

Westside Community Area Plan



Planning 101

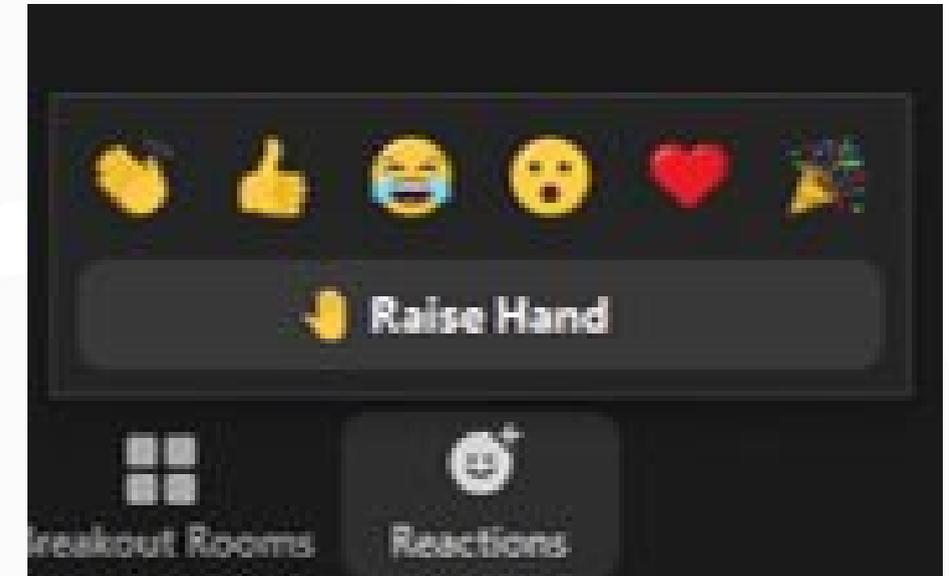
March 14, 2022



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SIPA

Platform Functions

- **This meeting is being recorded.** If you do not wish to appear on the recording, please turn off your video.
- In order to ensure the best experience for all participants, **attendees will be muted during portions of the presentation.**



Introductions



Chris Ryerson, AICP

Planning Administrator

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City of San Antonio Planning Department

Ana G. Villarreal

Senior Planner

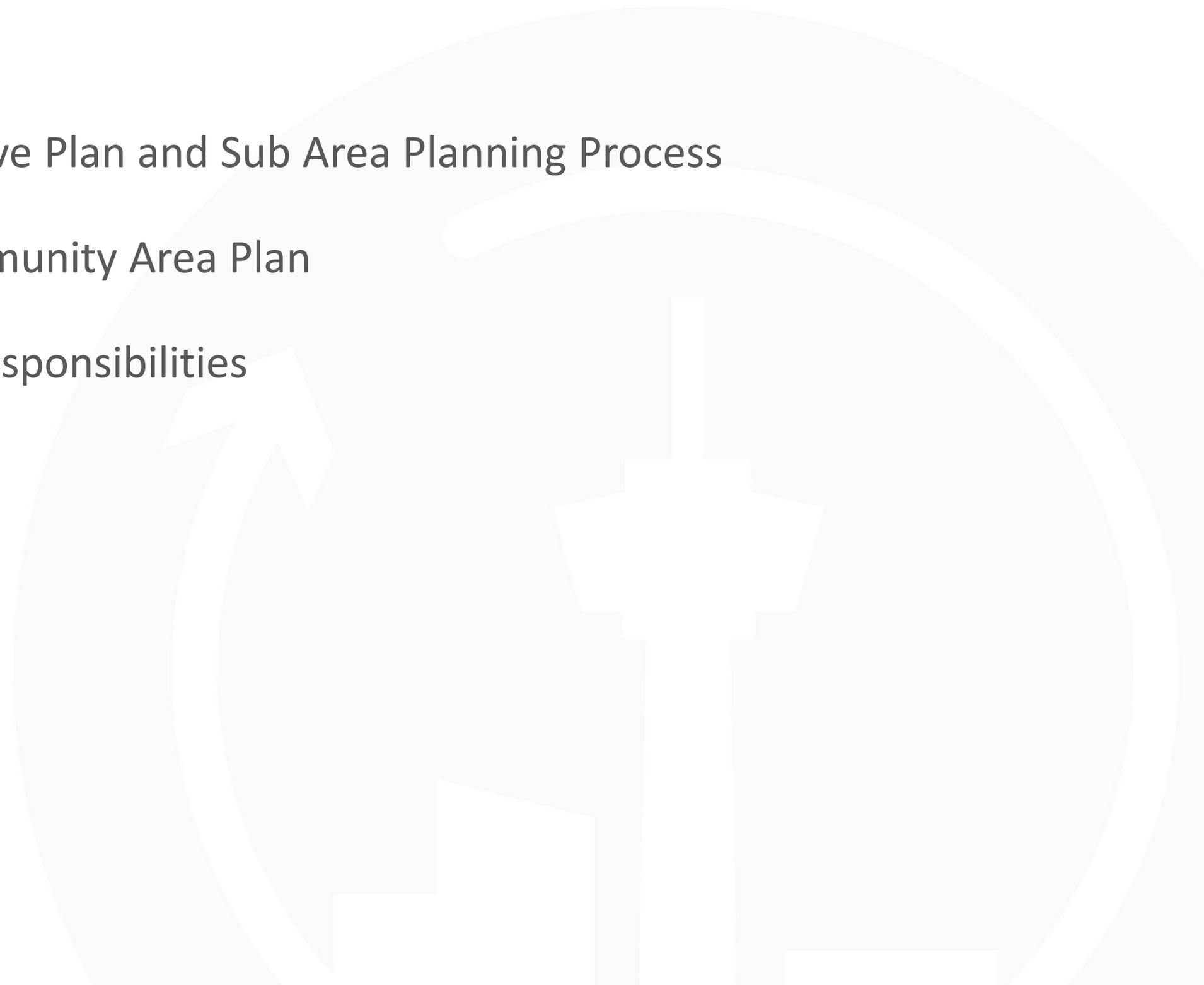
Ana.Villarreal@sanantonio.gov

City of San Antonio Planning Department

Planning Team

Group introductions

Meeting Agenda

- SA Tomorrow Comprehensive Plan and Sub Area Planning Process
 - Overview of Westside Community Area Plan
 - Planning Team Roles and Responsibilities
 - Process Updates
 - Resources
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TOMORROW

