



Stone Oak Area Regional Center Planning Team

Meeting #8

Thursday, June 1, 2023

Zoom

2 – 4 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, AICP, Principal

Krystin Ramirez, Project Manager

Saul Vazquez, Senior Project Associate

Marco Hinojosa, Senior Project Associate

Timeline of Meetings



Meeting Objectives

1. Mobility Recommendations

Build on Mobility discussions from PT #6 and CM #3 to assess draft mobility recommendations

2. Reintroduction to Amenities & Public Space Elements

Reintroduction of Amenities & Public Space Elements and introduction of draft Amenities & Public map

3. Overview of Digital Design Charrette Graphics

Review draft graphics created from the digital design charrette and provide input on the elements shown



Classen-Steubing Ranch Park. Credit: Google Earth

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.



Goals

Goal 1: Promote development, programming and design that encourages walkability in key areas and is compatible with existing neighborhoods and the **natural landscape**.

Goal 2: 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.

Goal 3: 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.

Goal 4: Ensure transportation and other infrastructure is designed to minimize impacts on the natural landscape and implemented prior to or concurrently with new development.

Goal 5: Increase **equitable access to parks, open space, trails and diverse recreational amenities** throughout the Regional Center.

Goal 6: Create housing, employment, goods and services that serve, support and are accessible to youth, families and older adults.

Goal 7: Incorporate environmentally friendly and sustainable development practices to balance growth and preserving natural resources such as groundwater conservation and **natural landscaping**.

Goal 8: Create a business-friendly environment that attracts corporations of varying sizes to provide diverse employment opportunities and encourage higher education facilities to locate in the Stone Oak Area Regional Center to broaden educational opportunities for residents.

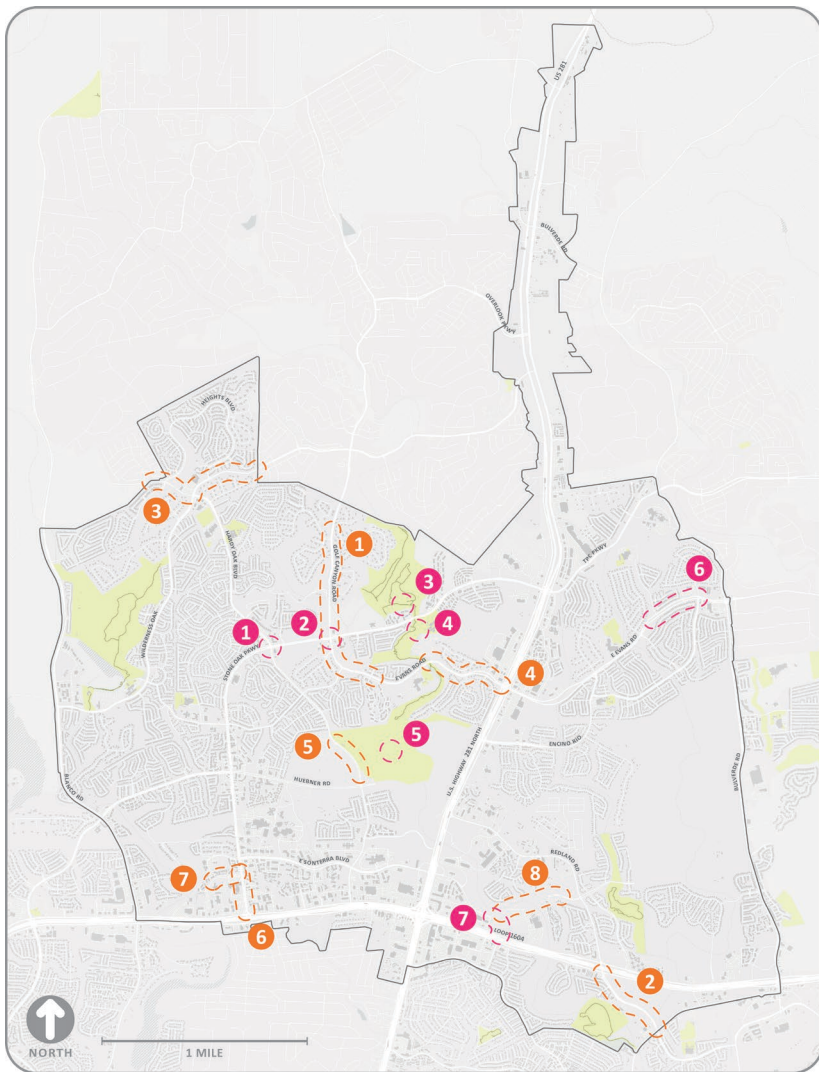


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Mobility Recommendations



2022 Bond Projects

- 1 2 District 9 Traffic and Mobility Improvements (Stone Oak Parkway, Evans, Hardy Oak and Stone Oak Area) Construct intersection improvements at Stone Oak Parkway at Evans Road and Hardy Oak, and other Stone Oak area intersections to include turn lanes, curbs, sidewalks, driveway approaches, drainage, and traffic improvements as applicable and within available funding.
- 3 4 Stone Oak Park Construct general park improvements within available funding which may include trail rehabilitation and improvements.
- 5 Classen-Steubing Ranch Park Construct Phase 2 general park improvements within available funding as part of the Park's Master Plan.
- 6 Sonterra Road Extension (Sonterra to Loop 1604) Construct roadway improvements to include sidewalks, curbs, driveway approaches, drainage, and other improvements as applicable and within available funding.
- 7 Evans Road Phase 1 (East Elm Creek to Masonwood) Construct roadway improvements to include sidewalks, curbs, driveway approaches, drainage, and other improvements as applicable and within available funding.

DRAFT SA Tomorrow Stone Oak Regional Center Mobility Sites

- 1 Improve road condition and address sidewalk gaps.
- 2 Potential to improve streetscape and enhance safety for pedestrians and bicyclists.
- 3 Sidewalk gaps near middle school and shopping center.
- 4 Enhance pedestrian crossings at Evans Spring and create connection to Stone Oak South Trail under Evans Rd.
- 5 Potential for mid-block crossing for pedestrians to access Classen-Steubing Ranch Park after it opens.
- 6 Improve left-turns and u-turn traffic circulation between Frontage Road and Sonterra Pl. to reduce number of traffic collision incidences.
- 7 Sidewalk gap along Sonterra Pl. and no safe pedestrian crossing across Stone Oak Pkwy.
- 8 Incomplete segment of Gold Canyon Road.

