SA TOMORROW

NEAR NORTH

COMMUNITY AREA PLAN

Planning Team Meeting 2 Summary

[Posted 04/15/2025]

CITY OF SAN ANTONIO TEXAS PLANNING

PLANNING TEAM MEETING 2 SUMMARY

1. Date, Time, Location

- Date: March 25, 2025
- Time: 5:30 pm – 7:30 pm
- Location: Trinity University, Northrup Hall, Board Meeting Room

2. Attendees

Attendees consisted of City of San Antonio staff and consultants and Near North Community Area Plan (NNCAP) Planning Team members. Planning Teams consist of a wide variety of stakeholders from the Near North area including neighborhood associations, residents, business owners, community leaders, employers, and major institutions.

STAFF

- Jacob Howard, CoSA Planning Department, *Project Manager*
- Chris Ryerson, CoSA Planning Department
- Channary Gould, CoSA Planning Department
- Zack Magallanez, CoSA Planning Department
- Marcia Boyle, MIG Project Consultant
- Marco Hinajosa, MIG Project Consultant
- Carissa Cox, MOSAIC Project Consultant

PLANNING TEAM

- Bianca Maldonado, Monticello Park Neighborhood Association
- Clarence Wyatt, Trinity University
- Cynthia Spielman, Beacon Hill Area Neighborhood Association
- Drea Garza, Monticello Park Neighborhood Association
- Frank Fonseca, Maverick Neighborhood Association
- Gemma Kennedy, River Road Neighborhood Association
- Janie Fonseca, Maverick Neighborhood Association
- La Juana Chambers Lawson, District 1
- Lucy Wilson, River Road Neighborhood Association
- Melissa Enriquez, Alta Vista Neighborhood Association
- Ted Guerra, Jefferson Neighborhood Association
- Tony Garcia, Monte Vista Historical Association
- Victoria German, Monte Vista Historical Association
- Veronica Escalera-Ibarra, VIA

3. Meeting Purpose & Agenda

The purpose of Planning Team Meeting #2 was to go over public input received to date, discuss the draft vision & goals for the Near North Community Area, provide an introduction to Land Use, and provide an introduction to Focus Areas.

AGENDA

- 5:30-5:35: Welcome and Introductions
- 5:35-5:40: Review of Public Input
- 5:40-5:55: Draft Vision and Goals
- 5:55-6:15: Discussion of Draft Vision and Goals
- 6:15-6:30: Introduction to Land Use
- 6:50-7:25: Discussion on Focus Areas
- 7:25-7:30: Next Steps
- 7:30: Meeting Adjourned

4. Discussion of Draft Vision and Goals

After providing an overview of input received during the first Planning Team meeting on July 11, 2025, the first Community Meeting that on February 5, 2025, and from survey responses received, the draft Vision and Goals were presented to the Planning Team for discussion.

DRAFT VISION AND GOALS PRESENTED AT PLANNING TEAM MEETING 2

The Near North Community Area preserves key elements of its historic charm while accommodating a variety of additional housing for a range of residents, and safely connects community members to the neighborhoods' vibrant destinations, amenities, and green spaces with context-sensitive multimodal mobility.

1. Promote high quality development that is compatible with existing neighborhood character, and enact policies to preserve key elements of the area's historic charm.
2. Support housing opportunities for all community members at all stages of life including first time homebuyers, reducing homeowner turnover for existing residents, and assisting senior residents with supportive housing options.
3. Increase connectivity to and through the neighborhood through a range of safe and accessible mobility options include walking, biking, and transit.
4. Support new small businesses and growth of local businesses within the neighborhood.
5. Promote high quality development that is compatible with existing neighborhood character, and enact policies to preserve key elements of the area's historic charm.
6. Support housing opportunities for all community members at all stages of life including first time homebuyers, reducing homeowner turnover for existing residents, and assisting senior residents with supportive housing options.

7. Increase connectivity to and through the neighborhood through a range of safe and accessible mobility options include walking, biking, and transit.
8. Support new small businesses and growth of local businesses within the neighborhood.

COMMENTS RECEIVED ABOUT THE DRAFT VISION AND GOALS:

1. A Planning Team member expressed concern about outside respondents that do not live in the Near North area providing feedback and how much weight is given to their input. City staff mentioned that based on survey responses provided, most of the respondents indicated that they lived in Beacon Hill, River Road, Monticello Park, Alta Vista, Monte Vista, Jefferson, or Los Angeles Heights. Only 4% indicated "other" for the neighborhood in which they reside.
2. A Planning Team member mentioned that a lot of the Near North Community area is in the City's original CRAG and that the vision and goals should reflect building upon the history and preserve housing.
3. Goal #5 mentions mixed-use development, but it should be defined because "mixed-use" could be interpreted differently by the reader.
4. A few Planning Team members felt that the draft should be more specific and that they read too broadly.
    - The past adopted neighborhood and community plans should be reviewed and staff should look for some common themes and language and carry those themes into the vision and goals for Near North.
    - The ordinances from adopted NCDs and historic districts should be looked at and language should be woven into the draft vision and goals for Near North.
    - Goal #2 should be revised to acknowledge the existing mixture of residential types in Near North neighborhoods.
5. Legacy businesses that have existed for a long time in Near North should be mentioned.
6. Goal #8 should specifically mention addressing stormwater management due to certain areas being prone to flooding. The term "comfort" in Goal #8 should be revised and "safety" should be emphasized.
7. A Planning Team member expressed concern about potential higher density associated with improvements planned for the VIA ART Rapid Green Line.
8. A Planning Team member mentioned that existing residential lots sometimes abut right up to railroad lines and asked about how those get mitigated.
9. There should be specific mention of what comprises the "community", such as families, organizations, institutions, churches, schools. Specific names of some of these categories should be included in the vision and goals to distinguish Near North from other areas of the City. The way the draft vision and goals is currently written, it could be applied to any area in San Antonio.
10. The goals should be revised to indicate that preservation is a priority over redevelopment.
11. New development should be balanced with the community's priority of preservation.

