

Rolling Oaks Area Regional Center Plan: Survey #1

Project Engagement

VIEWS	420	PARTICIPANTS	51
RESPONSES	481	COMMENTS	188
SUBSCRIBERS	31		

1. What do you like most about this area?

Somewhat isolated yet convenient access to roadways at this time. Too many apartments going up.

one month ago

[6 Agree](#)

"green" area outside 1604 from bulverde to lookout. Not yet packed with commercial development.

one month ago

[4 Agree](#)

Strategic access to commercial businesses, key roads, schools, colleges, downtown & family oriented

one month ago

[1 Agree](#)

Relatively quiet area with low crime.

one month ago

[3 Agree](#)

Comanche Lookout Park and unused greenspace lots - makes the area feel more rural and natural.

one month ago

[2 Agree](#)

neighborhoods, close to most typical shopping

one month ago

[1 Agree](#)

Proximity to i35 and 1604, to easy commute to work or new braunfels.

6 days ago

Neighborhoods maturing well, general access to major freeways, Comanche Lookout Park, and business development

10 days ago

semi rural feel with urban conveniences.

12 days ago

Ease of access to highways and stores

13 days ago

easy access

14 days ago

Edge of town, uncrowded, easy access. It's already gone.

23 days ago

The area that are undeveloped with hopes for more permanent greenspace such as a park

24 days ago

too many apartments. Need more parks and trails

27 days ago

Comanche Lookout Park

28 days ago

Access to 1604, I-10 and I-35. Centrally located

28 days ago

Convenient to 1604 and 35. Comanche Lookout park is nice as well.

29 days ago

Quiet, safe residential neighborhood.

29 days ago

My favorite part about this area is Julia Yates Semmes library

one month ago

Commanche Lookout Park

one month ago

The land/space. The are isn't too congested.

one month ago

Everything is close by that one could want, shopping, food. Traffic is reasonable outside of 1604 n

one month ago

Availability of a mall

one month ago

Green space and access to businesses

one month ago

open area, green trees, easy to get to it.

one month ago

I love the green open space

one month ago

Perfect location to major highways, Neighborhoods. Convenience to shops, new trail on Evans Rd

one month ago

The potential for Connectivity

one month ago

Easy access to 35 and 281

one month ago

Easy access to 1604 and Comanche Park/Library/walking trails

one month ago

Access to highways and not too busy with random commercial properties.

one month ago

Semester Library and the Comanche Outlook Trail

one month ago

Fairly quiet and Not overly developed

one month ago

Location, schools, available housing

one month ago

Like having natural trees and such. There is too much construction

one month ago

Comanche Lookout park

one month ago

Convenient to SA and surrounding areas

one month ago

I love that it feels like I'm outside of the city, There are a lot of trees and not a ton of shops

one month ago

LI

one month ago



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2. What is missing from this area?

More trails, public parks, improved road infrastructure to match housing growth

one month ago

[3 Agree](#)

General green spaces accessible to residents. Trails outside of Commanche lookout, kid and dog parks

29 days ago

[1 Agree](#)

More retail and entertainment activities as well as affordable housing and non-profit services

one month ago

[1 Agree](#)

A public pool

one month ago [1 Agree](#)

Walking, hiking, riding paths, trails.

one month ago

[1 Agree](#)

trails, a thru road over the railway besides 1604 and green mountain. evans road fix. restaurants,

one month ago

[1 Agree](#)

unique non-chain dining/bar options, mall revitalization, stoplight @ intersection of Lookout/1604

one month ago

[1 Agree](#)

Forward thinking as to the roadways.

one month ago

[1 Agree](#)

Beautify areas along roads. Use drought resistant decor to improve aesthetic

one month ago

[1 Agree](#)

Affordable housing

6 days ago

Some roadways need improvement to accommodate apartment developments (i.e. widening Stahl and Toepperwine to 4 lanes), fix Stahl and Green Mountain intersection, create bike lanes along major roadway and green-space connections to parks.

10 days ago

Fire station police substation Drs offices

11 days ago

more parks

12 days ago

More walking paths with shade and green spaces.

13 days ago

Useable amenities for more people: bike/walk/run trails/routes; park areas; sport fields; lap pool;

23 days ago

Good retail shopping, too many empty retail spaces

24 days ago

Bike trails, parks, libraries, pool, convenient stores

27 days ago

Restaurants and Retail stores

28 days ago

Name brand retail, restaurants. We don't have the options the Northwest area of SA have.

