



STONE OAK AREA

REGIONAL CENTER PLAN

Open House 4 Summary | Public Discussion Draft Review



PLANNING

OPEN HOUSE 4 SUMMARY

1. Date, Time, Location

- Date: Thursday, March 26, 2026
- Time: 5:30 – 7:30 p.m.
- Location: Methodist Hospital Stone Oak

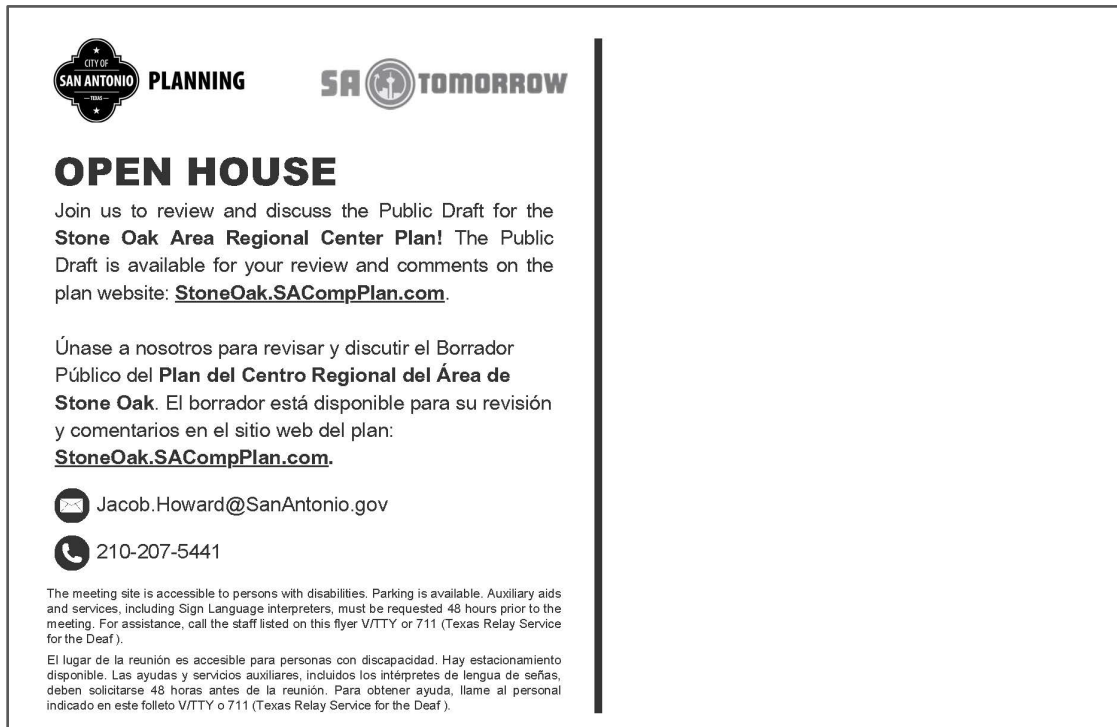
2. Attendees

Postcards advertising the meeting were mailed to all area residents and property owners. A total of over 35,715 postcards were mailed to area residents. Approximately 55 participants identified themselves on the sign-in sheet.

MEETING STAFF

- Jacob Howard – Planning Coordinator (Project Manager)
- Rudy Niño, Jr. – Assistant Director
- Bobbye Hamilton – Assistant to the Director
- Priscilla Rosales-Pina – Planning Manager
- Micah Diaz – Planning Coordinator
- Heather Yost – Senior Planner
- Debora Gonzalez – Senior Planner
- Iris F. González – Communications Manager
- Therese Ybarra – Executive Assistant
- Marco Hinojosa, MIG
- Gretchen Roufs, A-M-S

**Figure 1:
OPEN HOUSE POSTCARD: FRONT AND BACK**



3. Meeting Purpose & Agenda

The purpose of this meeting was to provide community members with an opportunity to ask questions and obtain information related to the public discussion draft of the Stone Oak Area Regional Center Plan, posted online on February 9, 2026. Comments collected at the open house will be reviewed, and edits to the draft plan may be incorporated into the administrative draft.

APPROXIMATE SCHEDULE

- 5:30 – 5:45 pm | Greetings and Introductions
- 5:45 – 6:00 pm | Orienting Presentation
- 6:00 – 6:15 pm | Question and Answer Session
- 6:15 – 7:30 pm | Open House and Comment Period

4. Greeting and Introduction, Orienting Presentation, and Question & Answer Session

GREETING AND INTRODUCTION

Staff greeted meeting participants, oriented them to the meeting, and provided nametags to planning team members. A handout with a map of the plan area, a general overview of the program, and supplemental information about Crime Prevention Through Environmental Design (CPTED) was made available, along with refreshments and promotional items.

PRESENTATION

A short presentation highlighting past outreach efforts, the planning process, and next steps was given to participants, including an introduction for those new to the process. Key points of the presentation included a review of the plan area, plan topic (Land Use, Mobility, Housing, Economic Development, Amenities and Public Spaces), and the structure of the text in the document (Vision and Goals, Recommendations, Strategies). The presentation was intended to provide meeting participants a base-level understanding of the planning process prior to leaving comments.

QUESTION-AND-ANSWER SESSION

Following the presentation, staff participated in a question-and-answer session with meeting participants. The Project Manager and Assistant Director addressed questions on a range of topics, including the draft plan content, the planning process to date, and general development in San Antonio and surrounding areas. The question-and-answer session was intended to help inform participants as they prepared written comments or questions related to the plan content.

5. Open House and Comment Period

Draft plan maps, recommendations and strategies, focus area materials, and the plan vision and goals were displayed throughout the meeting space on foam-core boards. Staff were stationed adjacent to the boards to discuss the plan's content and concepts, as well as planning topics more generally. Meeting participants were encouraged to review the draft materials placed throughout the room and to leave written comments and suggestions.

Twenty-three comments were collected. They are listed below by topic, along with images of the meeting boards and scanned copies of the comment cards. Comments have been lightly edited to improve clarity and accessibility, and personally identifiable information has been obscured.

LAND USE

1. *I'm glad we are thinking ahead of the winding down of the Martin-Marietta quarry along 281*
2. *Preserve green spaces; Protect and water infrastructure; Balance commercial and residential land; Protect our trees; Add a police substation; Add a neighborhood social gathering area. (Local community markets, farmers market.); Community Garden; Add a Stone Oak Neighborhood Hall, pavilion, live music venue*
3. *Concerned about new concentration of multi-family housing in the Focus Area 1 –Yates Plan; Need a senior center*

FOCUS AREAS

1. *Focus Area 4 – On the southeast quadrant (east of Hardy Oaks and south of Huebner) is already in violation of protective covenants between the developer and HOA the renderings are also in violation. How do we hold the developer to the existing protective covenants?*

MOBILITY

1. *Please – need sidewalks on Wilderness Oak (Legend Oaks side) – all the way to the next subdivision going east on Wilderness Oaks.*
2. *Create Bike Lanes through Stone Oak were reducing speed to create a safer environment for bikes; Incentivize use of multi-modal station at Stone Oak and 281; Lower speed limits in general.*
3. *Lets get real! I grew up and lived in Europe, love mass transit and walkways! But this is South Texas 4 months in 90 – 100+ degrees. Its not realistic to assume people and going to walk during this period. Learn from Las Vegas!; Need more details on Pedestrian Priority Areas.*
4. *Support ped. infa. especially around schools but want to see implementation and culture shift.*

5. *Concerned there are not enough busses for people who need them. I like H2 + H3.*
6. *Are there any plans to install a stop light @ Agora Palms and 281 access road.*
7. *Will there be a bond set for Huebner to be extended to 281?*
8. *Pedestrian crossing at Stone Oak Parkway at Tuscan Stone; I see an annotation on the map-curious what the plan is for low-vision pedestrians over [?] there is an over 55 community on Tuscan Stone who walk to church + Trader Joe or bus stop on SO bound SO Parkway – We need assistance crossing.*
9. *Safe crossings; Add midsection crosswalk on Huebner between Hardy Oak and Stone Oak.*
10. *I live off Wilderness Oak and feel it is dangerous not to have bike lanes. However, the road doesn't seem wide enough for incorporating them; It's very dangerous as cars don't always have line of sight.*

HOUSING

1. *Provide recycling programs and bins to apartment complexes; One-story housing for the elderly (not necessarily a nursing home.)*
2. *When approving multi-family housing development do so once infrastructure is in place, fire police schools. Also do not let developments force us to accept bad property they won't build on like Wilderness Oak Elementary and Local Homeowners pal triple the cost 3x's as much and developers reap millions.*

AMENITIES AND PUBLIC SPACES

3. *Better street lighting along major arterials; Senior community center.*
4. *Use Las Colinas in Dallas as your model to sell concepts. It works and has lots of success.*
5. *I'm especially enthusiastic about APS 3.*
6. *I appreciate the "dark-sky friendly" strategies.*

ECONOMIC DEVELOPMENT

1. *Add a community college*

GENERAL COMMENT

1. *Main Roads moving towards 281, Blanco, Stone Oak Evans all must have longer dedicated turn lanes in an growth plan; Can not more road narrow to accommodate bike lanes Bulverde Road, Redland Road, Huebner.*
2. *I have owned and lived in my house for 14 years and have never received a postcard to come to these meetings; My HOA (The Woodlands of Encino) does not appear to be involved.*

**Figure 2:
DRAFT VISION AND GOALS**

VISION AND GOALS

WHAT IS A VISION STATEMENT?