5. Introduction to Land Use

The project consultant provided a brief presentation about Future Land Use, including information about why land use is important, a basic overview of the City's 18 land use categories and how they are used, highlights of the differences between land use and zoning, and who uses adopted land use plans.

Staff provided a brief overview of the process envisioned for working with the Planning Team and the community to develop the draft Future Land Use Map for the near North area. This process will include one or more work sessions with different stakeholder groups in the Near North Community Area. During these future meetings, staff will present a preliminary working draft of the Future Land Use map.

After presenting about Land Use, Planning Team members mentioned that while Future Land Use is not "zoning", it is important to be cognizant of zoning districts and potential development that could occur based on the various zoning districts that are permitted for each future land use category.

6. Introduction to Focus Areas

After a brief introduction to the concept of focus areas, staff presented on 10 initial potential focus areas for consideration by the Planning Team. The 10 areas were identified through an analysis of vacant, underutilized, and publicly owned parcels; business closure data, and feedback received from the community at previous meetings and during neighborhood tours with various Planning Team members.

For the potential focus area around Zarzamora and Culebra, a Planning Team Member mentioned the fire station bond project that involves a new fire station to be constructed and the existing fire station will be closing.

For the potential focus area near W Olmos Drive, located around the northwest corner of the Monte Vista Terrace neighborhood, a planning team member mentioned that some of the lots currently are zoned industrial, despite being near single-family homes.

For the potential focus area near the intersection of W Hildebrand Ave. and Fredericksburg Rd., a Planning Team member mentioned that the entire intersection needs to be evaluated for potential improvements to address safety.

7. Next Steps

- Planning Team Meeting #3
  will be on Tuesday, April 22, 2025 tentatively from 5:30-7:30 PM
- Planning Team Meeting #4
  will be held on Tuesday, May 20, 2025 tentatively from 5:30-7:30 PM

CONTACT INFORMATION:

