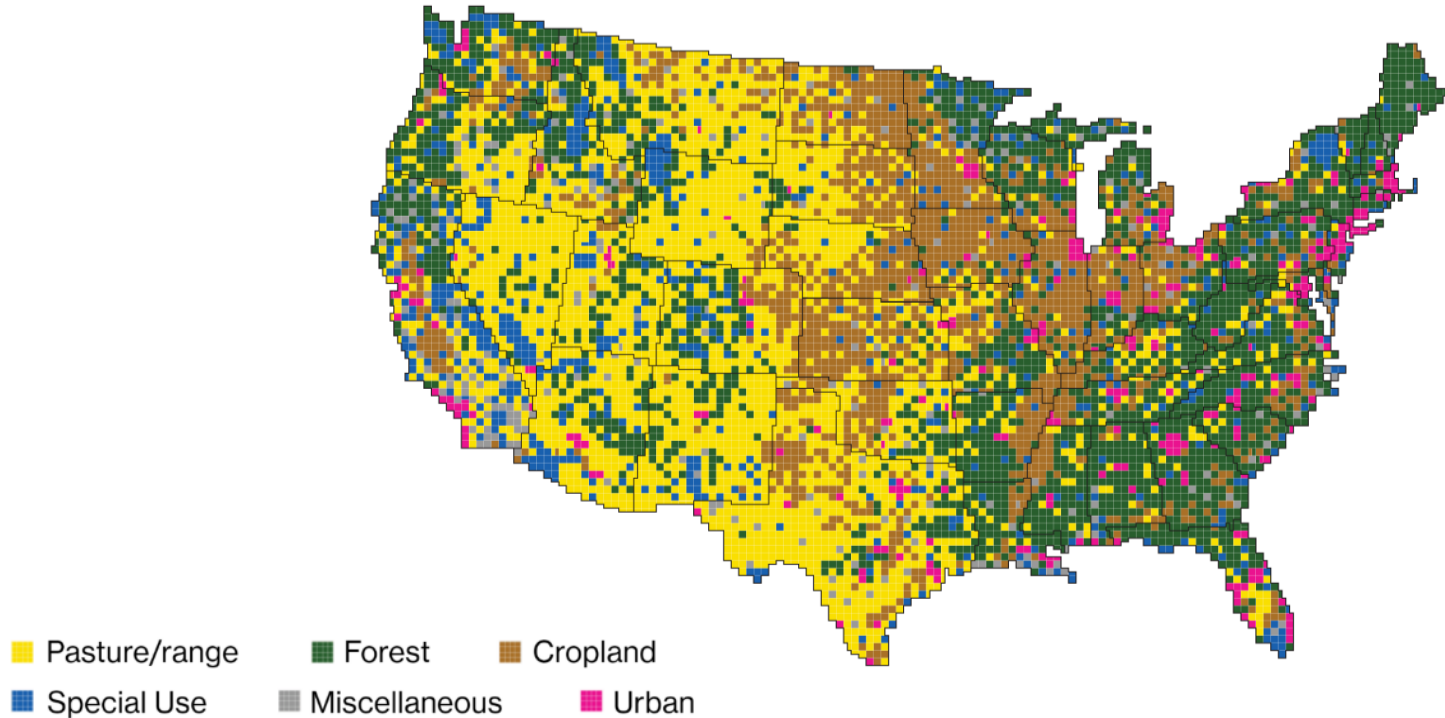
- **Publicly-owned:** Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)

Preliminary Focus Areas Identified



What is Land Use?

“Land use” is a term used to describe how land is used.

