



# Stone Oak Area Regional Center Planning Team

Meeting #4

Thursday, September 1, 2022

Zoom

2:00 – 4:00 PM



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

# 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

- Jonathan Tarr, Housing Subject Matter Expert

- Saul Vazquez, Senior Project Associate

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

- Matt Prosser, Executive Vice President





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

# Timeline of Meetings



# Meeting Objectives

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



**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.
- Incorporate environmentally friendly and sustainable development practices to accommodate growth while preserving natural resources such as groundwater conservation and natural landscaping.
- Create a business-friendly environment that attracts corporations of varying sizes and higher education facilities to locate in the Stone Oak Area Regional Center so that there are diverse employment and educational opportunities.



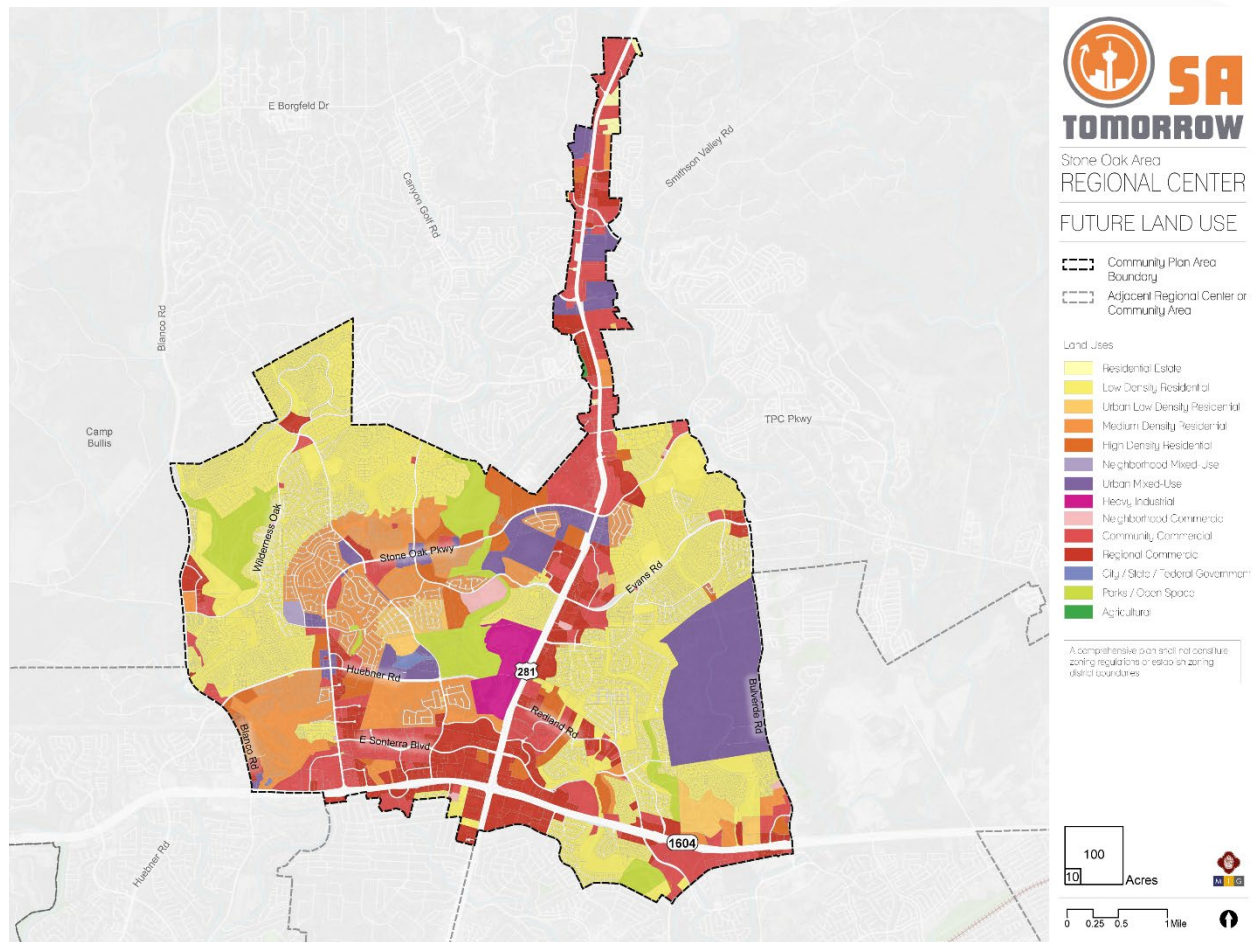
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# SA TOMORROW

