



atlas

Existing Conditions

STONE OAK AREA REGIONAL CENTER PLAN



SA Tomorrow Project Overview

By 2040, Bexar County's population is expected to increase by approximately 1 million people, 500,000 new jobs, and 500,000 new housing units. Planning for this growth and the next 25 years is a complex task and can be uncertain. However, San Antonio is planning boldly. We're tackling the tough issues and making the hard choices because "business as usual" isn't good enough. We're planning now to ensure that our great city captures the type of growth and economic development that is compatible with our community's vision of the future, and provides benefits to all our current and future residents. SA Tomorrow was established to implement the SA2020 vision, and includes three complementary plans: the updated Comprehensive Plan, the Sustainability Plan, and the Multimodal Transportation Plan. These plans all work in concert to guide the city toward smart, sustainable growth.

The SA Tomorrow plans prepare our community for the anticipated population and employment growth, and help us to understand what that growth will look like and how it will affect our daily lives. With a relatively fixed area available for future development, the anticipated population and employment growth will have an impact on our community's overall quality of life and livability. We also have to ask ourselves if it's now time to expand our boundaries or focus on development within the city's existing footprint. To be successful and truly address the long-term issues facing San Antonio, we as a community, need to tackle the difficult questions that arise from an honest assessment of our community's challenges and clearly state the hard choices we must make to achieve the community's vision for the future. Many of these hard choices are rooted in the fact that current trends have resulted in systems and development patterns that are unsustainable or that produce results counter to our community's stated vision and goals.

Reversing decades-old habits and changing entrenched systems is difficult. The three citywide SA Tomorrow Plans started the process for San Antonio. Now, we are working in more focused geographies across the city to implement the policy recommendations and growth patterns called for by SA Tomorrow. These Sub-Area plans — including Regional Centers, Community Areas, and Corridors — will address a range of issues such as land use; transportation and mobility; parks, trails, and open space; housing and economic development strategies; infrastructure; and urban design. This Atlas helps catalogue the most important existing conditions relevant to the Brooks Area Regional Center Plan. Along with extensive community input, best practices research, and expert technical analysis and advice, these findings will serve as important input to plan recommendations and implementation and investment priorities.



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City-Wide Vision and Plans

SA2020

The SA2020 vision originated with a series of public forums in 2010 to develop goals for improving San Antonio by the year 2020. The process was a community-wide visioning effort guided by a steering committee of community leaders and representatives. In addition, thousands of San Antonians participated in the visioning process, which culminated in a detailed report, released in 2011, that outlined a bold strategic vision for San Antonio's future. The SA2020 vision provided a significant foundation for the three SA Tomorrow plans, reflecting the community's desire to support economic development and new jobs while fostering community arts, education, health and culture.



VIA's Vision 2040

Vision 2040 was a community-driven process to update VIA Metropolitan Transit's Long Range Comprehensive Transportation Plan through the year 2040 and develop our region's vision for the future of public transportation. The Vision 2040 planning process occurred alongside SA Tomorrow and identifies a range of transit solutions to serve our region's busiest and most vibrant areas of activity, employment and housing. The plan presents various modes of transportation, and develops system alternatives to understand how transit could affect our region. By engaging the community, Vision 2040 will work to evaluate all alternatives and identify a preferred system plan that meets the transit needs of today and tomorrow.



SA Tomorrow Comprehensive Plan

The SA Tomorrow Comprehensive Plan addresses wide-ranging and interconnected citywide issues. As a long-range vision for San Antonio, the Plan provides strategic direction for decision making and community investment. Perhaps the most important task tackled by our community when crafting this Comprehensive Plan was determining where growth should be directed and encouraged, and doing so in a way that protects vital historic, cultural, social and natural resources.

If guided properly, the expected influx of new residents and jobs will enhance our city and all our residents. Planning now allows us to direct growth in a manner consistent with the community's vision and our goals for the future. The Comprehensive Plan provides an overarching framework for the physical form of San Antonio. It outlines how regional centers, corridors and neighborhoods work in concert to create the San Antonio we envision over the coming decades. In addition, 12 prototype place types offer examples of development models that can build upon and protect existing and future community assets while also creating places that are livable, inclusive and sustainable.

Policy guidance in the Comprehensive Plan is based on nine topical Plan Elements that address topics including: city growth patterns, transportation, housing, economic competitiveness, natural resources and the environment, the military, and historic preservation and cultural heritage, among others. Each Plan Element chapter includes an overview of key issues and challenges specific to the element and provides a set of goals and policies that set the direction for how our community will respond to or address the challenges before us.



SA Tomorrow Sustainability Plan

The Sustainability Plan focuses on the three pillars of sustainability (economic, environmental, and social) and is the roadmap for both the community and the municipal government to achieve the overall vision of a sustainable San Antonio as an inclusive and fair community with a thriving economy and a healthy environment. The Sustainability Plan highlights seven focus areas and five cross-cutting themes. Each focus area has its own vision, outcomes, strategies and measures of success. The cross-cutting themes identify and highlight key priorities. Additionally, these cross-cutting themes were considered and integrated into each of the major components and elements of the SA Tomorrow Comprehensive Plan and the Multimodal Transportation Plan.



SA Tomorrow Multi-Modal Transportation Plan

The Multimodal Transportation plan is a dynamic, balanced, and forward-thinking plan for all modes of transportation, including cars, transit, bicycles, and pedestrians. It communicates the City's transportation strategy and serves as a tool to analyze transportation priorities to best meet community goals. The City worked with stakeholders, partner agencies and the larger community to develop a plan that builds upon and operationalizes SA Tomorrow Comprehensive Plan goals and policies, incorporates all modes of transportation and recommends a sustainable, safe and efficient transportation system that can support the new residents, housing and jobs anticipated for our community over the coming decades.

SA Tomorrow Sub-Area Planning

Comprehensive Planning Program

The Comprehensive Planning Program (CPP) is the city's coordinated approach and process for city planning. It provides the rationale and goals for the city's long-range development efforts and contains three main service components: Building Capacity, Comprehensive Planning, and Implementation. The SA Tomorrow process identified several changes to be incorporated in the CPP, including new planning approaches and geographies. The intent of the revised hierarchy is to ensure that planning at all levels in San Antonio is completed in an efficient and effective manner with meaningful participation and buy-in from neighborhoods, property owners, business owners, partner agencies, major institutions and other key stakeholders.

While the Comprehensive Plan is the overarching planning and policy document for the City, there are four other planning levels including: Regional Plans (developed in collaboration with partner agencies to guide regional and multi-jurisdictional services and/or infrastructure investments); Citywide Functional Plans (directing specialized components of city planning such as transportation, economic development, housing, natural resources and sustainability); Sub-Area Plans (providing detailed strategies for specific geographies, such as regional centers, corridors, and neighborhood groupings, aligning them with higher level plan); and Specific Plans (addressing smaller scale geographies and focused on implementation).

The Brooks Area Regional Center Plan that this Atlas addresses is part of the Sub-Area planning program described in more detail in the following section.

San Antonio Sub-Area Planning

Following adoption of the Comprehensive Plan in August 2016, the Planning Department is working with communities to create Sub-Area plans for the 13 Regional Centers and 17 Community Areas that collectively cover the entire City of San Antonio.

Regional Centers are one of the major building blocks of San Antonio's city form and a focus of the overall SA Tomorrow effort. While most cities have one or two larger employment centers, we have 13. This provides challenges and opportunities. A major organizing principle of the City's Comprehensive Plan is to focus growth in these Regional Centers, building on the existing pattern of development. They are envisioned as new "places" where we live, work, and play. Each center is different and its development will be influenced by its existing uses. However, many of the centers are also well-positioned to develop as vibrant mixed-use places. They offer a variety of housing options and price ranges, allow higher-density and incorporate carefully designed and located amenities that will benefit both residents and employees of the center. San Antonio must focus its investment and infrastructure strategies on supporting and leveraging the unique identity and assets of each center.

Community Areas form the rest of San Antonio outside of the Regional Centers. These areas comprise many of our existing neighborhoods, grouped by geography and common history, challenges, and opportunities. By proactively directing a higher proportion of growth to our Regional Centers, we aim to limit the impacts of that growth on existing, stable neighborhoods. However, cities and neighborhoods are always evolving.

We must plan to adapt to and leverage change for all our existing and future residents by creating complete neighborhoods and communities that provide a full range of amenities and services, a variety of housing and transportation choices, and opportunities for employment, shopping, education, and recreation.

The Regional Center and Community Area Plans will address the following topics based, in part, on the existing conditions identified in this Atlas: Land Use; Parks and Open Space; Economic Development; Housing; Mobility and Infrastructure; Placemaking and Urban Design; and Policy and Investment Priorities.

SA Tomorrow SA Corridors

SA Corridors is a collaborative effort to help lay out the future of our city in the most equitable, sustainable, and efficient way possible. It is one of the first steps in implementing SA Tomorrow as well as VIA's Vision 2040 plan, which both identified corridors as areas where future growth should be concentrated where appropriate. SA Corridors objectives overlap with and support the ongoing Sub-Area planning efforts. The plan develops a recommended future land use map and plan for 12 corridor areas, respecting existing small area and neighborhood plans while helping to implement SA Tomorrow. In addition, SA Corridors recommends proper regulations and incentives are in place to realize SA Tomorrow's vision for growth and economic development around VIA's transit investments, and to help bring about new and more transit-supportive types of development that meet a range of desires and incomes.

Three Types of Regional Centers

The 13 regional centers are grouped in three categories based on analysis of their existing conditions, unique traits and potential growth capabilities. It is important to note that they are not homogeneous places. Although they cover large areas, each one includes multiple place types, urban forms and land uses.



Activity Centers

These areas have high concentrations of people and jobs in a mixed-use environment. They should be highly walkable and well connected by multiple types of transportation and transit. They should have an even mixture of jobs and housing and contain amenities that support residents, workers and employers within the centers and also throughout the city. Many are home to our educational, entertainment and cultural institutions.



Logistics/Services Centers

These areas have superior connectivity for the movement of goods and people including air, freight/rail and roadway transportation. This positions them as launching points for the city's exports and imports. These centers have large, coordinated areas of single uses, and concentrated nodes of mixed-use, with more jobs than residents. They provide goods and service to support businesses and residents adjacent to the center.



Special Purpose Centers

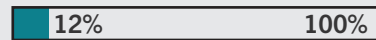
These areas have large employers, institutions and/or concentrations of similar types of employment. These centers typically require a barrier or buffer to separate their specialized activities from surrounding areas. They mostly contain primary employers and supportive services and amenities.

Regional Centers are one of the key building blocks of our city's future. In order to leverage their potential to help absorb San Antonio's projected growth we need a clear vision and strategic plan for each. These regional center plans need to refine each center's boundaries, identify areas of change and stability, and develop a detailed land use plan that prioritizes infrastructure, policy and program improvements. While these centers should promote higher-density, mixed-use development, not all areas within a regional center are recommended for this type of growth. For example, existing historic districts and neighborhood conservation districts are not recommended for higher-density development and should receive enhanced protection to prevent this. Our historic and conservation districts are some of our city's greatest assets and our development policies should protect them. Regional center plans must be respectful of these special areas when defining development opportunities.

Regional Center Area Profile

STONE OAK REGIONAL CENTER PROFILE

Existing & Aspirational Scores



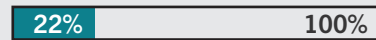
Transit Utilization



Walkability



Median Commute Distance



Employment Density of Developed Land



Residential Density of Developed Land



Ratio of Employees to Residents



Per Capita Income



Housing + Transportation Index



Job Diversity Index

Strengths: The Stone Oak regional center is major service and retail hub.

