



# Stone Oak Area Regional Center Planning Team

Meeting #3

Land Use

Thursday, August 4, 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



# SA TOMORROW

Introductions

# 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
  - Elly Schaefer, Land Use Subject Matter Expert
  - Saul Vazquez, Senior Project Associate
- Mosaic
  - Carissa Cox, Principal Planner



# Meeting Objectives

- Review Vision & Goals
- 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



# SA TOMORROW

Vision & Goals

# 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.



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Draft Focus Areas



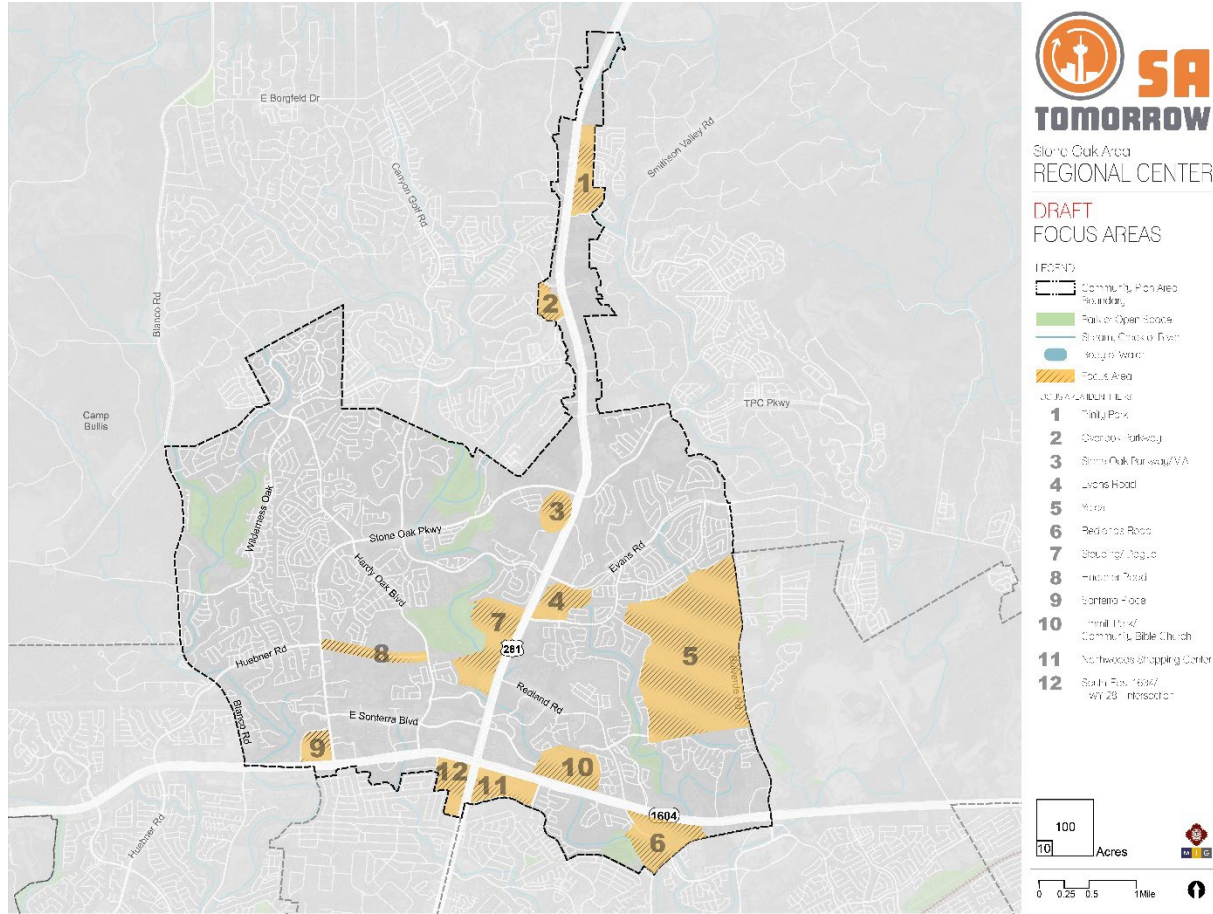
# What is a Focus Area?

*Key Definition #1*

## **FOCUS AREAS:**

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

# Draft Focus Areas





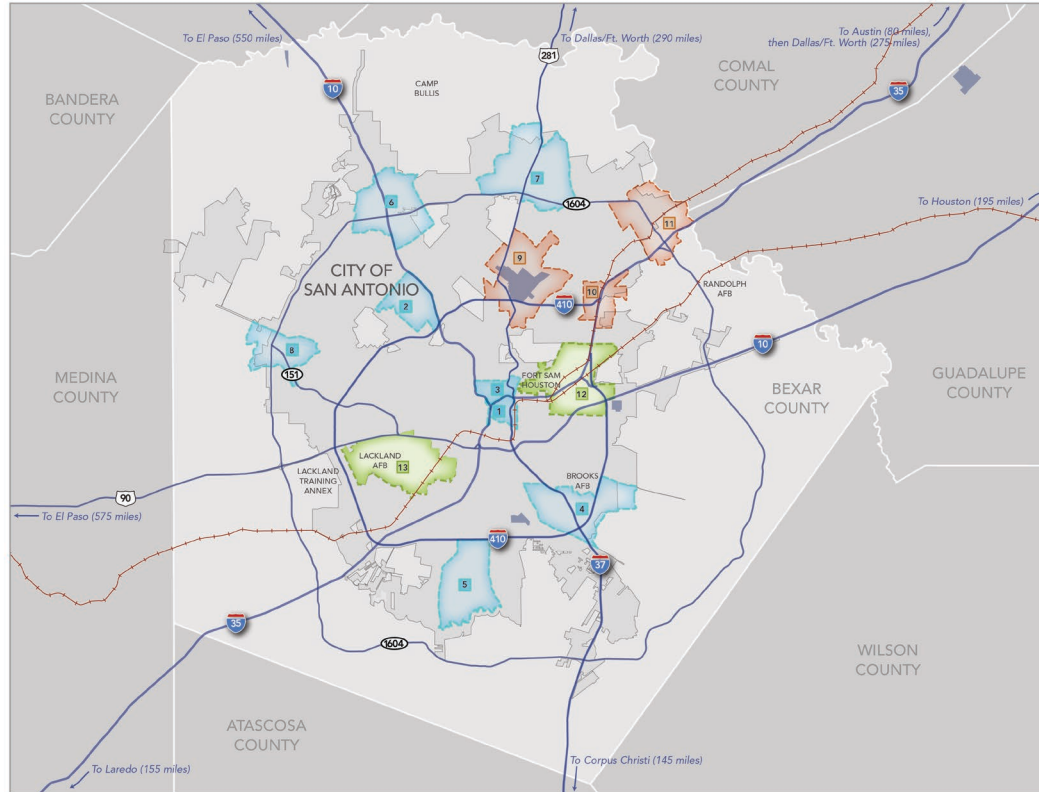
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Housing & Jobs Projections

