



ROLLING OAKS AREA REGIONAL CENTER PLAN PLANNING TEAM #1 MEETING SUMMARY

Meeting: Virtual Planning Team Meeting #1
Date: April 20, 2022
Time: 6:00 – 8:00 pm
Location: Zoom

ATTENDEES:

Planning Department: Ana Villarreal, Senior Planner; Special Projects Manager; Chris Ryerson, Planning Administrator.

Facilitators: Krystin Ramirez, MIG Project Manager; Jay R. Renkens, MIG Director of Planning and Design Services.

Planning Team: The Planning Department sent out invitations to participate in the virtual Planning Team Meeting #1 of the Rolling Oaks Area Regional Center Plan to 49 Individuals. This group is composed of leaders of registered Neighborhood Associations, business owners, community activists, major institutions, and key organizations in the area.

Planning Team Attendees: 19 planning team members signed on for the virtual Planning Team meeting #1.

- Samantha Wickwire, Council District 10
- Christine Vina, VIA Urban Design
- David Bemporad, Great Springs Project
- Michael Anderson, Friends of Comanche Lookout Park
- Donald Macaulay, High Country HOA
- Fox Run NA
- Rocky Duque de Estrada, CoSA Parks and Rec
- Ruffin Moore, Rolling Oaks Mall
- Niekos Robbins, San Antonio Youth Commission D10
- Jorge Chavez, Semmes Library
- Jennifer Oates, Vista NA
- Anne Macaulay, High Country HOA
- Michael Gallagher, President of NNA
- Tony Casa, Vista NATHad Dylan McDonald, Alamo Cement
- Kathyne Short (Kathy),
- Michael Frere, San Antonio Youth Commission D10
- David Arciniega, Parks Dept Ken Weber, Fox Run NA
- Gretchen Rouffs, Consultant

City Council Office: The office of District 10 had Samantha Wickwire present at the meeting as the lead on Zoning, Planning & Special Projects, as well as Michael Frere and Niekos Robbin representing the City of San Antonio Youth Council for Councilman Clayton Perry.

Background

The SA Tomorrow Comprehensive Plan identifies 30 sub areas that make up the entire city. As part of implementation of the SA Tomorrow Comprehensive Plan, 13 Regional Center Plans and 17 Community Area plans will be developed over 5 phases. The Rolling Oaks Regional Center Plan is among the Phase 3 plans which also include: the Far East Community, South Community Area, Greater Airport Regional Center, Stone Oak Regional Center, and Fort Sam Houston Area Regional Center.

Each plan is being developed by a team of local stakeholders, neighborhood leaders, and city departments. The process is generally 18-24 months from the start date to adoption by city council. The plan will feature specific recommendations and strategies for several plan elements including: Land Use, Mobility, Economic Development, Amenities and Public Spaces, Housing, and Neighborhood Priorities.

Meeting Objectives & Agenda

The City of San Antonio Planning Department kicked off the Planning Team Meeting virtually on April 20, 2022. The main objectives of this first meeting was to introduce new members to the planning team, provide a general overview of planning process and schedule, and identify a set of vision and goals for the plan area.

The meeting agenda for the evening addressed the following:

- I. Welcome and Introductions
- II. Overview of the SA Tomorrow Comprehensive Plan
- III. Sub-Area Process and Schedule
- IV. Planning Team Roles and Responsibilities
- V. Existing Conditions
- VI. Equity
- VII. Vision and Goals
- VIII. Next Steps