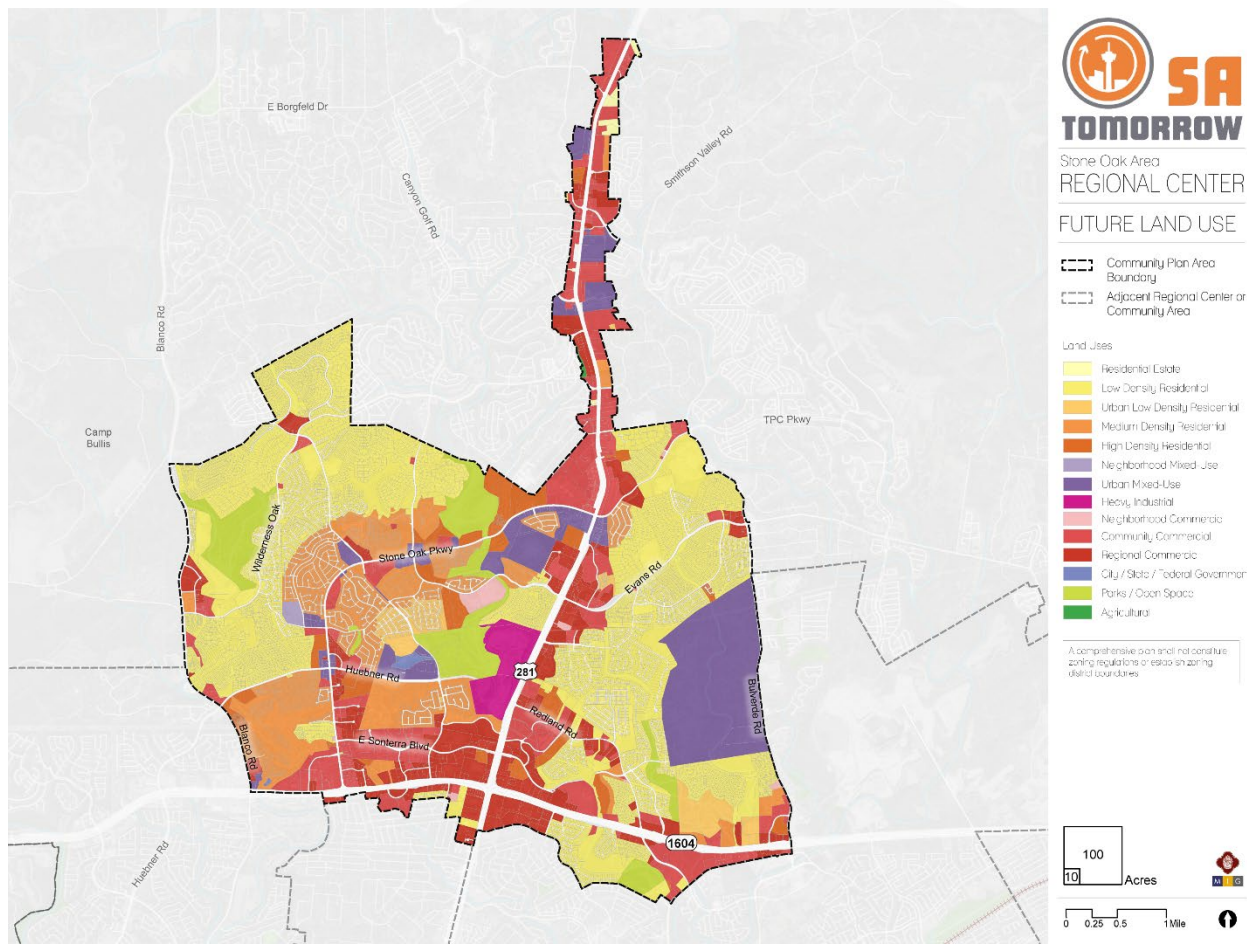
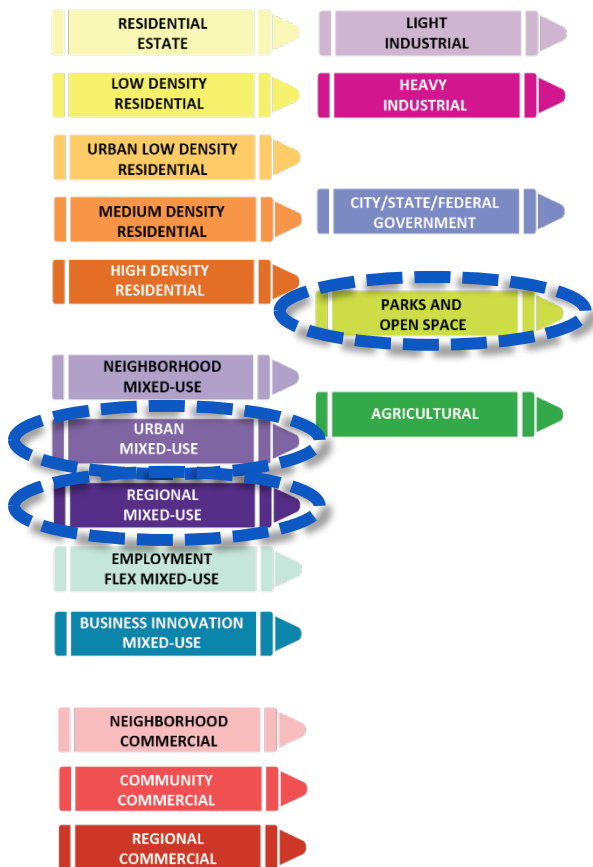
Draft Future Land Use Plan



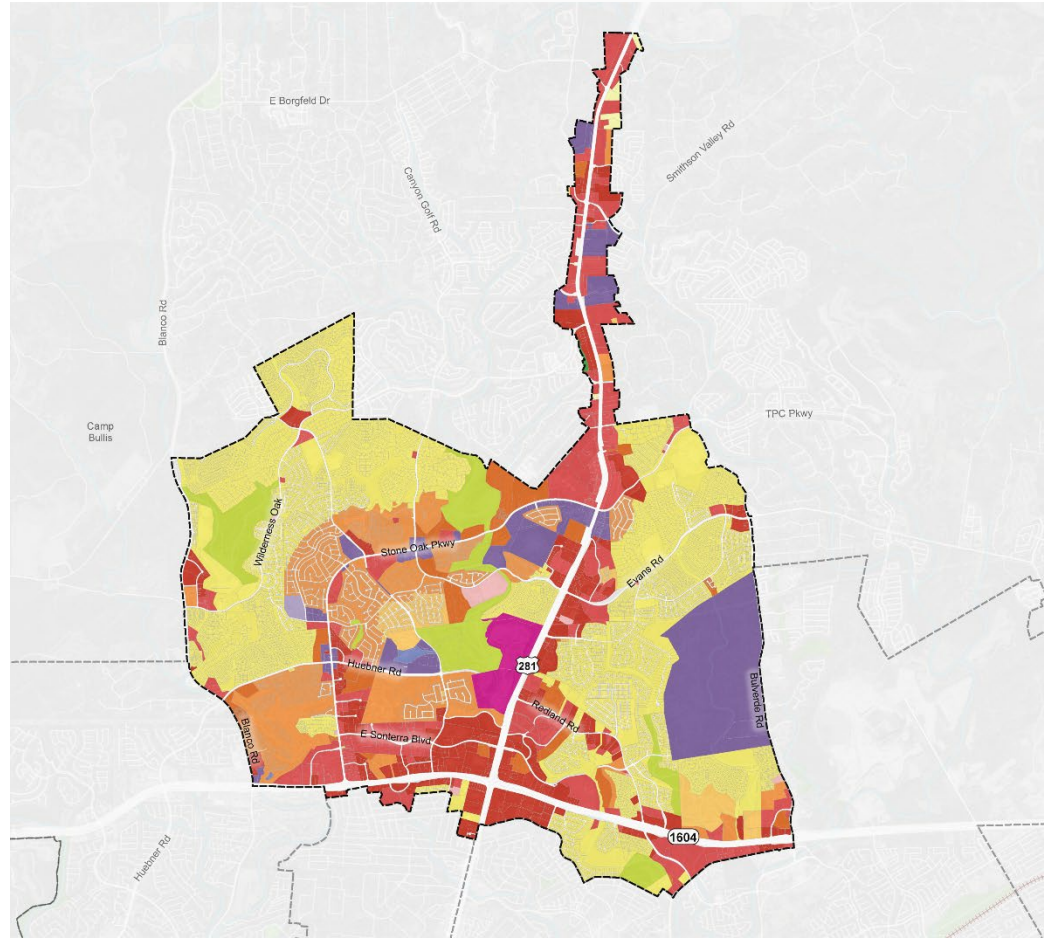
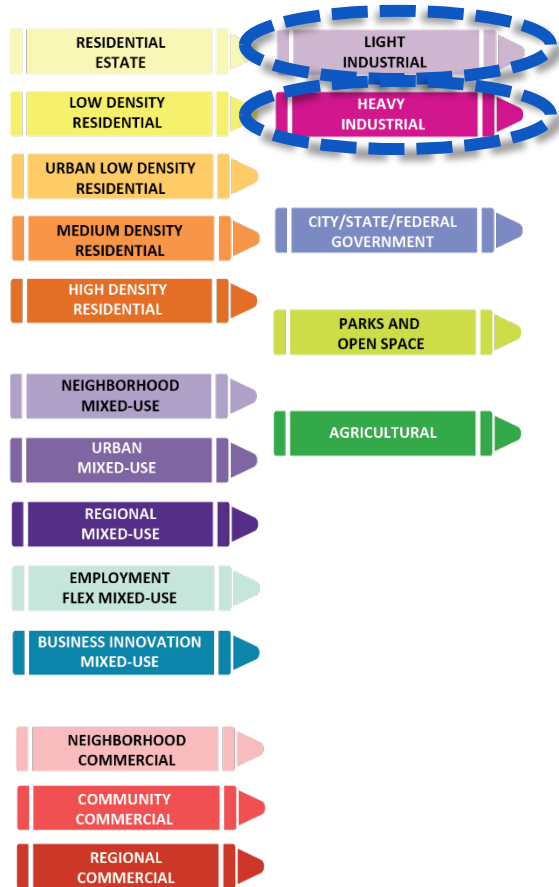
# Draft Future Land Use Map for the Stone Oak Regional Center