28 days ago

A traffic light at the intersection of Lookout Rd & Toepperwein Rd. Also more nature trails.

29 days ago

Friendly family entertainment

one month ago

Whole Foods,Trader Joe good Chinese restaurant

one month ago

outdoor dining restaurants

one month ago

Parks, more shopping and dining options

one month ago

A park with trails

one month ago

Greenway trails, walkable and bikeable areas, pocket parks.

one month ago

It would be nice to have more restaurants, movie theater, etc

one month ago

Nothing

one month ago

Walking trails or more pedestrian friendly routes to reach library/Comanche park.

one month ago

Development of key shopping mall.

one month ago

Community Sports Complex

one month ago

Missing more name brand commercial shopping in strip mall retail areas.

one month ago

Older areas along nacodoches, Judson, and O'Connor need revitalization and investment. The zoning .

one month ago

Picnic areas and nature walk

one month ago

Missing upscale restaurants and shopping.

one month ago

Clean air. Construction/quarry dust is horrendous

one month ago

walking trails, sidewalks, landscaped medians

one month ago

police presence, mature trees, dog park, lack of lanes Nacogdoches,

one month ago

Public parks, playgrounds, healthy food restaurants

one month ago

Better road structure and sidewalks

one month ago

LI

one month ago



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3. What would you change about the community so that it attracts future generations?

Sidewalks for people to use instead of walking on roads.

one month ago

[4 Agree](#)

Addition of single family houses & townhouses, walkable/bikeable communities, grocery store-Aldi,

one month ago

[2 Agree](#)

Expansion of greenspace and walkable areas.

one month ago

[2 Agree](#)

Roads. Most are in really bad shape.

one month ago

[1 Agree](#)

Ll

one month ago

[1 Agree](#)

Needs more affordable housing that families with children could afford

6 days ago

Better overall roadway, walking, and bike path planning and development in concert with housing/apartment and business development. Travel and roadway development always seems to be an after-thought.

10 days ago

mixed use living if multi use family developments are going in. If there are apts it will be mixed use.. no more stand alone multi family dwellings

12 days ago

Walkability to small stores or grocery store

13 days ago

Expand/develop comprehensive interconnected bike, walk, run trail system; track.

23 days ago

Build some affordable Senior Housing available to the lower middle class

24 days ago

walkable areas with parks, bike trails, pools, outdoorsy stuff and gyms

27 days ago

restaurants and mix use projects

28 days ago

City of Cibolo has announced 8000 new roof tops have been plotted for the next 15 years.

28 days ago

Current, the metrocom cities are expanding. City of Converse is projecting another 5000 roof tops .

28 days ago

A mix of truly affordable housing options within walking/biking distance of recreation and retail.

28 days ago

Better landscaping upkeep and litter pick up on sides of roads. More sidewalks. Less homeless camps.

29 days ago

Add more outdoor community spaces. Community centers, pools, trails, parks.

29 days ago

More activities like retail, gyms, parks, overall it needs more vitality and affordable housing

one month ago

More homes, fewer apartments

one month ago

Add family friendly entertainment.

one month ago

Improve infrastructure (roads, parks, etc.)

one month ago

HEB, indoor play areas or covered areas, Make Comanche trails longer, and add other trails around gr

one month ago

Expansion of green space and walkable areas

one month ago

unique shopping, dining, bar, options and access to running/bike trails

one month ago

Most places in the area need a face-lift

one month ago

Investment in existing commercial property and higher quality apartments/living options

one month ago

Beautify walkways, trim tree & brush over growth Widen roads to accommodate high traffic volume.

one month ago

Would like it to be more like Alamo Ranch area with more shopping and name brand restaurants

one month ago

Better zoning along lookout road and investment along naco

one month ago

Better access to 1604 and a better 1604-35 interchange.

one month ago

Nothing. Traffic from apartments is taking its toll on roads and travel

one month ago

Ensure sidewalks and areas for being outdoors are available and kept updated

one month ago

more trees and landscaping, have industrial businesses put up trees to block the view of heavy equip

one month ago

Stop building industrial sites and add more sidewalks

one month ago

Less businesses out here and not taking away the scenery

one month ago



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4. What is your vision or what are your "big ideas" for the future of this area?

