

# CREATE CASTLE HILLS

Determining Our Future  
Excellence

A Comprehensive Plan  
for the City of Castle Hills

Draft, December 2022





# THIS PRESENTATION

- + Explains What a Comprehensive Plan is
- + Reviews Mission, Goals of Plan
- + Reviews Plan Process, Priorities, & Output
- + Summarizes Recommendations

# WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a long-range plan intended to direct the growth and physical development of a community over a multi-decade period of time.



## MAJOR COMPONENTS

- + Land Use
- + Infrastructure
- + Transportation
- + Parks & Green Spaces
- + Community Facilities



# COMPREHENSIVE PLAN ADVISORY COMMITTEE

- + A sub-committee of the Parks and Projects Commission, formed late 2020
- + Stewards of the process and documents

## MEMBERS:

## Amy McLin, Chair

Maretta Scott, Co-Chair

# Barry Middleman

# Agdel Rivera

## Ray Schultz, Parks and Projects Liaison

## Clyde “Skip” McCormick, Parks and Projects Liaison

# Bruce Smiley-Kaliff

## Jack Joyce, Council Liaison





# ACKNOWLEDGEMENTS

- + Mayor, City Council
- + Parks and Projects Commission (Fall 2020)
- + Survey Respondents (240 strong)
- + Speakers Forum Participants (about 200 strong)
- + Speakers Forum Presenters
- + LPA Architects
- + Community Workshop Participants
- + City Staff





# MISSION STATEMENT

*"The purpose of the Comprehensive Plan Advisory Committee is to, with input from Castle Hills citizens, businesses, city staff and Council, produce a roadmap for economic development and the care, maintenance, and growth of our city's infrastructure, facilities, green spaces and services for the future."*

## Overarching Goal of the Plan

Create a more livable, walkable, healthy, vital and prosperous City for all stakeholders, including citizens, staff, and visitors and businesses.



# THE PROCESS

- ✓ Survey (February 2021, 240 respondents)
- ✓ Speakers Forum (Summer 2021, 13 Speakers, 200 participants)
- ✓ Ideas Workshops (Fall 2021, about 40 participants)
- ✓ Develop and Present Priorities (Winter 2021, with LPA)
- ✓ Develop recommendations and compose document (2022)
- ☐ Present Draft Plan to the Community and Leadership (December 2022)
- ☐ Finalize Comprehensive Plan Document (January 2023)



