



West Northwest Community Area Plan

Planning Team Meeting #2

Wednesday, March 26, 2025
Great Northwest Library
3:00PM-5:00PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
Worldwide Languages
Able City



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TOMORROW

Introductions



M I G

West Northwest Community Area Plan

Project Team



City of San Antonio, Planning Department

Chris Ryerson, Planning Administrator

Zack Magallanez, Project Manager



MIG

Jay Renkens, Principal

Marcia Boyle, Co-Project Manager

Marco Hinojosa, Co-Project Manager



Mosaic

Carissa Cox, Principal Planner

Meeting Sequence

Planning Team Meeting 1 (July 11th, 2024)

Community Meeting 1 (February 12th, 2025)

Planning Team Meeting 2 (March 26th, 2025)

Planning Team Meeting 3 (TBD)

Planning Team Meeting 4 (TBD)

Planning Team Meeting 5 (TBD)

Planning Team Meeting 6 (TBD)

Community Meeting 2 (TBD)

Planning Team Meeting 7 (TBD)

Planning Team Meeting 8 (TBD)

Planning Team Meeting 9 (TBD)

Digital Design Charrette (DDC) (TBD)

Planning Team Meeting 10 (TBD)

Community Meeting 3 (TBD)

Planning Team Meeting 11 (TBD)

Community Meeting 4 (TBD)

Planning Team Meeting 12 (TBD)

Orientation | Sub-Area Planning Overview | Vision and Goals

Introduction to Land Use | Confirm Vision & Goals

Introduction to Mobility

Introduction to Housing & Economic Development

Introduction to Community Amenities & Public Space

Introduction to Focus Areas

Land Use | Focus Areas

Mobility | Focus Areas

Housing & Economic Development | Focus Areas

Visualization of Two Selected Sites

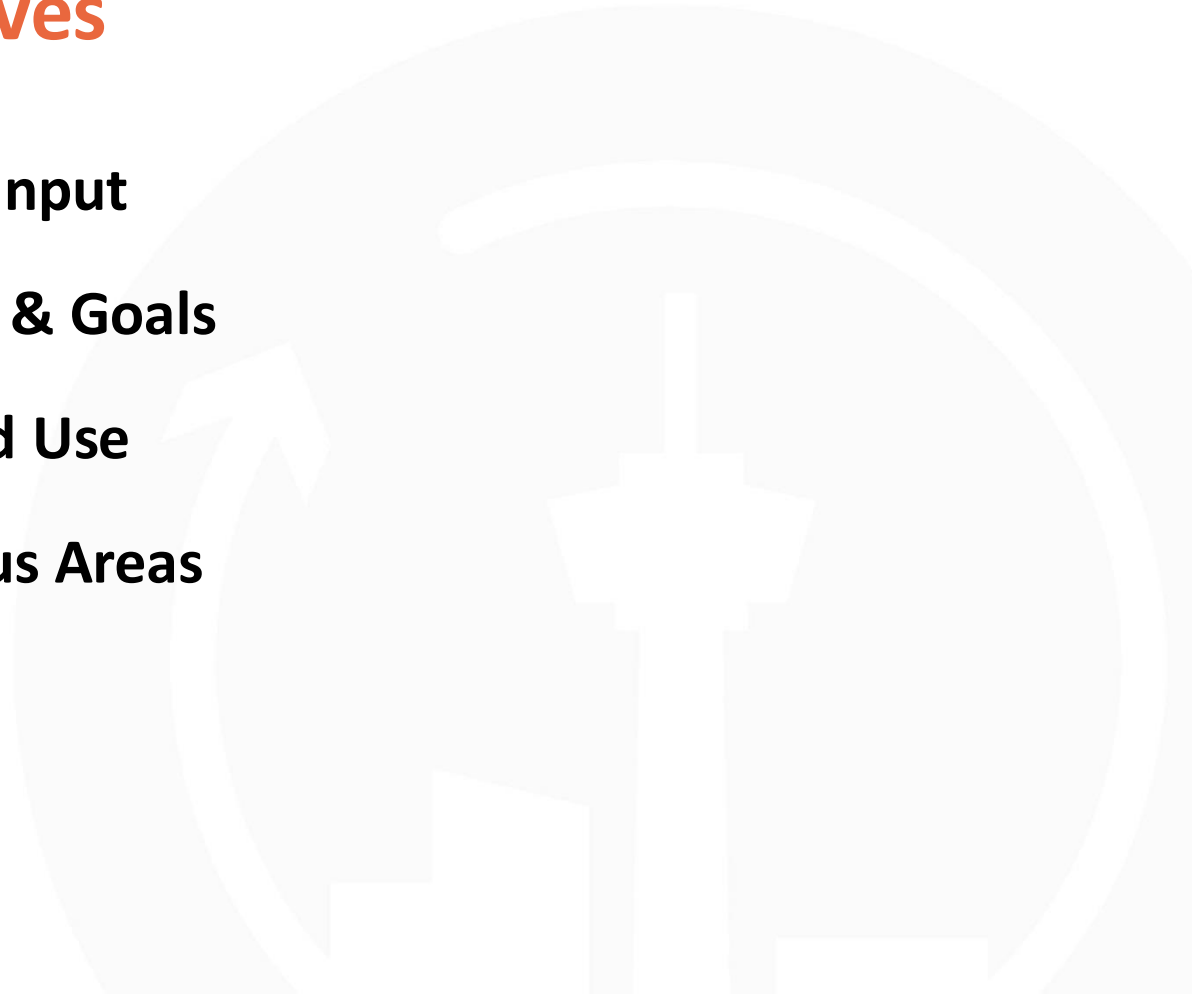
Community Amenities & Public Space | Focus Areas | DDC

Plan Priorities & Implementation

Public Draft Review

WE ARE HERE

Meeting Objectives

- **Overview of Public Input**
 - **Discuss Draft Vision & Goals**
 - **Introduction to Land Use**
 - **Introduction to Focus Areas**
- 
- A faint, light gray background graphic is visible on the right side of the slide. It consists of a large circle with a white arrow curving around its perimeter. In the center of the circle is a stylized white tree with a thick trunk and a canopy of horizontal lines.