Connected Greenway trails from Salado Creek to Comanche Lookout Park and to Cibolo Creek.

one month ago

[4 Agree](#)

Increased lanes for 1604. Better eating shopping areas. Biking/walking trails.

one month ago

[2 Agree](#)

beautify! the gravel/materials trucks entering directly on FM 2252 are such a mess and throw rocks

one month ago

[2 Agree](#)

Affordable housing for families, public playgrounds, beautification, more sidewalks

one month ago

[2 Agree](#)

Safe, free spaces for kids to play

6 days ago

Review all water egress and flood plain areas outside of FM1604 for potential city "green space", bike and walking path development, with potential linkage to Comanche Lookout Park via Stahl or Lookout Roads to Evans Road.

10 days ago

connected parks and greenways

12 days ago

Environment friendly. More green areas for shade and family enjoyment

13 days ago

Regional rec/athletic center, including aquatic center, sport fields, trails hub, track, courts,

23 days ago

Affordable Senior Housing for the lower middle class who already live in the area or very nearby.

24 days ago

The northeast area of Bexar county is known as the Metrocom cities. A lot of military live here.

28 days ago

Beautify areas in and around Toepperwien Rd to not look so poor and forgotten about. More trails.

29 days ago

Increase in greenspaces, parks, walking and biking trails, dog park.

29 days ago

Trail from Comanche Lookout Park to McAlister Park or Lady Bird Johnson Park

one month ago

A park area similar to Levi Park in Houston, Texas

one month ago

Sports park. Bike paths to allow one to get to all the shopping, food.

one month ago

Parks and trails and smart business mixture

one month ago

to look like the quarry at Basse road. Attractive yet environmentally sound

one month ago

use mall are for something people will visit: park/entertainment option like TopGolf/Pearl type area

one month ago

More lanes on the highway

one month ago

Additional parks/green areas

one month ago

Beautify area without gentrifying, make the natural site of Comanche and library an area highlight

one month ago

It looks so fun down. Raise the bar for this area so owners take care of their commercial properties

one month ago

Major revitalization and parks in old quarry and commercial space

one month ago

More green areas

one month ago

Better upscale shopping and dining area. Perhaps more walking/biking trails.

one month ago

more green areas and less quick stops

one month ago

Mature trees, more police, buildings not look like cement blocks, dog parkland beautification

one month ago

Possibly have bracken village area with some small owned shops and restaurants owned locally

one month ago

LI

one month ago



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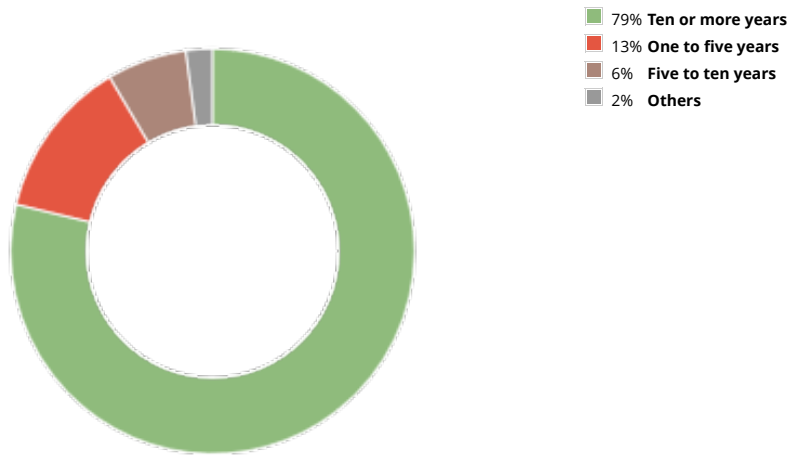


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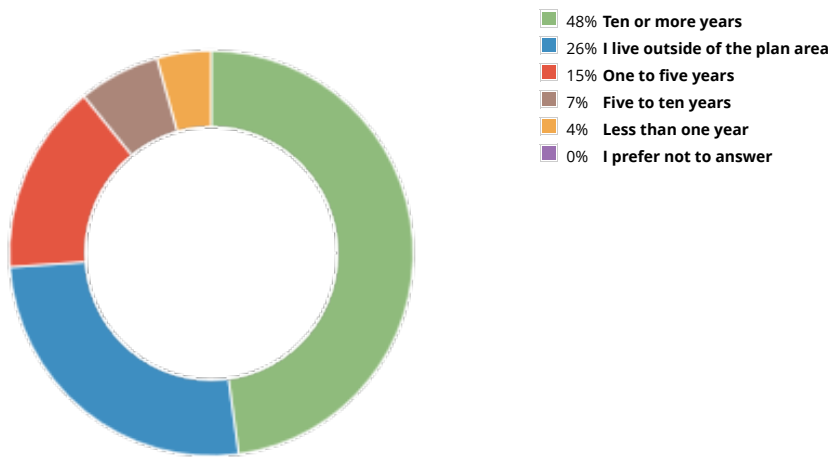
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How long have you lived in the San Antonio region?



