



# Rolling Oaks Area Planning Team

## Meeting #2

### Vision & Goals/Focus Area Identification/Intro to Land Use

Thursday, July 14th, 2022

Zoom

9:00 AM – 11:00 AM



Cambridge Systematics, Inc.

Bowtie

Economic & Planning Systems, Inc.

Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City

WSP



**SA**



**TOMORROW**

Introductions

# Rolling Oaks Area Project Team

- City of San Antonio, Planning Department
  - Ana Villarreal, Project Manager
- MIG
  - Andrew Rutz, Project Director
  - Elly Schaefer, Project Manager
  - Saul Vazquez, Senior Project Associate
- Economic & Planning Systems
  - Matt Prosser, Executive Vice President



# Meeting Objectives

- Review of Key Themes from PT Meeting #1 Input
- Overview of Community Meeting #1 Takeaways
- Discuss Draft Vision & Goals
- Focus Area Identification
- Introduction to Land Use and Zoning



# SA TOMORROW

Input from Planning Team Meeting #1  
Community Meeting #1 and  
Community Survey

# Planning Team Meeting #1

Date: April 20, 2022

Time: 5:30pm – 7:30pm

Location: Virtual (Zoom)

## Assets:

- Public amenities such as libraries and parks
- Access to highways
- Safe and quiet neighborhoods that are well-established

## Opportunities

- Increase green spaces
- Improve sidewalks to ensure safety
- Support new shopping, dining entertainment and recreational opportunities
- Infrastructure Improvements

## Equity

- Need for improved connectivity and accessibility to pedestrian and cyclists

**Rolling Oaks Area Regional Center Planning Team Meeting #1**

**Attendees: What do you enjoy most about the Rolling Oaks Area?**

Attendees: What do you enjoy most about the Rolling Oaks Area? (List of attendees and comments)

**Q&A:**

Q: (List of questions)

A: (List of answers)

**Next Steps:**

(List of action items)

**EXISTING CONDITIONS:**

(Map showing existing conditions)

**EQUITY:**

(Map showing equity considerations)

**DISCUSSION:**

(Grid of sticky notes with discussion topics)

1 of 1

# Community Team Meeting #1

Date: May 31, 2022

Time: 5:30pm – 7:30pm

Location: Semmes Library

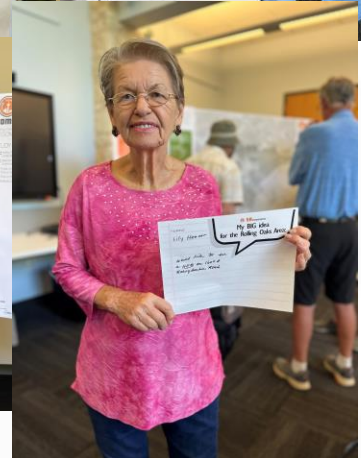
## Major Takeaways

### Strengths:

- Quiet residential areas
- Access to major roads
- Green amenities

### Challenges:

- Pedestrian corridors
- Protected bikeways,
- Transit-oriented streets
- Need for road improvements.
- Limited entertainment for residents



# Community Meeting #1

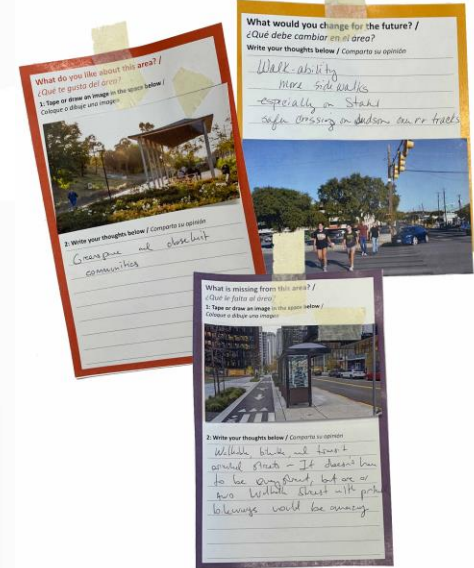
## Major Takeaways pt. 2:

### Future Improvements:

- Improve on safety
- Increase outdoor activities (bicycle and pedestrian infrastructure).
- Less strip malls and improvements to the mall
- Support homeless and financially distressed families.
- Provide city services such as a DPS facilities
- Places for the community to gather.

### Future Developments:

- Revitalize the Rolling Oaks Mall
- Increase restaurants, grocery stores, and entertainment
- Providing additional outdoor infrastructure
- A corporate campus with restaurants, entertainment and business offices



# Survey Results

**Open:** May 11<sup>th</sup> -July 4<sup>th</sup>

**Participants:** 51

**Responses:** 481

**Comments:** 188

**Outreach:** NNA and NE Senior Center

## Major Takeaways:

### Strengths:

- Connectivity
- Safety
- Mild traffic
- Existing public amenities (Julia Yates Semmes library, natural open spaces, and the Rolling Oaks Mall).