# 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

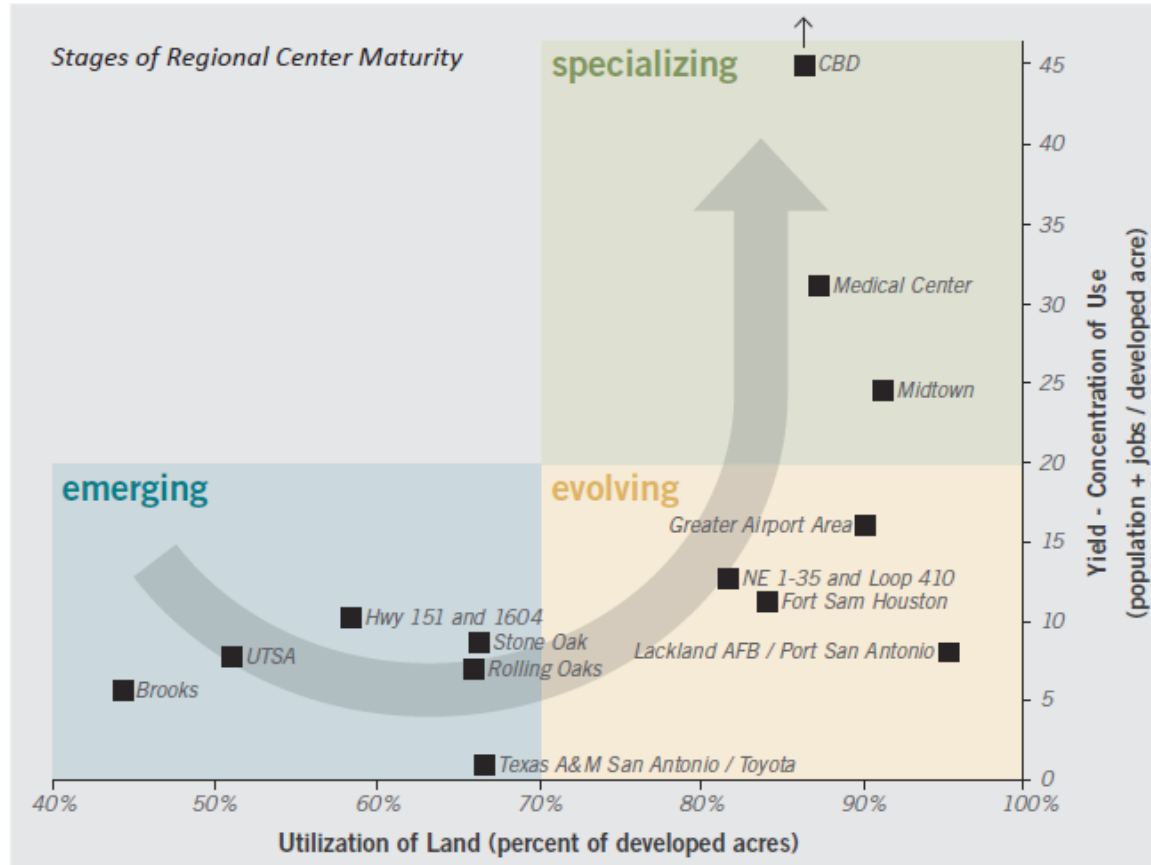
### Special Purpose Centers

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

Regional Center Types



# Regional Centers are also classified by Maturity



# Stone Oak – Share of Job Growth

## Forecast Growth



**Employment Growth** | 2010-2040

**33,900** new jobs  
Over 1,000 jobs per year

Total Employment (2021) | **32,831**

## Progress Metrics



**New Employment since 2010**

**600,000 sf** new private commercial  
Approx. 1,000 new jobs

- 50% of jobs in Bexar County are in the 13 identified Regional Center Areas
- Over 50% of recent commercial and industrial developed space has been within the Regional Center Areas

# Stone Oak – Share of Housing Growth

## Forecast Growth



**Household Growth | 2010-2040**

**16,500** new housing units

550 new units per year

## Progress Metrics

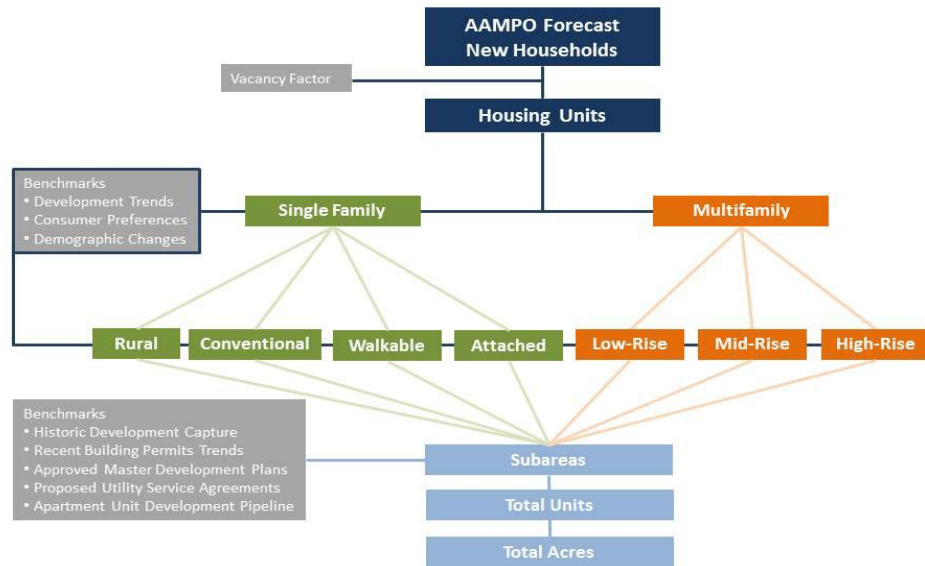
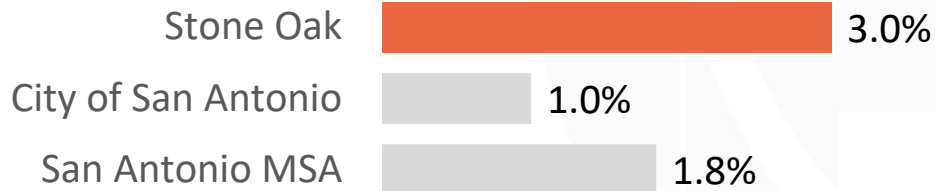