What We've Been Hearing

Mobility Recommendations

Prioritize **safe mobility** for all.

Strategies

- Continue implementation of Vision Zero strategies (reduced speeds, narrow lanes) for key areas of conflicts between vehicles, people walking and people bicycling
- Improve crossing opportunities for students accessing school campuses
- Improve crossing opportunities for people accessing VIA Metropolitan Transit bus stops

What We've Been Hearing

Mobility Recommendations

Focus on **accessibility** for youth, families, and older adults to key destinations.

Strategies

- Design transportation demand management resources, like carpool, bicycling and walking matching systems, to target school locations & student/parent populations
- Develop infrastructure projects, like sidewalks, traffic calming and speed reduction, to support Safe Routes to Schools
- Evaluate mobility-on-demand transit solutions to connect residents to the rest of the transit system through the existing Stone Oak park & ride facility

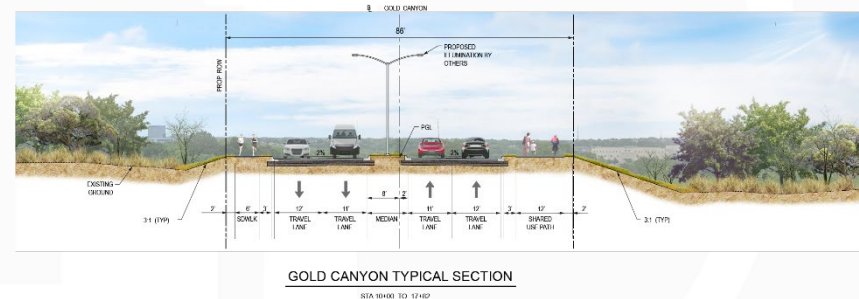
What We've Been Hearing

Mobility Recommendations

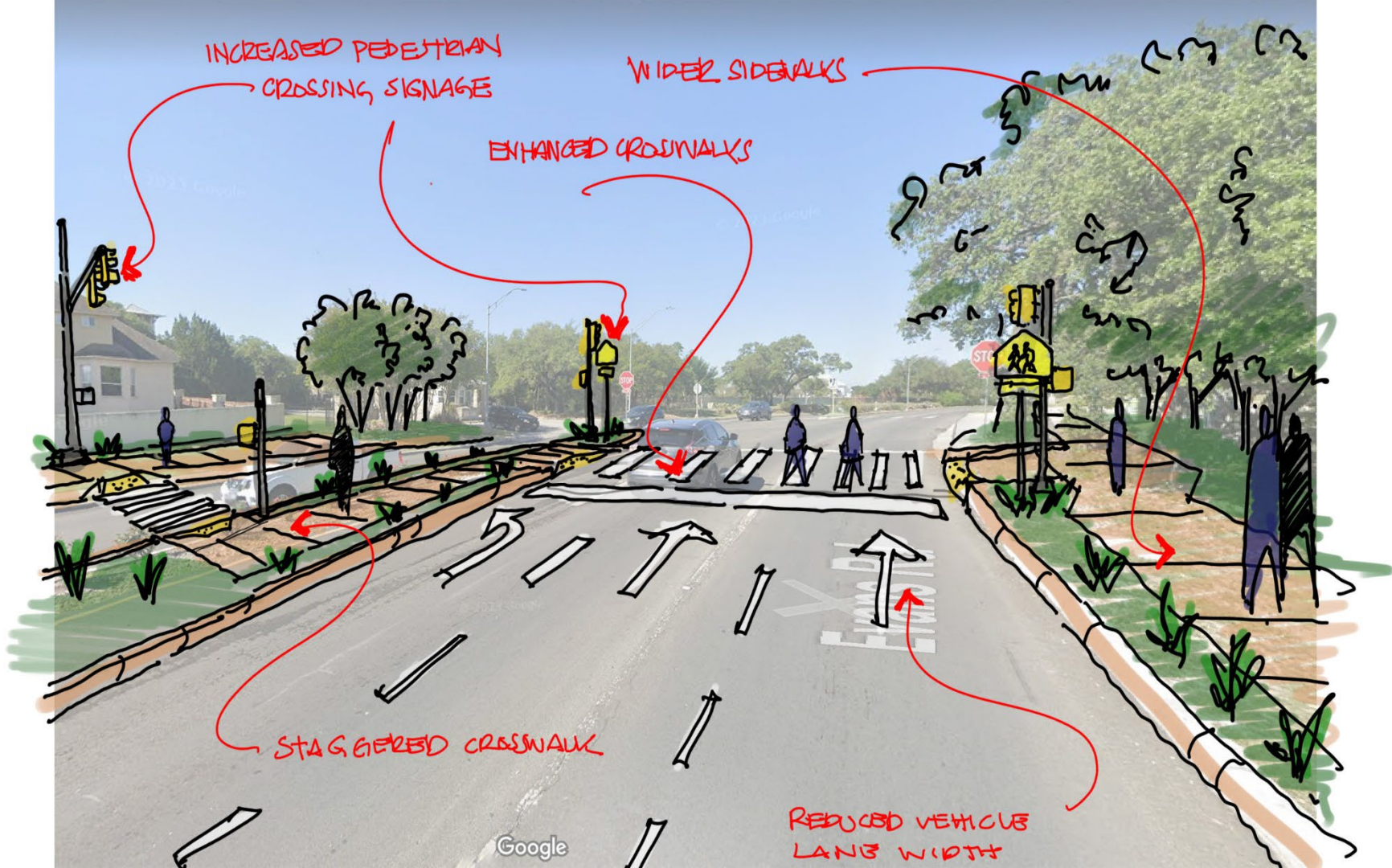
Support future growth with a **complete & connected** transportation network.

