



West Northwest Community Area Plan Planning Team Meeting #4

Wednesday, May 21, 2025

Zoom

3:00PM-5:00PM



Cambridge Systematics, Inc.

Bowtie

Economic & Planning Systems, Inc.

Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City

Get Ready For The Meeting!

Correct your name by clicking the three dots near your profile tile and select change your name.

Put your name and the organization you represent in the chat.

If you have any questions during the meeting, you can email Chris Ryerson at Chris.Ryerson@sanantonio.gov



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How to Use Zoom



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Unmute/Mute

Please stay on mute unless you have something you want to say. The facilitator may mute you if there is noise on your line.

Video on/off

It is useful to be able to see each other, please use video if you are able and comfortable.



Audio



Video

Participants 2

Chat

React

Show captions

EN English

More

Leave

Mute indication

Unmute at bottom left or at the top right of your picture

Unmute

**Options:**

Click the three dots and select change your name



Name

Highlighted

Currently speaking



Audio



Video



Participants 2



Chat



React



Show captions



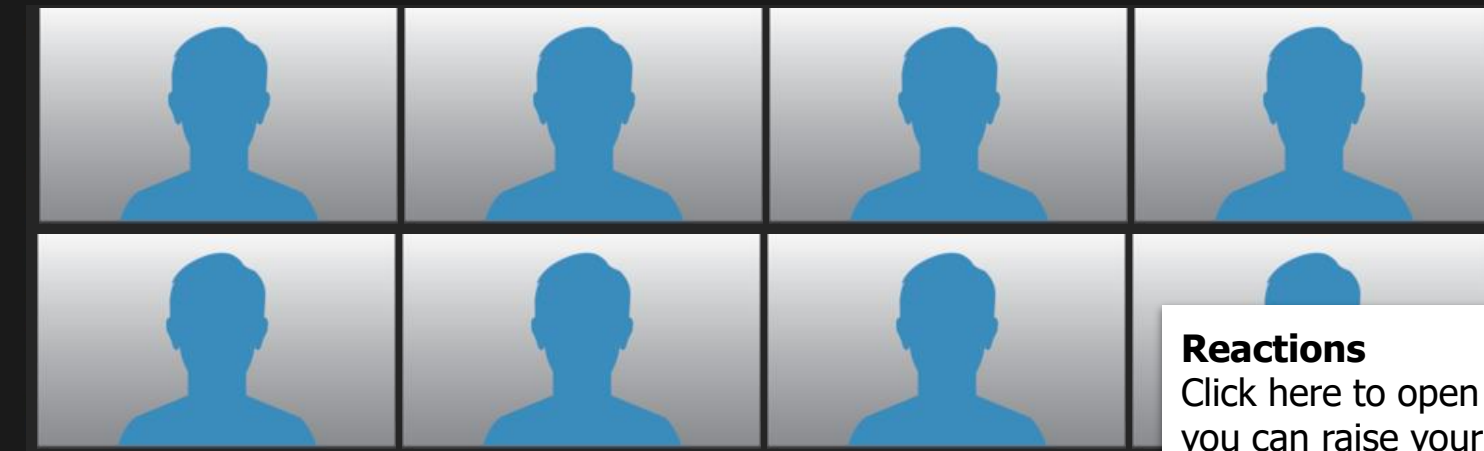
English



More



Leave



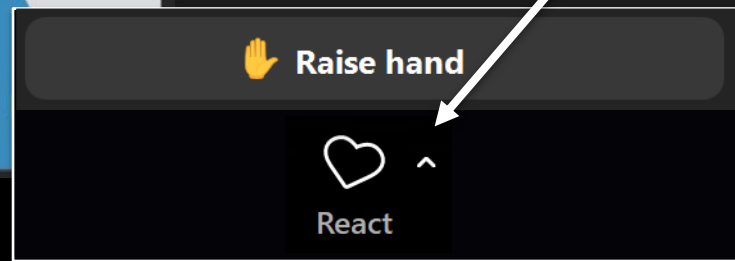
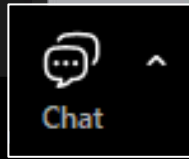
Chat

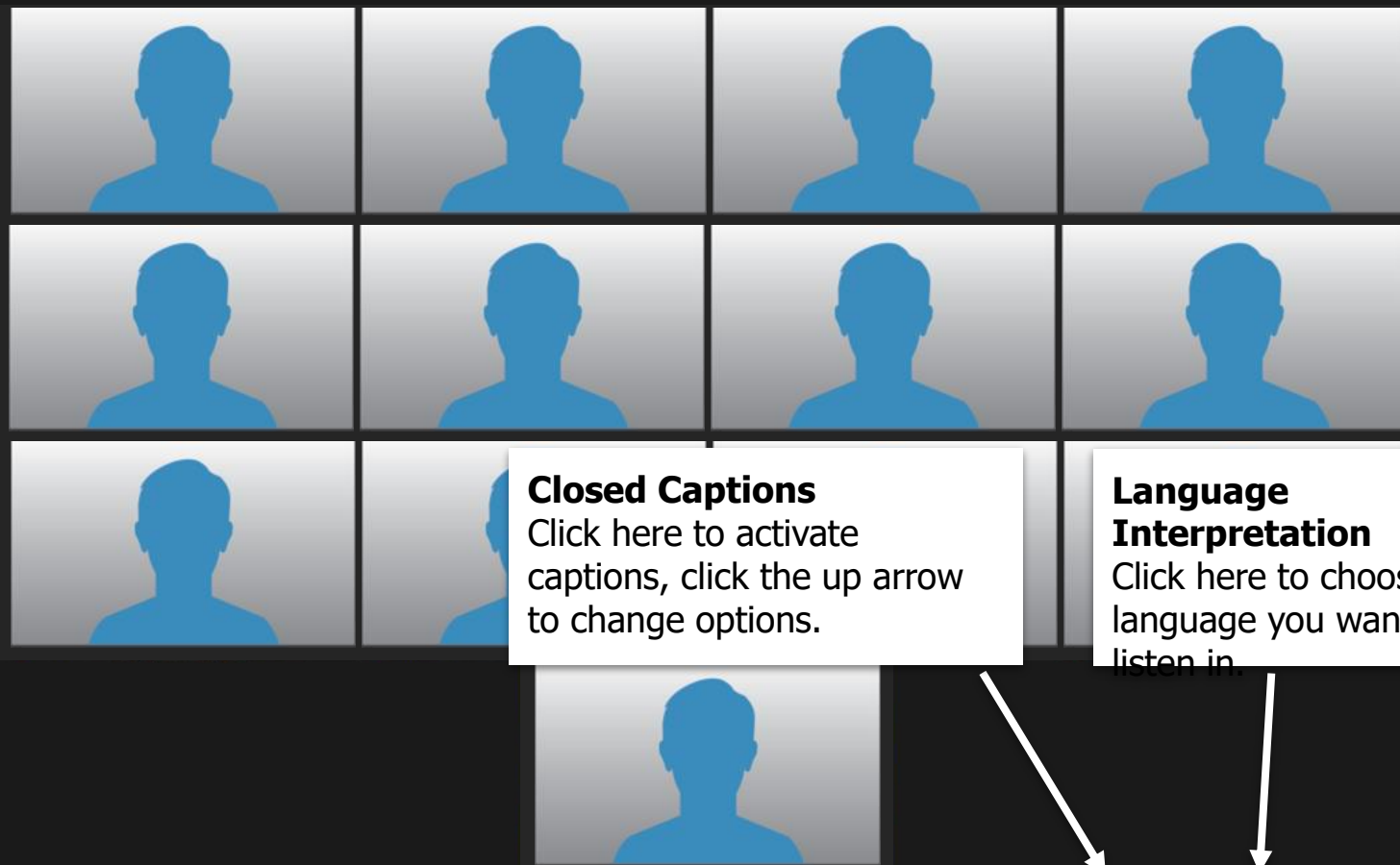
Click here to open a chat window to send messages to the host or all participants.