SA Tomorrow Comprehensive Plan



The Challenge: Expected Growth



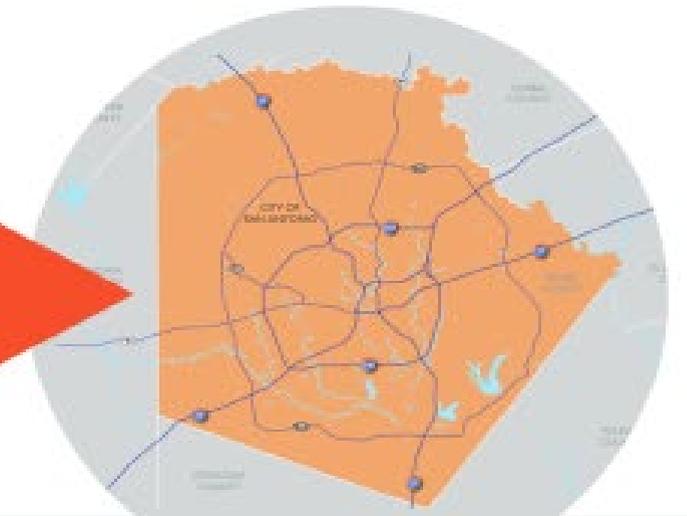
POPULATION

1.7 million
2010



+ 1.1 million

2.8 million
2040



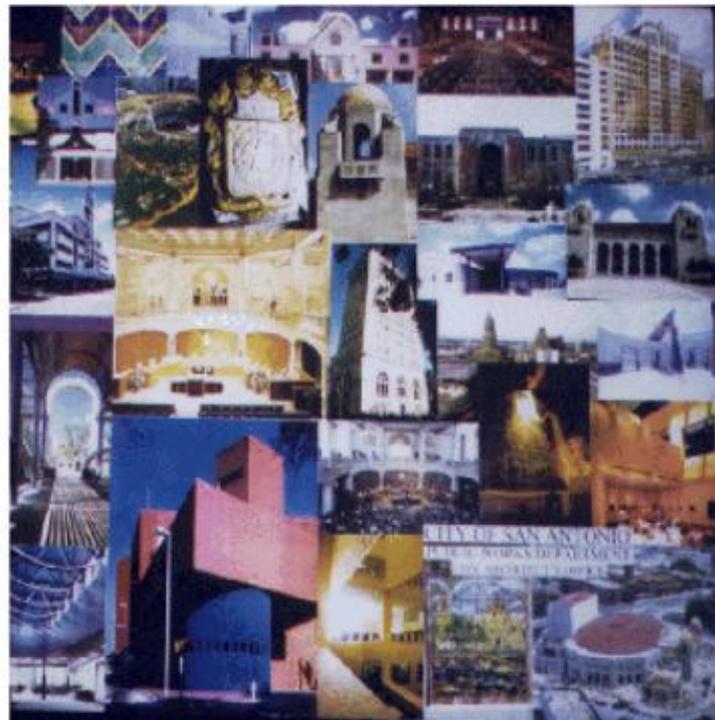
Bexar County

An additional 1.1 million people are forecasted to live in Bexar County between 2010 and 2040.

This means $\frac{1}{2}$ million new housing units and $\frac{1}{2}$ million new jobs.

What is a Comprehensive Plan?

An adopted, long-range planning document that provides a strategic direction for the city's policy vision and future growth.



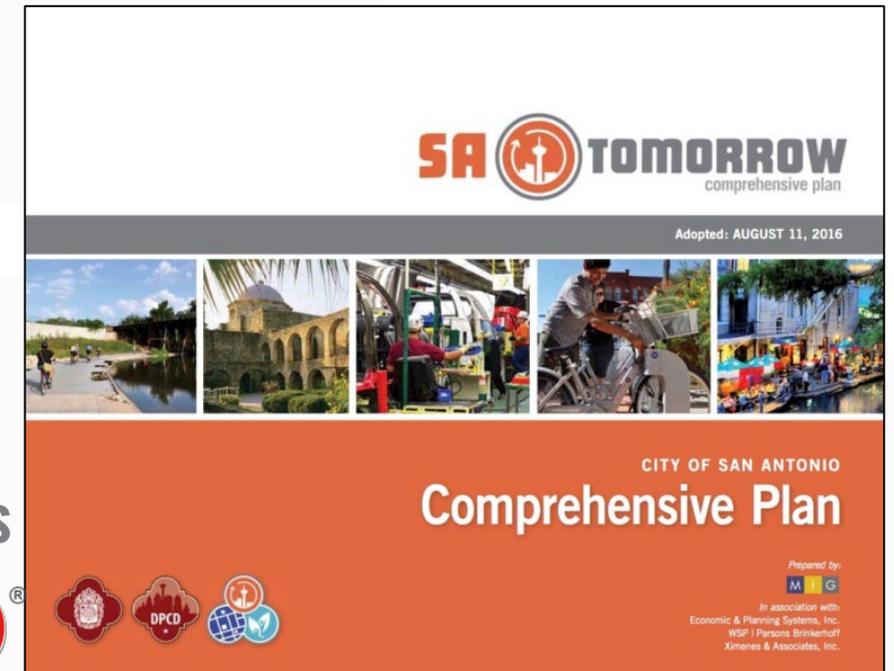
San Antonio
Master Plan Policies
Adopted: May 29, 1997

- 1997 Master Plan Policies (May 29, 1997)
- SA 2020: community-wide visioning effort that provided a significant foundation for the Comprehensive Plan
- SA Tomorrow Comprehensive Plan (August 11, 2016)
- SA Tomorrow Sub-Area Plans (2017-2028)

Building on Previous Success

SA Tomorrow's Sub-Area Planning builds on and is the continuation of much work to date:

- Neighborhood and Community Plans
- SA 2020
- SA Tomorrow Comprehensive Plan, Sustainability Plan, Multimodal Transportation Plan
- 2012 and 2017 Bonds
- Westside Strategic Area Studies