Strategies

- Support build out of major thoroughfare plan to support long term growth
- Update the Unified Development Code to reflect the Major Thoroughfare Plan and the Complete Streets Policy











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Amenities & Public Spaces
(Continued from PT#7)

What We've Been Hearing

Amenities & Public Space Themes

"Pearl-like" venue where you can spend a day doing multiple things in same area

Connection to Howard Peak Greenway from Stone Oak Area

Dog park and seating at Classen-Steubing Ranch Park

Walking trails and park along creek

Provide as much open space as possible

More connected trails/greenway, nature trails a plus

Better bike lanes on Wilderness, Hardy Oak, Stone Oak

More public art

More community centers, an older adults center with nanatorium near Classen-Steubing Ranch Park

Type of Amenities & Public Spaces

- *PARKS* 
- *PLAZAS* 
- *TRAILS*  / *TRAILHEADS* 
- *SIGNAGE AND WAYFINDING* 
- *IMPROVED LIGHTING* 
- *PEDESTRIAN CROSSINGS* 
- *GREEN INFRASTRUCTURE* 
- *PUBLIC ART* 
- *PRIORITY CONNECTIONS* 
- *CHARACTER DEFINING FEATURES* 



Stone Oak Area REGIONAL CENTER

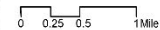
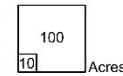
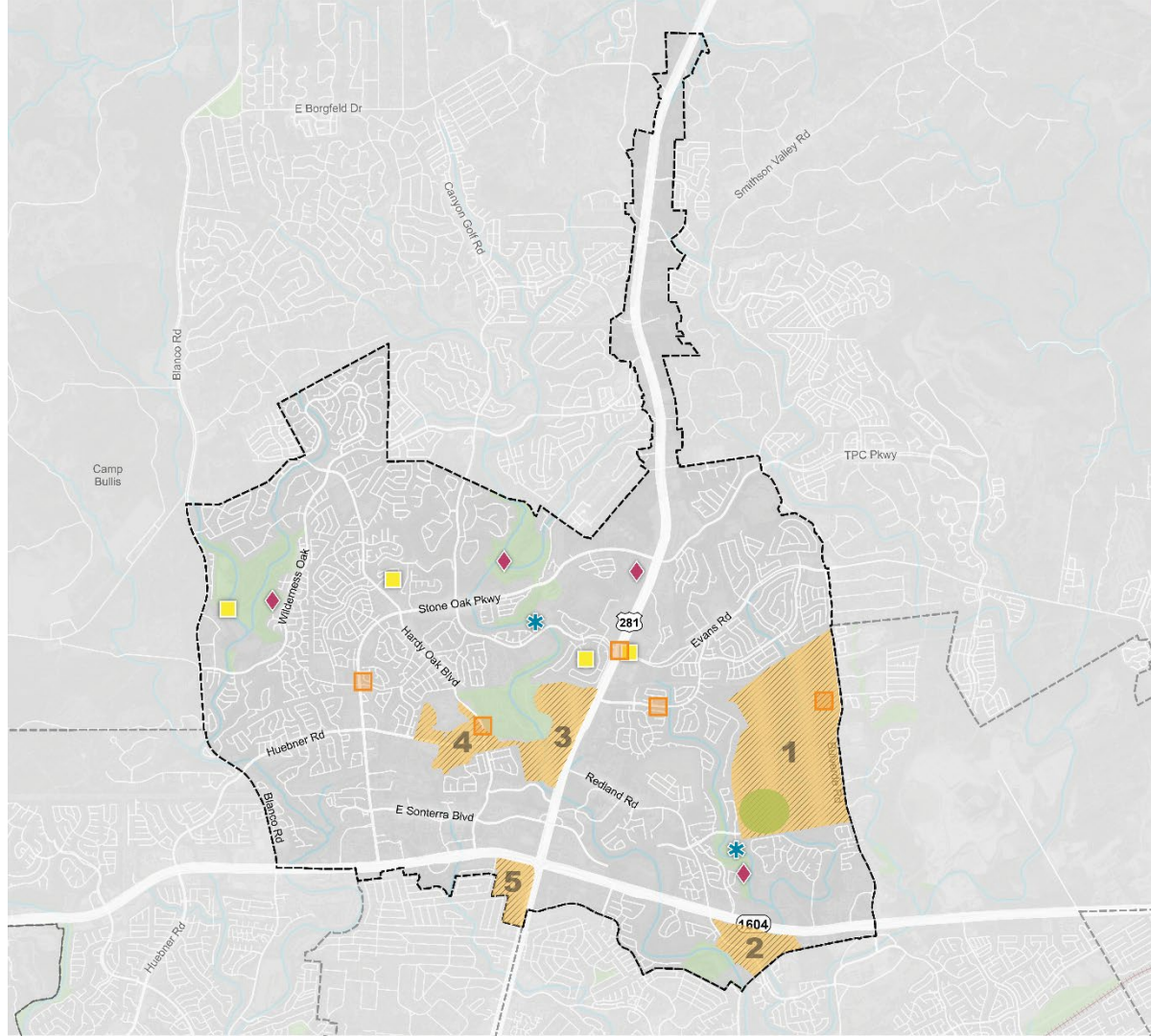
DRAFT AMENITIES AND PUBLIC SPACE

LEGEND

- Stone Oak Area Regional Center Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Areas