Population (2015 estimate): 40,503

Households (2015 estimate): 15,004

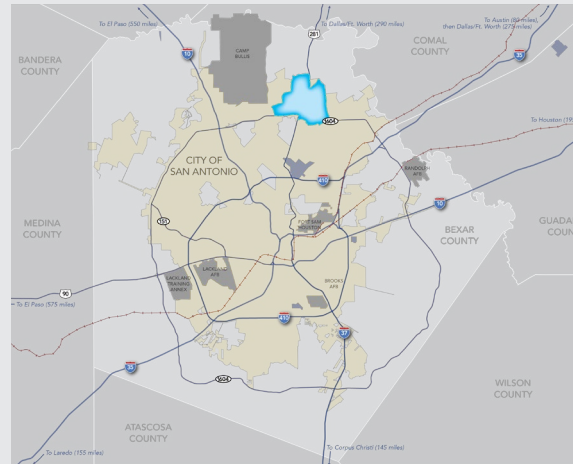
Single-family to Multifamily Housing Units Ratio: 2.52

Employment (2013 estimate): 21,300

Largest Industries (by employment): Healthcare, Finance and Insurance, Retail Trade

Acres: 10,240

Developed Acres: 7,095



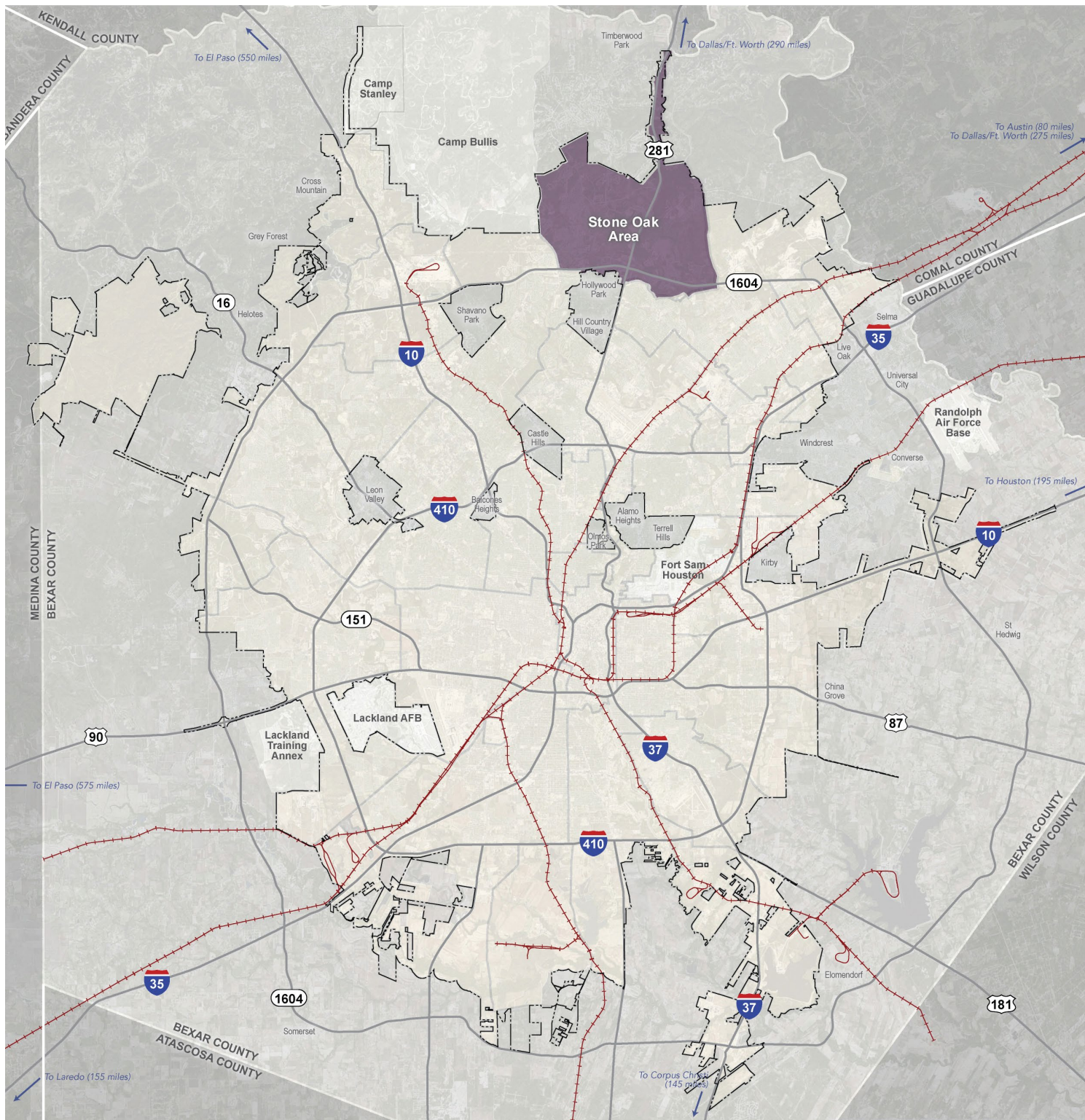
NOTE: The Stone Oak Area Regional Center location map above depicts the boundary (and associated statistics) as envisioned during the SA Tomorrow Comprehensive Plan. The regional center boundary has slightly evolved based on input received prior to initiation of the Phase 3 Area Planning process.

The Stone Oak regional center is located at US Highway 281 and Loop 1604. It comprises the master planned community of Stone Oak, two independent hospitals and the Northwood Shopping Center, among other uses. This mix of uses supports over 21,000 jobs and 75,000 residents in the area.

Tasks Ahead: Planning for Stone Oak regional center should focus on increased density and multimodal connectivity.



The Cleveland HealthLine bus rapid transit system has helped to connect existing residents to regional destinations and new projects like this two block mixed-use development.



PLAN LOCATION

LEGEND

- City Boundary
- Major Highway
- Rail Line
- Water Body
- Regional Center Boundary

NOTE: The Plan Location map (left) depicts the current study area boundary, which has evolved slightly from the boundary envisioned during the SA Tomorrow Comprehensive Plan. The boundary was modified based on input received prior to initiation of the Phase 3 Area Planning process.

History of the Stone Oak Area Regional Center

Bexar County was originally home to small Native American tribes. European visitors arrived to the area as early as the 1500s. The year 1691 marked a pivotal moment for San Antonio, when a Spanish expedition arrived to this region and a priest, who was part of the expedition, named a waterway “San Antonio” in honor of Saint Anthony of Padua. The actual founding of the city came in 1718 by Father Antonio Olivares, when he established the Mission San Antonio de Valera, later called the Alamo. The mission was one of five founded in the area and was named for St. Anthony of Padua. From the 1700s to 1800s, Bexar County became more populated with settlers relocating to the area and establishing their roots, calling San Antonio home.

One of the families that settled in northern Bexar County in the late 1800s was the Classen family. Mr. Johann Hubert Classen and his first wife, Maria Helena Schuwirth, first settled and established a farm in the eastern portion of Bexar County. Maria died in 1873. After her death, Johann Classen married Sophie Nützel 10 months later, and relocated to northern Bexar County. Johann Classen received his first land grant in 1862 for 160 acres along Mudd Creek where portions of the current Canyon Springs Golf Club is located. He subsequently received additional grants, and through the years, the Classen family purchased additional land from private land holders. Through land grants and purchases, the Classen family ultimately owned possibly as much as 40,000 acres of land that spanned the areas north of Loop 1604, as far west as Blanco Road toward Camp Bullis and as far east as Evans Road and Bulverde Road toward Nacogdoches Road.

Today’s communities of Stone Oak, Encino Park, Canyon Springs, Hidden Oaks Estates, and many other residential developments, as well as non-residential uses such as the San Pedro Quarry that is operated by Martin Marietta, the Marriott Resort, and other commercial retail areas in the Stone Oak Area Regional Center are all on land that at some point was owned by the Classen family.

Camp Bullis, although not within the boundaries of Stone Oak Area Regional Center, is a large military facility that has been operating since the early 1900s. Previously known as the Leon Springs Military Reservation, Camp Bullis was established in 1906 when the United States military purchased over 17,000 acres from different property owners. Aside from Camp Bullis, the surrounding lands were predominantly ranchlands with agricultural use until around the 1970s, when portions of large land holdings were sold off and the area experienced development in the form of master planned communities, even before the area was annexed to the incorporated City limits.

The Stone Oak Area Regional Center is now an active area that provides desirable opportunities to live, work, shop, and enjoy recreation and entertainment. It has evolved over the past few decades into a vibrant regional center rich in private amenities, shopping experiences, well programmed and prestigious recreation assets, and abundant employment opportunities.



Stone Oak Area Infrastructure and Institutions

Major Landmarks and Infrastructure

The Stone Oak Area Regional Center is predominantly north of North Loop 1604 West and straddles the east and west sides of US Highway 281. The northerly boundary of the Regional Center runs along the City corporate limits, extending up to Borgfeld Creek along US Highway 281. Bulverde Road forms the majority of the eastern boundary; the southern boundary is bounded by Autry Pond Road, Jones Maltsberger Road, and Henderson Pass east of US Highway 281. On the western side of US Highway 281, the southern boundary is the limits of Hollywood Park up to the south course of the Sonterra golf course, and Blanco road forms the western boundary of the Regional Center.

The area grew significantly in the last couple of decades, and is comprised mostly of residential neighborhoods but also numerous commercial corridors, medical facilities, regional parks, and some industrial uses. With the wide array of land uses, this Regional Center is rich in amenities and services. Notable buildings and establishments within the Regional Center include:

- North Central Baptist Hospital, including Baptist Children's Hospital at North Central
- Stone Oak Methodist Hospital
- Hyatt Place
- San Antonio Texas Temple
- Cornerstone Church
- Christian Family Church
- Wayside Chapel Stone Oak Campus
- Community Bible Church
- Mays Family YMCA
- San Pedro Quarry
- San Antonio Shrine Auditorium
- Parman Library

- Encino Library
- VIA Park and Ride Transit Station at the Stone Oak Parkway and US Highway 281 intersection

Major roadways within the Regional Center include Interstate US Highway 281, Loop 1604, Bulverde Road, Huebner Road, Stone Oak Parkway, TPC Parkway, Blanco Road, Canyon Golf Road, Overlook Parkway, Sonterra Boulevard, and Evans Road. The street pattern is not a conventional city grid, but is characterized by a mostly an irregular curvilinear loop pattern for the larger arterials and collectors that carry a higher volume of traffic. The same street pattern carries into the residential neighborhoods with most including cul-de-sacs. Due to the roadway network, connectivity is constrained and traveling to and from most areas in this Regional Center relies heavily on automobiles.

Regionally significant public parks and private recreational amenities in the area include: The Club at Sonterra and the north course of the Sonterra golf course, Stone Oak Park, Mud Creek Park, Panther Springs Park, Gold Canyon Park, Canyon Springs Golf Club, and Big Springs Park.

Neighborhoods and Institutions

There are a significant number of single-family neighborhoods as well as apartments both east and west of US Highway 281 in the Stone Oak Area. Most of the neighborhoods within the Regional Center have a Homeowners Association ("HOA"), a Property Owners Association ("POA"), or are represented by both in some cases. The HOAs and POAs within the Regional Center include: the Stone Oak and Stone Oak II master development plan areas, Encino Park, Iron Mountain Ranch, Redland Ridge, Canyon View, Redland Estates, Emerald Forest, Encino Bluff, The Terraces at Encino Park, Encino Creek, Encino Rio, Encino Ranch, Wilderness Pointe, Gold Canyon, Canyon View, and Cavallo Creek Estates, to name a few.