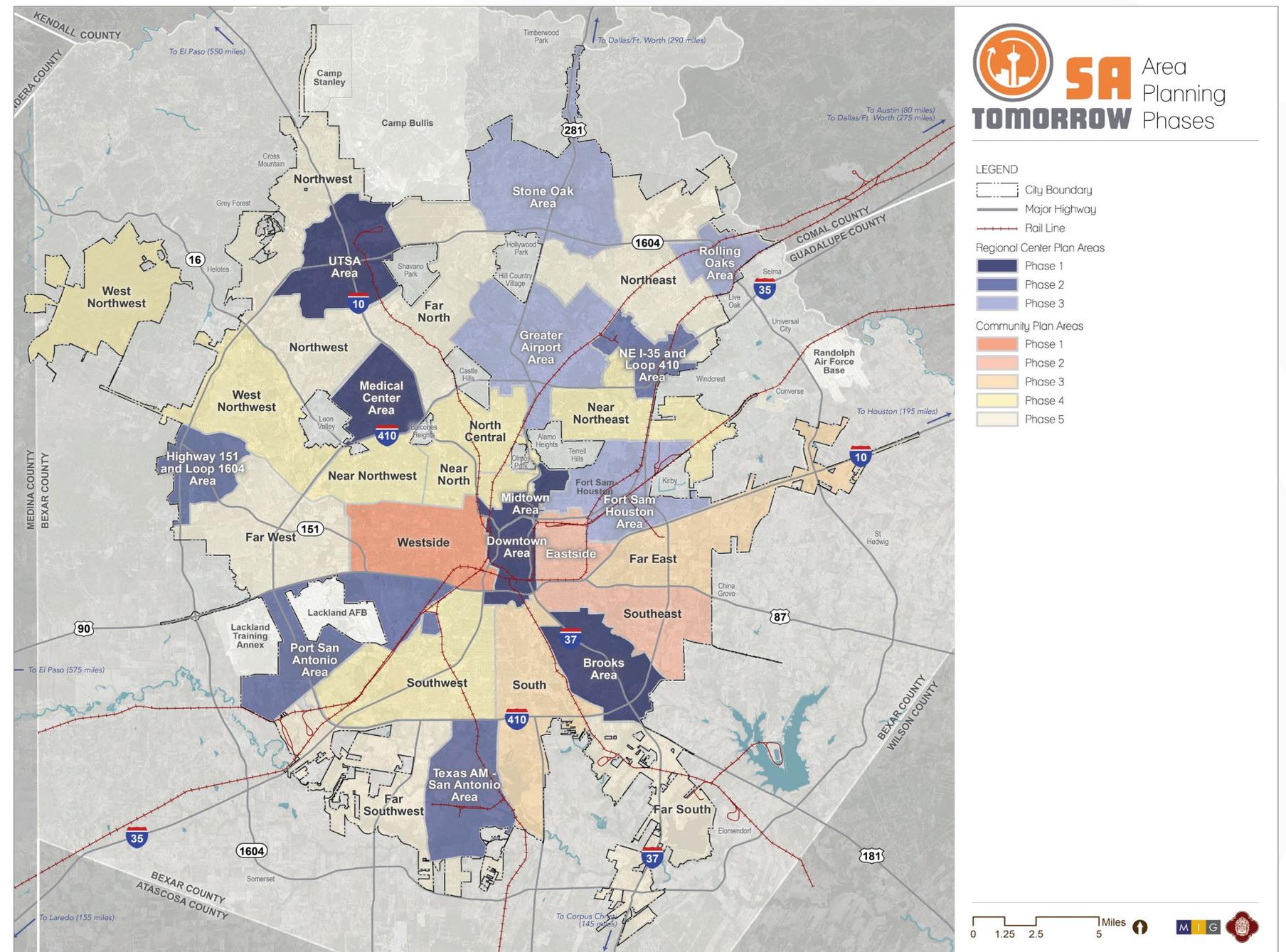
Why is the Comprehensive Plan Important?

- Helps define the community's vision for the future
- Identifies key challenges
- Sets goals and policies to address challenges and achieve the vision
- Provides a land use framework to guide development
- Prioritizes projects, investments, policies, and programs

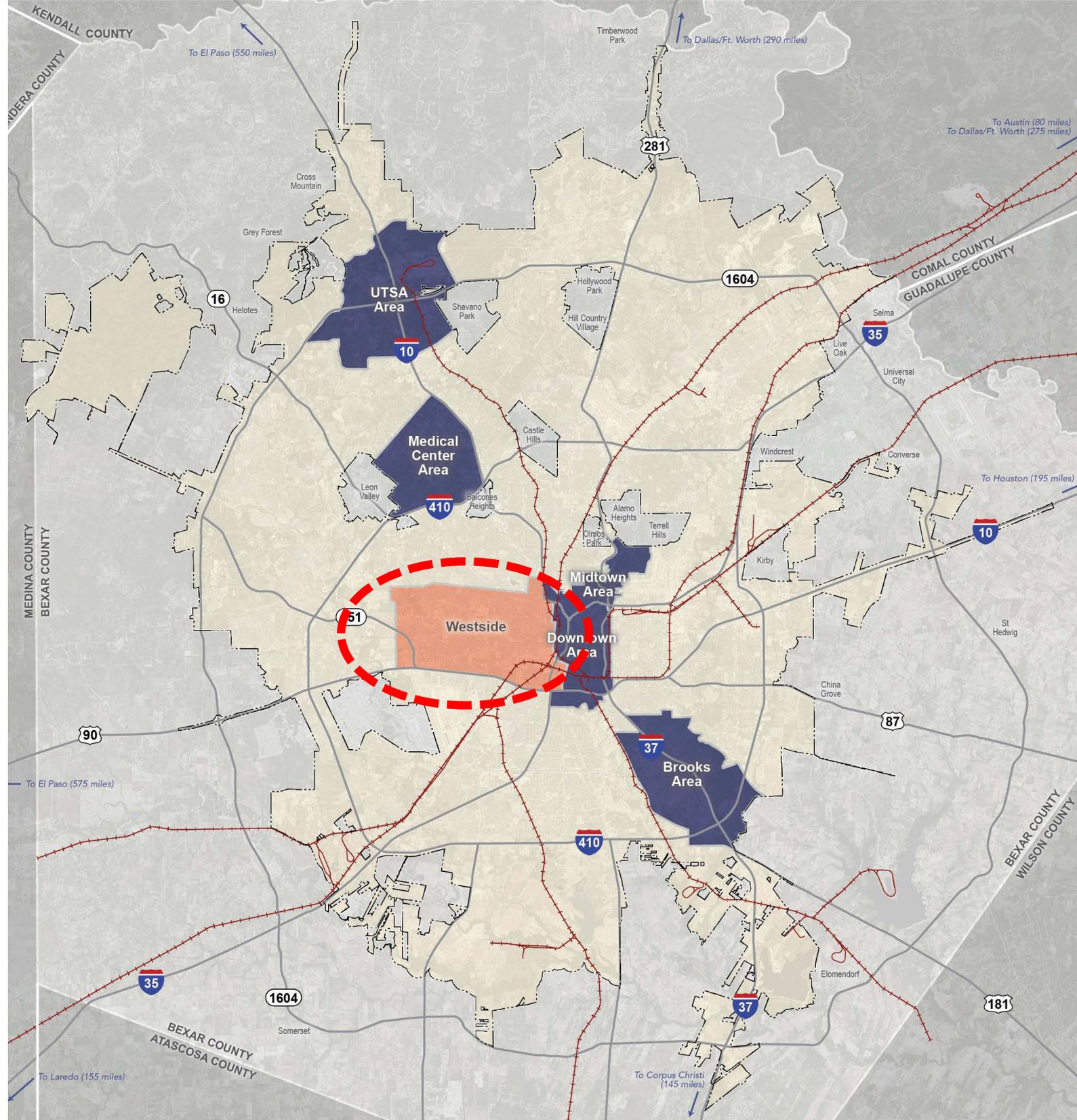
SA Tomorrow Comprehensive Planning Program

