

OPEN HOUSE MEETING SUMMARY

West Northwest (WNW) Community Area Community Meeting #1

Date: Tuesday, February 25th, 2025
Time: 5:30 pm – 7:30 pm
Location: Lamson Institute, 5819 NW Loop 410 Ste 160, San Antonio, Texas 78238
Attendees: 50 members of the public + Planning Staff and Consultant Team

City of San Antonio (COSA) Staff & Consultant Team

Zack Magallanez, COSA Senior Planner & Project Manager
Bridgett White, AICP, COSA Planning Director
Chris Ryerson, AICP, COSA Planning Administrator

Heather Yost, COSA Senior Planner
Ann Benavides, COSA Senior Planner
Kasey Wright, COSA Senior Planner
Saul Vasquez, MIG Project Associate
Gretchen Roufs, AMS

Meeting Purpose & Objectives

This was the first of four community meetings for the West Northwest (WNW) Community Area Plan. The purpose of the meeting was to:

- Inform the WNW community about the plan's purpose and development process; and
- Begin gathering input on what the WNW community views as the area's biggest strengths, challenges, and opportunities.

Feedback received from this meeting will be used to determine key priorities for the WNW area and develop a "big picture" vision and set of goals that will guide the plan's recommendations for land use, mobility, economic development, housing, and amenities & public space.

Meeting Format & Summary

The meeting was organized as an open house with five stations designed to convey information and gather feedback. The stations were:

1. Project Background & WNW Existing Conditions
2. Visioning Board Station
3. "Big Idea" Station
4. Survey Station

After a brief introductory presentation from the COSA Project Manager, attendees were encouraged to visit each station at their own pace. The content of the presentation and stations are described on the following pages.

INTRODUCTORY PRESENTATION *[Copy of presentation attached at end of this document]*

The COSA Project Manager welcomed attendees, introduced COSA and consultant staff managing the WNW Area Plan project, explained the purpose of the meeting, provided background information on the WNW planning process, and described the various stations and how to provide feedback. Key points from the presentation:

- **SA Tomorrow Initiative & Comprehensive Plan:** San Antonio and Bexar County are growing; the population of Bexar County is expected to grow by 1.1 million residents between 2010-2040. The 2014 “SA Tomorrow” initiative was the City’s approach to proactively planning for new growth. SA Tomorrow resulted in 3 interconnected plans – the Transportation Plan, Comprehensive Plan, and Sustainability Plan.
- **Comprehensive (Comp) Plan:** The Comp Plan is the City’s overarching policy guide for a range of topics – from land use, mobility, economic development, natural and historic resources, the military, housing, etc. A key implementation strategy in the Comp Plan is the development of Sub-Area Plans for each part of the City.
- **Sub-Area Plans (the WNW Community Area Plan is a Sub-Area Plan):** These plans cover the same topics as the Comp Plan, but at a much greater level of detail. The WNW Community Area Plan is one of thirty Sub-Area Plans. The five specific areas of focus for Sub-Area Plans are: Land Use, Mobility, Economic Development, Housing, and Amenities & Public Space. Sub-Area plans will be used to guide the City’s policy, program, and funding decisions in the coming years.
- **West Northwest Plan Boundary** *[See plan boundary map in presentation attached to this document]:* Roughly, the WNW plan includes the area bounded by Bandera Rd., Culebra Rd., Loop 1604, and Loop 410. Other major corridors in the plan area include Tezel Rd., Guilbeau Rd., and Braun Rd. Major institutions include University of the Incarnate Word School of Rehabilitation, Lamson Institute, Ingram Park Mall, and several public and private schools. Overlaps City Council Districts 6 and 7.
- **How the West Northwest Plan is Organized:** Plan development is driven by the community’s “big picture” vision and goals for the area. Plan content will be organized into five main topic sections - land use, mobility, economic development, housing, and amenities & public space. Each section will include recommendations and specific implementation strategies for program, policy, or funding outcomes that will contribute to realization of the “big picture” vision and goals. The plan will also contain maps and graphics to help illustrate information and how urban design elements can be applied to specific areas.
- **Plan Development Timeline:** Timeline is approximately 2.5 years from kick-off to City Council adoption. Development includes 12 Planning Team Meetings and 4 Community Meetings. The Planning Team acts as the steering committee throughout plan development and is composed of WNW-area neighborhood representatives, property and business owners, employers, institutions, non-profit organizations, and other relevant stakeholder groups.
- **Explanation of Vision and Goals:** The first step in drafting the WNW Plan is to determine the community’s vision for the future. The plan’s guiding vision statement should be aspirational and long-term (about 10-15 years out). The plan’s guiding goals are more defined outcomes that support realization of the vision and inform plan recommendations.
- **Developing Vision and Goals:** The community was asked 4 questions to help determine vision and goals:
 - What do you like about the WNW area?
 - What is missing from the WNW area?
 - What would you change about the WNW area?
 - What is your “big idea” for the WNW area?
- **Next Steps:** Next Community Meeting scheduled for Fall 2025. Visit the plan website for plan updates and engagement events: <https://westnorthwest.sacomplan.com/>