Typically the neighborhood associations meet monthly to discuss issues or events affecting their neighborhood and surrounding community. The District 9 Neighborhood Alliance, which is comprised of over 30 members representing homeowner and neighborhood associations as well as individual residents, also offers an opportunity for those interested to stay engaged and up to date with community issues.

Other civic and cultural organizations that identify as being a part of the Stone Oak area, include, but are not limited to:

- District 9 Neighborhood Alliance
- Holy Trinity Catholic Church
- Wayside Chapel Stone Oak Campus
- Cross Bridge Community Church
- Christian Family Church
- Community Bible Church
- Hope Church San Antonio
- North San Antonio Chamber
- Rotary Club of Stone Oak
- Stone Oak Business Association

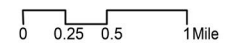
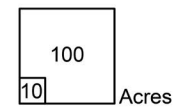
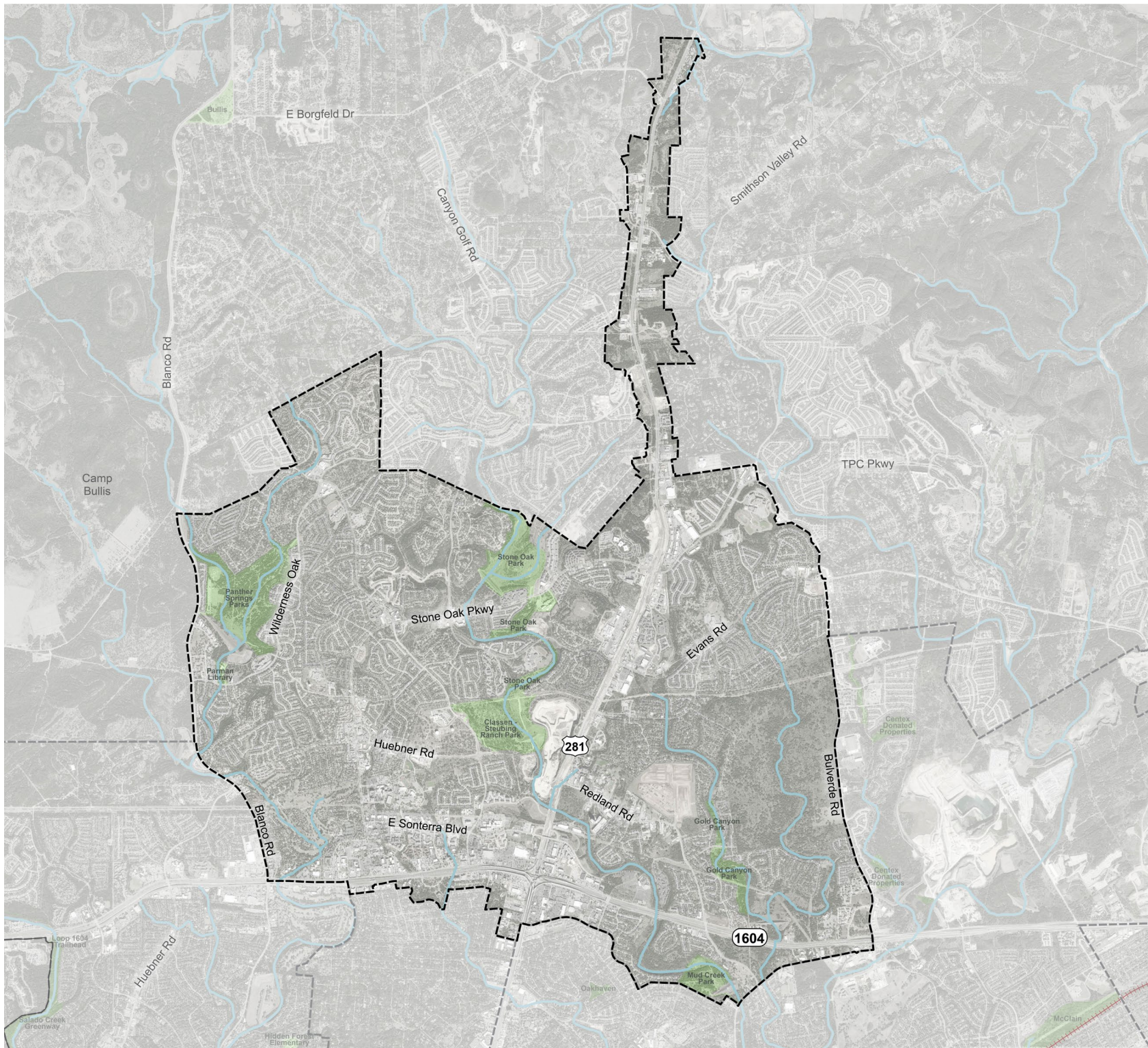
While not within the Stone Oak Area Regional Center, Camp Bullis is a U.S. Army training camp immediately adjacent to the plan area. Established in 1917 to train troops in preparation for the growing threat of war in Europe, it is currently used for training by the U.S. Army, Air Force, and Marines combat units as well as for field training site for military medical units. The far northwesterly portion of the Regional Center, which includes Panther Springs Park and residential subdivisions surrounding the Park, is adjacent to Camp Bullis and is within the Military Sound Attenuation Overlay District, which establishes standards intended to lessen the external noise audible within the interior of noise sensitive structures to a level that greatly mitigates the impact on the general welfare of the public.



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



Demographics and Economic Profile

The Stone Oak Area Regional Center is located in northern San Antonio with a majority of the Regional Center located north of North Loop 1604. It is bounded by the City of San Antonio city limits on the north and has US Highway 281 running down the middle. The Stone Oak Master Planned Development consumes a large portion of the Regional Center. This development is known for gated-communities and large single-family subdivisions. Health care is one of the largest industries with a concentration of health care providers including Baptist Hospital, Baptist Children's Hospital and Methodist Hospital.

Overall, the Stone Oak Area Regional Center:

- Experienced a large increase in population and households since 2000 and over two dozen new subdivisions built
- Attracted a higher concentration of family households than the San Antonio region overall
- Has significantly higher educational attainment and income levels than the San Antonio region as a whole
- Has a large employment base and offers a concentration of jobs in health care and social services
- Experienced significant growth of commercial development since 2010 and currently has numerous other projects proposed or under construction

Population

In 2019, the population of the Stone Oak Area Regional Center was approximately 65,400 residents with 23,400 households. The area experienced a large population increase of 31,000 people between 2000 and 2010 and gained another 11,700 from 2010 to 2019, growing by a 2.2% annual growth rate during the later time frame. The majority, 75%, of households are defined as “family”, while 65% of households in the City and 70% in the Metropolitan Statistical Area (MSA) are family households. The average household size in the Regional Center is 2.78 persons per household.

Most Stone Oak residents do not work within the Regional Center – 10% of residents are employed in the area, while 90% commute out to other locations. The industries that residents work in are similar with the overall composition of jobs within the City, however the area does have a slightly higher proportion of residents employed in professional, scientific, and technological services and finance.

Age: The Stone Oak area population is slightly older than the regional population; the median age is 36.9 years, compared to 34.2 in the City and 35.6 in the MSA. Millennials (born between about 1980 and 1995) make up 20% of the population, compared to 24% in the City and 22 percent in the MSA. Seniors (over age 65) make up 11% of the population, while seniors in the City and MSA are 13% and 14%, respectively.

Race and Ethnicity: The population of the Stone Oak Area Regional Center is 35% Hispanic, much lower than the 66% in the City and 56% in the MSA.

The White population is 78% which is higher than the City with 71% and the MSA with 73%. The Regional Center has a Diversity Index score of 66 – measured from 0 to 100. This number represents the likelihood that two random persons in the same area belong to different races or ethnic groups. The City and MSA both have a Diversity index of 72. This indicates that the Stone Oak Area Regional Center is less diverse than the region.

Income: Household income in the Stone Oak Area Regional Center is higher than the San Antonio region overall. The average household income in the Regional Center is about \$121,300, compared to \$70,000 in the City of San Antonio and \$80,200 for the MSA. The median household income of \$102,000 and per capita income of \$43,000 for the Regional Center are also higher than surrounding areas.

Education: The Stone Oak area residents have higher educational attainment levels than the region overall. Of the area population aged 25 and older, 65% have an Associate's, Bachelor's, or Graduate/Professional degree, which is higher than the City with 35% and the MSA with 37%. There are 12% with a high school diploma or equivalent and only 3% with less than a high school diploma. In terms of education of workers that are employed in the Regional Center, 40% of workers have some college or higher.



Annual Population Growth | 2010-2019

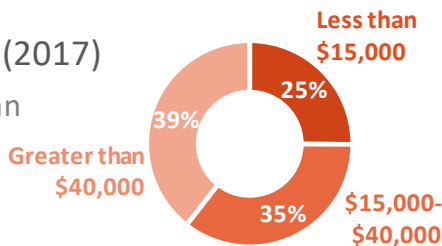


Annual Household Growth | 2010-2019



Wage Distribution (2017)

39% earn more than \$40,000 annually



Housing

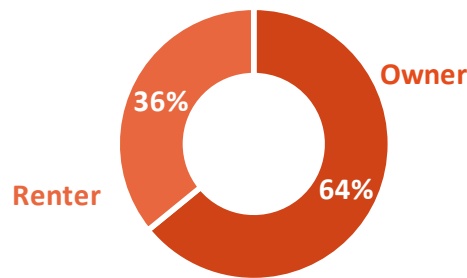
The average home sale price in the Stone Oak Area Regional Center from 2016 to 2018 was \$316,500 or \$115 per square foot. Home prices vary widely, ranging from \$155,000 to over \$1 million. Homes within gated subdivisions, such as Waterford Heights, are more expensive while older homes built in the 1980s and 1990s sell for an average of \$250,000.

The average rental rate for an apartment unit in the Stone Oak Area Regional Center is \$1,222 per month or \$1.26 per square foot, which is more than Bexar County with an average of \$988 per month or \$1.10 per square foot. Since 2010, 3,000 apartment units have been built, including nine projects with 2,391 units since 2015. Additionally, there are currently four developments under construction – Aura Stone Oak with 375 units, The Abbey at Sonterra with 396 units, La Vecina with 298 units, and Sage Stone Oak with 100 units, all of which are expected to open in late 2020.

The Stone Oak area has a higher proportion of single-family home units than the region. Single-family detached units represent 72% of the housing inventory in the Regional Center, compared to 66% in the City and 70% in the MSA. Housing with two or more units comprises 28% of the housing inventory, compared to 33% in the City and 24% in the MSA. The total of the percentages of single-family detached and housing with two or more units for both the City and the MSA do not each add up to 100%, which indicates that a small percentage of housing in the City and the MSA are other housing types, such as mobile homes or recreation vehicles.



Housing Tenure



The Stone Oak Area Regional Center has a higher rate of homeownership and lower proportion of renters than the region – 64% of units are owner-occupied (compared to 53% in the City and 63% in the MSA) and 36% are renter-occupied (compared to 47% in the City and 37% in the MSA).

Housing Targets: The Stone Oak Area Regional Center is forecast to grow by 16,500 households over the 2010 to 2040 time-period, or 550 households annually, representing 3% of Bexar County's housing growth.

