

PLANNING TEAM MEETING #7 SUMMARY

Rolling Oaks Area Regional Center Plan

Meeting Date: March 7th, 2023
Time: 2:00 pm –4:00 pm
Location: Zoom

Planning Team Attendees

Anne Macaulay, High Country HOA
Don Macaulay, High Country HOA
Bruce Antonio, Comanche Ridge Neighborhood
Dylan McDonald, Alamo Cement Company
Elizabeth Kuhlmann, Randolph FCU
Karen Bishop, SA River Authority
Michael Gallagher, D10 Neighborhood Alliance

David Bemporad, Great Springs Project
David Arciniega, CoSA Parks Department
Brandon Thomas, VIA Metropolitan Transit
Justin Cruger, VIA Metropolitan Transit
Samantha Wickwire, District 10 Staff

Planning Staff & Consultant Team

Krystin Ramirez, Project Manager (MIG)
Jay Renkens, Principal Planner (MIG)
Hanna Santiago, (Cambridge Systematics)
Iris Gonzalez, Special Projects Manager (CoSA)

Chris Ryerson, Administrator (CoSA)
Dave Powell, Senior Planner (CoSA)
Jacob Howard, Senior Planner (CoSA)
Ana G. Villarreal, Project Manager (CoSA)

Meeting Objectives:

The main goal of the seventh Planning Team Meeting was to familiarize the Planning Team with the range of amenities and public spaces available, and assess the existing assets, challenges, needs, and priorities in the Rolling Oaks Area. Additionally, the meeting aimed to explore opportunities for addressing these aspects within the proposed draft Focus Areas.

Meeting Format

The meeting began with the project manager conducting introductions and providing a summary of the sub-area plan timeline. Subsequently, our consultant, Krystin Ramirez from MIG, elaborated on various equity maps, including the City's equity matrix and assessments of access to food, parks, and employment. The purpose was to identify gaps in the plan area and determine how to address those specific challenges. Finally, the Project Manager led an in-depth discussion regarding the current conditions and potential introduction of amenities in each of the four Individual Focus Areas.

MEETING AGENDA

- Introductions
- Overview of Amenities & Public Space Elements
- Reintroduction to Equity Maps

- Discuss Equity of Areas Based on Food, Employment, and Park Access
- Overview of Individual Focus Areas

1. Introductions

Staff and the consultant team were introduced.

2. Overview of Amenities & Public Space Elements

The Plan Vision and goals were presented, along with a set of statements that highlight their connection to Amenities and Public Space. Here is a list of these statements:

- *Goal 4: Retrofit auto-oriented commercial **development to be more walkable** and provide a greater diversity of locally serving **restaurant and retail options***
- *Goal 5: Expand the amount and variety of **transit services throughout** and **connecting the Regional Center to other area destinations and amenities**.*
- *Goal 6: Improve existing connections and create new **connections that are truly multimodal**, aesthetically pleasing and provide stormwater benefits.*
- *Goal 7: Provide **more parks, open space, trails and recreational amenities** throughout the Regional Center.*

Staff then gave a summary of the comments received from the public regarding Amenities and Public Space. These comments were collected from Community Meetings and Online Surveys.

These comments will help identify key themes that the plan may address in relation to Amenities and Public Space. Below, you will find the comments discussed during the Planning Team Meeting:

1. *Connections to Semmes Library and Comanche Lookout Park from neighborhoods*
2. *Parks, trees and landscaping*
3. *Have more sit-down restaurants with patios, bars, entertainment, etc.*
4. *More gathering spaces for older adults*
5. *Community sports complex and pool*
6. *Major corporate campus that includes great offices*
7. *Need hike and bike trails*
8. *Community gathering places to have places to socialize*
9. *Transform undeveloped land into park space*

3. Overview of Amenities and Public Space Elements

An overview of the various amenities and public space elements was presented to the Planning Team. The purpose was to explore different opportunities and locations for these improvements. Some examples of these elements include parks, plazas, character-defining features, signage and wayfinding, improved lighting, public art, pedestrian crossings/priority connections, trails/trailheads, and green infrastructure.

