

MEETING SUMMARY

Rolling Oaks Area Regional Center Planning Team Meeting #2

Meeting Date: July 14, 2022

Time: 9:00 AM – 11:00 AM

Location: Virtual Zoom Meeting

Attendees:

Mike Anderson, Friends of Comanche Lookout
Mike R. Gallagher, NE Neighborhood Alliance
Don Macaulay, High Country HOA
Anne Macaulay, High Country HOA
Kathryne Short, Fox Run NA
Jennifer Oates, Vista NA
Elizabeth Kuhlmann, RBFCU
Dylan McDonald, Alamo Cement
Samantha Wickwire, City Council District 10
Karen Bishop, SARA
David Bemporad- Great Springs Project

Christina Castano, VIA
Patricia Franco, VIA
Rocky Duque de Estrada, City of San Antonio
David Arciniega, City of San Antonio
Ana Villarreal, City of San Antonio
Chris Ryerson, City of San Antonio
Iris Gonzalez, City of San Antonio
Elly Schaefer, MIG
Saul Vazquez, MIG
Matt Prosser, EPS
Gretchen Roufs, AMS

Meeting Purpose

The purpose of Planning Team Meeting #2 was to discuss the plan area’s draft vision and goals statement, identify potential focus areas, and to provide a brief introduction to land use.

Meeting Format

The Rolling Oaks Area Regional Center Project Manager, Ana Villarreal presented to the Planning Team the key themes that emerged from Planning Team meeting #1 that occurred on April 20, 2022, and from Community Meeting #1, which took place on May 31, 2022. After the major takeaways/themes were presented, Ana reviewed the draft vision and goals statements with Planning Team. After some discussion on the draft vision and goals statements, the concept of Focus Areas was presented by Ana. Matt Prosser from EPS then discussed identifying potential focus areas based on an analysis of parcels that fell into three categories: publicly owned, vacant, and underutilized. Finally, Elly Schaefer from MIG introduced land use as one of the main foundations and drivers of the Rolling Oaks Area Regional Center Plan.

Existing Conditions

The Rolling Oaks Area Regional Center connection to Loop 1604 and proximity to I-35 has been key to the growth of new industries in this area in recent years. In addition to its prime location, the amount of land currently underdeveloped provides this Regional Center with a unique opportunity to locate and expand investment in housing, services, and emerging industries.

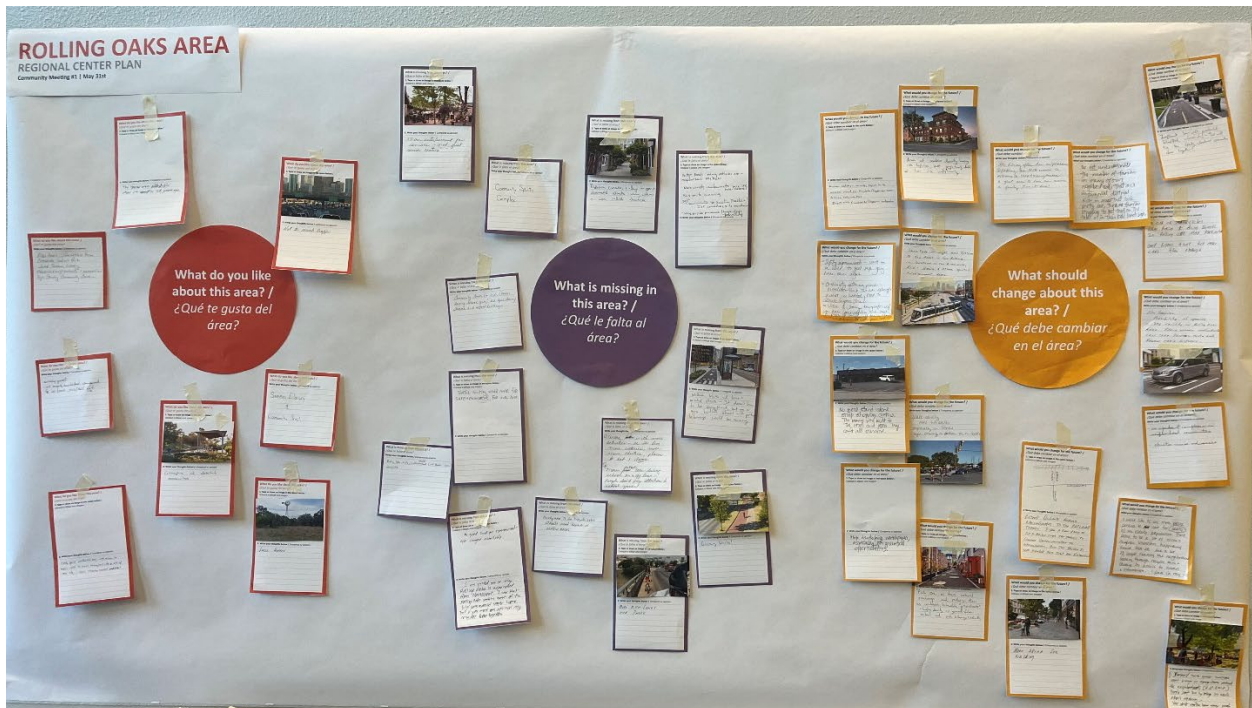
Development patterns and the amount of growth experienced varies significantly on each side of the highway. Aside from Rolling Oaks Mall and Rolling Meadows Subdivision, the development east of Loop 1604 is predominantly rural. Many of the large tracts of land are vacant or have been used for farming