A vision statement describes the desired state of a place in the future. With community support, an effective vision can influence decisions and inspire action to move toward that idealized future. Goals describe the outcomes that support the realization of the vision. These, in turn, support topic-based recommendations and strategies, which include specific, implementable projects, programs, policies, and other actionable ways of achieving the plan's vision, which are listed throughout the sections of this plan.



VISION

The Stone Oak Area Regional Center maintains its natural integrity with ample natural parks and trails, open space, and trees. It 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

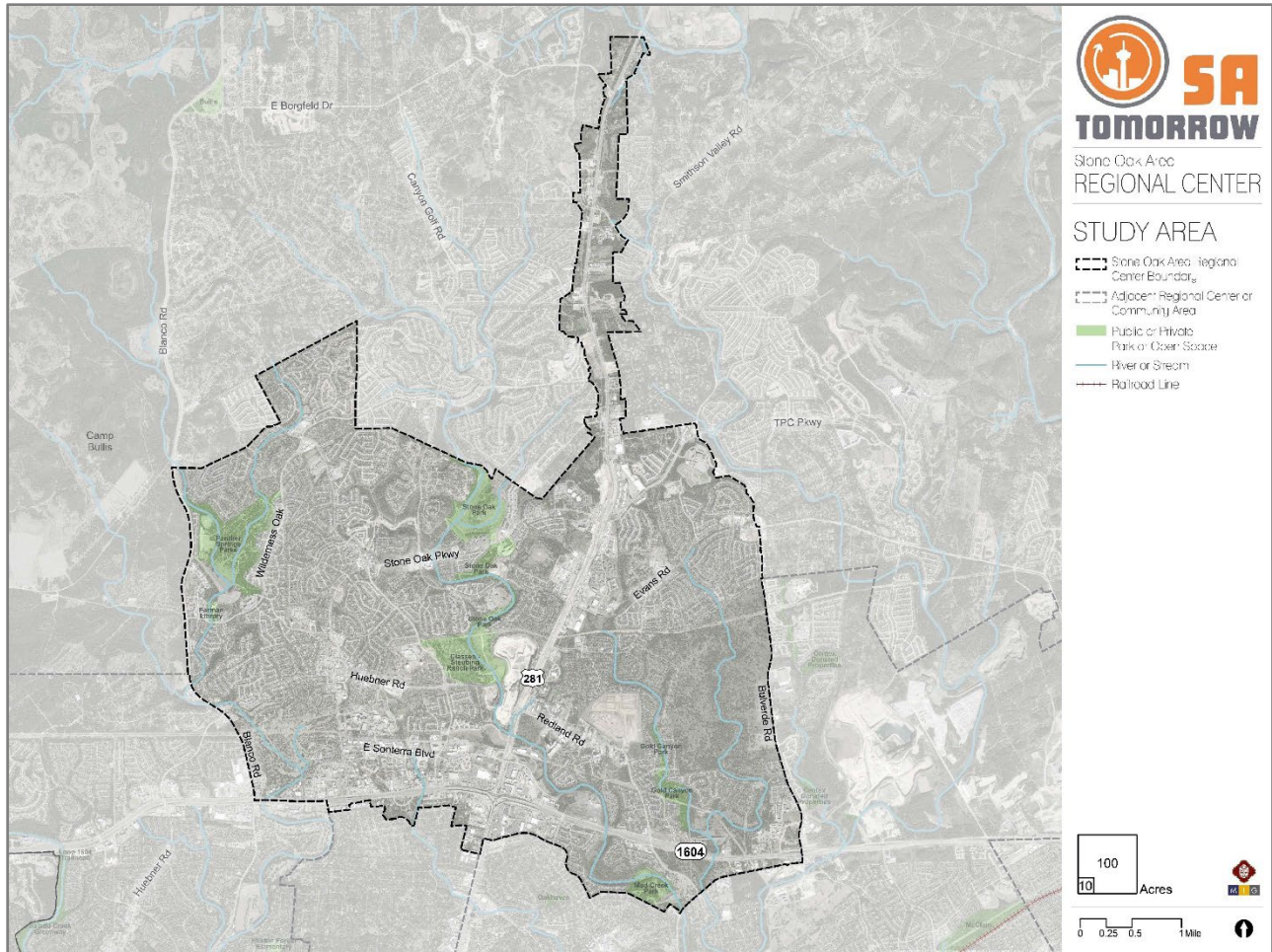
<p>1. <i>Promote development, programming, and design that encourages walkability in key areas and is compatible with existing neighborhoods and the natural landscape of the area.</i></p> <p>2. <i>Facilitate development patterns that include local employment and entertainment opportunities in highly walkable and connected activity centers with a variety of amenities catering to different lifestyles.</i></p> <p>3. <i>Increase the number and mix of housing options and opportunities while preserving natural and improved parks and open space interspersed throughout the area to create connectivity for multi-modal transportation options.</i></p> <p>4. <i>Ensure transportation and other infrastructure are designed to minimize impacts on the natural landscape and implemented prior to or concurrently with new development.</i></p>	<p>5. <i>Increase fair access to parks, open space, trails, and diverse recreational amenities throughout the regional center.</i></p> <p>6. <i>Create housing, employment, goods, and services that serve, support, and are accessible to youth, families, and older adults.</i></p> <p>7. <i>Incorporate environmentally friendly and sustainable development practices to accommodate growth while preserving natural resources such as groundwater conservation and natural landscaping.</i></p> <p>8. <i>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 a variety of employment and educational opportunities.</i></p>
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SA TOMORROW

**Figure 3:
STUDY AREA MAP**



**Figure 4:
DRAFT LAND USE RECCOMENDATIONS AND STRATGIES (1/2)**

LAND USE

<p>RECOMMENDATION – LU 1 <i>Preserve the identity of existing neighborhoods.</i></p> <p>STRATEGY – LU 1.1 In existing neighborhoods, require future redevelopment and changes in property uses to complement existing residences, in terms of density, heights, and setbacks. For master planned communities, ensure that new zoning and zoning changes are consistent with the adopted master plans.</p> <p>STRATEGY – LU 1.2 Encourage differentiation in housing types to provide more housing options by requiring more than one residential zoning district as base districts for any new Master Planned Community Districts or Planned Unit Development Districts with a residential component in this plan area.</p> <p>STRATEGY – LU 1.3 Change the zoning of properties, where appropriate based on the Future Land Use Map, to allow for multi-plex housing, townhouses, bungalow courts, and small-lot single-family houses as a transition between commercial areas and existing single-family neighborhoods.</p> <p>STRATEGY – LU 1.4 Protect investment in master planned developments while aligning future changes in those areas with the Future Land Use Map. For properties where there is an approved plat or an approved Master Development Plan, ensure that zoning changes are consistent with the plat or Master Development Plan, and that major amendments to a plat or Master Development Plan conform to the adopted Future Land Use Plan. For properties zoned MPCD, MXD or PUD, where there is no approved plat or Master Development Plan, ensure that amendments to the property zoning or to the site plan are consistent with the adopted Future Land Use Plan.</p>	<p>RECOMMENDATION – LU 2 <i>Encourage a vibrant mixture of uses that are suitable for this area.</i></p> <p>STRATEGY – LU 2.1 Where the Future Land Use Map designates categories that allow Arts and Entertainment zoning districts, consider rezoning properties in medium- and high-density areas to allow for more arts and entertainment-related development to serve area residents and attract visitors.</p> <p>STRATEGY – LU 2.2 Utilize parkland dedication revenues, Edwards Aquifer Protection Program funds, and/or consider recommending as a bond project to develop additional parks and create more recreational opportunities. More public parks and open spaces are desired by the community, particularly a regional park east of US Highway 281 North since access to public parks is further away in this area of the regional center.</p> <p>STRATEGY – LU 2.3 Support, strengthen, and grow healthcare services in the Stone Oak Area by identifying potential sites for City-initiated rezoning and supporting property owner-initiated rezoning of properties surrounding anchor hospitals to allow medical offices, outpatient services, and laboratory/diagnostic facilities.</p> <p>STRATEGY – LU 2.4 Encourage lower-impact industrial uses in locations that would not negatively impact surrounding neighborhoods. Employment/Flex Mixed-Use designated areas near major roadways, such as off US Highway 281 North or Loop 1604, allow for lower-impact industrial uses, including landscaping businesses, small-scale warehouse facilities, and tech flex spaces.</p>
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**Figure 5:
DRAFT LAND USE RECCOMENDATIONS AND STRATGIES (2/2)**

LAND USE

RECOMMENDATION – LU 3
Identify opportunities to attract mixed-use projects and destination-oriented development.

STRATEGY – LU 3.1
Aggregate density at key intersections, particularly those served by transit. This includes the areas around US Highway 281 and Loop 1604, and US Highway 281 and Stone Oak Parkway/TPC Parkway. Rezone properties as necessary in these areas to align with the Future Land Use Map.