30 Sub-areas:

- **13 Regional Centers:** Major economic activity and employment centers
- **17 Community Plan Areas:** Areas outside Regional Centers that encompass many neighborhoods



Phase One Plans



LEGEND

-  City Boundary
-  Major Highway
-  Rail Line

Regional Center Plan Areas

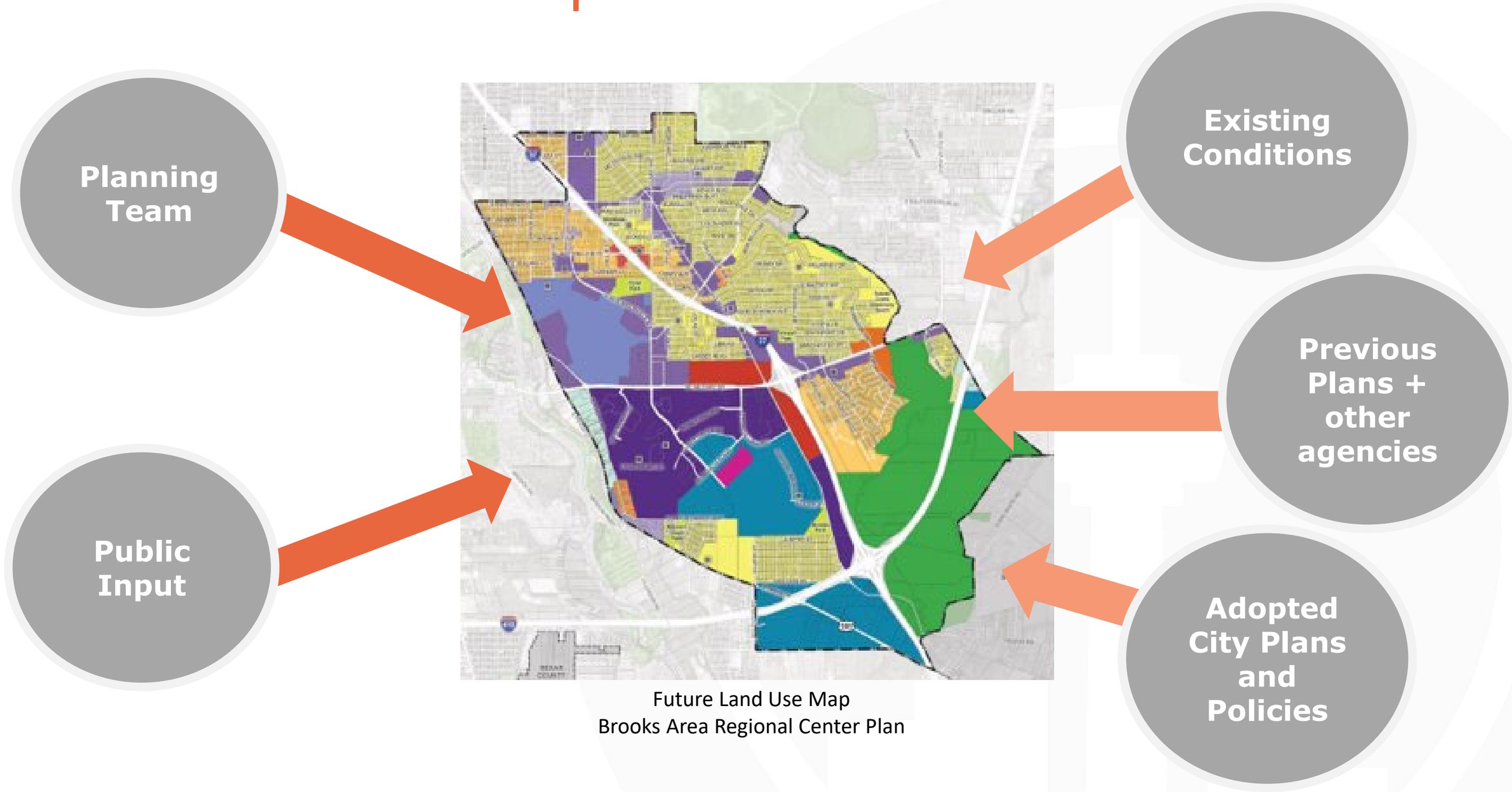
-  Phase 1

Community Plan Areas

-  Phase 1



How are Sub-Area plans created?



Future Land Use Map
Brooks Area Regional Center Plan

Who uses the Sub-Area plans?