Jacob Howard, Project Manager, San Antonio Planning Department

Email: Jacob.Howard@sanantonio.gov

Phone: (210) 207-5441

Figure 1:
Planning Team Meeting 1 Assets, Challenges, and Opportunities Board

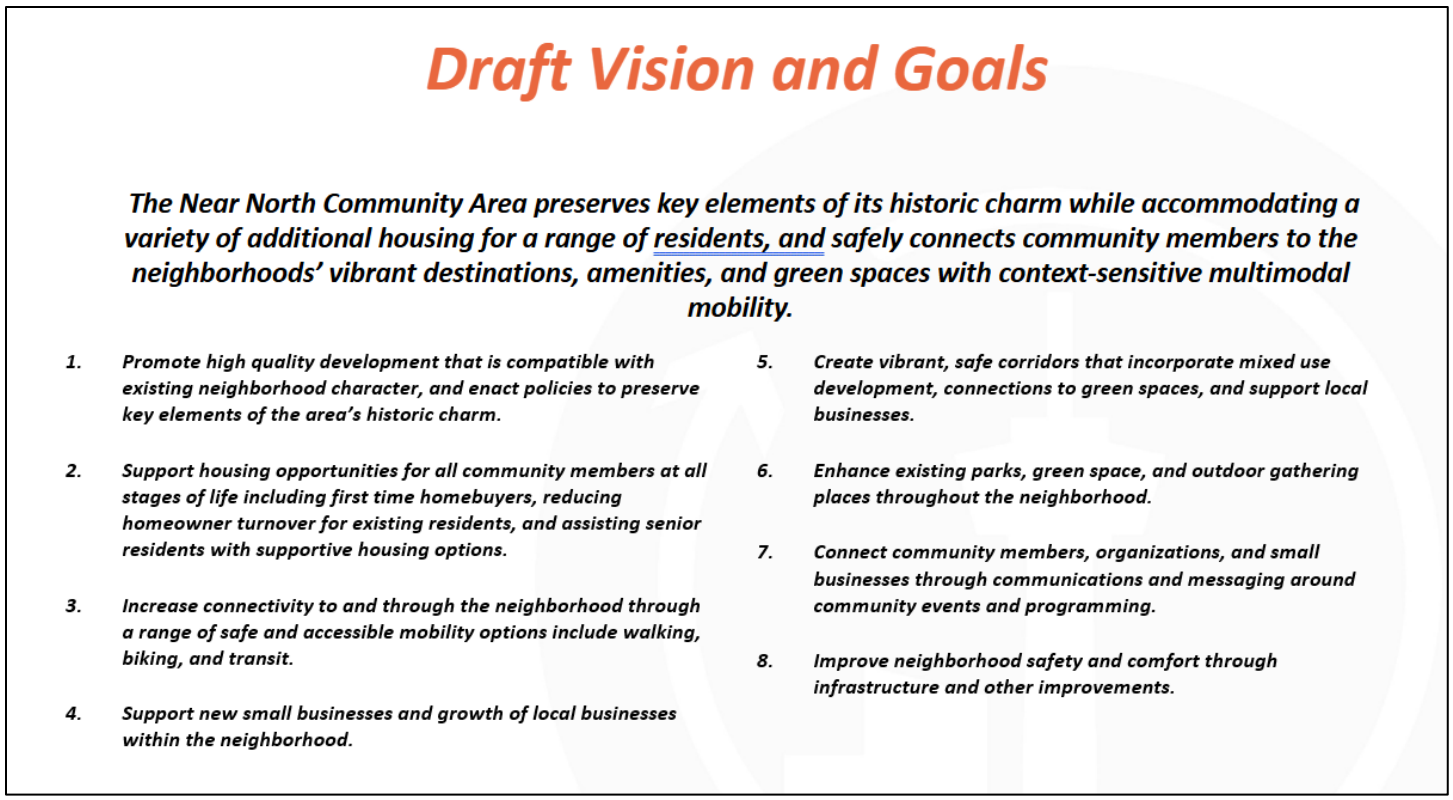


Figure 2:
Notes during Planning Team Meeting #2 Discussion

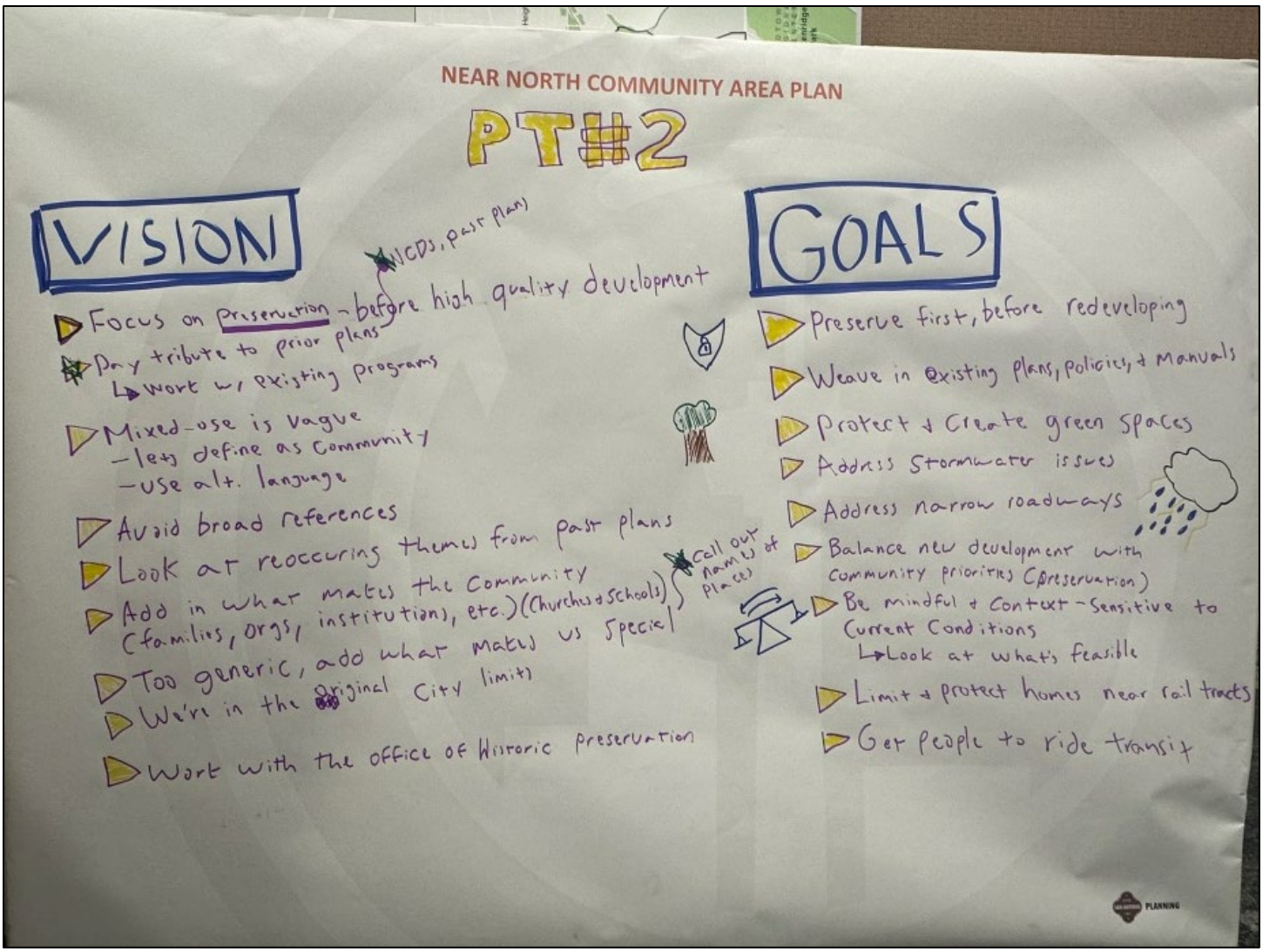
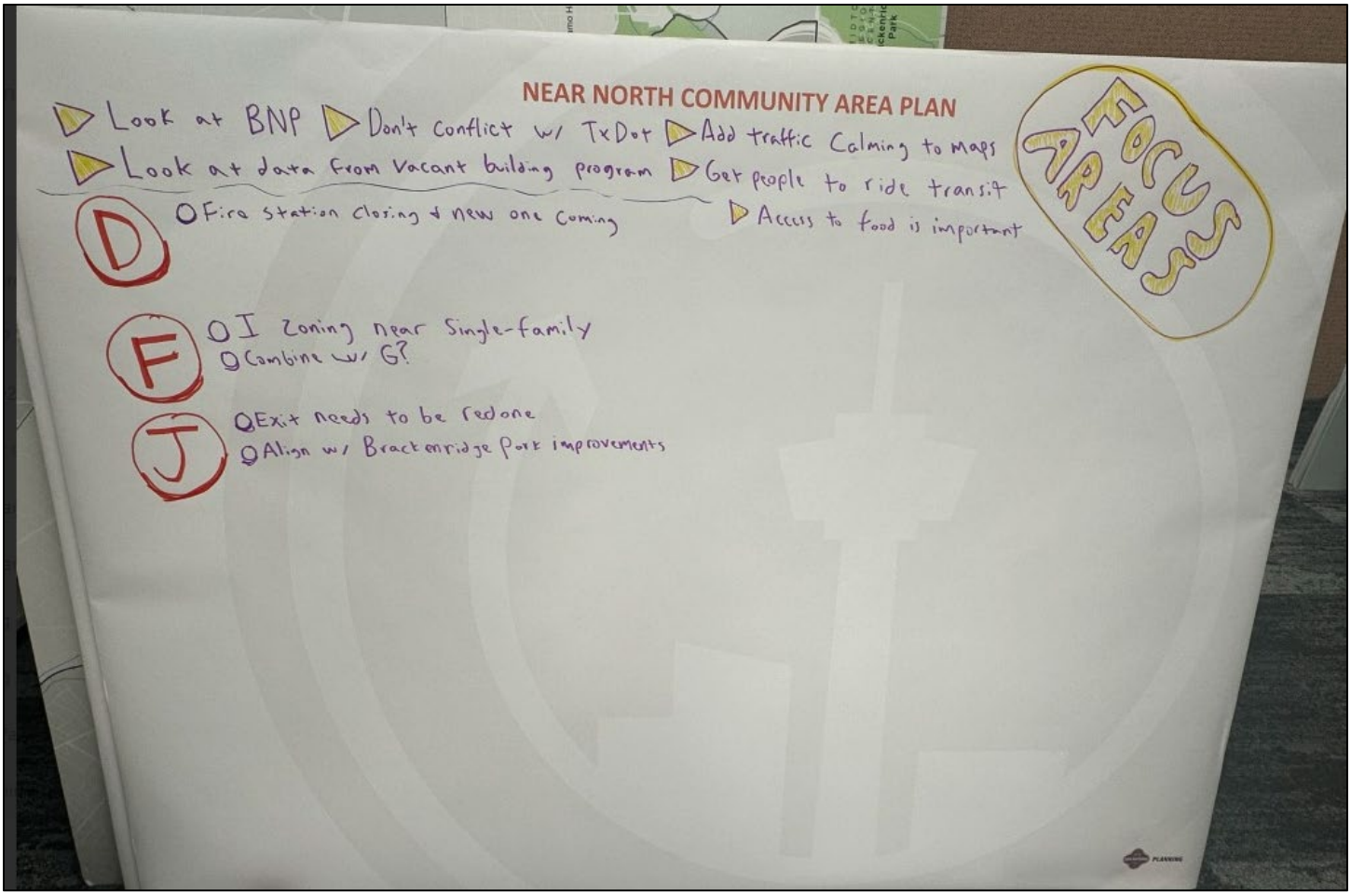