This station consisted of a series of boards and maps that provided general background about the SA Tomorrow Sub-Area planning process and more specific information on demographics and existing conditions in the West Northwest plan area.

SA TOMORROW

West Northwest Community Area

Legend

- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio
- Bexar County

Scale: 0 1/4 1/2 1 Miles

North Arrow

SA TOMORROW

PLANNING

M I G

SA TOMORROW COMPREHENSIVE PLAN

THE CHALLENGE: EXPECTED GROWTH

BEXAR COUNTY POPULATION
+1.1 million
2010 2040

Bexar County is expected to add up to 1.1 million new residents between 2010 and 2040. If we're not properly prepared for this growth, the impacts could have significant consequences. To respond to the expected growth, three SA Tomorrow Plans were adopted:

SA TOMORROW
Comprehensive Plan

The **Comprehensive Plan** addresses land use, urban design, and municipal policy to coordinate City resources and incentive programs to proactively accommodate practical growth and provide more choices for current and future residents.

Source: Planning

City of San Antonio
Sustainability Plan

The **Sustainability Plan** focuses on the three pillars of sustainability (economic, environmental, and social) and is the roadmap for both the community and the municipal government to achieve the overall vision of a sustainable San Antonio.

Source: Sustainability

SA TOMORROW
Affordable Transportation Plan

The **Affordable Transportation Plan** is for all modes of transportation, including car, transit, bicycle, and pedestrian. It communicates the City's Transportation Strategy and serves as a tool to make transportation decisions to best meet community goals.

Source: Transportation

COMPREHENSIVE PLAN VISION AND GUIDING PRINCIPLES

The Vision and Guiding Principles established in the Comprehensive Plan set a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.

COMPREHENSIVE PLAN VISION

**SA TOMORROW
COMPREHENSIVE PLAN
VISION FOR 2040**

"This vibrant, a growing city with world-class parks that embrace the natural environment and offer vibrant opportunities to foster the economic, cultural, and social well-being of all residents, only when we build upon the current and anticipated growth of our community."

"The administrative system is healthy and adds benefits while taking no action to different outcomes for the community, the use of city resources, and the quality of life for residents, only when we build upon the current and anticipated growth of our community."

"This vibrant, a growing city with world-class parks that embrace the natural environment and offer vibrant opportunities to foster the economic, cultural, and social well-being of all residents, only when we build upon the current and anticipated growth of our community."

COMPREHENSIVE PLAN GUIDING PRINCIPLES

- 1. Growth and City Form**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.
- 2. Transportation and Connectivity**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.
- 3. Housing**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.
- 4. Jobs and Economic Competitiveness**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.
- 5. Community Health and Wellness**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.
- 6. Public Facilities and Community Safety**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.
- 7. Natural Resources & Environmental Sustainability**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.
- 8. Historic Preservation and Cultural Heritage**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.
- 9. Military**
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- 11. Transportation and Connectivity**
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- 12. Housing**
The Comprehensive Plan sets a decision making framework to guide the growth and evolution of the City of San Antonio through 2040.