# OUTPUT OF THE PLAN



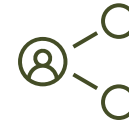
---

A roadmap for  
the growth of our  
City for the next  
10 – 15 years



---

Approximately 60  
recommendations  
across eight  
topics



---

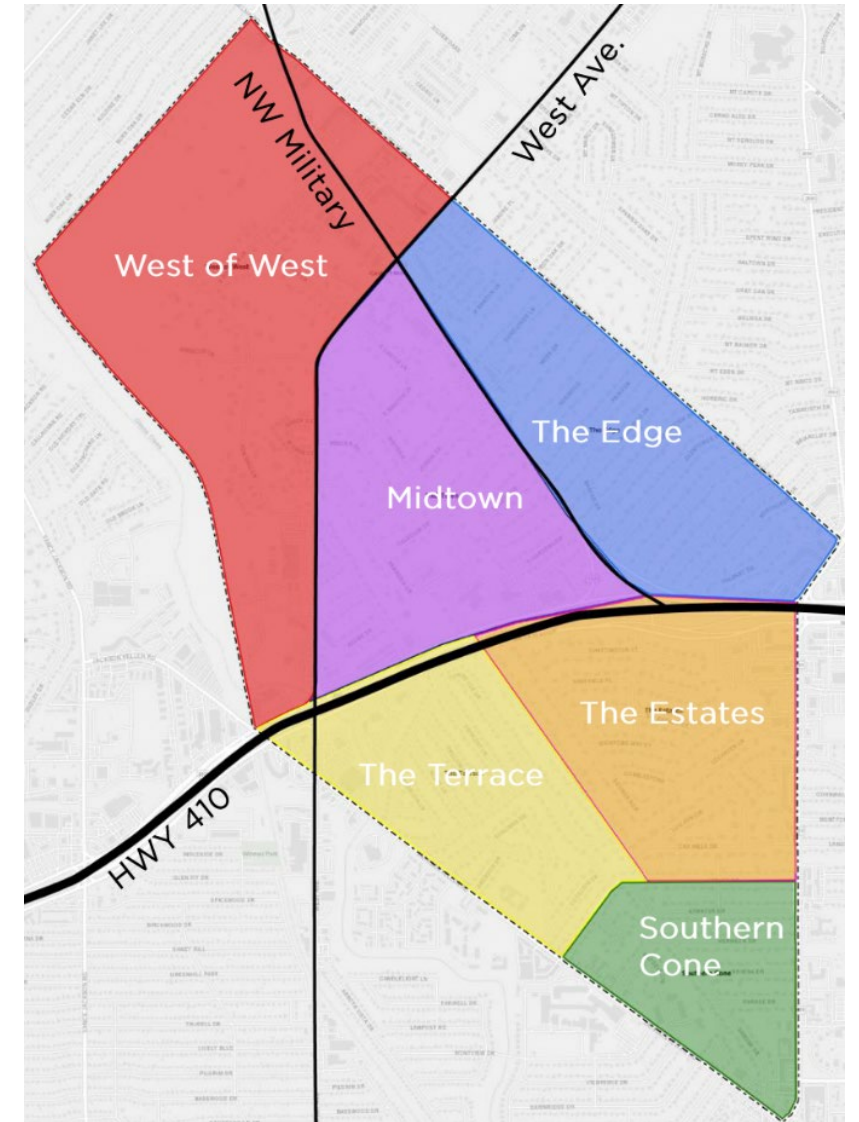
An informative and  
attractive document that  
can be shared with:

- + Residents,  
Leadership, Staff
- + Businesses &  
Visitors
- + Municipal Partners
- + Potential Donors,  
Grant Applications

# SUMMARY OF SURVEY RESULTS

## The Overarching Themes are:

- + City demographics have changed since 1997 Comprehensive Plan
- + Citizens value trees, rural appearance; public service; large lots; central locations; quiet neighborhoods
- + Citizens worry about street maintenance, crime, traffic issues, poorly maintained yards and homes
- + Each of the six neighborhoods has different and unique needs
- + Citizens would like to see responsible development, whether commercial or residential





# SPEAKER FORUM TOPICS

## Goal was to educate ourselves on topics critical to Comprehensive Plans

- + Crime and security
- + Green Spaces
- + Transportation and Mobility
- + Zoning
- + Education/Schools
- + Economic Development
- + Residential Real Estate Opportunities
- + Commercial Real Estate Opportunities
- + Live/Work Spaces
- + Infrastructure
- + Aging in Place
- + Sustainability

Speakers were experts in their fields, some Castle Hills residents

## HIGHEST PRIORITIES OF THE PLAN

- + Improve Pedestrian Mobility
- + Improve Bikeway Infrastructure
- + Improve Neighborhood Connection
- + Create New Green Spaces
- + Create a City Center
- + Establish NW Military Highway as Castle Hills' Main Street
- + Study Land Use Changes at Major Highway and Street Edges
- + Initiate Economic Development Activities



