



# ***STONE OAK AREA***

## **REGIONAL CENTER PLAN**

**Planning Team Meeting 11 Summary**



**PLANNING**

# PLANNING TEAM 11 SUMMARY

## 1. Date, Time, Location

- Date: Thursday, May 7, 2026
- Time: 2:00 – 4:00 p.m.
- Location: Virtual Via Zoom

## 2. Attendees

Planning Team Members were notified of the meeting via email one month prior to the meeting date with an accompanying calendar invitation sent simultaneously. A reminder email was sent a week before the meeting and the morning of the meeting.

### PROJECT STAFF

- *Jacob Howard – City of San Antonio Planning Department, Planning Coordinator (Project Manager)*
- *Rudy Nino – City of San Antonio Planning Department, Assistant Director*
- *Zach Magallanez – City of San Antonio Planning Department, Senior Planner*
- *Jay Renkens – MIG, Principal*
- *Marco Hinojosa – MIG, Project Manager*

### PLANNING TEAM

- *Alicia Luna – City of San Antonio Planning Department, Parks and Recreation Department*
- *Art Downy – Stone Oak Property Owners Association / District 9 Neighborhood Alliance*
- *Joe Silman – Stone Oak Property Owners Association / Trinity Glen Rose Groundwater Conservation District*
- *Kara Lee – City of San Antonio, Council District 9*
- *Lee Nichols – VIA Metropolitan Transit Agency*
- *Minnie Abrego-Sanchez – Emerald Forest Neighborhood Association*
- *Mimi Planas – City of San Antonio, Council District 9*
- *Paul Dague – Area Resident/Property Owner*
- *Rich Weimart – North San Antonio Chamber of Commerce*
- *Rob Schlortt – Area Resident/Property Owner*

### **3. Meeting Purpose & Agenda**

#### **PURPOSE**

The purpose of the 11<sup>th</sup> planning team was to review outreach to-date including the Open House held on March 26<sup>th</sup>. Quickly touch on the content of the Public Discussion Draft of the Plan that was made available in January of 2026 including the implementation priorities, take questions and comments from the Planning Team and discuss potential edits and next steps.

#### **AGENDA**

- Review of Outreach
- Review of Comments from Open House 4 and Submitted Online
- Review of Plan Priorities
- Discussion of Potential Edits
- Next Step

### **4. Review of Outreach**

#### **REVIEW OF OUTREACH TO-DATE**

After a brief review of the structure of the Public Discussion Draft, a quick review of meetings and public engagements held in the run-up to its release in January of 2026 was provided including a timeline for Planning Team and Community Meetings as well as the high-level statistics listed below:

- 4 Open Houses (148 participants total)
- 3 Online Survey (274 participants total)
- 11 Planning Team Meetings (Including a Digital Design Charrette)
- Participation in HOA and local group meetings
- 33 Outreach Public Engagements Total

#### **OPEN HOUSE 4**

A public meeting for the Plan was held on March 26, 2026, at Methodist Hospital Stone Oak from 5:30 to 7:30 p.m. The event was advertised through more than 35,700 postcards and provided community members with an opportunity to review and comment on the Public Discussion Draft of the Plan. The meeting included a high-level presentation and Q&A session, with copies of the draft plan available for public review. Display boards highlighted the Vision and Goals, Focus Areas, and the five main topics of the Plan: Land Use, Mobility, Housing, Economic Development, and Amenities and Public Spaces. Approximately 55 participants attended the meeting, and 31 written comments were collected.

## **5. Review of Comments from Open House 4 and Submitted Online**

Staff provided a review of comments received at Open House 4 by topic, beginning with Mobility which received 11 comments, the most any section of the plan. Following comments received at the Open House, a review of comments gathered online was also presented to the Planning Team. Approximately 25 comments were submitted through the Project Website and email. Public feedback included concerns about additional housing development in the area and its potential impacts on traffic congestion and home values. Community members also expressed support for the preservation of natural areas and resources, including green spaces and water features.

## **6. Review of Plan Priorities**

Following the review of public comments, staff re-presented the Implementation Priority Section of the plan. Content included in the Implementation Priorities section was initially discussed with the Planning Team during an activity in Planning Team Meeting 10 and includes between one or two strategies from each topical section of the plan (Land Use, Mobility, Housing, Economic Development, and Amenities and Public Spaces) in addition to an Implementation Priorities Map that shows site specific improvements pulled from the Amenities and Public Spaces, Mobility or other map.



## **7. Discussion of Potential Edits**

### **POTENTIAL EDITS FROM OPEN HOUSE 4**

Public comments from the meeting were generally consistent with the goals and priorities outlined in the Plan. Community members expressed support for parks and amenities, as well as for continued improvements in mobility, including completion of the Major Thoroughfare Plan (MTP). Feedback also emphasized the importance of ensuring that existing entitlements are implemented in a manner that supports the community's vision, and respects local resident's quality of life and the area's natural resources.

### **PLANNING TEAM COMMENTS AND SUGGESTED EDITS**

- The Planning Team highlighted the need for a strong vision for Focus Area 1 that includes a park to meet the community's desire for public amenities and to help preserve water quality in the area.
- Promote connectivity to the Travino Ranch site, recently purchased by the City, and to potential parkland within Focus Area 1 (Yates Estate).
- The Planning Team requested the inclusion of the Trinity Glen Rose Aquifer and Stone Oak Park in narrative text where parks and aquifers are discussed.

## **8. Next Steps**

### **ADMINISTRATIVE DRAFT**

The next steps for the Plan include incorporating edits and publishing the Administrative Draft, followed by initiation of the adoption process and scheduling of Planning Commission and City Council hearings. Adoption of the Plan is tentatively anticipated for late 2026. Stakeholders and community members are encouraged to submit comments and suggested revisions for consideration as the process moves forward.