COMPREHENSIVE PLAN TOPICS

In addition to setting a Vision and set of Guiding Principles, the Comprehensive Plan also discusses specific topic and sets goals for the entire City. The nine topics of the plan are:

1. Growth and City Form
2. Transportation and Connectivity
3. Housing
4. Jobs and Economic Competitiveness
5. Community Health and Wellness
6. Public Facilities and community Safety
7. Natural Resources & Environmental Sustainability
8. Historic Preservation and Cultural Heritage
9. Military

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SA TOMORROW PLANNING

STATION 1: Project Background (continued)

Sub-Area Planning Board

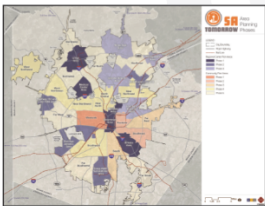
SUB-AREA PLANNING

SUB-AREA PLANNING

The SA Tomorrow Comprehensive Plan addresses wide ranging and interconnected citywide issues. As a long range vision for San Antonio, the Comprehensive Plan provides strategic direction for decision making and community investment.

Part of the implementation process of the Comprehensive Plan are Sub-Area plans for 13 Regional Centers and 17 Community Areas that collectively cover the entire city of San Antonio.

In total there are 30 Sub-Areas that together cover all of San Antonio and Planning Department develops six at a time over five phases.



WHAT IS A SUB-AREA PLAN?

Sub-Area plans provide a greater level of detail for a specific area and allow stakeholders the opportunity to give input for their part of the City. The Topics of the plan are:

- LAND USE**
A key goal of the SA Tomorrow Comprehensive Plan is creating a land use map for the entire city that reflects the community's desired pattern of development
- MOBILITY**
This section discusses strategies and improvements that could improve getting around in the area
- HOUSING**
This section complements the Land Use section with specific strategies for housing in the area
- COMMUNITY AMENITIES & PUBLIC SPACE**
This section discusses future projects and policies for creating place where people have access to basic infrastructure, the outdoors, and cultural assets
- ECONOMIC DEVELOPMENT**
This section describes specific strategies for supporting businesses and connecting people to jobs

HOW IS THE PLAN ORGANIZED?

All Sub-Area Plans include a vision statement describes the desired state of a place in the future. With community support, an effective vision can influence decisions and inspire action to move toward that idealized future.

Goals further describe the outcomes that will support the realization of the vision. These, in turn, are supported by more specific strategies and actions that will implement the bigger-picture vision and goals. These strategies will involve specific proposed projects, programs, policies, and other means of achieving the community vision.

Vision and Goals
Covers the whole Sub-area

↓

Recommendations
Specific to each topic

↓

Strategies
List of ways to achieve the recommendations



Sub-Area Planning Board

SUB-AREA PLANNING

SUB-AREA PLAN PROJECT STAGES

The Sub-Area Planning process broadly happens in four stages. To begin, an analysis of existing conditions and the development of a vision and goals sets a platform for the plan. Next a more specific look at issues in the Sub-Area is included in Plan Development phase. Topic based recommendations and ideas for implementations are then set. Finally a draft Plan is prepared and made available for Public Review before the adoption process.

- 1 Analysis & Visioning**
Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1
- 2 Plan Development**
Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2 and #3
- 3 Recommendations & Implementation**
Action and phasing strategies; draft Plan elements; Community Meeting #4
- 4 Documentation & Adoption**
Public Hearings, adoption, final summary and ePlan

PHASE 4: SCHEDULE OF PLANNING TEAM MEETING

The development of the plan will happen during a series of Planning Team and Community Meetings, where participants and staff discuss the topics of the plan and review draft content together. In total four Community Meetings and 11 Planning Team Meetings are planned to take place over an 18-month to 2-year period.