### Challenges:

- Improvements to roads and infrastructure
- Pedestrian and bicycle trails connecting to public amenities
- Family-oriented entertainment, dining, and shopping in vacant spaces
- Additional parks, trails, and green spaces

# Survey Results

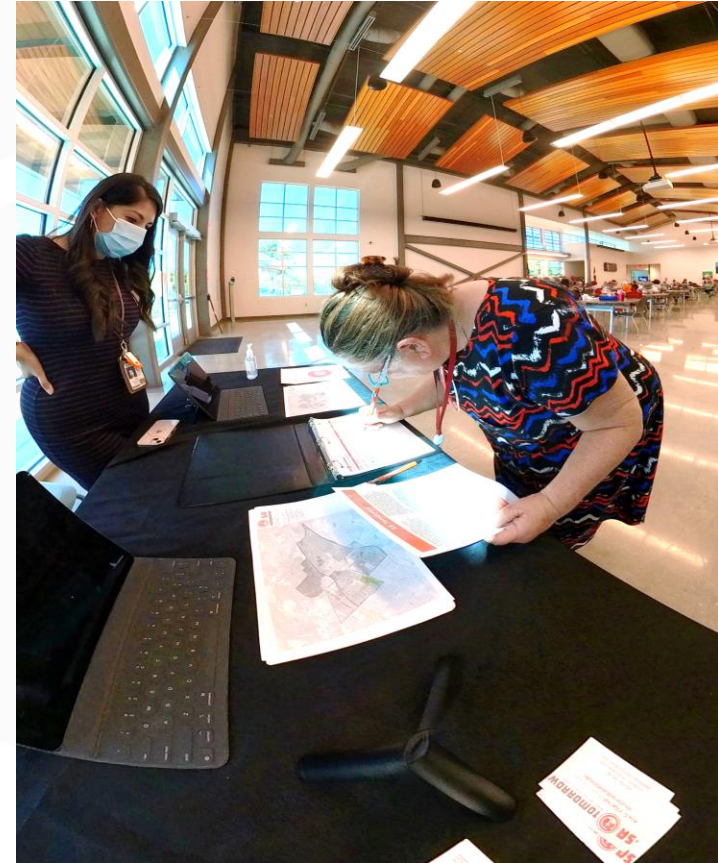
## Major Takeaways pt. 2:

### Future Improvements:

- Improve the road infrastructure, pedestrian and bicycle infrastructure
- Provide walkable areas connected to trails and affordable single-family homes in the area.
- Community spaces
- Investment in existing commercial and retail property is also a priority.

### Future Developments:

- Connect trails to key sites in the area
- Provide affordable housing
- Improving the aesthetics of the area
- improved entertainment and commercial spaces.





# SA TOMORROW

Draft Vision & Goals for Plan

# Vision & Guiding Principles for San Antonio

*Vision for 2040 from the SA  
Tomorrow Comprehensive Plan:*

**SA Tomorrow is the  
story of a great  
American city.**

**San Antonio is a dynamic city  
with neighborhoods that are  
complete with unique places  
that define their character and  
celebrate our history. Our  
corridors unite our residents and  
our businesses, using cutting-  
edge multi-modal options that  
connect our neighborhoods to  
vibrant regional destinations...**

1. Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

2. Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.



3. Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

4. Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

5. Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.



6. Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

7. Encourage and integrate innovative and sustainable ideas and development.

8. Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

9. Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

# Draft Vision

*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.*

# Draft Goals

1. *Promote quality development that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.*
2. *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.*
3. *Facilitate and guide new development to maintain the existing relationship of safe and quiet neighborhoods tucked between commercial and mixed-use areas.*
4. *Retrofit auto-oriented commercial development to be more walkable and provide a greater diversity of locally serving restaurant and retail options.*

# Draft Goals

5. *Expand the amount and variety of transit services throughout and connecting the Regional Center to other area destinations and amenities.*
6. *Improve existing connections and create new connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits.*
7. *Provide more parks, open space, trails and recreational amenities throughout the Regional Center.*
8. *Encourage responsible watershed management through sustainable and resilient public investments, private development, and strategic partnerships.*



