

OPEN HOUSE MEETING SUMMARY

Rolling Oaks Area Regional Center Plan Community Meeting #2

Meeting Date: October 18, 2022

Time: 5:30 pm – 7:30 pm

Location: Julia Yates Semmes Library

Planning Staff & Consultant Team

Ana G. Villareal, Project Manager

Chris Ryerson, AICP, Planning Administrator

Jacob Howard, Senior Planner

Dave Powell, Senior Planner

Clint Eliason, Senior Planner

Channary Gould, Planning Coordinator

Meeting Objectives:

The purpose of the second Open House was to gather input from the public, to refine the community's Vision and Goals, and collect feedback on the draft focus areas and draft future land use map. 45 attendees signed in at the sign-in table, and several engagement activities, facilitated by Planning staff, were available for participants to record their feedback. The project manager was also conversing with attendees, at various stations, throughout the meeting.

Meeting Format

The meeting had no formal presentation and was entirely open-house. At the entrance to the conference room, a sign-in table was set up where attendees were encouraged to sign in and sign up for updates related to future public meetings, as well as general infographics related to the plan area and the SA Tomorrow planning process. The conference room was also organized with stations to collect input and ideas from the attendees, for the future of the area.

Draft Vision and Goals

The first station displayed the draft vision and goals for the area. Attendees were encouraged to write their thoughts or ideas on the vision and goals. Below are the vision and goals, along with the associated comments:

Vision and Goals Board

Draft Vision 1: Promote quality development that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.

- No Comments

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Draft Goal 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.

- Ensure Planning for access and egress of neighborhoods to avoid traffic bottle necks.

Draft Goal 3: Facilitate and guide new development to maintain the existing relationship of safe and quiet neighborhoods tucked between commercial and mixed use areas.

- Less warehousing more mixed use development similar to The Pearl.

Draft Goal 4: Retrofit auto-oriented commercial development to be more walkable and provide a greater diversity of locally serving restaurant and retail options.

- Redesign secondary Thoroughfares to avoid “hot road heavens” for irresponsible drivers.
- Provide sidewalks on both sides of streets to facilitate pedestrian traffic.
- Build sidewalks from Nacogdoches and Loop 1604 to Evans Rd.
- Need more fun, business and entertainment venues.
- Sidewalks on Nacogdoches from 1604 to Evans Rd.
- More restaurants

Draft Goals 5: Expand the amount and variety of transit services throughout and connecting the Regional Center to other area destinations and amenities.

- No comments

Draft Goals 6: Improve existing connections and create new connections that are truly multimodal, aesthetically pleasing and provide stormwater benefits.

- Important as new development evolves

Draft Goal 7: Provide more parks, open space, trails and recreational amenities throughout the Regional Center.

- This is what I was going to suggest. We love parks and outdoor places for families.
- Use parks as to provide trails that expand neighborhood connections and transit modes.

Draft Goal 8: Encourage responsible watershed management through sustainable and resilient public investments, private development, and strategic partnerships.

- No comments



Additional Feedback

- Thank you for conducting an informational meeting. Great event. Good opportunity for idea sharing.

Community Assessment Board

A board was displayed asking community members to rate the Housing and Economic Development options available in the study area. Participants were encouraged to mark their opinion with a dot. The results area as follows:

Housing	Weakness	Neutral	Strength
Range of Housing Options	3	1	6
Options for seniors	3	3	1
Options for young adults	0	2	2
Affordable housing	2	2	3

Economic Development	Weakness	Neutral	Strength
Shopping & Dining Options	6	1	2
Office & Employment Uses	6	0	3
Employment Opportunities	4	1	1
Access to Parks & Open Spaces	6	0	1
Access to Public Transportation	5	1	4

Focus Areas

The third station displayed aerial images the draft focus areas, and attendees were asked to write their feedback on a post-it and attach it to the associated area.

W. Green Mountain Rd:

- No Comments

Rolling Oaks Mall:

- Would love to see something like the Pearl around Rolling Oaks Mall and around Nacogdoches Rd.
- Rolling Oaks Mall is a great Mall but it needs help bringing in business, and building it back up.
- Would love to see some love go into Rolling Oaks Mall.



Nacogdoches & Evans Rd.:

- Sidewalks from 1604 to Evans Rd.
- Good place for park. Consider environment and water
- Evans Rd. has become major thoroughfare for vehicular traffic. The road needs to be widened from I-35 to Bulverde

Raintree Path:

- Protect the wildlife: Brown foxes, owls, coyotes, falcon, bobcat, deer and bears

Nacogdoches Rd. Corridor:

- More dining options needed
- Better enforcement of picking up trash/pet waste
- Add another park in the area to take pressure off Comanche Lookout Park
- Better street infrastructure on Nacogdoches and Toepperwein
- Judson is another corridor that needs beautification

Stahl Rd. Corridor:

- Open Stahl from Nacogdoches and future rain tree subdivisions. Need from exits from these neighbor boundaries set
- No park access from Fox Run
- Additional housing requires additional room to enter and exit. Suggest widening and extending Stahl Road all the way to connect to 1604 between new development.

Loop 1604 E. & Mount Vista Dr.:

- No comments

Future Land Use

The final station displayed a series of maps that included a breakdown of each land use category and the percentage of existing stock in the plan area. The final map was a copy of the draft future land use map. Attendees were asked to indicate on the map any changes or concerns. Feedback included:

Survey

A survey was created for planning team members to share with the community, and was posted to the sub area website, SA Speak Up and the Planning Department's social media. A link to the survey is located here: <https://saspeakup.com/rollingoaks-plan-survey2>

Next Steps

Staff will review feedback from the community meeting and the survey results (after the survey closes) to further refine the draft future land use map.



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This meeting summary, along with all previous meeting recordings and summaries can be on the sub area page's resource page: <https://rollingoaks.sacomplan.com/documents/?active=community-meetings>

The third community open house is tentatively scheduled for the week of May 1st, 2023.

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