



Stone Oak Area Regional Center Planning Team Meeting #7

Wednesday, March 2, 2023

Zoom (virtual)

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 Regional Center 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

Timeline of Meetings



Meeting Objectives

1. Amenities & Public Space Elements Overview

Build on Future Land Use and Mobility discussions to assess appropriate amenities & public space elements

2. Reintroduction to Equity Maps

Identify Equity Gaps outside Focus Area boundaries

3. Overview of Individual Focus Areas

Confirm vision and amenities & public space elements for focus areas



*Mission Reach Trail. Credit: Bonnie Arbittier /
San Antonio Report*



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Overview of Amenities & Public
Space Elements

What makes Complete Neighborhoods?

- **Built Form, Land Use & Urban Design**
 - Define the character of a place
- **Mobility & Access**
 - Provide connections to and from places within the City
- **Amenities & Public Space**
 - Tangibles and intangibles that contribute to and define the Quality of Life of places within the City



Stone Oak Area REGIONAL CENTER

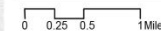
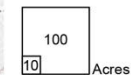
FUTURE LAND USE

- Regional Center 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
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Light Industrial
- 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 establish zoning district boundaries.



STUDY AREA

- Stone Oak Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line

Wilderness Oak

Stone Oak Parkway

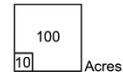
Huebner Road

TPC Parkway

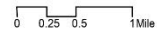
Evans Road

Bulverde Rd

Sonterra Blvd



100 Acres



Vision – Amenities & Public Space Related

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 – Amenities & Public Space Related

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.

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

Baseball or soccer
fields for youth
sports

Pickleball courts
in the park

Provide as
much open
space as
possible

More connected
trails/greenway, nature
trails a plus

Parks, wildlife,
good trails

Protect/preserve trees

More community
centers, a senior
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* 