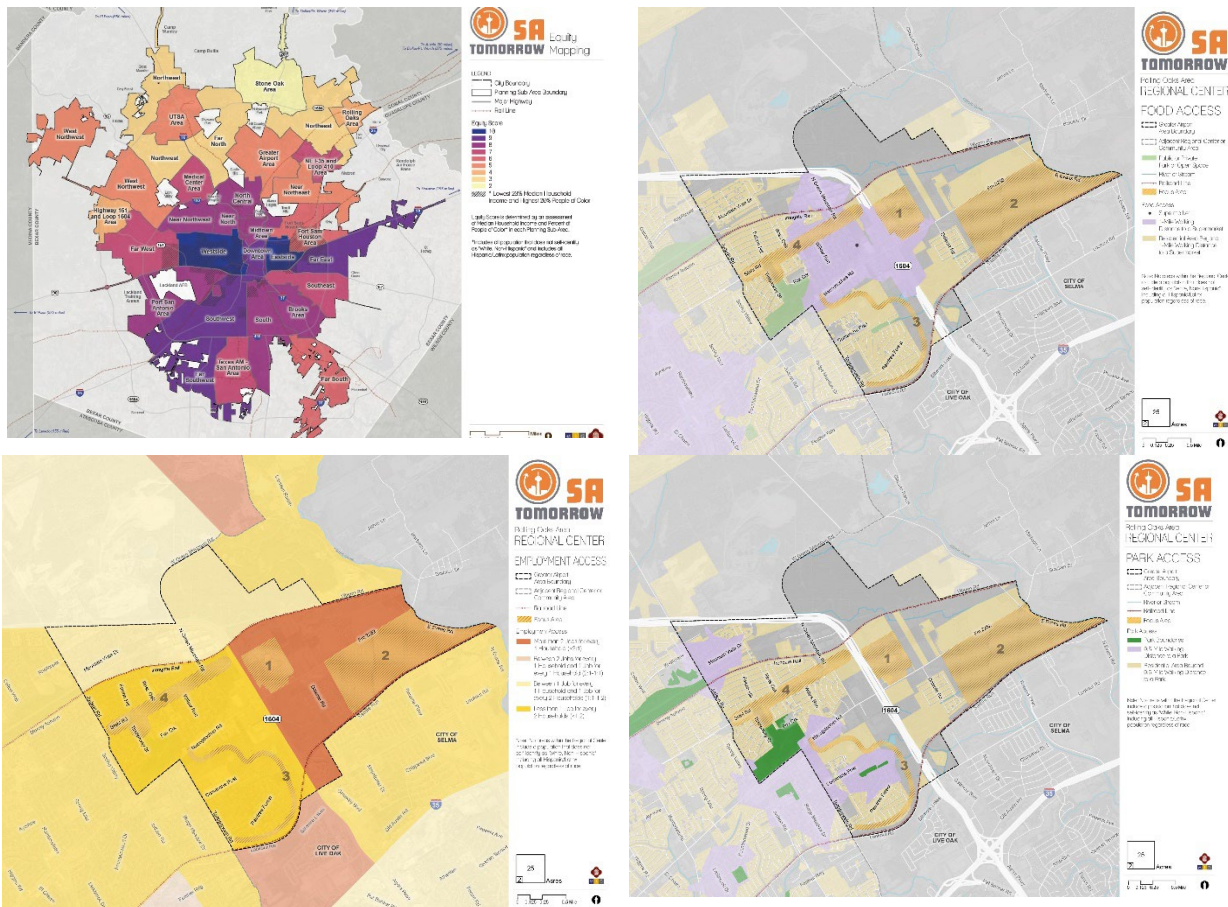


Type of Amenities & Public Spaces

- PARKS 
- PLAZAS 
- TRAILS  / TRAILHEADS 
- SIGNAGE AND WAYFINDING 
- IMPROVED LIGHTING 
- PEDESTRIAN CROSSINGS 
- GREEN INFRASTRUCTURE 
- PUBLIC ART 
- PRIORITY CONNECTIONS 
- CHARACTER DEFINING FEATURES 

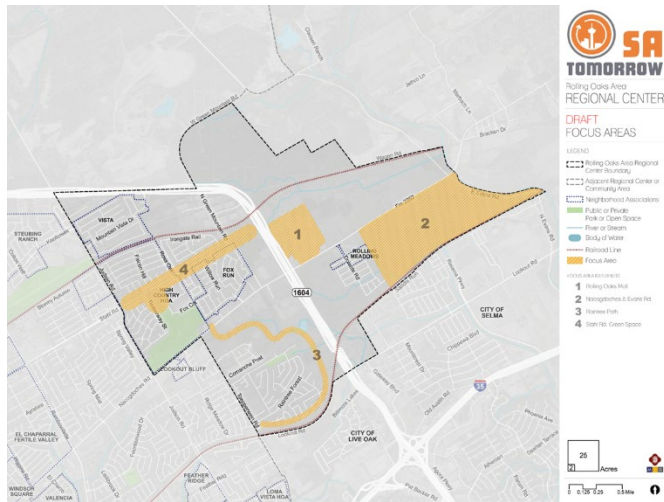
4. Reintroduction to Equity Maps

The Planning Team was reintroduced to the equity maps presented at Planning Team Meeting 2. One of the maps presented was an equity score map that portrays all 30 sub-areas with their respective "Equity Score." The Rolling Oaks Area scored 2 out of 10, indicating that approximately half of all sub-areas have a combination of income levels and a population of People of Color that exceeds the Rolling Oaks Area. Furthermore, supplemental equity maps were shown to demonstrate the access to parks, employment, and food within each sub-area. This provided context for discussing where investments should be made.



5. Overview of Individual Focus Areas

Prior to discussing amenities and public spaces within each focus area, the Planning Team was provided with an example focus area map. This map illustrated how the final plan would identify suggested locations for new amenities and public space improvements. The Planning Team then was presented with the five focus areas along with a summary of existing conditions and a draft vision statement. The key themes discussed for each focus area are listed below in the order they were presented.