Employment

The Stone Oak Area Regional Center had approximately 33,900 jobs in 2019. Health Care and Social Assistance was the Center's largest employment sector, accounting for 18% of the total number of jobs. The next largest employment sectors are Accommodation and Food Services with 16% and Retail Trade with 14%. There is a concentration of health/medical centers within the Stone Oak area including North Central Baptist Hospital, Baptist Children's Hospital, Methodist Hospital Stone Oak, Children's Hospital of San Antonio, and Sonterra Medical Park. Additionally, Marathon Petroleum Corporation has a regional office campus located within the Center and is a major employer in San Antonio.

Employment in the Regional Center is distributed to medium wage jobs with 35% of workers earning between \$15,000 and \$40,000 annually and 39% earning over \$40,000 annually. Low-wage jobs with earnings less than \$15,000 per year account for 25% of all jobs.

Most people employed in the Stone Oak Area Regional Center do not live in the area – 91.5% of workers commute in from other places. Most workers come from relatively close by, with 40% commuting less than 10 miles, and another 37% commuting between 10 and 24 miles. A large number of workers live outside of San Antonio and generally commute from areas north and east of the City.

Commercial and Industrial Development

Office

There is over 5 million square feet of office development in the Stone Oak Area Regional Center with nearly 600,000 square feet built since 2010. The Regional Center has a higher vacancy rate at 10.6% and a higher rental rate of \$23.09 per square foot as compared to Bexar County with a 9.3% vacancy rate and \$21.16 rental rate per square foot. There are four office developments currently under construction that will have a total of 235,000 square feet. Additionally, there are six projects proposed with a total of 265,500 square feet planned, including two medical offices and phase three of Market Ridge Commons.

Retail

The Stone Oak Area Regional Center has 5.4 million square feet of retail space, with 684,000 square feet built since 2010. The area has an average vacancy rate of 7.4% and an average rental rate of \$23.01 per square foot. The vacancy and rental rates are higher compared to Bexar County with a 4.9% vacancy rate and \$16.23 per square foot rental rate. There are two retail projects currently under construction with a total of 22,000 square feet. The Shoppes at Wilderness Oaks is a proposed retail strip center with 25,000 square feet of retail space planned. The Shops at Redland Road located at the corner of Redland Road and North Loop 1604 is a proposed neighborhood center with over 104,000 square feet of retail space proposed.

Industrial

There is currently a total of 516,000 square feet of industrial space in the Regional Center, including two industrial spaces built since 2010. The Avnet Building in the Ridgewood Business Park consisting of 55,000 square feet was completed in 2014, and a 34,000 square foot light distribution center was completed in 2019. Stone Oak has a vacancy rate of 7.4% and average rental rate of \$11.22 per square foot. These rates are higher than Bexar County where the vacancy rate is 6.8% and the average rental rate is \$6.35 per square foot.

Hotel

There are 18 hotel properties located within the Stone Oak Area Regional Center. The most recent hotels include a 106-room Home2Suites built in 2017 and a 108-room WoodSpring Suites built in 2018. The majority of the hotel properties are located near the intersection of North Loop 1604 and U.S. Highway 281.

Employment Targets: The Stone Oak Area Regional Center is forecast to grow by 31,900 jobs between 2010 and 2040, or over 1,000 jobs annually, representing 5% of Bexar County employment growth.



Largest Employers

Methodist Healthcare System

Baptist Health System

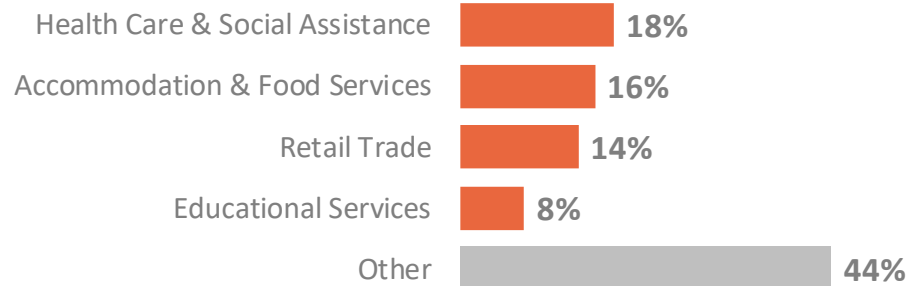
Marathon Petroleum Corp.

H-E-B Foods



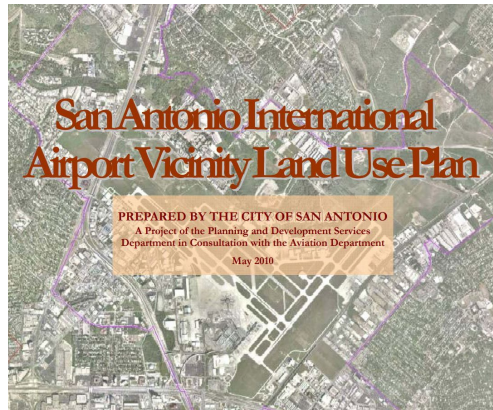
Largest Employment Sectors

Health Care & Accom./Food Service



Previously Adopted Plans

The Stone Oak Area Regional Center has one small portion south of Loop 1604 and east of US Highway 281 that overlaps with the boundaries of a previously adopted Land Use Plan. The entire Regional Center area is included within the boundaries of the City's adopted North Sector Plan. Additionally, the City has approved numerous master plans within this Regional Center area that were submitted by property owners/developers.



A small portion of the Stone Oak Area Regional Center overlaps with the San Antonio International Airport Vicinity Land Use Plan, which was adopted in 2010. The purpose of the Plan was to establish common goals for the development of compatible land use around the airport to enhance aircraft safety by protecting navigable air space around the airport, ensure safety for the public by reducing

risks from aircraft operations and accidents, minimize the effect of aircraft noise on adjacent neighborhoods, and balance land development within traffic patterns of the airport.

Within its three chapters of land use, compatibility and redevelopment, and implementation, the San Antonio International Airport Vicinity Land Use Plan identifies five goals:

- Goal I: Protect the quality of life of residents including health, safety, and welfare
- Goal II: Encourage economic growth that enhances airport operations and development
- Goal III: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design
- Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts
- Goal V: Implement land use strategies in a coordinated, phased process

Approximately 20 parcels in the far southeasterly portion of the Stone Oak Area Regional Center are within the boundary of the NE District of the San Antonio International Airport Vicinity Land Use Plan in the area south of Loop 1604 East, east of Redland Road, and north of Jones Maltsberger Road and Autry Pond Road, up to Bulverde Road. The properties are currently vacant, undeveloped parcels, or have existing non-residential uses such as a church, a medical clinic, construction materials

business, a Goodwill Store, and some eateries. This area, although in the San Antonio International Airport Vicinity Land Use Plan, is well outside of the Noise Exposure area that is affected by airport noise.

The San Antonio International Airport Vicinity Land Use Plan designates the properties located immediately north and just west of the intersection of Jones Maltsberger Road and Autry Pond Road as Regional Commercial which is described as a high intensity land use that draws customers from a larger region. The Plan indicates that this designation is assigned at intersection nodes along major arterial roadways or at mass transit stations. Examples of typical uses in this category include automobile sales and repair, mini-warehouses, wholesale operations, commercial centers, malls, and large hotels and motels, to name a few. This classification allows the following commercial and office zoning districts: NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, and O-2.

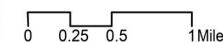
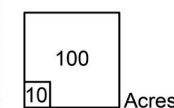
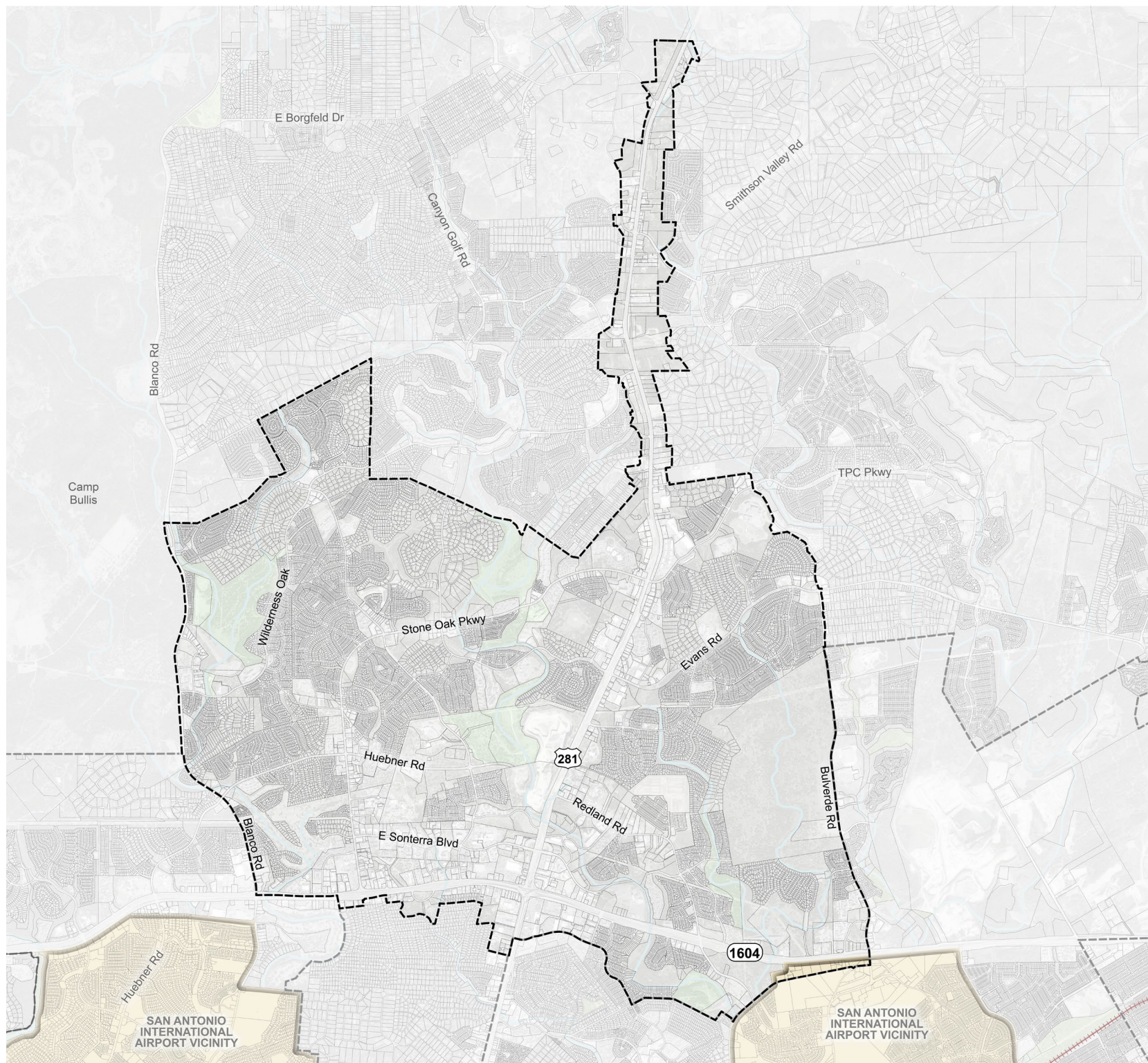
Please note, however, that the Regional Commercial Land Use, as described above and defined by the previously adopted San Antonio International Airport Vicinity Land Use Plan, is defined slightly different than the Regional Commercial Land Use Category adopted in October 2018 as part of the current City's SA Tomorrow and current Comprehensive Plan work effort. For example, the recommended zoning districts for the City's most recently adopted Regional Commercial land use category does not allow for the less intense commercial zoning districts of Neighborhood Commercial (NC) or Light Commercial (C-1),



Stone Oak Area
REGIONAL CENTER

PRIOR PLANS

- Stone Oak Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Parcels
- Land Use Plan



whereas those zone districts are listed as being permitted for the Regional Commercial land use within the Airport Vicinity Land Use Plan.