Type of Amenities & Public Spaces

PARKS



Type of Amenities & Public Spaces

PLAZAS



Type of Amenities & Public Spaces

TRAILS * /
TRAILHEADS - - - -



Type of Amenities & Public Spaces

SIGNAGE AND WAYFINDING



Type of Amenities & Public Spaces

IMPROVED LIGHTING



Type of Amenities & Public Spaces

PEDESTRIAN CROSSINGS

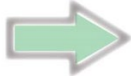


PRIORITY CONNECTIONS



Type of Amenities & Public Spaces

GREEN INFRASTRUCTURE



Type of Amenities & Public Spaces

PUBLIC ART



Type of Amenities & Public Spaces

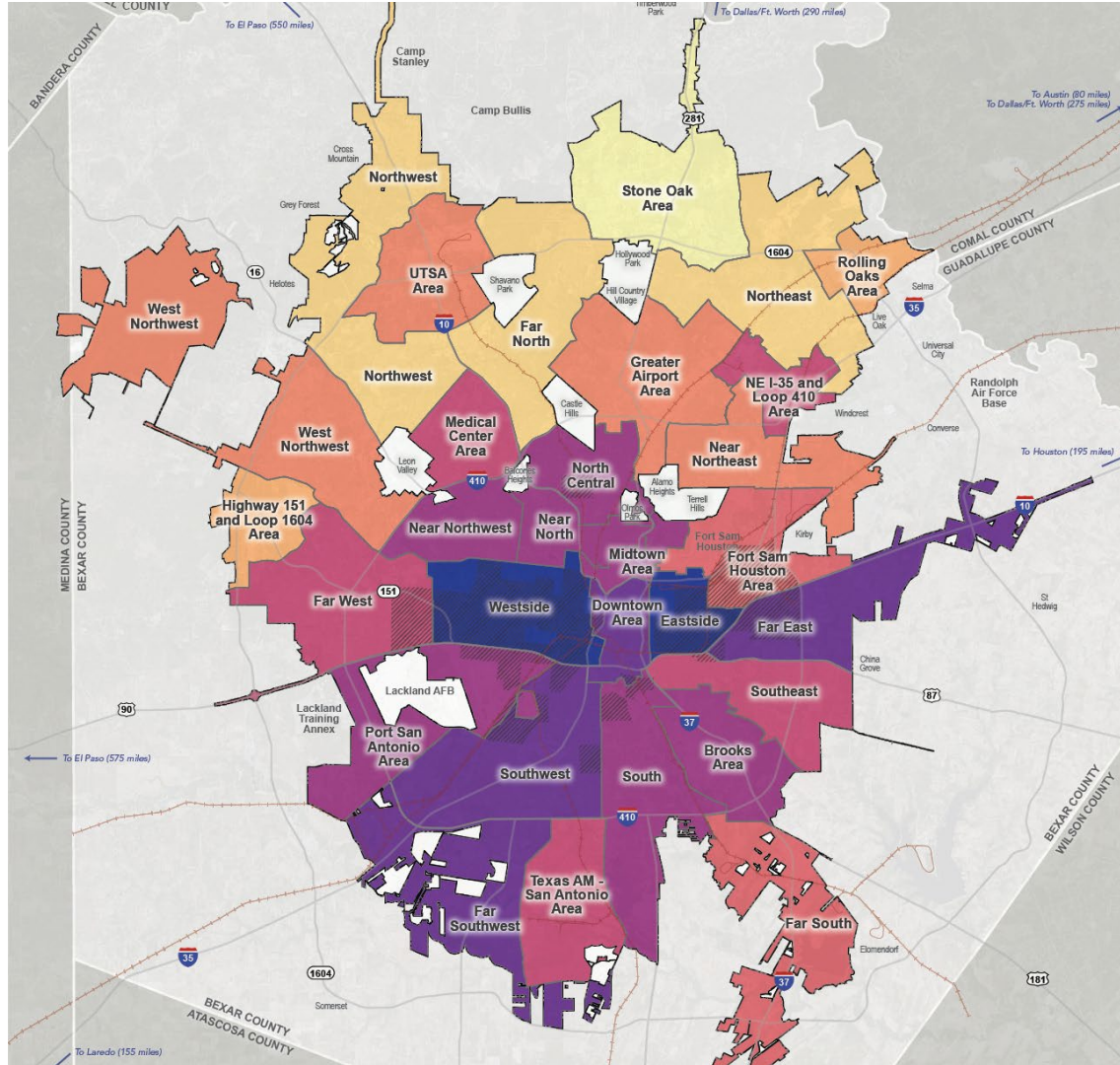
CHARACTER DEFINING FEATURES





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Equity Analysis



LEGEND

- City Boundary
- Planning Sub-Area Boundary
- Major Highway
- Rail Line

Equity Score

- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2

* Lowest 20% Median Household Income and Highest 20% People of Color

Equity Score is determined by an assessment of Median Household Income and Percent of People of Color* in each Planning Sub-Area.

*Includes all population that does not self-identify as "White, Non-Hispanic" and includes all Hispanic/Latinx population regardless of race.



Stone Oak Area REGIONAL CENTER

DRAFT FOCUS AREAS

FOOD ACCESS

- Stone Oak Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Focus Areas

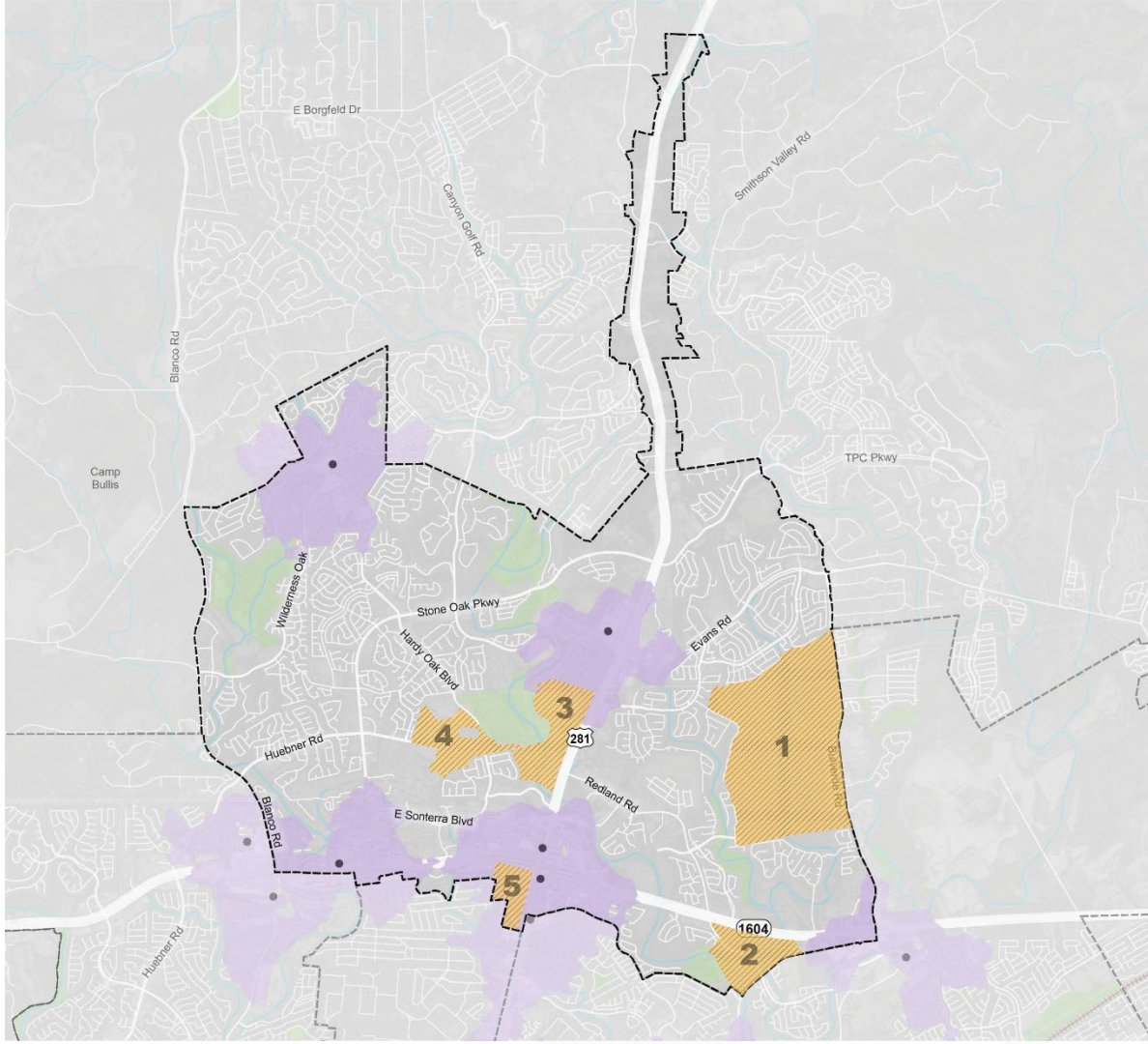
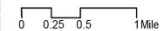
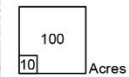
Food Access

- Supermarket
- 1-Mile Walking Distance to a Supermarket
- Residential Area Beyond 1-Mile Walking Distance to a Supermarket

Note: No areas within the Regional Center include a population that does not self-identify as "White, Non-Hispanic" including all Hispanic/Latinx population regardless of race.