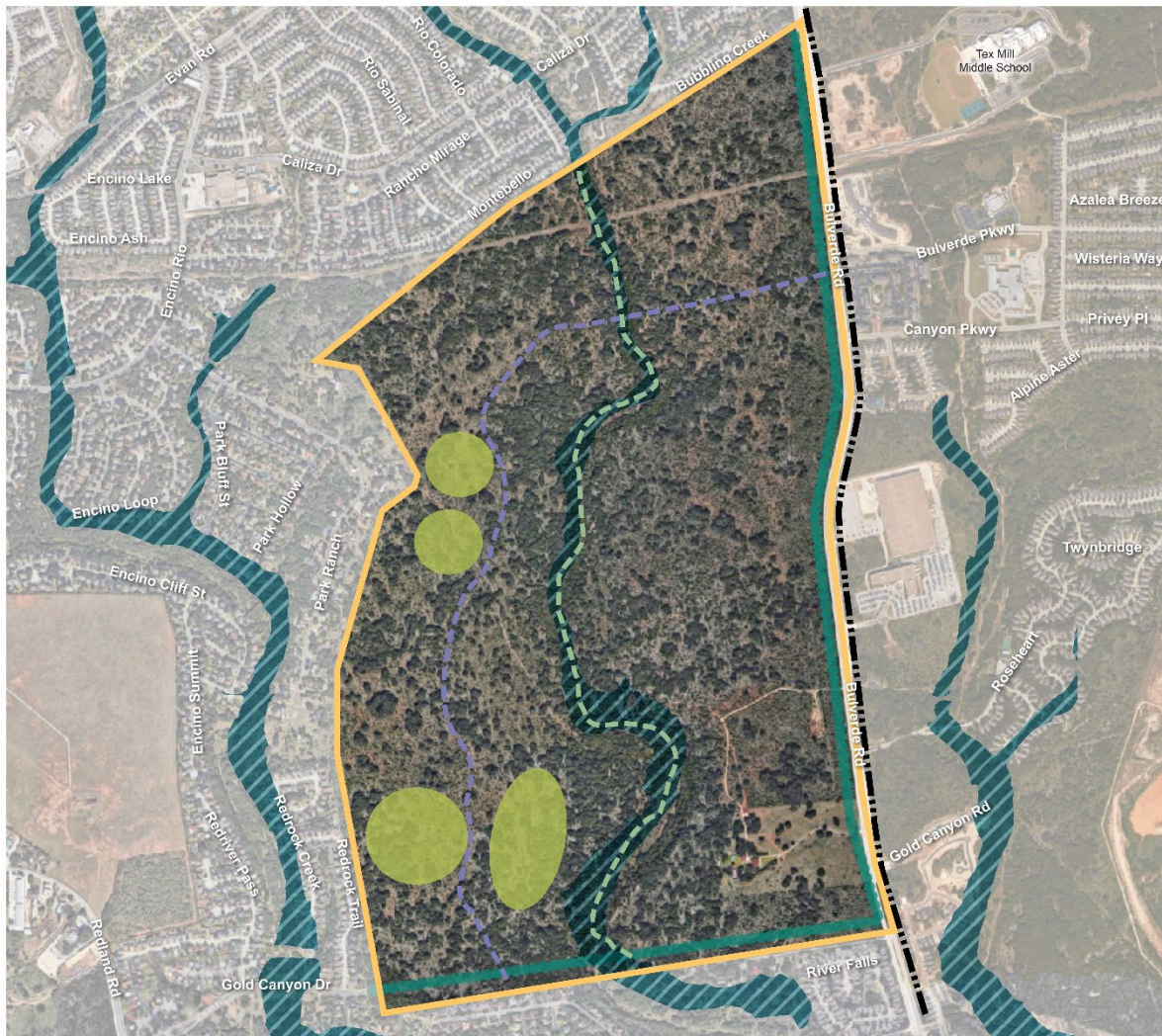
Proposed Elements

- Public Art
- Signage and Wayfinding
- Pedestrian Crossing
- Improved Lighting
- Proposed Park/Open Space



Draft Amenities & Public Space Recommendations

- **Amenities and Public Space Recommendation #1:** Utilize public art to establish character at existing parks and open spaces and key locations within the Regional Center.
- **Amenities and Public Space Recommendation #2:** Increase wayfinding and navigation for pedestrians by incorporating signage and wayfinding features and downward pedestrian lighting along open spaces and key locations.
- **Amenities and Public Space Recommendation #3:** Create regional and neighborhood scale parks east of Highway 281 to provide recreational opportunities evenly distributed throughout the Regional Center.
- **Amenities and Public Space Recommendation #4:** Enhance the experience for pedestrians moving along and across major thoroughfares and high trafficked areas.



Some Oak Area
REGIONAL
CENTER
FOCUS AREA 1:
YATES

LEGEND

- Some Oak Area Regional Center Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area
- FEMA 100-year Floodplain

FOCUS AREA RECOMMENDATIONS



- Priority Connections
- Proposed Trail
- Improved Streetscape
- Proposed Park/Open Space

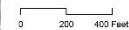
0 500 1,000 Feet





 Stone Oak Area Regional Center Boundary
 Park or Open Space
 Stream, Creek or River
 Body of water

-  Trail
-  Improved Streetscape
-  Proposed Plaza
-  Railhead
-  Improved Lighting