City Council + Staff



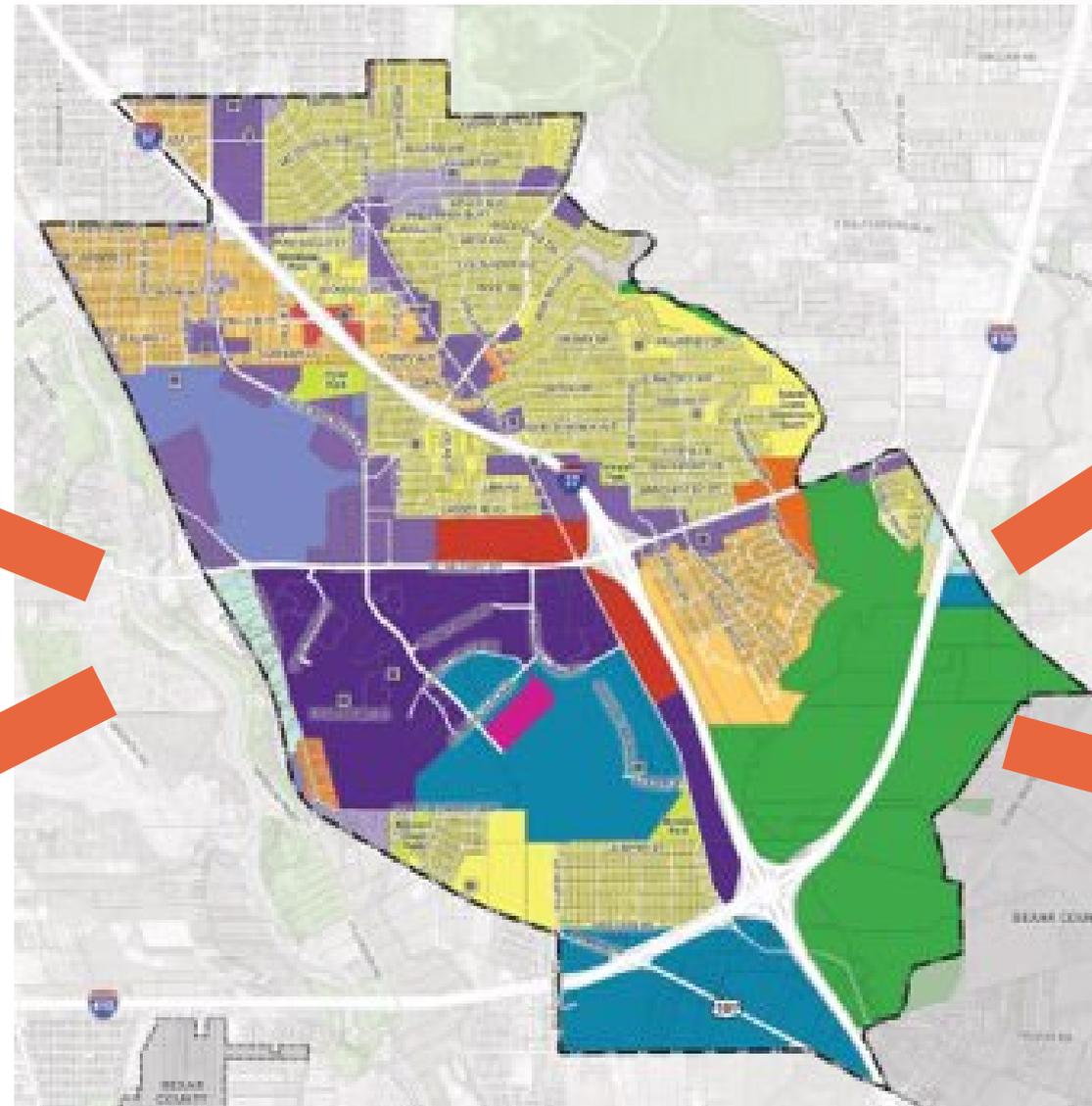
City Staff + Other Agencies



Planning & Zoning Commission



Private Developers/Property Owners



Plans inform public and private decision-making and investments.

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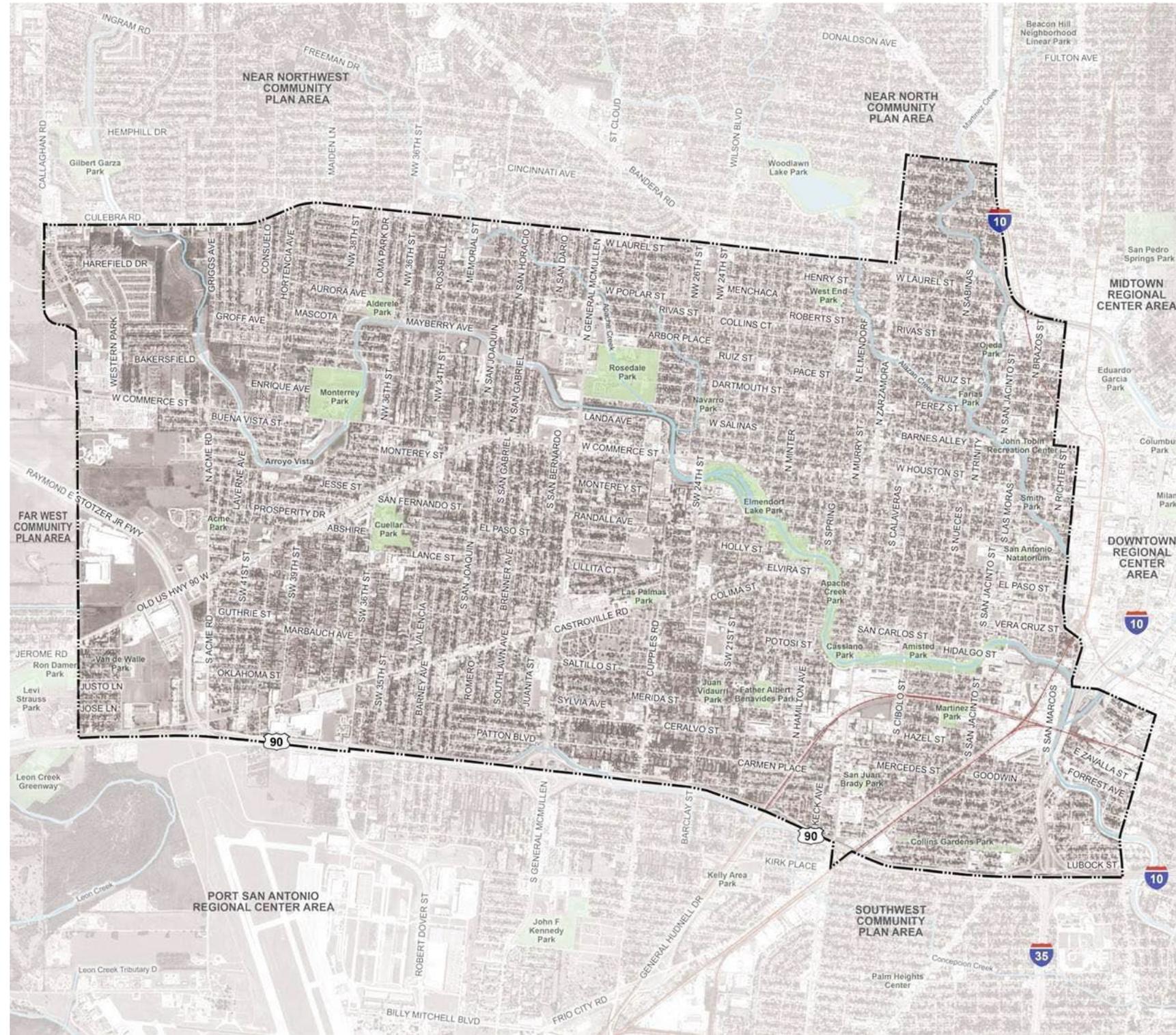


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Westside Community Area Plan



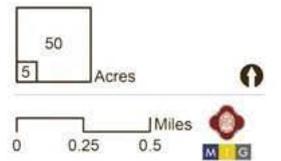
Westside Community Area Plan



Westside Community Plan Area

STUDY AREA

- LEGEND
- Westside Community Plan Area Boundary
 - Rail Line
 - Park or Open Space
 - Stream