**Housing Units since 2010**

**3,000** Apartment units



**Annual Household Growth | 2010-2021**





# SA TOMORROW

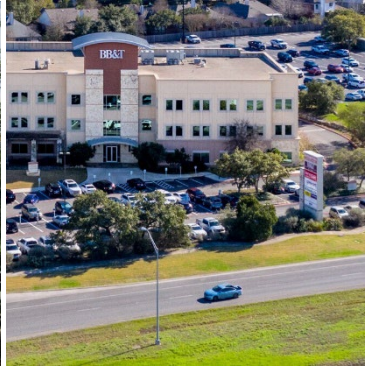
Land Use



# 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	<b>Policy:</b> A Land Use Plan establishes <i>parameters</i> for development and growth.	<b>Regulation:</b> 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

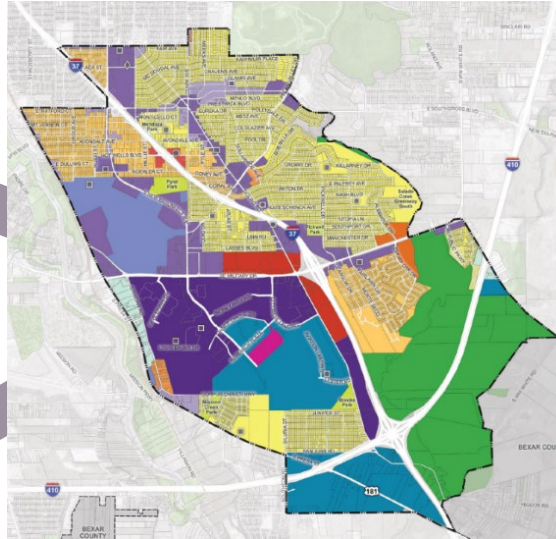
## The Future Land Use Plan **DOES:**

- 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

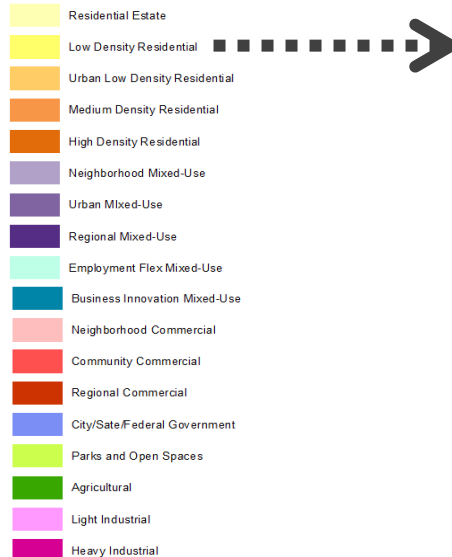
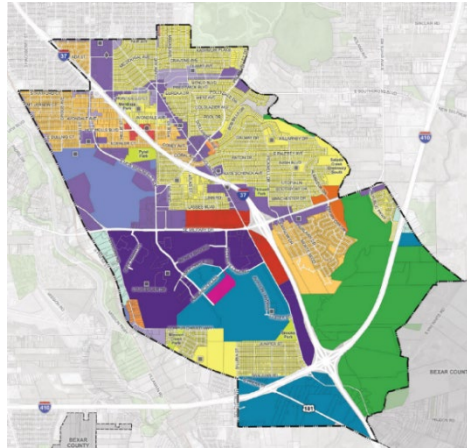


The Future Land Use Plan informs public and private decision-making and investments.

# 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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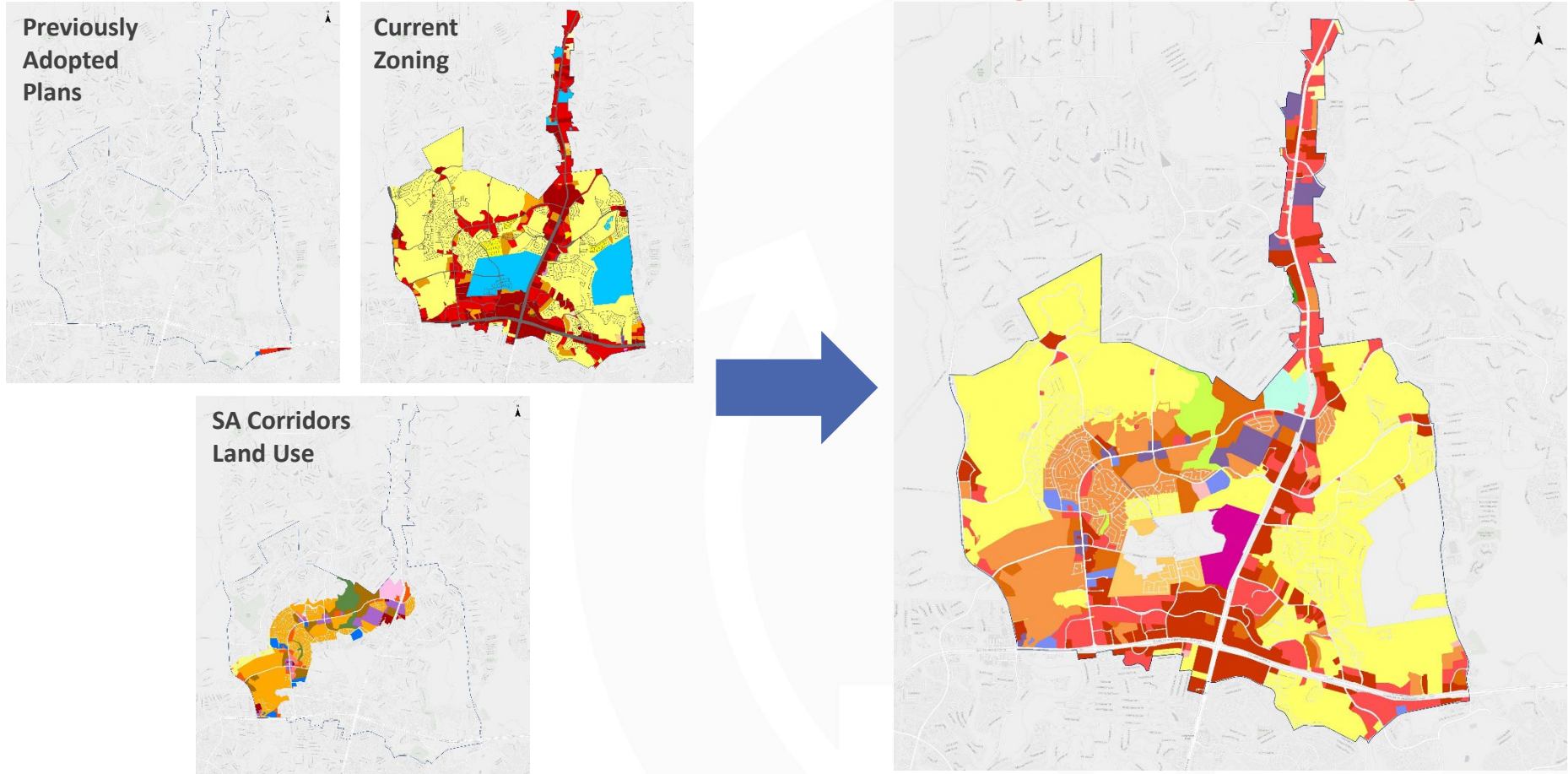