FOCUS AREA IDENTIFIERS

- Yates
- Redlands Road
- Steubing/ Dague
- Huebner Road
- South-West 1604/
HWY 281 Intersection





Stone Oak Area REGIONAL CENTER

DRAFT FOCUS AREAS

EMPLOYMENT ACCESS

- Stone Oak Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Focus Areas

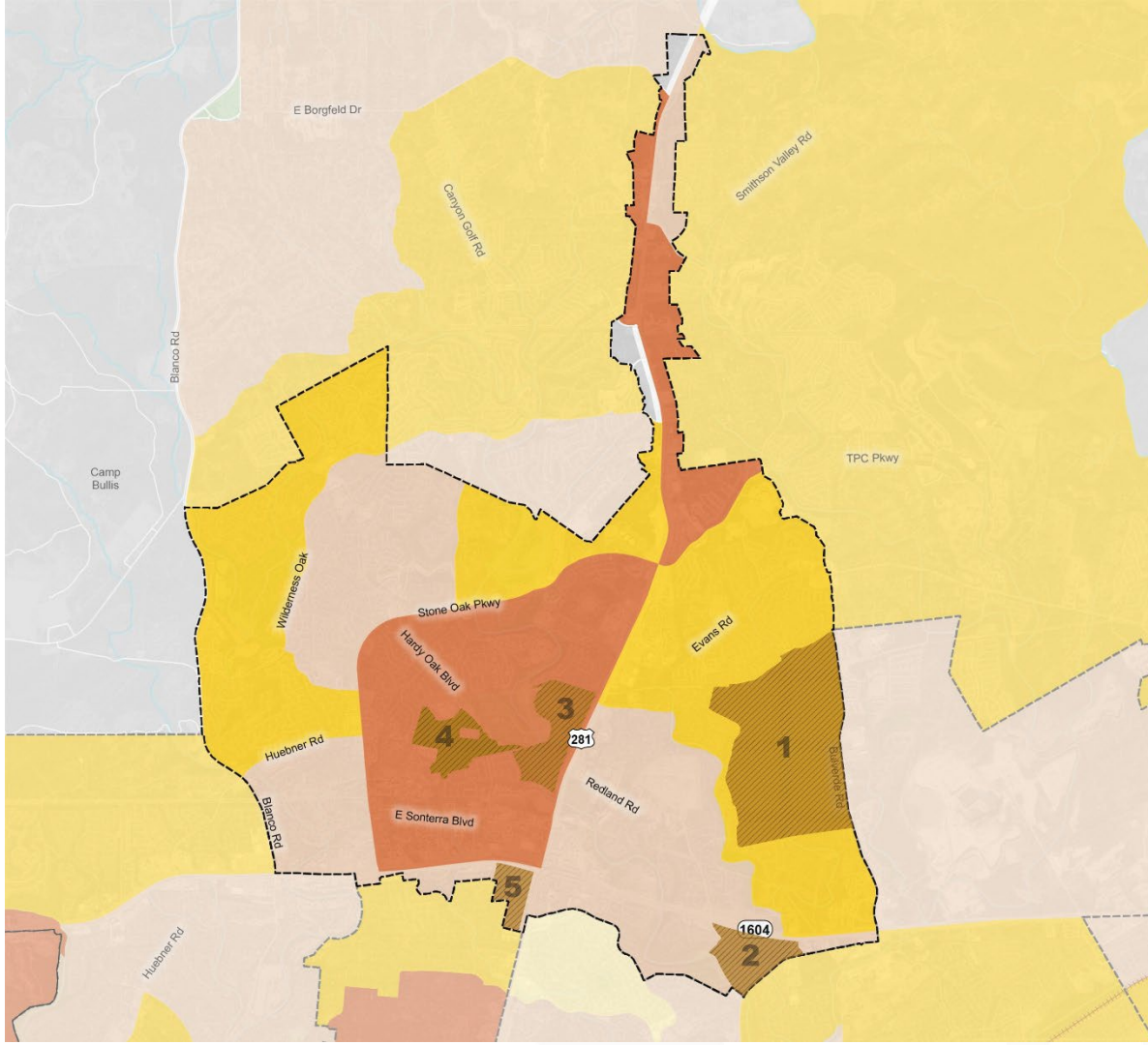
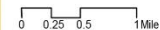
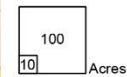
Employment Access

- More than 2 Jobs for every 1 Household (>2:1)
- Between 2 Jobs for every 1 Household and 1 Job for every 1 Household (2:1-1:1)
- Between 1 Job for every 1 Household and 1 Job for every 2 Households (1:1-1:2)
- Less than 1 Job for every 2 Households (<1:2)

Note: No areas within the Regional Center include a population that does not self-identify as "White, Non-Hispanic" including all Hispanic/Latinx population regardless of race.