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Review of Public Input

Review of Planning Team Meeting 1

- **Location:**
Whitley Theological Center, 285 Oblate Dr.
- **Date and Time:**
02-25-2025
5:30 p.m. – 7:30 p.m.
- **Participants:**
13

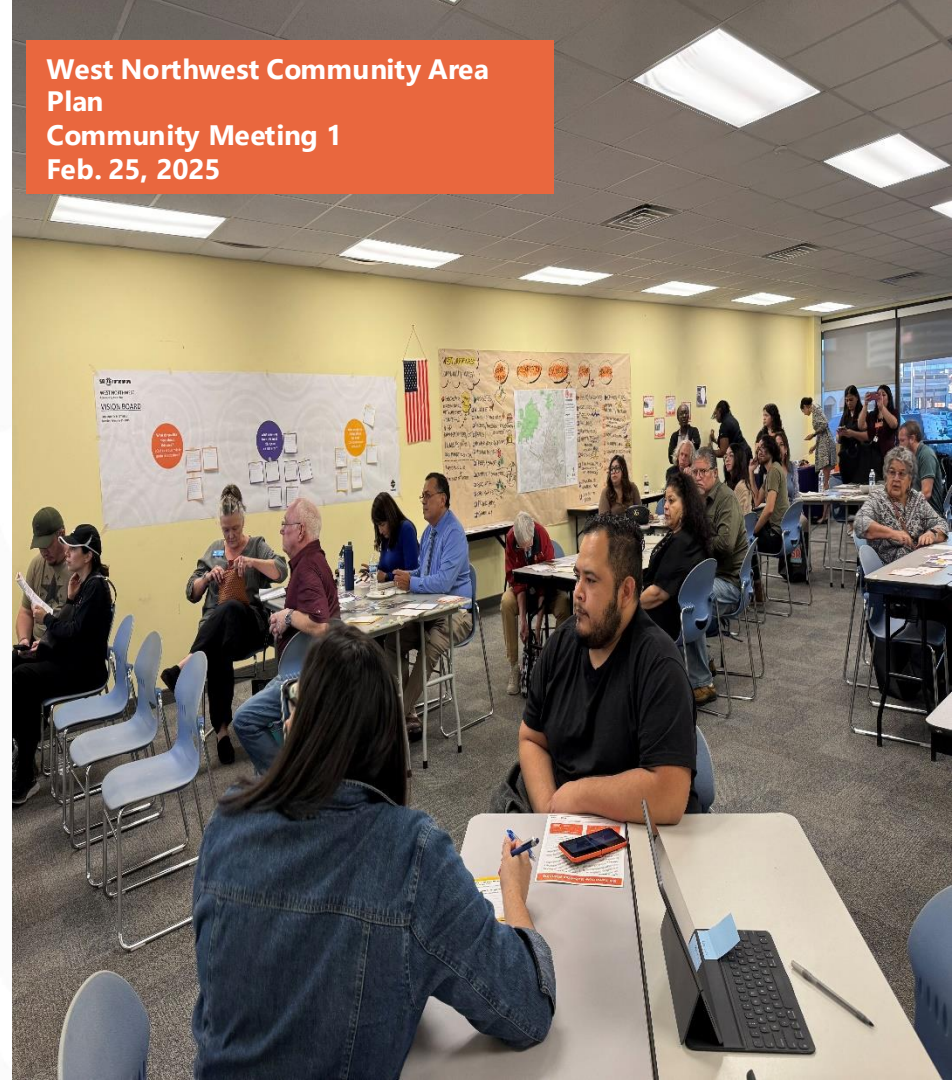
West Northwest Community Area
Plan
Community Meeting 1
Feb. 25, 2025



Review of Community Meeting 1

- **Location:**
Lamson Institute, 5819 Northwest Loop 410
- **Date and Time:**
02-25-2025
5:30 p.m. – 7:30 p.m.
- **Participants:**
40
- **Comments:**
45