# RECOMMENDATIONS – INFRASTRUCTURE

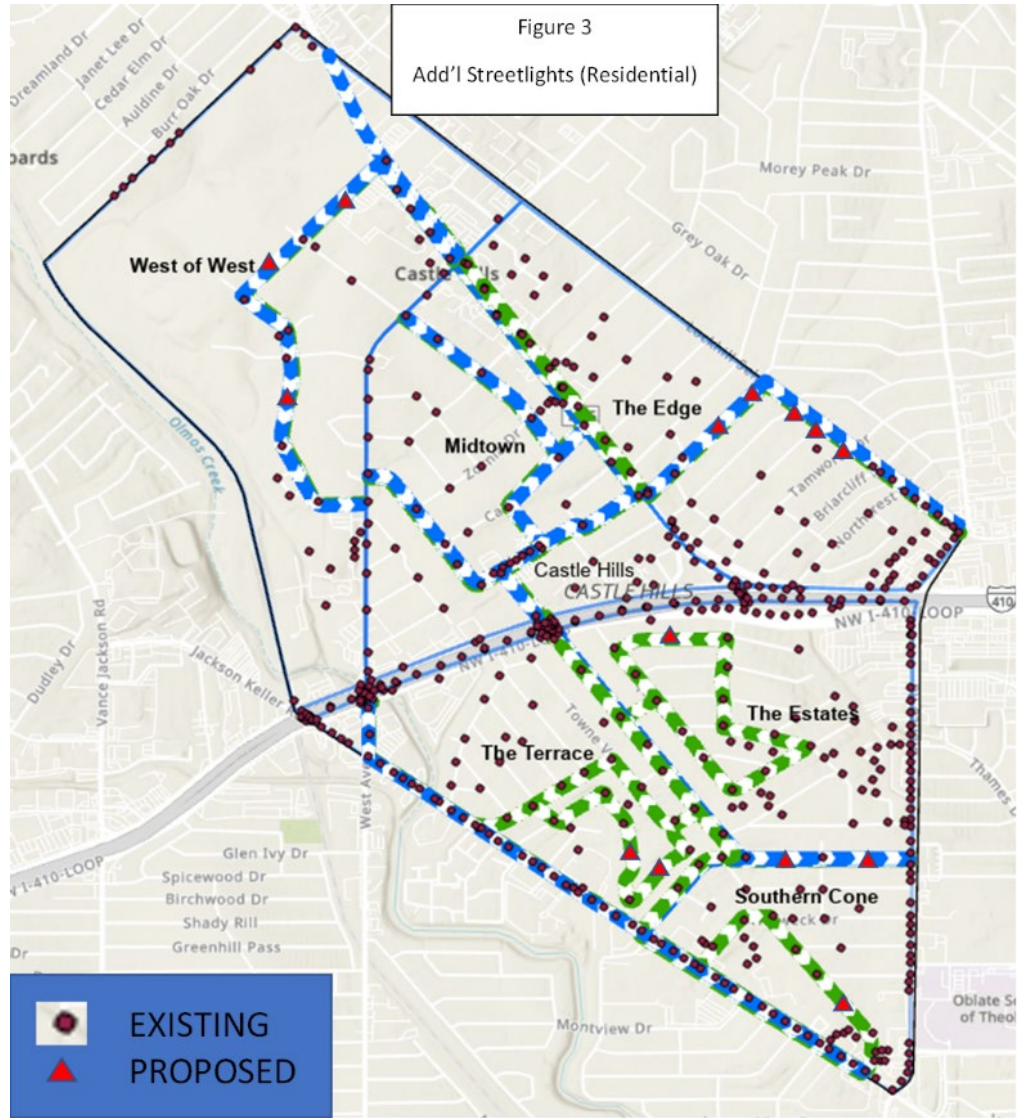
## Short term

- + Identify and protect historical structures in Castle Hills
- + Maintain City Hall as a warm or cool space when utilities fail
- + Study feasibility of renovating vs. replacing City Hall
- + Incorporate Safe Walk and Bike Lanes in each neighborhood
- + Study streetlight levels and adjust as needed

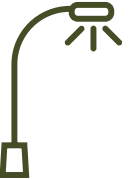
## Long Term

- + Continue to support the repair of city streets and drainage issues
- + Coordinate with City of SA in sharing costs of drainage projects
- + Do a study of the City's alleys and develop a program to keep them in good condition
- + Continue to monitor cybersecurity threats, upgrading as needed





# PROPOSED NEW STREETLIGHTS





# RECOMMENDATIONS – IMPROVE NEIGHBORHOOD CONNECTION



## Short Term

- + Study Loop 410 intersection at Honeysuckle to provide better lighting, new landscape s appropriate, public art, with walk and bike lanes passing through.



## Long Term

- + West Avenue and Blanco intersections are more difficult – Could this bridge work at Blanco and 410?