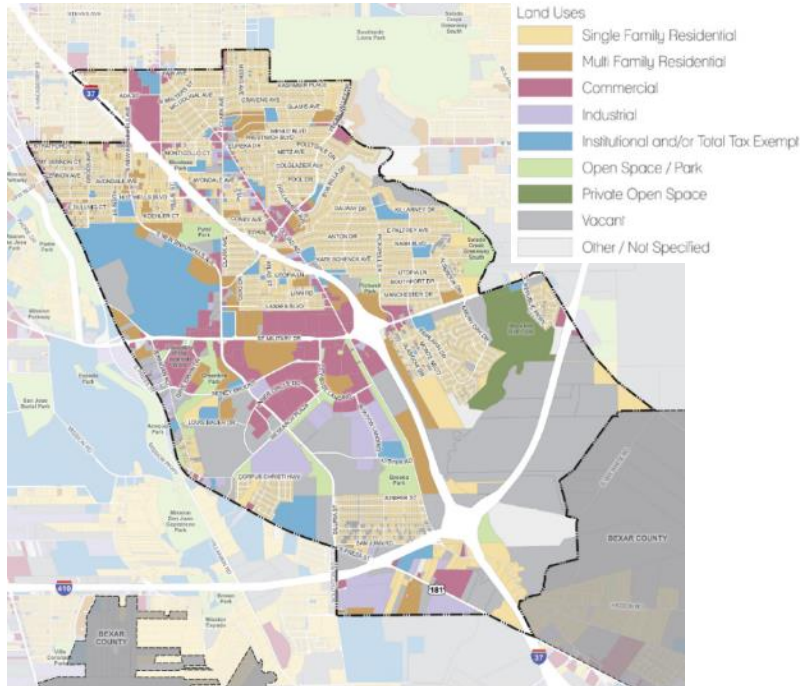


Why is Land Use Important?

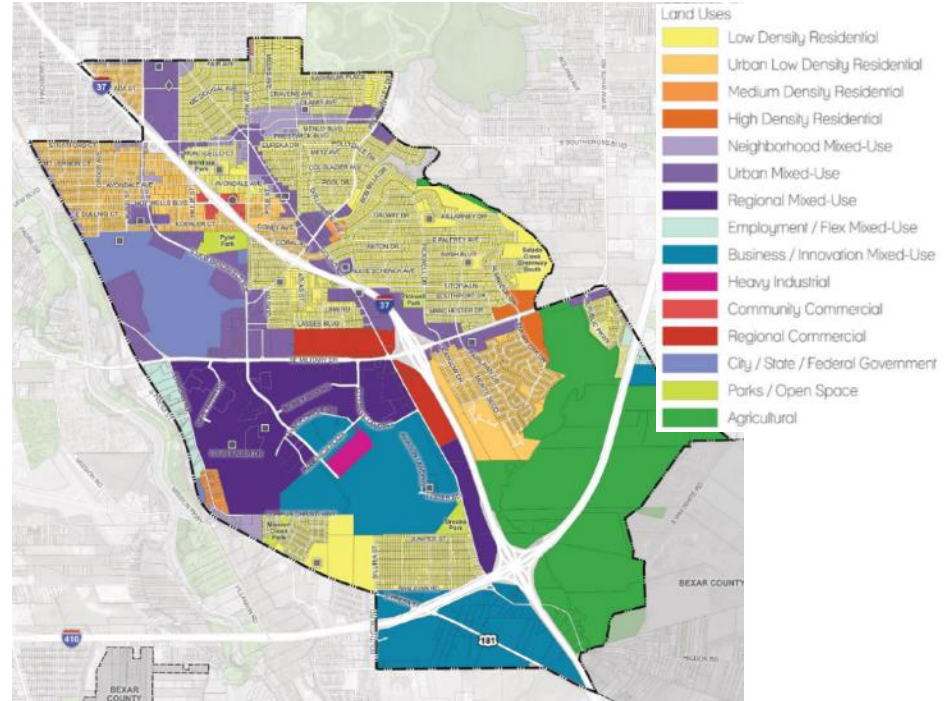
- Land use categories can describe is how land is currently used in the area, which is known as the **existing land use**.
- Land use can also be used to determine how we want land to be used in the future, which is known as **future land use**.

Land Use is the foundation of this plan.

Existing Land Use Map for Brooks Regional Center Plan



Future Land Use Map for Brooks Regional Center Plan



What are Land Use Descriptions?

Corresponding text to describe what types of uses should be allowed in each shaded area.