The properties east and west of the Regional Commercial parcels are designated as Community Commercial, which is described as a medium intensity use that serves two or more neighborhoods and should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Examples of typical uses in this category include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, and medical clinics, to name a few. This classification allows for the following commercial and office zoning districts: NC, C-1, C-2, C-2P, O-1, and O-1.5.

Existing uses for the properties located within the NE District of the San Antonio International Airport Vicinity Land Use Plan are consistent with the designated land use classifications.



The North Sector Plan was adopted in 2010. The plan area covers close to 400 square miles with boundaries that extend from North Loop 410 in the south to the City's Extraterritorial Jurisdiction (ETJ) in the north, and from Bandera Road/State Highway 16 in the west to I-35 and Toepperwein Road in the east. Due to its size, the plan area is divided into quadrants. The North Sector plan is the only City-adopted future land use plan that overlaps with the entire Stone Oak Area Regional Center Plan. This regional center is located entirely

within the boundaries of the North Sector Plan, in the northeast quadrant.

The City's Sector Plans were intended to implement land use planning for all areas of the City, especially those areas not included in an existing neighborhood, community, or perimeter plan. Each covers an immense area and none provide neighborhood-level detail or analysis beyond brief mentions of previously adopted neighborhood, community, and perimeter plans. Three of five sector plans were developed and adopted by City Council. However, the Sector Plan program was paused when the City decided to develop a new Comprehensive Plan in 2014.

North Sector Plan Vision Statement: The North Sector is a community, rich with natural panoramic views and abundant natural resources, nestled in the Texas Hill Country. As the North Sector Community continues to grow, compatible live, work, and play opportunities will foster a high quality of life by:

- Preserving priceless natural resources, including the irreplaceable Edwards Aquifer, which provide a unique and valuable asset to the region today and in the future;
- Enhancing the integration of scenic and recreational resources, outstanding educational opportunities, and diverse quality housing; while
- Developing a compatible land use fabric that preserves military readiness, contributes high quality jobs to the regional economy, recognizes



<p>and respects private property rights and integrates sustainable development patterns.</p> <p>The North Sector Plan is organized around seven Sector Plan Elements:</p> <ul style="list-style-type: none">• Transportation, Infrastructure, and Utilities• Housing• Economic Development• Parks, Natural Environment, and Historic Resources• Community Facilities and Education• Land Use and Urban Design• Military Compatibility	<p>Housing highlights</p> <ul style="list-style-type: none">• A Range of Housing Types Creates Choices• The Natural Environment is Conducive to Low Impact Development• High Density Housing is an Important Land Use• Neighborhoods Are Well Organized <p>Economic Development highlights</p> <ul style="list-style-type: none">• Focus on Retention and Expansion of Existing Major Employers• The Military is a Significant Contributor to the Sector and Regional Economy	<ul style="list-style-type: none">• Farms and Ranches are an Important Hill Country Component• Tiers and Centers are the Land Use Components of the North Sector Land Use Plan <p>Military Compatibility highlights</p> <ul style="list-style-type: none">• Land Use Compatibility is Critical for Camp Bullis• Communication among the Military, Counties, and Cities is Important to Understand Each Entity's Issues and Objectives• Encroachment Must Be Mitigated to Retain and Expand the Military's Presence in the North Sector and the Region
<p>Transportation, Infrastructure, and Utilities highlights</p> <ul style="list-style-type: none">• Connect Roadways and Non-Vehicular Networks for East-West Mobility• New Ways to Move People and Goods & Changing the Behavior of the Commuter• Connecting Bicycle and Pedestrian Paths for a Healthier Community• Creating a Future Land Use Pattern That Fosters Integrated Utility Planning• Protecting Existing and Future Residents from the Threat of Flooding	<p>Community Facilities and Education highlights</p> <ul style="list-style-type: none">• Community Facilities are Critical Components for a Strong Community• Public Safety and Protection Are Important Characteristics within the North Sector• Schools Are the Foundation for Future Employment Bases• Opportunities for Post-Secondary Education Will Enhance Vitality <p>Land Use and Urban Design highlights</p> <ul style="list-style-type: none">• Potential for Compatible Land Uses	<p>Parks, Natural Environment, and Historic Resources highlights</p> <ul style="list-style-type: none">• Recharge and Contributing Zones Are Important To the Health and Sustainability of the Natural Aquifer• The Hill Country Contains Sensitive Landform, Vegetation and Wildlife Characteristics• Historic Resources Provide an Important Connection to the Past

Master Development Plans

The City requires approval of a master development plan for any proposed land development when the owner or developer of tracts of land within the City or its ETJ requests subdivision plat approval in which the entire property will be subdivided in two or more plat phases or units. Future development of land that is part of an approved master development plan is intended to occur over a number of years. An approved master development plan is a flexible plan that may be amended by the applicant(s) as needed. However, future subdivision plats are reviewed for consistency with the concept of the approved master development plan. While master development plans are not adopted City documents, they are developer initiated development plans that are approved by the City and establish conceptual plans for what is to be developed.

The Stone Oak Area Regional Center was once predominantly ranchlands that were owned by several property owners with large land holdings. Over time, portions of those large land holdings were sold to investors and developers who planned to develop the land for predominantly residential and commercial uses. Master development plans were processed due to the developers' desire to phase land development in order to sell phases to different builders, adjust development based on changing economic market conditions, and for financial reasons such as investors, loans, and progress of development associated infrastructure

needs. The Stone Oak Area Regional Center is unique in that the majority of the residential neighborhoods and the commercial areas in this Regional Center were built consistent with numerous approved master development plans.

Approved master development plans within this Regional Center include:

- Stone Oak
- Stone Oak II
- The Mesas of Stone Oak
- The Heights at Stone Oak II
- Encino Park
- Encino Laredo
- Encino Commons at Encino Park
- Classen Steubing Steubing Ranch
- Los Caminos
- Villages of Sonterra
- Las Lomas
- Cactus Bluff
- Stonewood
- Worldcom
- Big Springs
- Encino Commons at Encino Park
- Encino Laredo

- Marshall Ranch
- Tuscan Ridge
- Northwood
- Canyon Oaks
- Redland Ridge
- Redland Estates
- Gold Canyon/Loop 1604
- Afton Oaks
- FCS Fischer Ltd 86.73

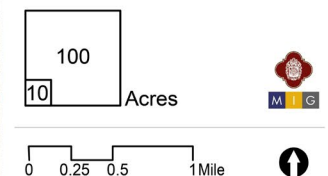
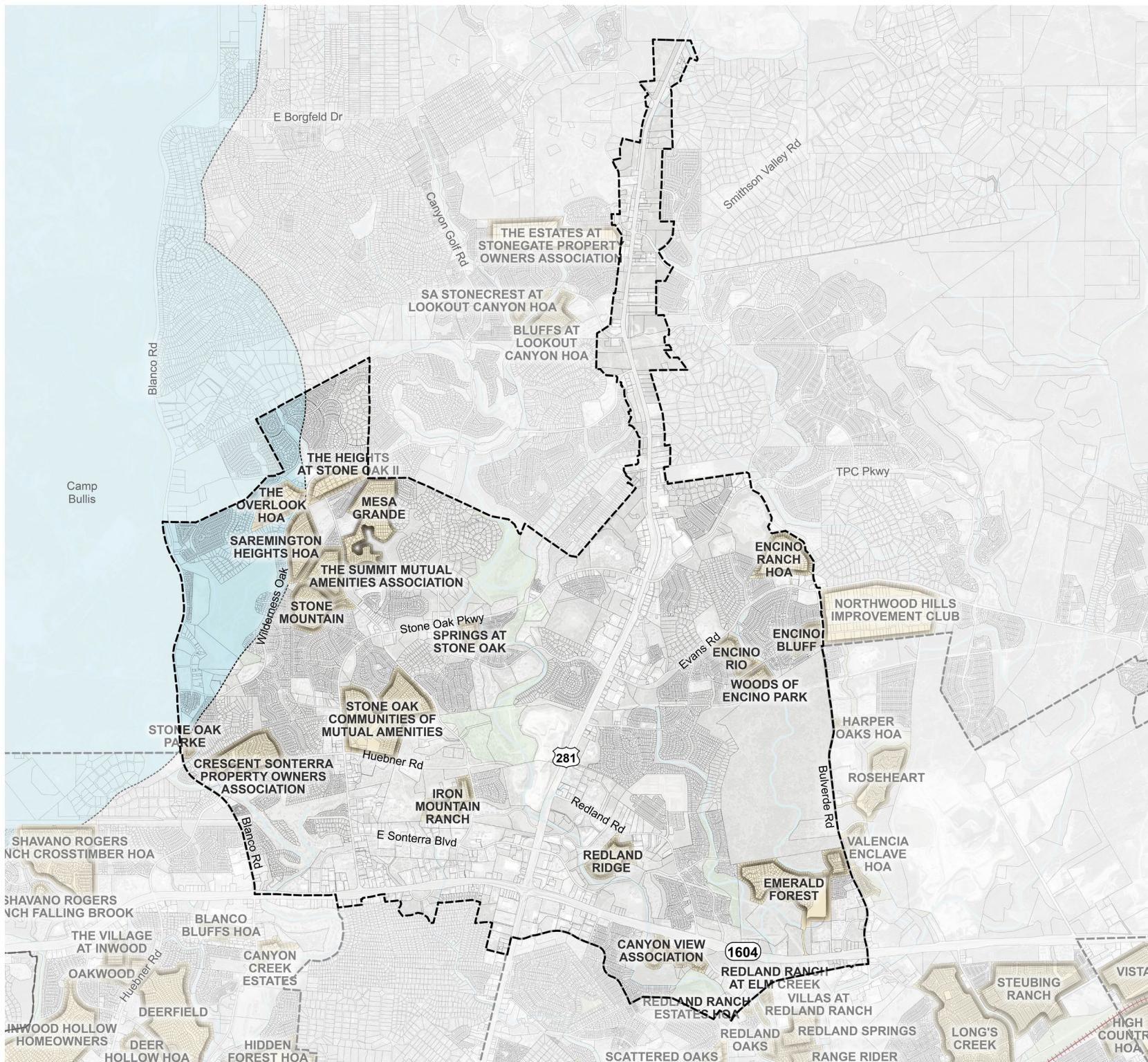
Some of these master development plans listed may have been amended to incorporate changes to the conceptual plan that was approved under the original approval.



Stone Oak Area REGIONAL CENTER

NEIGHBORHOODS, DISTRICTS & OTHER AREAS

- Stone Oak Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Parcels
- Registered Neighborhood Associations
- Military Sound Attenuation Overlay District





Natural Systems

Edwards Aquifer

The Edwards Aquifer is a unique groundwater system containing porous water-bearing rock, which is highly faulted and fractured limestone that allows large quantities of storm water runoff to flow directly into the Edwards Aquifer. It is a valuable resource that, for over two centuries, has served San Antonio and many other cities in the surrounding region, helping the area grow and prosper without the need to develop surface water or other water resources. The Aquifer is a vital source of water for current and future residents.

