



MEETING SUMMARY

Stone Oak Area Regional Center Planning Team Meeting #2

Meeting Date: June 30, 2022

Time: 2:00 PM – 4:00 PM

Location: Virtual Zoom Meeting

Attendees:

Deborah Caldwell, North East ISD

Rich Weimert, North San Antonio Chamber of Commerce

Joe Silman, Trinity Oak Water District

Hyder Salih, JBSA

Kelsey Brandt, City Council District 9

Samantha Wickwire, City Council District 10

Nathon Ramon, San Antonio Chamber of Commerce

Christina Castano, VIA

Brandon Thomas, VIA

Bobbye Hamilton, City of San Antonio

Channary Gould, City of San Antonio

Chris Ryerson, City of San Antonio

Ana Villareal, City of San Antonio

Dave Powell, City of San Antonio

Jacob Howard, City of San Antonio

Jay Renkens, MIG

Krystin Ramirez, MIG

Saul Vazquez, MIG

Matt Prosser, EPS

Gretchen Roufs, AMS

Meeting Purpose

The purpose of Planning Team Meeting #2 was to discuss the plan area’s draft vision and goals statement, identify potential focus areas, and to provide a brief introduction to land use.

Meeting Format

The Stone Oak Area Regional Center Project Manager, Channary Gould presented to the Planning Team the key themes that emerged from Planning Team meeting #1 that occurred on April 11, 2022, and from Community Meeting #1, which took place on May 17, 2022. After the major takeaways/themes were presented, Jay Renkens/MIG presented the draft vision and goals statements for input from the Planning Team. After some discussion on the draft vision and goals statements, the concept of Focus Areas was presented by Channary. Matt Prosser/EPS then discussed identifying potential focus areas based on an analysis of parcels that fell into three categories: publicly owned, vacant, and underutilized. Finally, Krystin Ramirez/MIG provided a brief introduction to land use serving as one of the main foundations of the Stone Oak Area Regional Center Plan.

Existing Conditions

The Stone Oak Area Regional Center has a diverse mix of land uses that includes several institutional uses, numerous anchor stores and many retail and service options, and an abundance of open space/recreational amenities. It is also predominantly single family residential for housing types along with several multi-family housing development. Except for two parcels that together are approximately 800 acres (“Yates” property), the majority of the Regional Center is already built out, although there are some pockets of currently undeveloped parcels, particularly along Highway 281.

Initial Survey and Community Input Results

A short survey titled “Stone Oak Area Regional Center Plan: Survey #1” was made available on-line between May 11, 2022 and July 4, 2022. The purpose of the questionnaire was to gather community

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input that was used to draft the vision and goals for the Stone Oak Area Regional Center Plan. Postcards were mailed out to every property owner and tenant in the Plan area notifying them of the community meeting and a link to the survey was included on the postcard. Flyers were also distributed electronically on social media platforms and via newsletters. The first community meeting included an iPad survey station so that participants could respond to the survey during the meeting, and a vision board so that participants could write comments and post their input under sections of the wall graphic that corresponded with questions in the vision and goals questionnaire.



Major take aways and recurring themes from input received during the community meeting and survey were presented to the Planning Team. Afterward, a draft of the vision and goals statement was presented to the Planning Team for discussion.

Vision and Goals Statements

Jay Renkens with MIG presented the draft Vision and Goals statements and facilitated the discussion. The draft Vision that was presented to the team, was as follows:

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.

The draft Goals statements was presented to the team, which was as follows:

- *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.*

The Planning Team had a discussion about the vision and goals with the following comments provided to further refine them:

- Goals should reflect the importance of groundwater conservation and preservation
- Access to middle jobs and higher education was mentioned by several community meeting attendees and survey responders, goals should reflect the importance of education and jobs for this Regional Center
- Parks have one entrance and exit point, connectivity and access should improve access points to parks and trails from neighborhoods

Focus Area Identification

The concept of focus areas was introduced to the Planning Team as being areas of opportunity to direct future investments, support, or improvements. Focus areas could include vacant or underutilized parcels within a concentrated area, commercial centers, strips or malls that are consistently less than fully occupied, areas along transit corridors with vacant or underutilized parcels or retail spaces, and/or major intersections or nodes in need of infrastructure improvements. The Stone Oak area is unique in that most of it has been master planned. Several parcels that remain undeveloped may already have previously approved entitlements.

For example, there is a large area of land located north of 1604, immediately west of Bulverde Road. It is currently un-developed but had a zone change approved in 2014 to MPCD ERZD (Master Planned Community District Edwards Recharge Zone District). This property is commonly referred to as the “Yates Property”. The Planning Team discussed the Yates Property as a good candidate for a focus area due to the large acreage and potential for it to be developed in such a way that enhances the existing assets of this Regional Center for it could include community focused amenities.

A comment was made about VIA acquiring 7.5 acres around the park n’ ride located west of Highway 281. VIA has plans for the park n’ ride to eventually offer a route to the San Antonio airport, which is anticipated to start August 22, 2022.

Additional comments made by the Planning Team included the following:

- Floodplains should be depicted in a map to aid in decisions related to future development opportunities
- When connecting parks and trails, security and restricting access to schools needs to be considered
- Onsite storm water management plans/best management practices on large corporate sites should be part of the site design to help with groundwater preservation/conservation and water quality
- The Stone Oak Property Owners Association has land uses designated on a map and it should be



an overlay as we evaluate land uses.

Land Use and Zoning

Krystin Ramirez with MIG provided to the Planning Team an overview of land use and zoning. She discussed the distinction between land use as the future vision for development and growth and zoning as the development standards for what is currently allowed based on restrictions associated with a subject site's zoning. She informed the team that the next Planning Team meeting will delve into land use in more detail.

NEXT STEPS:

Planning staff will be reviewing existing land uses in the area and creating a preliminary draft land use map to present to the Planning Team in August, for review and editing.

Planning Team Meeting #3: Week of August 1, 2022

Planning Team Meeting #4: Week of August 29, 2022

Meeting summaries and presentations will be available on the sub area plan website:

<https://stoneoak.sacompplan.com/>

If you have any questions about the Stone Oak Area Regional Center Plan, please contact the Project Manager: Channary Gould, City of San Antonio Planning Department.

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