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Focus Area Identification

# What is a Focus Area?

*Key Definition #1*

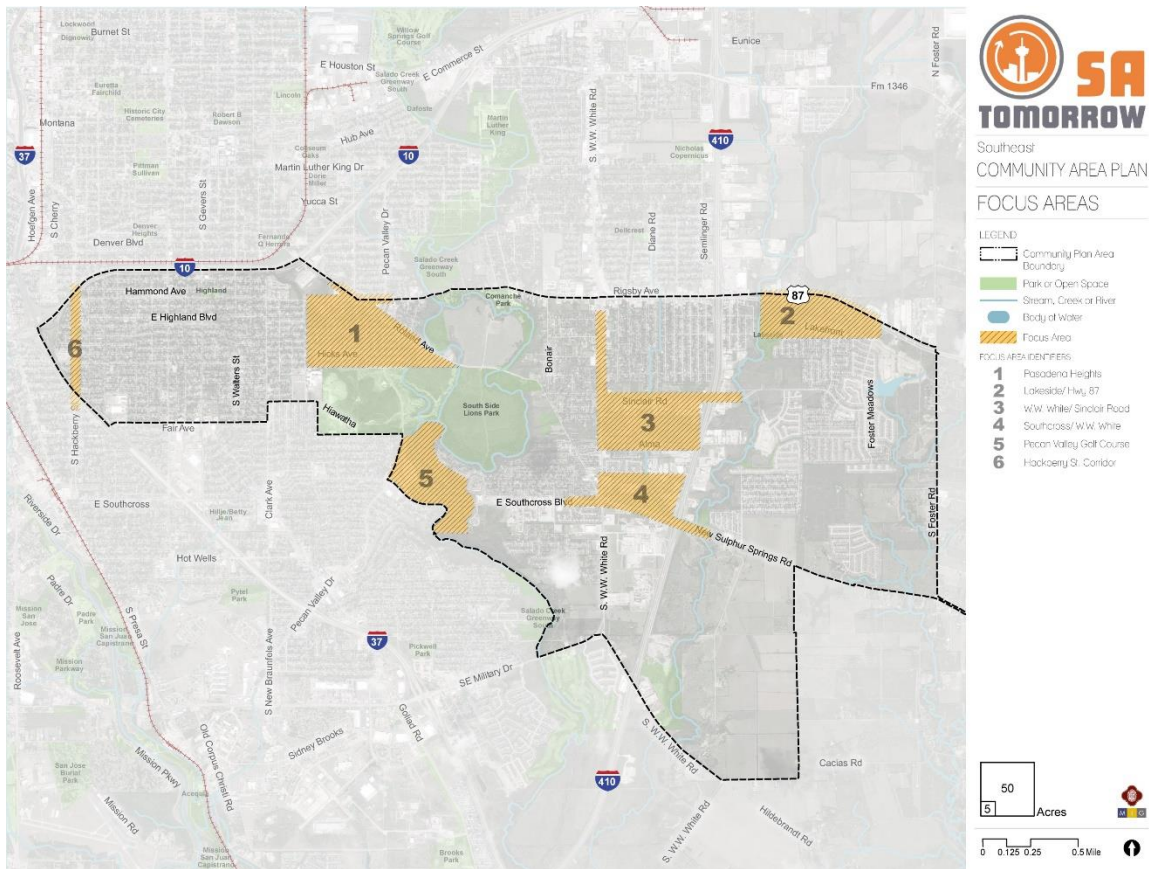
## **FOCUS AREAS:**

Important **areas of opportunity** to direct future investments, support, or improvements.

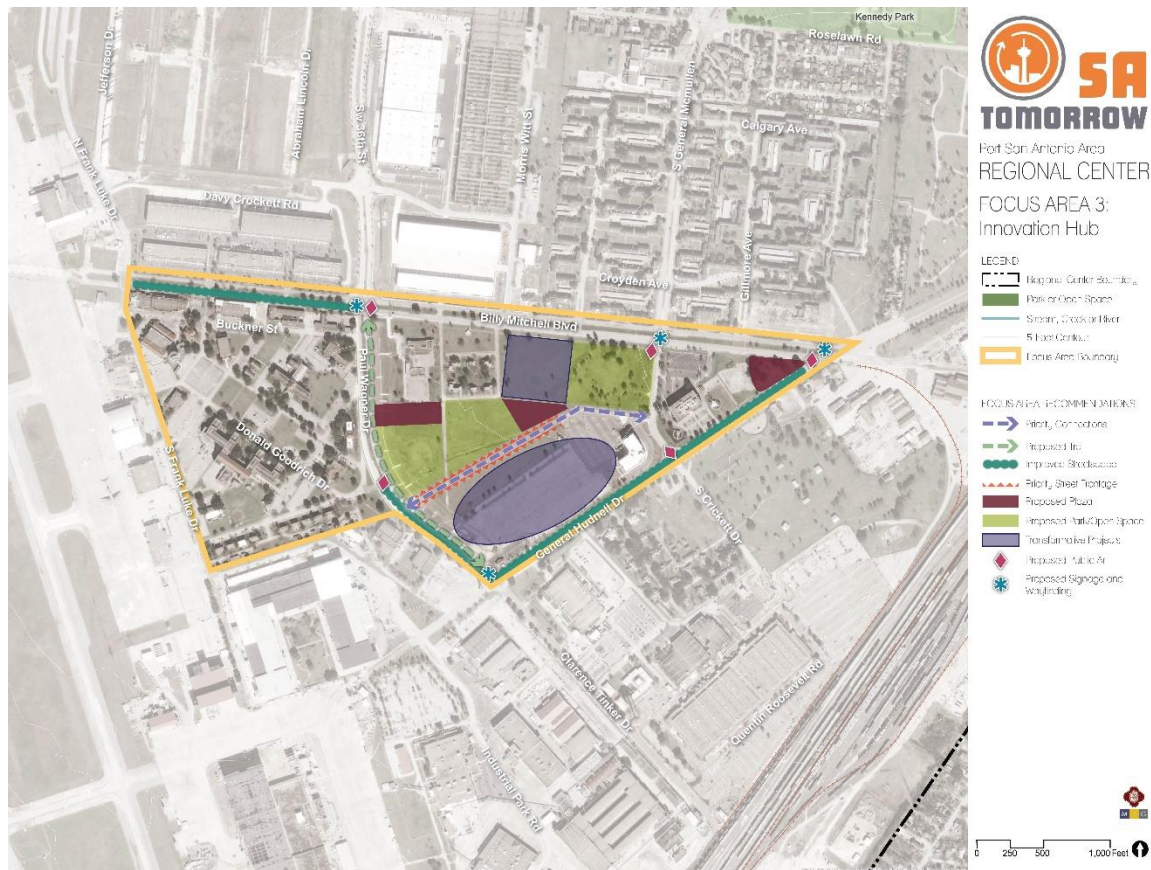
# What *Could* a Focus Area Include?