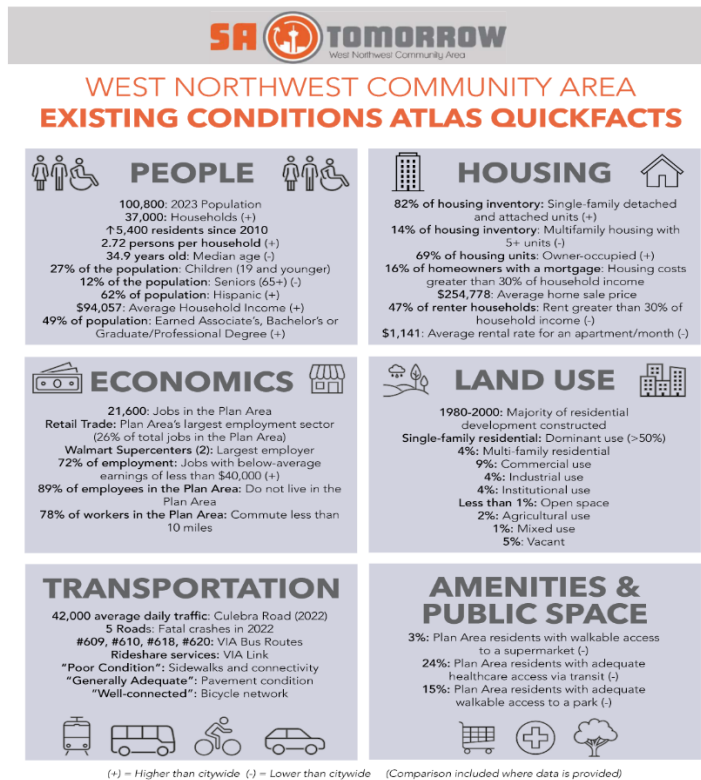
TIMELINE OF PLANNING TEAM AND COMMUNITY MEETINGS [07/10/2024]

Planning Team Meeting 1 (July 11th, 2024)	Orientation SubArea Planning Overview Vision and Goals
Community Meeting 1 (TBD)	
Planning Team Meeting 2 (TBD)	Introduction to Land Use Confirm Vision & Goals
Planning Team Meeting 3 (TBD)	Introduction to Mobility
Planning Team Meeting 4 (TBD)	Introduction to Housing & Economic Development
Planning Team Meeting 5 (TBD)	Introduction to Community Amenities & Public Space
Planning Team Meeting 6 (TBD)	Introduction to Focus Areas
Community Meeting 2 (TBD)	
Planning Team Meeting 7 (TBD)	Land Use Focus Areas
Planning Team Meeting 8 (TBD)	Mobility Focus Areas
Planning Team Meeting 9 (TBD)	Housing & Economic Development Focus Areas
Digital Design Charrette (DDC) (TBD)	
Community Meeting 3 (TBD)	Community Amenities & Public Space Focus Areas DDC
Planning Team Meeting 10 (TBD)	Plan Priorities & Implementation
Community Meeting 4 (TBD)	
Planning Team Meeting 11 (TBD)	Public Draft Review