The Edwards Aquifer is divided into three main zones: the contributing zone, the recharge zone, and the artesian zone. The Stone Oak Area Regional Center is within the Edwards Aquifer Recharge Zone. The recharge zone is where limestones outcrop at the surface, allowing large quantities of water to flow into the Aquifer. About 75-80% of recharge of the Aquifer occurs when streams and rivers cross the permeable formation and go underground, replenishing the water table.

As the population has grown, demand for water has increased; making sustainable building practices a legitimate concern as we balance growth with sustainable management of our natural resource.

In an effort to manage development in the recharge zone, the City has the Edwards Aquifer Recharge Zone District (ERZD), which is an overlay district with specific standards stipulated in the City's Unified Development Code. Certain land uses with the ERZD have specific use restrictions.

Salado Creek Watershed

The entire Stone Oak Area Regional Center is also entirely within the Salado Creek Watershed, as is most of the north-eastern and central-eastern region of San Antonio. The majority of the Salado Creek Watershed is characterized by dense urban development except in the very northern portion of

the watershed, around Camp Bullis. This uppermost portion of the Watershed is surrounded primarily by undeveloped land and is normally dry except during rain events. This area is characterized by a mix of forests and vegetation typical of the Texas Hill Country.

The Salado Creek Watershed ultimately drains to the San Antonio River and is one of five watersheds that are part of the San Antonio River Basin. The San Antonio River Basin is a dynamic ecosystem with rivers, creeks, streams and is a natural resource that needs to be protected with sound sustainable development practices. Approximately 4,180 square miles of land area is drained by the San Antonio River Basin, which extends from Kerr and Medina Counties along the far northwest portion to the majority of Bexar, Wilson, and Karnes counties toward the southeast. The San Antonio River flows 240 miles from San Antonio/Bexar County into the Guadalupe River in Refugio County, and eventually drains into the San Antonio Bay and Gulf of Mexico.

There are a number of tributaries that flow through the Stone Oak Area Regional Center, which are all part of the Salado Creek Watershed. They include Panther Springs Creek, located along the far westerly portion of the Regional Center; Mud Creek, which traverses through the central portion of the Regional Center; and West Elm Creek and East Elm Creek, which are located between the central and easterly portion of the Regional Center. Regional parks within the study area are located in proximity to these natural tributaries, providing both management of the natural ecosystem and protection of the natural resources while also offering recreational opportunities for the community. All of the creeks flow from north to south and ultimately drain into the San Antonio River further south and beyond the Regional Center study area.

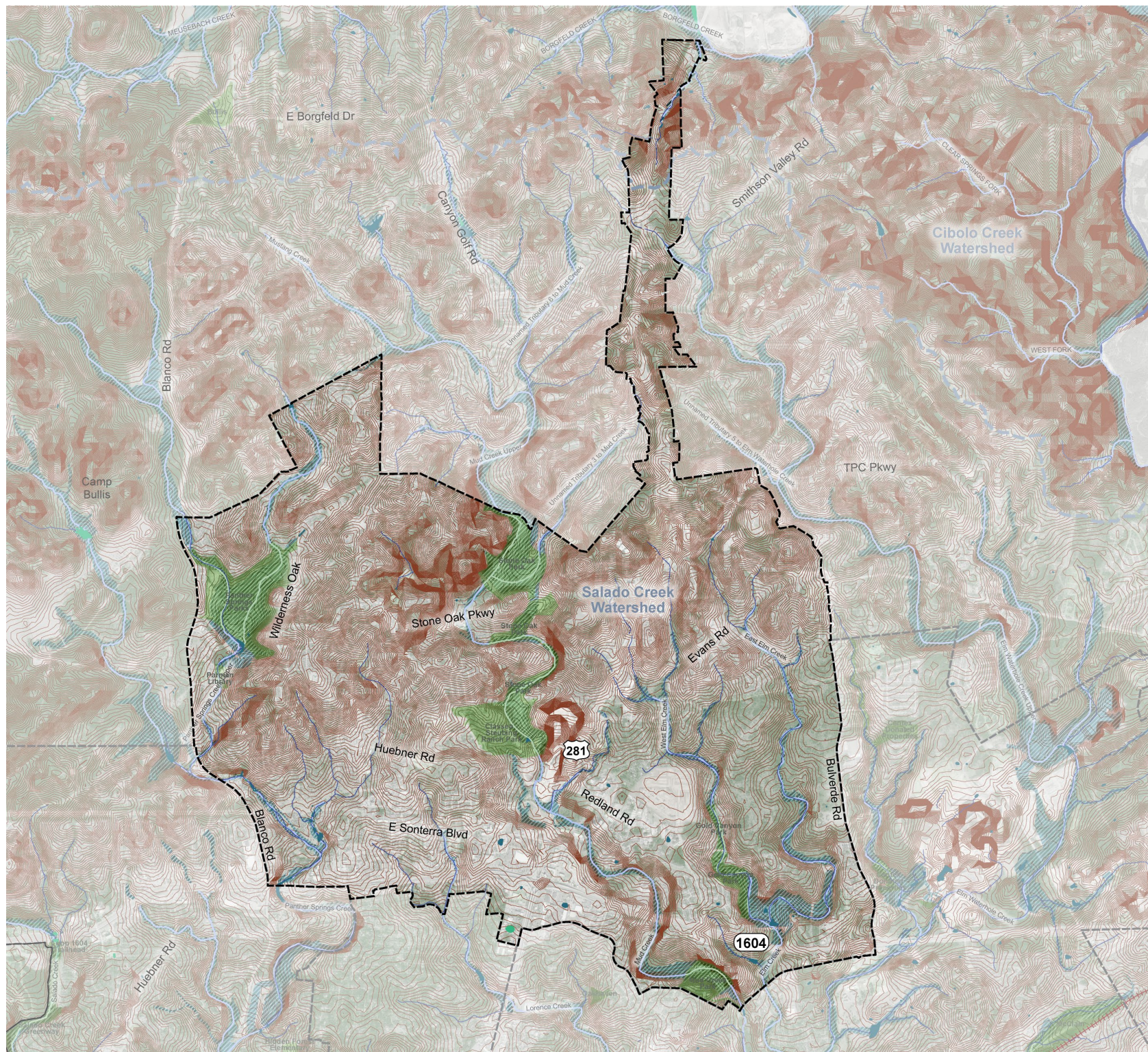
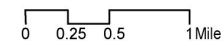
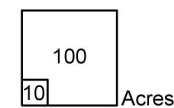
NATURAL SYSTEMS

-  Stone Oak Area Regional Center Boundary
-  Adjacent Regional Center or Community Area
-  Watershed Boundary
-  5-foot Contour Lines
-  FEMA 100-year Floodplain
-  Tree Canopy
-  Limited Water Quality Streams

WETLANDS

-  Riverline
-  Freshwater Wetland
-  Lake/Freshwater Pond

25





Land Use and Development Patterns

General Development Pattern

The Stone Oak Area Regional Center is characterized by stable neighborhoods that have grown around key institutional anchors, and which are supported by vibrant commercial corridors and office spaces. This Regional Center is predominantly residential but is well balanced with a wide array of commercial and health care to serve the residents. The residential use pattern is mostly single-family residences. A small percentage of the residential use consists of multi-dwelling units such as duplexes, semi-detached houses, and multi-unit apartments. There is a minimal amount of industrial uses. The largest industrial operation in the Regional Center is an aggregate quarry called San Pedro Quarry located just west of US Highway 281 and north of Agora Palms Drive. Aside from the quarry, other significantly smaller industrial use and operations consist mostly of self-storage warehouses. There are still pockets of undeveloped and vacant land, so infill development has been continuing over the last few decades. The San Pedro Quarry provides a unique future redevelopment opportunity. The San Pedro Quarry serves as an economic generator for the City while it is operating by providing locally-sourced aggregate materials for construction. Once mining of the quarry is complete and the quarry is reclaimed and closed, the land can be re-purposed for other uses that serve the public. Development along US Highway 281 has created a commercial spine along the highway. There is a high concentration of commercial uses around the intersection of US Highway 281 and North Loop 1604.

Distribution of Uses








Residential Use

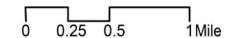
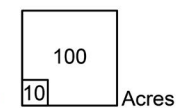
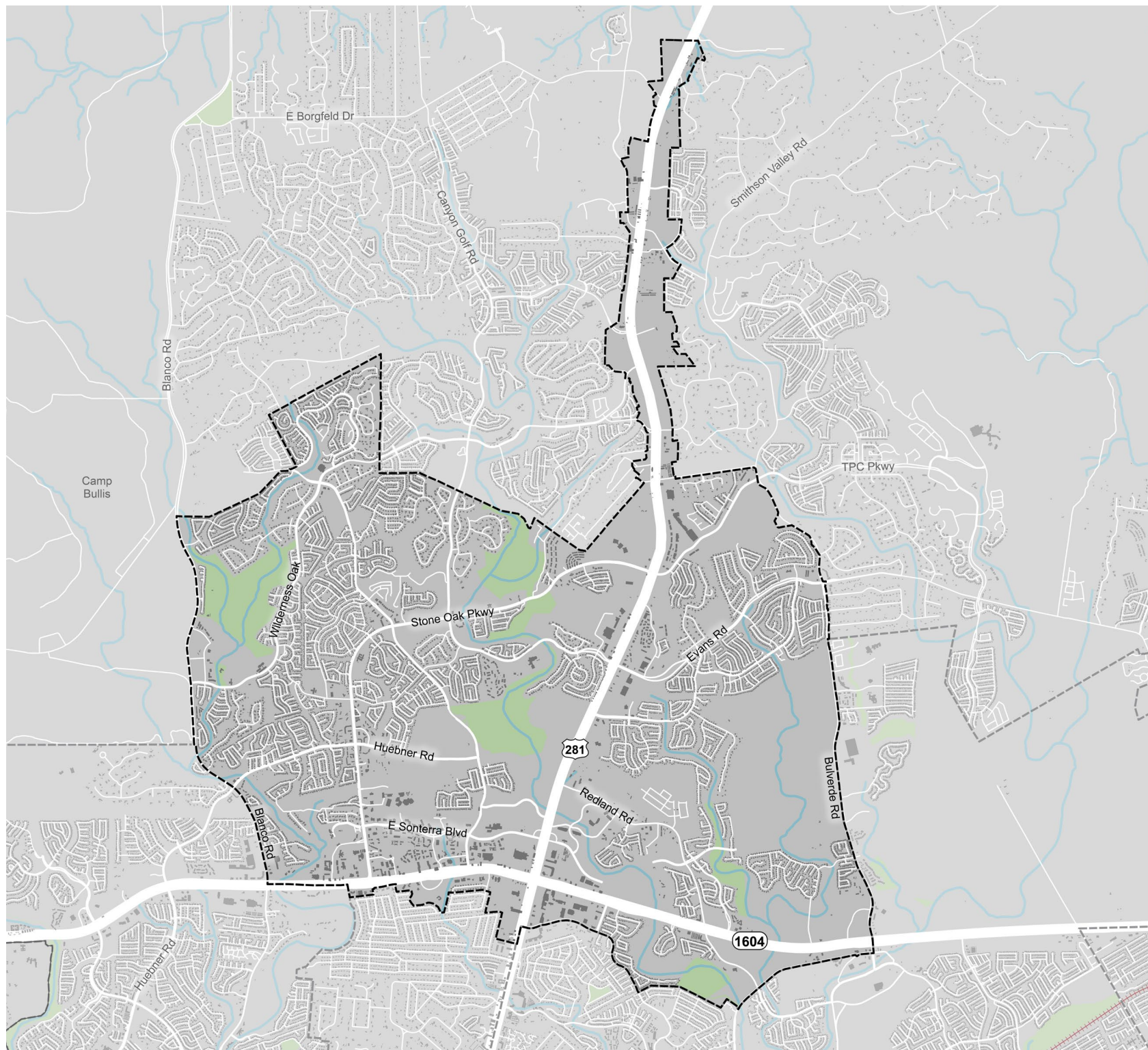
Properties are considered to be residential when the primary function of the property is to provide a place for a person to live. This could include detached houses designed for one family, duplexes or semi-detached houses designed for 2, 3 or 4 family units, or multi-family properties, such as apartments or condominiums, where a greater number of family units lives in a single building or on a single property.