- **Vacant, or underutilized parcels** within a **concentrated** area.
- **Commercial centers, strips, or malls** that are consistently **less than fully occupied**, or surrounded by a significant amount of **unused parking lots or vacant parcels**.
- **Former industrial sites** that could be **adaptively reused** for some other purpose.
- **Areas along transit corridors** with **vacant or underutilized parcels or retail spaces**.
- **Major intersections or nodes** in need of infrastructure improvements.
- **Special districts or bustling areas** that may **need investment or support** to preserve the character or history of a community.

## Focus Area Examples: Port SA Area Regional Center



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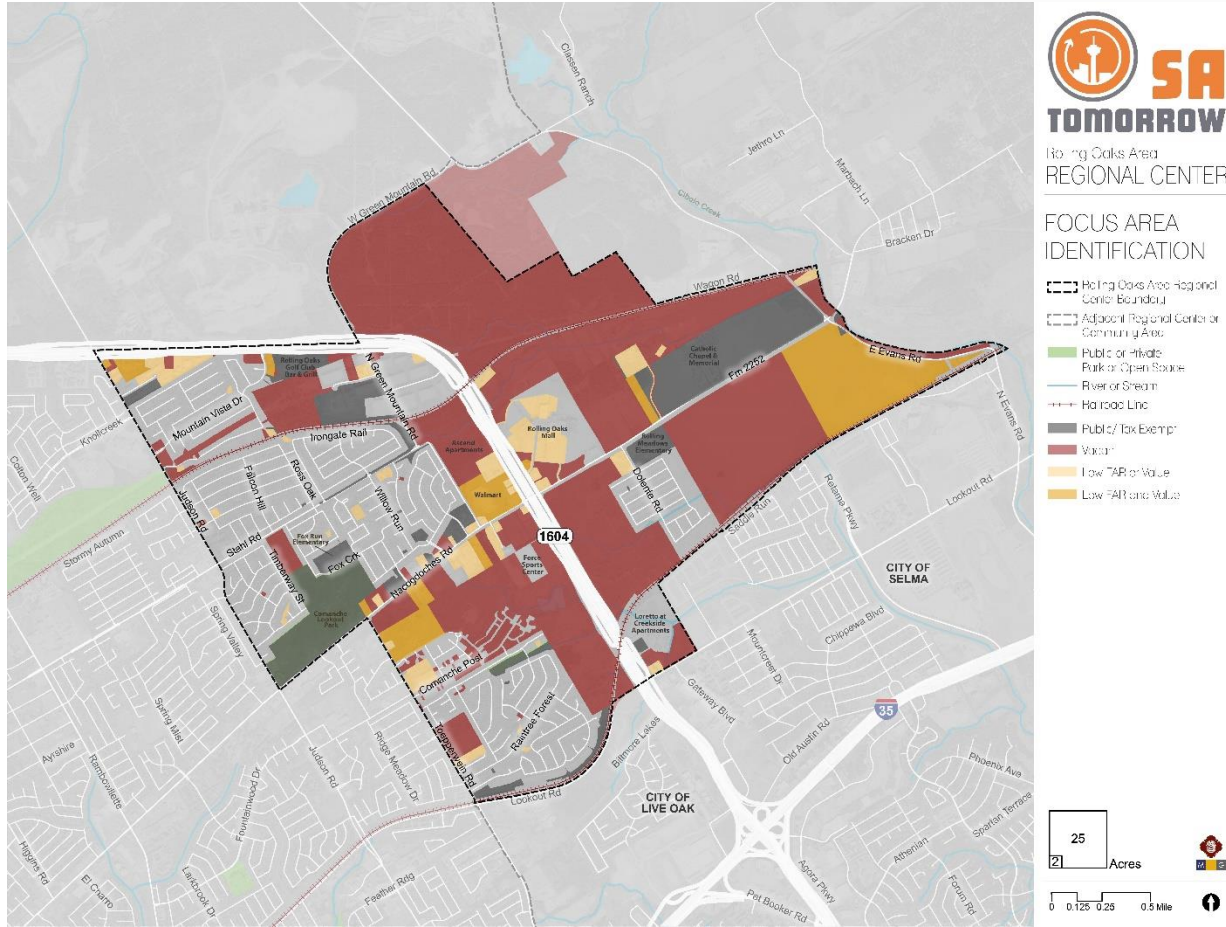