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Draft Land Use Map

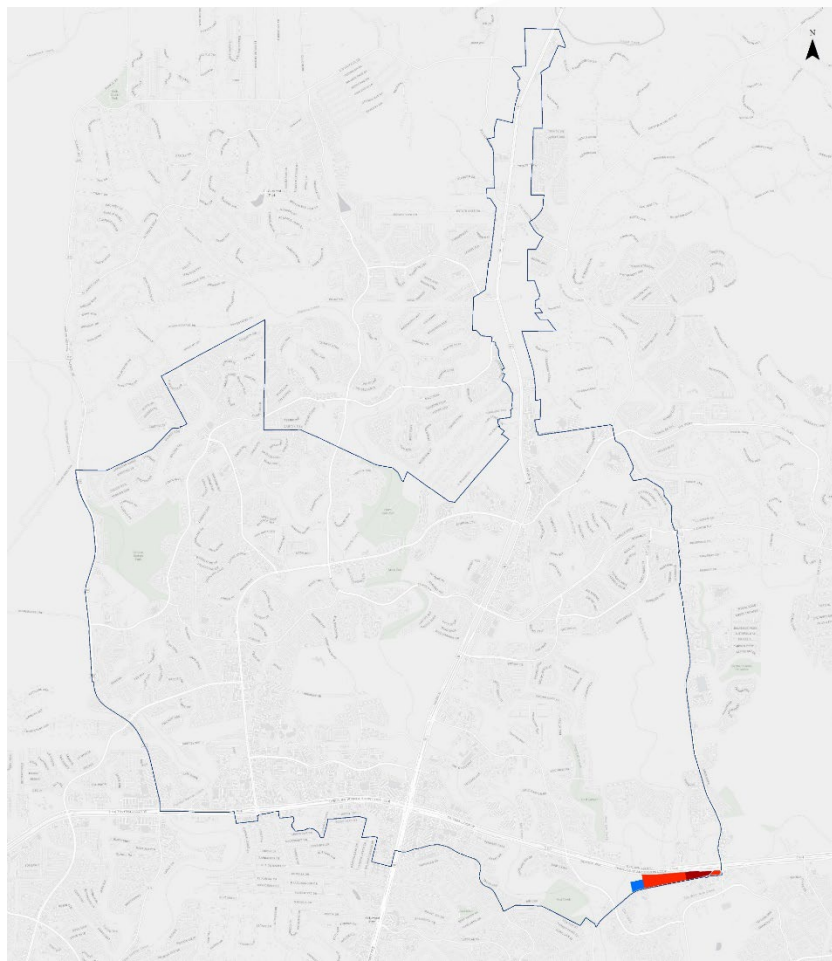


# How the Draft Future Land Use Map Was Developed



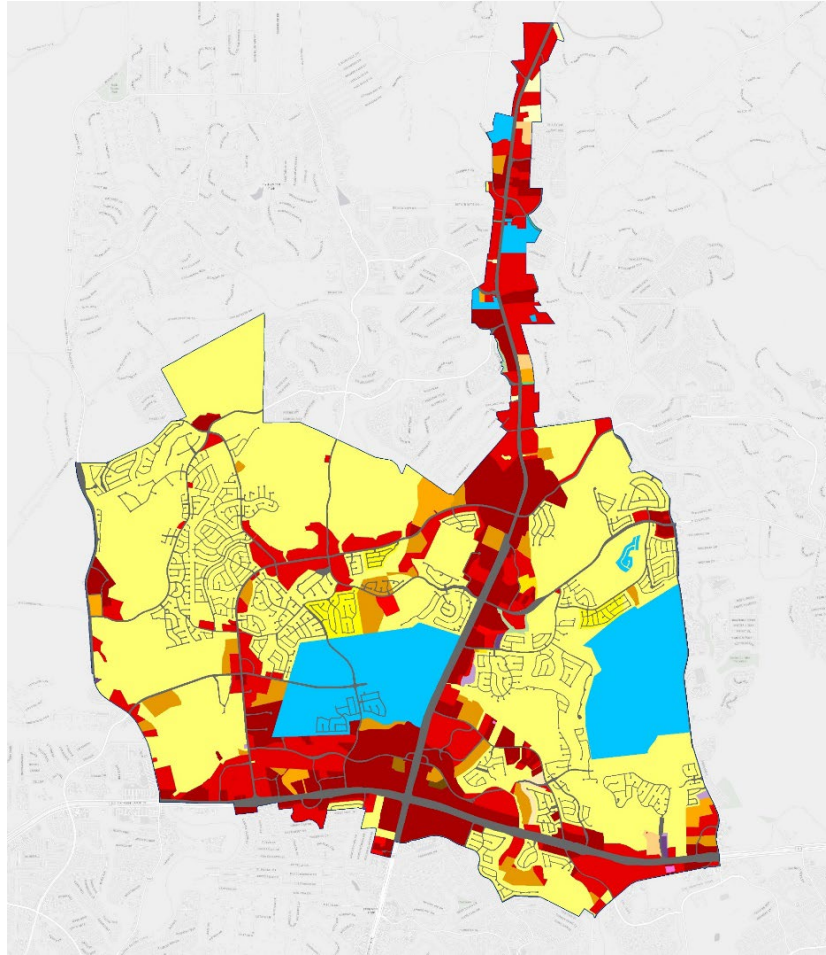
# Previously Adopted Land Use Plans In the Stone Oak Regional Center