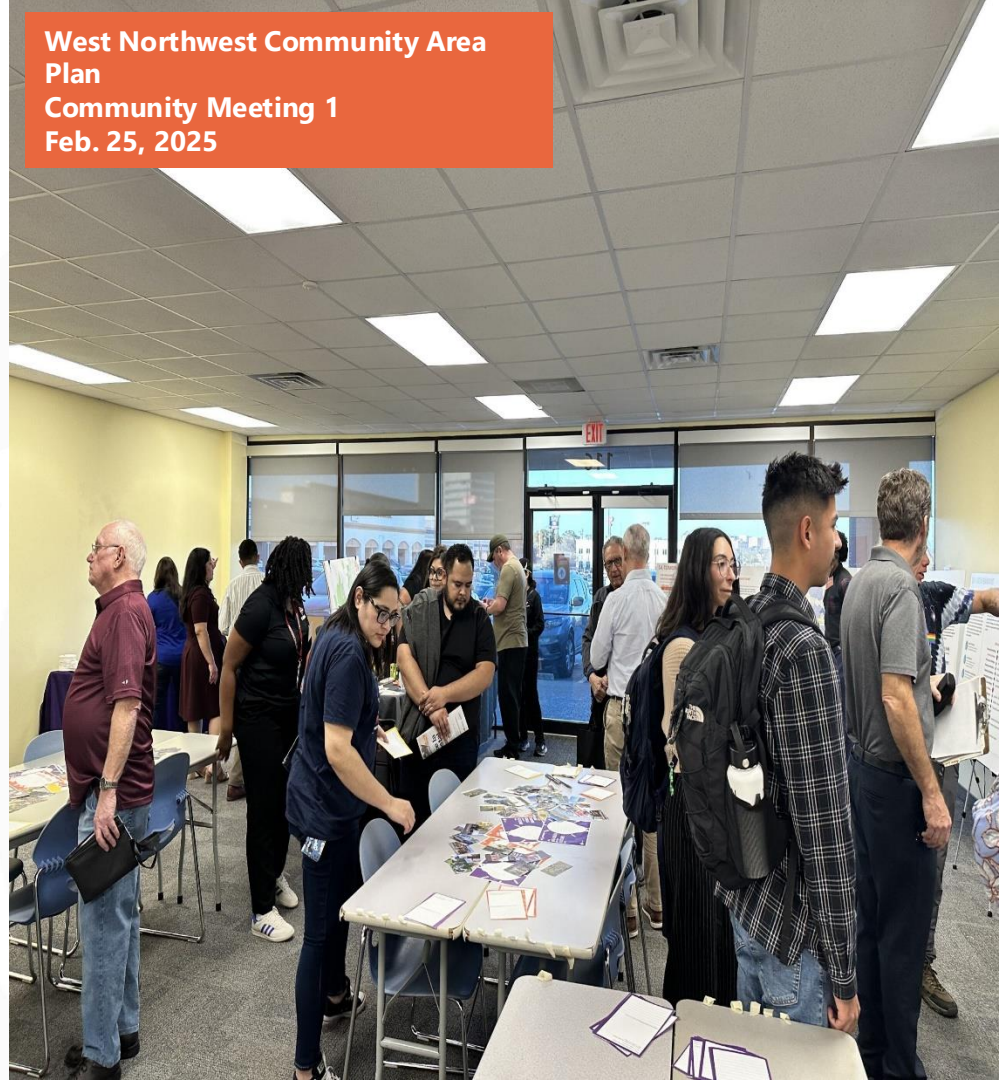
West Northwest Community Area
Plan
Community Meeting 1
Feb. 25, 2025



Review of Survey 1

- **Location:**
Online
- **Date and Time:**
March 2025
- **Participants:**
83
- **Comments:**
393

West Northwest Community Area
Plan
Community Meeting 1
Feb. 25, 2025





WEST NORTHWEST
Community Area Plan

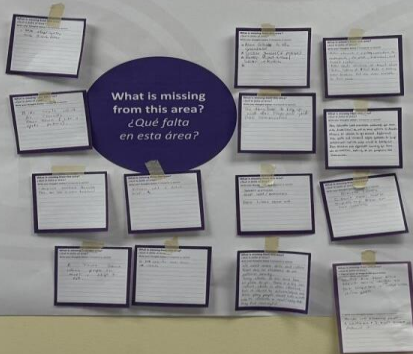
VISION BOARD

COMMUNITY MEETING 1
Tuesday, February 25, 2025

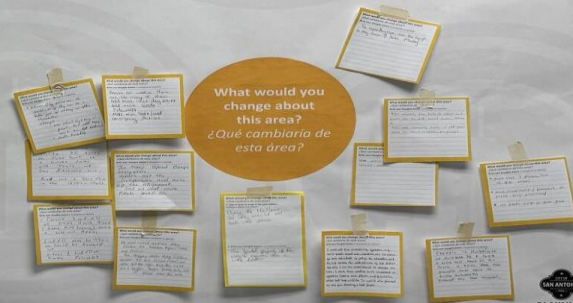
What do you like
most about
this area?
¿Qué es lo que más le
gusta de esta área?



What is missing
from this area?
¿Qué falta
en esta área?



What would you
change about
this area?
¿Qué cambiaría de
esta área?



Strong Sense of Community

Strong Sense of Community

*"Peaceful and quiet
neighborhood."*

"Good established community"

*"We are grateful for the
community, the stores, and the
amenities the area brings"*

What do you like about this area?
¿Qué es lo que más le gusta de esta área?

Write your thoughts below / Comparta su opinión

I love the closeness of my community and all the convenient community resources (public parks, libraries, etc.) nearby. The development of more paths and trails is exciting, and I'm glad we're working hard to preserve some "wild" space.

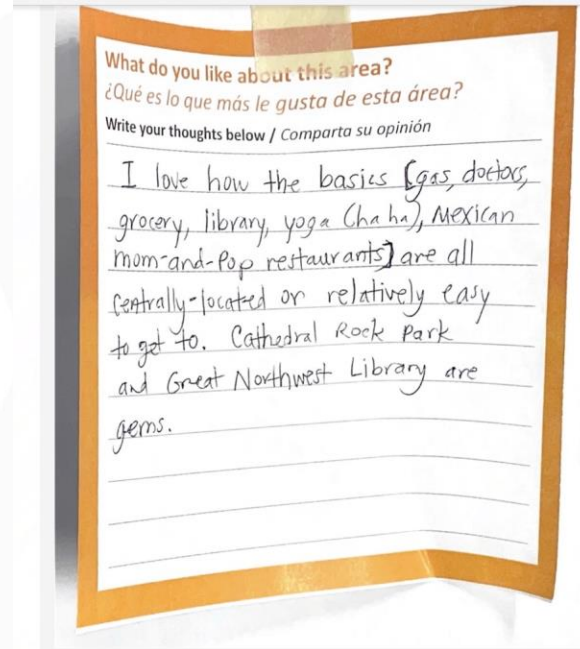
Access to Transit Corridors

Access to Transit Corridors

“Accessibility to major streets/highways...”