Figure 3:
Notes during Planning Team Meeting #2 Discussion



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sub area planning

Near North Community Area Plan

Planning Team

Meeting #2

Tuesday, March 25, 2025
Trinity University
5:30-7:30PM

Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
Worldwide Languages
Able City

SA TOMORROW

Introductions

Near North Community Area Plan Project Team

City of San Antonio, Planning Department
Chris Ryerson, Planning Administrator
Jacob Howard, Project Manager
Channary Gould, Planning Coordinator

MIG
Jay Renkens, Principal
Marcia Boyle, Co-Project Manager
Marco Hinojosa, Co-Project Manager

Mosaic
Carissa Cox, Principal Planner

Meeting Sequence

Planning Team Meeting 1 (July 11th, 2024)	Orientation | Sub-Area Planning Overview | Vision and Goals
Community Meeting 1 (February 12th, 2025)	
Planning Team Meeting 2 (March 25, 2025)	Introduction to Land Use | Confirm Vision & Goals
Planning Team Meeting 3 (April 22, 2025)	Introduction to Mobility
Planning Team Meeting 4 (May 20, 2025)	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)	Visualization of Two Selected Sites
Planning Team Meeting 10 (TBD)	Community Amenities & Public Space| Focus Areas | DDC
Community Meeting 3 (TBD)	
Planning Team Meeting 11 (TBD)	Plan Priorities & Implementation
Community Meeting 4 (TBD)	
Planning Team Meeting 12 (TBD)	Public Draft Review

Meeting Objectives

- Overview of Public Input
- Discuss Draft Vision & Goals
- Introduction to Land Use
- Introduction to Focus Areas