# Analysis: Focus Area Identification

Three types of parcels:

- **Publicly-owned:** Parcels owned by public or quasi-public entities that are planned for new development or have the potential to be attractive for catalyst development
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low improvement (building) value to land value ratio (I:L ratio)
- **Floodplain:** 100 year floodplain

# Analysis: Focus Area Identification





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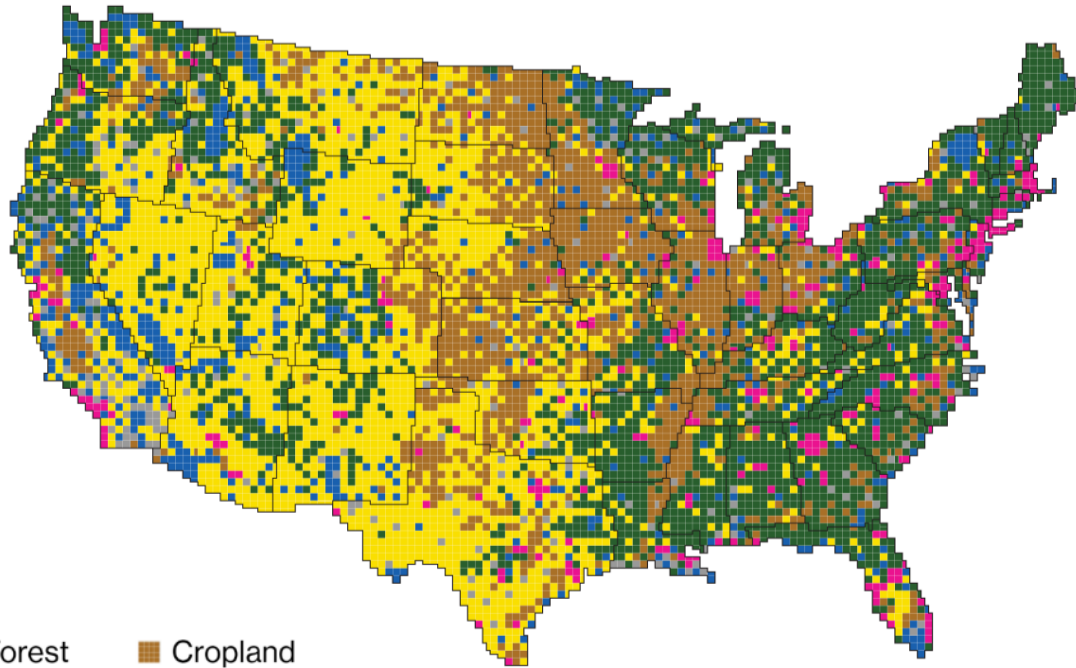


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Introduction to Land Use

# What is Land Use?

“Land use” is a term used to describe how land is used.