“Access to highways and shopping”

“Accessibility to access to different parts of the city via the major roadways... ”



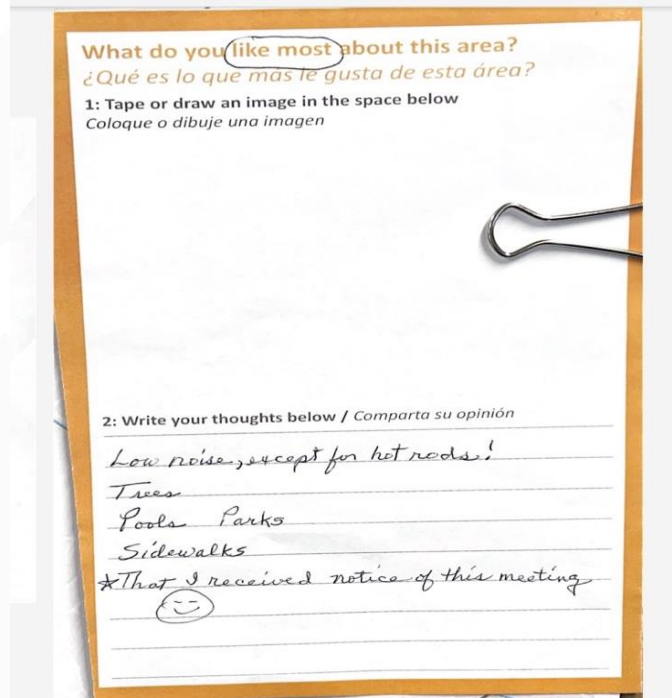
Parks and Green Spaces

Parks and Green Spaces

"The connection between parks and trails"

"The grassy undeveloped areas are great...I feel like we should plant more trees"

"The green spaces and trails"



What do you like most about this area?
¿Qué es lo que más le gusta de esta área?

1: Tape or draw an image in the space below
Coloque o dibuje una imagen

2: Write your thoughts below / Comparta su opinión

Low noise, except for hot roads!
Trees
Pools Parks
Sidewalks
*That I received notice of this meeting

☺

Preservation of Natural Areas

Preservation of Natural Areas

"Glad to have a natural area near our community so wildlife has a place to live and be safe"

"I do like the bicycle trails and natural areas where wildlife can still live"

"There are green spaces along the creek with deer, birds, and other wildlife "





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Draft Vision and Goals



Vision & Guiding Principles for 2040

Vision for 2040 from the SA Tomorrow Comprehensive Plan:

"San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations..."

Maintain the character and integrity of existing San Antonio neighborhoods, parks, open space and trails by focusing growth in mixed-use regional centers and along attractive multimodal corridors with high performing transit service.

Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.



Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.



Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

Encourage and integrate innovative and sustainable ideas and development.

Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

What is a Vision Statement?

- **Describes a place 10-15 years in the future**
- **Aspirational**
- **Very General**
- **Sets a broad direction for the content of the plan**

Draft Vision

The West Northwest Community Area maintains its strong sense of community by supporting and emphasizing the vibrancy and success of businesses, services, neighborhoods, and green space while improving and adding physical connections to and through the area.

Draft Goals (1 of 2)

- 1. Increase connectivity and accessibility to and through the area by all modes of transportation – connecting pedestrians, cyclists, transit users, and vehicles to key destinations including parks, greenways, and creekways.***
- 2. Enhance existing, and create new, parks and green spaces with amenities that speak to a range of interests.***
- 3. Strengthen partnerships with local and regional groups and organizations that work in the area.***

Draft Goals (2 of 2)

- 4. Improve comfort and safety throughout the West Northwest Area with additional lighting, safety measures, signage, and additional resources.***
- 5. Address environmental issues including stormwater and flooding, vehicle noise, and light pollution throughout the area to protect the area's character and charm.***
- 6. Encourage high-quality, development (residential and commercial) to be less auto-oriented and more walkable, and to provide opportunities for and connections to more local businesses.***

Draft Vision and Goals

The West Northwest Community Area maintains its strong sense of community by supporting and emphasizing the vibrancy and success of businesses, services, neighborhoods, and green space while improving and adding physical connections to and through the area.

- 1) *Increase connectivity and accessibility to and through the area by all modes of transportation – connecting pedestrians, cyclists, transit users, and vehicles to key destinations including parks, greenways, and creekways.*
- 2) *Enhance existing, and create new, parks and green spaces with amenities that speak to a range of interests.*
- 3) *Strengthen partnerships with local and regional groups and organizations that work in the area.*
- 4) *Improve comfort and safety throughout the West Northwest Area with additional lighting, traffic safety measures, signage, and additional resources.*
- 5) *Address environmental issues including stormwater and flooding, vehicle noise, and light pollution throughout the area to protect the area's character and charm.*
- 6) *Encourage high-quality, development (residential and commercial) to be less auto-oriented and more walkable, and to provide opportunities for and connections to more local businesses.*



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Discussion on Draft Vision & Goals



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Introduction to Land Use



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What is Land Use?

- A basic part of **ALL** Sub-Area Plans.
- “Land use” is a term used to describe existing or envisioned uses on a property.
 - Existing land use: how land is currently being used
 - Future land use: how land can be used in the future
- A guide for recommending bodies like:
 - Planning Commission
 - Zoning Commission
- A guide for deciding bodies like:
 - City Council

“Land Use is the foundation of all sub-area plans. All other sections are intended to respond to and support the patterns of land use described in this section and by the future land use map.

“By writing sub-area plans the Planning Department is creating a detailed future land use map incrementally and equitably for the entire City of San Antonio, with land use categories applied in a contextually appropriate way for each sub-area.

“This accomplishes one of the key goals of the SA Tomorrow Comprehensive Plan, creating a complete and consistent future land use map for the entire city.”

Why is Land Use Important?

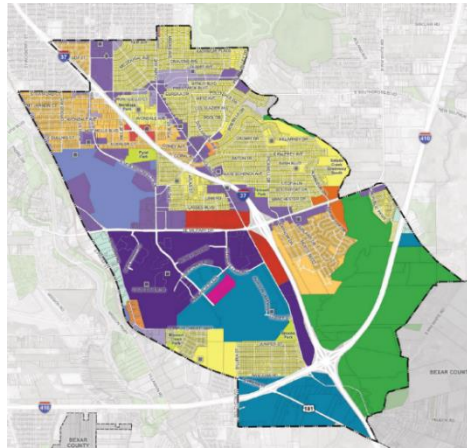
- Land use regulations protect the health, safety and welfare of communities, allowing the City to manage population and employment growth, plan for transportation and infrastructure needs, and promote public safety.
- Land use provides guidance for decision-making on rezoning applications for City Staff, Commissioners, and City Council.
- Developing the land use map is an opportunity to discuss current patterns of development and ways they can be improved over time.

