

## ROLLING OAKS AREA REGIONAL CENTER PLAN PLANNING TEAM MEETING #3 SUMMARY

**Meeting Date:** August 8, 2022

**Time:** 2:00 pm – 4:00 pm

**Location:** Zoom

### Planning Team Attendees

- Karen Bishop, SARA
- Don Macaulay, Hill Country HOA
- Anne Macaulay, Hill Country HOA
- Dyan McDonald, Alamo Cement Company
- Elizabeth Kulmann, Randolph FCU
- Jennifer Oates, Vista NA
- Kathryn Short, Fox Run NA
- David Bemporad, Great Springs Project
- Paricia Franco, VIA
- David Arciniega, CoSA Parks
- Rocky Duque de Estrada, CoSA Parks
- Samantha Wickwire, District 10

### Planning Staff & Consultant Team

- Krystin Ramirez, MIG
- Elly Schaefer, MIG
- Any Rutz, MIG
- Jonathan Tarr, MIG
- Carissa Cox, MOSAIC
- Gretchen Rouffs, AMS
- Chris Ryerson, CoSA Planning
- Ana Villarreal, CoSA Planning

### Meeting Objectives:

The purpose of the third Planning Team Meeting was to refine the draft vision and goals, have the first detailed discussion on the plan area's land use, and discuss with the group potential focus areas.

### Meeting Format

The meeting began with the project manager revisiting the vision and goals as drafted during the Planning Team #2, followed by an introduction by the consultant team to the concept of land use, land use categories, and how the draft future land use map was created. During this last portion of the meeting, the consultant team introduced a land use activity where team members were encouraged to participate using the land use cards distributed before the meeting.

### **Vision and Goals Discussion**

The vision and goals section is intended to provide an idea for the future of the area, and inform future discussions during the planning process. During Planning Team Meeting #2, the team helped draft and refine the statements below:

#### **Draft Vision Statement**

*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**

- *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.*

### **Vision & Goals Discussion**

Planning Team Members had no comments or revisions to the Draft Vision and Goals that was presented at the beginning of the meeting.

### **Focus Areas**

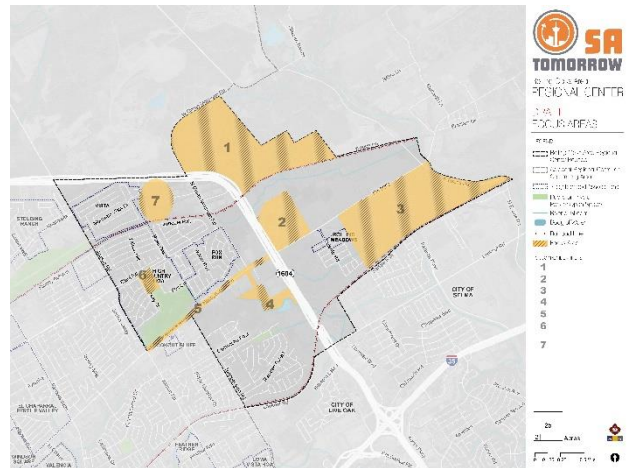
The beginning the Focus Areas discussion included a description what focus areas are, what they could include, and a map which identifies some potential focus areas identified by the Planning Team during Planning Team Meeting #2. The project manager showed the location of those areas and shared a brief description of why those areas were highlighted.



## Rolling Oaks Area Planning Team Meeting #3

The draft focus areas discussed during the meeting, in no order of priority, are as follows:

1. W. Green Mountain Rd.
2. Rolling Oaks Mall
3. Nacogdoches & Evans Rd.
4. Raintree Path
5. Nacogdoches Rd. Corridor
6. Stahl Rd. Corridor
7. Loop 1604 and Mountain Vista Dr.



The Planning Team was shown a map of the general area and a close of each proposed focus area. The team agreed on the identification of the Focus Areas that were presented.

After the Focus Areas discussion, the consultants encouraged the team to describe their desired housing and economic future for the area, by asking team members: What types of jobs are needed in the area? What development would they want to see less of? What types of housing are missing in the area? And where to place those industries they are trying to attract?

### ***Housing Feedback***

Team members expressed a concern with more density in the area and a need to restrict further multi-family developments in the area. Future businesses should be compatible with the area's goals, and long-term effects businesses have on the adjacent neighborhoods should be considered.

### **Future Land Use**

Following the Housing and Economic Development discussion, Carissa Cox, from MOSAIC, presented the land use categories. The presentation included information on what land use is, how land use compares to zoning, and the methodology used to develop the first draft of the future land use map.

After the presentation, team members were introduced to the land use categories and a description of each. Participants were asked to participate using the land use category cut-out provided. The questions and responses were recorded as follows:

*Within this area, what land use do you live, work, or spend the most of your time in? The responses included: Low Density Residential, Community Commercial, Regional Commercial and Heavy Industrial.*

*What land uses would you like to see more of in this area?*

Responses included: Parks and Open Space, Regional Commercial, Neighborhood Mixed-use, Low-Density Residential, and Urban Low Density Residential.

*What land uses are not appropriate for this area?*

Heavy Industrial.



*What land uses do we not need more of in this area?*

High Density Residential and Industrial uses.

**Next Steps**

- **Strategic Housing Implementation Plan (SHIP) Overview (Virtual):** Wednesday, August 24, 2022
- **Virtual Planning Team Meeting #4:** Monday, September 12, 2022, Zoom
- **Community Meeting #2:** Tuesday, October 18<sup>th</sup>, 2022 from 5:30- 7:30 p.m.- Semmes Branch Library.

Following announcements and upcoming dates, the team closed the meeting. The meeting summary, presentation, and Mural board will be shared to the Documents Library on the Rolling Oaks Area website in the coming days: <https://rollingoaks.sacomplan.com/>

Please contact the project manager for any additional questions.

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