



Planning Department FY 2026 Proposed Budget

City Council Budget Work Session
Presented by Bridgett White, AICP, Director
August 26, 2025



Overview

- Planning Department Overview
- FY 2026 Proposed Budget
- SA Tomorrow
- Project Highlights



Planning Department Overview

Mission Statement

The Planning Department works collaboratively to craft plans and policies that guide sustainable growth and development, protect our history and resources, and promote an equitable and accessible city for all San Antonians.

Goals

1

Be a Planning
Department of
Excellence.

2

Facilitate
Implementation of
Adopted Plans.

3

Continuously Improve
our Community
Engagement Practices.

Divisions



Citywide
Planning



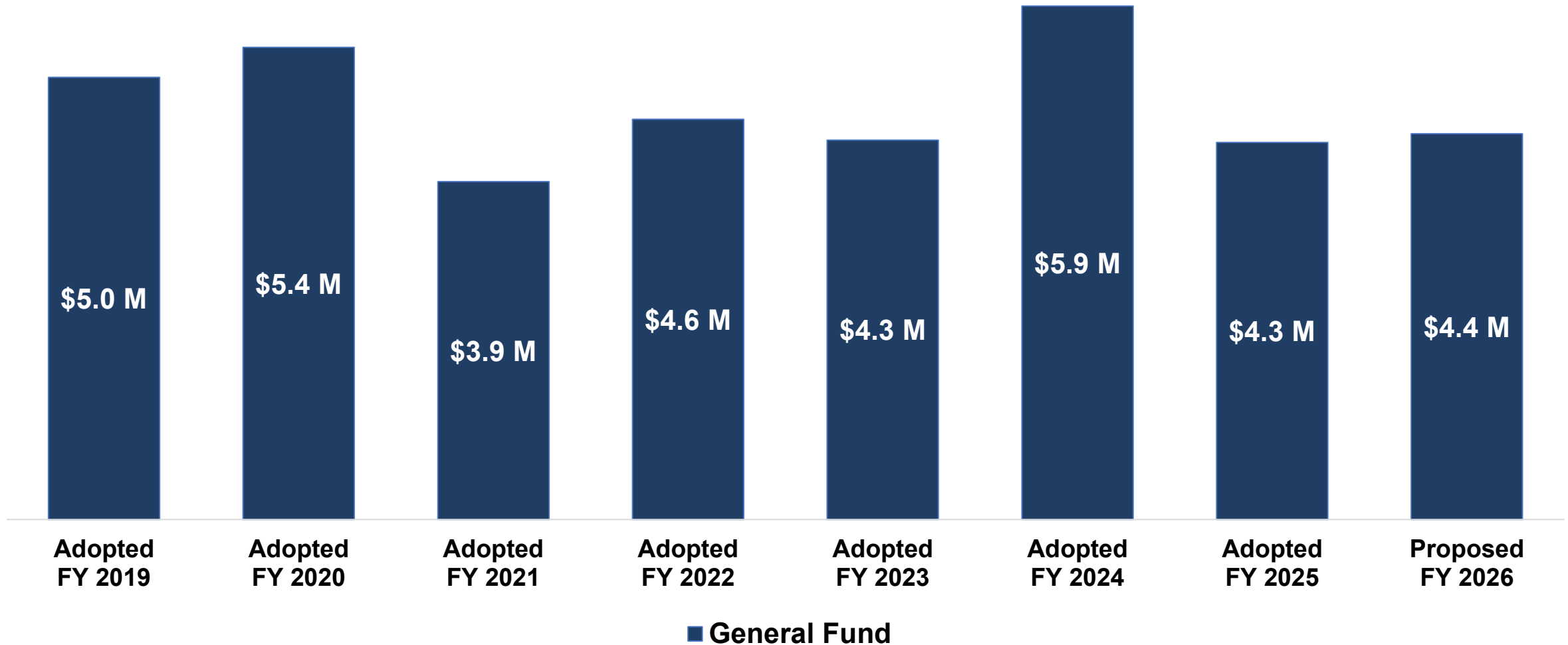
Regional
Planning



Rezoning

Planning Department

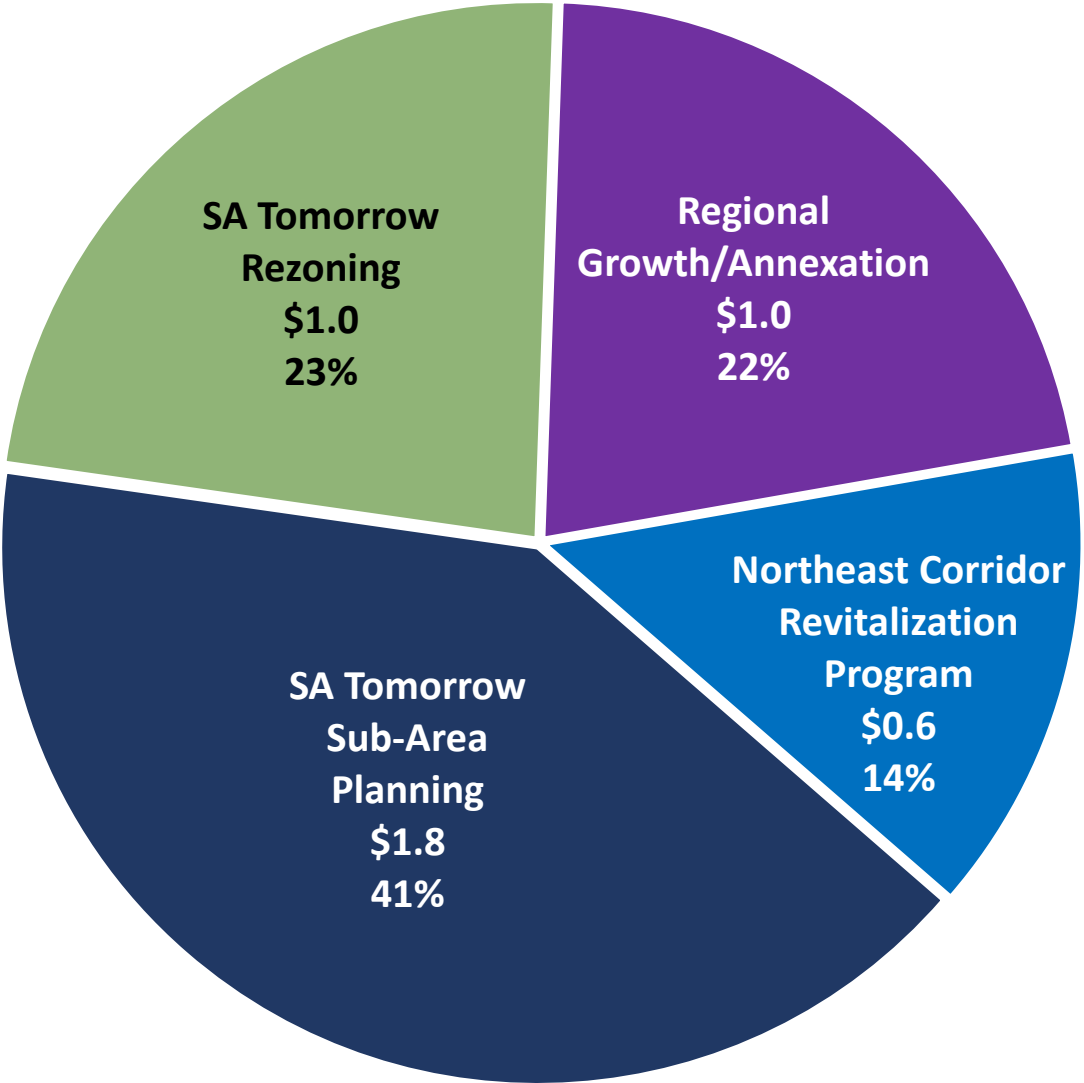
General Fund Budget History (in Millions)