WCAP Progress

Sub-area Plan Kick Off: June 2017

Number of Planning Team Meetings: 15

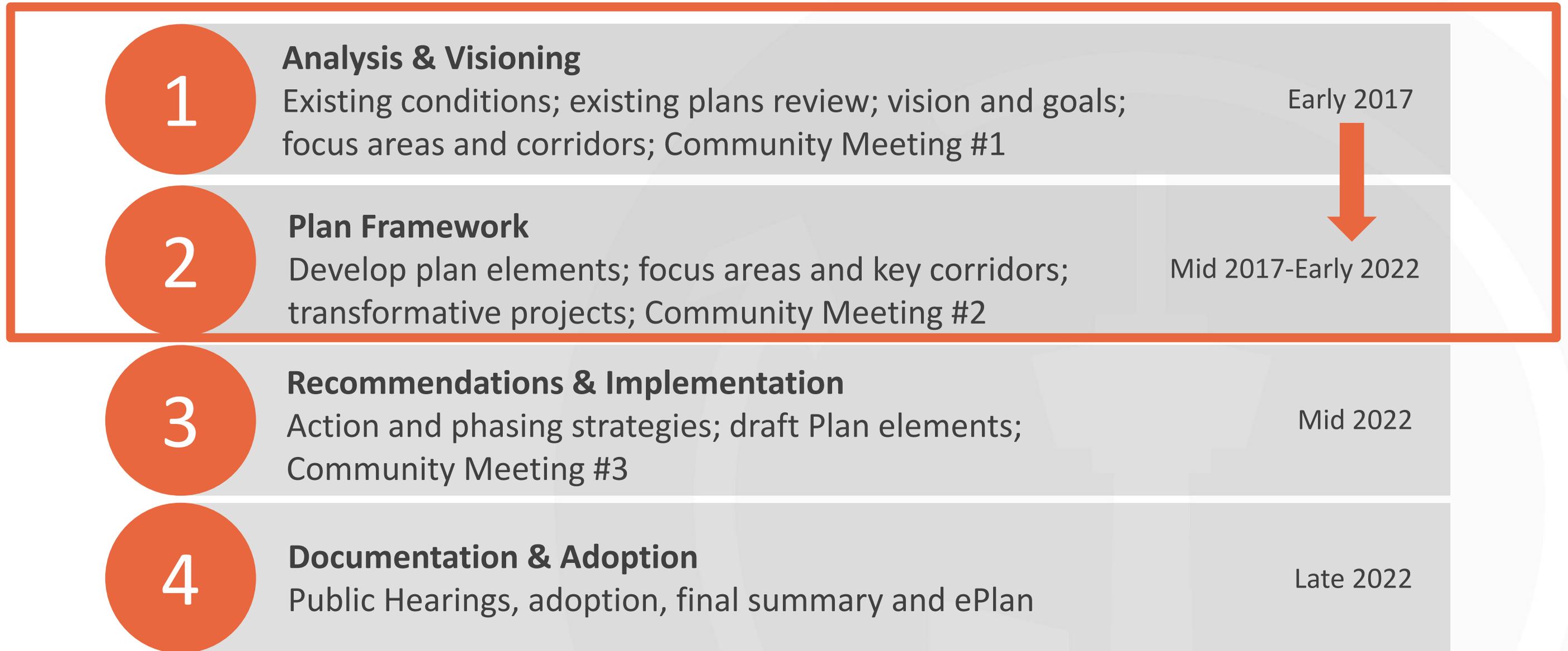
Number of Community Meetings: 3

Main Takeaways:

- **Draft Vision and Goals**
- **Early draft Land Use map**
- **Key challenges and opportunities related to transportation, housing, economic development and community amenities**
- **Identified Focus Areas and key corridors**



Planning Project Phases



Existing Conditions

- Review of Existing Plans
- Data Visualization and Analysis
- Community Observations and Insights

Population and Housing

Total Population (2016) | **106,871**
 Total Households (2016) | **31,848**

Average Household Size
3.31 persons
 2.73 - City of San Antonio Average

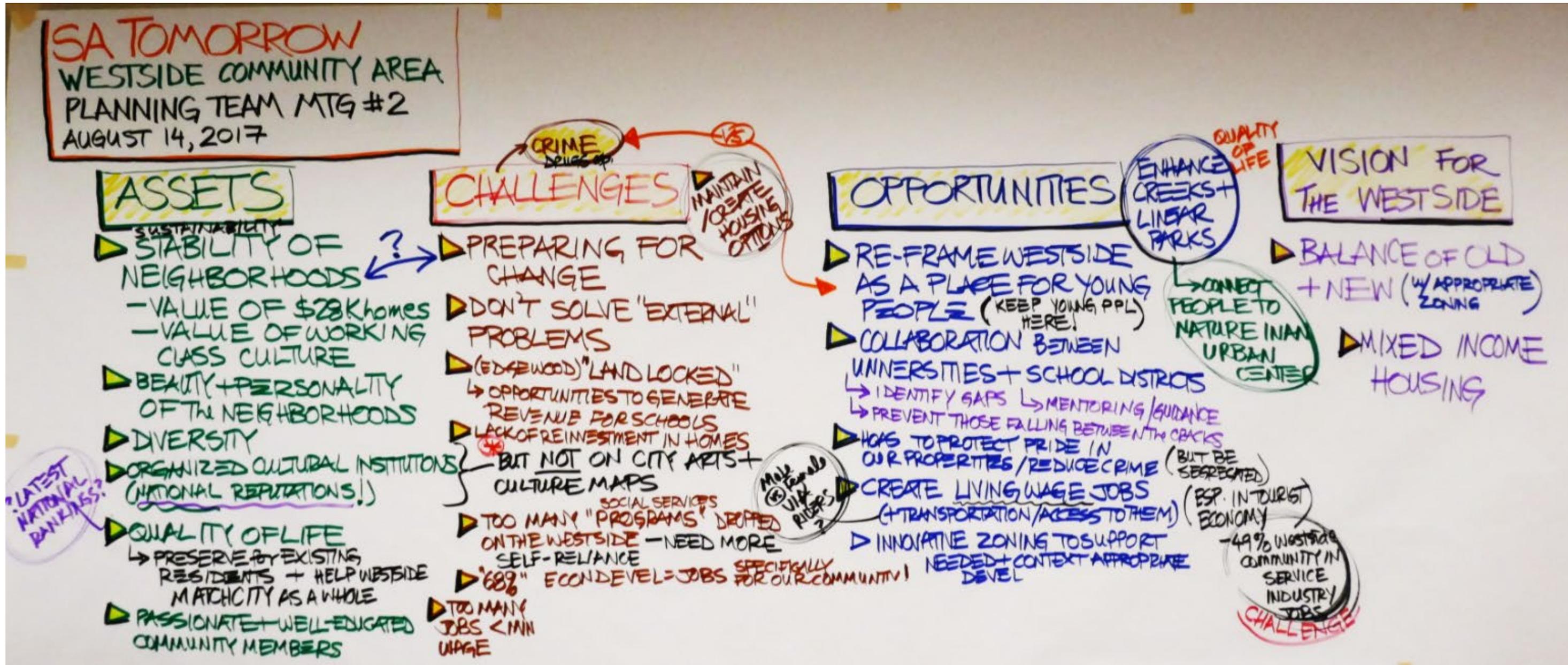
Median Age
31.1 years
 33.7 years - City of San Antonio Average