FOCUS AREA IDENTIFIERS

- Yates
- Redlands Road
- Steubing/ Daguerre
- Huebner Road
- South-West 1604/
HWY 281 Intersection





Stone Oak Area REGIONAL CENTER

DRAFT FOCUS AREAS

PARK ACCESS

- Stone Oak Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- River or Stream
- Focus Areas

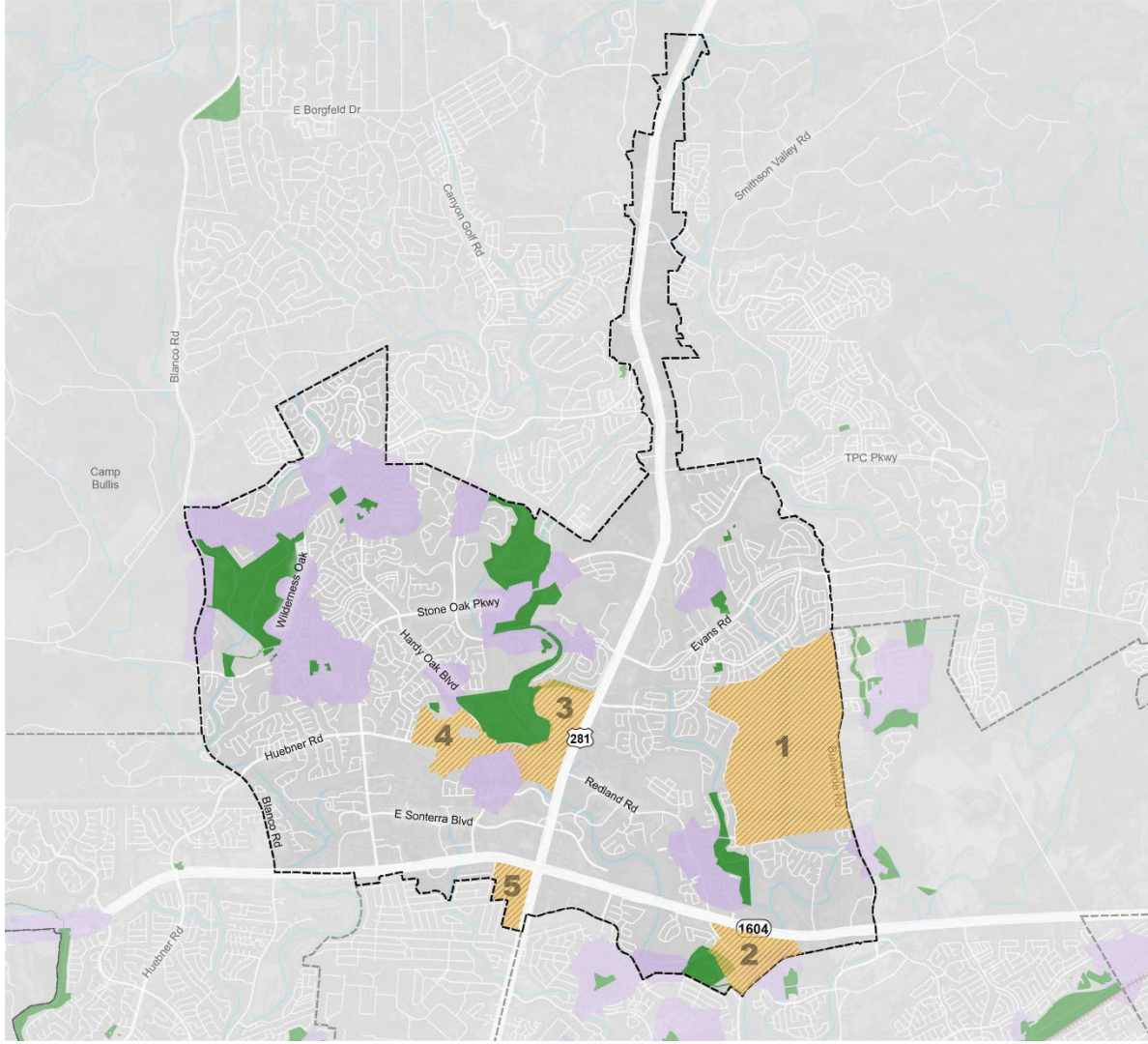
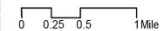
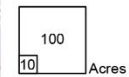
Park Access

- Park Boundaries
- 0.5-Mile Walking Distance to a Park
- Residential Area Beyond 0.5-Mile Walking Distance to a Park

Note: No areas within the Regional Center include a population that does not self-identify as "White, Non-Hispanic" including all Hispanic/Latinx population regardless of race.

FOCUS AREA IDENTIFIERS

- Yates
- Redlands Road
- Steubing/ Dague
- Huebner Road
- South-West 1604/
HWY 281 Intersection