STRATEGY – LU 3.2
Promote transit-supportive land use at major nodes, particularly at the key intersections of US Highway 281 and Loop 1604, and US Highway 281 and Stone Oak Boulevard/TPC Parkway. Coordinate with VIA to ensure that zoning in these areas complements long-range transit planning, and for properties adjacent to such facilities, encourage first-floor designation for retail uses and minimized front yard setbacks, to connect these uses with pedestrian traffic.

STRATEGY – LU 3.3
Create a mixed-use development environment along Bulverde Road that can accommodate commercial uses and higher density residential uses along the street front, transitioning to lower density, single-family residential uses moving closer to the existing, adjoining neighborhoods.

STRATEGY – LU 3.4
Redevelop the Martin Marietta quarry along US Highway 281 for regional scale mixed-use. Suitable uses could include an entertainment venue, mid- to high-density residential development, vertical mixed-use development, and regional commercial uses. Multiple entries are likely, with one major entry ideally at Redland Road.

RECOMMENDATION – LU 4
Modify site design standards where appropriate to encourage desirable growth and development in this area that decreases impervious cover and integrates open spaces and natural areas within developments and neighborhoods.

STRATEGY – LU 4.1
Review parking requirements for low Floor-Area-Ratio (FAR) commercial properties with surplus parking. Allow decreased parking minimums so that infill and pad-type development can be more easily incorporated into these existing sites. This is especially applicable for regional commercial properties fronting Loop 1604 and for mixed-use designated areas where shared parking arrangements can be utilized.

STRATEGY – LU 4.2
Encourage cluster development projects by allowing for increased FAR while maintaining gross densities consistent with the zoning of the project area to encourage an increase in permeable surfaces and integration of green infrastructure where feasible. This incentivizes higher density development (higher FAR) while promoting landscape preservation and more compact footprints. Appropriate areas to apply this include properties located along US Highway 281 North, Stone Oak Parkway, and TPC Parkway; near the intersection of US Highway 281 North and Loop 1604; and the areas designated as Employment/Flex Mixed-Use off Redland Road.

STRATEGY – LU 4.3
Increases in density should be accompanied by additional pedestrian spaces, walkable access to transit, and shared parking. In these areas, land use and development density should be oriented toward transit riders and pedestrians at and near public transit lines and stations.

STRATEGY – LU 4.4
Integrate drainage ways, utility easements, and open spaces into neighborhoods and mixed-use areas to increase connectivity and to preserve the existing natural systems in the area. Require integration of drainage ways and open space within new development projects. Incorporate improvements to address gaps in open space and storm drainage management in public right-of-way investments and other capital projects.

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**Figure 7:
DRAFT MOBILITY RECOMMENDATIONS AND STRATEGIES (1/2)**

MOBILITY

RECOMMENDATION – M 1
Prioritize safe mobility for all.

STRATEGY – M 1.1
Continue implementation of Vision Zero strategies (reduced speeds, narrow lanes, safer crossings, etc.) for key areas of conflict between people driving, people walking, and people cycling. Key locations include:

- Blanco Road and Huebner Road
- Loop 1604 and Stone Oak Parkway
- Loop 1604 and Bulverde Road
- US Highway 281 and Loop 1604 interchange
- US Highway 281 and Evans Road

STRATEGY – M 1.2
Improve crossing opportunities for students accessing school campuses and for pedestrians crossing highways. Key locations include:

- Las Lomas Elementary School
- Barbara Bush Middle School
- Canyon Ridge Elementary
- Johnson High School
- Wilderness Oak Elementary
- Hardy Oak Elementary
- Loop 1604 and Stone Oak Parkway
- Loop 1604 and Bulverde Road
- US Highway 281 and Loop 1604 interchange
- US Highway 281 and Evans Road

STRATEGY – M 1.3
Improve intersections and add new crossings for pedestrian safety and comfort. Key locations include:

- Stone Oak Parkway and Knights Cross Drive
- Loop 1604 and Redland Road
- US Highway 281 and Stone Oak Parkway
- US Highway 281 and Evans Road

RECOMMENDATION – M 2
Focus on accessibility for youth, families, and older adults to key destinations.

STRATEGY – M 2.1
Design transportation demand management resources, like carpool, cycling, and walking, and match systems to target school locations and student/parent populations. Key locations include:

- Bush Middle School
- Canyon Ridge Elementary
- Hardy Oak Elementary
- Johnson High School
- Las Lomas Elementary
- Reagan High School
- Wilderness Oak Elementary

STRATEGY – M 2.2
Develop infrastructure projects, like sidewalks, enhanced/high-visibility crosswalks, lighting, advance or in-street warning signage, pavement markings, traffic calming, and speed reduction, to support Safe Routes to Schools. Key locations include:

- Stone Oak Parkway
- Hardy Oak Boulevard
- Evans Road
- Bulverde Road

STRATEGY – M 2.3
Evaluate mobility-on-demand transit solutions or increased weekend bus service to connect residents to the rest of the transit system through the existing VIA Stone Oak Park & Ride facility. Key locations include: area bounded by TPC Parkway, US Highway 281, Bulverde Road, and Encino Rio.

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**Figure 8:
DRAFT MOBILITY RECOMMENDATIONS AND STRATEGIES (2/2)**

MOBILITY

RECOMMENDATION – M 3
Support future growth with a connected transportation network.

STRATEGY – M 3.1
Support the build-out of the major thoroughfare plan to support long-term growth. Key locations include:

- Gold Canyon Road
- Huebner Road
- Sonterra Boulevard

STRATEGY – M 3.2
Update the Unified Development Code to the Complete Streets Policy.

STRATEGY – M 3.3
Evaluate improvements needed to establish VIA's Stone Oak Park & Ride facility as a mobility hub. Evaluation should consider appropriate typologies based on increasing ridership in the Stone Oak Area.

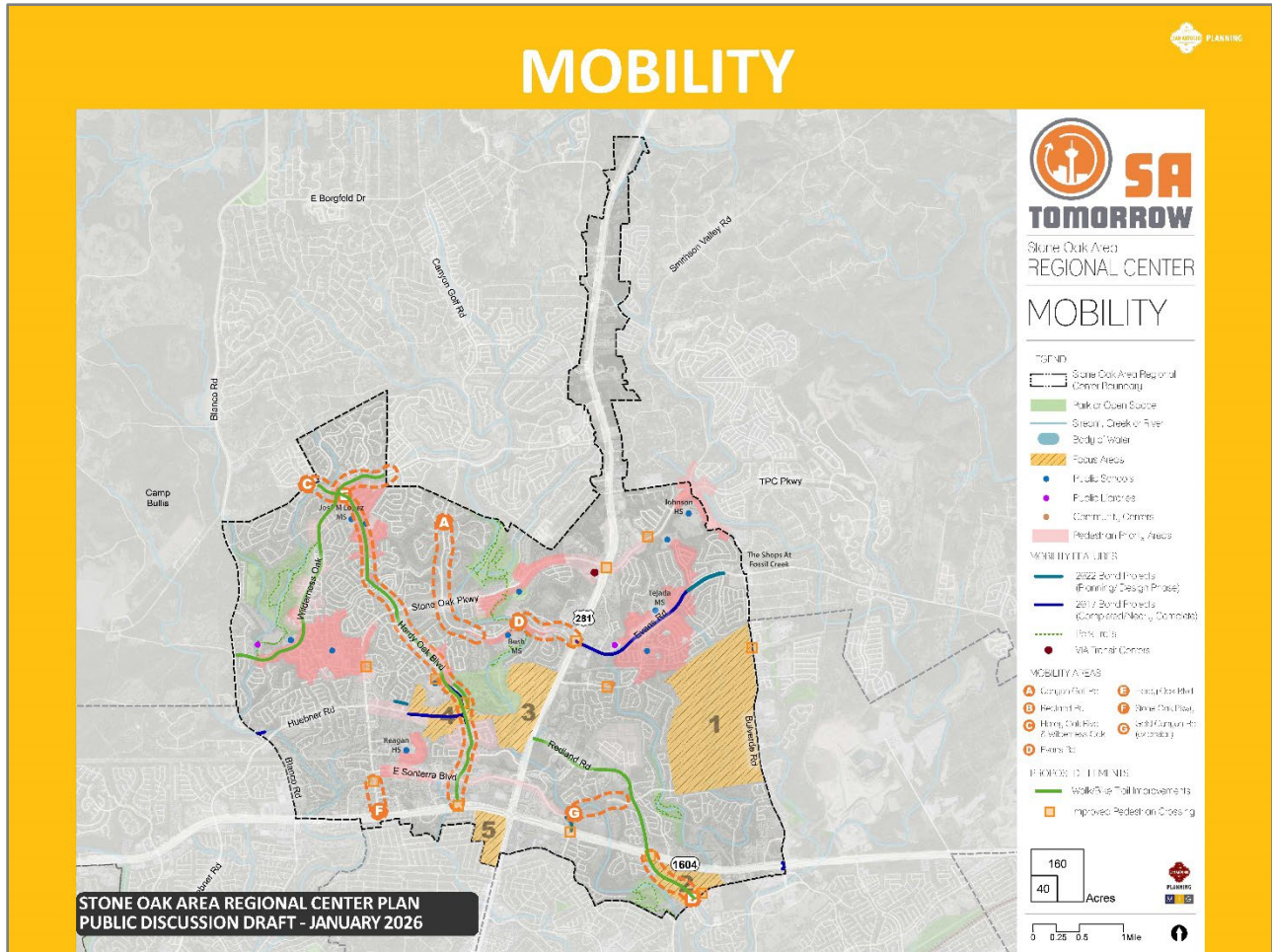
STRATEGY – M 3.4
Incorporate green infrastructure elements into future Bond Program-funded mobility projects. Key locations include:

- Hardy Oak Boulevard
- Huebner Road
- Gold Canyon Road

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**Figure 9:
DRAFT MOBILITY MAP**



**Figure 10:
DRAFT AMENITIES AND PUBLIC SPACES RECCOMENDATIONS AND STRATGIES (1/2)**

AMENITIES AND PUBLIC SPACES

RECOMMENDATION – APS 1
Utilize public art to establish character at existing parks, trailheads, and open spaces, as well as other key locations within the regional center.