# Priority Future Land Uses Identified for the Stone Oak Regional Center



# Future Land Uses Not Appropriate for the Stone Oak Regional Center



Stone Oak Area  
REGIONAL CENTER  
FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area

- Land Uses
- Residential Estate
  - Low Density Residential
  - Urban Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Neighborhood Mixed-Use
  - Urban Mixed-Use
  - Heavy Industrial
  - Neighborhood Commercial
  - Community Commercial
  - Regional Commercial
  - City / State / Federal Government
  - Parks / Open Space
  - Agricultural

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





**SA**





**TOMORROW**

Planning Team Land Use Activity



# Land Use Activity

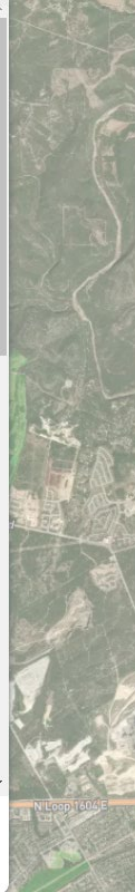


## Land Use and Focus Areas Activity

*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.*

Located at the confluence of Highway 281 and the 1604 Loop, this activity center comprises of the master planned community of Stone Oak and the surrounding area on the east and west sides of Highway 281.

**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,



N Loop 1604 S

>

# Land Use Activity

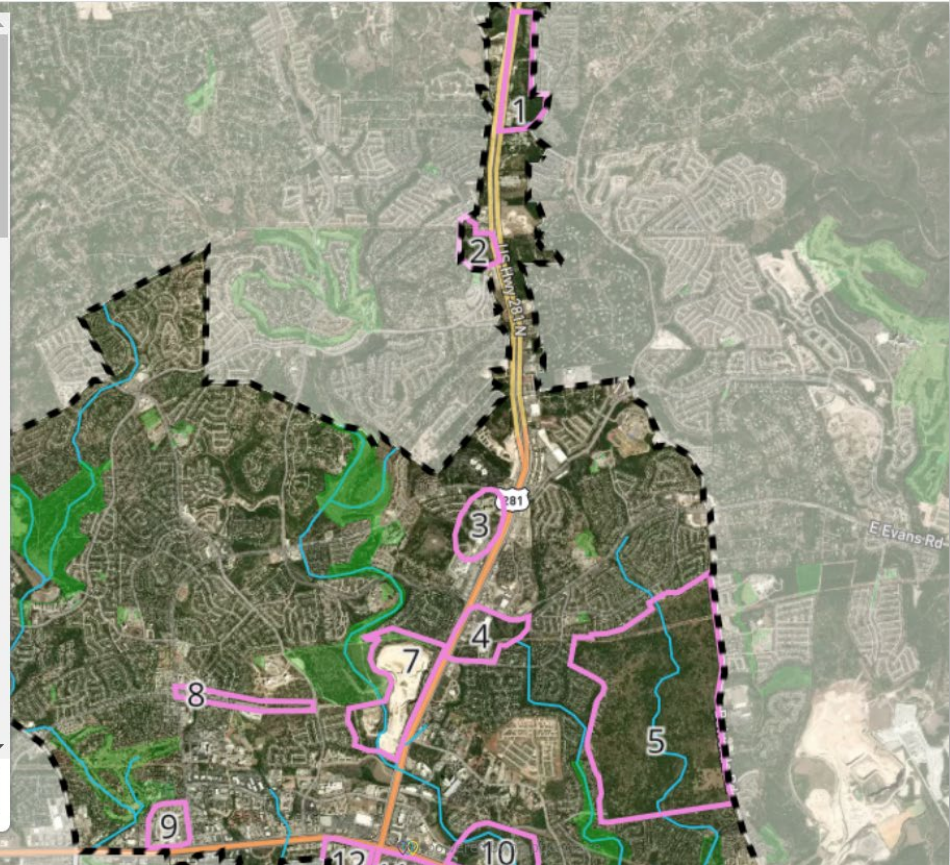
## SA Tomorrow Land Use Categories

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](#)