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Focus Areas



Stone Oak Area
REGIONAL CENTER

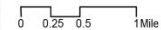
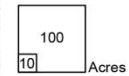
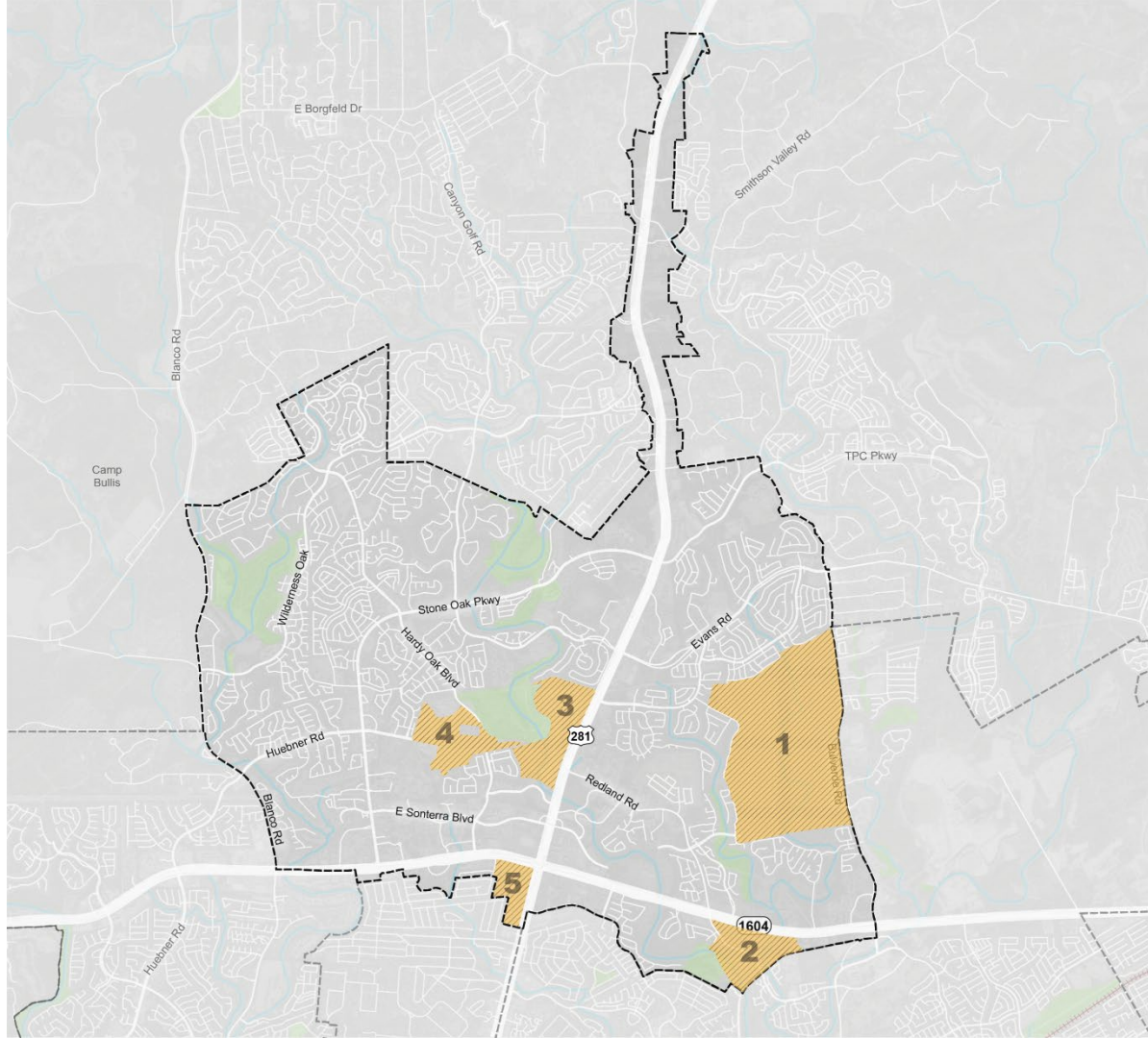
DRAFT
FOCUS AREAS

LEGEND

- Community Plan Area Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area

FOCUS AREA IDENTIFIERS

- 1 Yates
- 2 Redlands Road
- 3 Siebling/ Dague
- 4 Huebner Road
- 5 South-West 1604/
HWY 281 Intersection



Focus Area 1: Yates Estate

Existing Conditions:

- East Elm Creek running north-south, 100 yr. floodplain
- Yates home on approx. 38 acres
- 900+ acres undeveloped
- Gold Canyon Road dead-end, MTP designation as Secondary Arterial

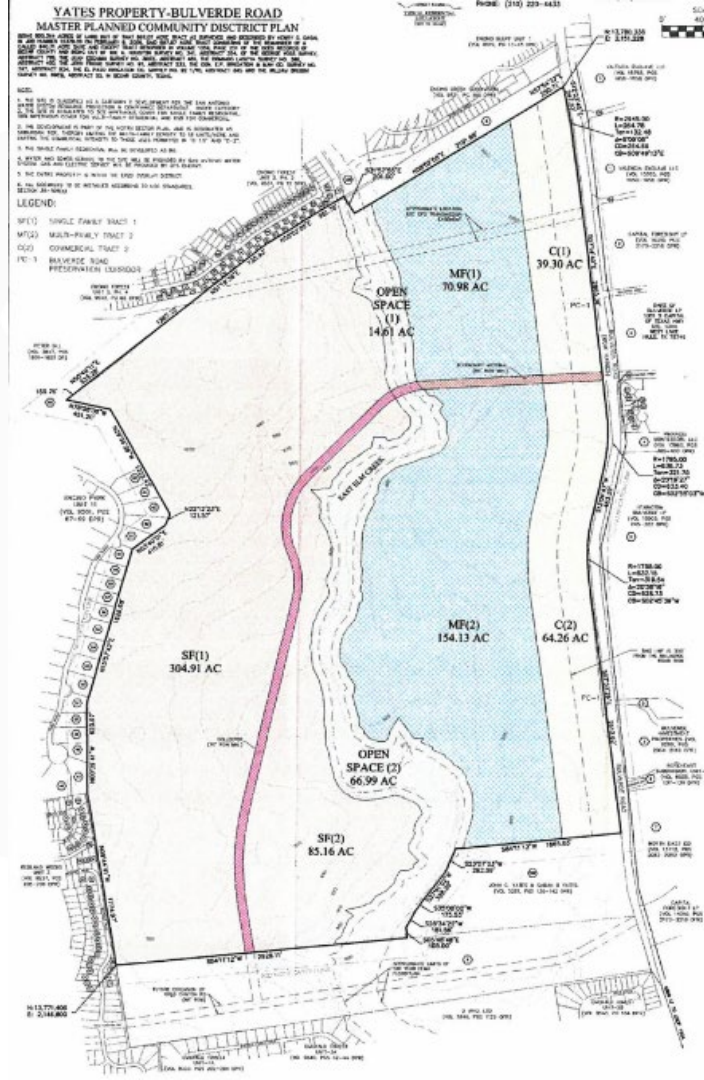
Draft Vision:

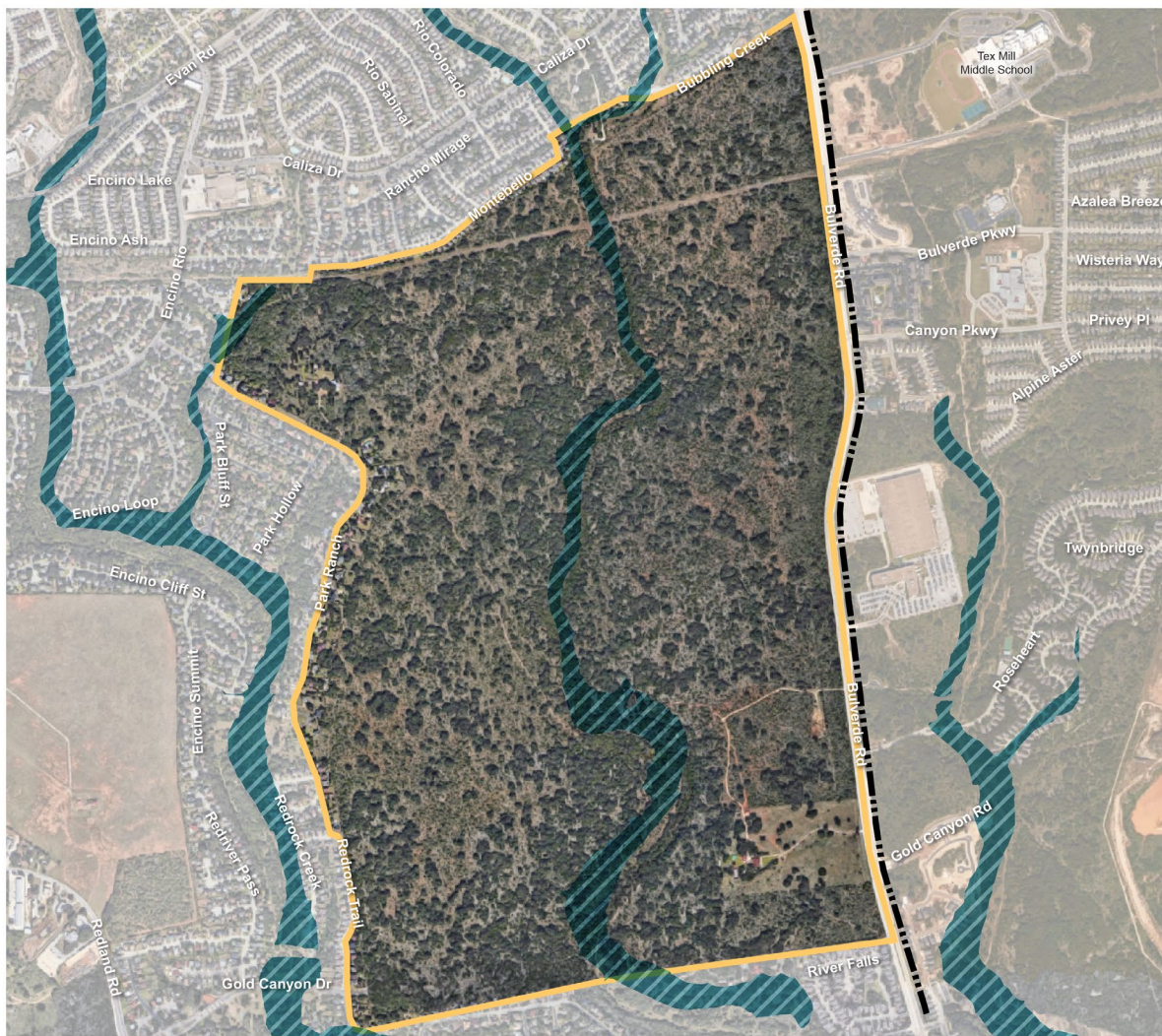
Urban mixed-use development that can include a “Pearl-like” venue for retail, restaurants, housing with public space amenities (e.g. music, farmer’s market, events for public)

Proposed future land use for this focus area is Urban Mixed-Use (UMU). The UMU designation allows for residential, commercial and institutional uses at a medium level of intensity.