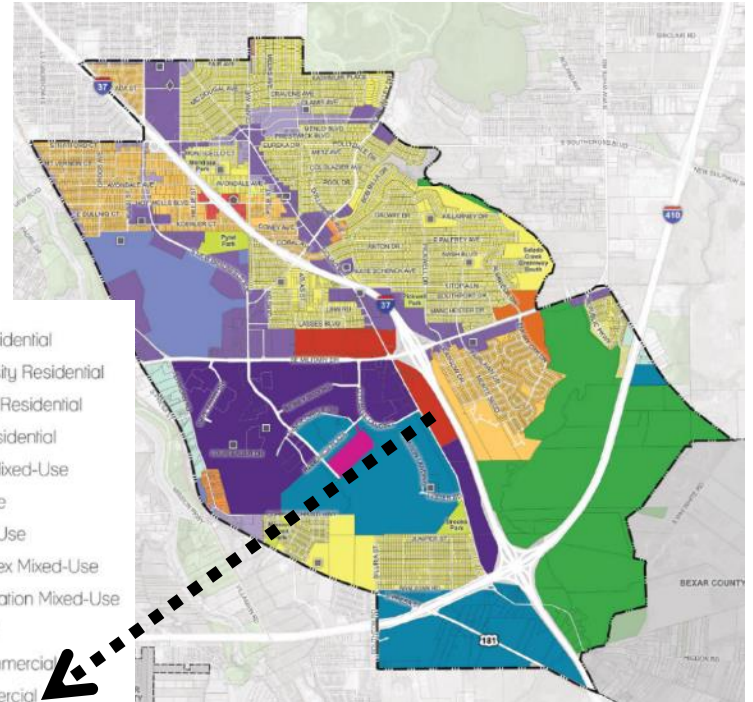


REGIONAL COMMERCIAL

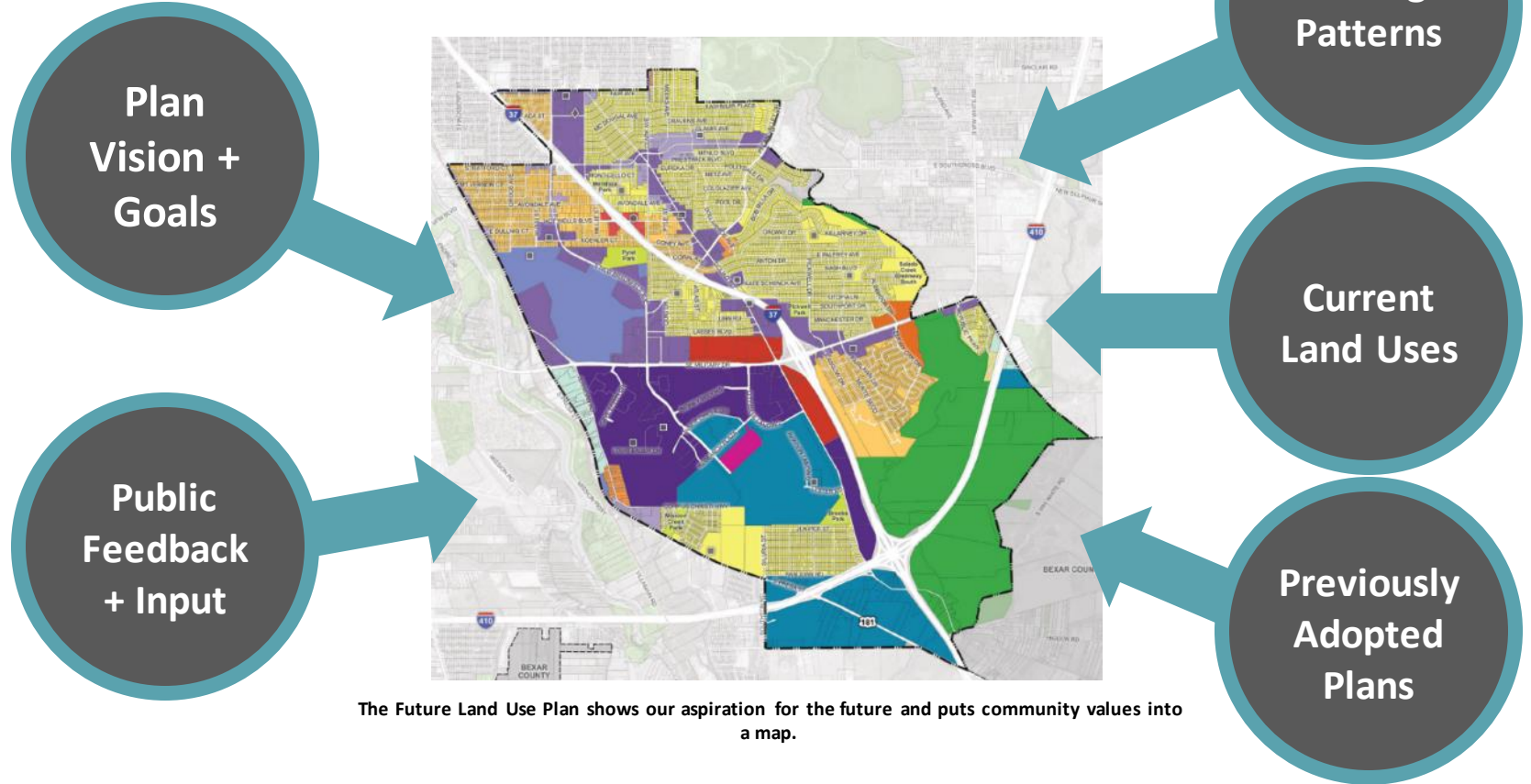
DESCRIPTION: includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