## **9. CONTACT INFORMATION:**

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



# ***STONE OAK AREA REGIONAL CENTER PLAN***

***Planning Team Meeting 11***

***Thursday, April 7, 2026***

***Virtual via Zoom***

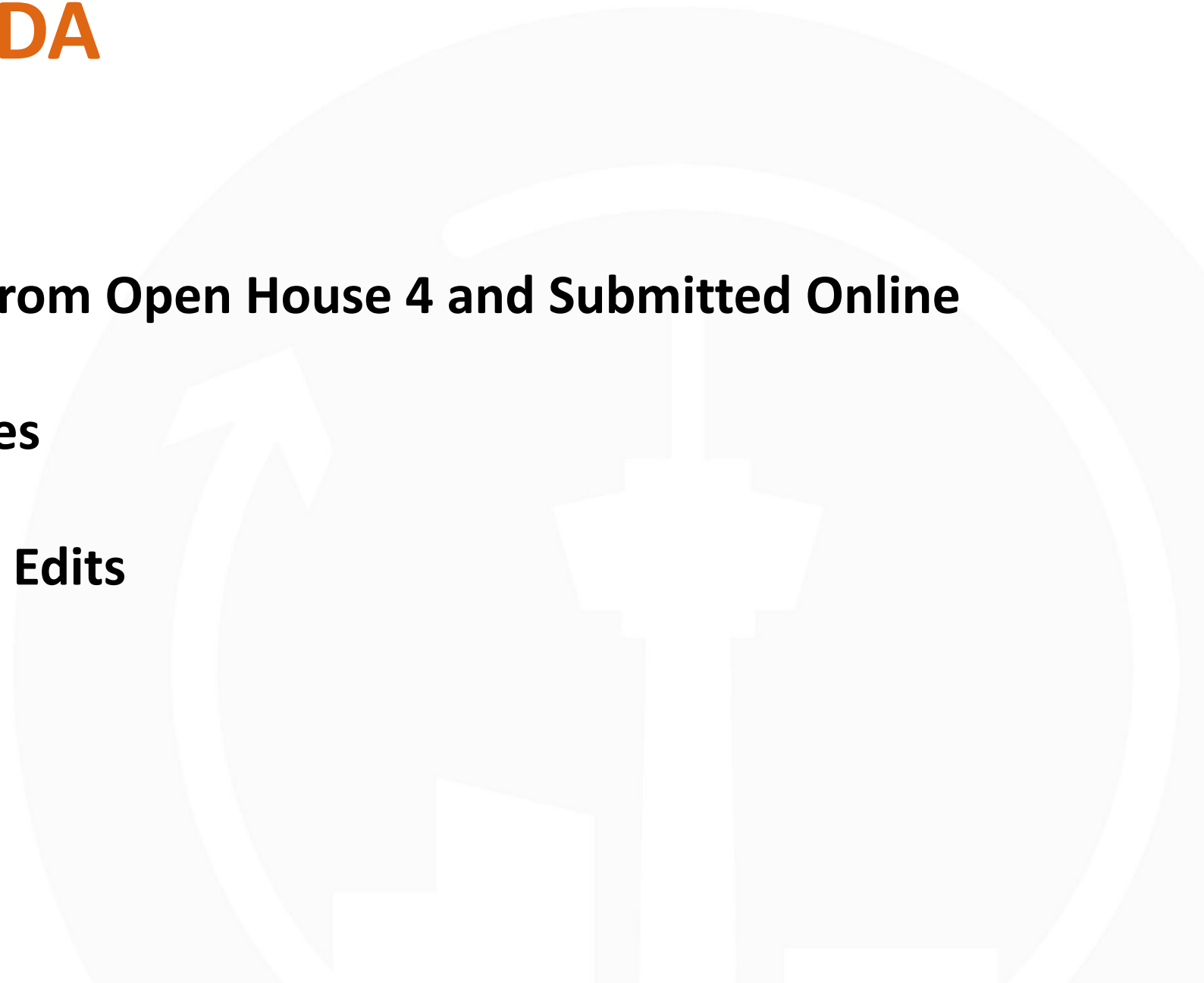
***2:00 - 4:00 p.m.***



# INTRODUCTION

- **JACOB HOWARD, AICP** – *New project manager*  
**City of San Antonio | Planning Coordinator**
- **JAY RENKENS, AICP**  
**MIG | Principal**
- **MARCO HINOJOSA, AICP**  
**MIG | Project Manager**

# MEETING AGENDA

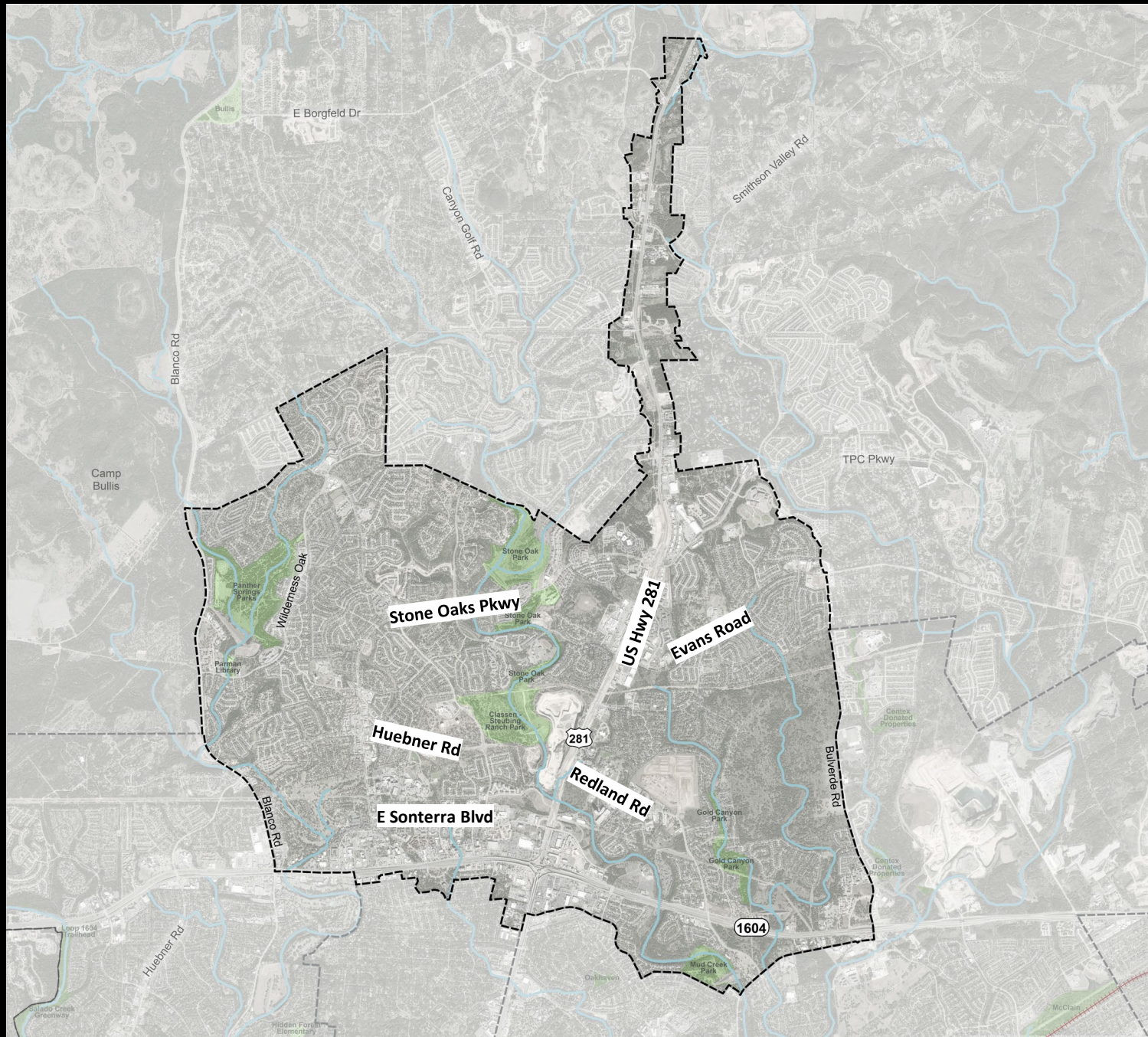
- **Review of Outreach**
  - **Review of Comments from Open House 4 and Submitted Online**
  - **Review of Plan Priorities**
  - **Discussion of Potential Edits**
  - **Next Steps**
- 
- A faint, light gray background graphic is visible on the right side of the slide. It consists of a large circle containing a stylized tree with a thick trunk and several branches. A white arrow is positioned on the left side of the circle, pointing upwards and to the right, suggesting a clockwise cycle or a process flow.