## General Land Use Categories



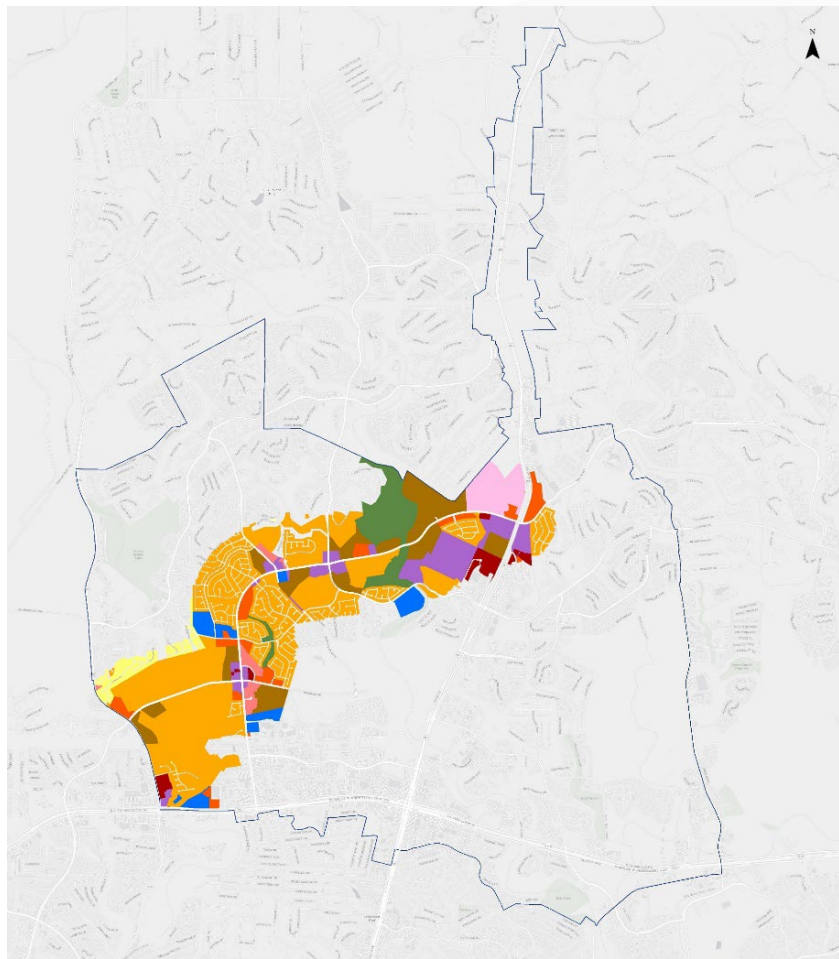
# Existing Zoning in the Stone Oak Regional Center