Stone Oak Area
REGIONAL
CENTER
FOCUS AREA 3:
STEUBING

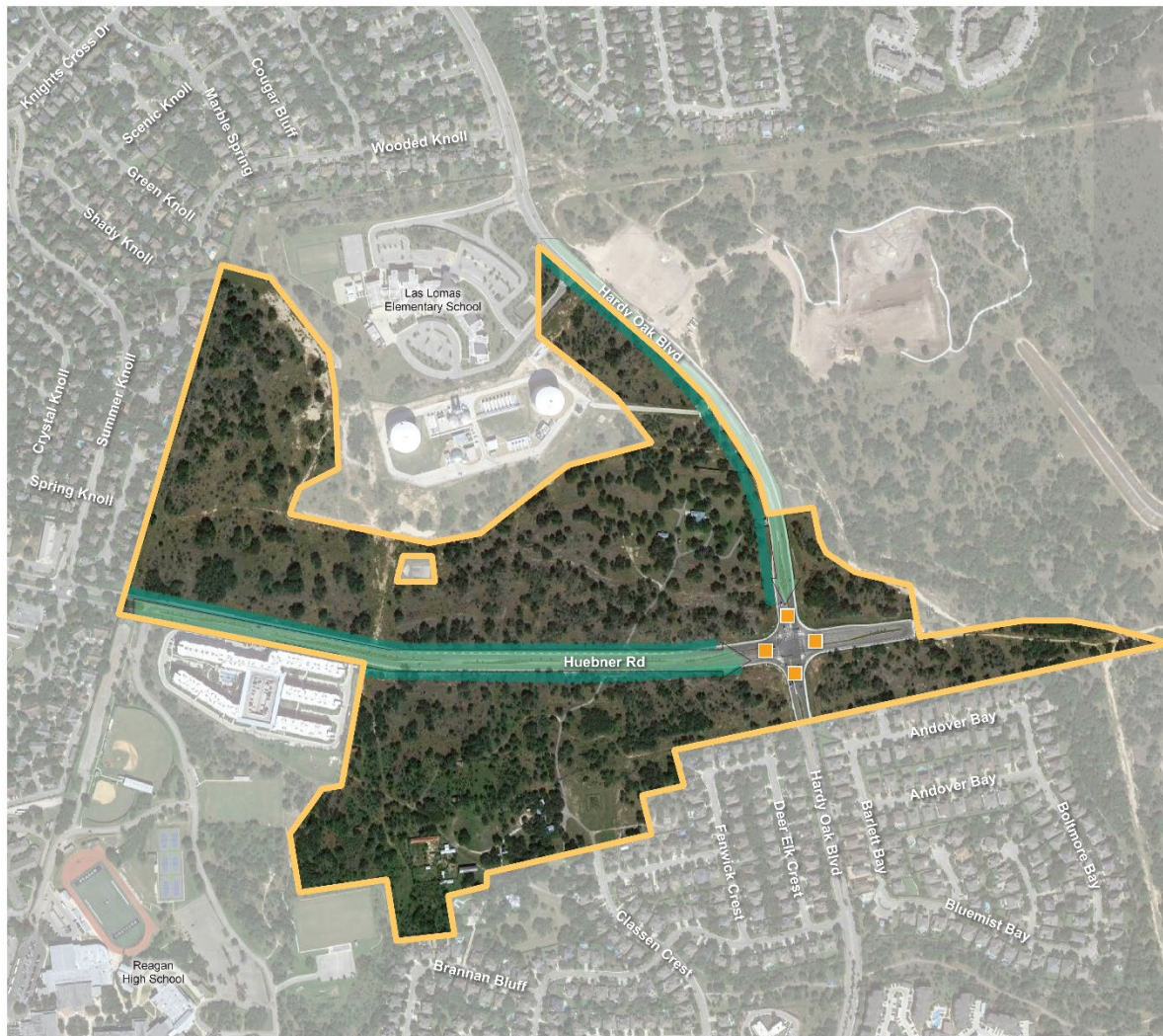
LEGEND

-  Stone Oak Area Regional Center Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area

FOCUS AREA RECOMMENDATIONS

-  Priority Connections
-  Trail
-  Proposed Plaza
-  Improved Lighting
-  Public Art





Stone Oak Area
REGIONAL
CENTER
FOCUS AREA 4:
HUEBNER ROAD

LEGEND

- Stone Oak Area Regional Center Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

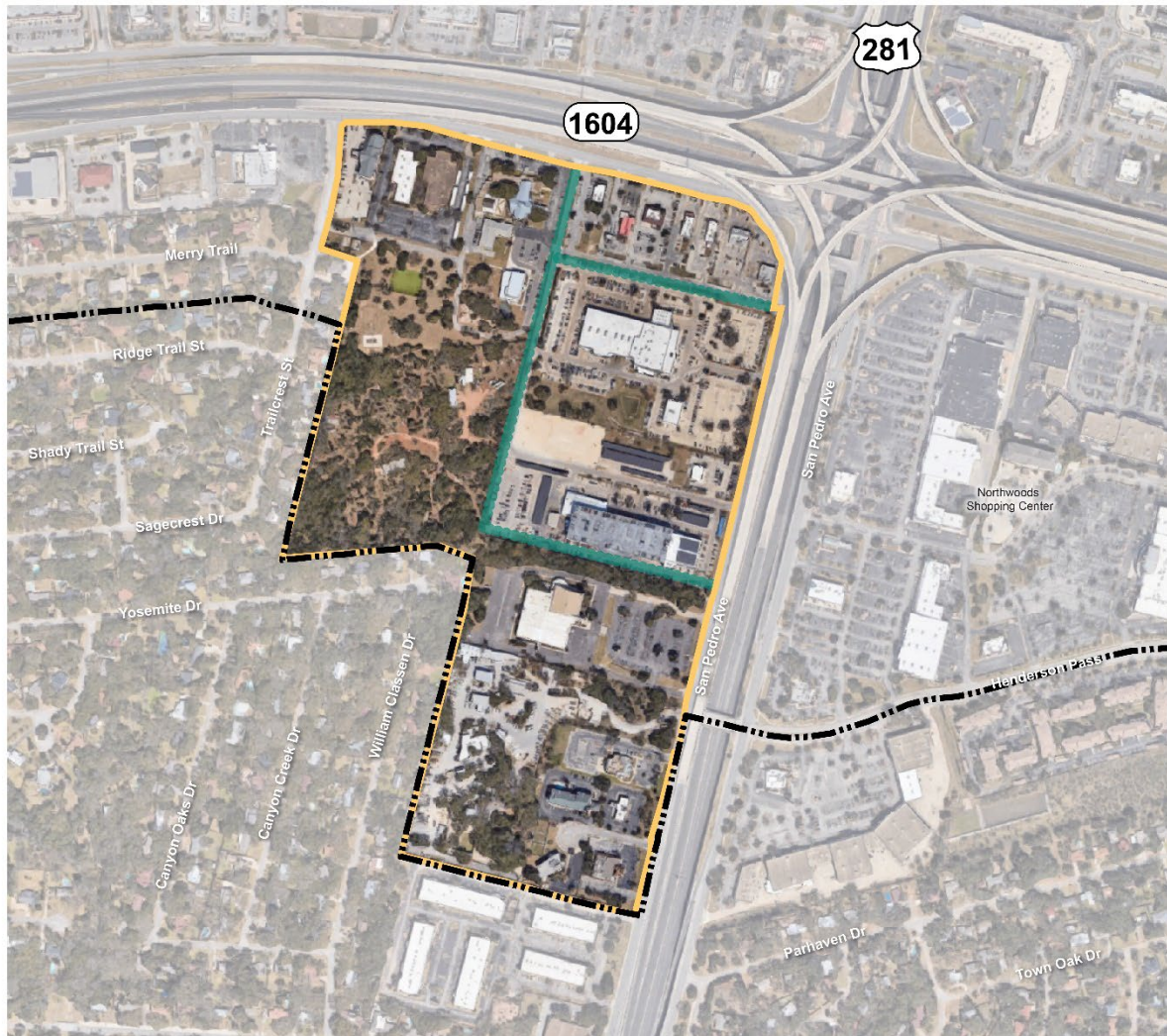
FOCUS AREA RECOMMENDATIONS

- Improved Streetscape
- Road Crossing
- Green Infrastructure



0 200 400 Feet





Stone Oak Area
REGIONAL
CENTER
FOCUS AREA 5:
South-West 1604/
HWY 281 Intersection