FY 2026 Proposed Budget: \$4.4 Million

Fund (\$ in Millions)	FY 2026 Proposed
General Fund	\$4.4
Total	\$4.4

Positions	
Civilian Positions	24
Total	24



SA Tomorrow

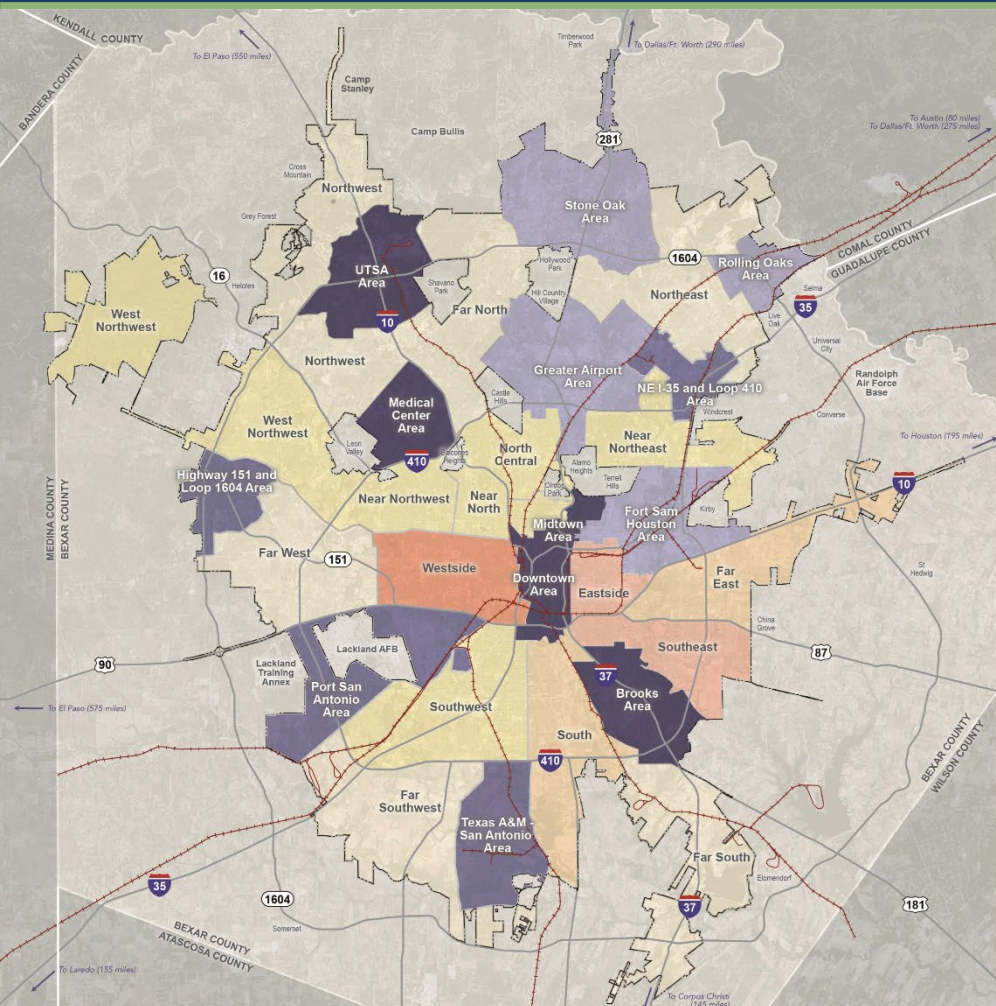
The City's long-range strategy and policy document:

- Looked Long-Term (to 2040)
- Identified Key Issues
- Established Citywide Goals
- Developed Policy Theme Areas
- Created with Robust Community Engagement



SA Tomorrow Comprehensive Plan (2016) was adopted to help guide growth in ways that align with citywide quality of life, land use, environmental, and transportation goals.