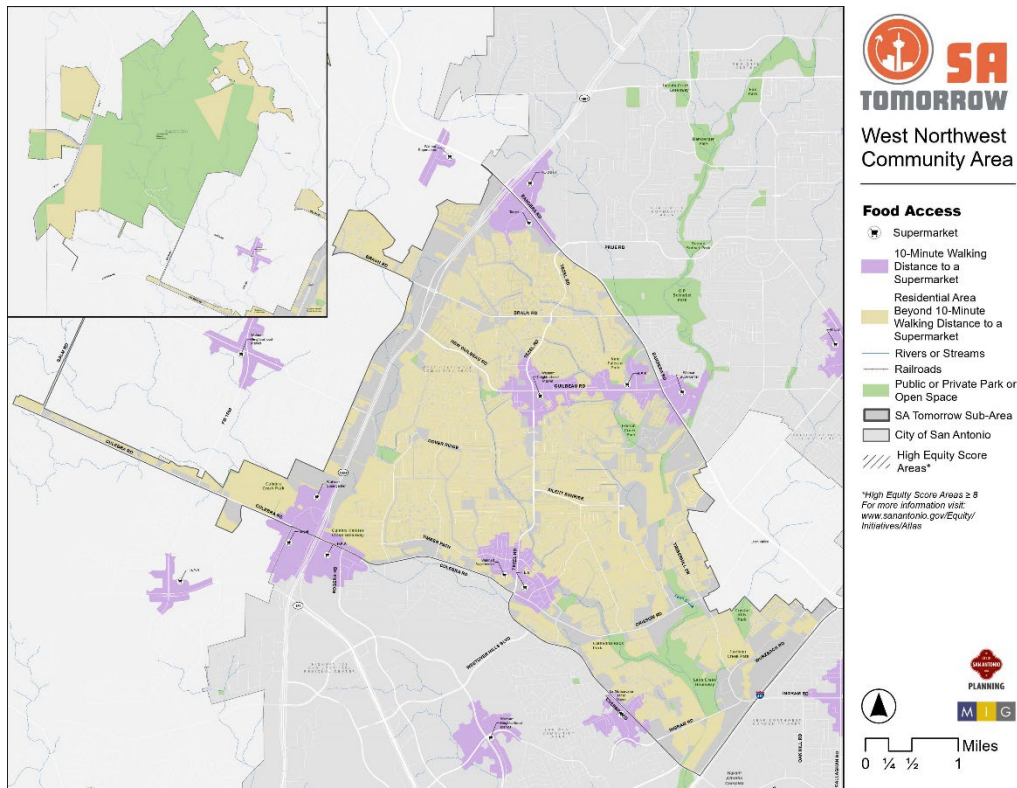


STATION 1: Project Background (continued)