## General Land Use Categories



# Adopted SA Corridor Land Use in the Stone Oak Regional Center

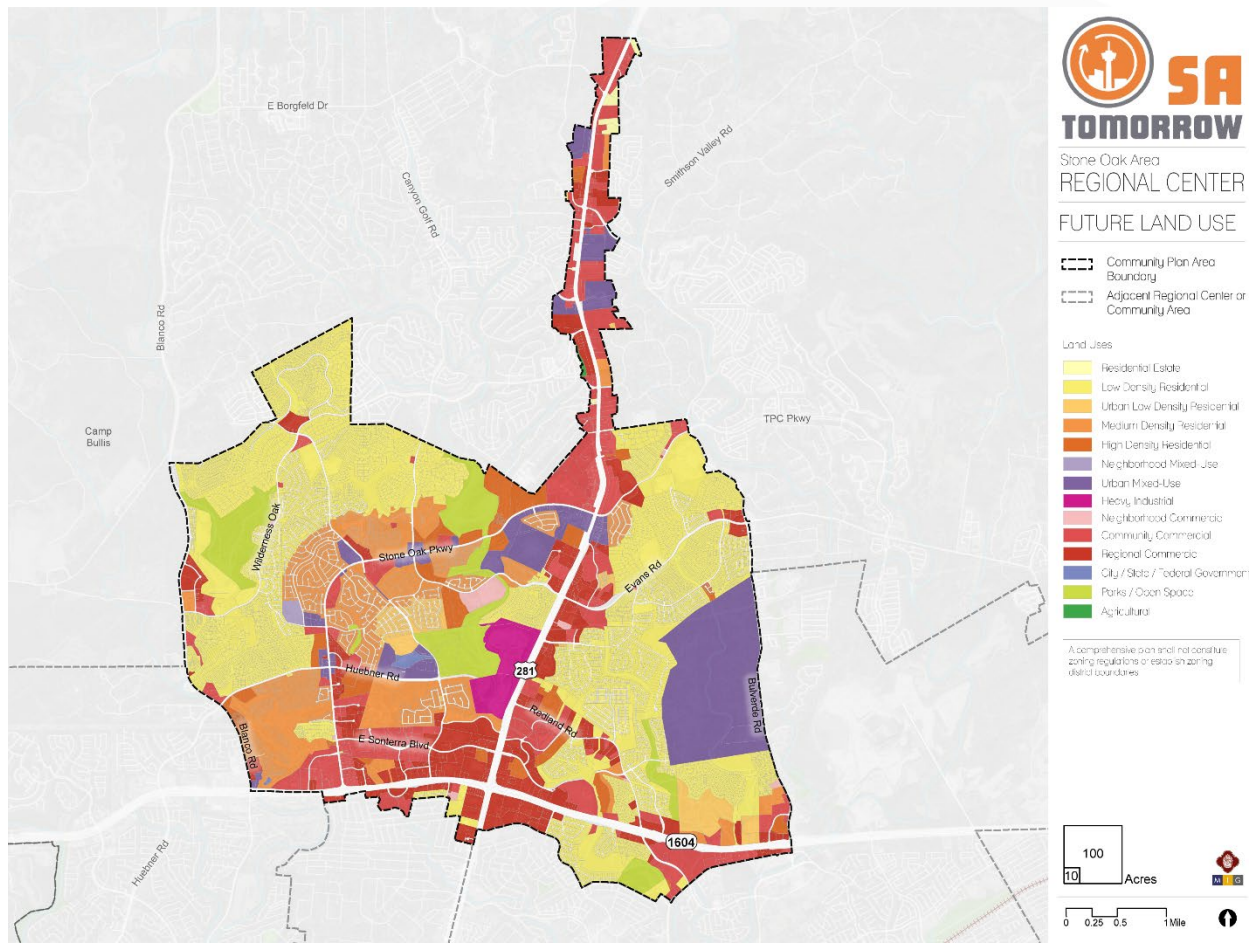
## General Land Use Categories





# Draft Future Land Use Map for the Stone Oak Regional Center

## General Land Use Categories





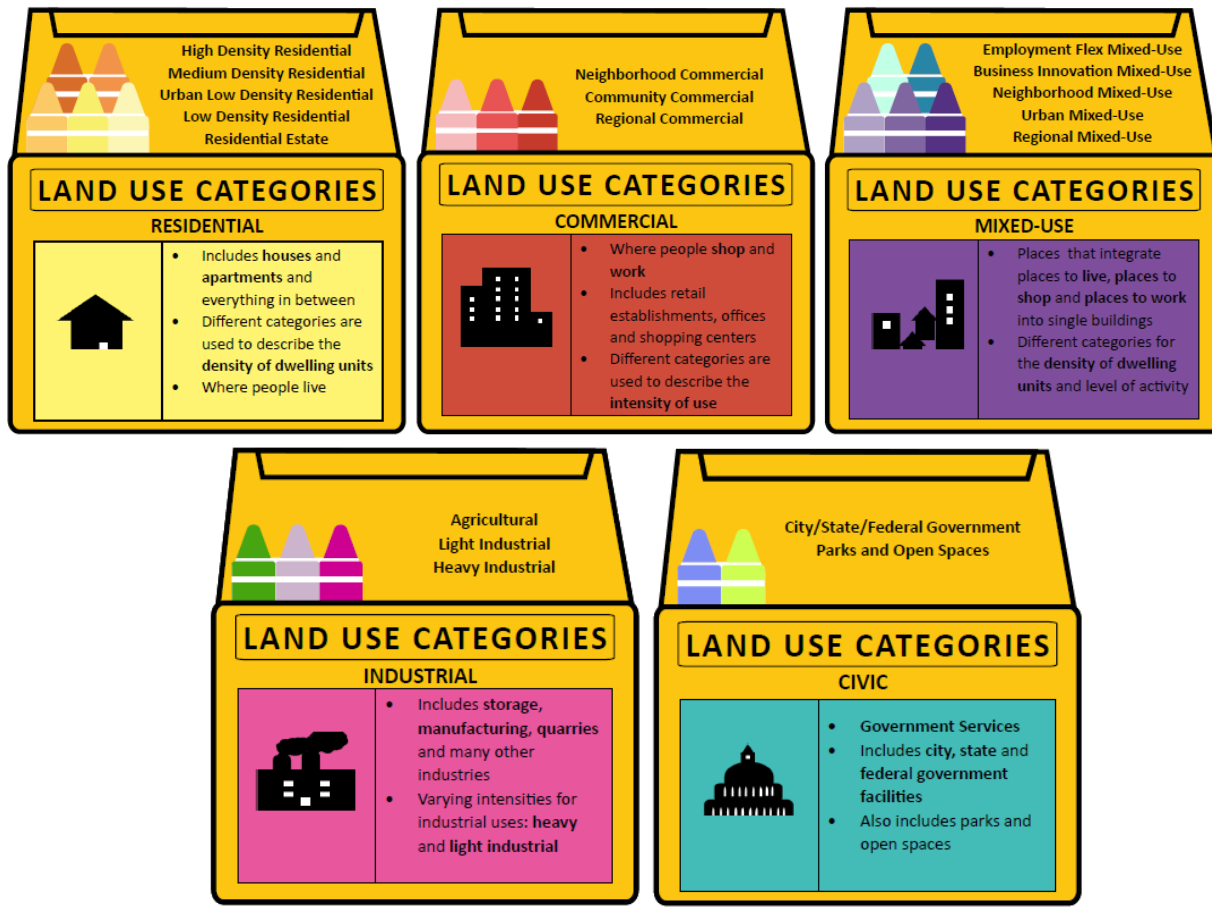
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Land Use Categories