Focus Area 1- Rolling Oaks Mall



Existing Conditions: Mall currently houses a mix of 100 local retail shops, restaurants, and services inside the Rolling Oaks Mall.

Surrounding Area:



Mall is surrounded by commercial uses
Single-family residential neighborhood
Rolling Meadows Elementary
Vacant and undeveloped land

Draft Vision:

Create a regional destination with large multi-functioning buildings that allow for a wide variety of commercial units, office spaces, learning centers, civic services, dining and entertainment options, ample walkable and open spaces, and a range of medium to high-density residential uses for the local workforce. The proposed future land use for this focus area along Nacogdoches Rd. is designated as Regional Mixed-Use (RMU).

Planning Team Feedback:

- Include vocational or technological educational opportunities within the mall.
- Easy access to medical, hospitality, and commercial types of development
- Consider what would attract larger commercial tenants to come to the area
- Incorporate outdoor uses such as:(go-carts, movie theatre, family-friendly entertainment, dining) similar to the dev in Schertz
- Consider adding a Dave & Busters
- Consider a family rec area at the southwest corner of the focus area
- Add a location for a Farmer's Market
- Remove some of the impervious cover
- Existing volleyball courts could become a sports area
- Trail or breezeway should connect open space with retail areas
- Provide an area with trees and waking paths
- Potential for trail connections at the northern portion of recently bought tracts of Land

Focus Area 2- Nacogdoches and Evans Rd.



Existing Conditions:

- 2 large tracts of undeveloped land



- Approximately 370 acres

Surrounding Area:

- Adjacent neighborhood consists of single-family homes
- Holy Cross Cemetery across Nacogdoches Rd.

Draft Vision:

- This large undeveloped parcel is suitable for a flexible live/work environment that houses a mix of small-scaled office spaces, professional services, retail establishments, and housing opportunities at a medium level of intensity. Development patterns should have floodway considerations and incorporate green spaces and green infrastructure when possible. The proposed future land use for this Focus Area
- Area is designated as Neighborhood Mixed-Use (NMU).

Planning Team Feedback:

- Type of development like the one that SARA proposed would be ideal that incorporates “green neighborhood place type”
- “Green village place type”
- This area could be a pilot program for the gardening community
- Potential multi-event center/cemetery
- Don’t restrict access to newly developed area
- Green trail with fruit trees and multimodal opportunities
- Nacogdoches express transit route that allows connection to other parts of the community
- Commercial spaces should not compete with the commercial spaces at Rolling Oaks Mall. Commercial spaces should service the neighborhood (sprouts, trader joes)
- potential soccer field (not exact location)
- davenport homestead (potentially historical)
- Linear Park and cultural features along Evans Rd.
- Better connections and safer crossing near the railroad tracks

Focus Area 3- Rain Tree Path





Existing Conditions:

- Currently undeveloped land
- Southermost portion owned by the City

Surrounding Area:

- Bounded by adjacent to railroad tracks
- Existing single-family residential neighborhoods:
 - Comanche Ridge
 - Raintree
- Raintree Park (Approx. 5.5 Acres)

Draft Vision:

This focus area envisions a walkable green trail that connects the residents of the adjacent neighborhoods to public open spaces and two of the major streets in the plan area: Toepperwein Rd. and Nacogdoches Rd. The proposed future land use for the focus area varies from Low-Density Residential, Regional Mixed Use, High-Density Residential, and Neighborhood Mixed Use.

Planning Team Feedback:

- In Favor Of Connectivity Through Trails With A Connection To Comanche Park
- Rain Tree Community Would Benefit From This Path
- Connection To Path To/From Existing Rain Tree Park

Focus Area 4- Green on Stahl Rd.





Existing Conditions:

Stahl Rd. serves two established single-family neighborhoods in the area: High County and Fox Run
 Also serving newer single-family home developments (Ascend at 1604)
 Proximity to Comanche Lookout Park.

Draft Vision:

Stahl Road is envisioned as walkable corridor that safely connects the adjacent neighborhoods to the Comanche Lookout Park. The green space selected as the focus area could accommodate a combination of medium density housing options and public recreational amenities leading to the Comanche Lookout Park. The proposed future land uses for the Stahl green space focus area is designated primarily as Low Density Residential (LDR). A change of FLU will be needed.

Planning Team Feedback:

- Leave As Is In Order To Protect The Wildlife That Is Currently There
- Designated As Wildlife Protection Property
- Let This Area Be An Extension Of Comanche Lookout Park

Next Steps

- **Planning Team Meeting #8: Tuesday, June 13th, 2023-** 2:00 pm to 4:00 pm via Zoom
- **Design Charrette: Wednesday, March 30th, 2023-** 1:00 pm to 4:00 pm via Zoom

The meeting summary, presentation, and Mural board will be shared to the Documents Library on the Rolling Oaks Community Plan Area website in the coming days: <https://rollingoaks.sacompplan.com/>

Please contact the project manager if you have any questions.

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