# 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

0 0.25 0.5 1 Mile

# 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

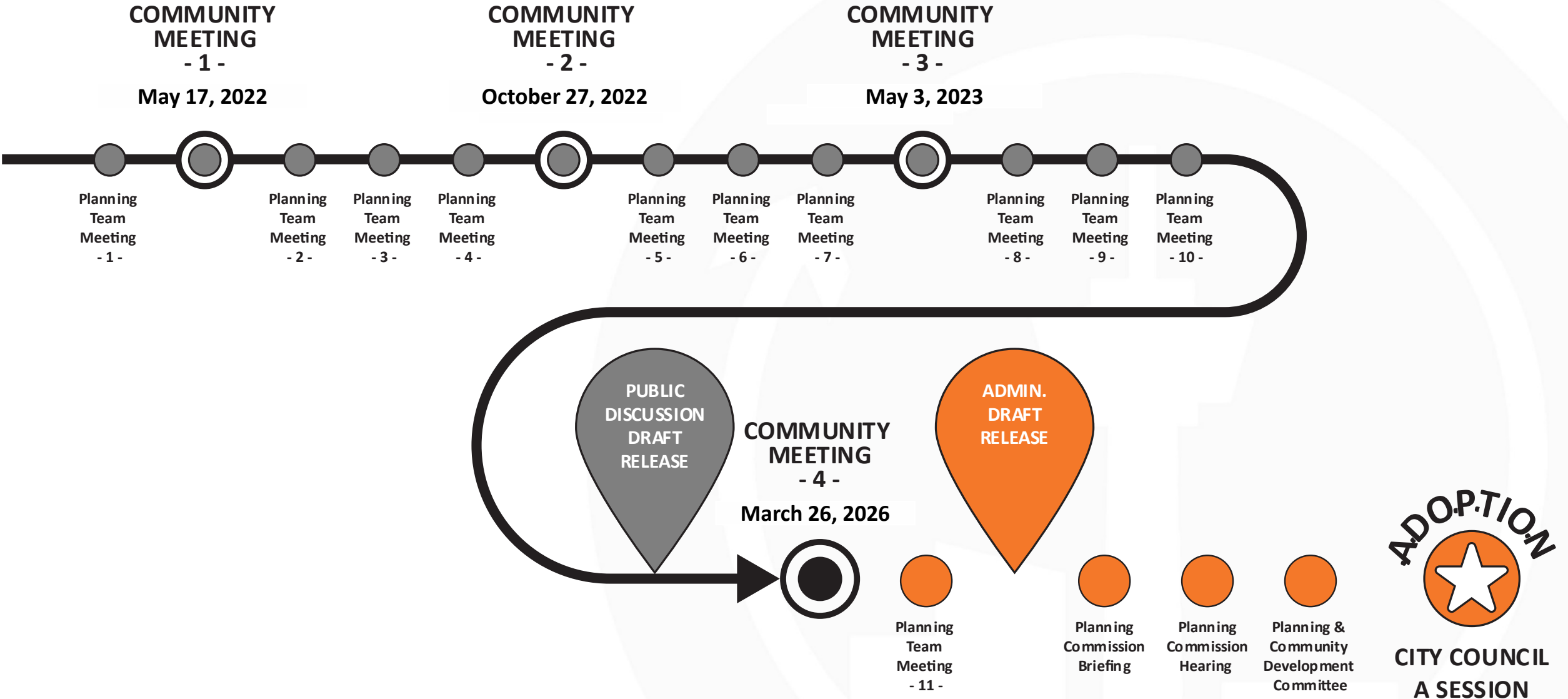
1  
out of the major thoroughfare  
ng-term growth. Key locations

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



**COMMUNITY MEETING - 1 -**  
May 17, 2022

**COMMUNITY MEETING - 2 -**  
October 27, 2022

**COMMUNITY MEETING - 3 -**  
May 3, 2023

Planning Team Meeting - 1 -

Planning Team Meeting - 2 -

Planning Team Meeting - 3 -

Planning Team Meeting - 4 -

Planning Team Meeting - 5 -

Planning Team Meeting - 6 -

Planning Team Meeting - 7 -

Planning Team Meeting - 8 -

Planning Team Meeting - 9 -

Planning Team Meeting - 10 -

**PUBLIC DISCUSSION DRAFT RELEASE**

**COMMUNITY MEETING - 4 -**  
March 26, 2026

**ADMIN. DRAFT RELEASE**

Planning Team Meeting - 11 -

Planning Commission Briefing

Planning Commission Hearing

Planning & Community Development Committee

**ADOPTION**  
**CITY COUNCIL A SESSION**

# Outreach To-date

- **4 Open Houses**  
(148 participants total)
- **3 Online Survey**  
(274 participants total)
- **11 Planning Team Meetings**  
(Including a Digital Design Charrette)
- **Participation in HOA and local group meetings**
- **33 Outreach Engagements Total**



# Public Discussion Draft

- **Released January 2026**  
(Comment Period Open from January – April of 2026)
- **Developed over the past 3+ years**
- **Posted and available for review on the Project's Website**  
[StoneOak.SACompPlan.com](http://StoneOak.SACompPlan.com)



**PUBLIC  
DISCUSSION  
DRAFT  
RELEASE**

# Open House 4


- **March 26, 2026, Methodist Hospital Stone Oak  
5:30 – 7:30 pm**
- **Advertised with over 35,700 postcards**
- **Provide an opportunity for community members to review and comment on the Public Discussion Draft of the Plan**
- **High-level presentation and Q&A with copies of the plan available for review**
- **Boards with Vision and Goals, Focus Areas, and 5 topics of the plan**  
(Land Use, Mobility, Housing, Economic Development, Amenities and Public Spaces)
- **Approximately 55 participants and 31 written comments collected**



**OPEN HOUSE**  
Stone Oak Area Regional Center Plan  
*para el Plan del Centro Regional del Área de Stone Oak*

**March 26, 2026 / 26 de marzo de 2026**  
**5:30 PM – 7:30 PM**  
Methodist Hospital Stone Oak  
1139 E. Sonterra Blvd., Classrooms 1 & 2



[StoneOak.SACompPlan.com](https://www.stoneoak.sacompplan.com)



**OPEN HOUSE**

Join us to review and discuss the Public Draft for the **Stone Oak Area Regional Center Plan!** The Public Draft is available for your review and comments on the plan website: [StoneOak.SACompPlan.com](https://www.stoneoak.sacompplan.com).

Únase a nosotros para revisar y discutir el Borrador Público del **Plan del Centro Regional del Área de Stone Oak**. El borrador está disponible para su revisión y comentarios en el sitio web del plan: [StoneOak.SACompPlan.com](https://www.stoneoak.sacompplan.com).

 [Jacob.Howard@SanAntonio.gov](mailto:Jacob.Howard@SanAntonio.gov)  
 210-207-5441

The meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Sign Language interpreters, must be requested 48 hours prior to the meeting. For assistance, call the staff listed on this flyer VTTY or 711 (Texas Relay Service for the Deaf).  
El lugar de la reunión es accesible para personas con discapacidad. Hay estacionamiento disponible. Las ayudas y servicios auxiliares, incluidos los intérpretes de lengua de señas, deben solicitarse 48 horas antes de la reunión. Para obtener ayuda, llame al personal indicado en este folleto VTTY o 711 (Texas Relay Service for the Deaf).

# Meeting Format



- Open House format
- Stations for each topic showing Recommendations and Strategies
- Multiple full hard-copy public discussion draft of the plan available throughout the room



# AMENITIES AND PUBLIC SPACES

**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  
• Various properties (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

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

**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 Marketta 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:

**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 boost high pedestrian activity. Key locations include:  
• Stone Oak Parkway  
• East Galleria Boulevard  
• Redland Road  
• Evans Road  
• Huebner Road

**Section 8 AMENITIES AND PUBLIC SPACES**

Leave a comment below:  
Use Las Colinas in Dallas as a model and communication to sell concepts. It works and has lots of success. Stone Mills

**Section 8 AMENITIES AND PUBLIC SPACES**

Leave a comment below:  
Better street lighting along Major Arterials, Senior Community Center

**Section 8 AMENITIES AND PUBLIC SPACES**

Leave a comment below:  
I'm enthusiastic about APS 3 especially

**Section 8 AMENITIES AND PUBLIC SPACES**

Leave a comment below:  
I appreciate the "dark-sky friendly" strategies

**STONE OAK AREA REGIONAL CENTER PLAN**  
PUBLIC DISCUSSION DRAFT - JANUARY 2026

- Four comments for Amenities and Public Spaces
- Call for increased lighting
- Support for Dark-sky-friendly improvements
- Support for APS 3 (parks east of US 281)
- Suggestion to look at Las Colinas
- Desire for senior center

# LAND USE

- Three comments for Land Use
- Preservation of natural resources like green space, water, trees, and other natural resources
- Desire for entertainment uses and gathering places like music venues, senior centers, and community gardens
- Concern about Multi-family housing in Focus Area 1
- Support for thinking ahead about quarry site

**LAND USE**

**RECOMMENDATION – LU 1**  
In existing neighborhoods, require future...

**STRATEGY – LU 1.1**  
In existing neighborhoods, require future...

**RECOMMENDATION – LU 2**  
...mixture of... for this

**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.

**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...

**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...

**RECOMMENDATION – LU 4**  
Modify site design standards where appropriate to encourage...

**STRATEGY – LU 4.1**  
Review parking requirements for low Floor-Area-Ratio (FAR) commercial properties with surplus parking. Allow decreased parking minimums so that walk and bike-oriented...