STRATEGY – APS 1.1
Incorporate public art into improvements to existing parks, trailheads, and open spaces. Key locations include:

- Panther Springs Park
- Stone Oak Park
- Gold Canyon Park

STRATEGY – APS 1.2
Prioritize public art in the design of new parks, trailheads, and open spaces. Key locations include:

- Panther Springs Park
- Stone Oak Park
- Gold Canyon Park
- Mud Creek Park
- Yates property (if acquired and established as a park)

STRATEGY – APS 1.3
Explore opportunities to integrate public art into other public investments, including streetscape designs and community facilities. Key locations include:

- VIA Stone Oak Park & Ride
- US Highway 281 underpass at Evans Road

RECOMMENDATION – APS 2
Improve navigation for pedestrians and cyclists by incorporating signage, wayfinding and lighting features along streets, trails, and parks.

STRATEGY – APS 2.1
Add people-scaled, dark sky-friendly lighting along major roads with commercial uses and within neighborhoods. Key locations include:

- Panther Springs Park
- Redland Road
- Evans Road underpass at US Highway 281

STRATEGY – APS 2.2
Incorporate wayfinding signage for pedestrians and cyclists, especially leading to schools, parks, and other community destinations. Key locations include:

- Classen-Steubing Ranch Park
- Stone Oak Park
- Gold Canyon Park

STRATEGY – APS 2.3
Develop entry monuments and gateway elements at key intersections. Key locations include:

- North Loop 1604 and Stone Oak Parkway
- North Loop 1604 and Redland Road

STRATEGY – APS 2.4
Add dark sky-friendly downlighting in parks and open spaces. Key locations include:

- Panther Springs Park
- Stone Oak Park

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**Figure 11:
DRAFT AMENITIES AND PUBLIC SPACES RECCOMENDATIONS AND STRATGIES (2/2)**

AMENITIES AND PUBLIC SPACES

RECOMMENDATION – APS 3
Establish parks and open spaces of multiple scales east of US Highway 281 to provide recreational opportunities that are evenly distributed throughout the regional center.

STRATEGY – APS 3.1
Work with owners of larger properties to identify opportunities for new and expanded parks, trails, and open spaces, and incorporate these amenities into new developments when possible. Key locations include:

- Yates property
- Steubing property (existing Martin Marietta Quarry)

STRATEGY – APS 3.2
Improve access to existing parks, open spaces, and libraries, with pedestrian crossing improvements, sidewalk enhancements, and trail connections. Key locations include:

- Stone Oak Parkway and Knights Cross Drive
- Stone Oak Parkway underpass at US Highway 281
- Hardy Oak Boulevard around Classen-Steubing Ranch Park
- Endino Rio and Creek County
- Loop 1604 and Redland Road

STRATEGY – APS 3.3
Explore opportunities to add trails along utility easements. Key locations include all utility easements that provide trail connection opportunities, such as the easement that runs along the northern border of Classen-Steubing Ranch Park and then continues east of US Highway 281.

RECOMMENDATION – APS 4
Enhance the experience for pedestrians moving along and across major thoroughfares and high-traffic areas by incorporating pedestrian amenities, green infrastructure, and safe crossing opportunities.

STRATEGY – APS 4.1
Add street trees and other shade elements throughout the plan area. Key locations include:

- Stone Oak Parkway
- Redland Road
- Evans Road
- Huebner Road

STRATEGY – APS 4.2
Integrate green infrastructure and other Low Impact Development (LID) improvements in major streets, sidewalks, parks, parking lots, and landscaping. Key locations include:

- Stone Oak Parkway
- Stone Oak Park
- Gold Canyon Park
- Huebner Road

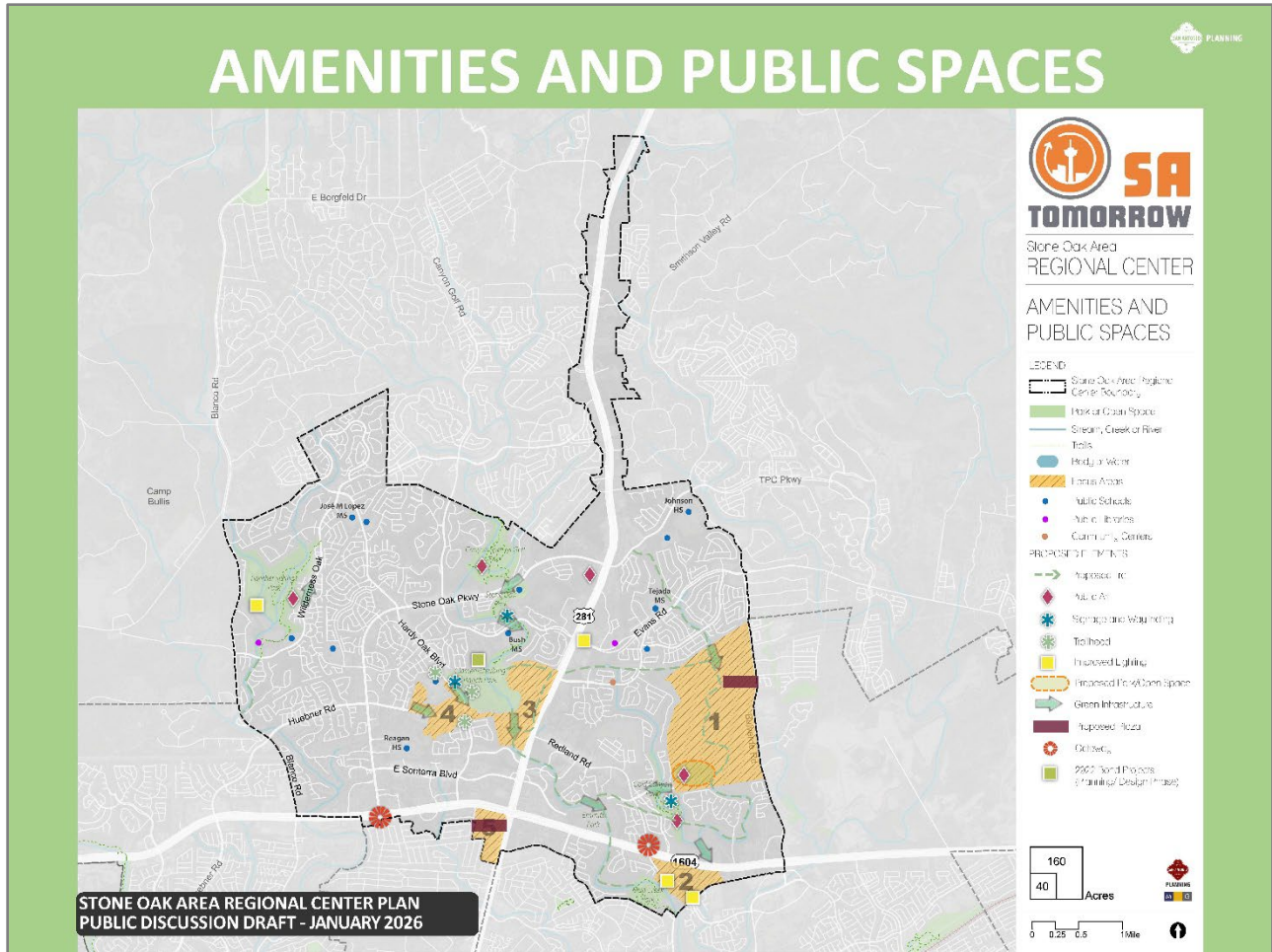
STRATEGY – APS 4.3
Incorporate street furnishings (e.g. benches, trash cans, bike racks) that have high pedestrian activity. Key locations include:

- Stone Oak Parkway
- East Sonterra Boulevard
- Redland Road
- Evans Road
- Huebner Road

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**Figure 12:
DRAFT AMENITIES AND PUBLIC SPACES MAP**