Future Land Use is the foundation of the plan.

Land Use Categories: What is their purpose?

San Antonio adopted **18 new land use categories** in 2018. They establish:

- The **uses** that should be found in an area
- The general **character** and **density** of development for the area
- The **zoning districts** that are allowed



Residential Estate
Low Density Residential
Urban Low Density Residential
Medium Density Residential
High Density Residential
Neighborhood Mixed-Use
Urban Mixed-Use
Regional Mixed-Use
Employment Flex Mixed-Use
Business Innovation Mixed-Use
Neighborhood Commercial
Community Commercial
Regional Commercial
City/State/Federal Government
Parks and Open Spaces



Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

- **Permitted zoning districts:** R-4, R-5, R-6, NP-8, NP-10, and NP-15.
- **Typical densities** in this land use category would range from 3 to 12 dwelling units/acre.
- IDZ and PUD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Categories

- **Residential, Commercial, Industrial, Mixed-Use, or Civic.**
 - There are a total of 18 Comprehensive Land Use Categories
- The Unified Development Code (UDC) identifies which zoning districts are **consistent** with each land use category.

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
<ul style="list-style-type: none">• Residential Estate• Low Density Residential• Urban Low Density Residential• Medium Density Residential• High Density Residential	<ul style="list-style-type: none">• Neighborhood Commercial• Community Commercial• Regional Commercial	<ul style="list-style-type: none">• Agricultural• Light Industrial• Heavy Industrial	<ul style="list-style-type: none">• Neighborhood Mixed-Use• Urban Mixed-Use• Regional Mixed-Use• Business/Innovation Mixed-Use• Employment/Flex Mixed-Use	<ul style="list-style-type: none">• Parks/Open Space• City/State/Federal Government

Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	Policy: A Land Use Plan establishes desired <i>patterns</i> for development and growth.	Regulation: defines the particular rights of use, and <i>what development is allowed</i> .
SCALE	Focus is on <i>areas, patterns, and relationships</i> among properties in an area. A set of broad policies and principles to guide the City's decision-making regarding growth and development patterns.	Focus is on rights of use for <i>individual properties</i> . Zoning consists of detailed, specific regulations and standards for how property owners may use and develop their land.

Role of the Future Land Use Plan

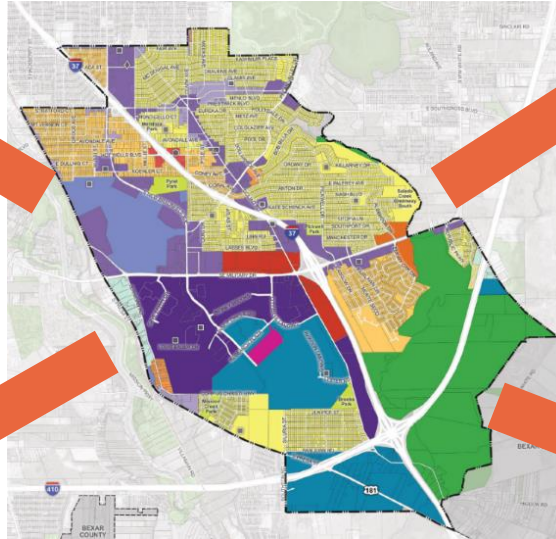
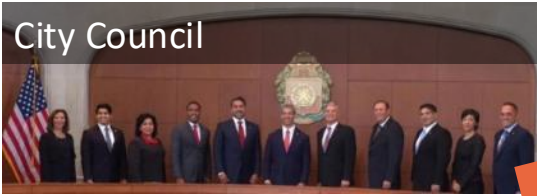
The Future Land Use Plan DOES:

- Define how a property can be rezoned in the future
- Set guides for elected officials deciding rezoning cases
- Ensure that projected growth can be absorbed in an orderly way throughout the City
- Establish the preferred mix of uses and the distribution of density in the various areas of the City, based on public input and adopted City Policy.

The Future Land Use Plan DOES NOT:

- Automatically change the entitlements or zoning of any property
- Restrict existing rights of use
- Cause any buildings to be removed or changed
- Does not change Historic District or Neighborhood Conservation District designations or design standards

Who will use the Land Use Plan?



City Staff and Other Agencies



DEVELOPMENT
SERVICES



PLANNING



PUBLIC WORKS



TRANSPORTATION



Private Developers + Property
Owners



The Future Land Use Plan informs public
and private decision-making and investments.

Developing the Future Land Use Plan



Land Use and Mobility: H+T (Housing + Transportation)

H+T (HOUSING PLUS TRANSPORTATION) COSTS

The combined costs of housing and transportation (commonly referred to as H+T) are often a large portion of a household's budget. Experts recommend the **combined total not be more than 45% of household income**, with **no more than 30% of household income devoted to housing costs** and **no more than 15% devoted to transportation costs**.