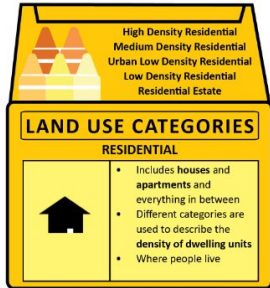


# Land Use Activity

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

## CLICK HERE FOR RESIDENTIAL LAND USE CATEGORIES

### 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.

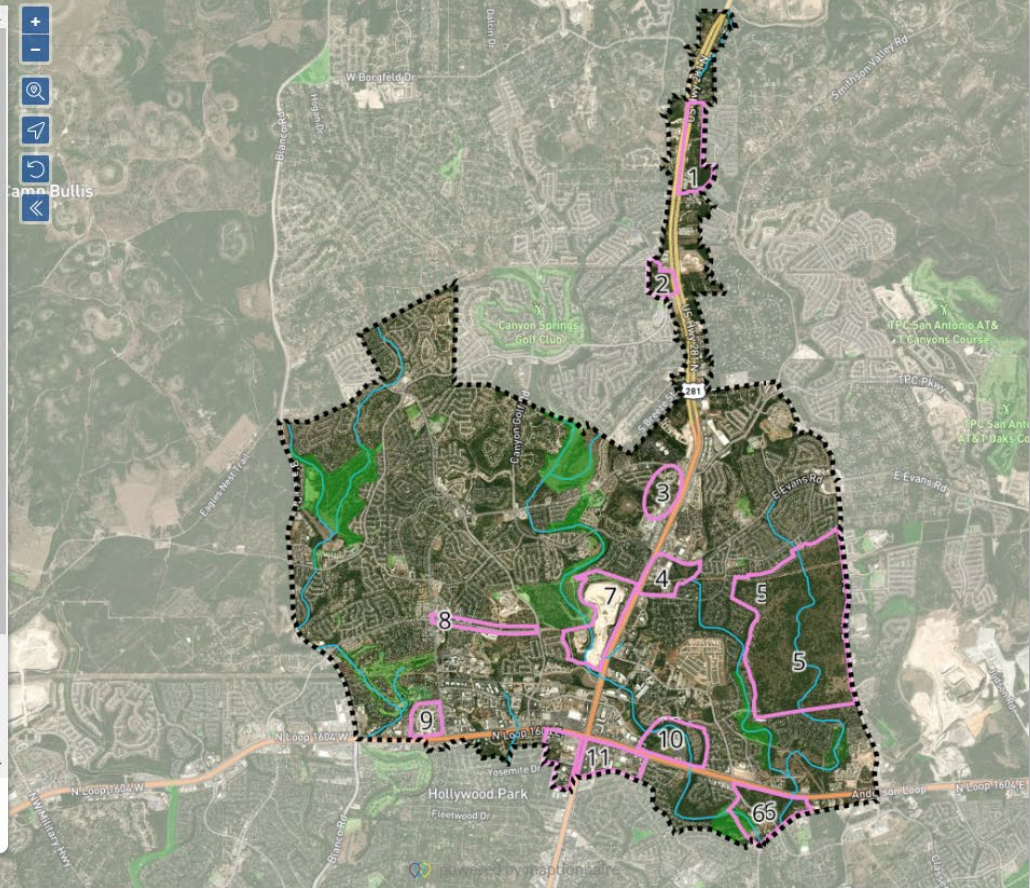
To view the future land use map, choose it from the layer menu at the top right of the map screen.

*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 🏢



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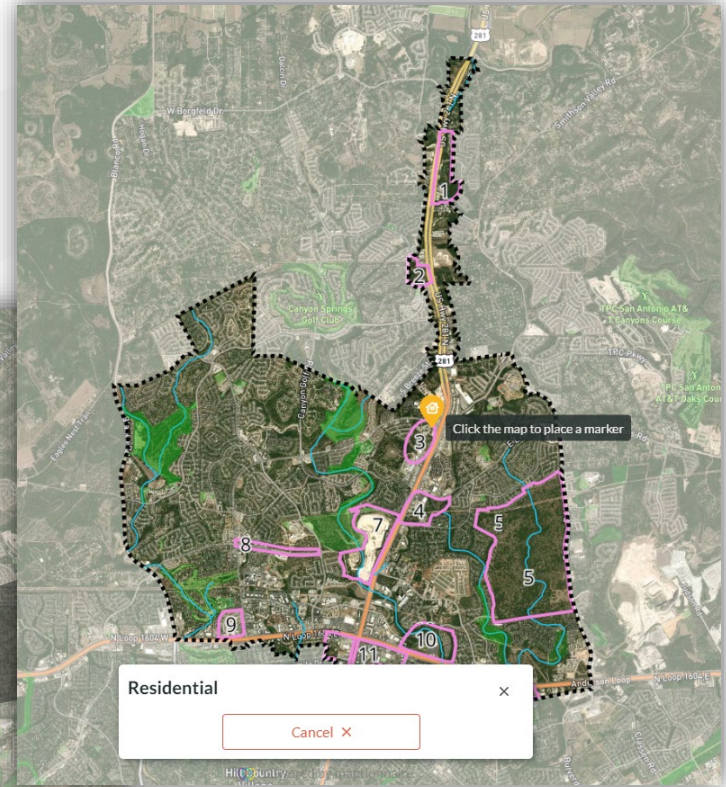
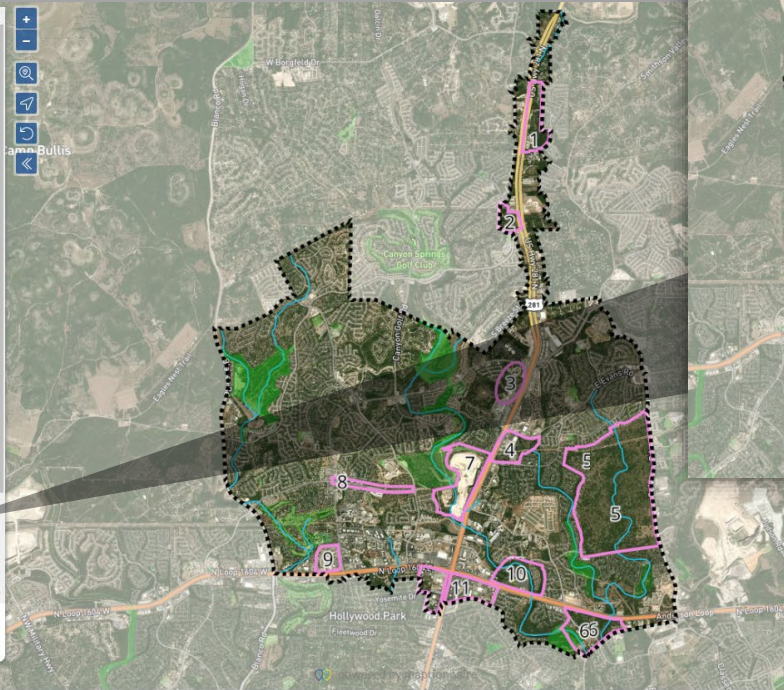
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2 km