**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, farmers markets  
 • Community garden  
 • Add a Stone Oak  
 • Neighborhood food hall, pavilion, music venue

**STONE OAK AREA REGIONAL CENTER PLAN PUBLIC DISCUSSION DRAFT - JANUARY 2026**

# HOUSING

- Two comments for Housing
- Call for infrastructure to be in-place prior to development like schools and fire stations
- Suggestion to require recycling at apartment complexes

The screenshot displays a public planning page for housing. At the top, the word "HOUSING" is written in large white letters on a blue background. Below this, there are three recommendation boxes, each with a title and a corresponding strategy. The first recommendation is "Encourage development of a mixture of housing options within large, remaining development sites," with Strategy H 1.1 and H 1.2. The second is "Allow for higher density," with Strategy H 2.1. The third is "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," with Strategy H 3.1 and H 3.2. Two handwritten comments are overlaid on the page. The first comment, under "Section 9 HOUSING", suggests recycling programs and one-story housing for the elderly. The second comment, also under "Section 9 HOUSING", expresses concern about approving multifamily housing development before infrastructure like schools and fire stations is in place, and criticizes local homeowners for paying triple property tax to build schools that cost 3X as much as developers receive.

**HOUSING**

**RECOMMENDATION – H 1**  
*Encourage development of a mixture of housing options within large, remaining development sites.*

**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.

**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.

**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 multitenex 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.

**RECOMMENDATION – H 2**  
*Allow for higher density*

**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.

**RECOMMENDATION – H 3**  
*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.*

**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.

**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.

**Section 9 HOUSING**  
Leave a comment below:  
• Provide recycling programs and bins to apartment complexes.  
• One-story housing for the elderly (a red nursing home)

**Section 9 HOUSING**  
Leave a comment below:  
From approving Multifamily Housing development go for once infrastructure is in place, fire, Police, Schools  
Also do not let developers force us to accept bad property they won't build on like Wilderness Oak Elementary and Local Homeowners pay triple property tax to build schools that cost 3X's as much as developer pays millions

PLANNING SA TOMORROW

# FOCUS AREAS

**FOCUS AREAS**

**FOCUS AREA 1: YATES**  
The Yates Focus Area is envisioned as a medium-scale, people-focused, mixed-use development that provides buffers for existing adjacent residential areas while preserving the natural geological resources. The people-focused mixed-use development could be concentrated off Bulverde Road. Meanwhile, the potential for a public park is desired around the south-westerly portion of the property to preserve the natural geologic resources and minimize impacts on the Edwards Aquifer.

**FOCUS AREA 2: REDLAND ROAD**  
The Redland Road Focus Area is envisioned as an employment-focused mixed-use node providing a focused development with employment opportunities. Being close to this focus area provides economic opportunity.

**FOCUS AREA 4: HUEBNER ROAD**  
The Huebner Road Focus Area is 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 Boulevard.

**FOCUS AREA 5: SOUTHWEST CORNER OF LOOP 1604 AND SAN PEDRO AVENUE**  
The Southwest Corner of North Loop 1604 and San Pedro Avenue Focus Area envisions a suitable mix of residential, commercial, and institutional opportunities at a medium level of intensity close to Hollywood Park and transitioning to high intensity closer to the intersection of North Loop 1604 and San Pedro Avenue. Redevelopment of this Focus Area offers significant opportunities to transform the area into a thriving, mixed-use community hub that could improve the existing commercial activity.

**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 Highway) is already in violation of the protective covenants between the developer and HEA. The renderings are also in violation. How do we hold the developer to the existing protective covenants?*

**Focus Area 4: Huebner Road**

STONE OAK AREA REGIONAL CENTER PLAN PUBLIC DISCUSSION DRAFT - JANUARY 2026

STONE OAK AREA REGIONAL CENTER PLAN PUBLIC DISCUSSION DRAFT - JANUARY 2026

- One comment for Focus Areas
- Concern about Focus Area 4 and image showing development as it relates to covenants / impact adjacent neighborhoods

# ECONOMIC DEVELOPMENT

- One comment for Economic Development
- Desire for community college

**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 transportation issues, economic development, and placemaking.

**STRATEGY – ED 2.2**  
Reach out to existing health care facilities in the regional center to growth needs and plans. Help add to expansion that may exist for existing and providers.

**STRATEGY – ED 2.3**  
Work with economic development local higher education institutions potential education programs based Stone Oak Area Regional Center.

**STRATEGY – ED 2.4**  
Work with existing building and land identify potential sites for higher education facilities.

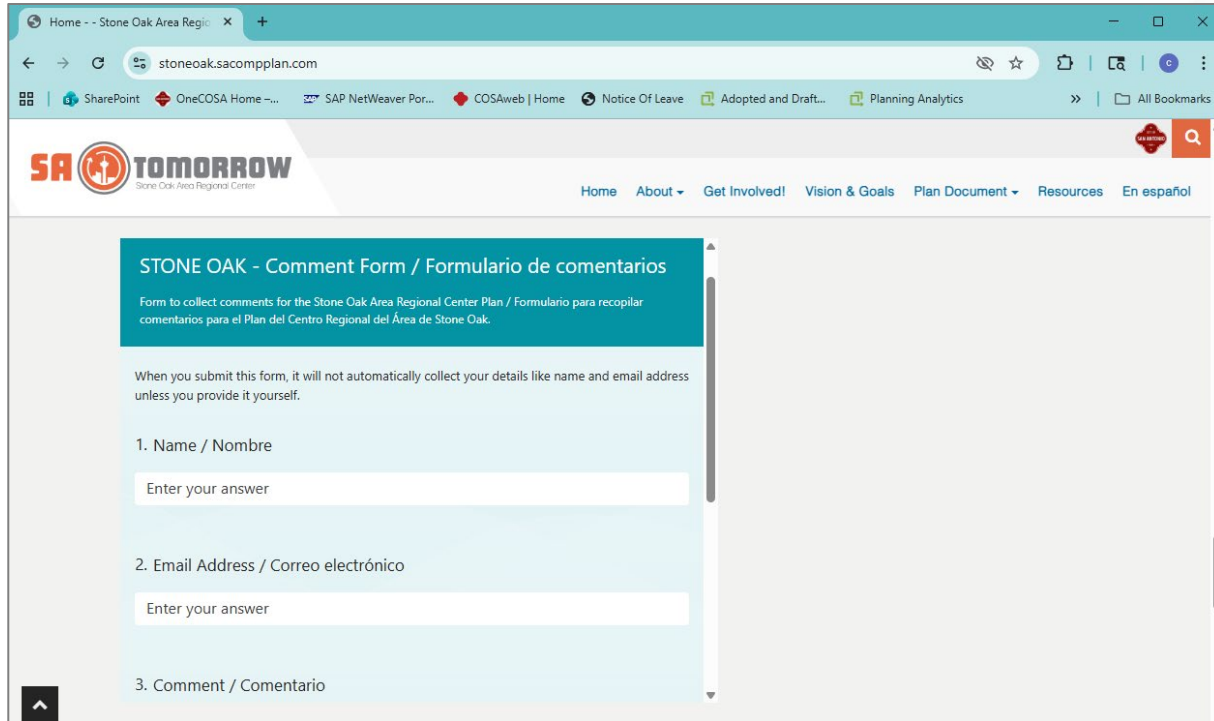
**Section 20  
ECONOMIC DEVELOPMENT**

Leave a comment below:  
*Add a community college*

STONE OAK AREA REGIONAL CENTER PLAN  
PUBLIC DISCUSSION DRAFT - JANUARY 2026

PLANNING SA TOMORROW

# HOW TO PROVIDE FEEDBACK...



The screenshot shows a web browser window displaying the Stone Oak Area Regional Center Plan website. The page title is "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." The form has three sections: 1. Name / Nombre, 2. Email Address / Correo electrónico, and 3. Comment / Comentario. Each section has a text input field with the placeholder "Enter your answer".