In San Antonio:

Housing = 24%

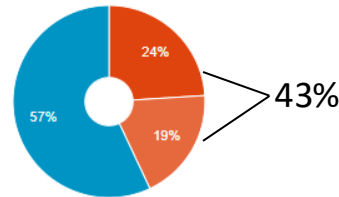
Transportation = 19%

Total H+T = 43%

Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

● Housing
● Transportation
● Remaining Income



Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



\$13,795

Annual Transportation Costs



1.80

Autos Per Household

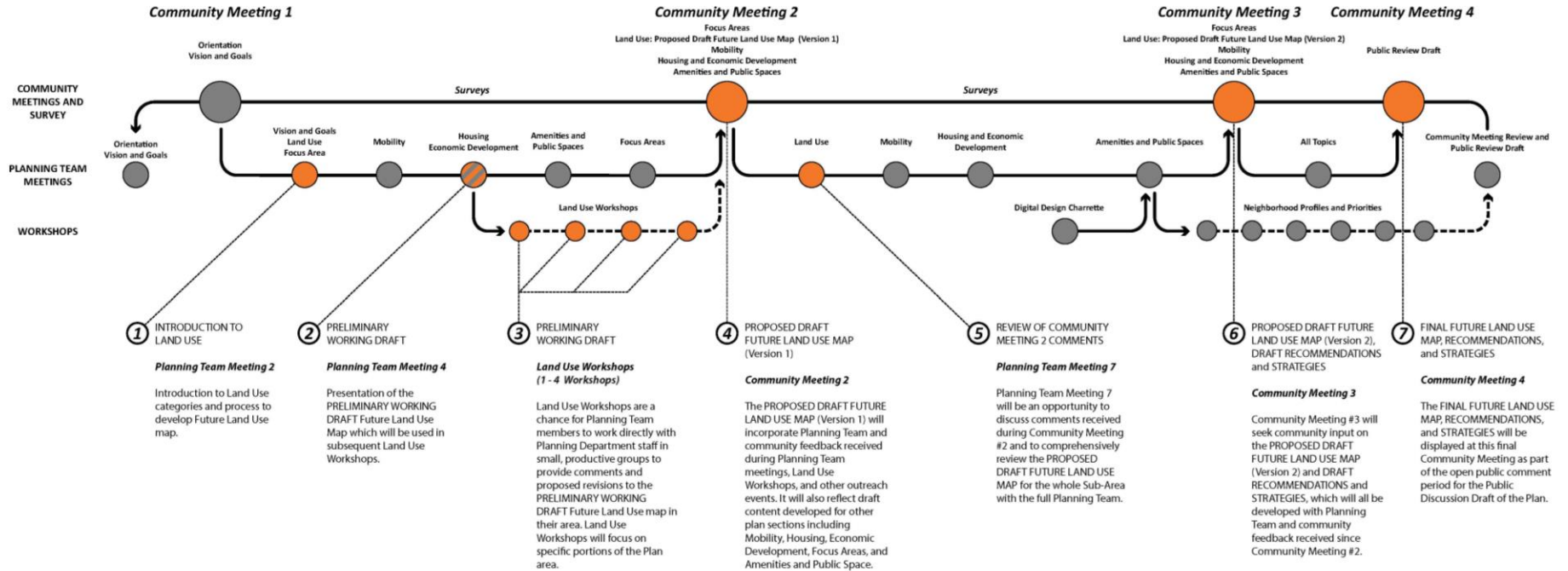


15,959

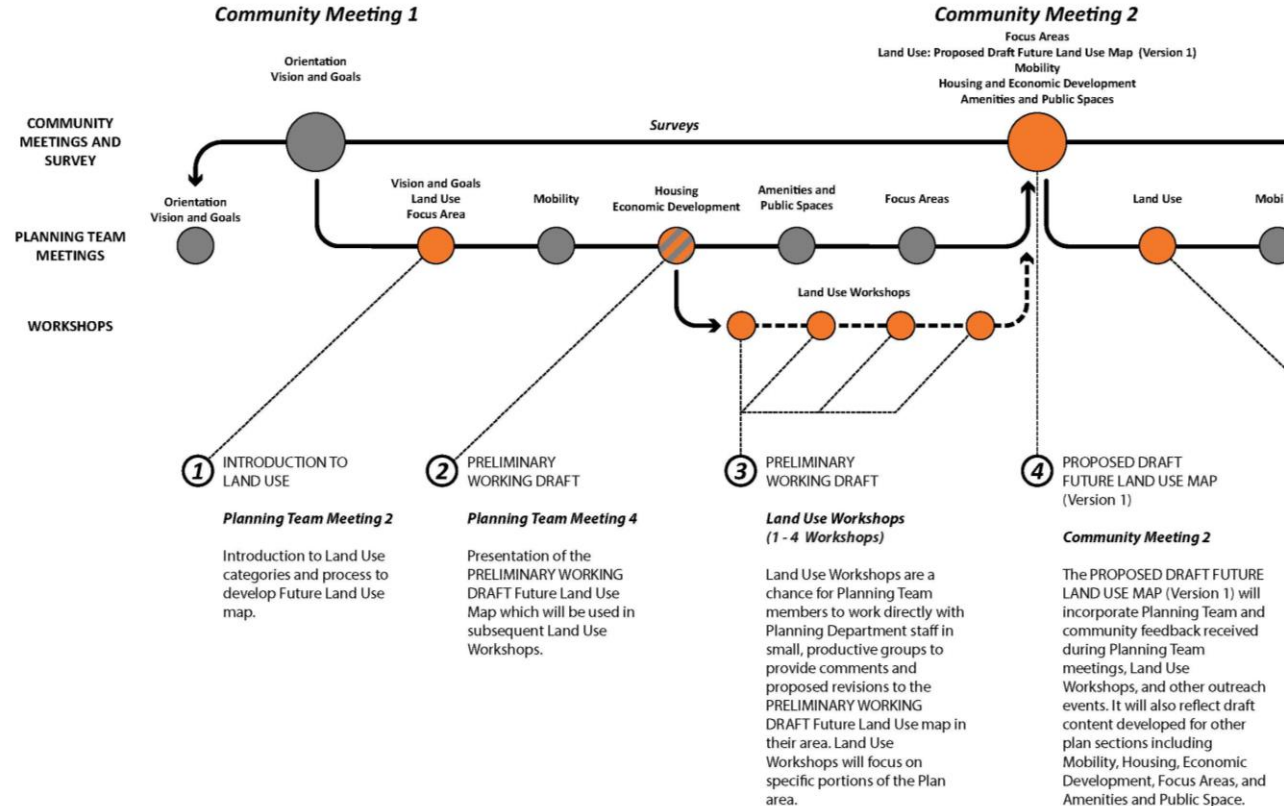
Average Household VMT

Source: Center for Neighborhood Technology (CNT): 2025 Update: H+T Index Release Notes (Uses 2022 American Community Survey (ACS) data; Uses 2021 Longitudinal Employer-Household Dynamics (LEHD) data; Updated AllTransit™ data (uses 2024 transit schedules)) (<https://htaindex.cnt.org/map/>)