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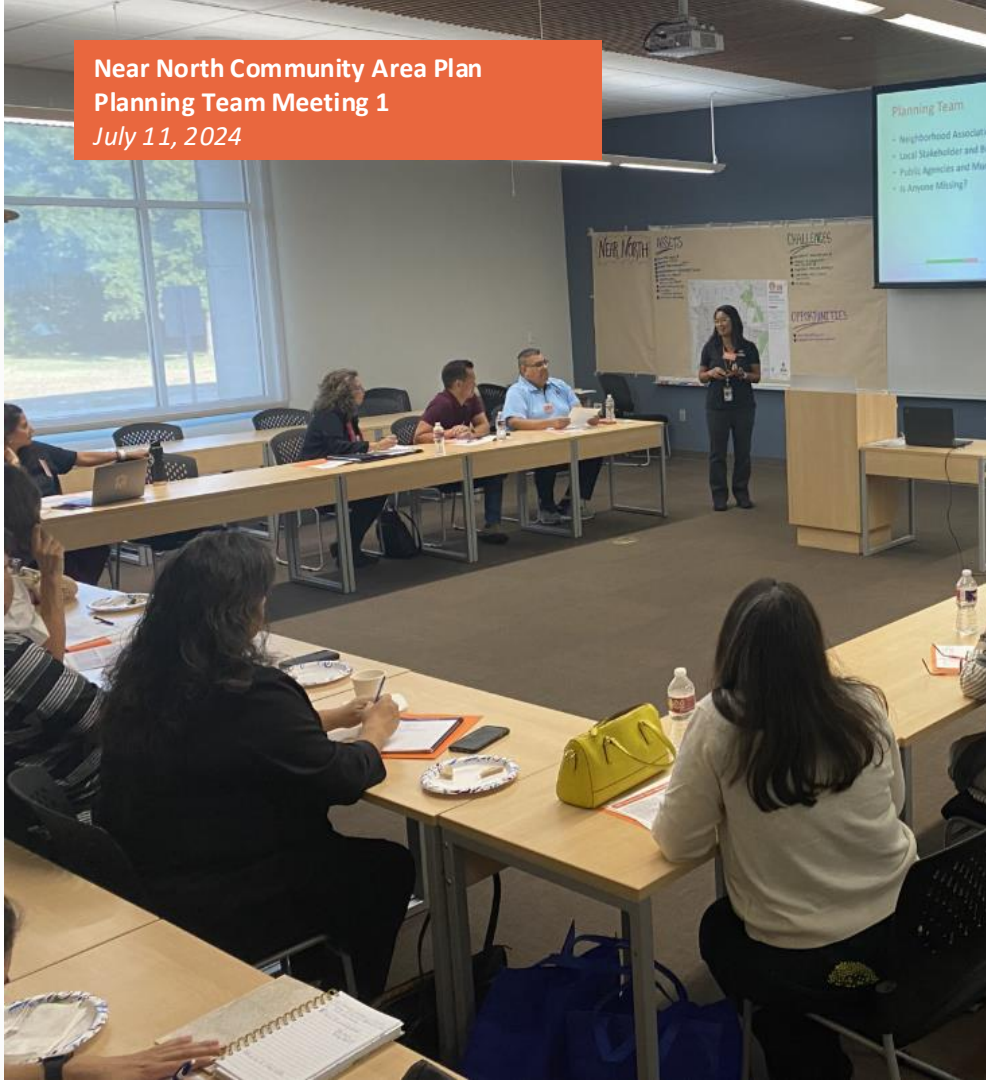
Review of Public Input

Review of Planning Team Meeting 1

- **Location:**
  Whitley Event Center, 285 Oblate Drive
- **Date and Time:**
  July 11, 2025
  5:30 – 7:30 p.m.
- **Participants:**
  21 Near North Planning Team Members
- **Comments:**