Median Household Income
\$26,800
 42% lower than City of San Antonio

Race and Ethnicity
95% Hispanic-origin



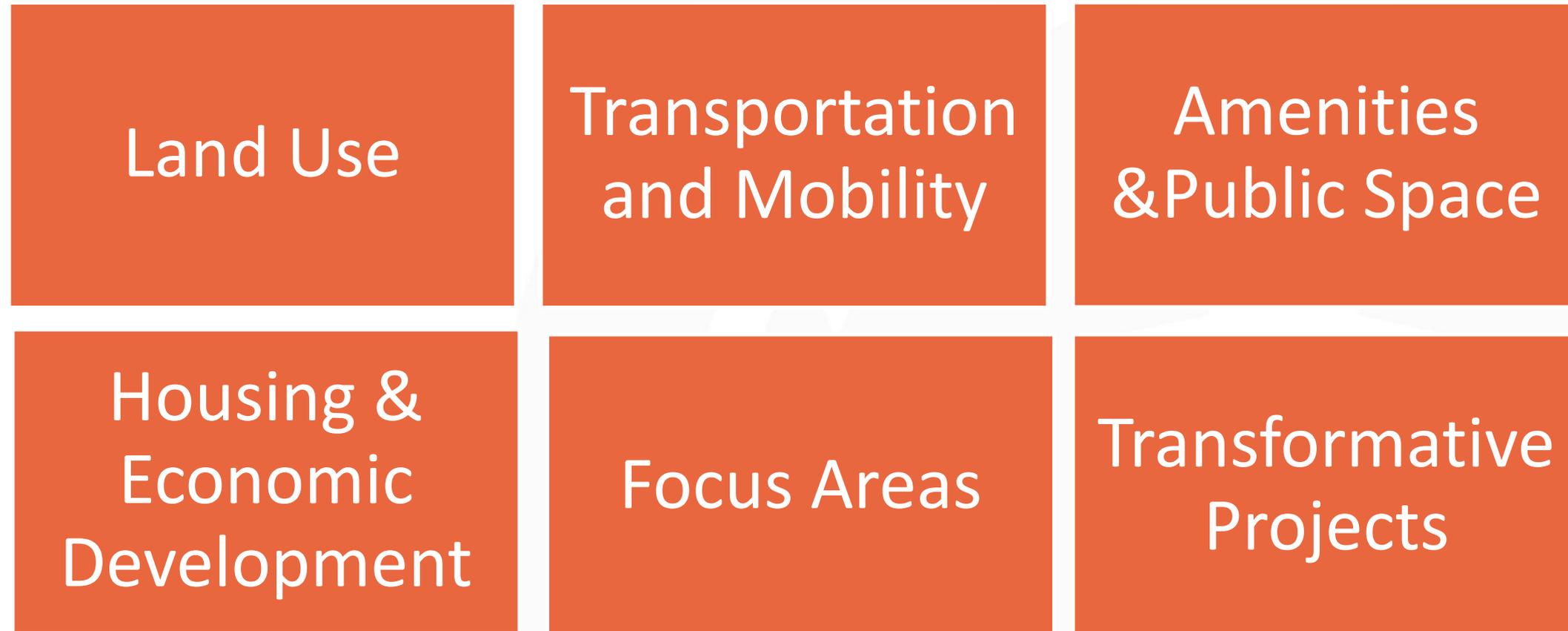
Vision And Goals describes the desired state of your community in the future



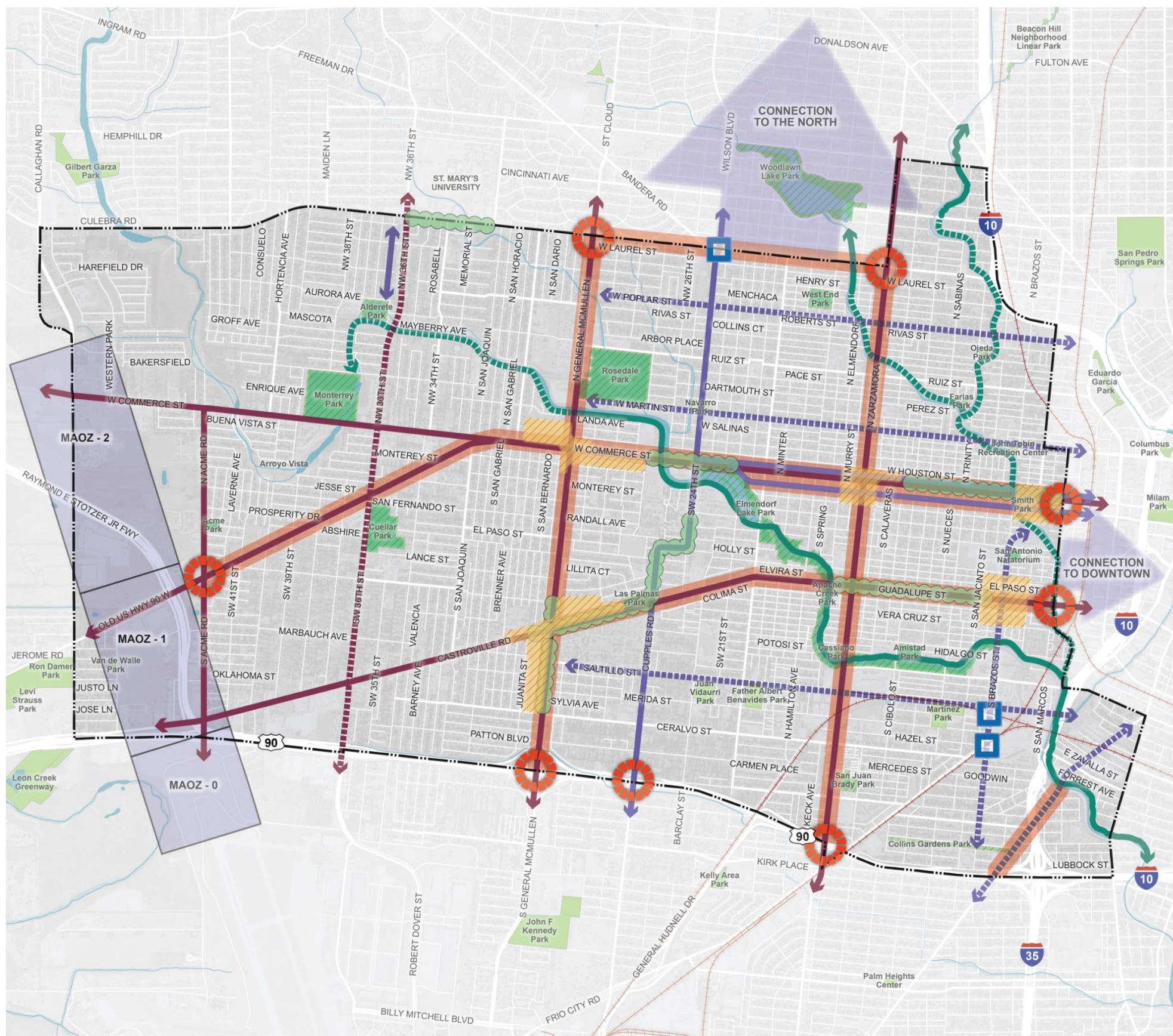
Wall Graphic from Planning Team Meeting #2 – August 14, 2017