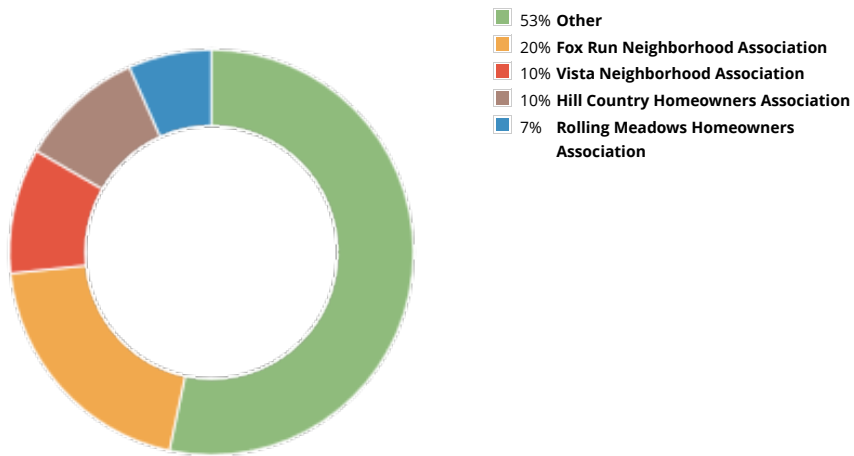
47 respondents

Do you live or own property in the plan area? If so, for how long?



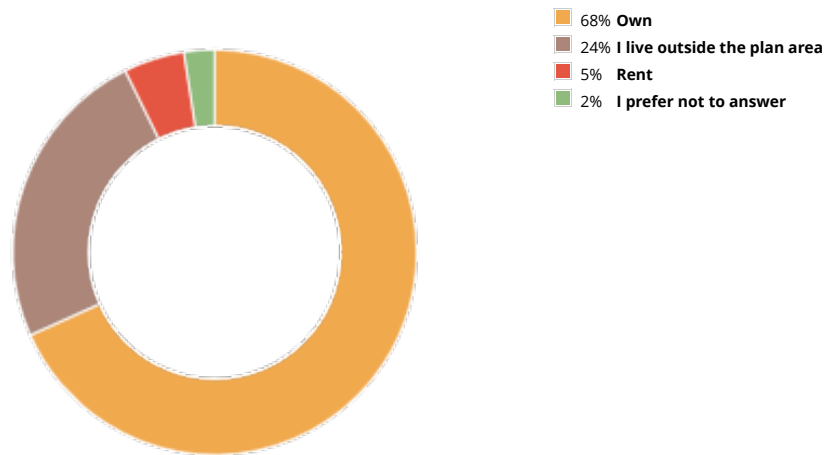
46 respondents

If you live or own property in the plan area, in which neighborhood?



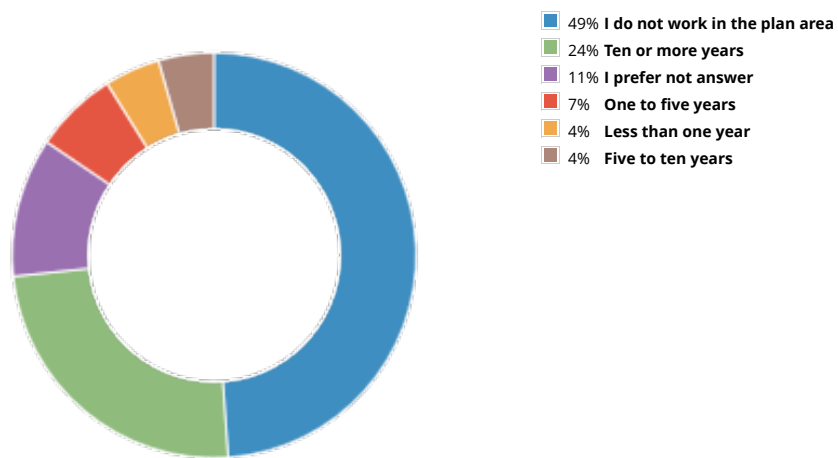
30 respondents

If you live in the Plan area, do you own or rent your home?