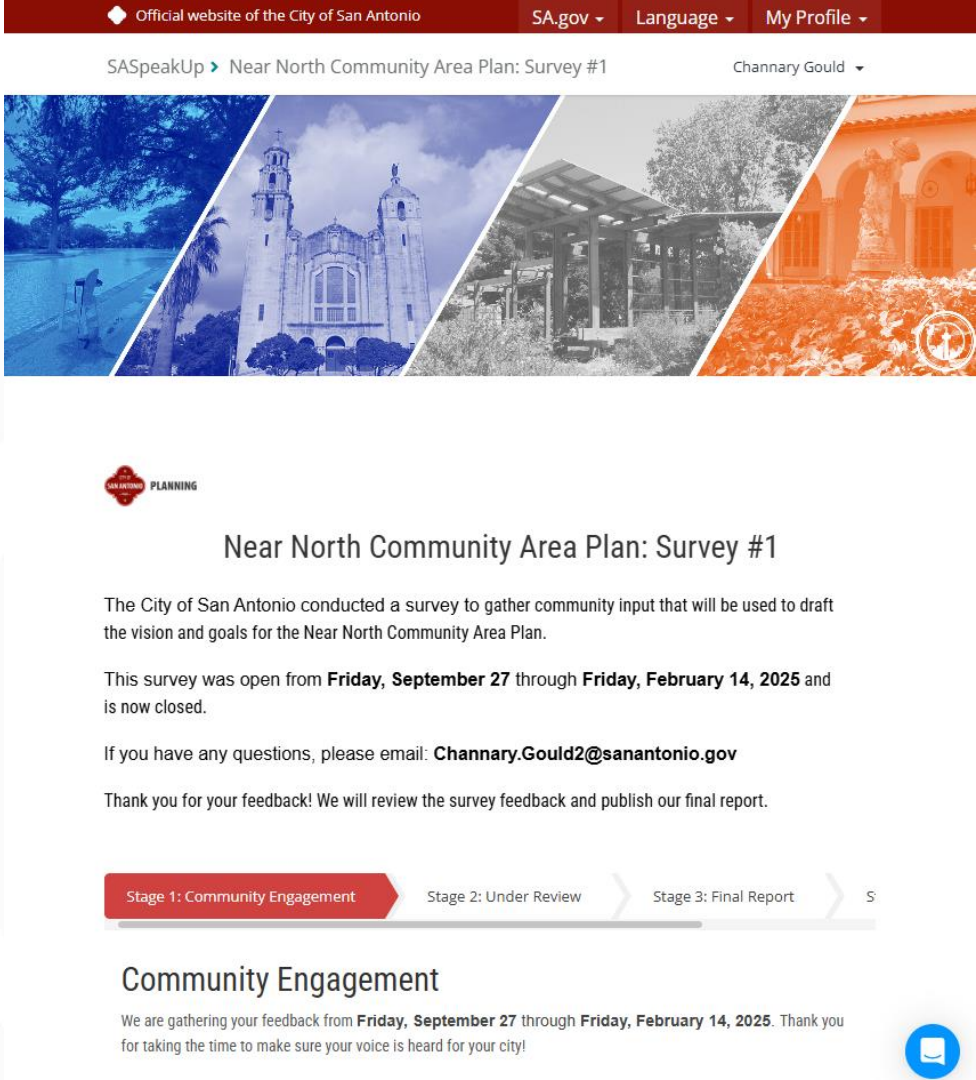
Review of Community Meeting 1

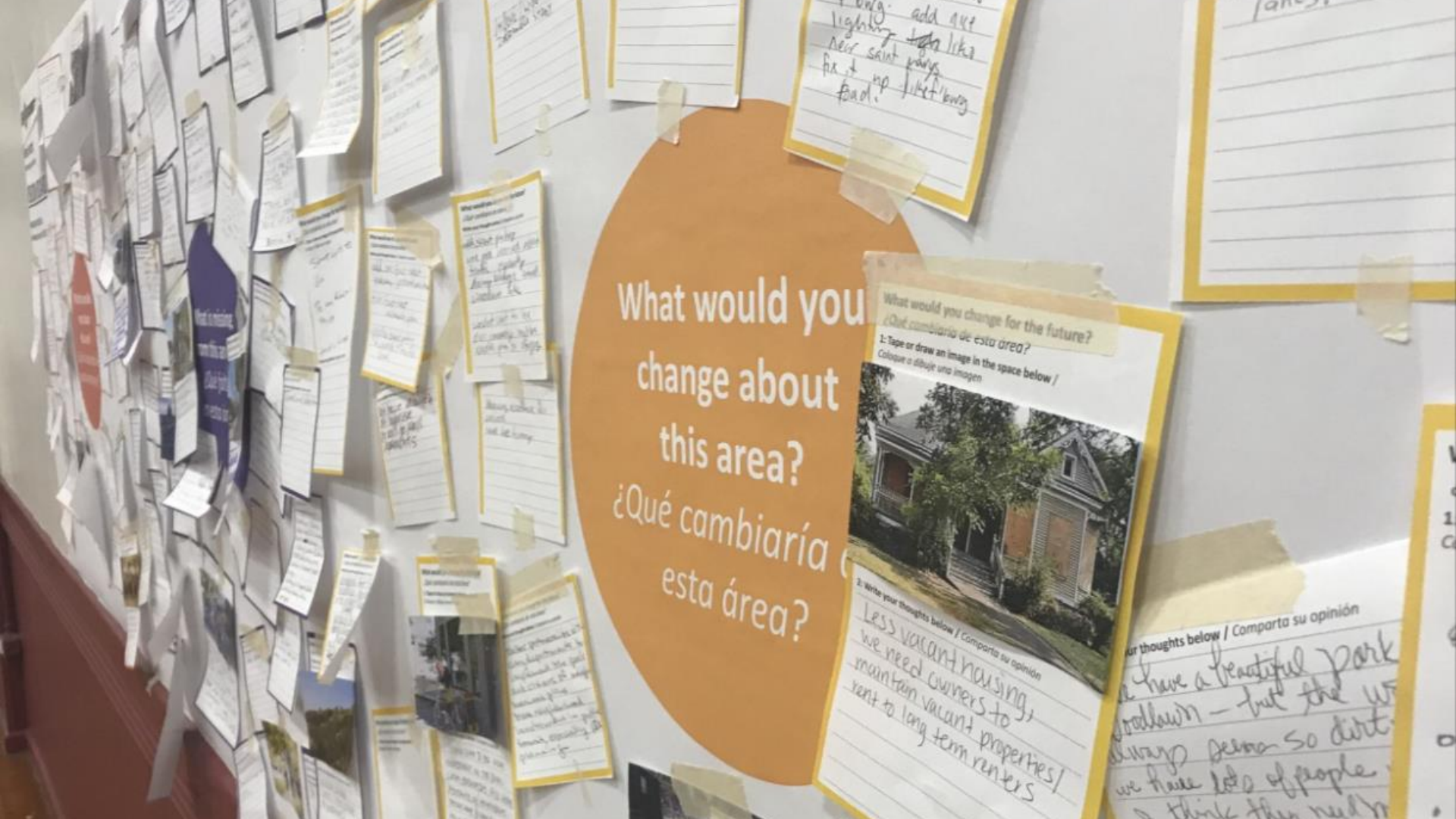
- **Location:**
  Little Flower Basilica (School Gymnasium)
- **Date and Time:**
  February 5, 2025
  5:30 – 7:30 p.m.
- **Participants:**
  Approximately 90 residents/stakeholders
- **Comments:**
  120 comment cards