LEGEND

- Stone Oak Area Regional Center Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

FOCUS AREA RECOMMENDATIONS

- Improved Streetscape

0 200 400 Feet





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Digital Design Charrette Graphics
DRAFTS



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Stone Oak: Focus Area 1 - Yates

DRAFT GRAPHICS

06/01/2023



SA TOMORROW SUB AREA PLANNING

STONE HAK AREA DIGITAL DESIGN QUARTETTE

YATES FOCUS AREA (INNER CORRIDORABLES W/ MIXED USE + PARK USE)

PRESERVATION

- PROVIDE LOWER DENSITY HOUSING OPTIONS
- BUFFER CRACKS W/ GREEN INFRASTRUCTURE (GSI)
- PROTECTION OF SCULPTURAL FEATURES AND WATER LEVELS

→ PROPERTY IS CATEGORY 2 RETAILING, UNPERMITTED CONTROL (NOT TO EXCEED 20%)

MODALITY

- BUS STOPS THAT CONNECT TO STONES OF PARK + CRACK + N/S ART
- THINK ABOUT CROWDWORK + PEDESTRIAN ELEMENTS ALONG BULVARDES

PARKS + OPEN SPACE

- NEED PUBLIC PARKS
- OPEN SPACES AROUND CRACK
- ACQUISITION FORMER AS "PARKS"
- PARK IMPROVEMENT WOULD HAVE TO BE BOND PROJECT AS WELL
- ONE-SIDEDWAY ALONG CRACK / PARK LIKE ACTIVITIES

FLOODING

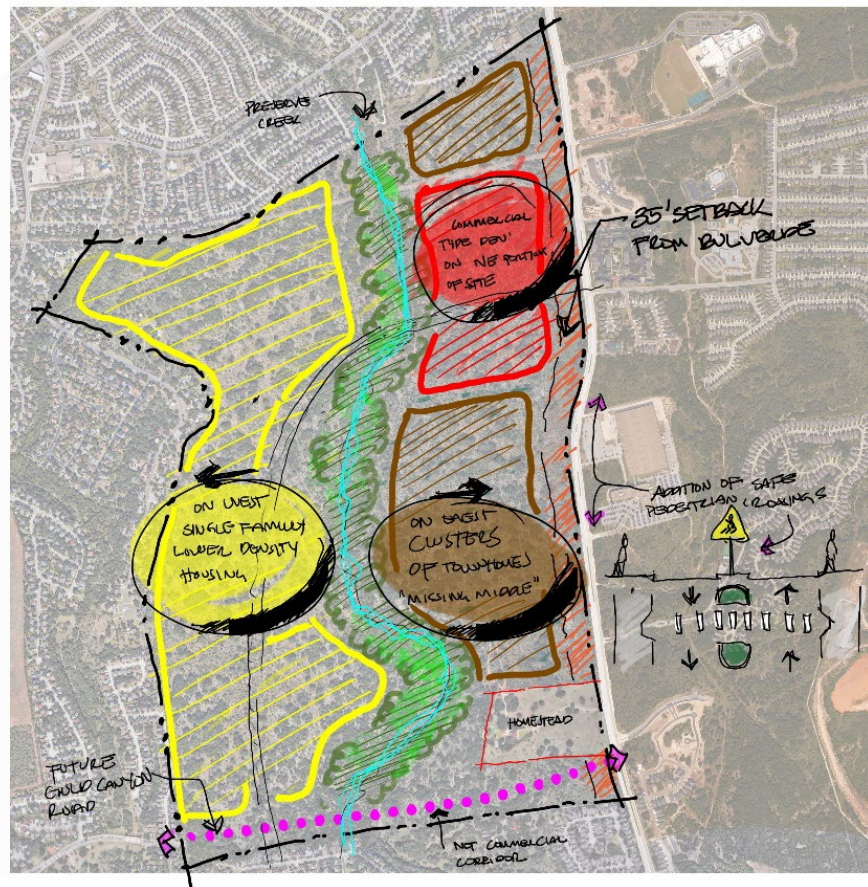
- CONCERNS W/ FLOODING
- TREATMENT TRAIN PROJECT AS EXAMPLE
- * COULD CITY DEVELOPMENT STUDY?