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and ranching for generations. The land south and west of Loop 1604 is a much more active area that is home to numerous residential and commercial developments, as well as key landmarks of the plan area.

Initial Survey and Community Input Results

A short survey titled “Rolling Oaks Area Regional Center Plan: Survey #1” was made available on-line between May 11, 2022 and July 4, 2022. The purpose of the questionnaire was to gather community input that was used to draft the vision and goals for the Rolling Oaks Area Regional Center Plan. Postcards were mailed out to every property owner and tenant in the Plan area notifying them of the community meeting and a link to the survey was included on the postcard. Flyers were also distributed electronically on social media platforms and via newsletters. The first community meeting included an iPad survey station so that participants could respond to the survey during the meeting, and a vision board so that participants could write comments and post their input under sections of the wall graphic that corresponded with questions in the vision and goals questionnaire.



Major take-aways and recurring themes from input received during the community meeting and survey were presented to the Planning Team. Afterward, a draft of the vision and goals statement was presented to the Planning Team for discussion.

Vision and Goals Statements

Ana presented the draft Vision and Goals statements and facilitated the discussion. The draft Vision that was presented to the team, was as follows:



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The Rolling Oaks Area Regional Center is built on quiet, safe and family-friendly neighborhoods stitched together with walkable, bikeable and transit-friendly mixed use areas including shops, restaurants, and diverse opportunities for housing and employment. Long-time and new residents are connected to each other and to ample parks, trails and recreation by beautiful and calm green streets.

The draft Goals statements was presented to the team, which was as follows:

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

The Planning Team had a discussion about the vision and goals with the following comments provided to further refine them:

- Goals should reflect the importance of providing spaces where people can live, work and play
- It mentioned by a meeting attendee that goals should reflect the importance of jobs for this Regional Center
- The goals should reflect the importance of developing light industrial industries that are more compatible with the area.
- Residents should have more connectivity and access should improve access points to parks and trails from neighborhoods

Focus Area Identification

The concept of focus areas was introduced to the Planning Team as being areas of opportunity to direct future investments, support, or improvements. Focus areas could include vacant or underutilized parcels within a concentrated area, commercial centers, strips or malls that are consistently less than fully occupied, areas along transit corridors with vacant or underutilized parcels or retail spaces, and/or major intersections or nodes in need of infrastructure improvements. The Rolling Oaks area is unique in that it has large tracts that remained undeveloped or are underutilized.



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For example, Rolling Oaks Mall, the main anchor of that area in the 1980's, is a large area of land located north of 1604, immediately north of Nacogdoches Rd. It is currently developed but has experienced a decrease in occupancy and foot traffic. The Planning Team discussed Rolling Oaks Mall and as a candidate for a focus area due to the large acreage available for redevelopment and the potential for its surrounding areas to be developed in ways that connect to potential community focused amenities.

A comment from the office of D10 was made about a recent zone change on 15207 Nacogdoches Rd., south of Rolling Oaks Mall, to allow for Multi-Family Development.

Additional comments made by the Planning Team included the following:

- "Add language that encourages mixed uses".
- "Can we introduce a program that helps neighborhood associations manage floodplains or have them turn over floodplain land to the city to help deal with flooding?"
- Check out "Benefits of introducing light rail to the Rolling Oaks area that can help reduce vehicle traffic."

Land Use and Zoning

Elly Schaefer with MIG provided to the Planning Team an overview of land use and zoning. She discussed the distinction between land use as the future vision for development and growth and zoning as the development standards for what is currently allowed based on restrictions associated with a subject site's zoning. She informed the team that the next Planning Team meeting will delve into land use in more detail.

NEXT STEPS:

Planning staff will be reviewing existing land uses in the area and creating a preliminary draft land use map to present to the Planning Team in August, for review and editing.

Planning Team Meeting #3: August 8, 2022 from 2:00 – 4:00 PM

Planning Team Meeting #4: September 12, 2022 from 2:00 – 4:00 PM

Meeting summaries and presentations will be available on the sub area plan website:

<https://rollingoaks.sacompplan.com/>

If you have any questions about the Rolling Oaks Area Regional Center Plan, please contact the Project Manager: Ana G. Villarreal, City of San Antonio Planning Department.

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