**Figure 13:
DRAFT HOUSING RECOMMENDATIONS AND STRATEGIES**

HOUSING

<p>RECOMMENDATION – H 1 <i>Encourage development of a mixture of housing options within large, remaining development sites.</i></p>	<p>STRATEGY – H 1.1 Work with vacant property owners and developers to integrate a greater mix of housing types in the regional center with a focus on attracting attached and small lot for-sale housing along with housing options for older adults.</p> <p>STRATEGY – H 1.2 Partner with local affordable housing providers and developers to identify potential sites and projects for development of affordable and mixed-income housing. Prioritize sites in focus areas and along major roadway corridors with public transit nearby.</p> <p>STRATEGY – H 1.3 Identify areas to accommodate more diverse housing product types available in the Stone Oak Area Regional Center to include medium-density single-family housing options such as garden homes, cottage court, and lower-density multifamily options such as townhomes and multiplex houses. Encouraging these additional product types will close the gap between the existing abundance of single-family detached and midrise apartment complexes in the area.</p>
<p>RECOMMENDATION – H 2 <i>Allow for higher-density housing near major transportation routes and away from existing lower-density neighborhoods.</i></p>	<p>STRATEGY – H 2.1 Promote high-density multi-family housing in a mixed-use environment near public transit routes and the VIA Metropolitan Transit Park-and-Ride.</p>
<p>RECOMMENDATION – H 3 <i>Attract the development of housing types, including smaller footprint attached housing options and older adult-oriented housing projects, that allow residents to remain in the area as they age.</i></p>	<p>STRATEGY – H 3.1 Identify potential locations for age-restricted housing projects, including projects with affordable older adult units. Work with older adult housing developers and non-profit service providers working with older adults that are active in the City to vet opportunity sites and attract interest in developing a project.</p> <p>STRATEGY – H 3.2 Allow for the development of Accessory Dwelling Units (ADUs) within new master planned developments and for areas not under existing covenants that may restrict building ADUs in the regional center.</p>

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**Figure 14:
DRAFT ECONOMIC DEVELOPMENT RECOMMENDATIONS AND STRATEGIES**

ECONOMIC DEVELOPMENT

<p>RECOMMENDATION – ED 1 <i>Attract mixed-use destinations with a focus on entertainment, retail, and services oriented to area workers and residents.</i></p>	<p>STRATEGY – ED 1.1 Explore potential development incentives (such as density bonuses and other regulatory benefits) for mixed-use developments that provide public gathering spaces, entertainment attractions, and/or increased mobility options and connectivity.</p> <p>STRATEGY – ED 1.2 Proactively interact with area businesses, developers, and property owners to identify opportunities for the development of multi-tenant office buildings by helping developers identify potential tenants for multi-tenant projects; encouraging large businesses and users to include additional rentable space within large campuses; and working to attract flexible workspace and co-working companies to the plan area.</p>
<p>RECOMMENDATION – ED 2 <i>Attract and support key economic anchor institutions in the Stone Oak Area Regional Center.</i></p>	<p>STRATEGY – ED 2.1 Work with area businesses and other economic development entities to explore options and interest in the formation of a place management organization, transportation management association, and/or economic development partnership to support the future growth and economic health of the plan area with a focus on transportation issues, economic and workforce development, and placemaking.</p> <p>STRATEGY – ED 2.2 Reach out to existing health care providers and facilities in the regional center to identify future growth needs and plans. Help address any barriers to expansion that may exist for existing businesses and providers.</p> <p>STRATEGY – ED 2.3 Work with economic development entities and local higher education institutions to identify potential education programs best suited to the Stone Oak Area Regional Center.</p> <p>STRATEGY – ED 2.4 Work with existing building and landowners to identify potential sites for higher education facilities.</p>

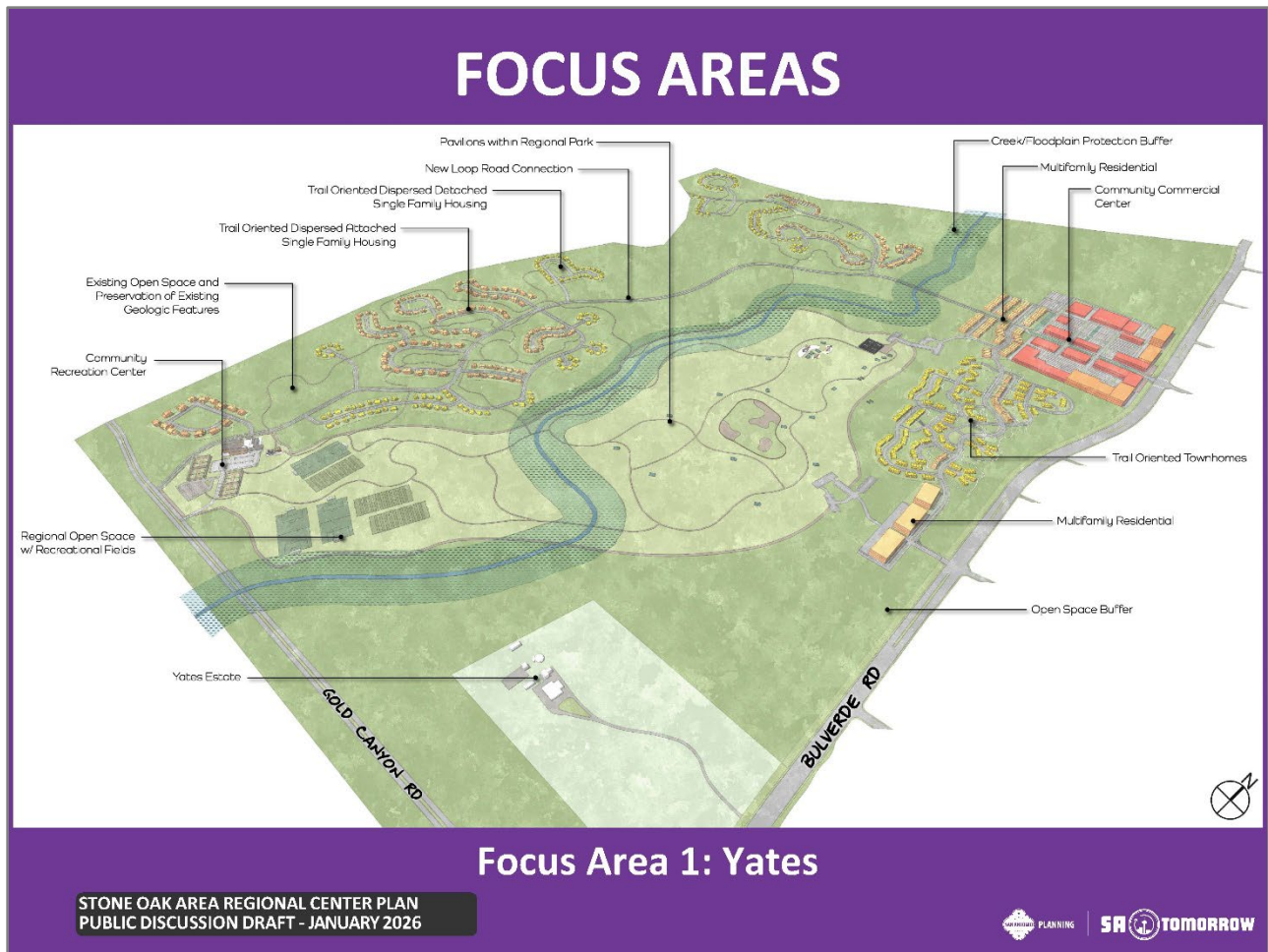
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SA TOMORROW

**Figure 15:
DRAFT FOCUS AREAS MATERIALS (1/4)**



Figure 16:
DRAFT FOCUS AREAS MATERIALS (2/4)



**Figure 17:
DRAFT FOCUS AREAS MATERIALS (3/4)**

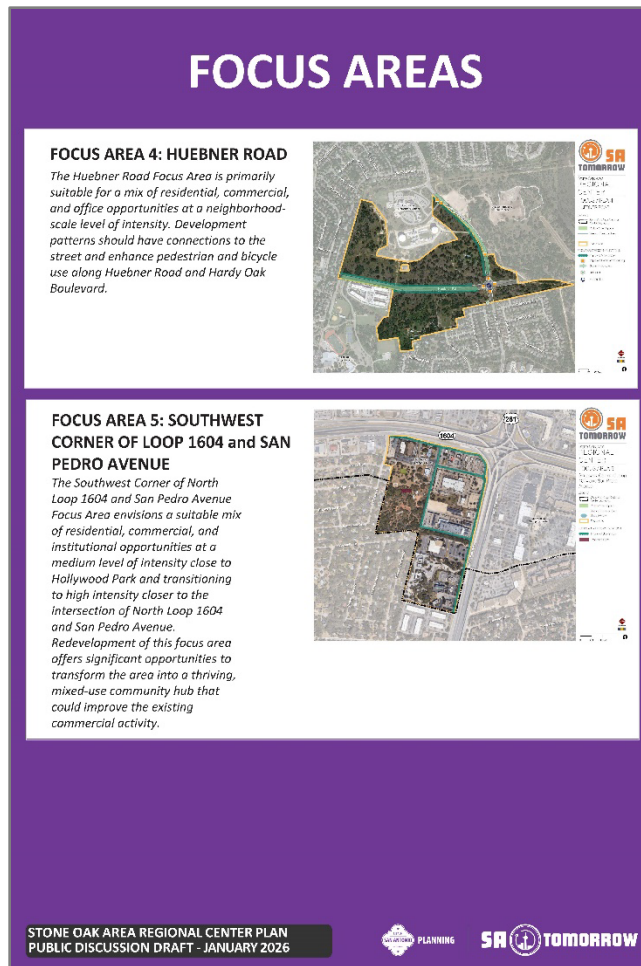


Figure 18:
DRAFT FOCUS AREAS MATERIALS (4/4)



Figure 19:
PUBLIC COMMENTS: LAND USE

Section 5
LAND USE

Leave a comment below:

- concerned about over concentration of multi-family housing in the focus area 1 - Yates Plan.
- Need a senior center

Section 5
LAND USE

Leave a comment below:

I'm glad we are thinking ahead on the winding down of the Martin Marietta quarry along 281

Section 5
LAND USE

Leave a comment below:

- Preserve green spaces. Protect
- Protect any water infrastructures.
- Balance commercial and residential land.
- Protect our trees.
- Add a police substation.
- Add another
- Add a neighborhood social gathering area. (local community markets, farmer's markets)
- Community garden
- Add a Stone Oak ~~park~~ live
- Neighborhood food hall, pavilion, music venue.

