

PLANNING TEAM MEETING #5 SUMMARY

Rolling Oaks Area Regional Center Plan

Meeting Date: December 6, 2022

Time: 2:00 pm – 4:00 pm

Location: Zoom

Planning Team Attendees

- Don Macaulay, Hill Country HOA
- Anne Macaulay, Hill Country HOA
- Ken Weber, Fox Run NA
- Jack West, Comanche Ridge
- Bruce Antonio, Comanche Ridge
- Jennifer Oates, Vista NA
- Kathyne Short, Fox Run NA
- David Bemporad, Great Springs Project
- Paricia Franco, VIA
- Rocky Duque de Estrada, CoSA Parks
- Samantha Wickwire, District 10

Planning Staff & Consultant Team

Krystin Ramirez, MIG

Carissa Cox, Mosaic

Matt Prosser, EPS

Chris Ryerson, Planning Administrator (CoSA)

Ana Villarreal, Project Manager (CoSA)

Meeting Objectives:

The purpose of the fifth Planning Team Meeting was to discuss housing and economic development and review future land use map revisions.

Meeting Format

The meeting began with the Project Manager introducing supporting staff, a brief recap of the plan timeline, the updated draft vision and goals, and a summary of community meeting #2. After that, our economic development consultant, Matt Prosser, covered economic development and housing projections for the Rolling Oaks Area, along with case studies applicable to our challenges in the area. Following that, Matt introduces housing recommendations and led the group discussion. During the final portion of the meeting, the Project Manager reviewed the changes made to the Future Land Use Map based on the feedback received from previous Planning Team Meetings, the Community meeting #2 and the public survey, ending with Carissa putting forward the future land use recommendations and discussion.

Vision and Goals Discussion

The project manager reminded the planning team that the vision and goals section is intended to be the overarching guide for the future of the area, and will therefore, inform our discussions during the

planning process moving forward. After reviewing each section with the team, there was consensus with the vision and goals for the Rolling Oaks Area, and no further changes were made.

Draft Future Land Use Map & Focus Areas

During the Land Use portion of the meeting, the project manager explained how the feedback received during our previous Planning Team Meetings, the Community meeting #2, and public survey changed the draft future land use map. The major changes discussed include:

1. **Loop 1604 and East Nacogdoches Rd. intersection:** Major node appropriate for higher intensity uses. Rolling Oaks Mall was updated to Regional mixed use, with uses decreasing in intensity (Urban Mixed Use and Neighborhood Mixed Use) as it gets closer to Evans Rd. to attract uses supportive of the Rolling Oaks Mall.
2. **Loop 1604 and North West Nacogdoches Rd. intersection:** Major node with a mixed of uses. Regional mixed use appropriate at the intersection to allow for an array of shopping/dining/entertainment options desired by the community.
3. **Loop 1604 and South West Nacogdoches Rd. intersection:** Area that currently allows high intensity uses by right. Allowing for a combination of Regional Mixed Use designation, and Business/ Employment Flex Mixed Use aligns the future land use designation to current uses, but also allows for flexibility of have transitional uses between the area immediately adjacent to Loop 1604, and the Low Density Residential Neighborhood. (Will include this development patter as part of the narrative of this section)
4. **Loop 1604 E. & Mountain Vista Dr.:** Heavy Industrial uses currently located adjacent to an established Low Density Residential neighborhood. Land use was changed from Heavy Industrial to Employment/ Flex Mixed Use immediately adjacent to the residential area, and transition to Business/ Innovation Mixed Use for the area facing Loop 1604.



After the brief overview of map edits, the project manager recapped the priority future land uses identified during Planning Team Meeting #3. The team generally agreed, again, that the Regional Mixed Use is appropriate for the intersection of Nacogdoches and 1604 (Rolling Oaks node), Employment Flex Mixed-Use and Business Innovation Mixed-Use to replace current Industrial designations, and Neighborhood Mixed use for portions of the Nacogdoches Rd. The team had also indicated that Industrial designations are not desirable for the community. The project manager reminded the team that generally, Heavy Industrial uses bring large employers and jobs; however, appropriate transitions will be considered where the current Industrial uses are located.

Housing and Economic Development

Matt Prosser presented to the team on Housing and Economic Development. Major takeaways from the Housing Allocation Activity include:

- Desires to focus denser housing development near 1604 and Nacogdoches interchange
- Mixture of housing options desired
- Some commercial designation areas may be better housing sites

Major housing challenges, opportunities and recommendations discussed include:

Housing Challenges:

- Maintaining the established neighborhood context with more mature trees with new development
- Affordability of new housing development

Housing Opportunities:

- Greater diversity of housing options
- More garden style or smaller format homes for retirees and seniors
- Areas east/north of 1604, near mall, may be better suited for housing

Housing Recommendations:

- Allow for a greater mixture of housing options especially smaller format, middle density products, within the land use plan
- Allow for higher density housing near major transportation routes and away from existing neighborhoods
- Attract development of housing types that allow residents to remain in the area including small scale and attached single family housing and senior housing

Economic Development Recommendations

Major takeaways from the economic development recommendations that Matt presented include:

- Work with Rolling Oaks Mall owner to reinvest and revitalize the mall and surrounding parcels by encouraging more mixed use

Rolling Oaks Area Planning Team Meeting #5

- Attract additional employment uses to diversify employment opportunities including additional corporate office and medical uses
- Focus traffic generating employment uses near 1604 and major interchanges
- Identify opportunities to increase event, meeting, conference, and gathering spaces within the area to support employers and workers in the area

Case Studies

University Place Mall -Redevelopment of University Mall built in 1970's

- Cycled through multiple anchor store closing and openings
- Major revitalization plan announced in 2013 to add a mixture of uses around existing mall led by owner Woodbury Corporation with support from City of Orem
- New and Proposed Development includes:
 - Additional 200,000 sf of retail
 - Trader Joe's attracted
 - 600,000 to 900,000 sf of office
 - Over 1,300 units of multifamily
 - Hotel
 - Structured parking

Red Bird (Dallas, TX)- Redevelopment of Red Bird Mall in south Dallas in 1970's

- Change/rebranding in 1990's
- Started losing anchor stores in 2000's and bankrupt in mid 2010's
- Major revitalization plan announced to transition the mall into a mixture of uses
- New and Proposed Development includes:
 - Reduced retail footprint
 - New Anchor Uses
 - Medical Center (UT Southwestern Medical Center)
 - Call Center/Back office
 - Added greenbelt and plaza
 - New multifamily and hotel

Land Use Discussion

Following the Economic Development Discussion, staff reviewed the updates made to the Rolling Oaks Draft Future Land Use Map and the uses allowed on the different land use categories. Some of the comments from the Planning Team included the need for a better street network. It was said that Stahl Road and Nacogdoches Rd. get very congested from the new multi-family housing development. Also, attendees pointed the need for more green spaces, and mixed uses that would encourage walkability and a great range of shopping, dining, and entertainment options.

Next Steps

- **Virtual Planning Team Meeting #6: Tuesday, January 24, 2023; 2:00 pm to 4:00 pm (Zoom)**



Rolling Oaks Area Planning Team Meeting #5

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.sacompplan.com/>

Please contact the project manager for any additional questions.

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

Email: Ana.Villarreal@sanantonio.gov

Phone: (210) 207-5404