Reactions

Click here to open a menu, you can raise your hand here.

Don't forget to lower your hand once you have the chance to speak.



**Closed Captions**

Click here to activate captions, click the up arrow to change options.

Language Interpretation

Click here to choose the language you want to listen in.



Audio



Video



Participants 2



Chat



React



Show captions



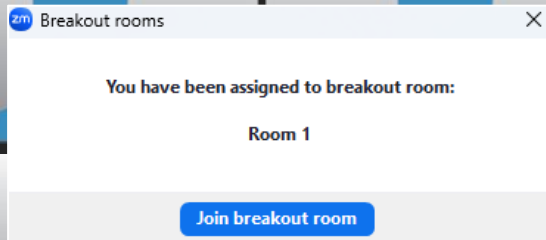
English



More



Leave



Breakout Rooms

If the host has assigned breakout rooms, you will see a pop-up to join. You can click here to join as well.

You can join breakout rooms from here

Bamboo Paper

1 PLANNING
PLANNING FOR THE NEW URBANITY & SUPERBIA
➤ MORE MIG TOOLKITS!
- SUPPORT LOCAL COMMUNITIES
➤ SOCIAL DISTANCING GUIDELINES
➔ SCIENCE FOCUS
➤ MIG TACTICAL TEAMS
VIA ZOOM
(CROSS SERVICE AREA)

2 PLANNING
INCLUSIVE APPROACH TO RESILIENCE
➤ AFFORDABLE HOUSING - TINY HOMES

3 RETHINKING & REPURPOSING SPACES - ZENITH
• DEVELOPERS, NON-PROFITS, NGOs
• STRATEGY, PLANNING, ZONING, ETC

4 DESIGN
ROUTING EXISTING INFRASTRUCTURE IN NEW WAYS

5 COMMUNICATIONS
MESSAGING & BRANDING FOR COVID RESPONSE AND SLOW OPENING

6 COMMUNICATIONS
SOCIAL MARKETING FOR CULTURAL & BEHAVIORAL CHANGE THAT CREATES A BETTER WORLD

Shared Screen**Divider Bar**

Slide this bar left to see more people, right to enlarge the shared screen.

Speaker Gallery and Side-by-Side View

Click here to see others in a grid, focus on the speaker or set presenters screen to appear on the left

This Meeting Will Be Recorded



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Introductions



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West Northwest Community Area Plan Project Team



City of San Antonio, Planning Department

Zack Magallanez, Project Manager

Chris Ryerson, Planning Administrator



MIG

Marcia Boyle, Co-Project Manager

Marco Hinojosa, Co-Project Manager



EPS

Matt Prosser, Economic and Housing Expert

Meeting Sequence

WE ARE HERE



Meeting Objectives

- **Vision & Goals**
- **Housing & Jobs Opportunities and Challenges**
- **Group Mentimeter Exercise**
- **Housing and Economic Development Mural Discussion**
- **Draft Future Land Use Map**



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Vision and Goals



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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 spaces. The area is strengthened through improved physical connections, enhanced safety, organizational collaboration, and investment in infrastructure ~~like drainage systems~~. Together, these efforts foster inclusive, accessible spaces that invite full-day use and enjoyment of community amenities for all residents and visitors.

Updated 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 spaces. The area is strengthened through improved physical connections, enhanced safety, organizational collaboration, and investment in infrastructure. Together, these efforts foster inclusive, accessible spaces that invite full-day use and enjoyment of community amenities for all residents and visitors.

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 and create parks and green spaces with amenities that speak to a range of interests.***
- 3. Strengthen partnerships with local and regional groups, organizations, and City departments through community collaboration and coordination to support initiatives that improve neighborhood well-being and further enhance the quality of life for all residents.***

Draft Goals (2 of 2)

- ~~4. Improve user experience and comfort by enhancing trail safety through better lighting, clear and consistent signage, and the application of Crime Prevention Through Environmental Design (CPTED) principles.~~
5. Address environmental issues including stormwater and flooding, ~~vehicle noise, and light pollution~~ 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 local businesses.

Updated 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 a range of amenities and an improved user experience that focuses on safety.***
- 3. Strengthen partnerships with local and regional groups, organizations, and City departments through community collaboration and coordination to support initiatives that improve neighborhood well-being and further enhance the quality of life for all residents.***

Updated Draft Goals (2 of 2)

- 4. *Address environmental issues including stormwater and flooding to protect the area's character and charm.*
- NEW!** 5. *Improve the quality of life for the area's residents by reducing environmental threats including noise and light pollution.*
- 6. *Encourage high-quality development (residential and commercial) to be less auto-oriented and more walkable, and to provide opportunities for and connections to local businesses.*

Updated 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 spaces. The area is strengthened through improved physical connections, enhanced safety, organizational collaboration, and investment in infrastructure.

Together, these efforts foster inclusive, accessible spaces that invite full-day use and enjoyment of community amenities for all residents and visitors.

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Housing & Jobs
Opportunities and Challenges



Population and Housing

- The West Northwest Community Planning Area grew faster than the city from 2000 to 2010, however the rate of growth has slowed in past 10-15 years
 - 17,200 new residents between 2000 and 2010
 - 5,400 new residents since 2010
- Household growth has outpaced population growth indicating less people per household in existing and new homes

Total Population (2023) | **100,780**

Total Households (2023) | **36,939**



Annual Household Growth | 2010-2023

0.8% - West Northwest

1.1% - City of San Antonio

2.0% - San Antonio MSA

Demographic Conditions

Age

- The median age and percent of residents in different age ranges is similar to the city as a whole



Median Age

34.9 years

34.8 years - City of San Antonio Average

Households Size

- The average household size is higher than city average



Average Household Size

2.72 persons

2.58 - City of San Antonio Average

Household Types

- Greater presence of family households than found citywide



Household Types

72% Family Households in 2023

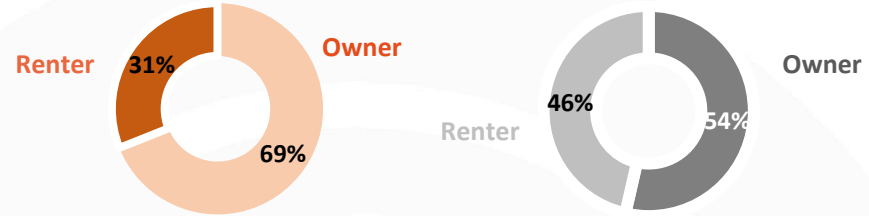
Housing Conditions

Total Housing Units (2023) | **38,182**

- The plan area has a much greater presence of single-family homes than citywide.
- There is a smaller concentration of multifamily housing units (buildings with 5 or more units) than found citywide
 - 14% in WNW vs. 28% citywide



Housing Tenure



31% of occupied housing units are **rented**
46% City of San Antonio Average



Units in Structure

79% of all housing units are single-family detached homes
63% City of San Antonio average



