

T1NC and the SA Tomorrow Comprehensive Plan

History

What is San Antonio Tomorrow Comprehensive Plan?

- IT IS THE OFFICIAL, LONG RANGE PLANNING DOCUMENT THAT PROVIDES POLICY GUIDANCE FOR FUTURE GROWTH, DEVELOPMENT, LAND USE, INFRASTRUCTURE, AND SERVICES.
- THE COMPREHENSIVE PLAN IS THE FIRST UPDATE TO THE PLAN SINCE 1997.
- FOR MORE INFORMATION FOR THE ITEMS LISTED GO TO:
- WWW.SANANTONIO.GOV/PLANNING/PLANNINGURBANDESIGN/COMPREHENSIVEPLAN
- FOR THE PLAN AND SUPPORTING DOCUMENTS
- **COMPREHENSIVE PLAN AND SUPPORTING DOCUMENTS**
- [SA Tomorrow](#)
- [SA Tomorrow Comprehensive Plan \(Land Use Development\)](#)
- [SA Tomorrow Sustainability Plan](#)
- [SA Tomorrow Multi-modal Transportation Plan](#)
- [SA Corridors](#)
- [FAQs](#)

How did we get here?

- **Timeline:**
- After almost a year in development with community “engagement”, on May 2, 2016, final draft of Comprehensive Plan is made public.
- T1NC members find little or no protections for neighborhoods and neighborhood plans and work to have changes made to the final draft. They are met with
- July 20, 2016 Changes to final draft are made public in response to T1NC’s concerns.
- August 10, 2016 – last minute changes are made by Councilman Trevino in response to neighborhood concerns, sent in letter dated Aug. 10th
- Comp Plan is adopted August 11, 2016.

T1NC's Concerns

- Lack of neighborhood leadership represented in the development of the Comprehensive Plan – no neighborhood leadership was part of any element work group except Historic and Cultural Preservation.
- Existing neighborhood plans, community plans, NCD design guidelines, sector plans, master plans, overlay districts, etc. would be eliminated and/or replaced.
- The Comprehensive Plan draft had no formal process for the community to submit input or offer revisions.

What we got:

- Neighborhood protections regarding incompatible development, inclusion in the decision-making process in implementation, and an assurance that the neighborhood and community plans will not change immediately but “eventually.” The changes do not address the main issue for T1NC which is protection for the neighborhood and community plans.
- In response to neighborhood concerns, sent in letter dated Aug. 10, by Councilman Trevino (D1) are changes in sections 5.2, 10.11, 15.12, 15.13, 17.2, 17.10, 17.11, 17.14, 18.22 which offers language that can be used as a tool to protect neighborhoods.

Most importantly:

- 3.4 Guiding Principle #1: 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. And
- And.....1.3 “While the Comprehensive Plan is an umbrella policy and planning document with city wide implications, it does not alter or negate our existing neighborhood plans, community plans, sector plans or any other land use plans.”

Now What? Sub-Area Plans (17.2)

- Regional Center Plans – 13 regions centered on employment clusters. High density and intense development (exceptions for certain types of neighborhoods (5.2)
- Corridor Plans- guides development along major corridors. Adopted March 2017
- Community Plans – smaller plans that “...should protect and enhance our City’s neighborhoods” Plans on a “manageable and impementable scale.” (17.13)