SA Tomorrow Phases



5 Phases (30 Plans)

Community Kick-off*

Plans Adopted as of FY 2025

Phase 1 – 5 Regional Centers (Brooks Area, Midtown Area, UTSA Area, Medical Center Area, Downtown Area) and **1 Community Area** (Westside)**

FY 2017

5 of 6 plans adopted

Phase 2 – 4 Regional Centers (Port San Antonio Area, Texas A&M-San Antonio Area, Hwy 151/Loop 1604 Area, N I-35/Loop 410 Area) and **2 Community Areas** (Eastside and Southeast)

FY 2019

6 of 6 plans adopted (COVID delay)

Phase 3 – 4 Regional Centers (Rolling Oaks Area, Stone Oak Area, Greater Airport Area, Fort Sam Houston Area) and **2 Community Areas** (Far East and South)

FY 2022

N/A

Phase 4 – 6 Community Areas (West Northwest, Near West, Near North, North Central, Near North Central, and Southwest)

FY 2024

N/A

Phase 5 – 6 Community Areas (Northeast, Far North, Northwest, Far West, Far Southwest, and Far South)

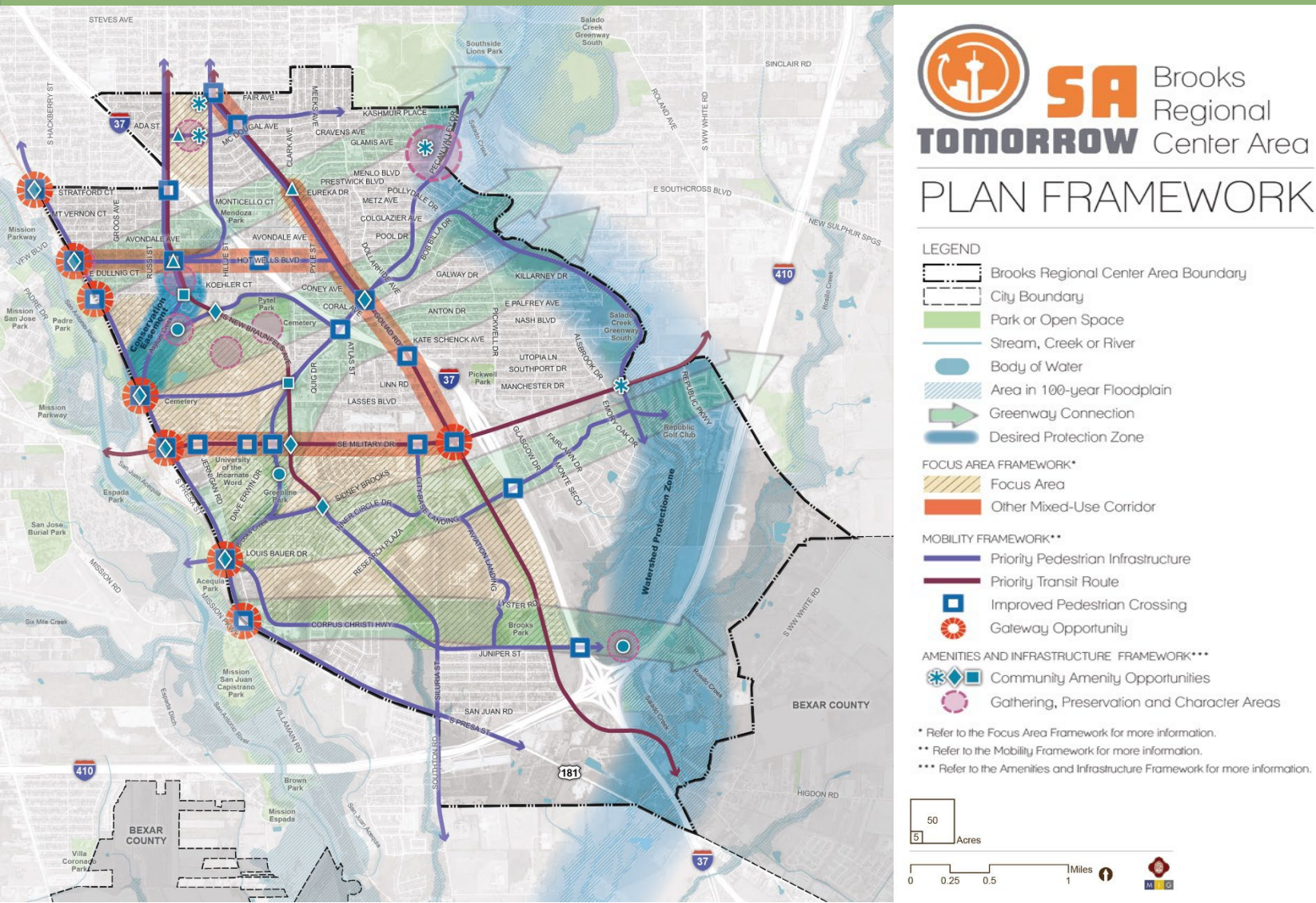
FY 2027

N/A

* Community kick-off preceded by chartering phase; assembling Planning Teams; meeting with Council Offices, community stakeholders and neighborhood associations; research for the six Sub-Area Existing Conditions Atlases.

**Addt'l time for public engagement and adoption of updated land use categories in FY 2018 & FY 2019

SA Tomorrow Sub-Area Plan Framework



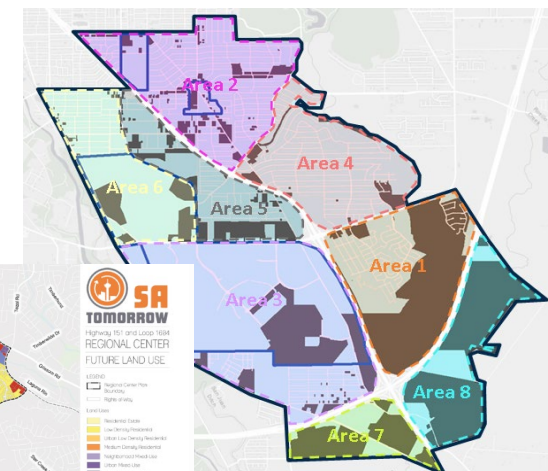
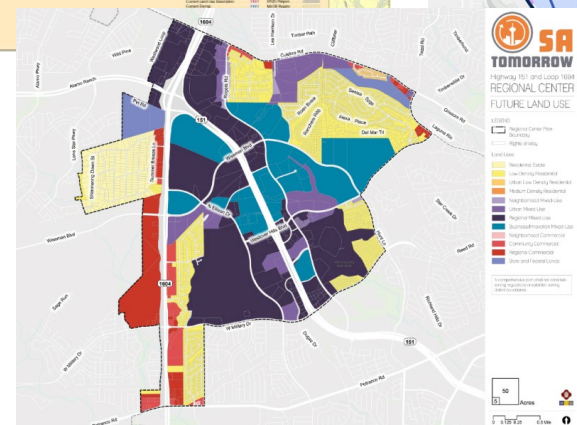
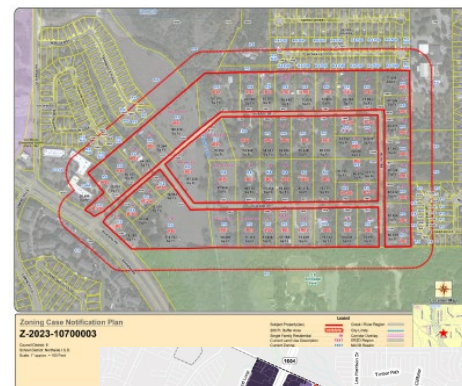
Framework Elements

- Land Use
- Focus Areas
- Mobility
- Amenities and Public Spaces
- Housing
- Economic Development