# RECOMMENDATION ECONOMIC DEVELOPMENT

## Short Term

- + Establish an Economic and Development Committee (EDC) to enhance business enterprise in Castle Hills for the benefit of all (Council established EDC in the Fall of 2022)
- + The EDC has been charged with:
  - + Coming up with an economic development plan for the City, updated annually
  - + Identify resources and funding opportunities to support economic development
  - + Develop and maintain a marketing program for the City
  - + Develop real world knowledge of local business by coordinating with the San Antonio Business Association
  - + Develop a strategy to recruit, retain and expand Castle Hills business

# RECOMMENDATIONS – TRANSPORTATION

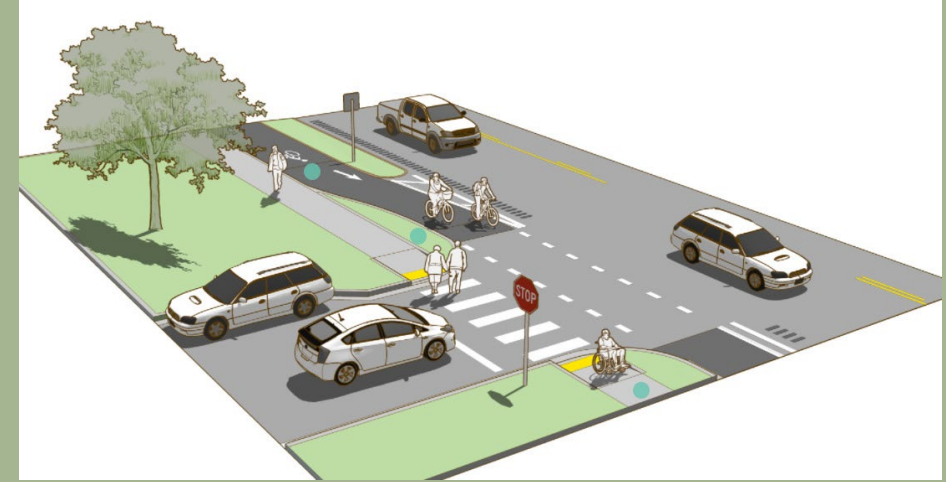
## Short Term

- + Improve pedestrian and bicycle infrastructure
- + Create safe sidewalks with a buffer between street and sidewalk
- + Connect Pedestrian paths to all schools, City Hall, major businesses and shopping areas
- + Provide bike lanes in each neighborhood
- + Provide bike lanes to connect to major destinations such as schools, HEB, major shopping areas
- + Connect to SA trail system as Hardberger Park
- + Continue to support ViaTrans