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

Residential 📍

Commercial 📍

## Residential

Cancel X

## Residential

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

☐ Residential Estate

### LAND USE RESIDENTIAL ESTATE

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#### Examples of Development Types:

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☐ Low Density Residential

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#### Examples of Development Types:



Delete 🗑️

Done ✓

# Land Use Activity

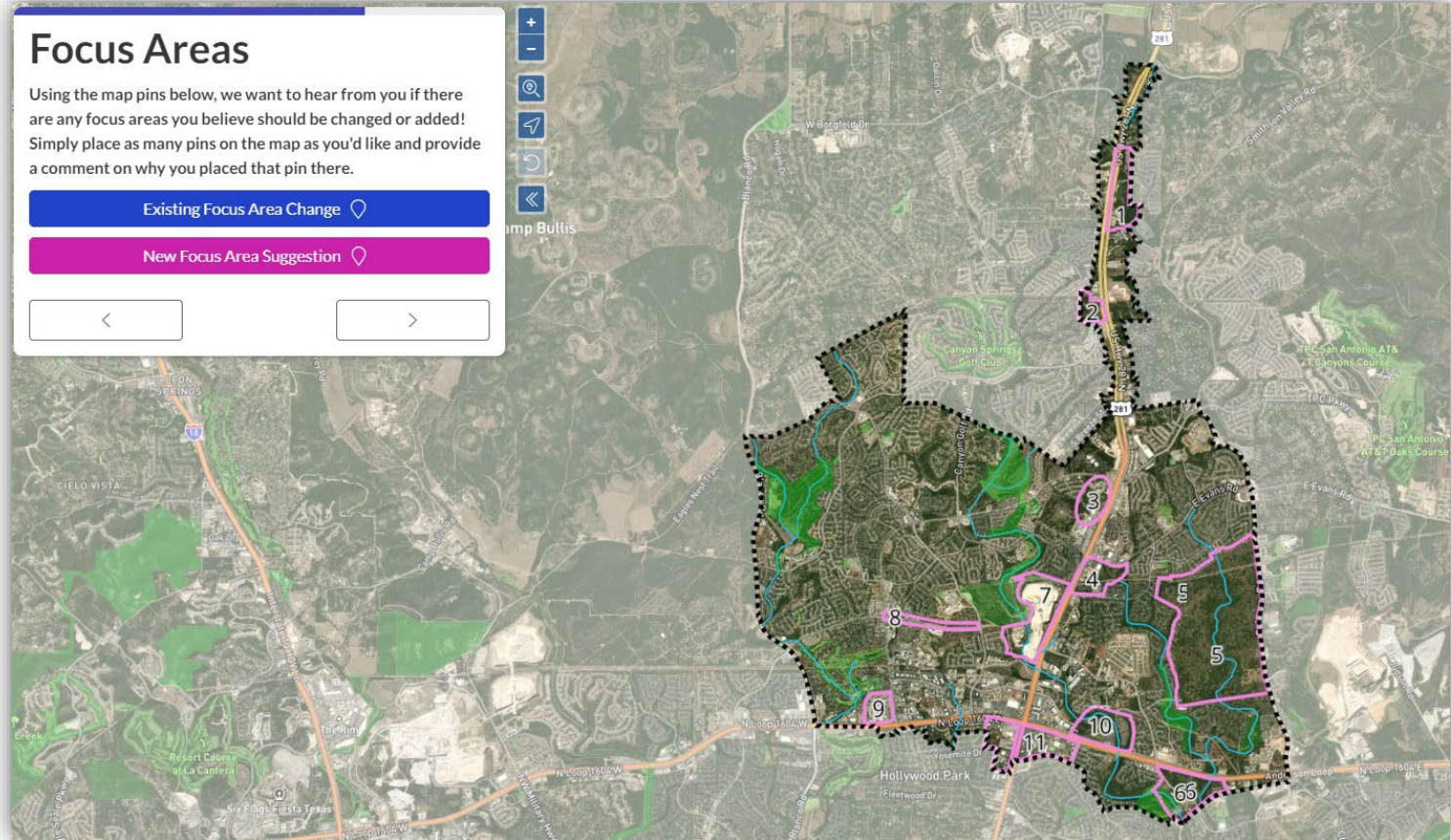
## Focus Areas

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

< >



The map displays a suburban landscape with various roads and green spaces. Numbered focus areas (1-11) are highlighted in pink. A black dashed line outlines a larger area. The map includes a sidebar with navigation controls (zoom in, zoom out, search, pan, reset, and back) and a legend.