Meeting Format

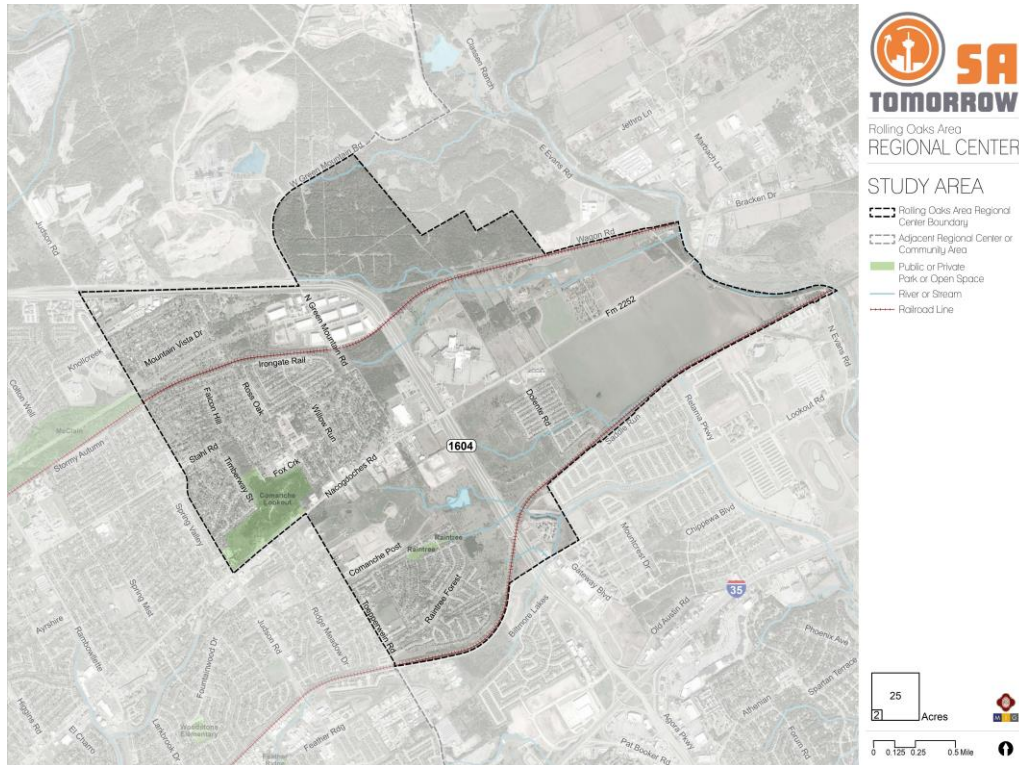
The meeting began with introductions by Planning Staff and City of San Antonio's consultant staff. The Project Manager then asked the team to briefly introduce themselves and include a statement about what they enjoy most about the plan area. Following introductions, the consultant team shared background information on the SA tomorrow Plan, the implementation process of each of sub area , and an overview of the Rolling Oaks Study Area.

The project manager then explained the team's roles and responsibilities, time commitment, and project schedule. The consultant team then described the Existing Conditions Atlas, the city's commitment to Equity, and then facilitated a discussion to identify the groups vision and goals for the area.



Rolling Oaks Area Regional Center Plan

The Rolling Oaks Regional Center is located in northeastern San Antonio along the edge of the City adjacent to the City of Live Oak and City of Selma. North Loop 1604 travels through the Regional Center and U.S. 35 is to the south. Rolling Oaks is comprised of residential subdivisions, Comanche Lookout Park, Rolling Oaks Mall, and Green Mountain Business Park.



Existing Conditions Atlas

The consultant team described the information that will be included in the Existing Conditions Atlas, which is a document that will provide specific information on the conditions of the area. As explained during this presentation, the document will be posted to the sub area website and shared with the public prior to the first community meeting.

Equity


As part of the City of San Antonio’s commitment to Equity, the Planning department is incorporating Equity studies into the plan document. Consultant staff explained how Equity Mapping can help identify underserved areas, and ultimately, guide the development of recommendations and strategies that address inequities within the plan boundary. The equity maps that were presented to the planning team during the presentation and that will guide this equity conversation include: the area’s access to Food (Grocery), Employment, and Parks.



Team Discussion: Vision & Goals

The final portion of the meeting was dedicated to a discussion on the assets, challenges, and opportunities available on the area. A Mural board was created to capture the planning teams' input live, where the information was organized and displayed on real time.

The images below display the comments captured on the Mural board. The pink squares indicate feedback related to Vision & Goals, the blue square indicate comments related to the Existing Conditions, and green squares indicate feedback related to equity. Following this meeting, Staff will incorporate the feedback into a draft of the "Vision and Goals" that will be presented to the public at the first community meeting to be held on the week of May 23rd.



DISCUSSION:

VISION & GOALS

EXISTING CONDITIONS - ASSETS

EXISTING CONDITIONS - CHALLENGES

EQUITY

GENERAL NOTES

Julia Semmes Library	Harris Middle School and Madison High School	VIA Link	Easy access to transportation areas - Nacogdoches, 35, Loop 1604
Macys and Sears currently for sale	Wide, high-speed corridors without appropriate density/height to support (also opportunity to accept more density so SF-neighborhoods don't get impacted by new dev) (Part 1)	Design street and uses to mitigate encroachment into neighborhoods; utilize design to calm traffic (Part 2)	Adaptable Reuse Place Type: retrofit for mail: https://sacomplan.com/place-types/shopping-mall-retrofit/
Avoid randomly planting trees without creating plan for how trees can grow well. Greenery needs to be sustainable and long-lasting and placement should be well thought out to be beneficial and fit with aesthetics of area (Part 1)	Major thoroughfares opportunity: identify traffic islands/median for bioswales (wildflowers, trees, etc.). Work with the City's Arborist and Botanical Gardens to assess bioswale and landscaping opportunities (Part 2)	Area of Interest: open space land near Bracken Road	Develop comprehensive signage plan along commercial corridors
Need increased variety of restaurants (high-scale options) around the mall	Completion of sidewalk along Nacogdoches (on both sides). The bus route drops off where sidewalk exists to date, but riders do not have a safe way to access the cemetery from the bus stop since there isn't a sidewalk along cemetery.	Traffic light signalization - light at Evers Rd needs to run on green longer in the morning (peak traffic time). Lots of backup is created and people cannot get to cemetery, school, or work efficiently.	Great access to this regional center by car but we need to improve accessibility to pedestrians and cyclists