# San Antonio's Land Use Categories

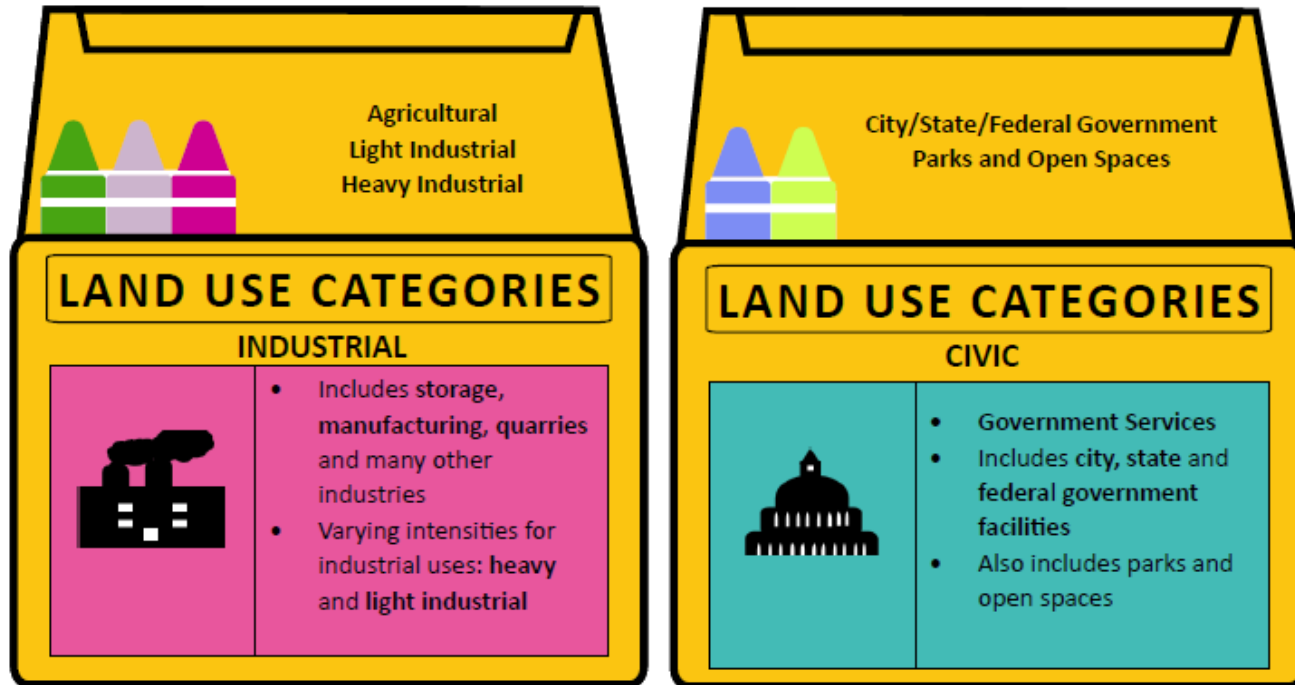


# San Antonio's Land Use Categories

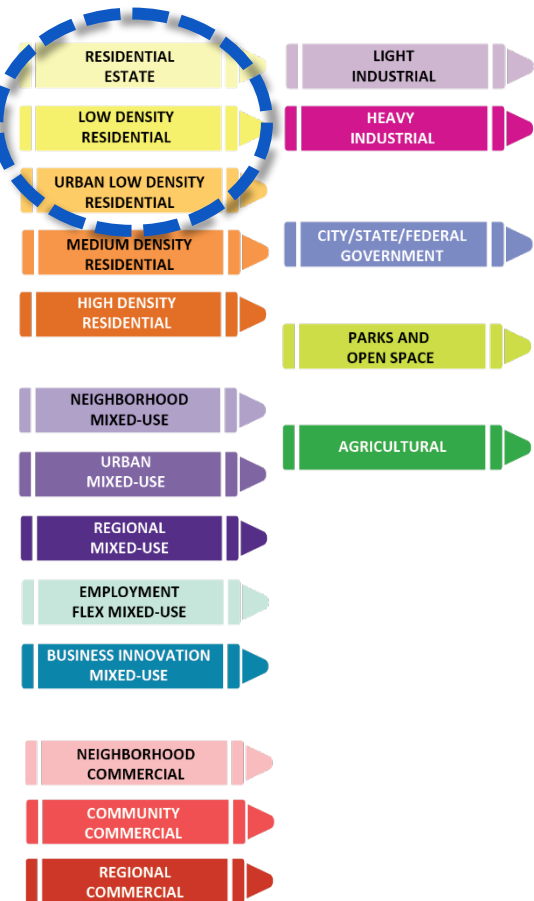




# San Antonio's Land Use Categories



# A First Look at Uses in the Stone Oak 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

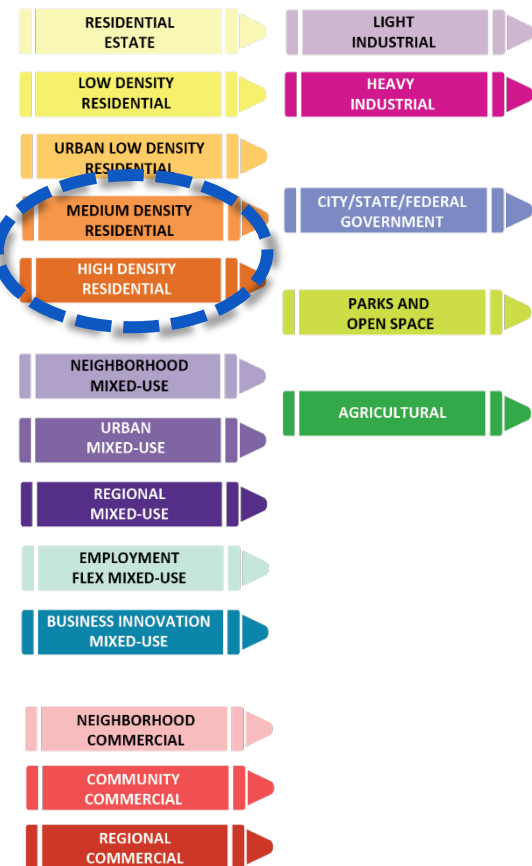
This category includes a range of housing types and may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and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

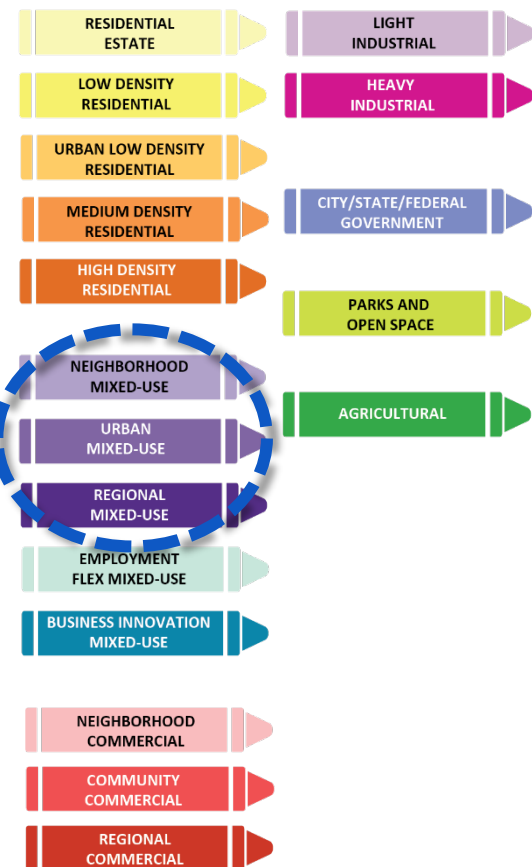
This category includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. This form of development is typically located along or near major arterials or collectors. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate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

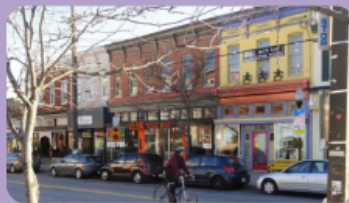


## LAND USE NEIGHBORHOOD MIXED-USE

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

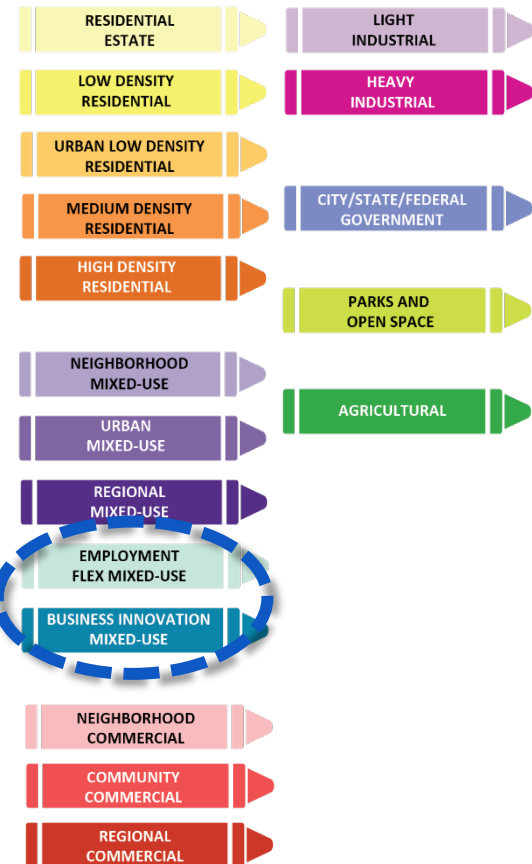
This category contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. The mix of uses may be vertically 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 Stone Oak 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.