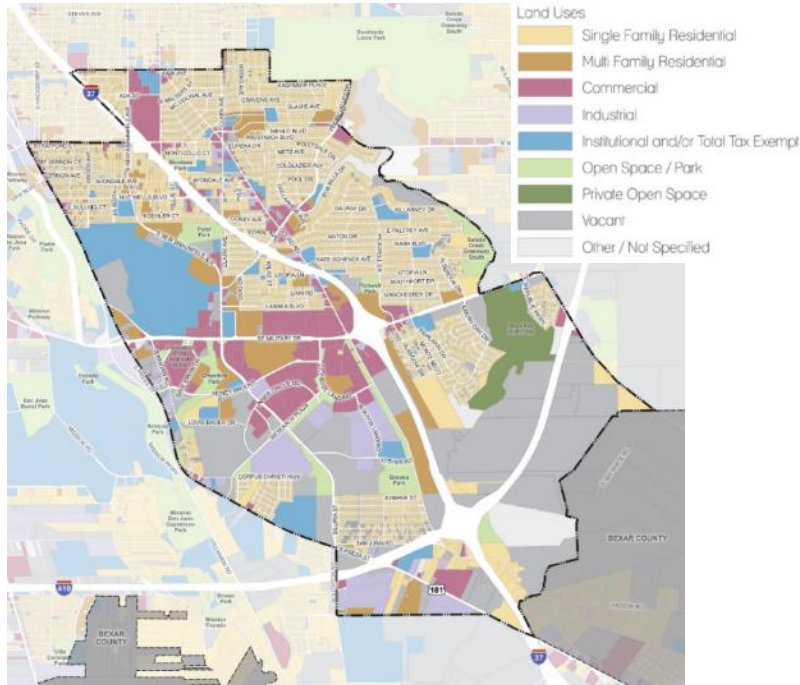
- |  |  |  |
|--|--|--|
|  Pasture/range |  Forest         |  Cropland |
|  Special Use  |  Miscellaneous |  Urban   |

# Why is Land Use Important?

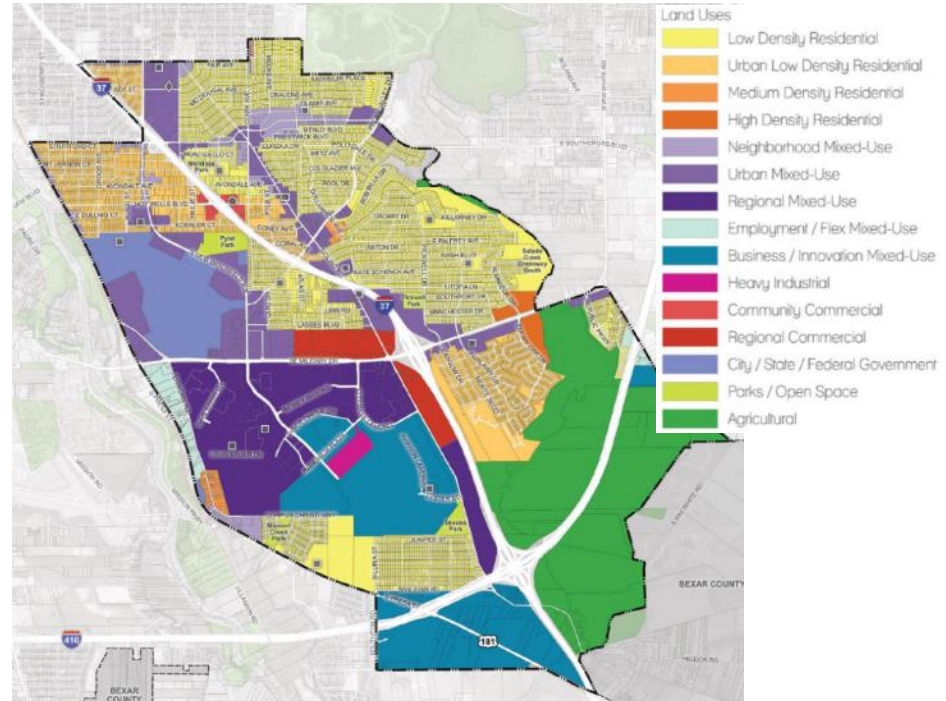
- Land use categories can describe is how land is currently used in the area, which is known as the **existing land use**.
- Land use can also be used to determine how we want land to be used in the future, which is known as **future land use**.

# Land Use is the Foundation of this Plan.

Existing Land Use Map for Brooks Regional Center Plan



Future Land Use Map for Brooks Regional Center Plan



# What are Land Use Descriptions?

Corresponding text to describe what types of uses should be allowed in each shaded area.