Figure 20:
PUBLIC COMMENTS: MOBILITY (1/3)

<p>Section 7 MOBILITY</p> <p>Leave a comment below: 3/24/26</p> <p>Please - Need sidewalk on Wilderness oak (Legend Oaks) - side all the way to rent subdivision going east on Wilderness Oak. Shankes, Sam Tressky, MD Legend Oaks HOA V.P.</p>	<p>Section 7 MOBILITY</p> <p>Leave a comment below:</p> <ul style="list-style-type: none"> • Create bike lanes through Stone oak while reducing speed to create a safer environment for bikes. • Incentivize use of multi-modal station at Stone OAK # 281. • Lower speed limits in general
<p>Section 7 MOBILITY</p> <p>Leave a comment below:</p> <p>Let's Get Real! I grew up and lived in Europe Love Mass Transit and walkways! But this is south Texas 4 months in 90s-100+ degrees. It's not realistic to assume people are going to walk during this period. Learn From Las Vegas! Steve Mills Need More Details on Pedestrian Priority Areas</p>	<p>Section 7 MOBILITY</p> <p>Leave a comment below:</p> <p>Support ped infra especially around schools but want to see implementation and on/two shift.</p>

Figure 21:
PUBLIC COMMENTS: MOBILITY (2/3)

<p>Section 7 MOBILITY</p> <p>Leave a comment below:</p> <p>Concerned there are not enough busses for people who need them. I like H2 + H3</p>	<p>Section 7 MOBILITY</p> <p>Leave a comment below:</p> <p>Are there any plans to install a ^{Stop} Light @ Agora Palms & 281 access road?</p> <p>[REDACTED]</p>
<p>Section 7 MOBILITY</p> <p>Leave a comment below:</p> <p>Will there be a board set for 2027 for Kuebner to be extended to 281?</p> <p>[REDACTED]</p>	<p>Section 7 MOBILITY</p> <p>Leave a comment below:</p> <p>PEDESTRIAN CROSSWALK @ Stone Oak Parkway @ Tuscany Stone</p> <p>I see an annotation on the map - curious what the plan is for Low Vision Pedestrians over</p>

Figure 22:
PUBLIC COMMENTS: MOBILITY (3/3)

There is a
over 55 Community
on Tuseany Stone
who walk to church
+ TRADERS Joe a
bus stop on SO bound
SO Prkwy -
We need ASSISTANCE
CROSSING.

Section 7
MOBILITY

Leave a comment below:

Safe crossings
Add midsection crosswalk on Hweber near the
between Hardy Oak and Stone Oak.

Section 7
MOBILITY

Leave a comment below:

I live off Wilderness Oaks
and feel it is dangerous
not to have bike lanes.
However, the road doesn't
seem wide enough for incorporating
them.
It's very dangerous as cars
don't always have line of sight.

Figure 1:
PUBLIC COMMENTS: AMENITIES AND PUBLIC SPACES

<p>Section 8 AMENITIES AND PUBLIC SPACES</p> <p>Leave a comment below:</p> <ul style="list-style-type: none">• Better street lighting along major arterials.• Senior Community Center	<p>Section 8 AMENITIES AND PUBLIC SPACES</p> <p>Leave a comment below:</p> <p>Use has Colinas in Dallas ask your model and communication to sell concepts It works and has lots of success Stone Mills</p>
<p>Section 8 AMENITIES AND PUBLIC SPACES</p> <p>Leave a comment below:</p> <p>especially I'm an enthusiastic about APS 3</p>	<p>Section 8 AMENITIES AND PUBLIC SPACES</p> <p>Leave a comment below:</p> <p>I appreciate the "dark-sky friendly" strategies</p>

Figure 1:
PUBLIC COMMENTS: HOUSING

<p>Section 9 HOUSING</p> <p>Leave a comment below:</p> <ul style="list-style-type: none">• Provide recycling programs and bins to apartment complexes.• One-story housing for the elderly (not necessarily a red nursing home)	<p>Section 9 HOUSING</p> <p>Leave a comment below:</p> <p>5th Mill's Park Homeowners Assoc President</p> <p>When approving Multi Family Housing development do so once infrastructure is in place, Fire Police Schools</p> <p>Also do not let developers force us to accept bad property they want build su like Wilderness Park Elementary and Local Homeowners pay triple property tax to build a school that cost 3x's as much and developer reaps millions</p>
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**Figure 1:
PUBLIC COMMENTS: FOCUS AREAS**

Section 6
FOCUS AREAS

Leave a comment below:

Focus Area 4 - on the south east
Quadrant (east of Hardy Oak and
south of Hardy Oak Turnover)
is already in violation of the
protective covenants between
the developer and HOA the
renderings are also in violation

How do we hold the developer
to the existing Protective
Covenants?

- Marc Asher




Figure 1:
PUBLIC COMMENTS: GENERAL

COMMENT	Section 10- ECONOMIC DEVELOPMENT <i>Comment</i>
<p>Leave a comment below:</p> <p>MAIN ROADS MOVING TOWARD 281, Blanco STONE OAK EVANS ALL MUST HAVE LONGER DECATED THEN LANES IN ANY GREEN PLAN</p> <p>CAN NOT MAKE ROAD NARROW TO ACCOMMODATE BIKE LIVES BLVADE RD. ROADS ROAD HEAVEN</p>	<p>Leave a comment below:</p> <p>Name: Joseph Aarm Stifter I have owned and lived in my home for 14 years and have never received a post card to come to these meetings. Additionally, my HOA (The Woods of Encino) does not appear to be involved.</p>

6. Contact Information:

- Jacob Howard, Project Manager, San Antonio Planning Department
- Email: Jacob.Howard@sanantonio.gov
- Phone: (210) 207-5441