## Long Term

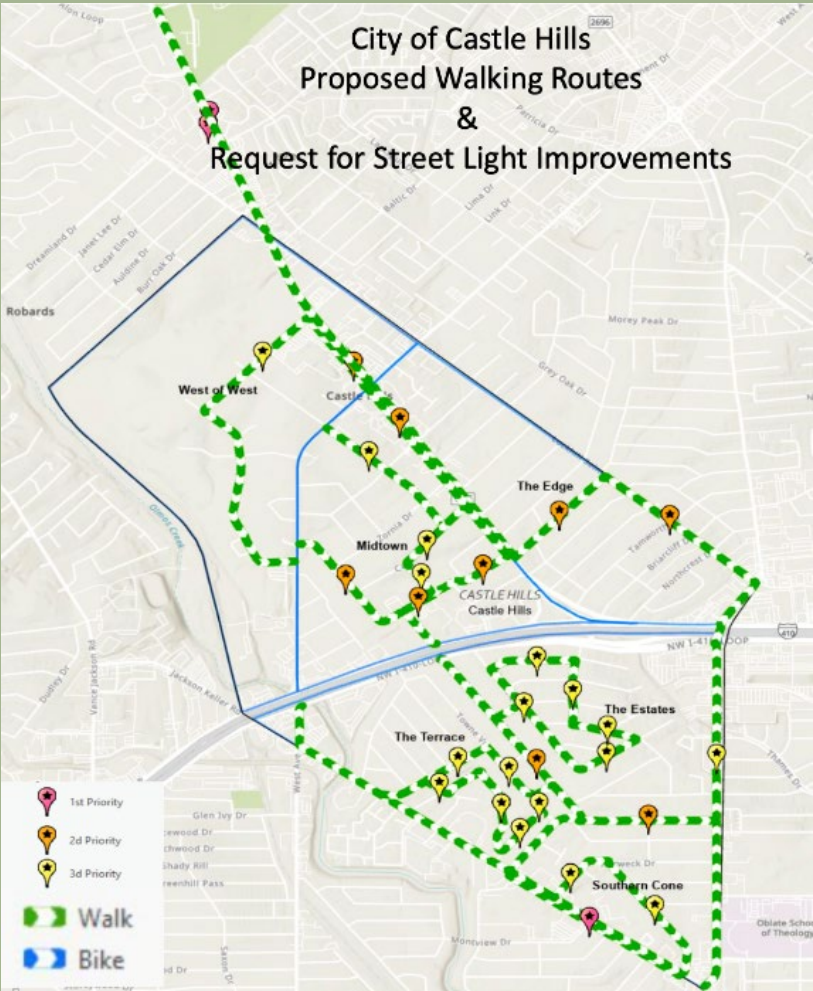
- + Study the pedestrian path at NW Military in the right-of-way on the East side of the highway, and shaded, connecting to Hardberger Park
- + Provide crosswalks across NW Military for shoppers, school kids, and those walking to City Hall
- + Periodically survey usefulness of VIA bus routes through Castle Hills
- + Work with TxDOT to develop the plan for NW Military as Castle Hills Main Street

## MIXED TRAFFIC – PHYSICALLY SEPERATED





RECOMMENDATIONS  
TRANSPORTATION



# RECOMMENDATIONS – CITY FACILITIES

## Short term

- + Create a City Center
- + Study Renovation and New Build Options for City Hall
- + Develop the Commons as a Gathering, Play and Event Space for all (also Public Art)

## Long Term

- + Provide more community spaces, located adjacent to Commons
- + Provide spaces which are more transparent and accessible; shared spaces
- + Update or replace City Hall building; provide a safe connection to Commons





# COMMONS DIAGRAM









**POTENTIAL RENOVATED  
CITY HALL FAÇADE**



## RECOMMENDATIONS – PUBLIC ART

- + Consider the Commons as a Sculpture Park with an annual sculpture rotation
- + Establish a public art program adding to growth in citizen pride and a renewed sense of place
- + Consider public art sites at local businesses or in local schools
- + Consider establishing a public art master plan



## Short Term

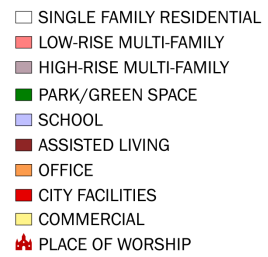
- + Study possible mixed-use or multi-family at Jackson-Keller and on NW Military from Moss Drive South to Carolwood
- + Study possible 'Flex Use' at East side of West Avenue (commercial, mixed-use, office, multi-family). Also, at other previously commercial properties. Expand commercial property at property bounded by Loop 410 on the south, West Ave on the West, Adobe on the North, and Honeysuckle on the East and Convert to Flex Use.
- + Study possible multi-family at West side of Gladiola, East side of Blanco, South end of NW Military, North end of Winston Lane and at South side of Loop 410
- + Study would include impact to traffic, noise, property values, utilities, roads, public transportation and financial feasibility.
- + Initiate a beautification program to include refacing existing buildings, parking lot resurfacing and addition of landscaping, and refreshing signage.