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

# ONLINE FEEDBACK

- **Approximately 25 comments submitted via the Project Website or email**
- **Concern about additional housing in the area and impacts on congestion and home values**
- **Support for preservation of natural area and resources including green spaces and water**

*As a resident of the Stone Oak area of over 20 years, I'd like to know why I'm just being notified that this was taking place? I didn't vote for this or even for them to spend our taxpayer dollars to hire you. As little as a few months back our mayor was complaining we running a deficit, so where is this money coming from? We don't have the resources and as a recent article in SA News said we can't even attract new businesses as has been done in Dallas and Austin. I don't support your plan or even the original plan from which you deviated.*

*One thing missing from the Stone Oak area is access to the Salado Creek Trail system. It seems logical that a trail in some capacity (gravel, bike lanes on roads, etc) could be developed from the southern end of Mud Creek, by the quarry, Hardy Oak, and Huebner, and progress safely South to link into Salado Creek at McAllister Park. It's a major connecting area missing from the current trail system. Additionally, as someone who bikes all over Stone Oak and surrounding areas, the lack of designated bike lanes and the high-speed limits (40 mph) create a dangerous environment for cyclists. More could be done to offer safe travel by bicycle and speeds on more roads (Evans, most of Huebner, half of Hardy Oak, Stone Oak, Canyon Golf, Wilderness Oak) could be dropped to 35 mph. Finally, as the plan is to build more residential options in the area, there needs to be an increased police presence. Most of these roads noted have vehicles traveling well over the posted speed limit and unfortunately there aren't enough police to address the problem.*

*I'm a resident of a beautiful community in Stone Oak and I would love to keep it that way. NO MORE APARTMENTS. NO MULTI-USE BUILDINGS OR HIGH-RISE PROPERTIES -No more congestion / overpopulation -Keep the trees and beauty - green spaces -Water preservation -A police substation and safety -Garden homes for seniors -Amenities and activities for multi-gen family members - pickleball courts, soccer fields, senior centers -Keep our schools decent -Gas station/recharge stations and other conveniences.*

*I would like to address the master plan for Stone Oak region which is being finalized. I have been told that t committee was established which featured only a few residents, almost all special interests' groups and only one HOA member and several people who had never been to Stone Oak. The few community members who were involved in this plan said No to new apartments and asked for things that we NEED and that will enhance this area, however it appears that was left on the table. I am against all the high-rise apartments that will be moved along 281. This will increase congestion and traffic and crime. I would like to see a police substation put into the via ride structure. We want to keep the trees and beauty of the area and of course water preservation should be a high priority as more people require more water. It would also be very nice to have smaller garden homes for seniors (which I am), that we could downsize into and still have some space. I urge you to reject this plan as our area's property values and taxes keep the city funded and your efforts to force our community to change will have serious impact. I already know several neighbors who are considering moving. We DO NOT need public art and massive gateway arches - total waste of money which the city DOES NOT have. Please reject this and be fiscally responsible.*

*I do not want more apartments, townhomes, Section 8 housing, and large shops to open in Stone Oak. This will drastically change the look and feel that Stone Oak currently has.*

*I live in the Stone Oak Area, and I think the region has so much potential to be connected with bike paths utilizing greenways for some great trails. I would love to see more mixed-use development around the various shopping centers, especially at the Village at Stone Oak. I feel like there is a lot of potential there to create a hub for the community if it were more pedestrian friendly. The opportunity to connect the area to the VIA Park & Ride Station, as well as the JP Morgan Chase Center and other businesses could be the leverage this area needs to become friendlier to transit options and walkability! I'm very excited about what you're all doing to make this city greater, and I can't wait to see how things develop!*

*I moved to the outskirts of town to have the feel of living out of the city but still having access to the city. I do not want the congestion that this plan will bring. I don't want more development. I like the wildlife and trees that are here. Please reconsider and instead fix the inner-city neighborhoods.*

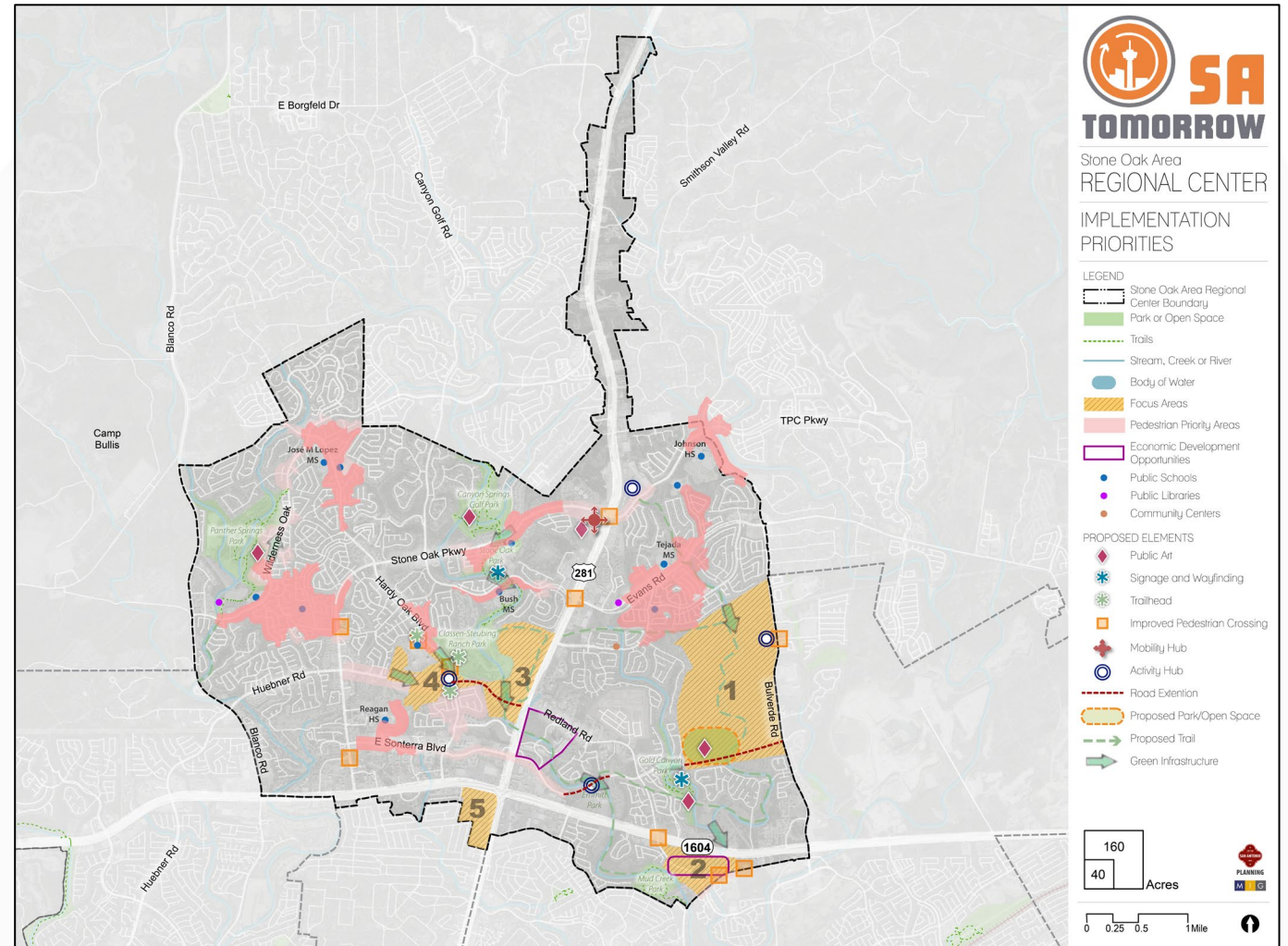
*I am NOT in favor of this plan.*

*We CANNOT handle more housing, buildings or anything in this area. I already sold my last house on 281 and Evan's because it was too crowded, moved to the other side of Stone Oak on Borgfield, and the congestion just followed. Our water supply, roads, schools, and many more supplies simply cannot handle more housing in the form of apartments, townhomes, or anything else. Enough is enough! It's okay to have green trees and space between houses. People aren't meant to be packed together like sardines everywhere you look!*