Integration of bikeways and paved streets - opportunity for multimodal movement in the plan area

Positive access to IH35 N/S nearby, the COSA Library and Comanche Lookout Park are jewels to this area.

Established Neighborhoods

Great voter turnout!

EMS assets: assess need for more stations

Comment from K. Weber: Increase in warehouses and distribution centers - Green Mountain and FM1604. Amazon in area, trucks in mall area - rumors of Amazon ultimately obtaining taking over Mall. Confirmation from Rolling Oaks Rep. that Amazon is only using parking in Sears and NOT taking over mall.

Stahl Road: redesign to 3-lanes and add bike path and cross walk connecting to Comanche Park and other destinations

Stahl Road: D10 exploring potential widening of the street for a future bond project. Green Mountain Road already has land dedicated to city to realign dangerous curve. Curve is high crash zone. Interest from PT members to have sidewalks along Stahl.

Highways as zippers! (Land bridges as options)

Property located next to Rolling Oaks Mall is owned by Nardis. Goal is to attract corporate headquarters.

One man's flood creek is another man's bike trail.

Support businesses that can provide services to residents of the area



Connectivity!	Concern about transportation flow and impact from apartments	IH-35 construction: need to address traffic moving to neighborhood streets and impacts of construction	MCCLAIN Disc Golf Course	Transportation Routes - Wetmore, Nacogdoches, and Judson are high speed and accessibility for pedestrians & cyclists. Improvements needed (overpasses, slow down areas)	Loop 1604 Gateway is more appealing than enter the City through IH-35	Alternate roads to bypass IH-35 traffic - Bracken connection to 3009	Future of Rolling Oaks Mall: focus on local businesses filling the mall (60% local currently), community center; 90% occupied between Macy's and Sears
Unlike other suburban areas - great road connectivity that provide opportunity for minimum infrastructure improvements (sidewalks) or redesign of roads (e.g. Stahl Road not on Major Thoroughfare Plan) to make streets safer	Lots of community assets: McClain Park - near Plan Area; schools - Madison, O'Connor	Multi-use paths to connect schools and neighborhoods safely	Law enforcement: need increased presence of police in neighborhoods (safety and traffic improvements)	Sidewalk improvement needed between Judson Rd and Vista - middle school students can't cross safely to Harris or Madison	Alta Vista apartment managers worked with Ken and City to dedicate lane for future road development/improvements	Similar to Pat Booker near Randolph Air Force Base - add landscaping and greenery along roadway (increase tree canopy and clean up aesthetics)	Street trees and landscaping can improve water quality and drainage
Plan Plans for HEB to locate at 1604 and Nacogdoches (property location: across 1604 from Jima) across street from the Exxon station & Mall (Property will be developed to offices/warehouses)	A city sports complex for different sports (basketball, volleyball, etc.) - need public location for families to go and practice.	Community and Recreation Centers not located in the area - opportunity!	Theater back in the mall? Inflatable Wonderful Land is located in previous theater spot	Community without barriers: Nacogdoches, 1604, and Railroad create barriers for children crossing from one side to the other - need innovative approaches to transportation and land use	Increase job diversity in the area	Is there a need to look back at the regional center classification for Rolling Oaks Area?	Walking path/running trail (multi-use path) that connected/looped around the mall

Next Steps

Before concluding the meeting, the project manager provided the team with announcements on the interactive poll, the upcoming schedule, and contact information.

Public Input Poll: The Project Manager will send an interactive poll to all planning team members to identify their general day and time availability, as well as their preferred meeting format (virtual or in person). Once we collect and analyze the poll responses, we will present a draft schedule to the Planning Team for review.

- Community Meeting #1:** Week of May 23, 5:30-7:30
Location: Julia Yates Semmes Public Library
This meeting is open to the public, post cards will be sent out to residents in the area.
- Planning Team Meeting #2:** Week of July 11th
Meeting time and location TBD.

Meetings with the Project Manager are available upon request. Please contact the project manager for any additional comments, questions or to request a meeting.

Contact Information

Project Manager: Ana G. Villarreal, City of San Antonio Planning Department.

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