Future Land Use Map development process



Future Land Use Map development process



Land Use Map Development

Summary:

(Through Planning Team Mtg #7)

Preliminary Working Draft

- *Planning Team Mtg #4*

Small Group Workshops

- *Between PT04 and Community Mtg #2*

Proposed Draft Future Land Use Map (Version 1)

- *Community Mtg #2*

Full Review with Planning Team

- *Planning Team Mtg #7*



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Introduction to Focus Areas



What are Focus Areas?

- Important **areas of opportunity** to direct future investments, support, or improvements.
- Each Focus Area includes:
 - A unique vision
 - Analysis of challenges and opportunities
 - Key investments and improvements
 - Focus Area Map
 - May include graphics and illustrations

“Focus areas identify key locations where future investments or other improvements are desired.

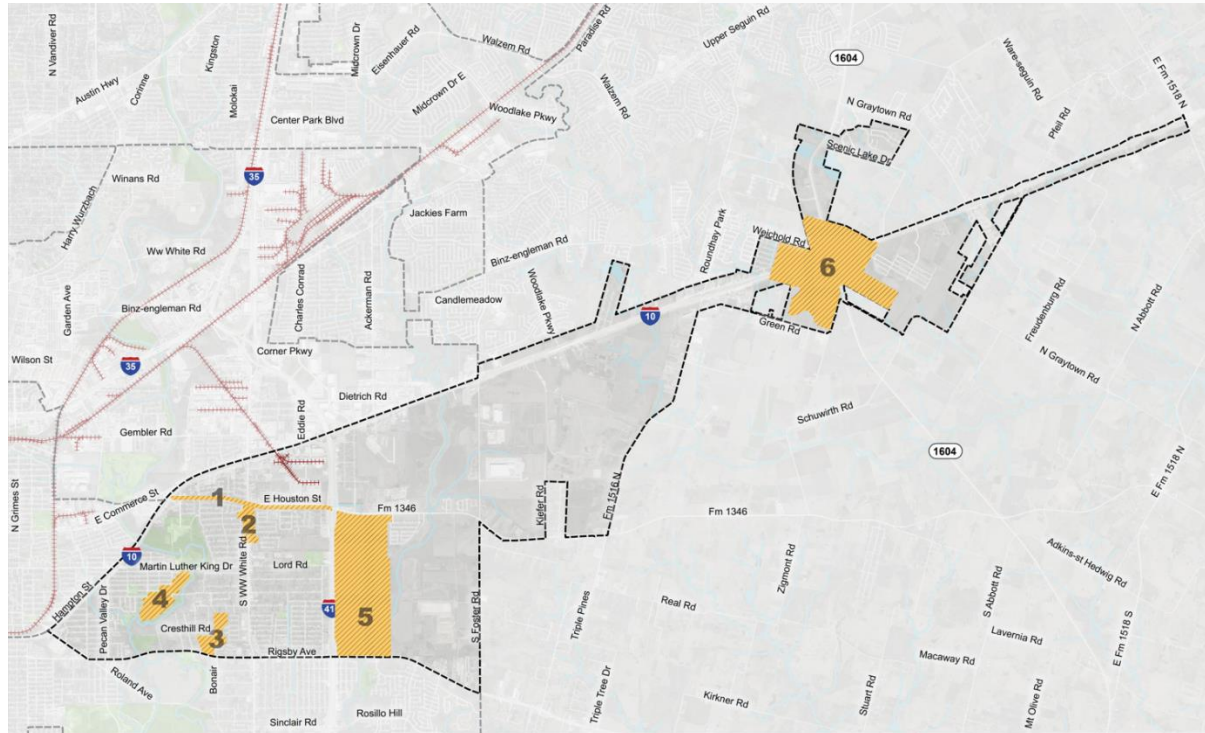
“While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals.

“While this section has detailed renderings, any specific style choices are for illustrative purposes only to show potential, rather than to prescribe development design.”

What *Could* a Focus Area Include?

- **Vacant, or underutilized parcels** within a **concentrated** area.
- **Commercial centers, strips, or malls** that are consistently **less than fully occupied**, or surrounded by a significant amount of **unused parking lots or vacant parcels**.
- **Former industrial sites** that could be **adaptively reused** for some other purpose.
- **Areas along transit corridors** with **vacant or underutilized parcels or retail spaces**.
- **Major intersections or nodes** in need of infrastructure improvements.
- **Special districts or bustling areas** that may **need investment or support** to preserve the character or history of a community.