*I would like attend the Stone Oak Area Regional Center Plan open house at methodist stone oak but what room is it in? I support the city's plan to increase density in stone oak area.*

# Implementation Priorities Map

- Pedestrian Priority Areas near schools
- 5 Focus Areas
- Road extensions at Gold Canyon, and Redland/Huebner
- Pedestrian improvements at major intersections
- Additional Park and Trail Amenities especially east of US Highway 281 N



# Implementation Priorities Matrix

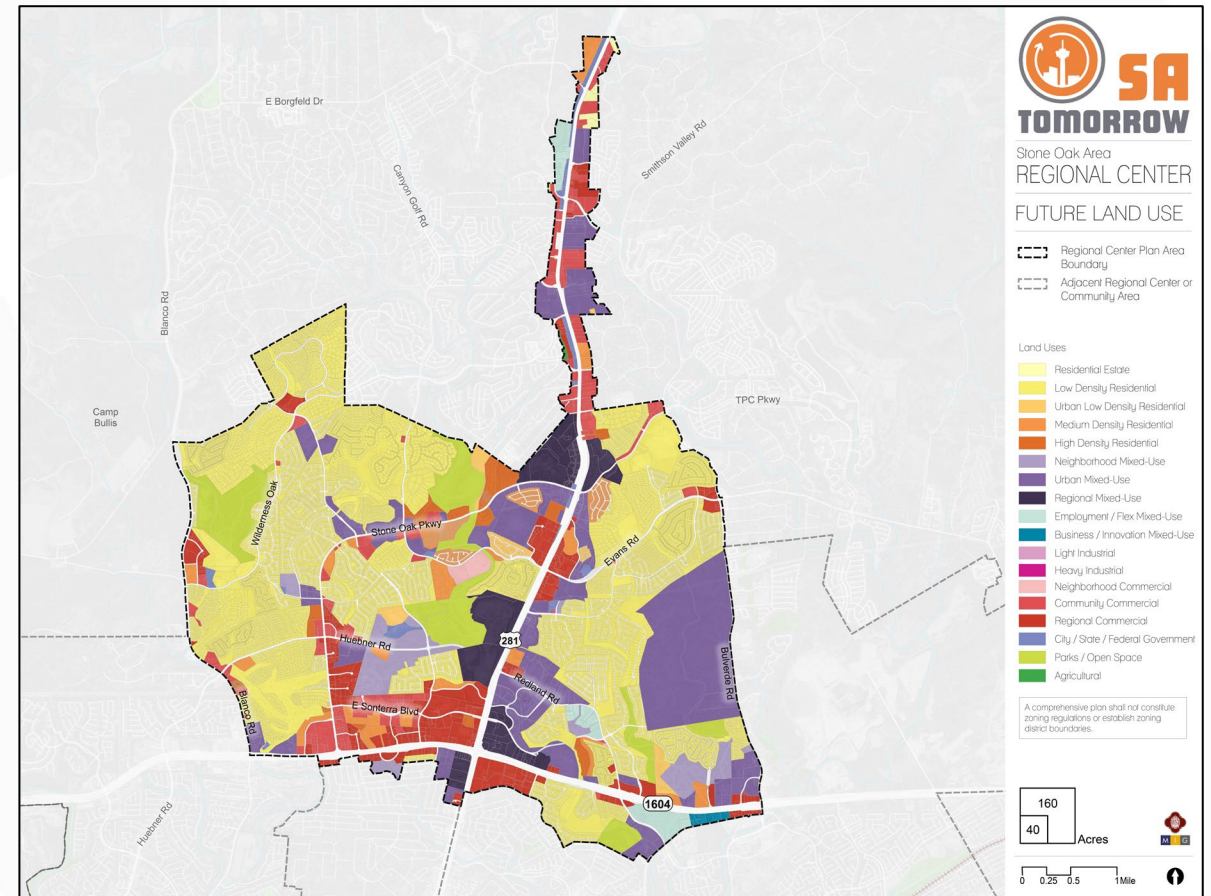
PROJECT	KEY STAKEHOLDERS	FUNDING	TIMING
<b>Gold Canyon Road Extension Mobility Area G</b> <i>(See Section 7.3)</i>	Community Bible Church, Public Works Department	Bonds, Grants, Capital Improvements Program	Long-Term
<b>Economic Development Opportunities off Redland Road</b> <i>(See Section 6.3)</i>	Investors holding retail property, Chamber of Commerce, Economic Development Department, Workforce Development Office	D9 and D1 Participatory Budget, Philanthropic donations, Cultural Endowments	Medium- to Long-Term
<b>Public Art at Panther Springs Park</b> <i>(See Amenities and Public Spaces Map)</i>	Parks and Recreation Department, Arts & Culture Department	D9 Participatory Budget	Medium-Term
<b>Potential Park and Trails at Yates Property</b> <i>(See Section 6.2)</i>	Property owners, Activate SA, Transportation Department, Parks and Recreation Department	Bonds, Grants, Capital Improvements Program	Medium-Term
<b>Improved Lighting and Pedestrian Crossing on Evans Road and Redland Road</b> <i>(See Section 7.2)</i>	Activate SA, CPS, Public Works Department	CPS funding, Capital Improvements Program	Medium-Term
<b>Pedestrian Crossings on Stone Oak Parkway</b> <i>(See Implementation Priorities Map)</i>	Activate SA, Public Works Department, Plan Area Neighborhoods	D9 Participatory Budget, VZ funding	Medium-Term
<b>Trailhead Additions on Hardy Oak Boulevard</b> <i>(See Focus Area #4 Map)</i>	Stone Oak POA, Public Works Department, Parks and Recreation Department	Public Private Partnerships, D9 Participatory Budget, Public Works Department, Parks and Recreation Department	Short-Term
<b>Redland/Huebner Road Extension</b> <i>(See Section 6.3)</i>	TxDOT, Bexar County, Transportation Department, Public Works Department, Public Private Partnership	Bonds, Grants, Capital Improvements Program	Medium- to Long-term Term
<b>Multiple Green Infrastructure Improvements Near Creeks</b> <i>(See Section 8.2)</i>	Public Private Partnership, Parks and Recreation Department, Public Works Department, San Antonio River Authority	Bonds, Grants, Capital Improvements Program Volunteers, JBSA Sentinel Landscapes Partnership	Medium-Term

# Implementation Priorities - Land Use

The plan includes 4 Land Use Recommendations and 16 supporting strategies. Land Use Strategy 1.2 was selected as an implementation priority:

## Land Use 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.*



# Implementation Priorities - Mobility 1/2

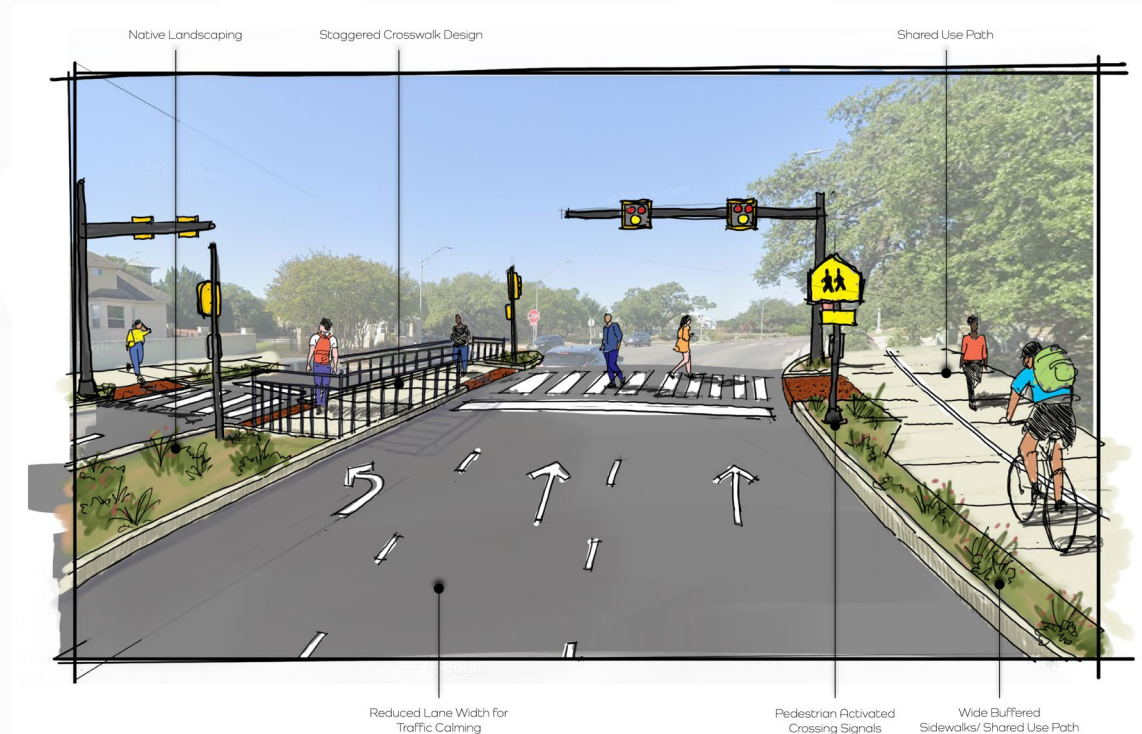
The plan includes 3 Mobility Recommendations and 11 supporting Strategies. Mobility Strategy 1.2 and 3.1 were selected as an implementation priority:

## Mobility 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*



PUBLIC DISCUSSION DRAFT: EVANS & EVANS SPRING – CONCEPT (MOBILITY AREA D) – JANUARY 2026

# Implementation Priorities - Mobility 2/2

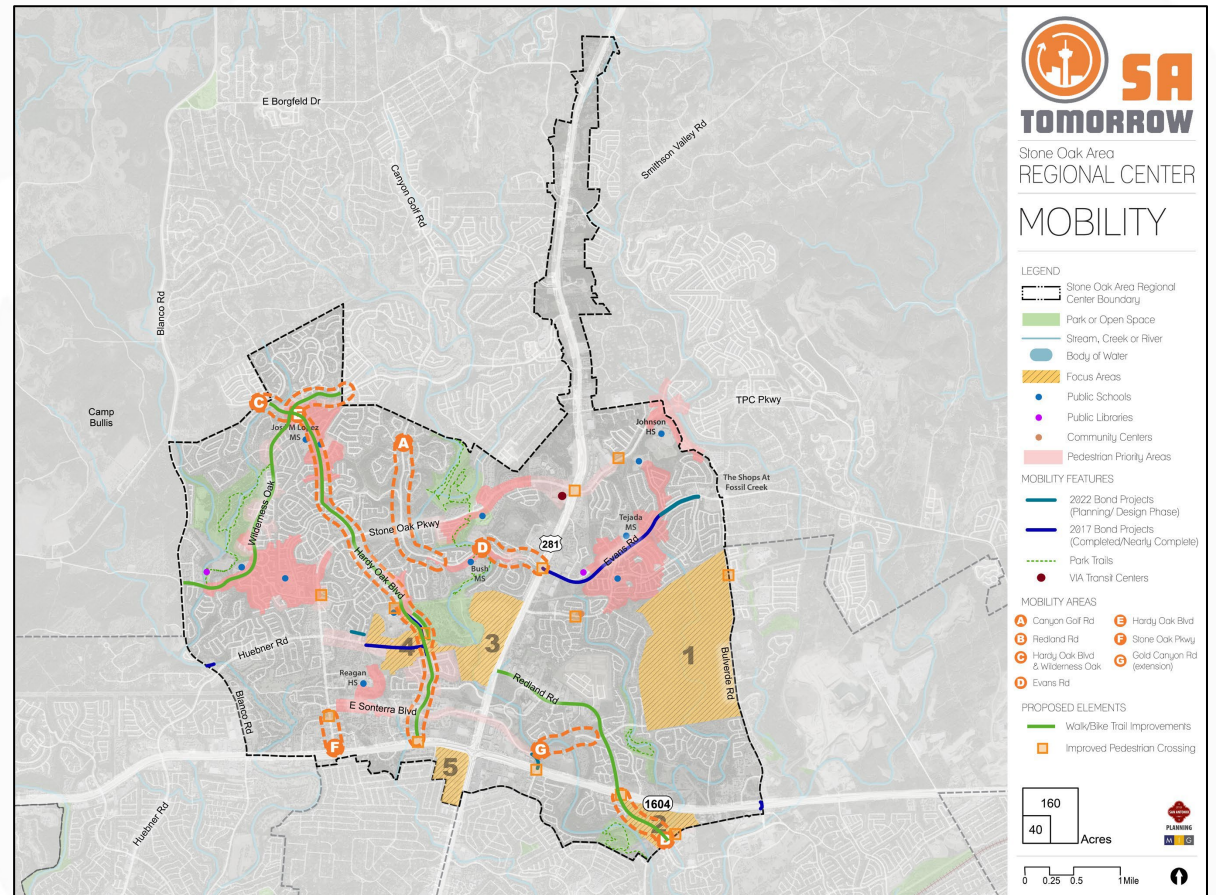
The plan includes 3 Mobility Recommendations and 11 supporting Strategies. Mobility Strategy 1.2 and 3.1 were selected as an implementation priority:

## Mobility Strategy – M 3.1

*Support the build-out of the major thoroughfare plan to support long-term growth.*

### Key locations include:

- *Gold Canyon Road at two segments:*
  - *Between East Sonterra Boulevard and Redland Road; and*
  - *Between Redriver Trail and Bulverde Road*
- *Huebner Road between Hardy Oak Boulevard and US Highway 281*