West Northwest Community Area QuickFacts Boards

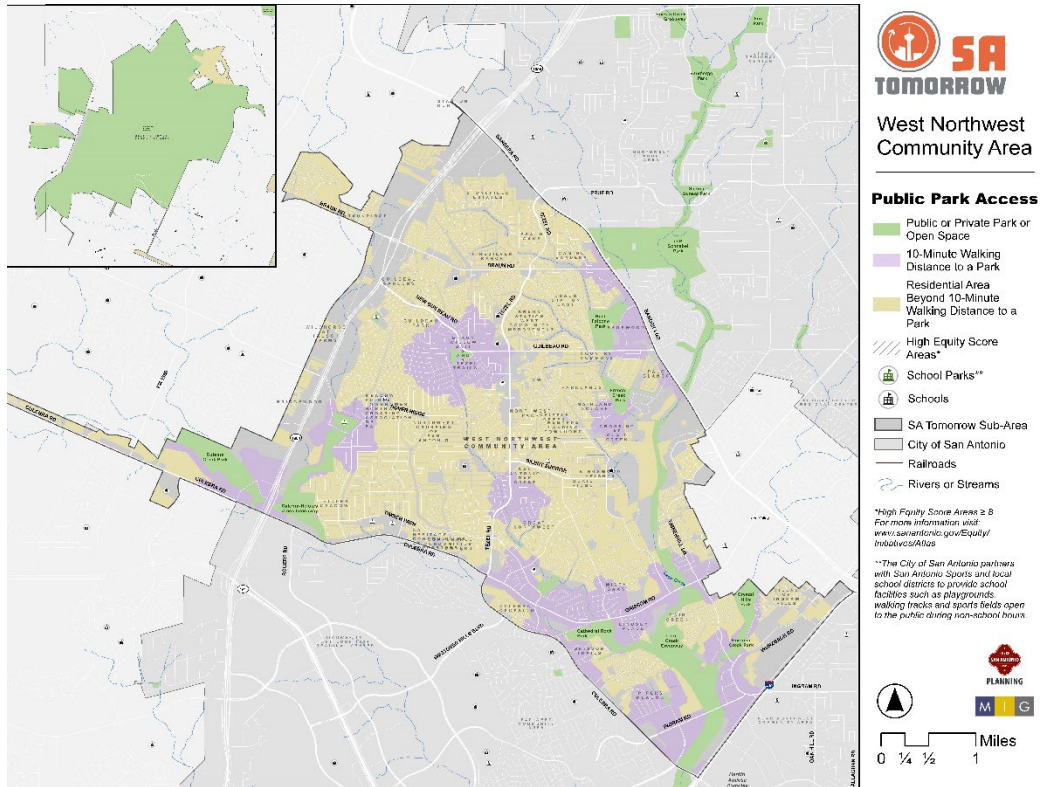


West Northwest Community Area Food Access Board

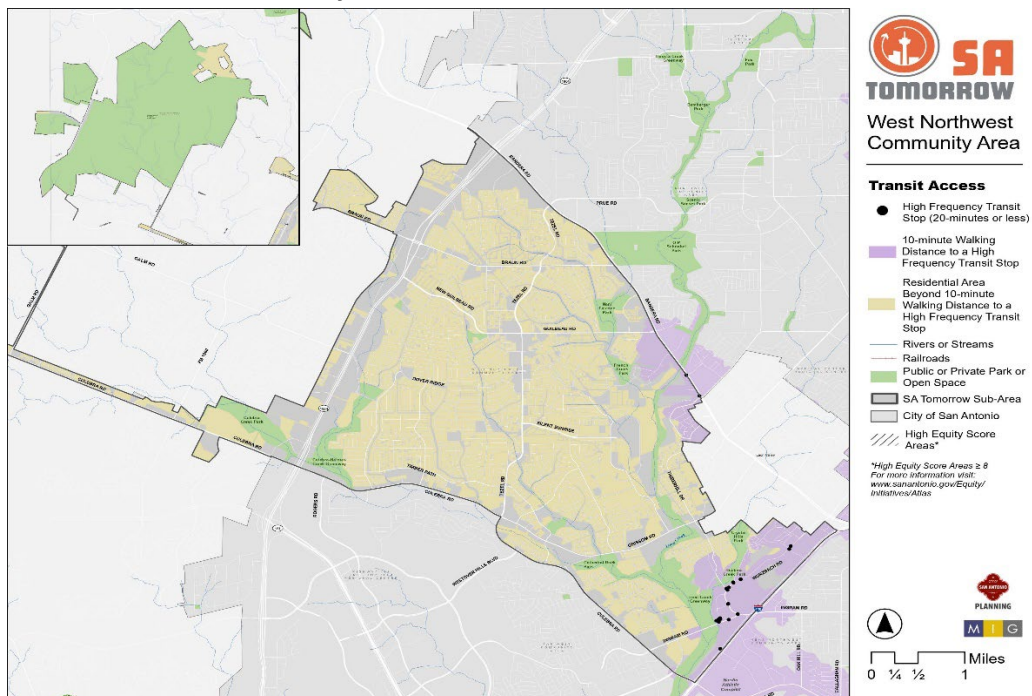


STATION 1: Project Background (continued)