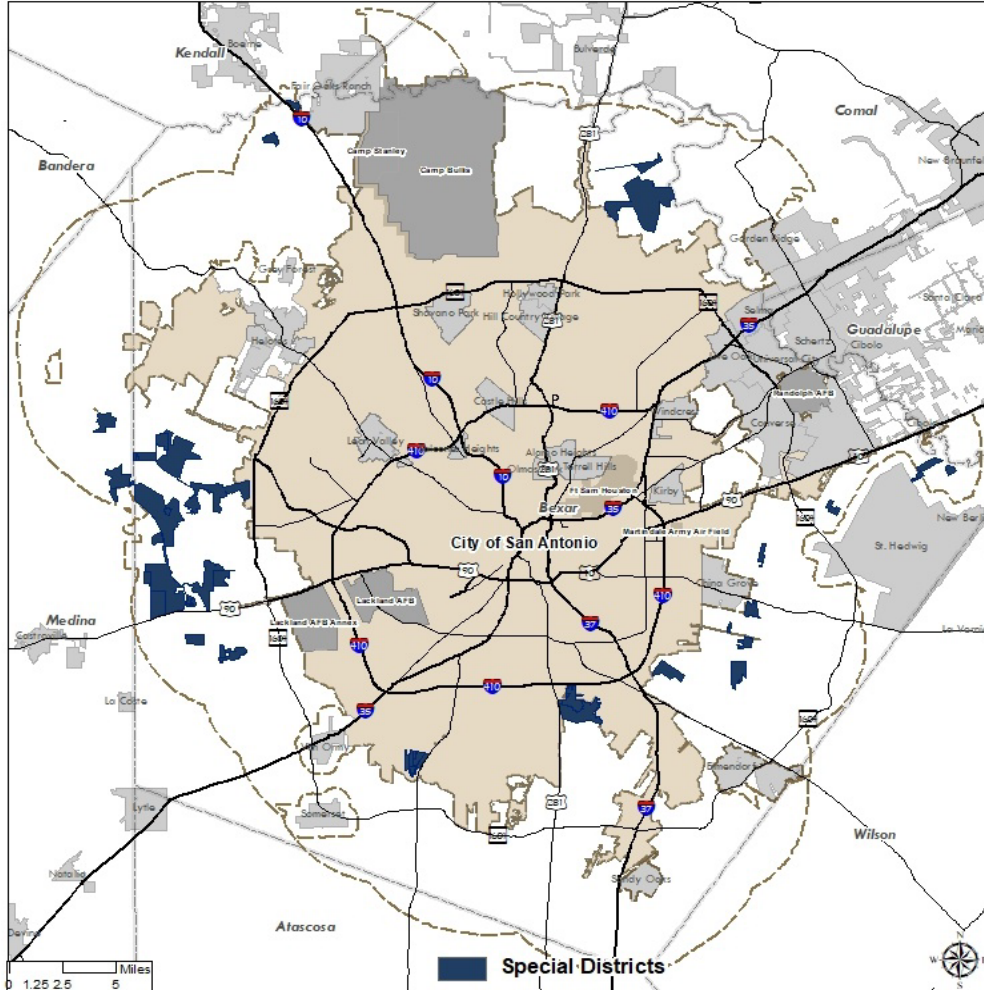
SA Tomorrow Rezoning

- Ensure zoning is aligned and consistent with the adopted sub-area future land use maps
- Expand development potential where appropriate, and preserve neighborhood character as much as possible

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	A Land Use Plan describes a community's <i>future vision and development and growth</i> .	An area's zoning describes <i>what development is allowed now</i> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
SCALE	A Land Use Plan is a set of <i>broad policies and principles</i> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <i>detailed, specific regulations and standards</i> for how property owners may use and develop their land.
AUTHORITY	A Land Use Plan is a <i>document</i> that guides the physical development of a community, and is created through a public planning process.	The zoning ordinance is a <i>law</i> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.