STONE OAK AREA REGIONAL CENTER PLAN

Community Open House

Thursday, March 26, 2026

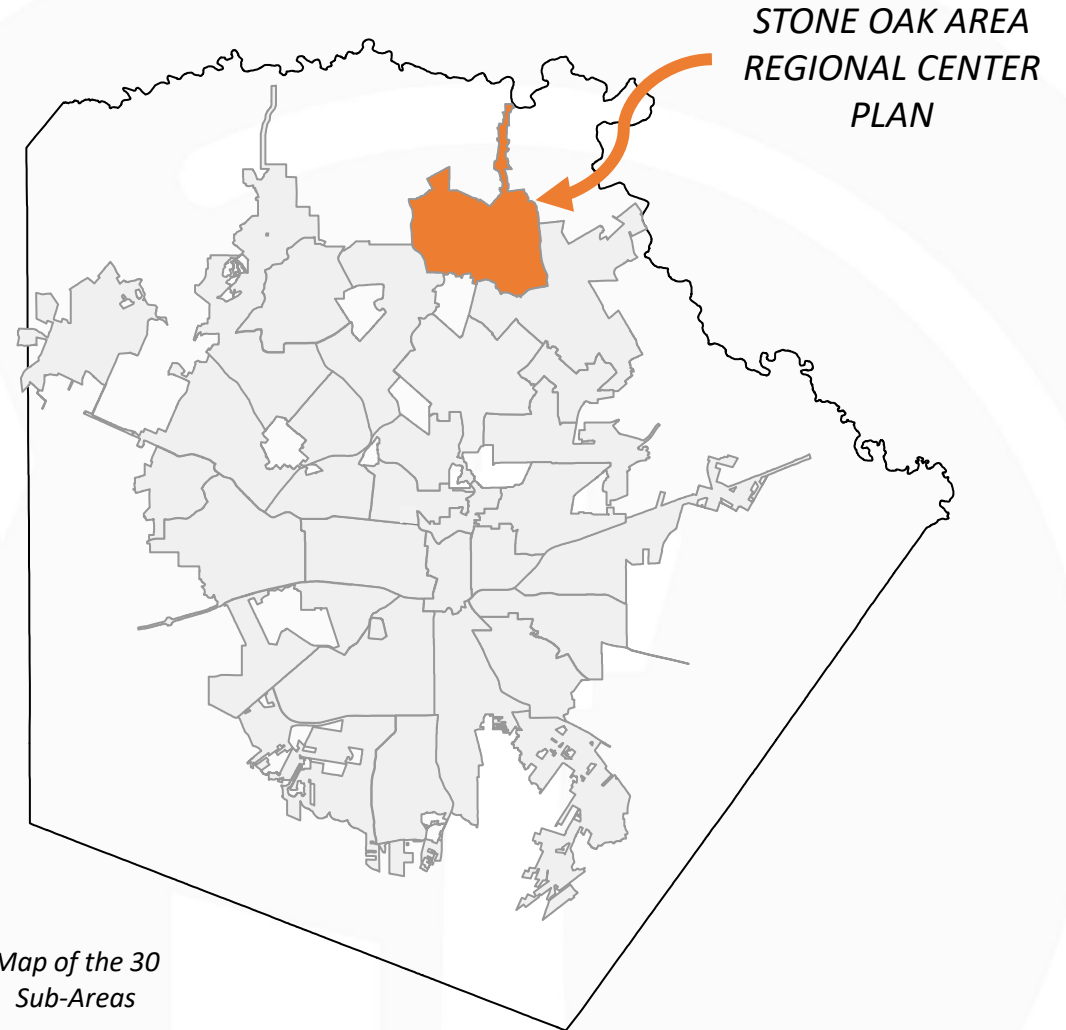
Methodist Hospital Stone Oak

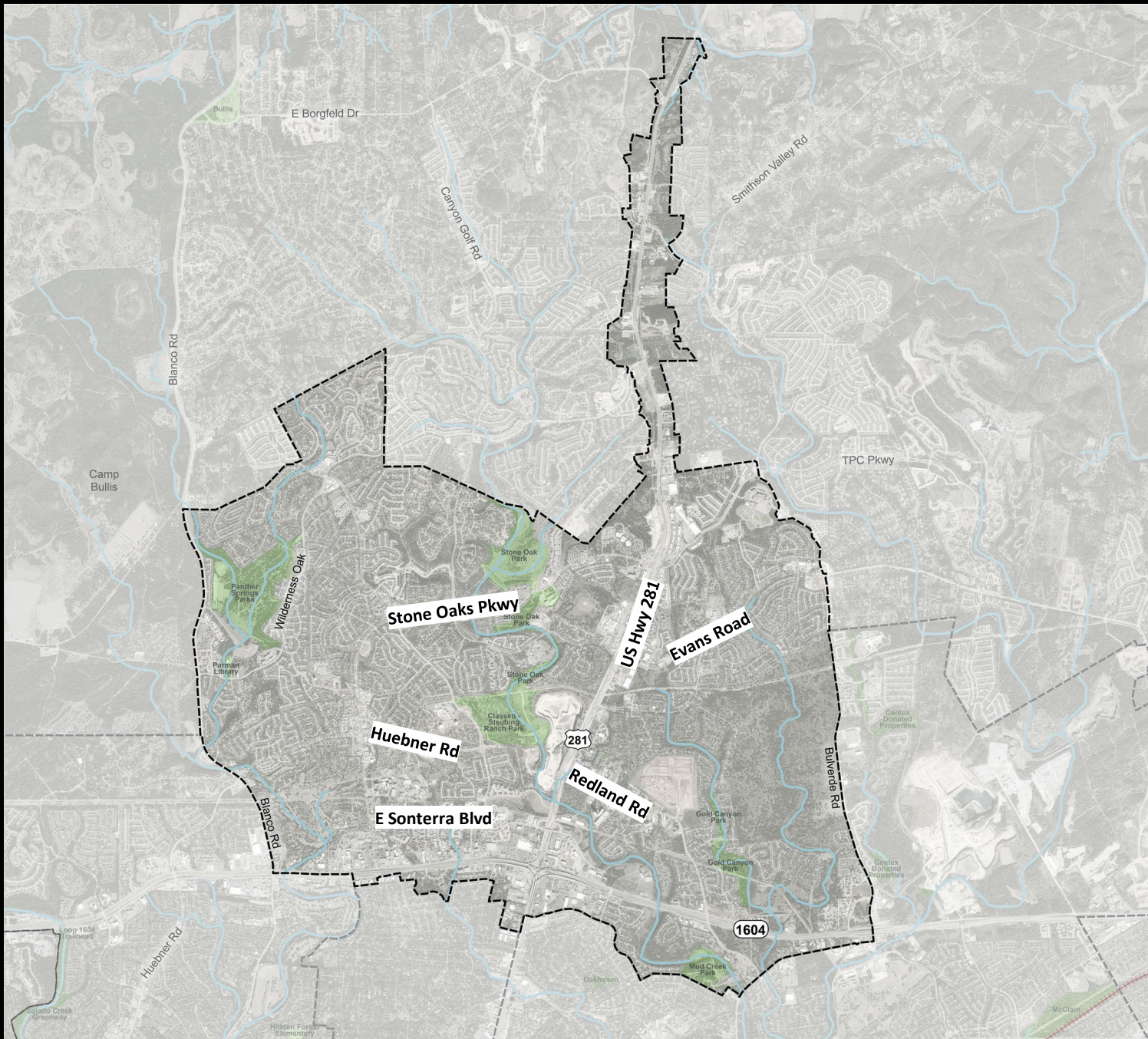
5:30 p.m. - 7:30 p.m.



What is a Sub-Area Plan?






- **Developed to implement the City's SA Tomorrow Comprehensive Plan (2016)**
- **30 Sub-Area Plans cover all of San Antonio – Completed in phases: six plans per phase**
- **Provide a greater level of detail for a specific area – Allow stakeholders the opportunity to give input on their part of the City**






Stone Oak Area
REGIONAL CENTER

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

100
10 Acres


What are the Topics of the Plan?



Land Use

A key goal of the SA Tomorrow Comprehensive Plan is creating a land use map for the entire city that reflects the community's desired pattern of development



Amenities & Public Spaces

This section discusses future projects and policies for creating places where people have access to basic infrastructure, the outdoors, and cultural assets



Mobility

This section discusses strategies and improvements that could improve getting around in the area



Economic Development

This section describes specific strategies for supporting businesses and connecting people to jobs



Housing

This section complements the Land Use section with specific strategies for housing in the area

How is the Plan Organized?

Vision and Goals

Covers the whole Sub-area



Recommendations

Specific to each topic



Strategies

List of ways to achieve the recommendations

ECONOMIC DEVELOPMENT

RECOMMENDATION – ED 1

Attract mixed-use destinations with a focus on entertainment, retail, and services oriented to area workers and residents.

STRATEGY – ED 1.1

Explore potential development incentives (such as density bonuses and other regulatory benefits) for mixed-use developments that provide public gathering spaces, entertainment attractions, and/or increased mobility options and connectivity.

STRATEGY – ED 1.2

Proactively interact with area businesses, developers, and property owners to identify opportunities for the development of multi-tenant office buildings by helping developers identify potential tenants for multi-tenant projects; encouraging large businesses and users to include additional rentable space within large campuses; and working to attract flexible workspace and co-working companies to the plan area.

RECOMMENDATION – ED 2

Attract and support key economic anchor institutions in the Stone Oak Area Regional Center.

STRATEGY – ED 2.1

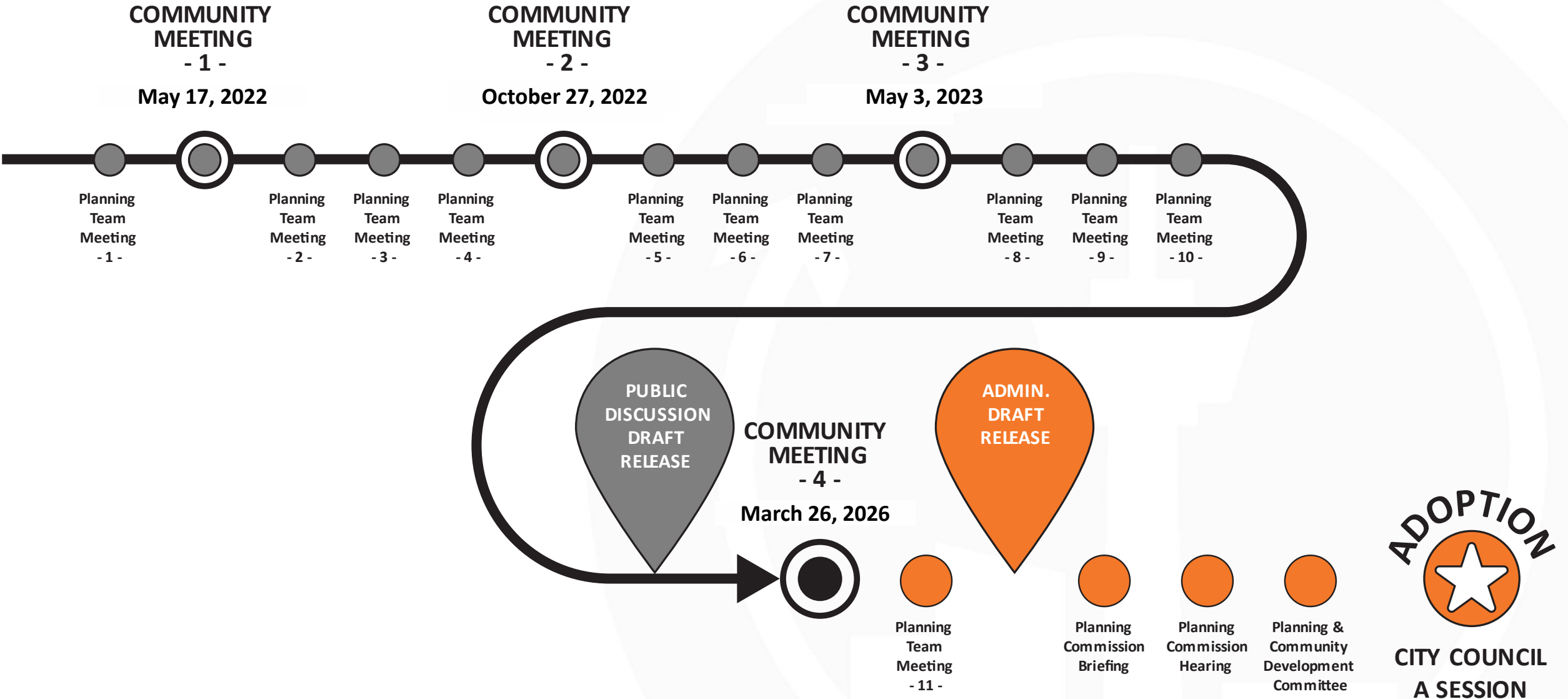
Work with area businesses and other economic development entities to explore options and interest in the formation of a place management organization, transportation management association, and/or economic development partnership to support the future growth and economic health of the plan area with a focus on transportation issues, economic and workforce development, and placemaking.