Existing Entitlements

1. R-6 and MPCD Zones
2. Single-Family allowed west of East Elm Creek
3. Multi-Family allowed east of East Elm Creek
4. Commercial allowed along frontage of Bulverde Road
5. Bulverde Road Preservation Corridor District (design standards)





Stone Oak Area
**COMMUNITY
AREA PLAN**
FOCUS AREA 1:
YATES

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area
-  FEMA 100-year Floodplain



Focus Area 2: Redlands Road

Existing Conditions:

- Just Pots on approx. 15 acres, transitional use
- Mix of local commercial uses & edge of Redland Estates Subdivision
- Redland Oaks Community Church on corner of Redland Rd. & Jones Maltsberger Rd.

Draft Vision:

The focus area is envisioned as a mixed-use node with retail, dining, office space, possible housing and public open space west of Redland Road. East of Redland Road is employment focused mixed-use.

The proposed future land uses for the focus area are Urban Mixed-Use (west of Redland Rd.) and Employment/Flex Mixed Use (east of Redland Rd.).





Looking south, Just Pots on right hand side



Looking north, across from Sable Landing intersection

Stone Oak Area
**COMMUNITY
AREA PLAN**
FOCUS AREA 2:
REDLANDS ROAD

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area
-  FEMA 100-year Floodplain



Focus Area 3: Steubing/Dague (Quarry)

Existing Conditions:

- Martin Marietta Quarry operations
- Significant elevation change
- Adjacent to Classen-Steubing Ranch Park
- Combined > 225 acres
- 100-year floodplain around west pit
- Huebner Road dead-end, secondary arterial on MTP

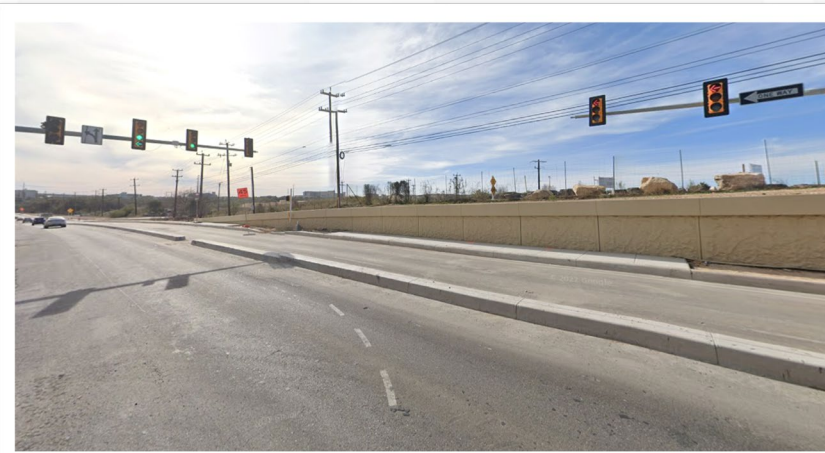
Draft Vision:

Create a regional attraction that could include commercial, office, residential uses, and industrial arts, workshops, high tech fabrication, technological learning centers, medical campuses, and R/D institutions

The proposed future land use for the Focus Area is currently designated as Regional Mixed-Use but may change to Business/Innovation Mixed-Use to allow for lighter industrial uses.



Huebner Road, dead-end looking toward quarry and Hwy 281



Redland Road/Hwy 281 Frontage Road intersection looking west toward quarry



Stone Oak Area
COMMUNITY
AREA PLAN
FOCUS AREA 3:
STEURING/ DAGE

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area



Focus Area 4: Heubner Road

Existing Conditions:

- Over 125+ acres of land
- Predominantly undeveloped, with some homesteads
- Adjacent to Classen-Steubing Ranch Park being developed
- SAWS Vista Ridge Station south of Las Lomas ES
- Previously approved Master Plan

Draft Vision:

The undeveloped parcels in this focus area are primarily suitable for a mix of residential, commercial, and office opportunities at a neighborhood-scale level of intensity. Development patterns should have connections to the street and enhance pedestrian and bicycle use along Huebner Road and Hardy Oak Blvd.

The proposed future land use for the focus area is designated as primarily Neighborhood Mixed-Use.





Stone Oak Area
**COMMUNITY
AREA PLAN**
FOCUS AREA 4:
HUEBNER ROAD

LEGEND

-  Community Plan Area Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area



0 200 400 Feet

Focus Area 5:

South-West of 1604/Hwy 281

Existing Conditions:

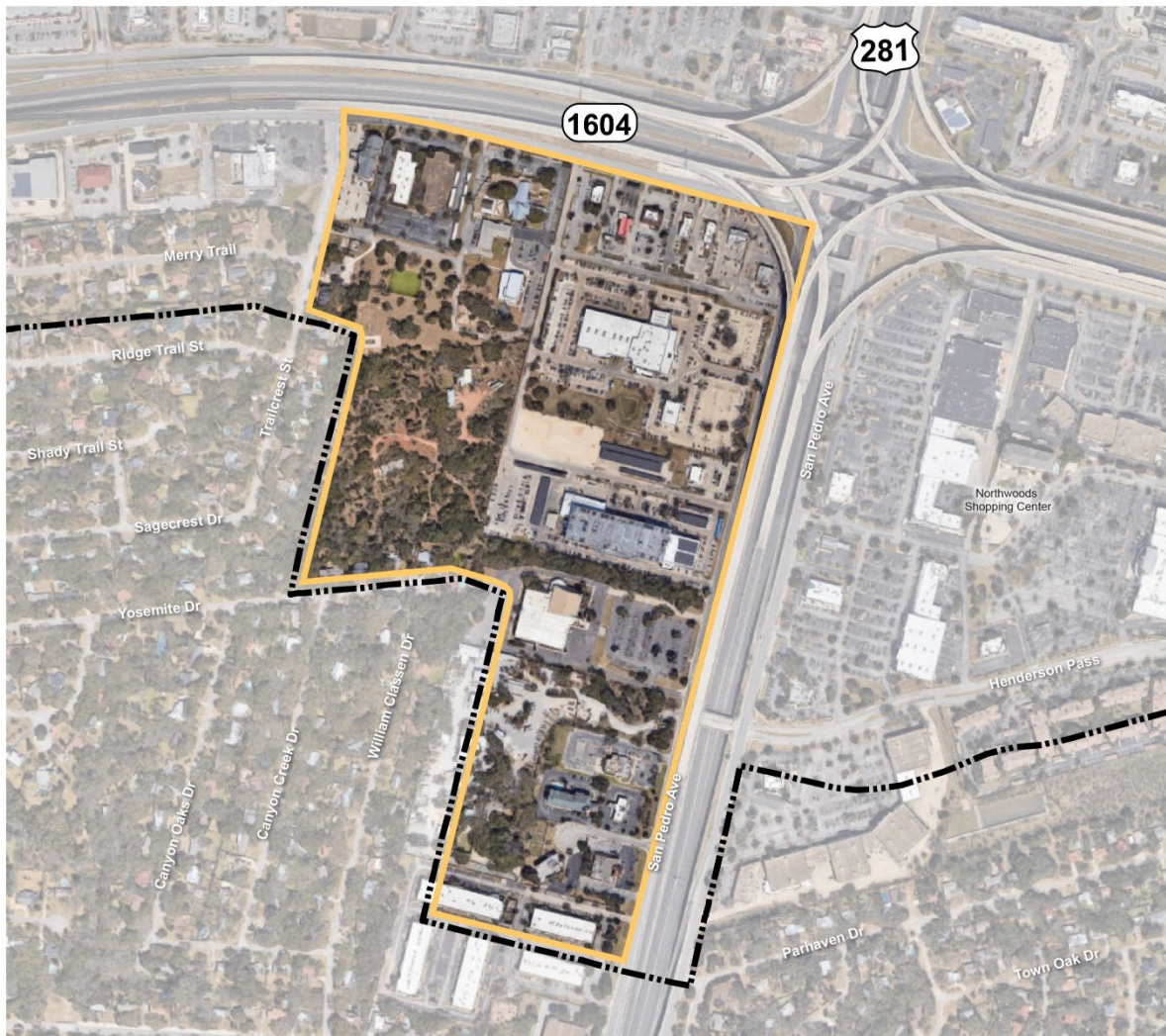
- Eateries off 1604 (Schlotzky's, Taco Bell, Bill Miller, Laguna Madre) and carwash
- Toyota and Buick car dealerships
- Large landholding of approx. 15 acres with access off "alley"
- St. Thomas Episcopal Church potential expanding services

Draft Vision:

The undeveloped land in this focus area is suitable for a mix of residential, commercial, and institutional opportunities at a medium level of intensity close to Hollywood Park and transitioning to high intensity at the 1604/Hwy 281 intersection. Ideally future development opportunities improve traffic circulation between establishments.

The proposed future land uses for the focus area are designated primarily as Urban Mixed-Use, Regional Mixed-Use, and Regional Commercial but may change to Regional Commercial (at intersection).

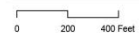




Stone Oak Area
COMMUNITY
AREA PLAN
FOCUS AREA 5:
South-West 1604/
HWY 281 Intersection

LEGEND

- Community Plan Area Boundary
- Park or Open Space
- Stream, Creek or River
- Body of Water
- Focus Area





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Upcoming Digital Design Charrette

Stone Oak Area Regional Center Digital Design Charrette Potential Sites

1. Focus Area #4 - Huebner Road
2. Focus Area #3 - Steubing/Dague (quarry)
3. Focus Area #2 Redlands Road

Neighborhood Profile & Priorities

Neighborhood Profiles and Priorities are developed to promote special attention to prior planning efforts and address specific priorities from participating neighborhoods in the plan area.

Shown below are three examples taken from the Downtown Area Regional Center Plan:

DENVER HEIGHTS

Priorities were developed using recommendations from the Arena District/Eastside Community Plan and through input and engagement with area residents, neighborhood association members and prior plan advisory team members.

Priority Examples

- Pedestrian and bicycle infrastructure
- Transition in development scale

LAVACA

Priorities were developed from the key recommendations of the Lavaca Neighborhood Plan and through community discussion with area residents, prior planning team members, and neighborhood association leaders.

Priority Examples

- Pedestrian and transit service improvements
- Encourage new buildings on empty land

LONE STAR

The Lone Star neighborhood was part of the Lone Star Community Plan and South Central Community Plan. The neighborhood group met with the Planning Department to discuss key priorities and a lasting direction for the Neighborhood.

Priority Examples

- Housing diversity and affordability
- Streetscape improvements



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Next Steps

Next Steps

NEXT PLANNING TEAM MEETING(S):

- Digital Design Charrette – March 29th
- Community Meeting #3 - TBD, week of April 24th, 2023

QUESTIONS?

Channary Gould, Project Manager
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(210) 207-5446



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