Focus Area Examples: Far East Community Area



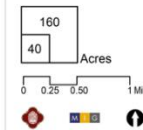
FOCUS AREAS

LEGEND

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line
- Focus Areas

FOCUS AREA IDENTIFIERS







- 1** East Houston Street Corridor
- 2** Old W White Elementary School
- 3** W White Rd. & Old Municipal Land Fill Site
- 4** Wheatley Heights
- 5** East Loop 418
- 6** Loop 1604 & I-10



Focus Area Examples: Far East Community Area



FOCUS AREA RECOMMENDATIONS

-  Proposed Park/Open Space
-  Character-Defining Features
-  Public Art
-  Improved Lighting
-  Pedestrian Crossing
-  Green Infrastructure



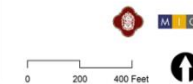
FOCUS AREA 2: SOUTH WW WHITE ROAD

LEGEND

-  Community Plan Area Boundary
-  Focus Area
-  Old Ww White Elementary School
-  Railroad Line
-  Eastwood Village Strip Center

FOCUS AREA RECOMMENDATIONS

-  Proposed Park/Open Space
-  Character-Defining Features
-  Public Art
-  Improved Lighting
-  Pedestrian Crossing
-  Green Infrastructure



Focus Area Identification Approaches

- Utilization Analysis
 - Vacant, Underutilized, or Publicly-owned parcels
- Areas mentioned in Public Input
- Spatial Data Analysis (in development)

Focus Area Identification: Utilization Analysis

Three types of parcels:

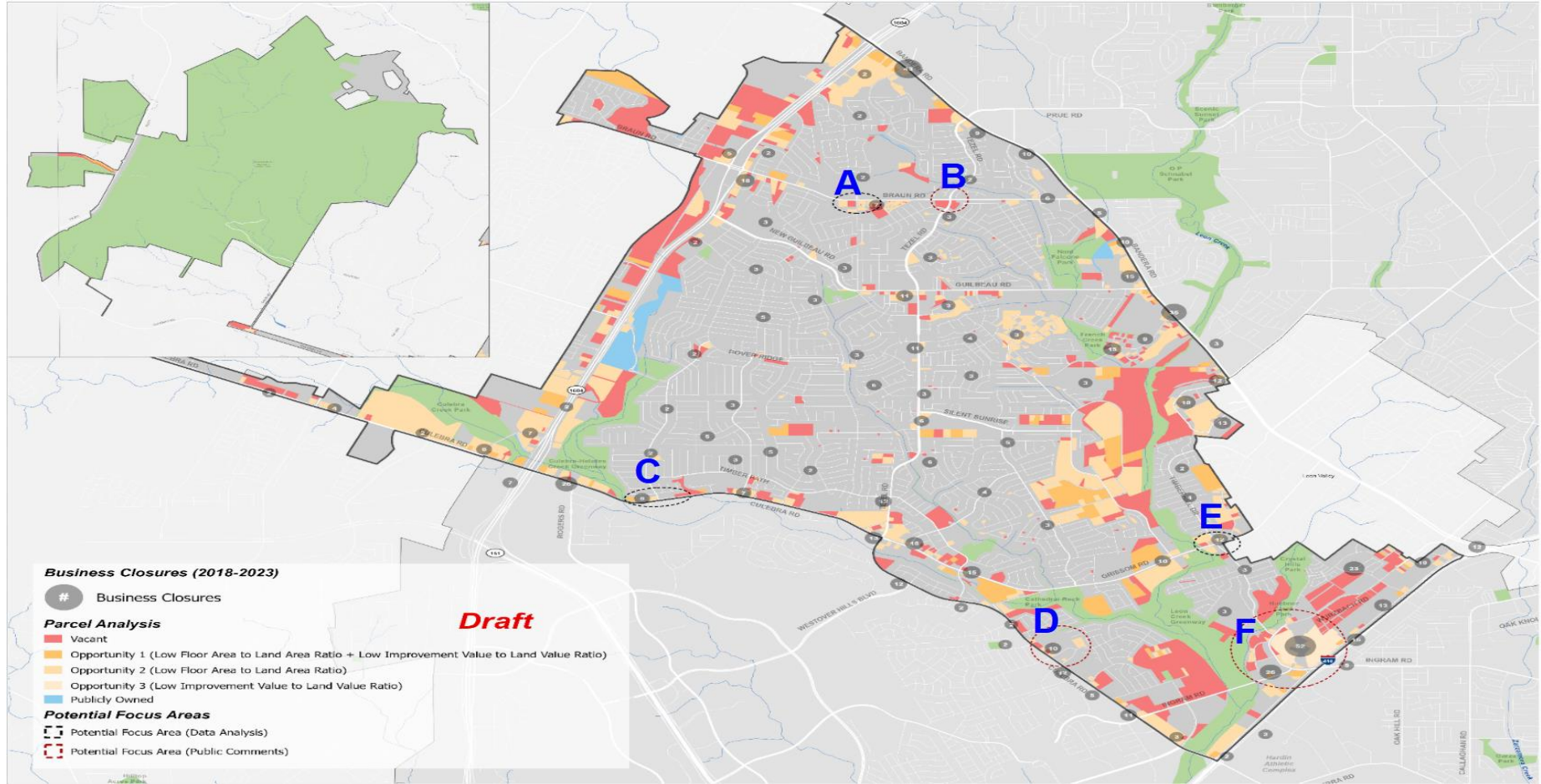
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low Improvement (building) value to Land value ratio (I:L ratio)
- **Publicly-owned:** Parcels owned by public or quasi-public entities with potential to help meet community needs.

Focus Area Identification: Spatial Data Analysis

GIS mapping to identify areas with overlapping challenges such as:

- High Urban Heat Vulnerability
- Lack of Tree Canopy Coverage
- Stormwater/Flooding Issues
- Pedestrian/Cycling Crashes – High Injury Network
- Accessibility Mapping (Parks/Trails, Healthy Food, Transit)
- Other ideas to test?

Preliminary Focus Areas Identified





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Discussion on Focus Areas





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Next Steps



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West Northwest Website

westnorthwest.sacompplan.com



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SA Tomorrow
West Northwest
Community Area

Next Steps

- **Next Planning Team Meetings**
 - Planning Team Meeting #3: *April 23, 2025, 3:00 p.m. – 5:00 p.m.*
 - Planning Team Meeting #4: *May 21, 2025, 3:00 p.m. – 5:00 p.m.*
- **Questions?**
 - Zack Magallanez, Project Manager
 - Zack.Magallanez@sanantonio.gov
 - 210-207-7681



West Northwest Community Area Plan

Planning Team Meeting #2

Wednesday, March 26, 2025
Great Northwest Library
3:00PM-5:00PM



Cambridge Systematics, Inc.
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