Over one-third of the land in the Stone Oak Area Regional Center is used for residential purposes. Most of that residential land consists of single-family residences. Of all land in the plan area, 26% of it is single-family residential, while multi-unit properties with over 4 units accounts for only four percent of the land in the plan area. Properties designated with 2-4 dwelling units on a parcel, which typically function as duplexes, semi-detached housing or houses with accessory dwellings, make up the remaining seven percent of the residential land in the plan area. Multi-family development is fairly evenly dispersed throughout the Regional Center.

Residential development in the Stone Oak area is dominated by master planned communities. Encino Park was one of the first Municipal Utility Districts ("MUDs") annexed by the City in the 1970s, and Stone Oak master development plans began about a decade later. Since that time, a number of other subdivisions and communities have emerged. Development continues rapidly northward along Blanco Road, as well as the other thoroughfares throughout the area, such as Evans Road, Bulverde Road, Overlook Parkway and Borgfeld Drive. Homeowners Associations and Property Owners Associations ensure property maintenance and

DEVELOPMENT PATTERNS

-  Stone Oak Area Regional Center Boundary
-  Adjacent Regional Center or Community Area
-  Block
-  Park or Open Space
-  Existing Building Footprint
-  River or Stream
-  Railroad Line





community identity, while the Northeast Independent School District continues to attract new families to the growing area.

Institutional Use

Institutional uses include schools, hospitals and churches. The institutional uses in the Stone Oak Area Regional Center have attracted residential growth in the plan area for the past fifty years. North Central Baptist Hospital and Methodist Hospital Stone Oak, as well as other large-scale facilities such as the Institute for Women's Health and the Children's Hospital of San Antonio, continue to stimulate the advancement of healthcare services in this regional center. The Northeast Independent School District is another institution that continues to attract residents and ensure neighborhood stability and a sense of community. There are a number of churches and private schools in the area, such as San Antonio Christian School, which serve residents citywide. Institutional or public uses make up about nine percent of the land area of the Stone Oak Area Regional Center.

Commercial Use

Properties designated as commercial provide goods or services for the community. This includes medical office buildings, convenience stores and large-scale shopping centers. In the Stone Oak Area Regional Center, 11% of land is used for commercial purposes, and commercial development tends to be auto oriented, aggregating along major thoroughfares and at key intersections.

The intersection of US Highway 281 and Loop 1604 is a major regional commercial area, with restaurants, entertainment, retail, office space, and multi-family development. There are a significant number of medical office buildings and healthcare services found along Stone Oak Parkway, driven by the presence of two major hospitals. This plan area also has a

significant amount of Class A office space, housing major companies such as Microsoft and Marathon Oil.

Industrial Use

Although only two percent of the land in the Stone Oak Area Regional Center is used for industrial purposes, the impact of the main industrial use is significant. The San Pedro Quarry is located at the heart of this plan area, with access points located along the southbound side of Highway 281. Residential development has grown in around this quarry, and it has shaped the development patterns, traffic patterns and the identity of this area for decades. Other industrial property can be found on smaller parcels throughout the plan area, with a lower impact to the community.

Open Spaces and Parks









About 12% of the land in the Stone Oak Area Regional Center is designated as park or open space. This includes private open spaces as well as public parks and open spaces with open spaces consisting of a fairly broad range of passive land uses, such as greenbelts and permanent easements where nothing is built. Golf courses are also considered to be open spaces. There is slightly more land designated as public park and open space land, at eight percent, than private open space land, at six percent. The north course of Sonterra Golf Course, Stone Oak Park, Mays Family YMCA at Stone Oak, and Mud Creek Park are some of the parks and open spaces in this plan area.

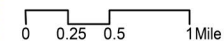
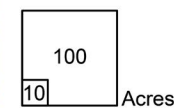
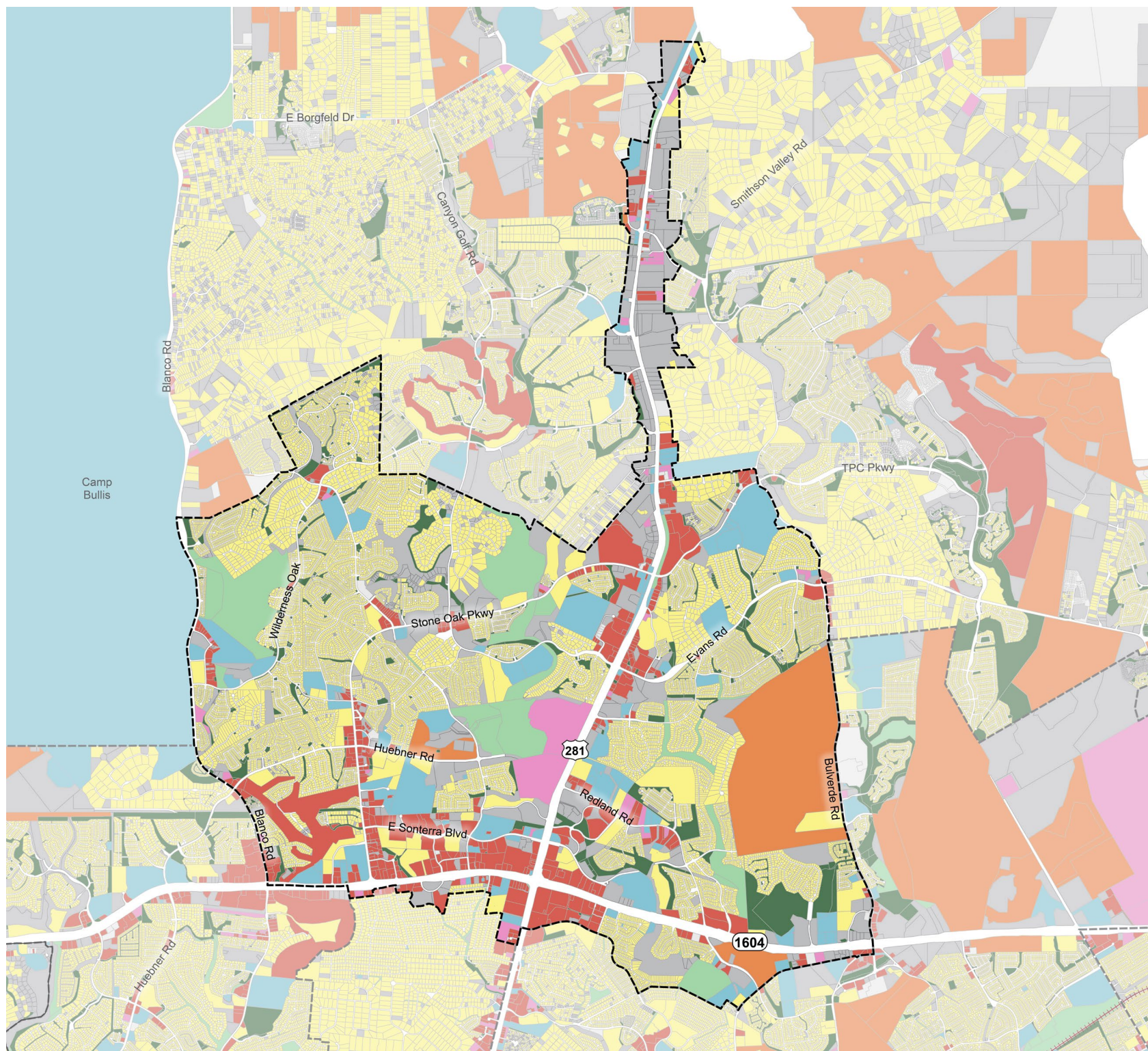
Vacant Property

Nearly one-fifth of all land in this planning area is still vacant which indicates that there is still a significant capacity for growth here. Most of this vacant land is found along the spine of Highway 281 north of Marshall Road. It is anticipated that much of the property fronting the highway will be developed for commercial use, including a new Santikos Theater and new retail establishments and restaurants.



EXISTING LAND USE

-  Stone Oak Area Regional Center Boundary
-  Adjacent Regional Center or Community Area
-  Institutional and/or Total Tax Exempt
-  Industrial
-  Commercial
-  Agriculture
-  Residential
-  Open Space / Park
-  Private Open Space
-  Vacant
-  Other / Not Specified





Transportation and Mobility

The Stone Oak Regional Center is served by multiple highways, regional, and local arterials, and VIA bus routes. Neighborhoods are generally clustered off arterial roads and tend to have limited points of access into and out of subdivisions. Pedestrian and bicyclist amenities, such as sidewalks and protected bike lanes, are limited in the Regional Center.

Roadways

US 281, a limited-access highway, bisects the Regional Center running north and south and provides a direct connection to downtown San Antonio. The highway has a major interchange with Loop 1604 that is currently under construction. Loop 1604 is another limited-access highway that encircles the city and its outer suburbs. Loop 1604 provides the approximate southern boundary of the Regional Center area.

Additionally, the San Antonio Major Thoroughfare Plan has classified the following roads as significant arterials:

- Primary Arterial Type A – Evans Road (east of US 281) and Bulverde Road
- Secondary Arterial Type A – Redland Road, Huebner Road, Blanco Road, Sonterra Blvd, Hardy Oak Blvd, Henderson Pass, Gold Canyon Road, Stone Oak Parkway, Evans Road (west of US 281), Canyon Golf Road, Wilderness Oak and Marshall Road

Transit

The Stone Oak Regional Center is served by several VIA Metropolitan Transit bus routes. The routes include Express, Frequent and Metro bus services. Express Service is designed for commuters because buses travel on expressways and quickly connect riders to employment centers from Park and Ride facilities. Frequent service provides travelers with transit service operating every 15 minutes during peak hours. Metro service consists of fixed routes operating every 30 to 60 minutes with buses running more frequently during peak hours.

Key points of access to the Express service include two Park & Ride facilities; one located towards the northern end of the area at the intersection of Stone Oak Parkway and US 281 and another located at the southern end of the area just southwest of the US 281/Loop 1604 Interchange. Both of these Park & Ride facilities serve commuters traveling to downtown San Antonio. Frequent service operates on the frontage roads of Loop 1604. Metro service operates only on Stone Oak Parkway, Sonterra Boulevard, US 281, and the frontage roads of Loop 1604. The frontage roads along Loop 1604 see the highest ridership and have the densest concentration of stops in the area.

A VIA Advanced Rapid Transit route is planned to connect Stone Oak directly to the Greater Airport Area, then eventually to downtown.

Bicycle and Pedestrian Facilities

As previously mentioned, there is little infrastructure for pedestrians and bicyclists in this Regional Center. There are a few shoulder bike lanes scattered through the area, such as on Encino Road, Caliza Drive, and Henderson Pass, but they are isolated and located on high-speed roadways and make for high-stress environments for potential cyclists. The Stone Oak Trail, located near the northern part of the Regional Center, provides recreation for cyclists and pedestrians, but does not serve a significant transportation purpose and only two neighborhoods and the Barbara Bush Middle School are directly accessible from the trail.