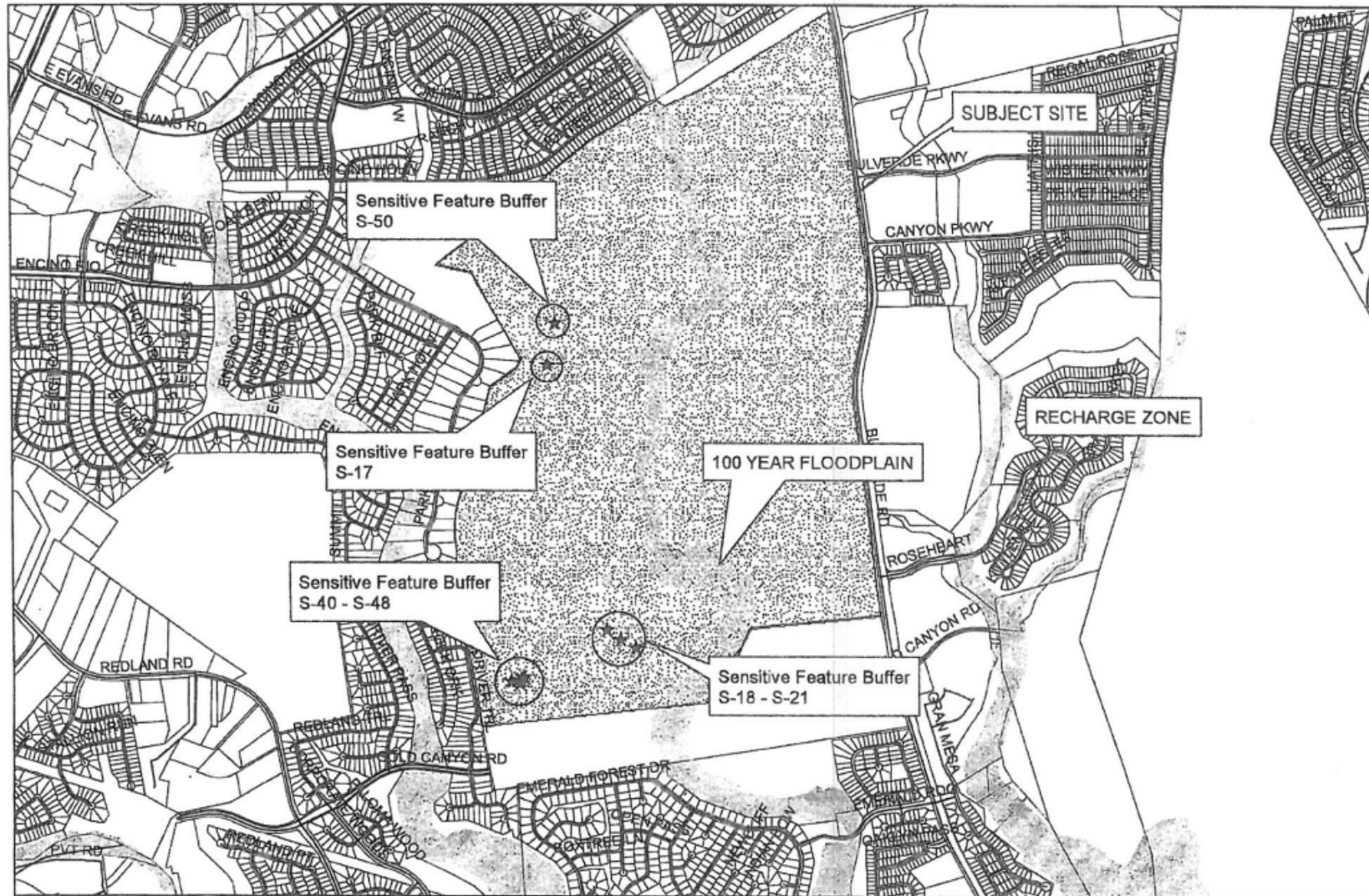
POTENTIAL DEVELOPMENT

- "PEACH" - LIKE
- COMMUNITY DESTINATION
- TAKE INTO ACCOUNT TRAFFIC IF THIS SITE OFFERS MORE AMENITIES

HOUSING

- GARDEN HOUSE
- TOWN HOMES
- THERE'S CURRENTLY MANY APT HOMES IN THE AREA.
- CLUSTERED TYPE DEVELOPMENT IS NEEDED
- GARDEN HO MED APTS NEEDED IN AREA
- TO BE LOCATED EAST OF CRACK







SENSITIVE AREA BUFFER

STREAM BUFEEER



SENSITIVE AREA BUFFER

STREAM BUFEER

SENSITIVE AREA BUFFER







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Stone Oak: Focus Area 2 – Huebner
Rd