Age of Housing Stock

Year Built

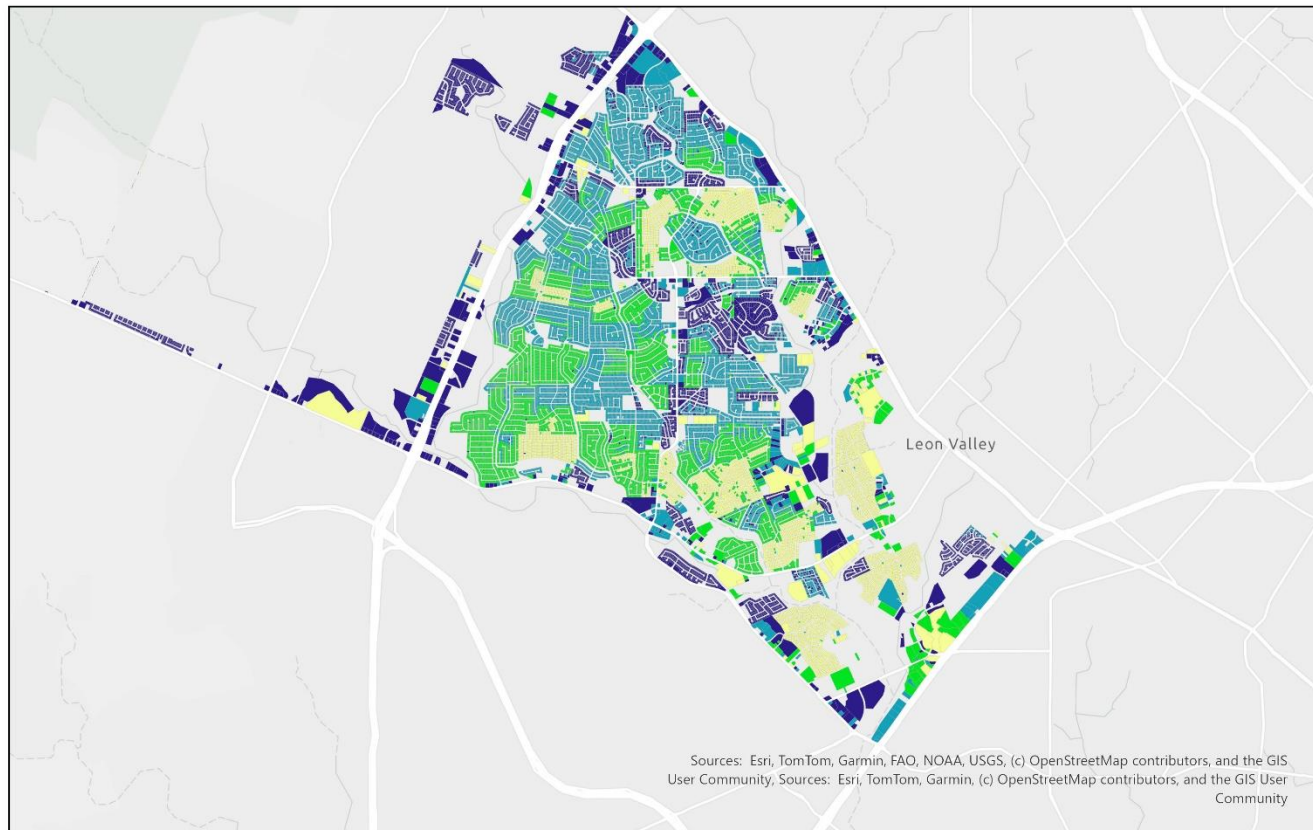
Pre-1980

1980 - 1985

1986 - 2000

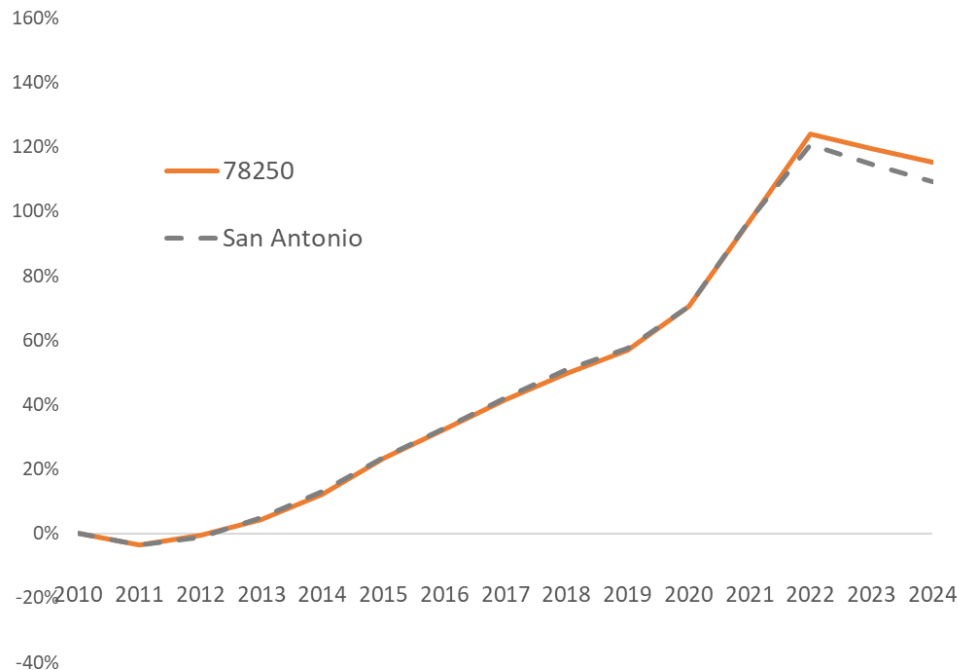
Post-2000

West Northwest Plan Area Year Built by Parcel



Housing Accessibility and Affordability

% Change in Home Value Index



Average home value estimate is **\$248,958**
(78250 zip code)

City of San Antonio average is **\$254,289**

32% of West Northwest homeowners do not
have a mortgage

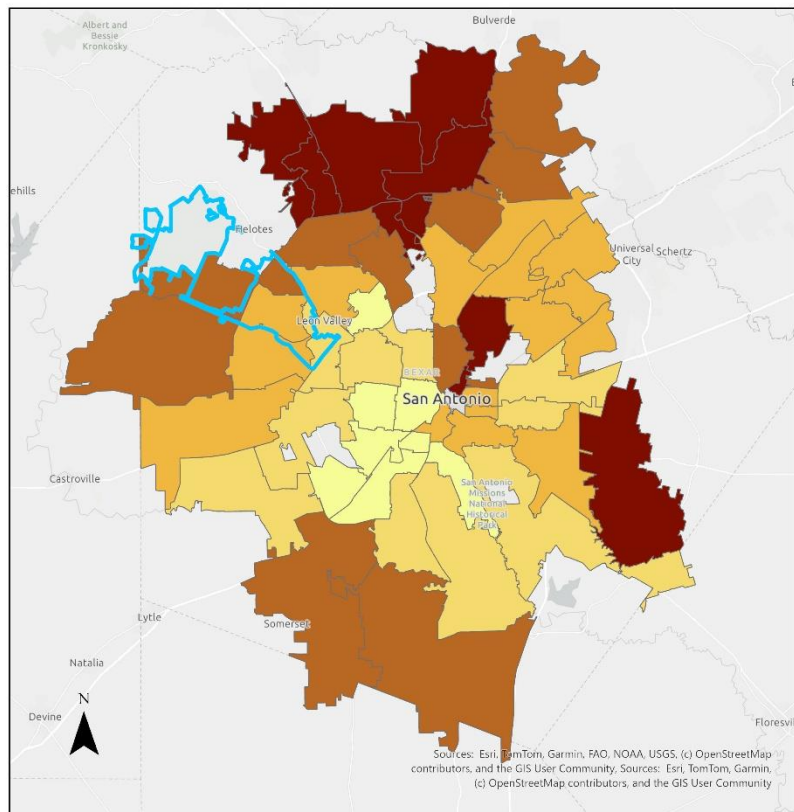
40% Bexar County average



Owners Cost Burden

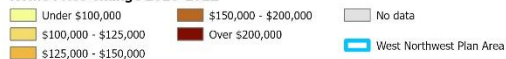
16% of homeowners with a mortgage are
cost burdened, paying more than 30% of
income towards housing