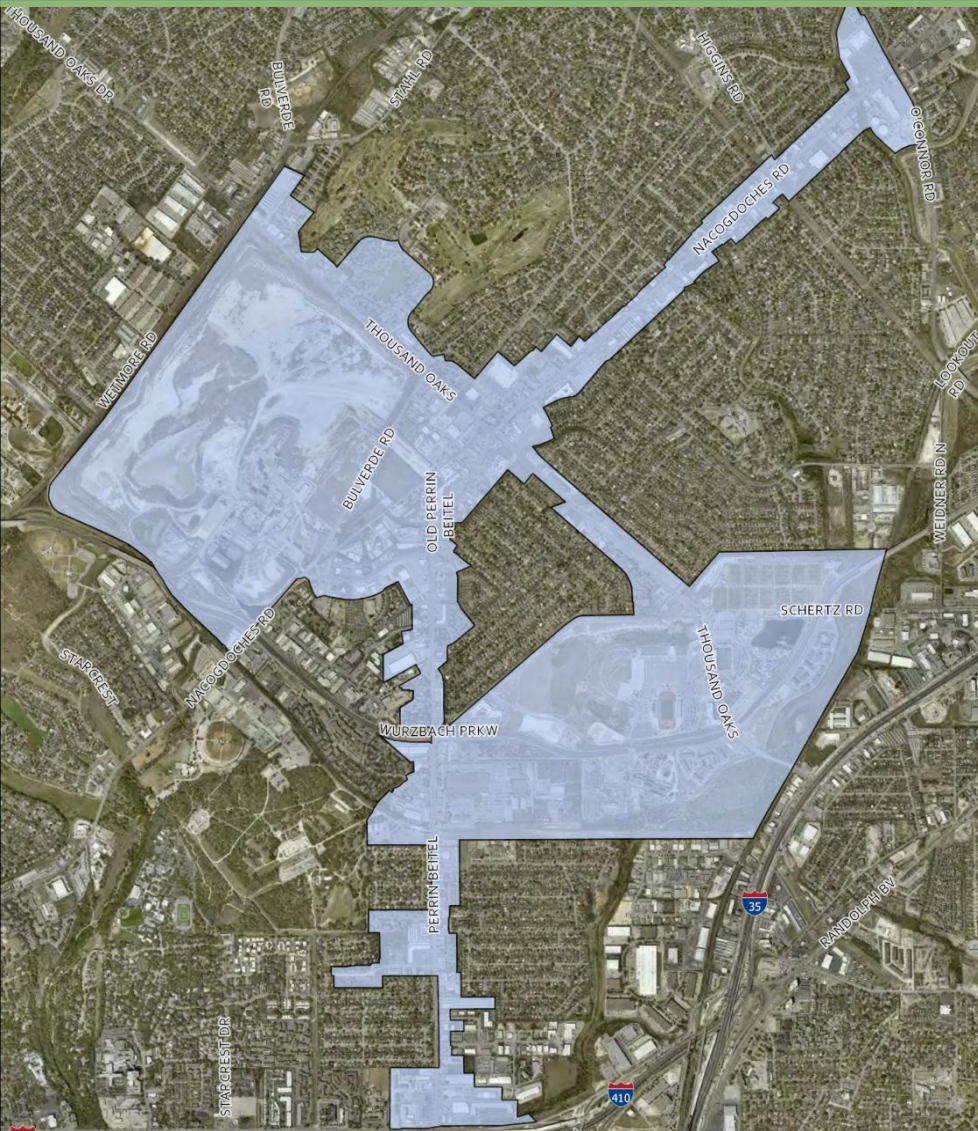
SA Tomorrow Regional Planning



- Annexation and Growth Management Policy
 - Component of the 2016 SA Tomorrow Comprehensive Plan
 - Updated in 2022 to conform with State law changes
 - Provides an inventory of tools and strategies for guiding growth-related issues in the Extraterritorial Jurisdiction (ETJ)