West Northwest Community Area Park Access

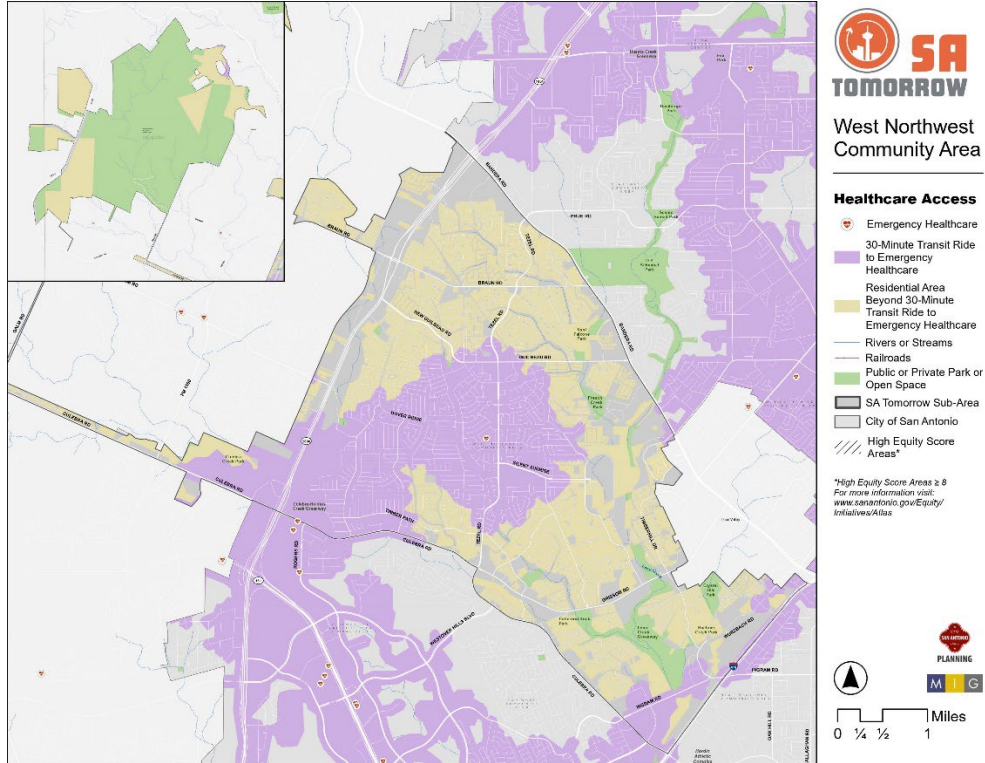


West Northwest Community Area Transit Access



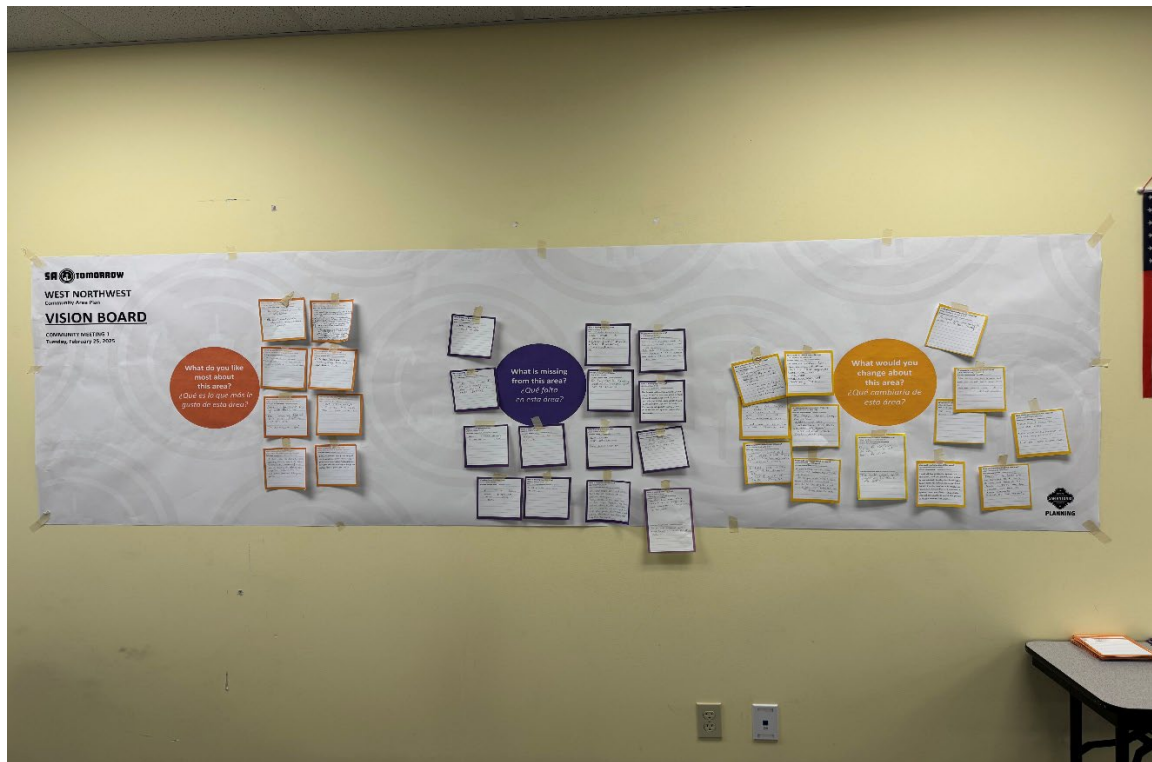
STATION 1: Project Background (continued)