San Antonio Home Price Change by ZIP Code, 2010-2022

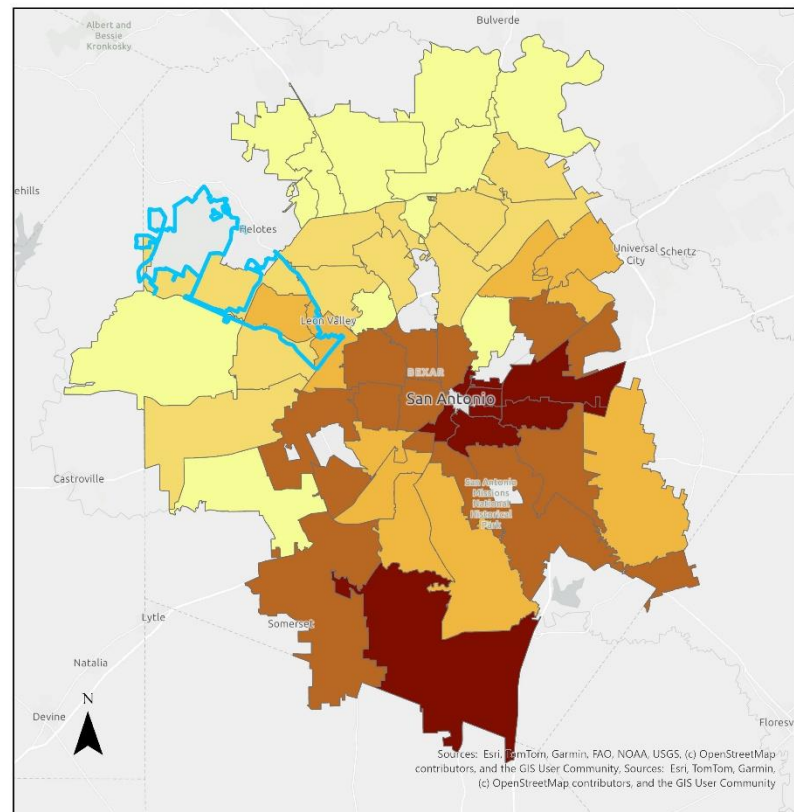


0 2.5 5 10 Miles

Home Price Change 2010-2022



San Antonio Home Price % Change by ZIP Code, 2010-2022



0 2.5 5 10 Miles

Home Price % Change 2010-2022



Housing Accessibility and Affordability



Renter-Occupied

Average rent for apartments in the West Northwest Area is **8%** less than the city average (CoStar data, 2024)

- \$1,141 per month (West Northwest average)
- \$1,238 per month (city average)

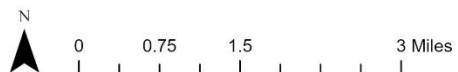
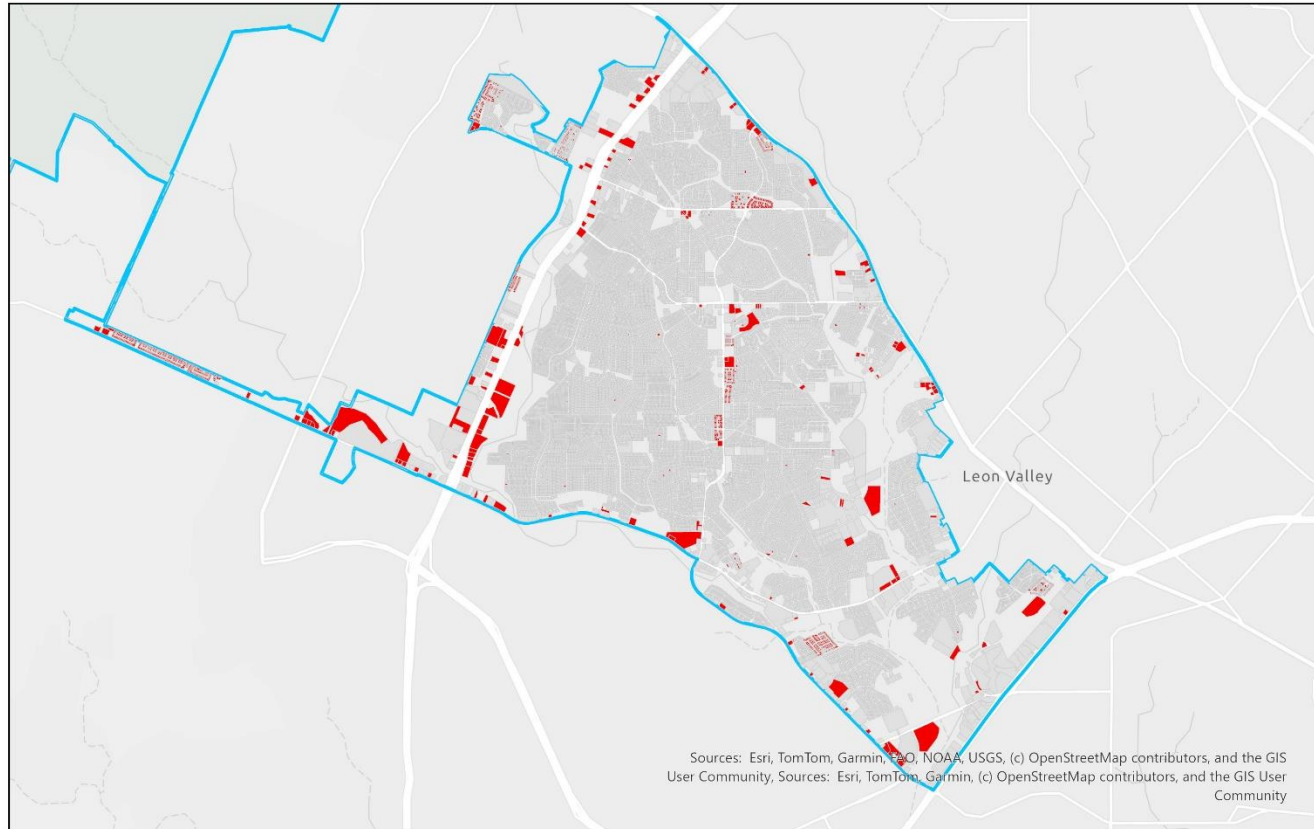
Housing costs (rent rates) in the West Northwest Community Area are similar to the citywide averages

47% of renter households are cost burdened (pay more than 30% of income on rent), which is the same percent citywide

Since 2010, average monthly rents have increased by **\$378, 4% more** than the city overall

There have been 3,025 apartment units built in the plan area since 2010.