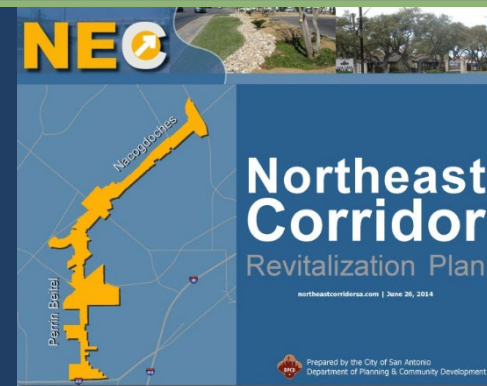
Annexation	Special Districts & Agreements	Regional Planning & Coordination
• Full Purpose • Limited Purpose • Military Protection Areas • Voluntary Annexation	• Public Improvement Districts (PIDs) • Development Agreements • Strategic Partnership Agreements (SPAs)	• Municipal Boundary Adjustments (MBAs) • ETJ Releases • Interlocal Agreements • ETJ Planning

Northeast Corridor Revitalization Program



- Northeast Corridor Area established in 2014
 - Adopted Market Study/Revitalization Plan
 - Enhancement Grant Program
 - Tax Increment Reinvestment Zone #33
- NEC Design Standards/Supplemental Guidelines (*FY 2025*)
- NEC Market Study/Revitalization Plan Update (*FY 2026*)

\$500,000 available in FY 2026 for the NEC Revitalization Program



Additional Department Projects

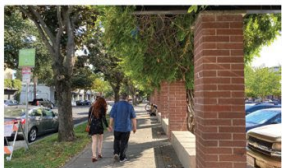
Goliad Road Revitalization Plan

ASSETS, CHALLENGES, & OPPORTUNITIES



COMMUNITY VISION

Community visioning is crucial in planning because it aligns development with residents' needs and values, fostering local support and creating effective solutions. The Goliad Road Revitalization Plan's visioning process affirmed key priorities. While all six visioning categories informed the recommendations, the highest-ranked priorities, including enhancing pedestrian environments, improving connectivity, strengthening safety, and advancing multimodal options, were instrumental in shaping the community vision.



Improve pedestrian environment and connectivity along Goliad Road and to surrounding neighborhoods



Provide a wide range of community serving business and amenities that supports nearby residents



Enhance neighborhood identity



Strengthen safety and improve multimodal connectivity

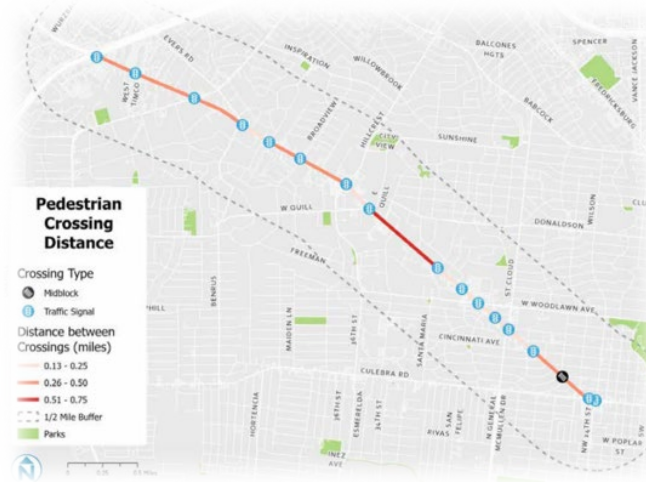


Provide new public serving facilities (ex. Parks, etc.).



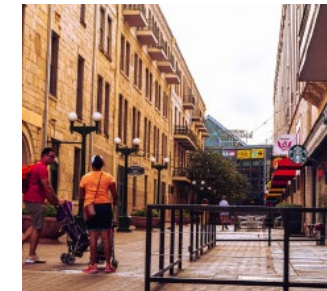
Ensure meaningful community and stakeholder engagement.

Bandera Road Corridor Plan – Phase 2



Crime Prevention Through Environmental Design

Multidisciplinary and collaborative design approach (between planners, law enforcement, engineers, designers, code enforcement, and community stakeholders) intended to foster positive social interactions and deter criminal behavior within communities.



Summary

- SA Tomorrow Comprehensive Plan implementation
 - Plans and Policies
 - Awareness and Education
- Continued integration and sharing of data to inform decisions
- Continued focus on community engagement
- Collaboration and coordination

Department Goals

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