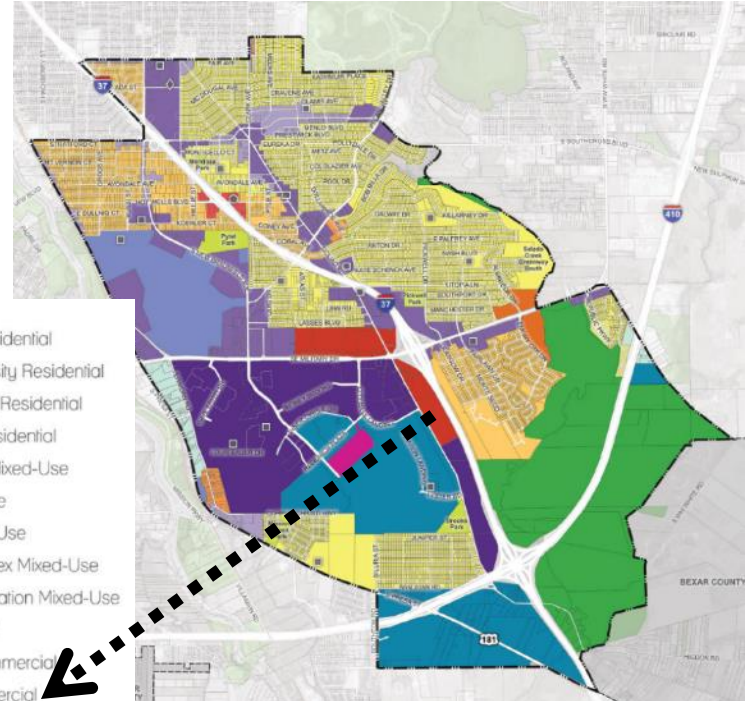


## REGIONAL COMMERCIAL

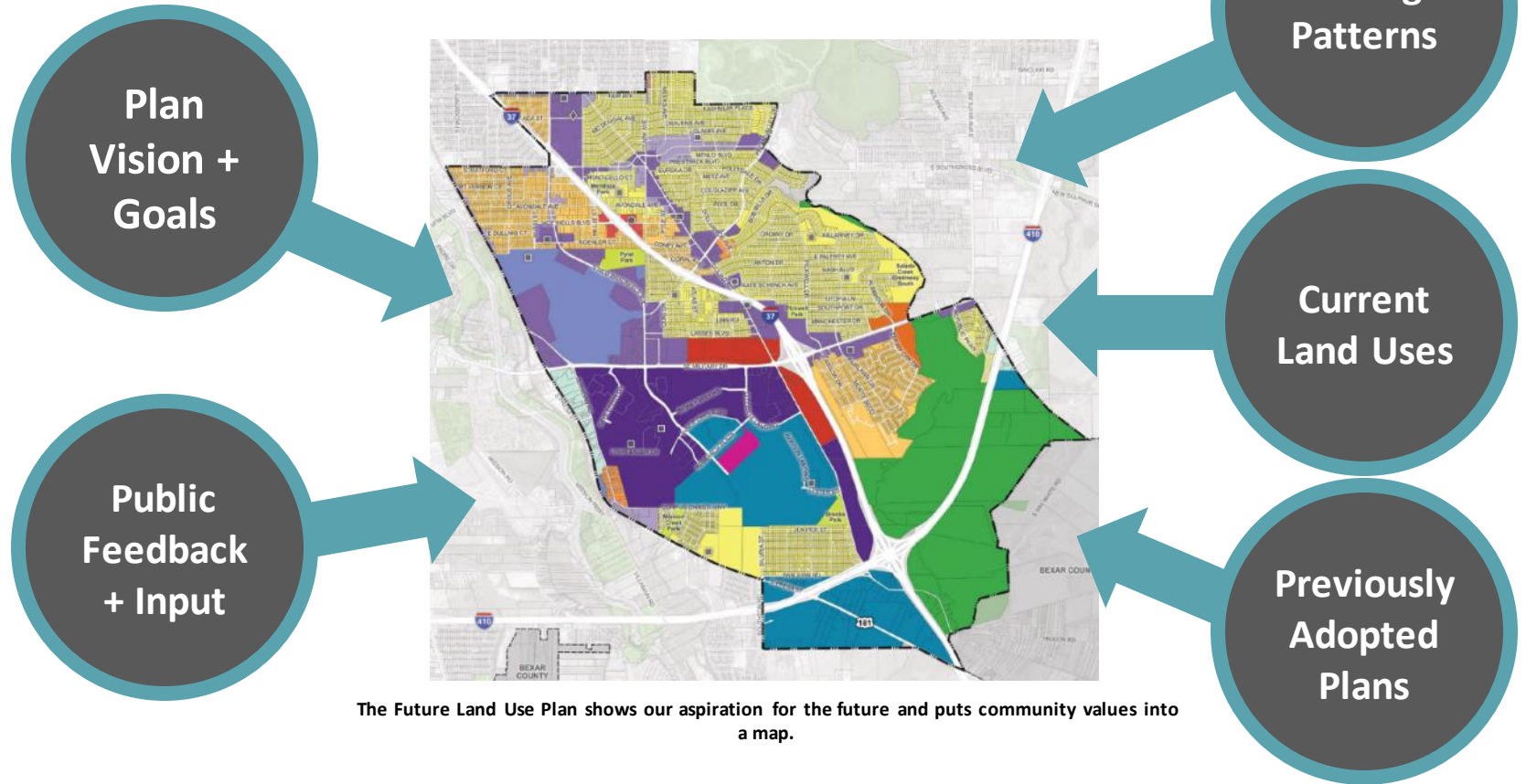
**DESCRIPTION:** includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