West Northwest Plan Area Parcels Built since 2010



Year Built



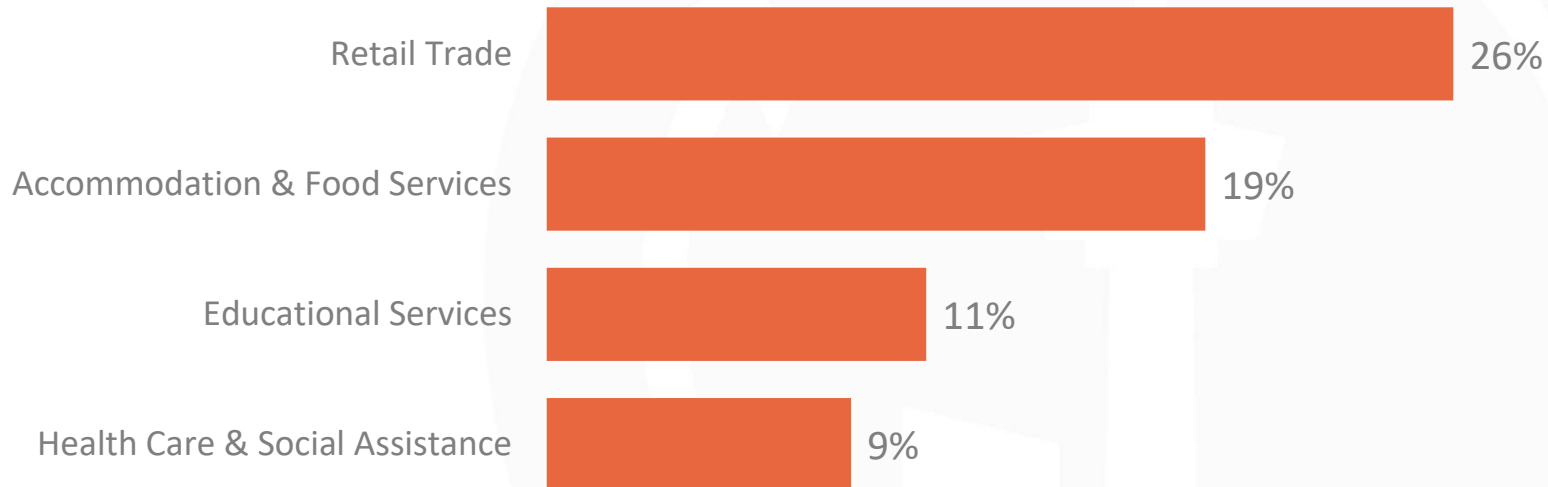
Employment

Total Employment (2023) | **21,600**



Largest Employment Sectors

Education & Retail Trade

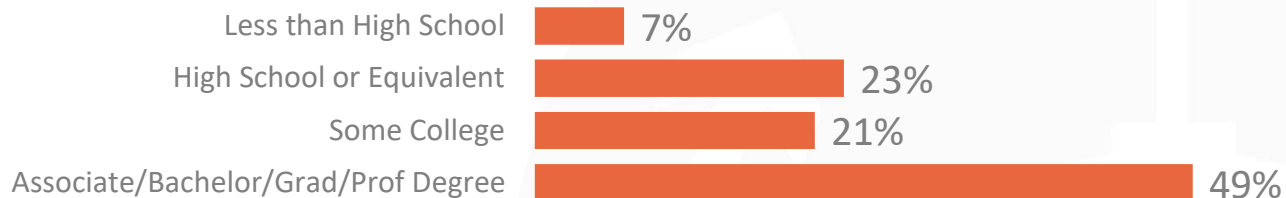


Workforce



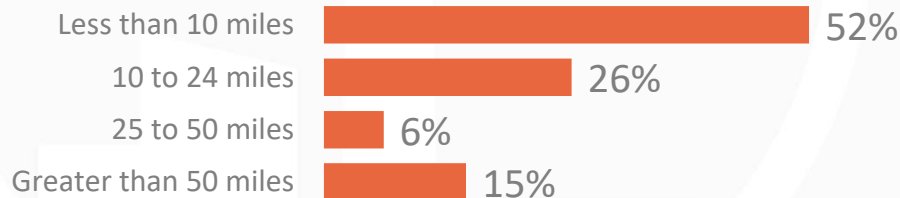
Education (2023)

70% of workers have some college or higher



Commuting Patterns (2022)

11% of workers live in the plan area



Real Estate Conditions

Commercial and Industrial Development



Office | Small presence

307,00 sq. ft.

78,000 net new since 2010

5.9%

vacancy rate

11.6% City average



Retail | Regional retail destinations

7.6 million sq. ft. **3.6%**

1.3 new development since 2010

vacancy rate

4.0%

City average



Industrial | Regional distribution and services

1.8 million sq. ft.

508,000 sf new since 2010

458,000 sf added in 2023

19.5%

vacancy rate

8.9% City average



Hotel | Minimal presence

6 hotels, **454** rooms

Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent (based on wages)	Affordable Home Price (based on wages)
Waiter/Server	\$21,860	\$30,803	\$547	\$74,324
Retail Salesperson	\$27,970	\$39,412	\$699	\$95,098
Registered Nurses	\$72,270	\$101,835	\$1,807	\$245,718
Secondary School Teacher	\$59,480	\$83,813	\$1,487	\$202,232
Physicians and Surgeons, All Other	\$192,000	\$270,546	\$4,800	\$652,800
Average for Area		\$94,057	\$1,140	\$249,000

Source: US BLS; CoStar; MLS



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Group Mentimeter Exercise



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Mentimeter Instructions

Go to **menti.com** on your browser or smartphone

Use code **7294-9191**

OR

Scan the QR Code here





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Housing and Economic Development Mural Discussion



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Business Needs and Challenges Discussion

- What types of businesses would you like to see more of in your neighborhood?
- Where are locations where you would like to see more store or restaurants?
- What challenges do businesses face in your neighborhood?

Housing Discussion

- What are the **attractive/positive attributes** about housing in the West Northwest Community Plan Area?
- What housing types are **missing**?
 - What barriers to desired housing exists?
- What housing **challenges** exist?



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Draft Future Land Use Map



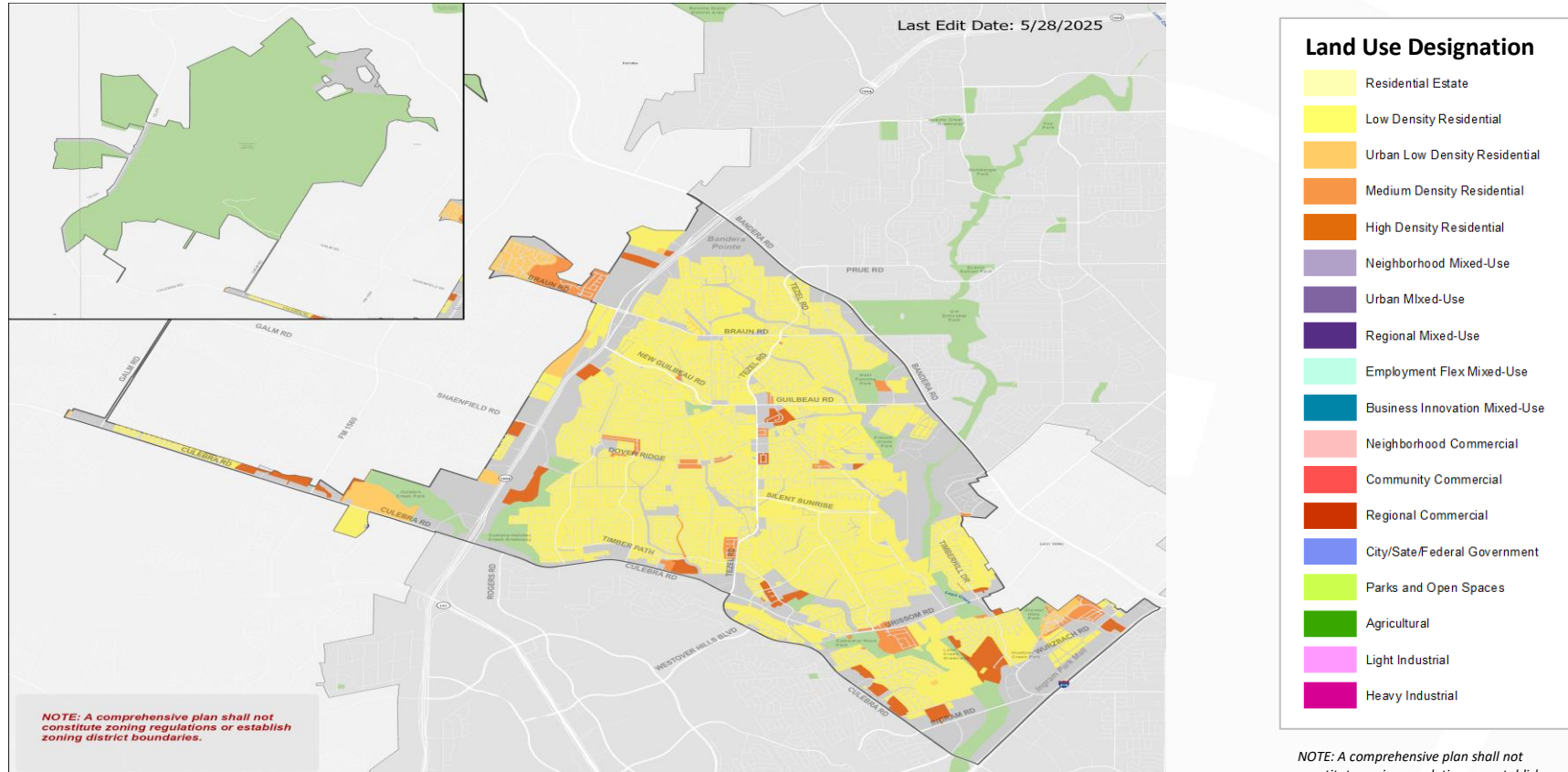
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Preliminary Working Draft