Land Uses

- 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
- Heavy Industrial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural



Developing a Future Land Use Plan



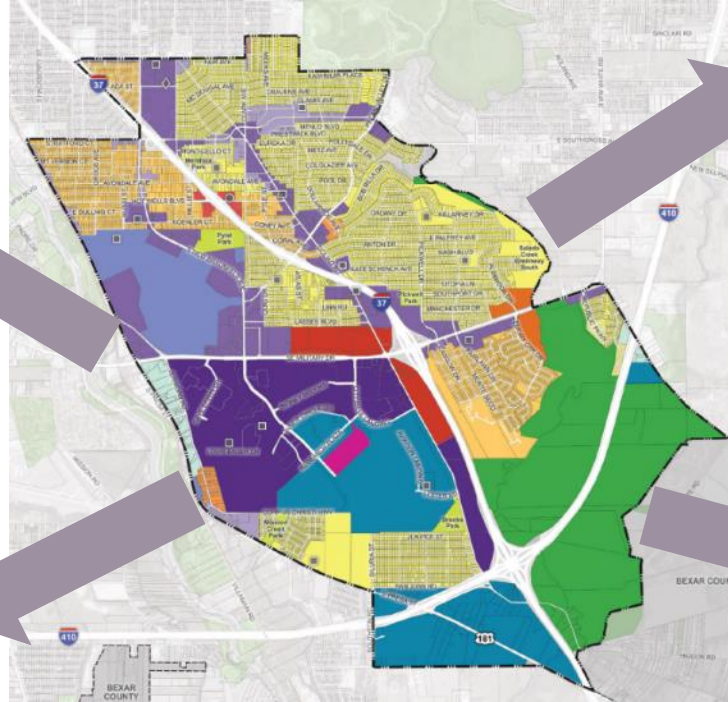
Who will use the Land Use Plan?

City Council + Staff

City Staff + Other Agencies

Planning & Zoning Commission

Private Developers/Property Owners



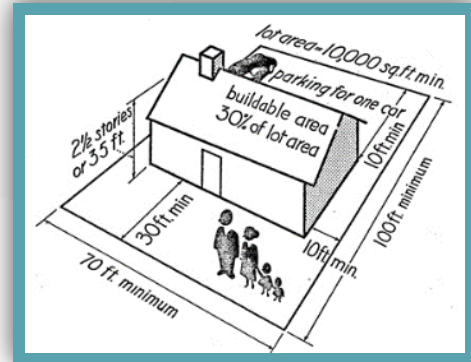
The Future Land Use Plan informs public and private decision-making and investments.

Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.

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. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.
POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process. <i>Determines which zoning categories are applicable</i> .	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

Note: The Future Land Use Plan does not change Zoning automatically.

Next Planning Team Meeting Objectives:

- Understand Land Use Categories
- Discuss a **Draft** Land Use Map
 - Map created with existing land use, current zoning, and SA Corridors plan

RESIDENTIAL

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

COMMERCIAL

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

INDUSTRIAL

- Agricultural
- Light Industrial
- Heavy Industrial

MIXED-USE

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Business and Innovation Mixed-Use
- Employment/Flex Mixed-use

CIVIC

- Park and Open Space
- City/State/Federal Government

Next Steps

- Next Planning Team Meeting(s):
 - PT#3 – week of 8/01/22-8/05/22– would Thursday, August 4th at 2:00 PM work?
 - PT#4 – week of 8/29/22-9/01/22 – would Thursday, Sept. 1st at 2:00 PM work?
 - Community Meeting #2 – week of 10/24/22-10/27/22, day and time TBD
- Questions?
 - Channary Gould, City of San Antonio
 - channary.gould2@sanantonio.gov
 - (210) 207-5446