West Northwest Emergency Healthcare Access

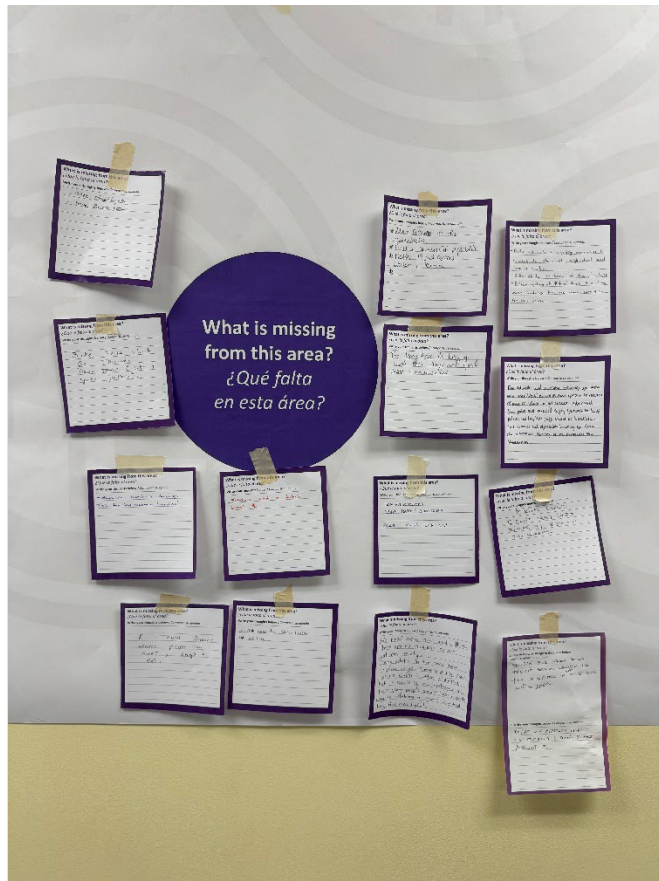


STATION 2: Visioning Board Station

The visioning station invited participants to write down and share what they like about the WNW area, what is missing from the WNW area, and what they would like to change about the WNW area. Stock images of development types, land uses, and amenities were provided to help participants illustrate their ideas. **Key themes from comments** included addition of green space, community gathering areas, and community/senior center; neighborhood and street maintenance; code compliance and improved aesthetics in public and private areas; revitalization of neighborhoods and commercial areas; addition of community-serving retail and services; infrastructure for pedestrians and bicyclists; railroad crossing improvements; homelessness and safety; improved lighting in neighborhoods and commercial areas [A transcription of all Visioning Board comments is attached at the end of this document.]



STATION 2: Visioning Board Station *(continued)*



STATION 3: Big Idea Station

The big idea station invited participants to write down and share their long-term, aspirational future vision for the WNW area.

[A transcription of all Big Idea comments is attached at the end of this document.]



STATION 4: Survey Station

The survey station provided another way for attendees to provide their responses to the questions posed at the Visioning and Big Idea stations - *what do you like about the WNW area, what is missing from the WNW area, what would you like to change about the WNW area, and is your “big idea” for the WNW area?* The survey station allowed attendees to answer these questions via an online survey hosted on the WNW project website (<https://westnorthwest.sacompplan.com/>) or by hardcopy. The survey closed on Friday, March 14, 2025. *[A compilation of survey responses is attached at the end of this document.]*

Next Steps

Staff will review feedback from the community meeting and the survey and develop a draft vision and goals for discussion with the WNW Planning Team. Planning Team Meeting #2 is scheduled for Wednesday, March 26, 2025. Community Meeting #2 will take place in the fall of this year.

Near Northeast Community Area Plan Information & Contact

Project Manager: Zack Magallanez, City of San Antonio Planning Department

Email: Zack.Magallanez@sanantonio.gov | Phone: (210) 207-7919

WNW Project Website: <https://westnorthwest.sacompplan.com/>

ATTACHMENTS

1. PowerPoint Presentation from Community Meeting
2. Responses from online survey