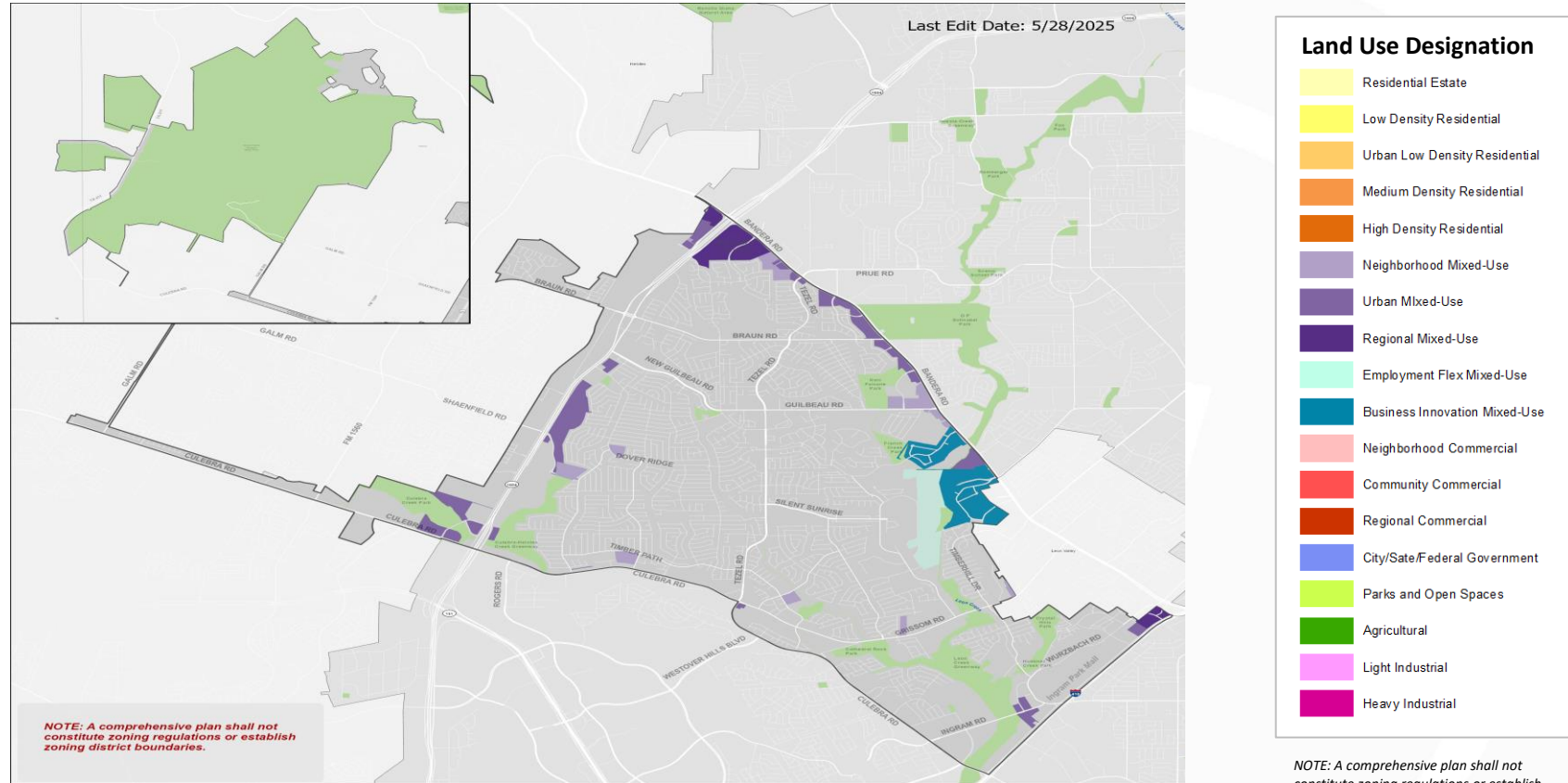
- **Staff considered currently applied Future Land Use, Zoning, and SA Corridors**
- **Uses SA Tomorrow Land Use Designations**
- **Basis for public comments received at Land Use Workshops**
- **Next Draft will be the “First Draft.” That will be presented to Community in Fall at Community Meeting 2**
- **Changes are anticipated**