## RECOMMENDATIONS – STUDY LAND USE CHANGES AT MAJOR HIGHWAY AND STREET EDGES

### EXISTING CASTLE HILLS LAND USE

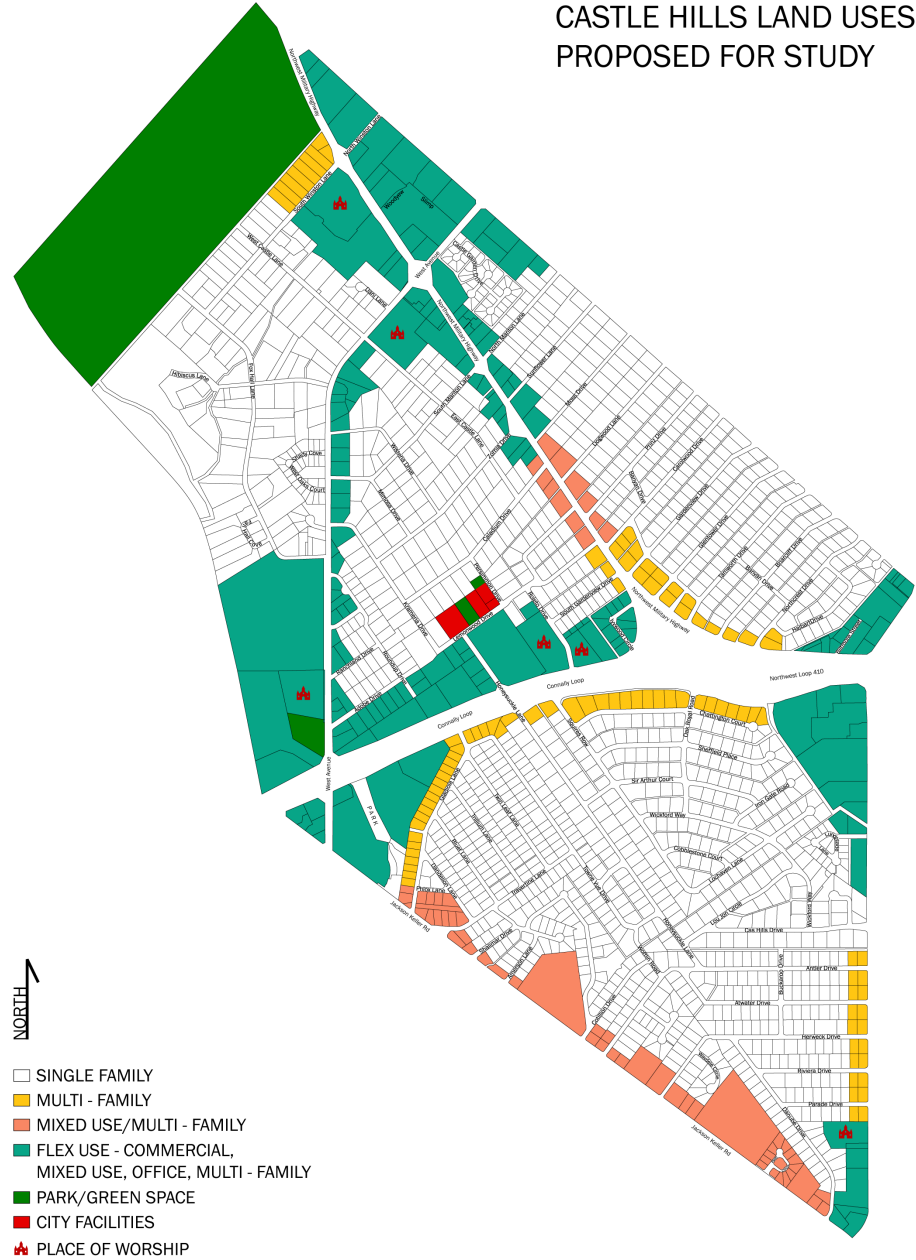
**LEGEND:**

- SINGLE FAMILY RESIDENTIAL
- LOW-RISE MULTI-FAMILY
- HIGH-RISE MULTI-FAMILY
- PARK/GREEN SPACE
- SCHOOL
- ASSISTED LIVING
- OFFICE
- CITY FACILITIES
- COMMERCIAL
- PLACE OF WORSHIP





CASTLE HILLS LAND USES  
PROPOSED FOR STUDY





## RECOMMENDATIONS – ESTABLISH NW MILITARY HWY AS MAIN STREET

### Short Term

- + Study addition of multi-family housing such as townhomes or live/work facilities, or mixed-use facilities. Buffers required between commercial and residential uses.