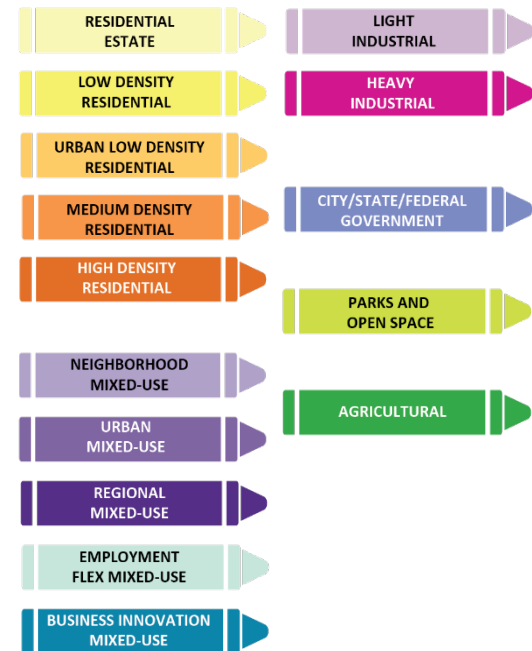
### Examples of Development Types:

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





# A First Look at Uses in the Stone Oak 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

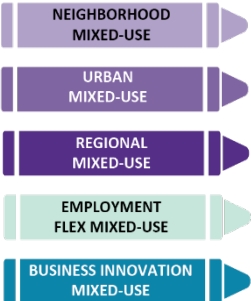
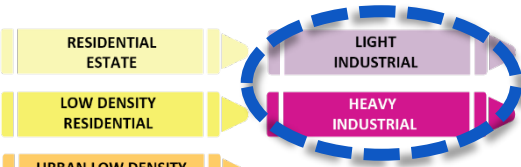
This category includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities.

### Examples of Development Types:

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



# A First Look at Uses in the Stone Oak Regional Center



## 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

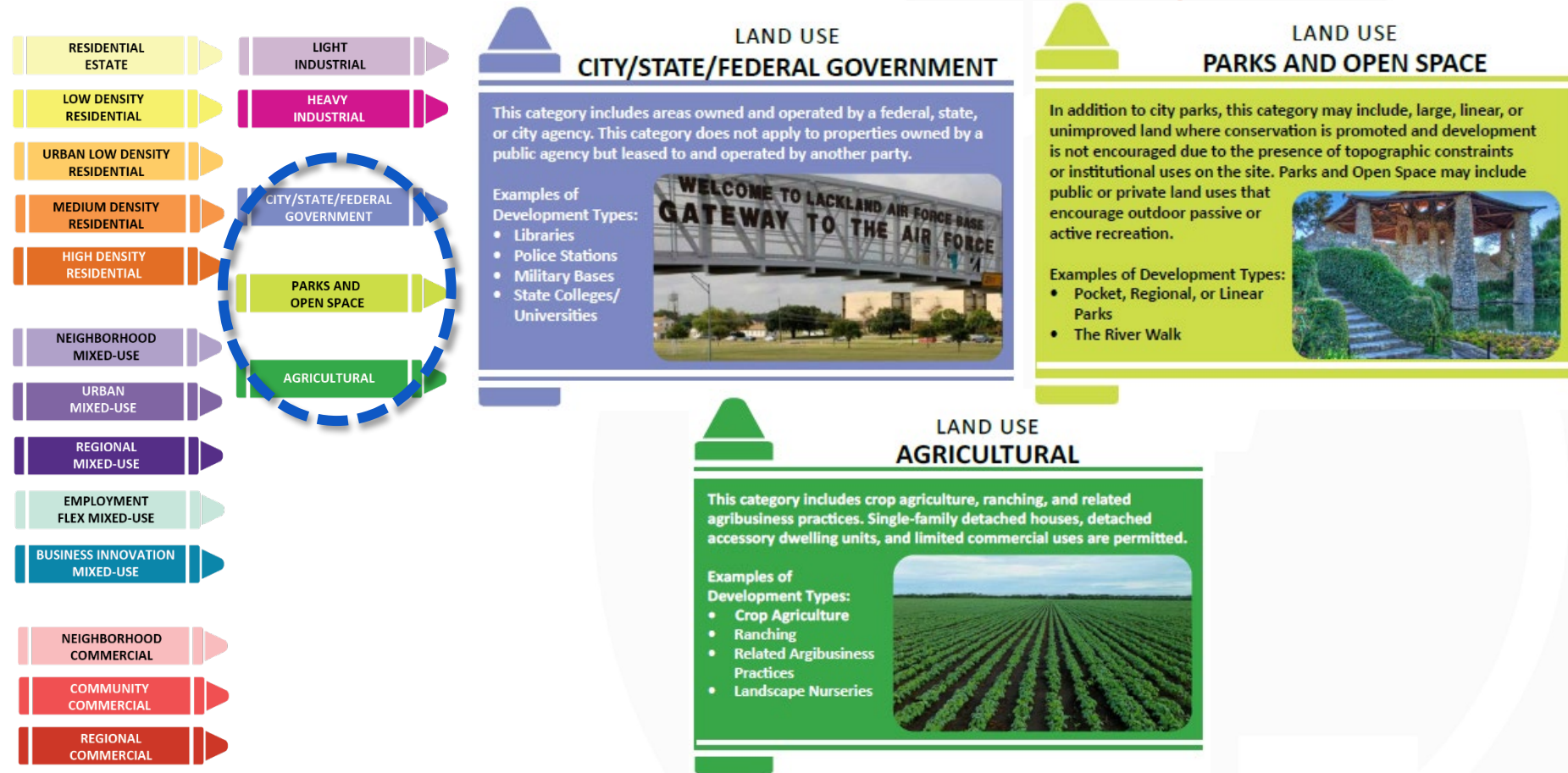
This category includes heavy manufacturing, processing and fabricating businesses concentrated at arterials, expressways, and railroad lines. This category is not compatible with residential areas.

### 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 Stone Oak Regional Center







# SA TOMORROW

Next Steps

# Next Steps

- Next Planning Team Meeting(s):
  - SHIP Overview (Virtual): Wednesday, August 24th
  - Planning Team Meeting #4 (Housing & Economic Development): Thursday, September 1<sup>st</sup> 2 – 4 PM
  - 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](mailto:channary.gould2@sanantonio.gov)
  - (210) 207-5446



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