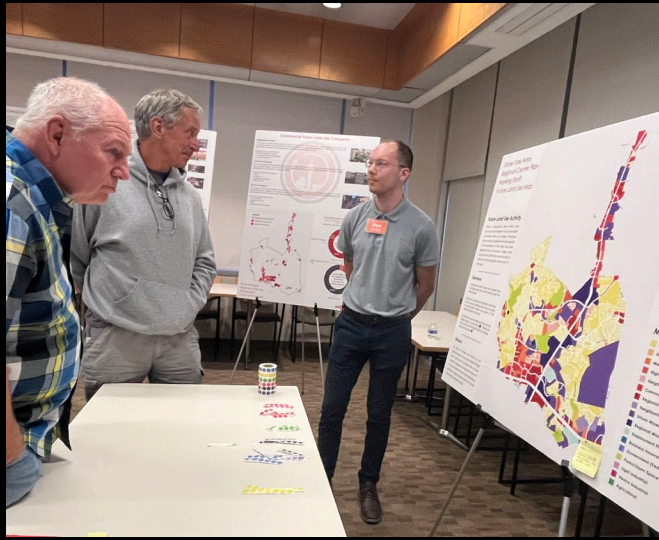
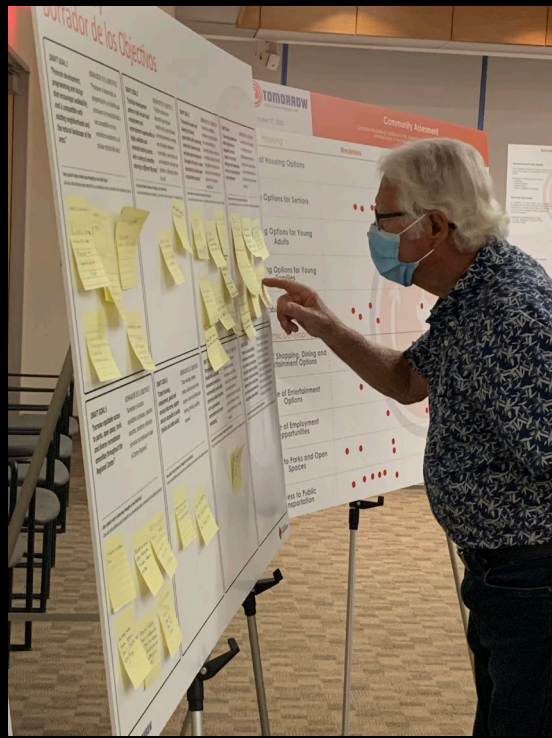
STRATEGY – ED 2.2

Reach out to existing health care providers and facilities in the regional center to identify future

1
out of the major thoroughfare
ng-term growth. Key locations
ad
rd
development Code to the
y.
needed to establish VIA's
facility as a mobility hub.
er appropriate
asing ridership in the
cture elements into
d mobility projects.

Planning Process





***-Think 10 to 15 years
into the future-***

VISION

The Stone Oak Area Regional Center maintains its natural integrity with ample natural parks and trails, open space, and trees. It 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

- 1. Promote quality development that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.***
- 2. Ensure that existing residents and businesses – and the culture and authenticity they represent – are a part of the Regional Center Area moving forward as public and private improvements are made.***
- 3. Facilitate and guide new development to maintain the existing relationship of safe and quiet neighborhoods tucked between commercial and mixed-use areas.***
- 4. Retrofit auto-oriented commercial development to be more walkable and provide a greater diversity of locally serving restaurant and retail options.***
- 5. Expand the amount and variety of transit services throughout and connect the Regional Center to other area destinations and amenities.***
- 6. Improve existing connections and create new connections that are truly multimodal, aesthetically pleasing, and provide stormwater benefits.***
- 7. Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.***
- 8. Encourage responsible watershed management through sustainable and resilient public investments, private development, and strategic partnerships.***

Public Discussion Draft

- Released January 2026
- Developed over the past 3+ years
- Posted and available for review on the Project's Website
StoneOak.SACompPlan.com

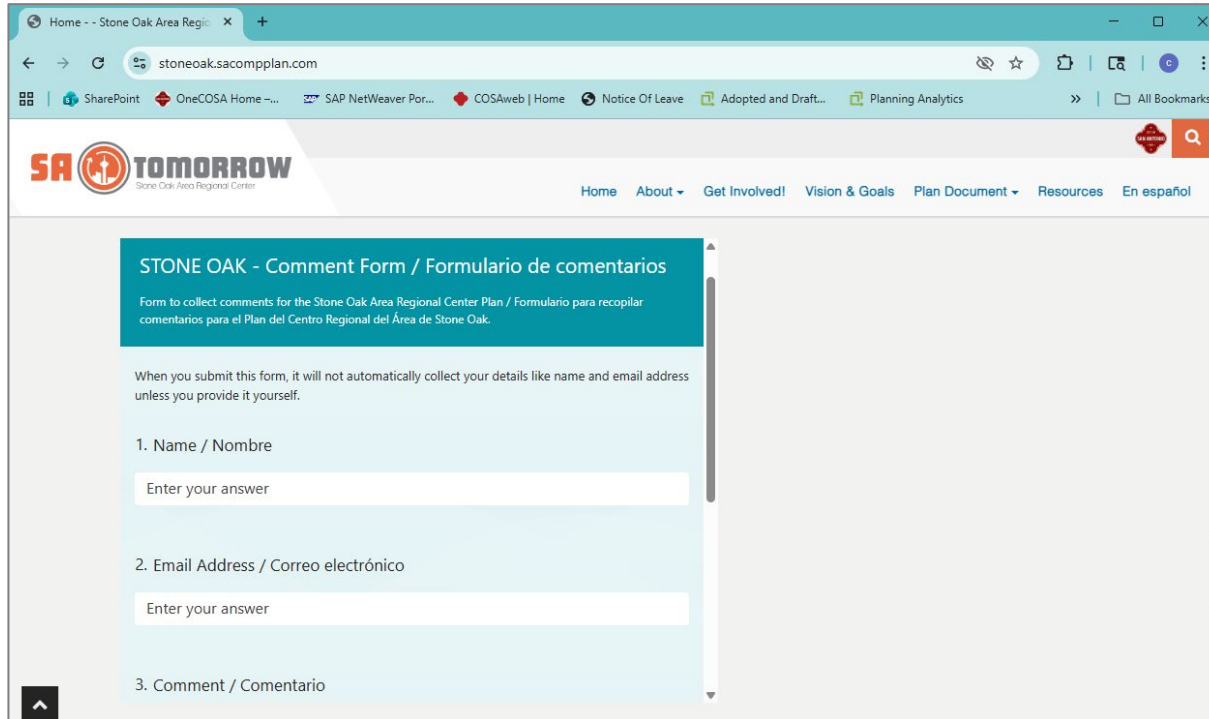


Tonight's Meeting



- Open House format
- Stations for each topic showing Recommendations and Strategies with full sections available
- The full plan is available at each table and posted online StoneOak.SACompPlan.com

How to Provide Feedback...



The screenshot shows a web browser window with the URL stoneoak.sacomplan.com. The page features the "SA TOMORROW" logo and a navigation menu. The main content area displays a "STONE OAK - Comment Form / Formulario de comentarios". The form includes a disclaimer: "When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself." Below this, there are three sections for input: "1. Name / Nombre" with a text box containing "Enter your answer", "2. Email Address / Correo electrónico" with a text box containing "Enter your answer", and "3. Comment / Comentario" with a larger text area. A small upward-pointing arrow icon is visible in the bottom left corner of the form area.

- Leave a note on a comment card
- Contact / Email
Jacob.Howard@SanAntonio.gov
- Visit the website to leave comments at the bottom of the page
StoneOak.SACompPlan.com