### Long Term

- + Provide shaded pedestrian path on East side right-of-way
- + Slim traffic lanes to add a SAFE bike path on NW Military



# RECOMMENDATIONS – CREATE MORE GREEN SPACES

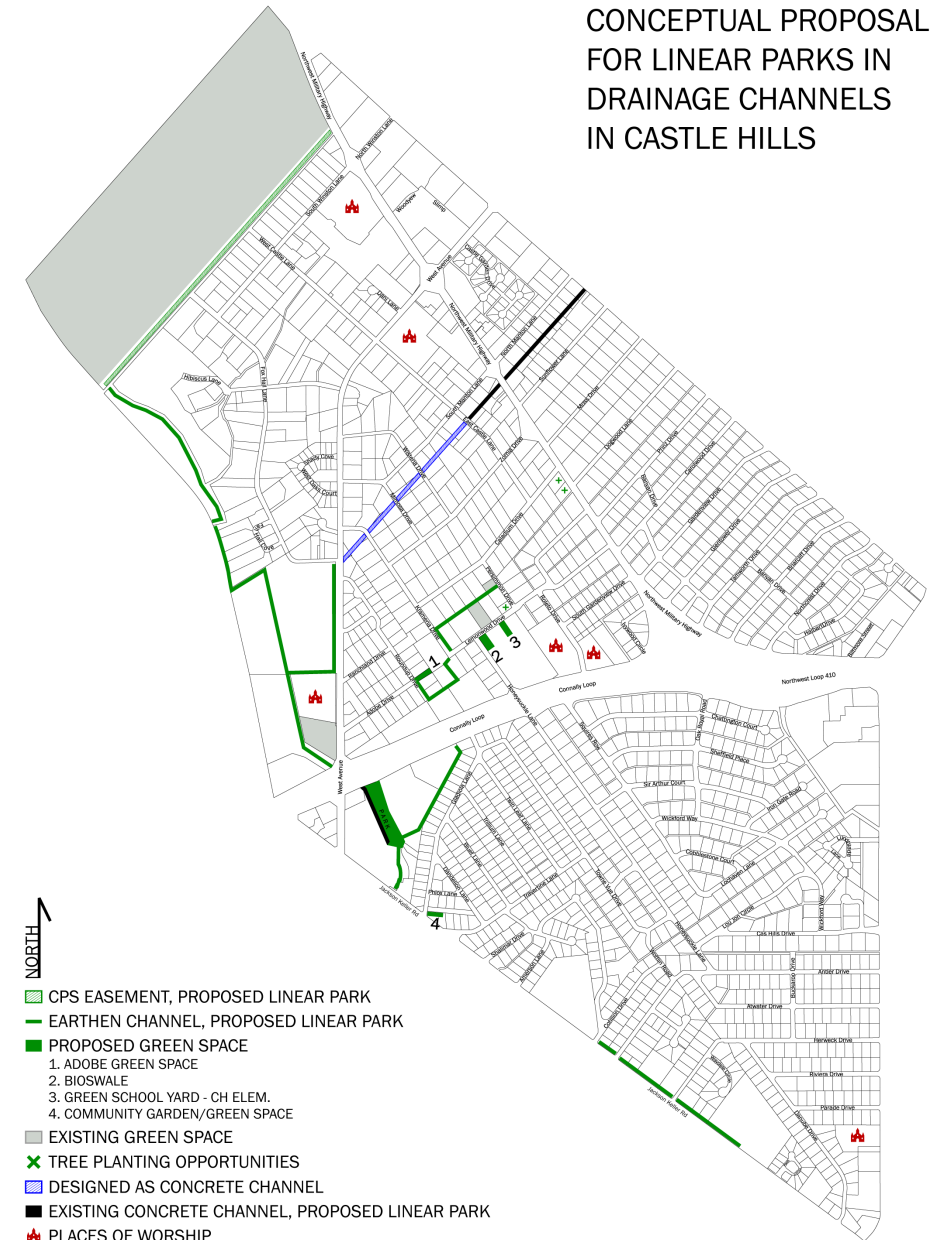
## Short Term

- + Explore Linear Park Opportunities
- + Develop Additional Green Spaces
- + Explore Sharing Opportunities such as with CH Elementary
- + Enhance the Commons as recommended by the Parks and Projects Commission (also, see Public Art narrative)