**SA**

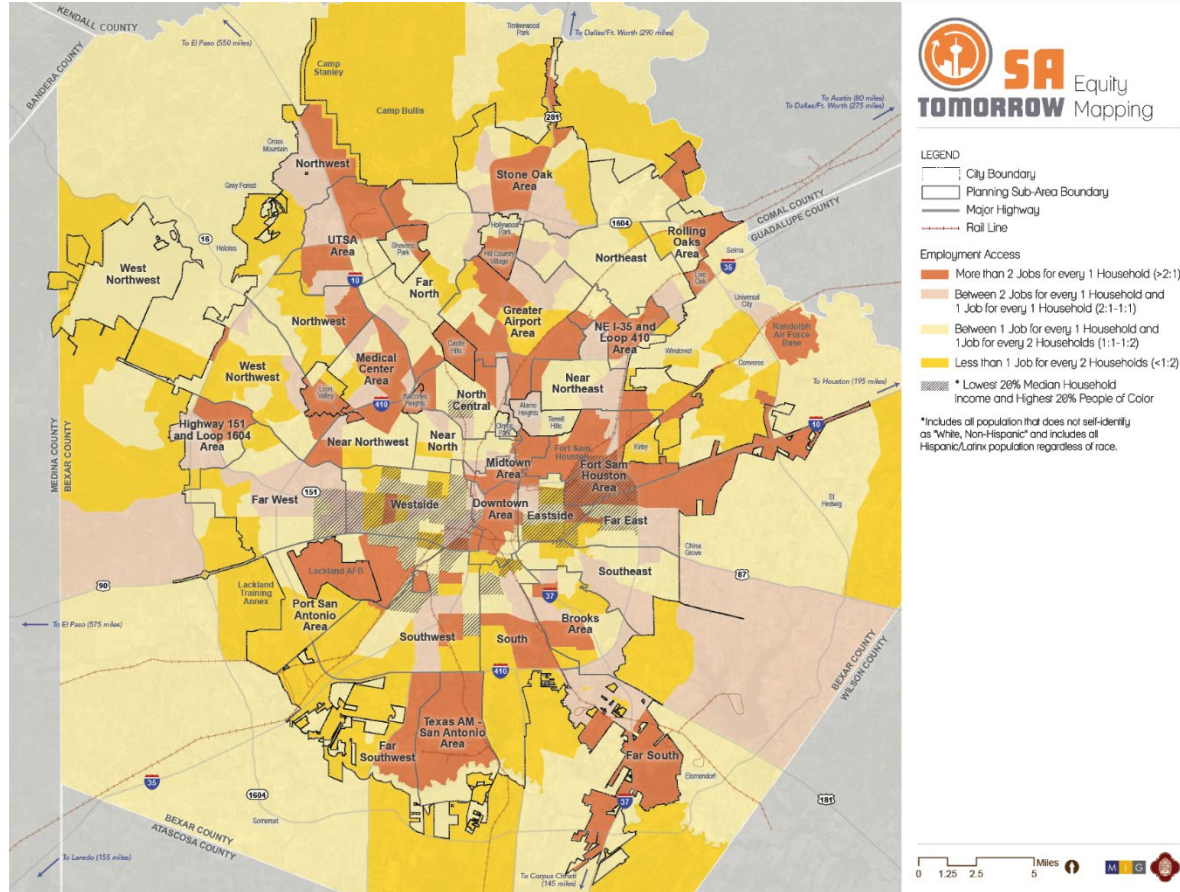


**TOMORROW**

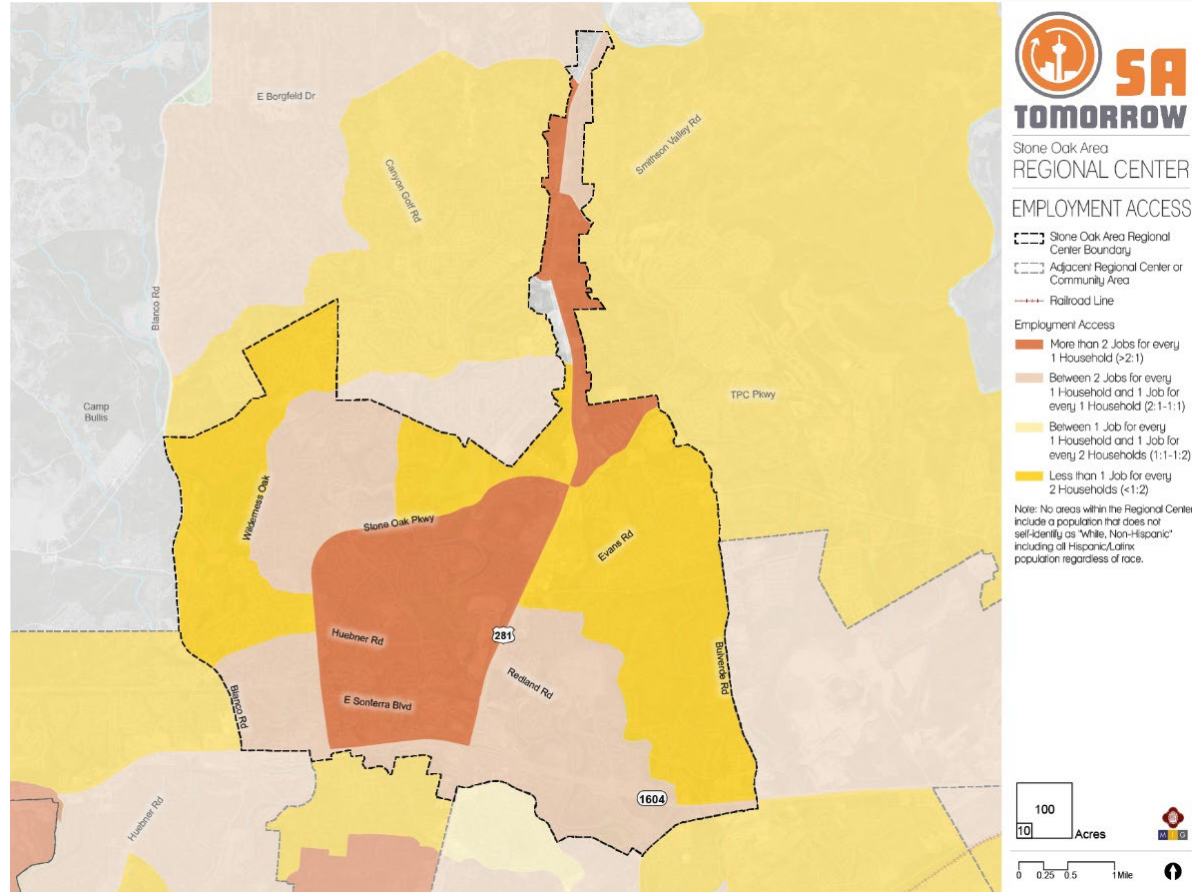
Equity Atlas: Employment Access



# Equity Atlas: Employment Access Map



# Equity Atlas: Employment Access Map



# SA TOMORROW

Housing and Economic Development



# Population and Housing

Total Population (2021) | **68,048**

Total Households (2021) | **24,438**



Average Household Size

**2.77 persons**

2.69 - City of San Antonio Average



Median Age

**37.1 years**

34.5 years - City of San Antonio Average



Average Household Income

**\$118,045**

**67% higher** than City of San Antonio

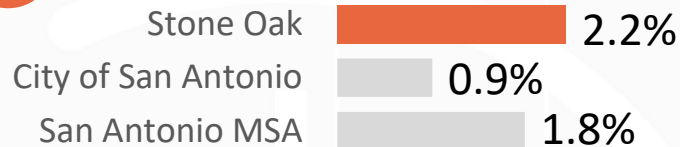


Race and Ethnicity

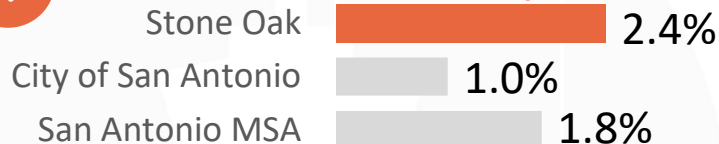
**36%** Hispanic-origin



**Annual Population Growth** | 2010-2021



**Annual Household Growth** | 2010-2021



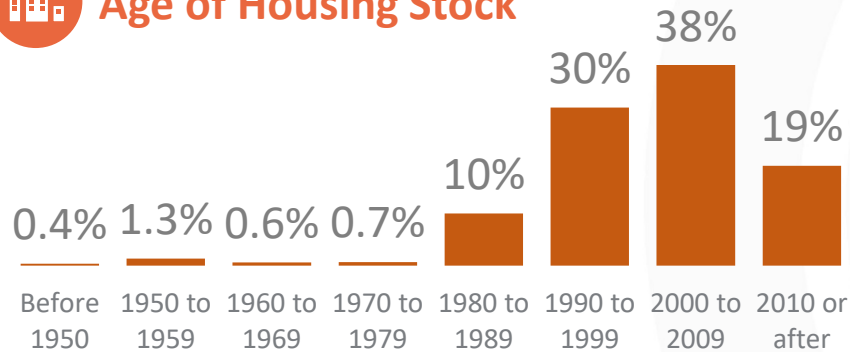
The Stone Oak Regional Center has larger than average household sizes than the City, and households have higher household incomes than the City overall

# Housing Conditions

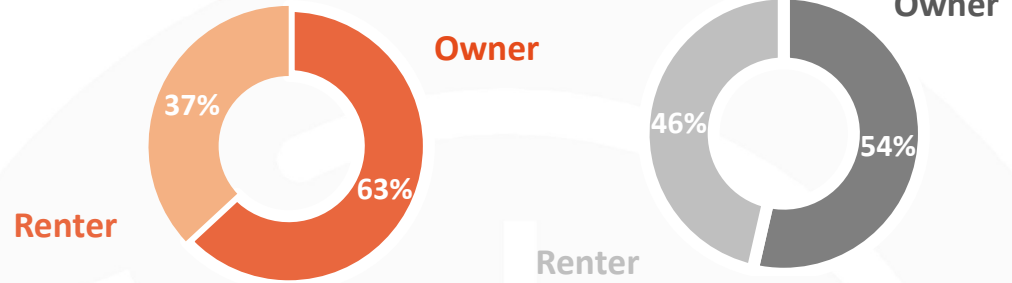
Total Housing Units (2021) | **23,430**