DRAFT GRAPHICS
06/01/2023



SA TOMORROW SUB AREA PLANNING

STONE OAK AREA DIGITAL DESIGN CHARRETTE

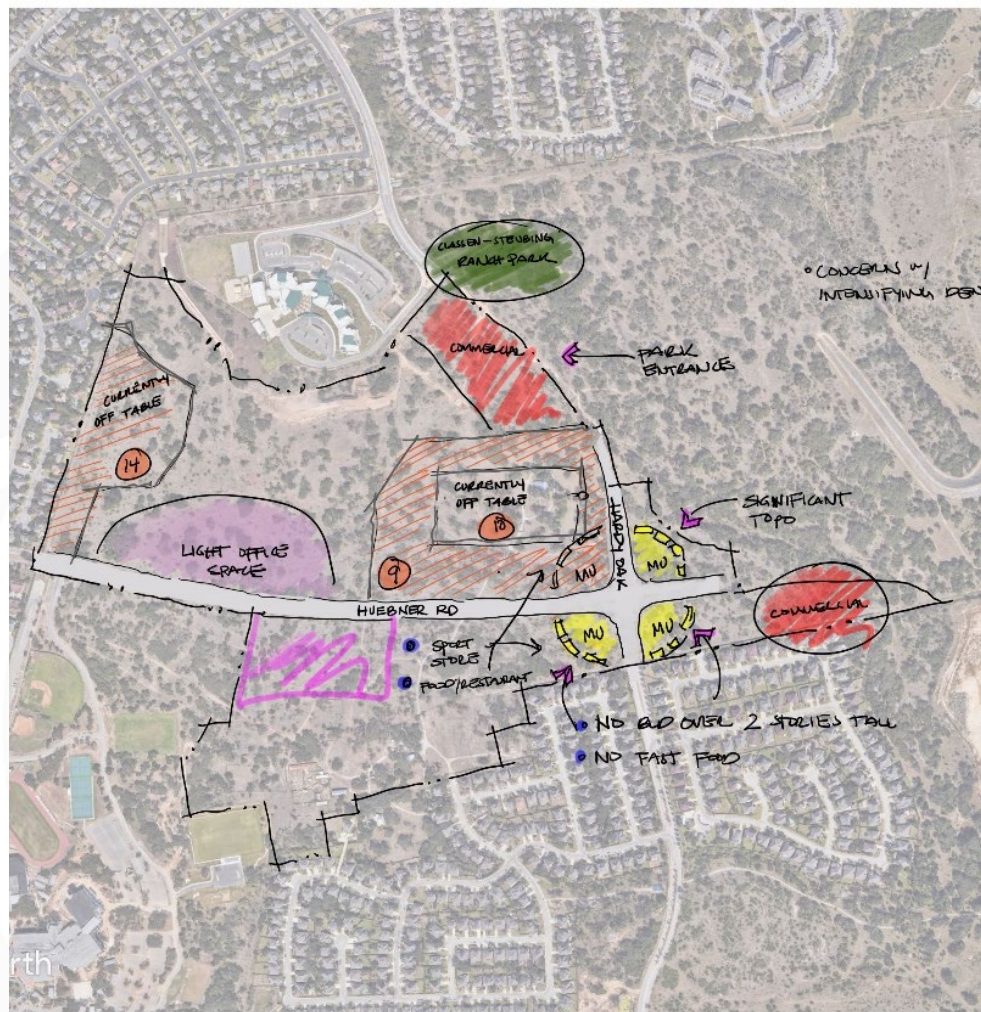
HUEBNER ROAD FOCUS AREA

ITEMS TO CONSIDER EXIST. CONDITIONS

- ➔ UNIT 14 IS CURRENTLY OFF TABLE
(UNIT 10)
- ➔ HOMESTEAD NOT LOOKING TO BE IMMEDIATELY DEVELOPED INCLUDING AREA ADJACENT TO IT. (HALF OF UNIT 9)
- ➔ UNIT 9 HAS TOPO TO CONSIDER
- ➔ UNIT 2 IS FAIRLY FLAT
- ➔ MPCD APPROVED IN 2009
- ➔ HAS SOME UNDER CAPACITY
 - IT'S CURRENTLY A CHARTER SCHOOL
 - NO ADDITIONAL SCHOOLS BEING PLANNED

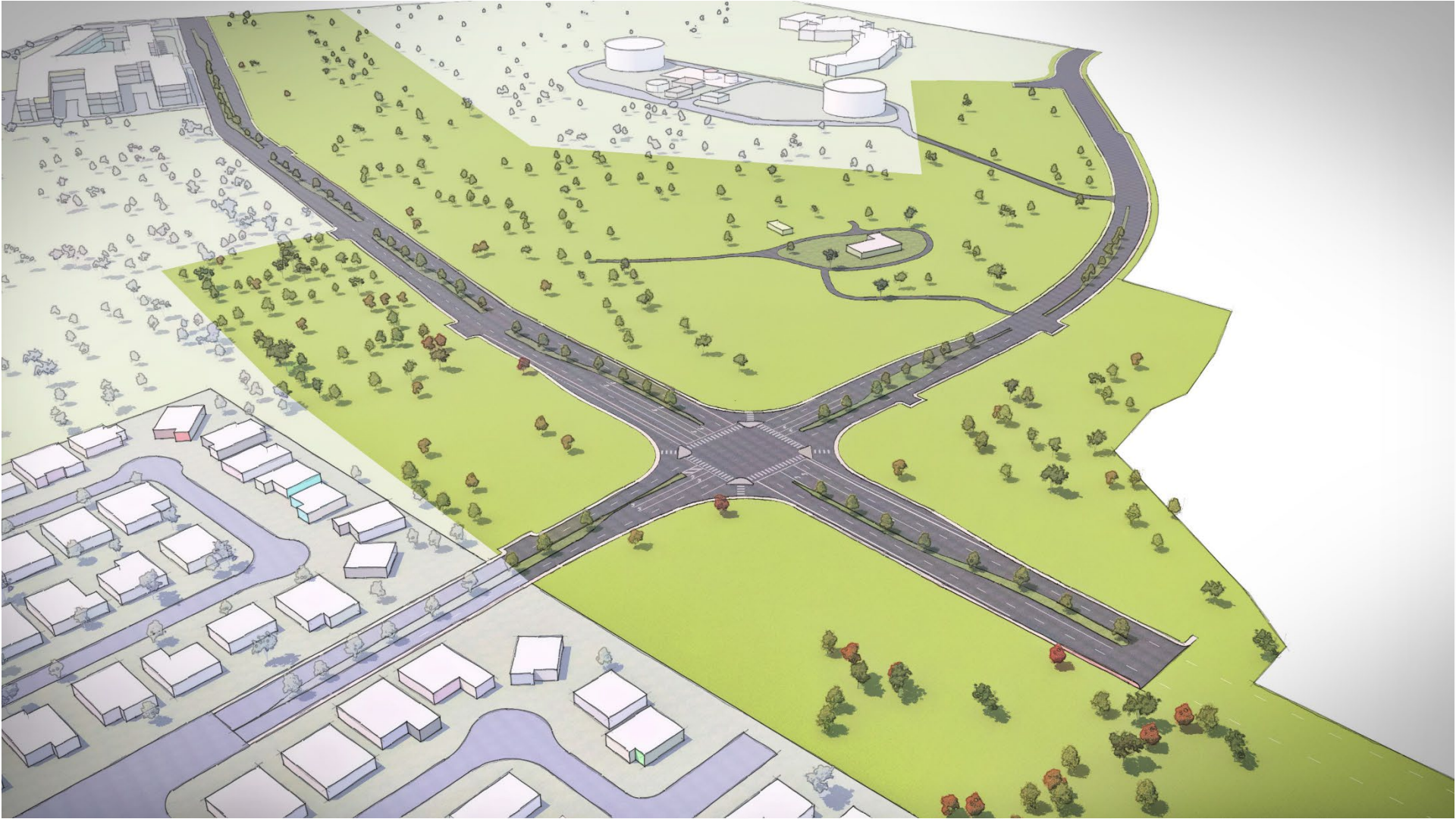
POTENTIAL DEV'

- ➔ CULTURAL CENTER (ARTS/CULTURAL AMENITIES)
- ➔ NEIGHBORHOOD MU IS PREFERABLE AS IT FITS BETTER w/ EXIST. CONTEXT











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Next Steps

Next Steps

NEXT PLANNING TEAM MEETING(S):

- Planning Team Meeting #9 – July 13, 2023
- Planning Team Meeting #10 – August 10, 2023

QUESTIONS?

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(210) 207-5446



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