Plan Topics

Informed by existing conditions analysis and community vision and goals



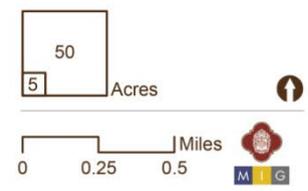
Draft Westside Plan Framework Map (from early in the process)

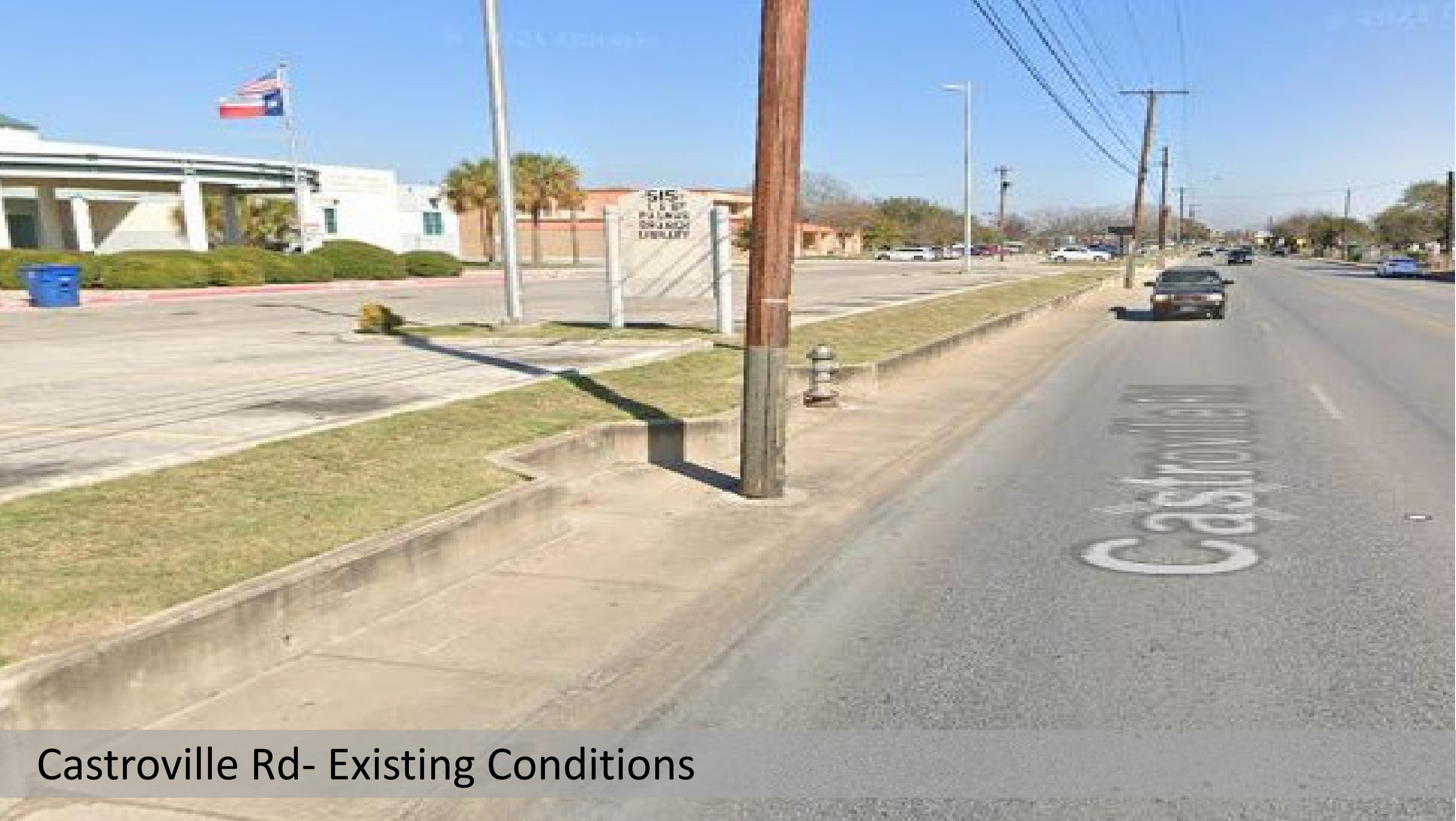


Westside
Community
Plan Area

PLAN FRAMEWORK

- LEGEND
- Westside Community Plan Area Boundary
 - Rail Line
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Focus Area
 - Park, Open Space and Recreation Opportunity
 - Priority Transit Route
 - Potential Transit Route
 - Priority Trail
 - Planned Trail
 - Priority Bicycle Route
 - Potential Bicycle Route
 - Other Mixed-Use Corridor
 - Priority Pedestrian Improvement
 - Improved Intersection
 - Gateway Opportunity
 - Military Airport Overlay Zone





Castroville Rd- Existing Conditions



Las Palmas Area Rendering- Westside Strategic Area Studies

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Planning Team

Roles and Responsibilities

Planning Team

- Contributes unique and diverse perspectives
- Represents a geographic area and/or organizations within the Project Area
- **Works towards making the area the best place to live, work and play!**



Roles and Responsibilities

- ✓ **Provide advice and guidance** on the planning process
- ✓ **Provide input and feedback** on draft products
- ✓ **Serve as an ambassador** for the SA Tomorrow Sub-Area project
- ✓ **Summarize input** and feedback from others, for the Planning Team
- ✓ **Distribute** information through your community/organization

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Planning Process Updates

(ANA)



Process Updates



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Resources

Resources

- www.satomorrow.com
- <https://westside.sacompplan.com>
- www.sanantonio.gov/planning



Questions & Comments

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