## Age of Housing Stock



## Housing Tenure



**37%** of occupied housing units are **rented**  
**46%** City of San Antonio Average



## Units by Structure Type

**67%** of all housing units are single-family detached homes  
**62%** City of San Antonio average

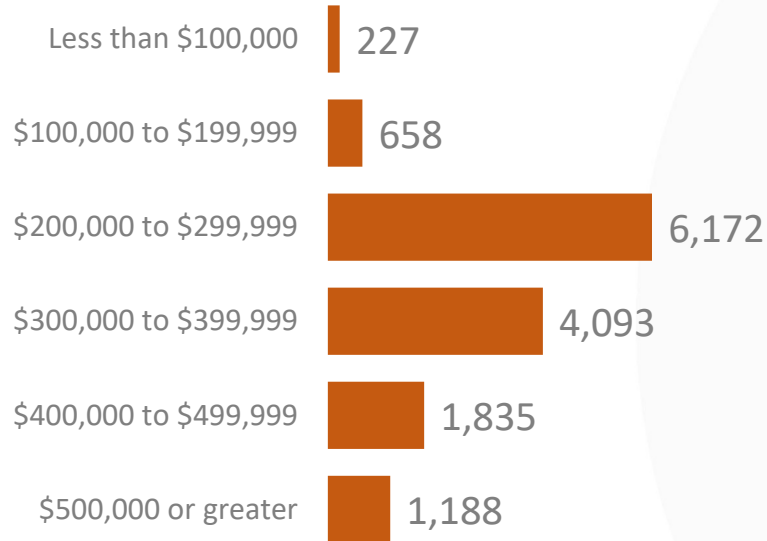
The housing stock is relatively new and predominately single-family homes

# Housing Accessibility and Affordability



## Owner-Occupied

**44%** of homes are valued between \$200,000 and \$299,999



Average home listing price is around **\$411,000** (78259 zip code) and **\$499,000** (78258)  
City of San Antonio is around **\$301,000**

**26%** of Stone Oak Area homeowners do not have a mortgage

**37%** Bexar County average



## Owners Cost Burden

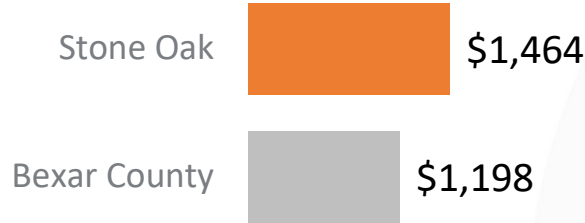
**24%** of homeowners are **cost burdened**, paying more than 30% of income towards housing

# Housing Accessibility and Affordability



## Renter-Occupied

Average rent for apartments in the Stone Oak Area is **22%** more than the County average (CoStar data)



Housing in the Stone Oak Regional Center is more expensive than the city-wide average.