41 respondents

Do you work in the plan area? If so, for how long?



45 respondents

Is there anything else we should know as we learn about the area?

Shade is essential in outdoor spaces

6 days ago

Maintain easy access to Bracken and 3009.

12 days ago

Infrastructure is already well behind development (apartments E. of Stahl Rd near Walmart).

23 days ago

There are many of us (lower middle-class) that live just south of the plan area who would love to purchase affordable senior housing (townhomes/garden homes) built in the area

24 days ago

The metrocom cities consist of 9 cities. With all the Mayors belonging to the Northeast Partnership. Demographics are mainly military, active and retired.

28 days ago

What is your age?

22%	35 to 44	9 ✓
20%	25 to 34	8 ✓
20%	45 to 54	8 ✓
17%	55 to 64	7 ✓
15%	65 to 74	6 ✓
7%	75 years or older	3 ✓
0%	Under 18	0 ✓
0%	18 to 24	0 ✓

41 Respondents

Please indicate your race/ethnicity(ies). Select all that apply.

54%	White	22 ✓
27%	Hispanic, Latino, Latina, or Latinx	11 ✓
20%	I prefer not to answer this question	8 ✓
5%	Asian or Asian American	2 ✓
2%	Native Hawaiian or Other Pacific Islander	1 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Black or African American	0 ✓
0%	Middle Eastern	0 ✓
0%	Another option not listed here (please specify):	0 ✓

41 Respondents

Are you a person living with a disability?

91%	No	39 ✓
9%	Yes	4 ✓

43 Respondents

If yes, please check all that apply:

67%	Chronic medical condition	4 ✓
33%	Deaf or hard of hearing	2 ✓
33%	Physical or mobility	2 ✓
33%	Mental Health	2 ✓
17%	Blind or low vision	1 ✓
0%	Intellectual or developmental	0 ✓
0%	Other, please describe:	0 ✓

6 Respondents

Please share any accommodations you may require (for example: childcare, bio breaks for nutritional or restroom needs, proximity to exits, etc.):

Childcare

6 days ago

none

28 days ago

Restrooms in parks, trails with room for walking and biking concurrently.

29 days ago

none

one month ago

Need public parks with restrooms and need to widen Stahl road all the way from Judson to Nacogdoches and add sidewalks and a stoplight at Emerald Point (Courtland Ridge and Stahl)

one month ago

What is your gender? (Select all that apply.)

62%	Woman	24 ✓
36%	Man	14 ✓
3%	Prefer to self-describe	1 ✓
0%	Non-binary/third gender	0 ✓

39 Respondents

Are you transgender?

94%	No	34 ✓
6%	Decline to state	2 ✓
0%	Yes	0 ✓

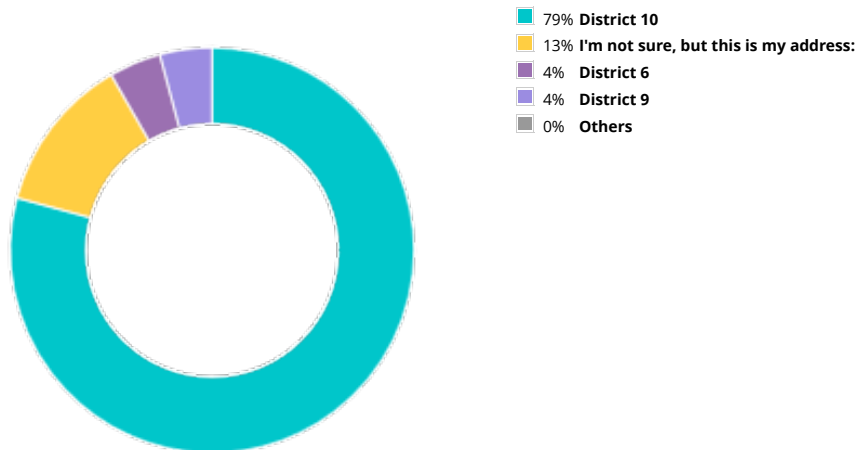
36 Respondents

What is your sexual orientation? (Select all that apply.)

76%	Straight/Heterosexual	26 ✓
15%	Prefer not to say	5 ✓
9%	Bisexual/Pansexual	3 ✓
0%	Gay	0 ✓
0%	Lesbian	0 ✓
0%	Queer	0 ✓
0%	Asexual	0 ✓
0%	Prefer to self-describe	0 ✓

34 Respondents

What is your Council District?



24 respondents

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