# Implementation Priorities - APS

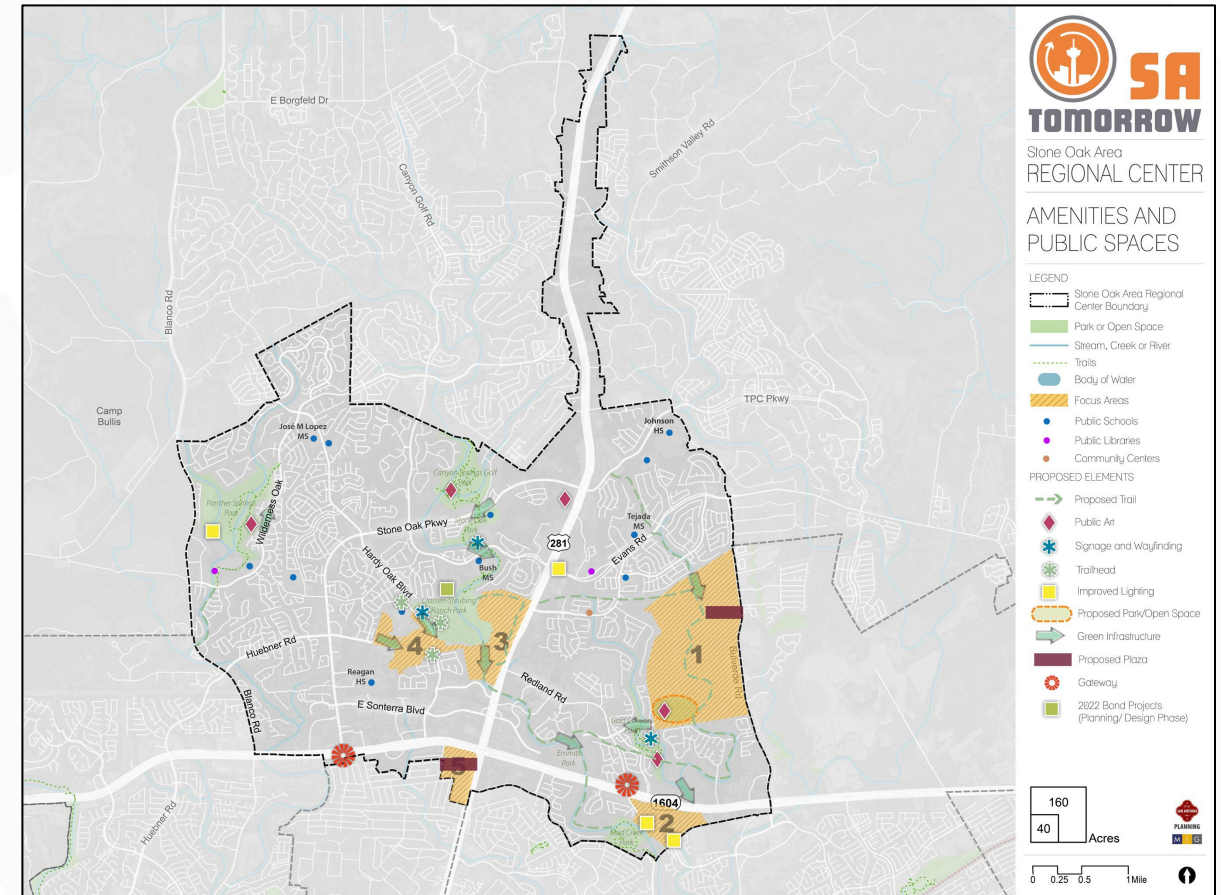
The plan includes 4 Amenities and Public Spaces Recommendations (APS) and 13 supporting Strategies. Amenities and Public Spaces Strategy 3.1 was selected as an implementation priority:

## Amenities and Public Spaces Strategy – APS 3.1

*Work with owners of larger properties to identify opportunities for new and expanded parks, trails, and open spaces.*

### Key locations include:

- Yates Focus Area
- Steubing Focus Area (existing Martin Marietta Quarry)



# Implementation Priorities – Housing

The plan includes 3 Housing Recommendations and 6 supporting Strategies. Housing Strategy 1.1 and 1.2 were selected as an implementation priority:

## **Housing 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.*

## **Housing 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.*

# Implementation Priorities - ED

The plan includes 2 Economic Development and 5 supporting Strategies. Economic Development Strategy 1.1 and 1.2 were selected as an implementation priority:

## **Economic Development 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.*

## **Economic Development Strategy – ED 2.3**

*Work with economic development entities and local higher education institutions to identify potential education programs that can be in the regional center. Work with existing building and landowners to identify potential sites to host higher education facilities.*

# Likely Edits...

- **Comment generally in line with Plan and Priorities**
  - **Support for Parks and Amenities**
  - **Focus on Mobility**  
(completing the MTP)
- **Focus on how existing entitlements could be realized in a way the supports the community's vision**
- **Review Implementation Priorities**

# Next Steps

- **Incorporate edits and publish Administrative Draft**
- **Begin adoption process and schedule Planning Commission and City Council hearings**
- **Adoption tentative for late 2026**
- **Submit comments and suggested revisions to me...**

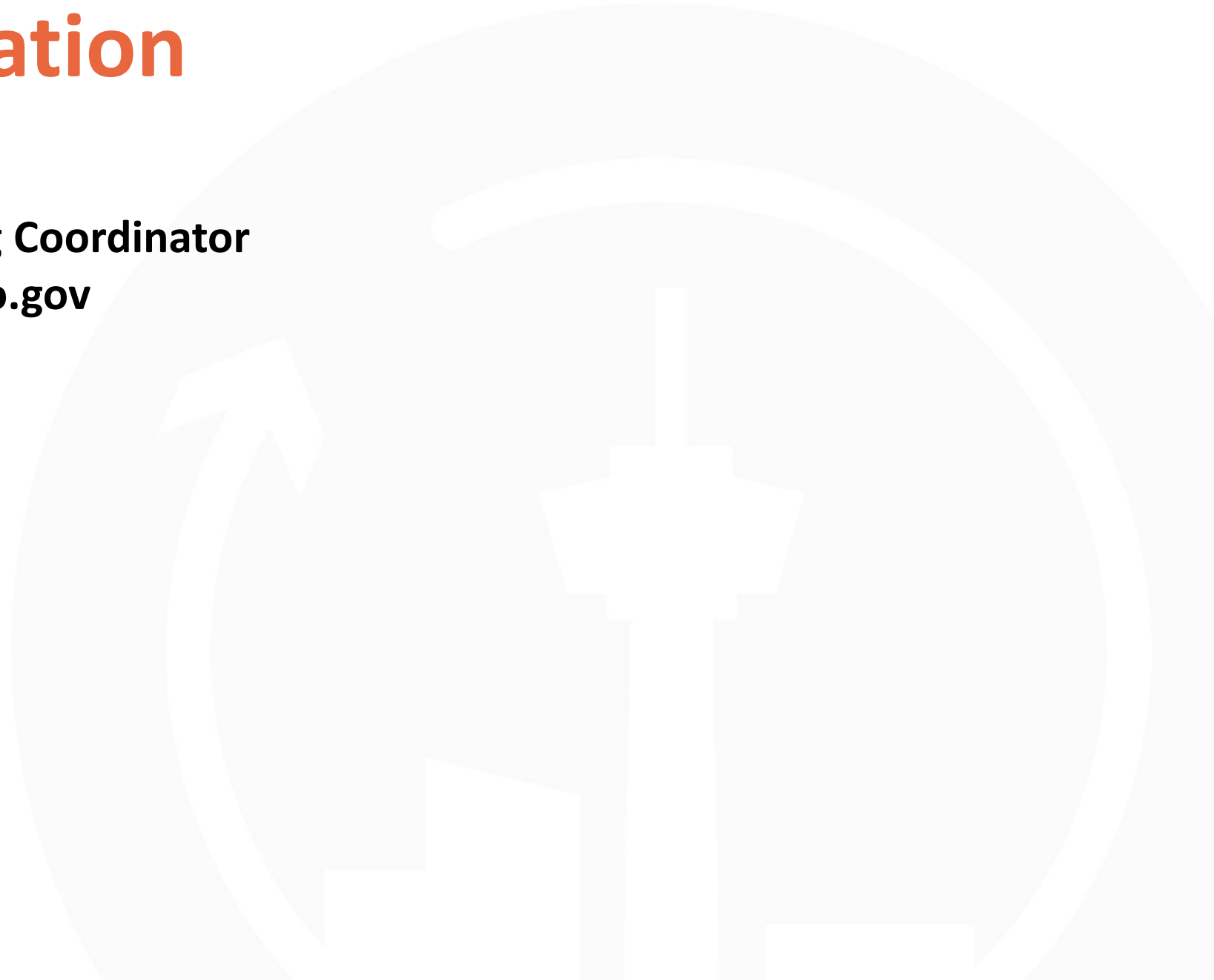
# Contact Information

**JACOB HOWARD, AICP**

**City of San Antonio | Planning Coordinator**

**E: [Jacob.Howard@SanAntonio.gov](mailto:Jacob.Howard@SanAntonio.gov)**

**P: 210.207.5441**



***Thank you!***