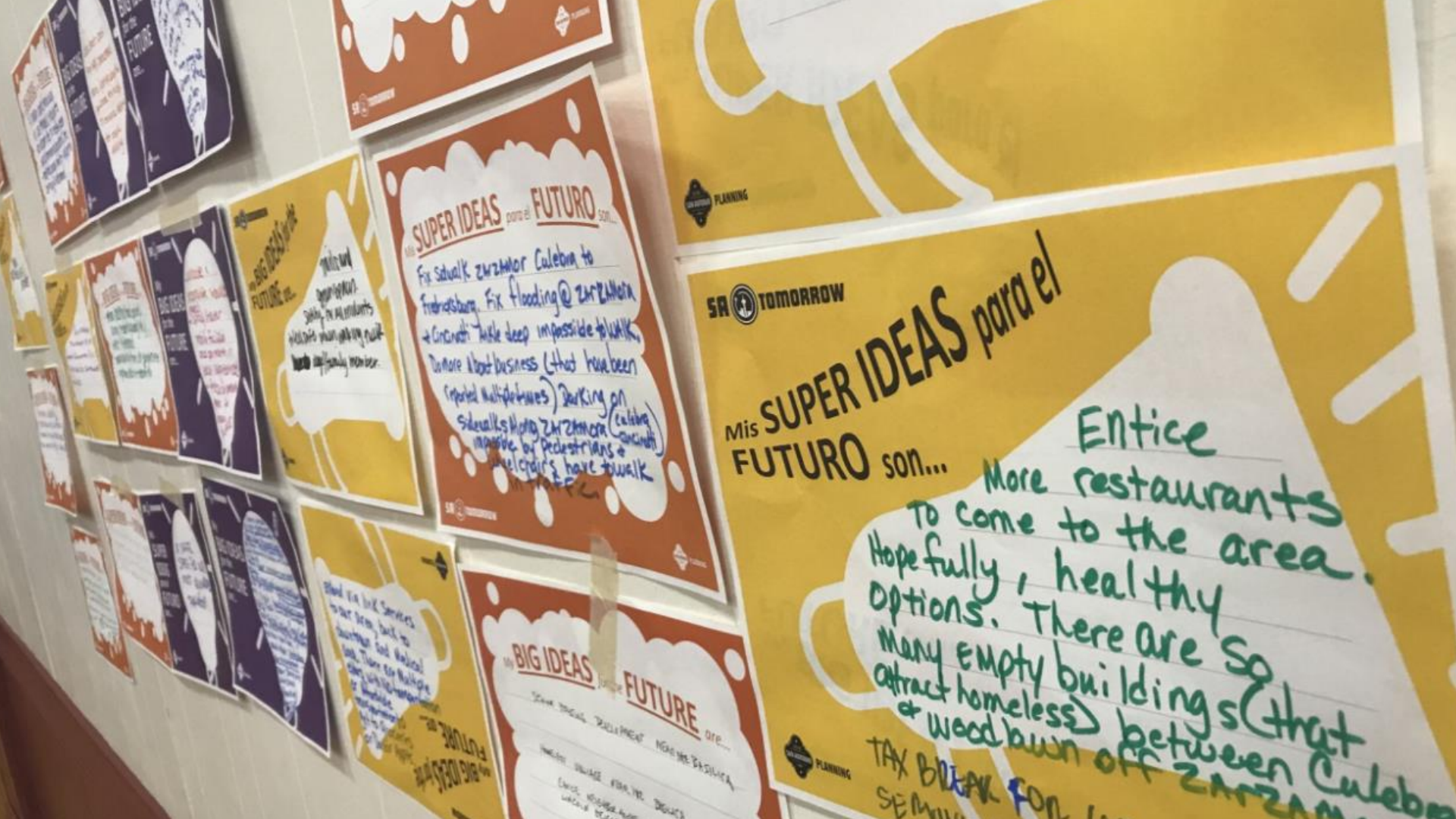
Near North Community Area Plan
Community Meeting 1
February 5, 2025

Review of Survey 1

- **Location:**
  SASpeakup
- **Survey Period:**
  September 27, 2024 – February 14, 2025
- **Participants:**
  130 participants
- **Comments:**
  601 via survey responses




What would you
change about
this area?
¿Qué cambiaría
esta área?
What would you change for the future?
¿Qué cambiaría de esta área?
1: Tape or draw an image in the space below /
Coloque o dibuje una imagen
2: Write your thoughts below / Comparta su opinión
Less vacant housing,
we need owners to
maintain vacant properties/
rent to long term renters
Comparta su opinión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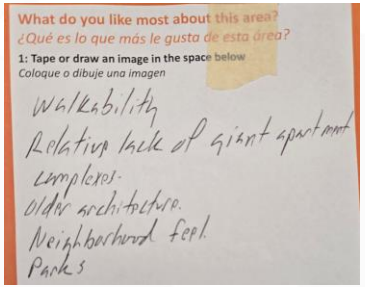
Mis SUPER IDEAS para el FUTURO son...
Entice More restaurants To come to the area. Hopefully, healthy options. There are so many empty buildings (that attract homeless) between Culebra & Woodlawn off ZarZamora
PLANNING
SUPER IDEAS para el FUTURO son...
Fix sidewalk ZarZamor Culebra to Fredericksburg. Fix flooding @ ZarZamora + Cincinnati. Ankle deep impassible to walk. Do more about business (that have been reported multiple times) Parking on sidewalks along ZarZamora (Culebra Cincinnati) impassible by pedestrians & wheelchairs have to walk in traffic.
BIG IDEAS FUTURE are...

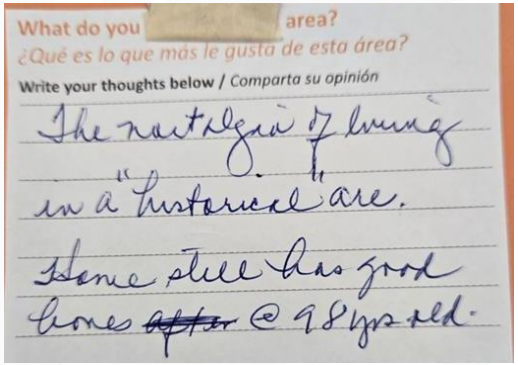
Key Theme 1: Historic Charm & Character

"Surrounded by the park, mixture of historic homes and apartments, small businesses & larger office buildings, quietness of neighborhood, central to all activities"

"Keeping historic charm, this is what makes San Antonio unique."



"Walkability, relative lack of giant apartment complexes, older architecture, neighborhood feel, parks."



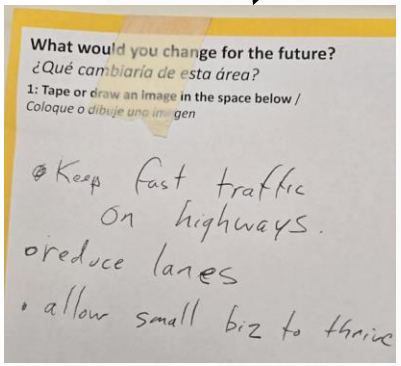
"The nostalgia of living in a 'historic' area. Home still has good bones at 98 years old."

Key Theme 2: Pedestrian/Bicyclist Safety

"Sidewalks are needed in the area between West Ave. and Vance Jackson on Clower St."