## Long Term

- + Develop walking paths to San Antonio Trail System (see above)
- + Provide one Green Space for each neighborhood and connect them together

## CONCEPTUAL PROPOSAL FOR LINEAR PARKS IN DRAINAGE CHANNELS IN CASTLE HILLS



# GREEN SCHOOL YARDS



EXTERNAL EXAMPLES



OPPORTUNITIES: CASTLE HILLS ELEMENTARY



# GREEN INFRASTRUCTURE OPPORTUNITIES



Lemonwood Dr

- A - Tree Planting
- B - Green School Yard
- C - Bioswale

# URBAN CREEKS & STREAM RESTORATION



EXTERNAL EXAMPLES



SAN PEDRO CREEK (BEFORE)



OPPORTUNITIES: DRAINAGE CHANNEL BEHIND HEB  
AT JACKSON KELLER



SAN PEDRO CREEK CULTURAL PARK



# RECOMMENDATIONS – SUSTAINABILITY

## Short Term

- + Have CPS conduct their free Energy Audit of City facilities
- + Have SAWS conduct an irrigation assessment
- + Conduct a study of the potential installation of solar panels on the Fire Station
- + Consider changes to the roadway systems to make them more pedestrian and bicycle friendly
- + Consider replacing turf and plants that require water
- + Examine city ordinances to encourage the use of native plants, wildflowers, and the creation of wildlife habitat
- + Encourage residents to make use of water conservation rebates offered by SAWS to install water – saving native plants

## Long Term

- + Consider a new roof for the City Hall building, which could pave the way for solar panels in the future
- + Consider a rainwater harvesting system for the fire station
- + In planning for emergencies, assure supplies of canned water and rehydration salts
- + Consider the use of electrical vehicles on an attrition basis to replace light duty vehicles in the city fleet
- + Consider dark sky initiatives that benefit military, wildlife, and citizens





# OTHER RECOMMENDATIONS




## Short Term

- + Beautification. Encourage business and homeowners in visible areas, such as Jackson-Keller or NW Military, to rework their facades, add landscaping to the parking lot, spruce up signage and otherwise improve their appearance. Work with EDC to find funding to potentially assist the property owner's cost.
- + Develop policies and incentives to attract high end or destination retailers
- + Develop policies or incentives to attract more fine dining to Castle Hills

## IMPLEMENTATION PRIORITIES

- + The plan encourages the further improvement to the Commons as envisioned by the Parks and Projects Commission. Consider inclusion of public art as described above
- + The intent of the Comprehensive Plan is that those recommendations approved by the City Council become part of the Capital Improvement Plan
- + CPAC requests that the pedestrian and bike path recommendations be first priority
- + Engineering studies should be performed to determine the project scope and probable costs for inclusion in the CIP
- + Next priority is the study of possible green spaces and linear parks, using the same process as above
- + Included in the above is the examination of the planned concrete channel between E. Castle and West Ave., for possible conversion to a linear park
- + The next priority is the study of City Hall options as described above
- + The next priority is the connection of neighborhoods, with the improvement of the Honeysuckle intersection as its focus
- + Funding could be sought through individual donors, grants, certificates of obligation, a bond election or possibly ARPA funds
- + CPAC further recommends that a grant writer be hired as a consultant and paid from the proceeds of the grants they win



what's  
next?

# HIGHEST PRIORITIES OF THE PLAN

## WHAT ARE YOUR PRIORITIES?

- + Improve Pedestrian Mobility
- + Improve Bikeway Infrastructure
- + Improve Neighborhood Connection
- + Create New Green Spaces
- + Create a City Center
- + Establish NW Military Highway as Castle Hills' Main Street
- + Study Land Use Changes at Major Highway and Street Edges
- + Initiate Economic Development Activities