Preliminary Working Draft: Residential



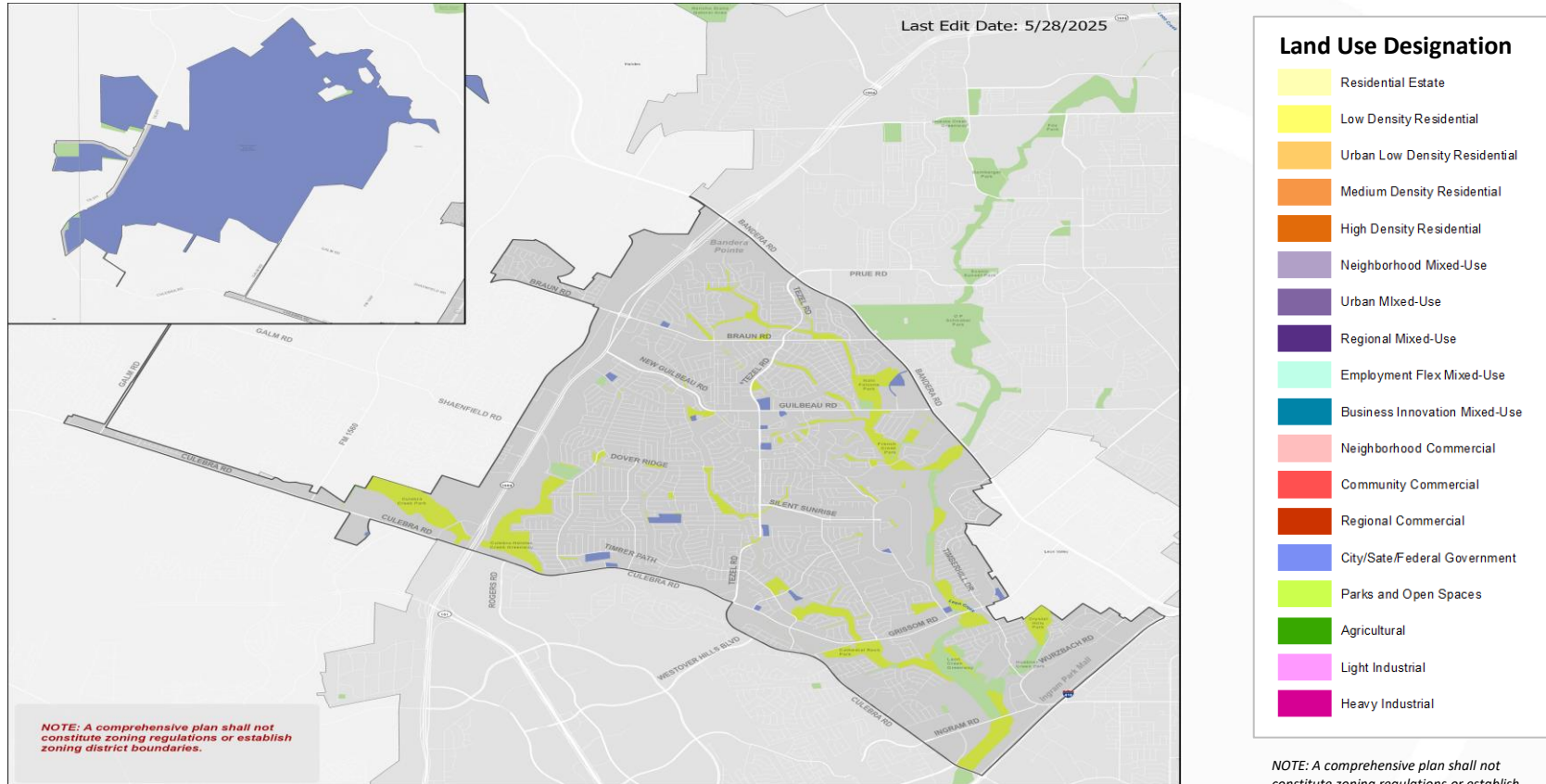
NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Preliminary Working Draft: Mixed-Use



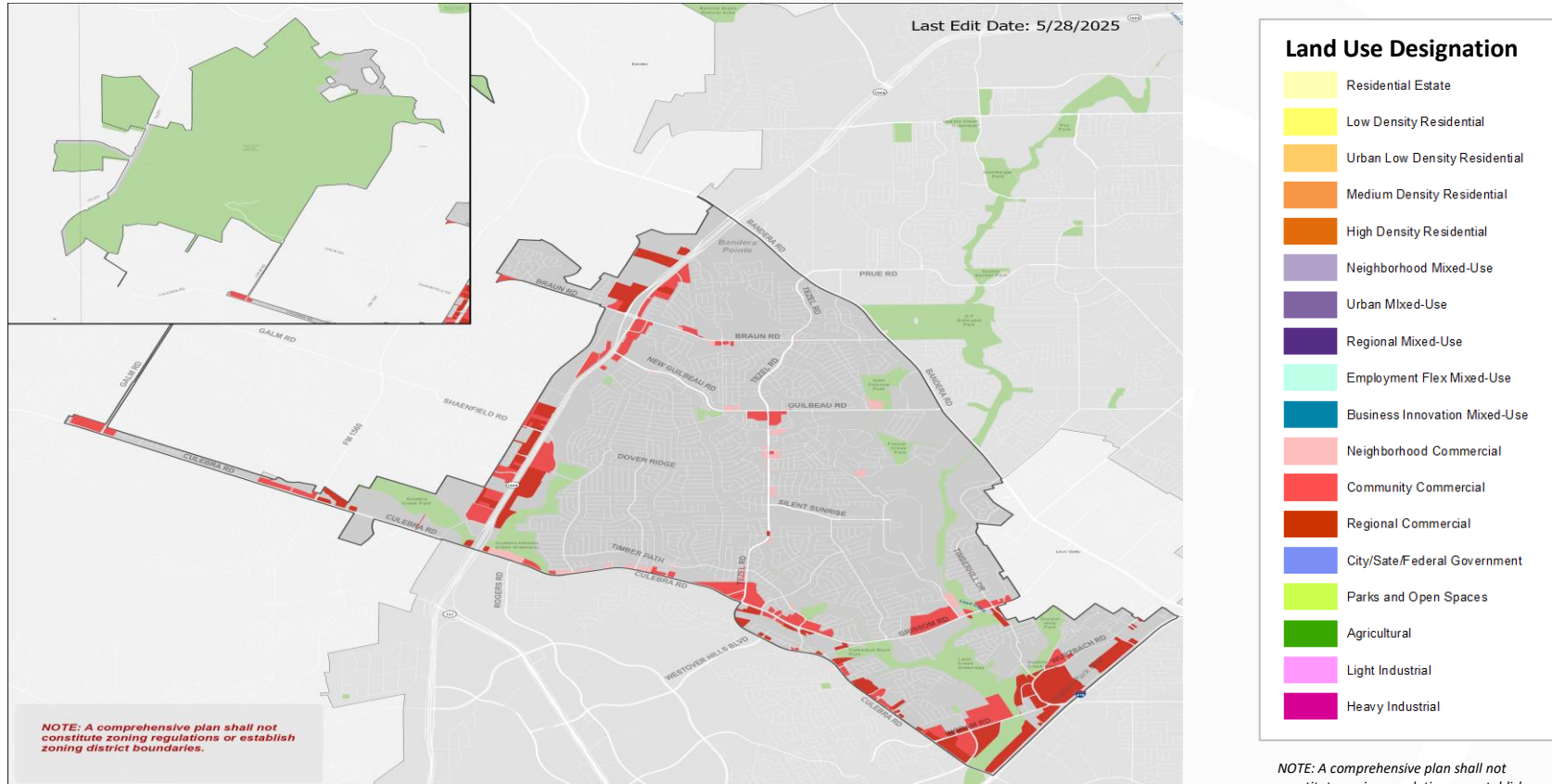
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Preliminary Working Draft: Civic & Parks/Open Space