For pedestrians, sidewalk infrastructure is inconsistent and missing in many areas along the major roadways where land has not been developed. This forces people to walk either on the shoulder or the grass along these roads, which results in an uncomfortable and inaccessible experience for people walking. This is prevalent along the Loop 1604 and US 281 frontage roads along Loop 1604 and US 281 and it can also be seen in other hot spots scattered throughout the more residential areas of the Regional Center.

Connectivity

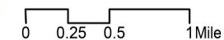
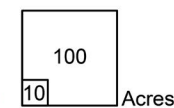
The dominance of highways and automobile infrastructure in the Stone Oak Regional Center as well as a lack of sidewalk networks and bike lanes currently present a challenge to multi-modal connectivity. The planning process for this area will need to examine options and opportunities for overcoming these specific challenges. Areas of particular focus may include:

- The various elementary/middle/high schools: Linking these schools with multi-use trails to the surrounding neighborhoods to support students walking or bicycling to school.
- The Huebner Road/Stone Oak Parkway intersection and surrounding areas and the Sonterra Boulevard corridor: Linking these higher density residential and commercial centers with better multi-modal infrastructure may encourage more development and provide for easier access to groceries and other necessities for residents.

MOBILITY MAP

-  Stone Oak Area Regional Center Boundary
-  Adjacent Regional Center or Community Area
-  Block
-  Rail Line
-  Park or Open Space
-  Stream
-  VIA Bus Route
-  VIA Bus Stop (less than 3 stops)
-  Existing Bicycle Trail, Lane or Route
-  Proposed Bicycle Trail, Lane or Route*
-  Park & Ride Station

* Acquired from the 2011 Bicycle Master Plan





Amenities and Access

The Stone Oak Area Regional Center enjoys convenient access to US Highway 281 and Loop 1604. The area is home to many residents and is also an employment hub in many industries such as medical, finance, service, and a variety of professional job opportunities due to the significant amount of medical, commercial, and business establishments in the Regional Center. The area has experienced steady growth over the last few decades and more recently the growth has continued further north, particularly along US Highway 281.

Medical

The Regional Center has many medical facilities, with three large hospitals, and multiple medical clinics. The North Central Baptist Hospital campus includes the Children's Hospital and the Baptist Orthopedic Hospital within one complex located off Stone Oak Parkway and Madison Oak Drive. The Stone Oak Methodist Hospital is located off East Sonterra Boulevard, east of US Highway 281. The Children's Hospital of San Antonio is also east of US Highway 281, off East Sonterra Boulevard. Surrounding these three large anchors are medical clinics with different medical specialties ranging from podiatry, orthopedic, dermatology, women's health, optometry, to neurology. Most of the medical clinics are all located off major roadways for convenient access by local residents and other community members from the San Antonio region.

Parks, Open Space, and Trails

The Stone Oak Area Regional Center has great regional parks and private clubs, including Panther Springs Park, Stone Oak Park, Gold Canyon Park, Mud Creek Park, The Club at Sonterra, and Canyon Springs Golf Club. In addition to these larger parks and clubs, many neighborhoods in the Regional Center have smaller neighborhood parks and community amenities such as pools, tennis courts, and clubhouses. The Regional Center also has trails for hiking and other passive recreational opportunities. Panther Springs Park has a trail system of about 2.5 miles and a dog park. Stone Oak Park has a trail system of about 2.7 miles spanning north and south of Stone

Oak Parkway, from Barbara Bush Trailhead located near Barbara Bush Middle School and Stone Oak Bible Church. The Parman Library has a trailhead that leads to the trail system around Panther Springs Park. Gold Canyon Park has a trailhead and a one-quarter mile trail that loops around the park. Lastly, Mudd Creek Park has a 1.40 mile trail that loops around the park, called Mudd Creek Park Loop and extending to a trailhead off Jones Maltsberger Road.

Recreation, Active Lifestyle, and Civic Facilities

The Regional Center has two branch libraries – Parman Library located off Wilderness Oak and west of US Highway 281, and Encino Library, located off Evans Road and east of US Highway 281. The Mays Family YMCA is available to members and has numerous programs such as youth sports, active older adults activities, parent's nights out, and other family events. The Regional Center has multiple private fitness facilities located in different commercial centers throughout the area. Examples include indoor personal fitness gyms, yoga studios, barre studios, many martial arts schools and dance studios.

Commercial Centers

The Stone Oak area has great shopping centers, and commercial options which continue to increase with new construction occurring particularly along US Highway 281. Some popular shopping centers include Sonterra Village, Blanco Market, Village on Sonterra, Stonehue Center, Encino Park Center, Northwoods Shopping Center, Village at Stone Oak, and many more.

Schools

This Regional Center is nearly all within the North East Independent School District (NEISD), which ranks among one of the top performing school districts in the San Antonio area. The Regional Center has a high number of public schools, with over a dozen elementary schools, five middle schools, and two high schools as well as numerous private schools. The most northerly portion of the Regional Center, running along US Highway 281 is within the Comal Independent School District.

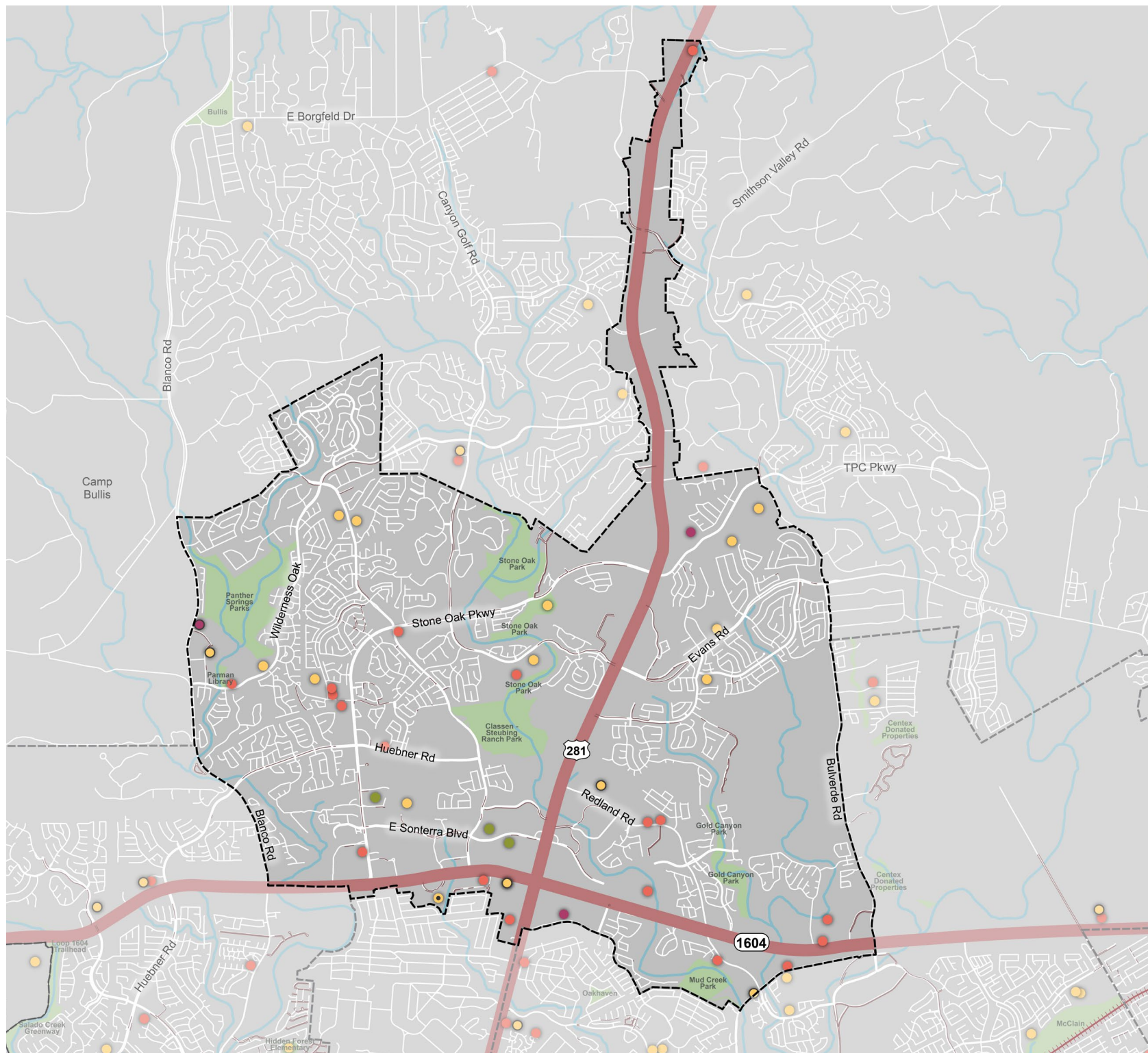
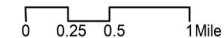
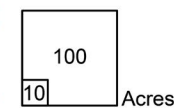


Stone Oak Area REGIONAL CENTER

AMENITIES AND ACCESS

- Stone Oak Area Regional Center Boundary
- Adjacent Regional Center or Community Area
- Block
- Park or Open Space
- Stream
- Public School
- Private School
- Charter School
- Place of Worship
- Movie Theater or Planetarium
- Theater/Auditorium or Performing Arts Center
- Hospital

- Physical Barriers
- Major Road
 - Rail Line
 - Incomplete Sidewalks





Public Investments

The 2017-2022 Bond included six projects within the boundaries of the Stone Oak Area Regional Center. The list below describes each bond project:

- Mud Creek Parks Improvement Project – \$400,000 appropriated for park improvement bond for general park improvements and rehabilitation. The project has started and is still underway.
- North Loop 1604/Bulverde Road Turnarounds - \$477,597 appropriated for construction of turnarounds under the North 1604/Bulverde Road intersection. This dollar amount reflects the City of San Antonio's contribution to a proposed federally funded project. The project has been completed.
- Panther Springs Creek Restoration - \$1.1 million appropriated for improvements to the existing natural channel to improve water flow and remove standing water. This project is located both east and west of Blanco Road, just north of the intersection of Blanco Road and Huebner Road. The project is currently in the design stage and construction is anticipated to start in September 2020.
- Classen-Steubing Ranch Park Property Acquisition and Development - \$9.15 million appropriated for land acquisition and Phase 1 development of the Classen-Steubing Ranch Park, located west of the San Pedro Quarry and US Highway 281, and north of Huebner Road. The land has been acquired by the City and the project is currently in the design phase.
- Hardy Oak Boulevard and Huebner Road Extensions - \$6.3 million appropriated for construction of new roads through the Classen-Steubing Ranch property, located west of the location for the future Classen-Steubing Ranch Park. The project was completed in the middle of 2019.
- Evans Road (Highway 281 to Caliza Drive) Improvements – a little over \$2.75 million appropriated for intersection and corridor improvements on Evans Road from US Highway 281 to Caliza Drive. The funded improvements include medians, acceleration/deceleration lands and traffic signal improvements as appropriate and within available funding. The project is currently in the pre-construction phase.

PUBLIC INVESTMENTS

-  Stone Oak Area Regional Center Boundary
-  Adjacent Regional Center or Community Area
-  Parcels

Proposed 2017 Bond Program

-  Street
-  Facility
-  Park
-  Library
-  Drainage
-  Street