**51%** 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 **\$475, 26% more** than the County overall

Average rent for new apartment units is **\$1,800 per month**

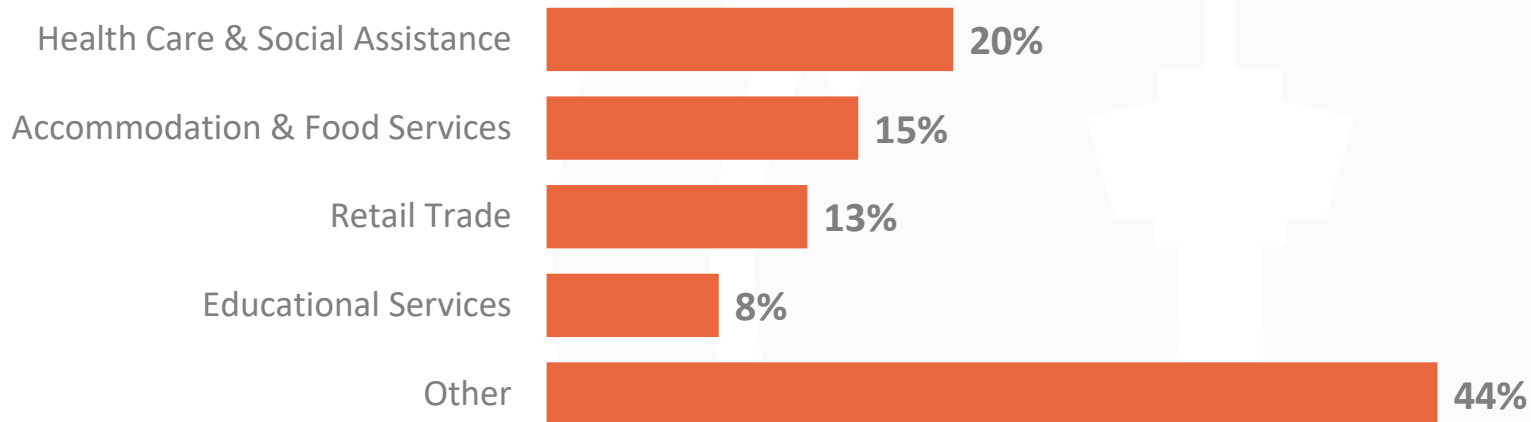
# Employment

Total Employment (2021) | **35,800**



Largest Employment Sectors

## Health Care & Accommodations



# Real Estate Conditions

## Commercial and Industrial Development



**Office** | Major office location

**5.6 million** sq. ft. **13.1%**

**1 million sf of new development** since 2010

vacancy rate  
**10.8%** Bexar County average



**Retail** | Retail Destination

**5.5 million** sq. ft. **3.9%**

**1 million sf of new development** since 2010

vacancy rate  
**4.1%** Bexar County average



**Industrial** | Limited space

**384,720** sq. ft.

**5,800 sf of new construction** since 2010

**3.1%**

vacancy rate  
**4.8%** Bexar County average



**Hotel** | Large inventory

**18** hotels, **1,922** rooms

765 rooms built since 2010

# Housing Types and Affordability



Average Rental Rates for New Apartments  
= \$1,800 per month



Average Home Price for New Home  
= \$400,000 to \$880,000

# Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent (based on wages)	Affordable Home Price (based on wages)
Waiter/Server	\$21,860	\$30,803	\$547	\$74,324
Hotel, Motel, and Resort Desk Clerks	\$22,580	\$31,817	\$565	\$76,772
Retail Salesperson	\$27,970	\$39,412	\$699	\$95,098
Registered Nurses	\$72,270	\$101,835	\$1,807	\$245,718
Financial Analyst	\$85,340	\$120,252	\$2,134	\$290,156
Lawyer	\$111,690	\$157,382	\$2,792	\$379,746
Physicians and Surgeons, All Other	\$192,000	\$270,546	\$4,800	\$652,800
<b>Average for Area</b>		<b>\$118,045</b>	<b>\$2,951</b>	<b>\$401,353</b>

Source: US BLS; CoStar; MLS



**SA**



**TOMORROW**

Growth Allocation Activity

# Factors for Stone Oak Area

## Regional Center Growth Goals:

- **60% of Jobs** (forecast is 50%)
- **20% of Housing Units**
- **50% of Multifamily Units**



### New Housing Development

**Approx. 1,000** single family units  
and **4,948** apartment units built since  
2010



### Employment Growth | 2010-2040

**31,900** new jobs  
1,063 jobs per year



### New Employment since 2010

**11,535** new jobs (US Census LEHD 2010 to 2019)  
Approx. 1,282 jobs per year



### Household Growth | 2010-2040

**16,500** new housing units  
550 new units per year

# Housing Allocation



## Single Family Detached

- Est. 2,000 units
- 1 piece = 500 units
- 100 acres per piece

Piece Color is **gold (small)**

- 4 pieces to allocate



## Attached/Townhomes

- Est. 1,000 units
- 1 piece = 500 units
- 42 acres per piece

Piece Color is **red**

- 2 pieces to allocate



## Garden Multifamily

- Est. 3,500 units
- 1 piece = 500 units
- 20 acres per piece

Piece Color is **gold (large)**

- 7 pieces to allocate



## Urban Multifamily

- Est. 3,500 units
- 1 piece = 500 units
- 10 acres per piece

Piece Color is **orange**

- 7 pieces to allocate

# Employment Allocation



## Retail

- Est. 6,000 jobs
- 1 piece = 500 jobs
- 20 acres per piece

Piece Color is **red**

- 12 pieces to allocate



## Industrial/Flex

- Est. 500 jobs
- 1 piece = 500 jobs
- 50 acres per piece

Piece Color is **black**

- 1 piece to allocate



## Office/Education/Health

- Est. 10,000 jobs
- 1 piece = 500 jobs
- 10 acres per piece

Piece Color is **blue**

- 20 pieces to allocate



## Hospitality/Entertain.

- Est. 3,000 jobs
- 1 piece = 500 jobs
- 15 acres per piece

Piece Color is **pink**

- 6 pieces to allocate

# SA TOMORROW

Next Steps



# Next Steps

- Next Planning Team Meeting(s):
  - Community Meeting #2 – Thursday, October 27, 2022, 5:30-7:30 PM at Stone Oak Methodist Hospital
  - Planning Team Meeting #5 (Refine Land Use, Housing & Economic Development) – week of 11/28/22
- Questions?
  - Channary Gould, City of San Antonio
  - [channary.gould2@sanantonio.gov](mailto:channary.gould2@sanantonio.gov)
  - (210) 207-5446



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