### Land Uses

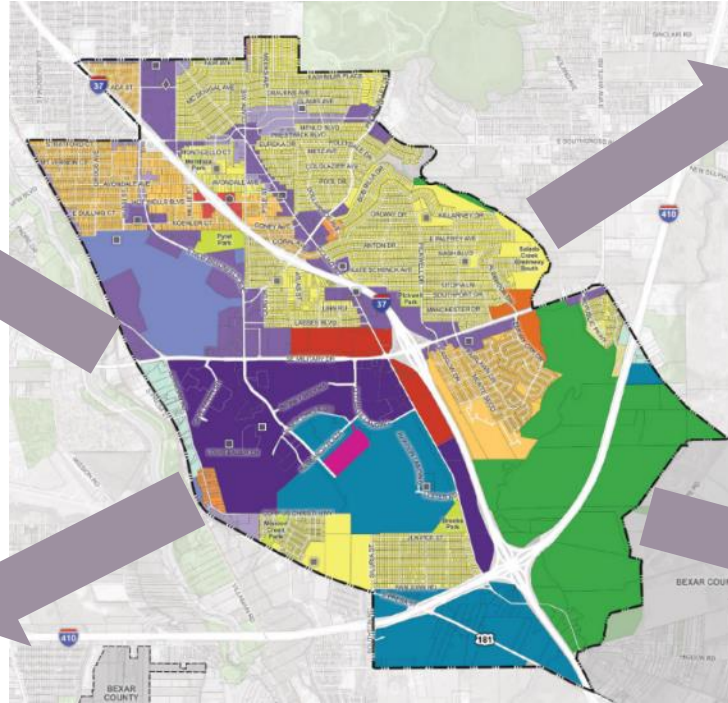
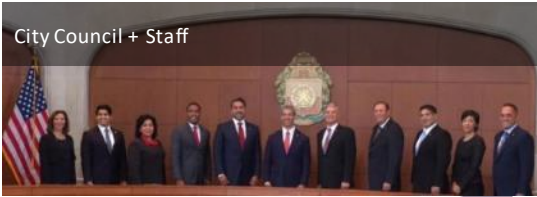
-  Low Density Residential
-  Urban Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Mixed-Use
-  Urban Mixed-Use
-  Regional Mixed-Use
-  Employment / Flex Mixed-Use
-  Business / Innovation Mixed-Use
-  Heavy Industrial
-  Community Commercial
-  Regional Commercial
-  City / State / Federal Government
-  Parks / Open Space
-  Agricultural



# Developing a Future Land Use Plan



# Who will use this Land Use Plan?



## City Staff + Other Agencies



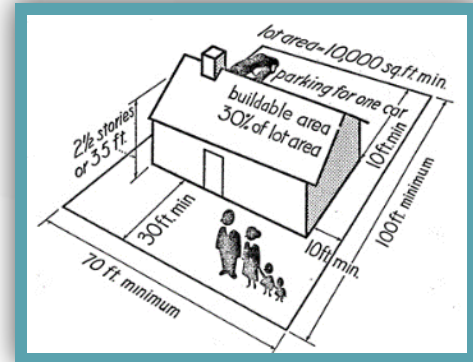
The Future Land Use Plan informs public and private decision-making and investments.

# Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision for development and growth</i> .	An area's zoning defines <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.

## Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



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POWER	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process. <i>Determines which zoning categories are applicable</i> .	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

*Note: The Future Land Use Plan does not change Zoning automatically.*

# Next Planning Team Meeting Objectives:

- Understand Land Use Categories
- Discuss a **Draft** Land Use Map
  - Map created with existing land use, current zoning, and SA Corridors plan

## RESIDENTIAL

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

## COMMERCIAL

- Neighborhood Commercial
- Community Commercial
- Regional Commercial

## INDUSTRIAL

- Agricultural
- Light Industrial
- Heavy Industrial

## MIXED-USE

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Business and Innovation Mixed-Use
- Employment/Flex Mixed-use

## CIVIC

- Park and Open Space
- City/State/Federal Government



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Next Steps

# Next Steps

- **Updates:**

- Strategic Housing Implementation Plan (SHIP) Overview
  - August 24, 2022 from 6:00 pm – 7:30 pm via Teams
- Project Website: [rollingoaks.sacompplan.com/](https://rollingoaks.sacompplan.com/)

- **Planning Team Meetings:**

- Planning Team Meeting #3: Land Use
  - August 8, 2022 from 2:00 pm – 4:00 pm via Zoom
- Planning Team Meeting #4: Housing & Economic & Development
  - September 12, 2022 from 2:00 pm – 4:00 pm via Zoom

# Questions?

Ana Villarreal, City of San Antonio

[ana.villarreal@sanantonio.gov](mailto:ana.villarreal@sanantonio.gov)

(210) 207-5404



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