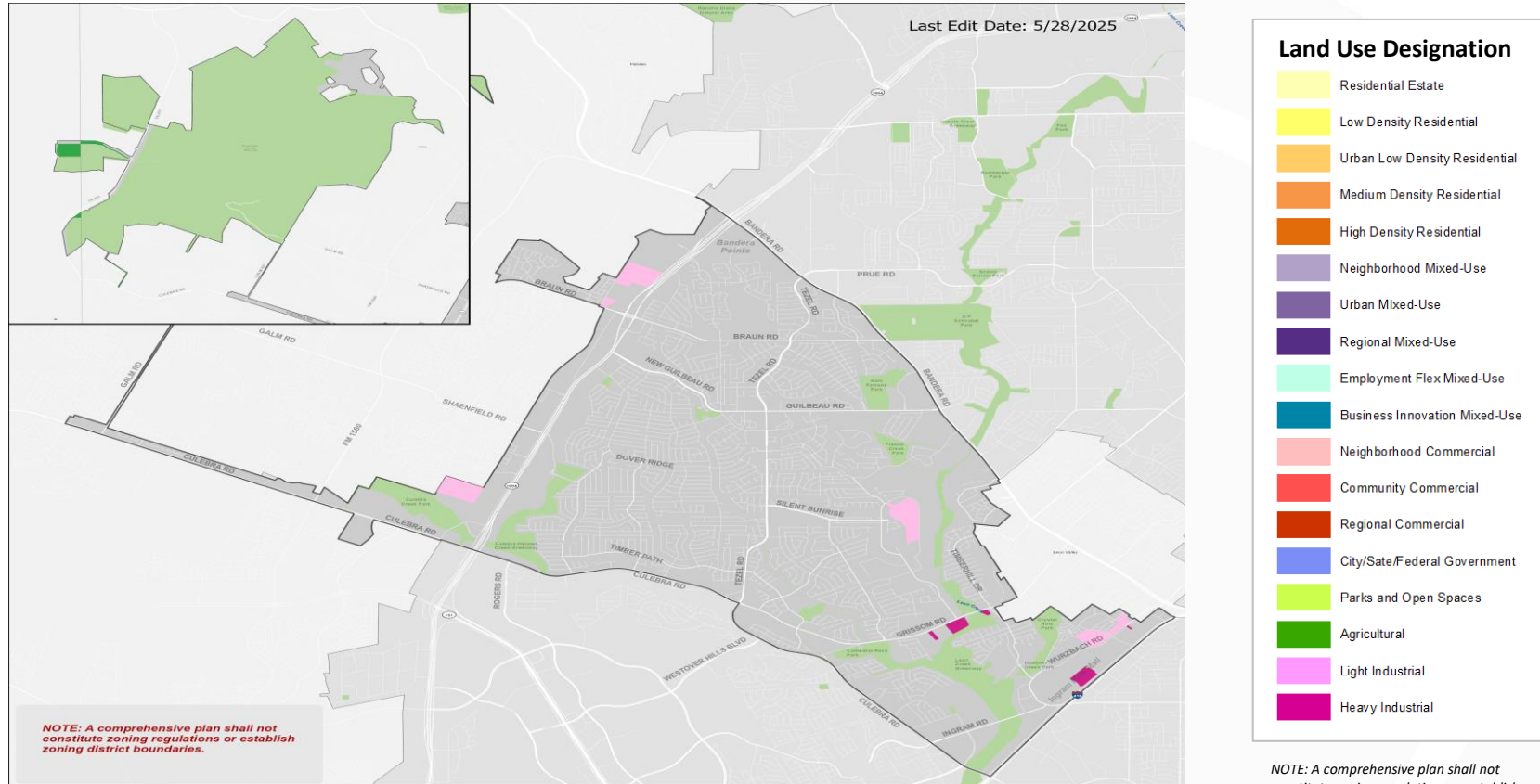
NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Preliminary Working Draft: Commercial



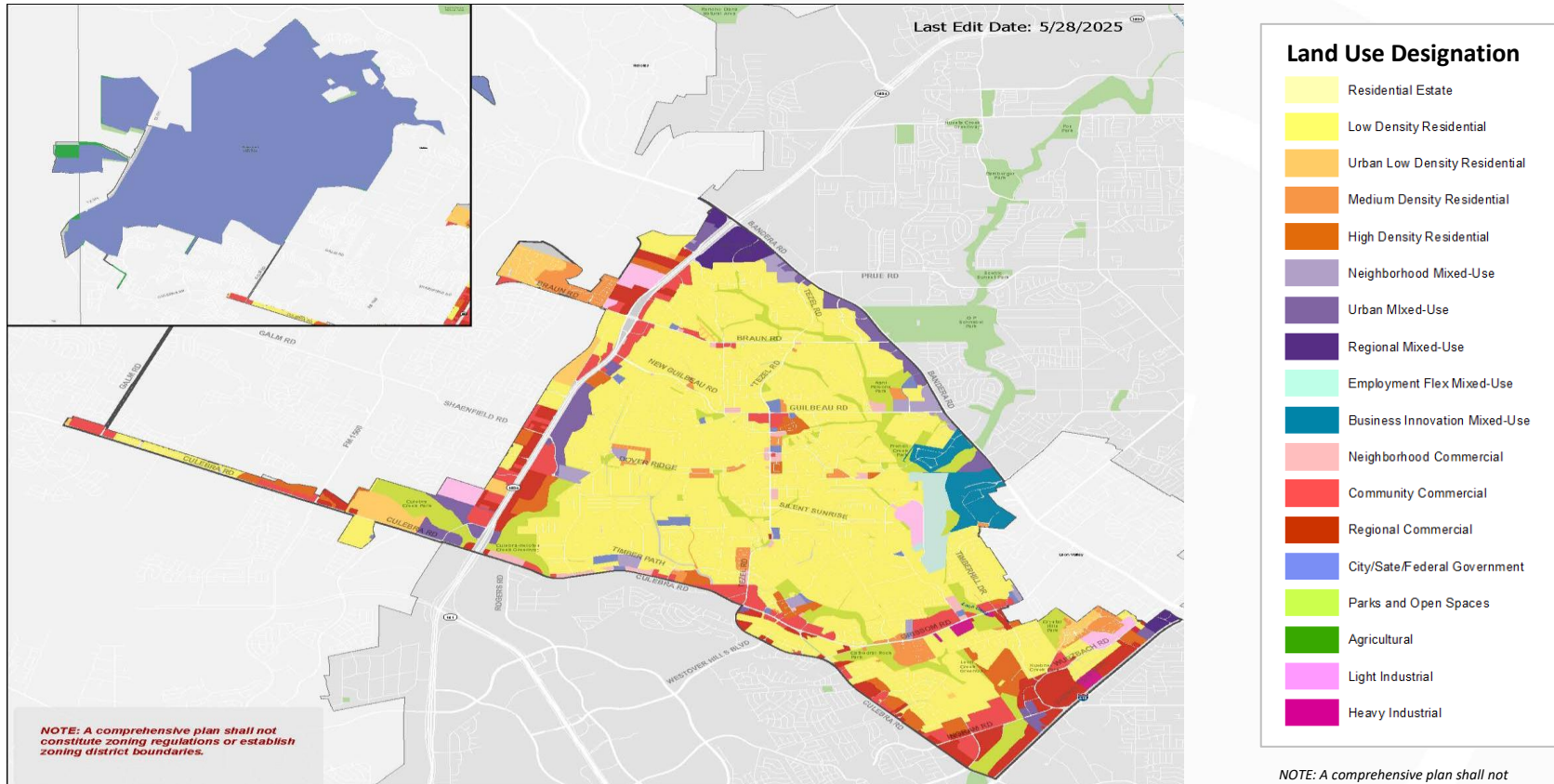
NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Preliminary Working Draft: Industrial/Agricultural



NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Full Preliminary Working Draft



NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Land Use Workshop Groups

- **Workshop style meetings to discuss Land Use in smaller geographies with area stakeholders**
- **Include an overview of Land Use and SA Tomorrow**
- **In-person with flexible meeting times**
- **Small group for the West Northwest Community Area Plan**



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Next Steps



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West Northwest Website

westnorthwest.sacompplan.com



[Home](#) [About](#) [Get Involved!](#) [Plan Document](#) [Resources](#) [En español](#)

A photograph of a trailhead sign for the Howard W. Peak Greenway Trails System. The sign is dark brown with white text and features the City of San Antonio seal. It points towards the 'VIA TRANSIT CENTER TRAILHEAD'. Below this, there is a larger sign titled 'HOWARD W. PEAK' which includes a map of the area and descriptive text. The background of the image shows a lush green forest with trees and a wooden fence.

SA Tomorrow
West Northwest
Community Area

Next Steps

- Next Planning Team Meetings
 - Planning Team Meeting #5: Wednesday, June 18, 2025, 3:00-5:00 PM (virtual)
 - Planning Team Meeting #6: Wednesday, July 16, 2025, 3:00-5:00 PM (in-person)
- Questions
 - Zack Magallanez, Project Manager
 - Zack.magallanez@SanAntonio.gov
 - (210) 207-7681



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