"I would like to see an east to west walking/cycling corridor connecting Woodlawn lake to the east side of the NNCAP. We need a protected cycling network. Cycling infrastructure has the highest ROI and we need more."

"Keep fast traffic on highways, reduce lanes, allow small [businesses] to thrive."



"A protected bikeway going east to west so kids, families, everyone feels comfortable riding their bikes e.g. Jefferson High School to Trinity University with a connection to community centers and libraries and schools!"

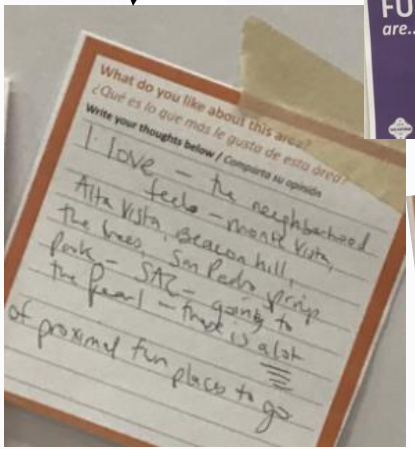
"More street-creek trailway connectors/more lighting along the creek trailways to enhance safety for people walking."

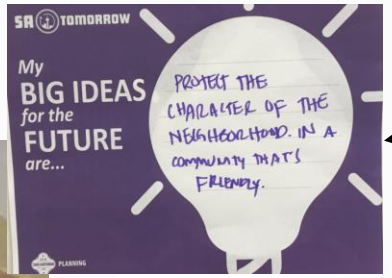
Key Theme 3: People and Community

"There's so much! But mostly I love the people and the diversity. It's our STRENGTH."

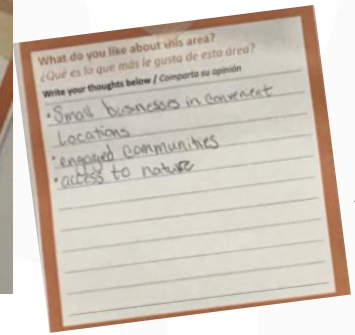
"Great neighborhood vibe – people look out for each other"

"I love the neighborhood feel – Monte Vista, Alta Vista, Beacon Hill, the trees, San Pedro Spring Park, SAC, going to the Pearl, there is a lot of proximal fun places to go"





"Protect the character of the neighborhood. In a community that's friendly."

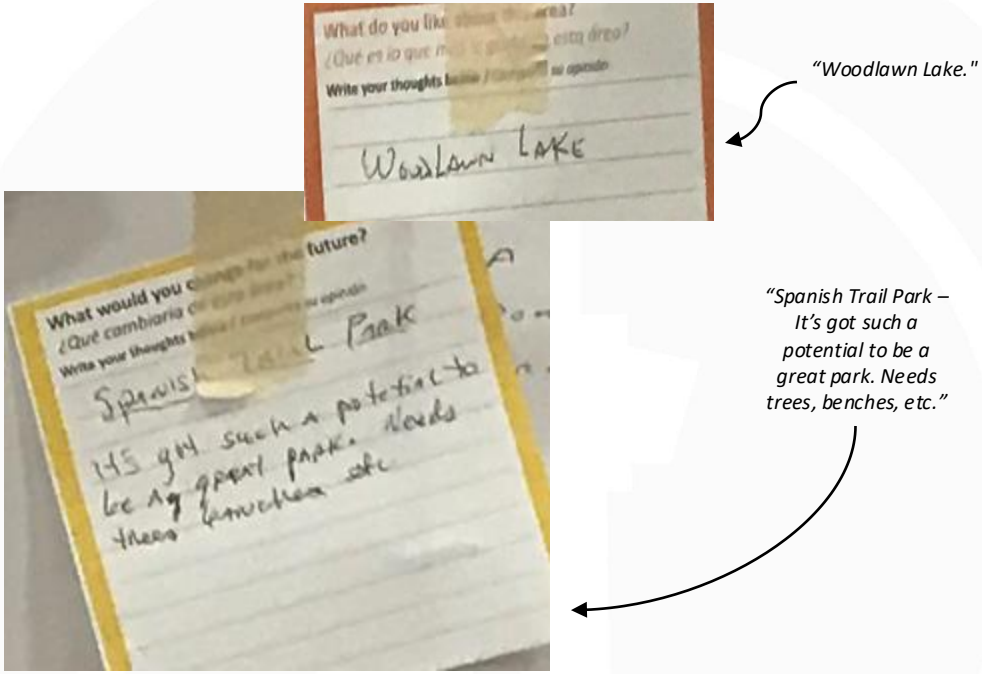


"Small businesses in convenient locations, engaged communities, access to nature."

Key Theme 4: Beautiful Parks, Trails, Amenities

"The water areas (parks), Woodlawn, Martinez Creek."

"Trees overhead protecting the bikers and pedestrians along the street."



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Draft Vision and Goals

Vision & Guiding Principles for 2040

Vision for 2040 from the SA Tomorrow Comprehensive Plan:

"San Antonio is a dynamic city with neighborhoods that are complete with unique places that define their character and celebrate our history. Our corridors unite our residents and our businesses, using cutting-edge multi-modal options that connect our neighborhoods to vibrant regional destinations…"

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.

Ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers.

Connect safe and stable mixed-income neighborhoods with a system of walkable and bikeable streets, trails and pathways that celebrate and link natural greenways and drainage ways.

Ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the city.

Encourage a variety of amenity-rich places throughout the city with a balance of live, work and play opportunities.

Conserve, protect and manage San Antonio's natural, cultural and historic resources and open space.

Encourage and integrate innovative and sustainable ideas and development.

Provide an ongoing planning framework for more detailed and timely planning and design of regional centers, corridors and neighborhoods with continued opportunities for participation and partnerships, prioritization, and performance measurement.

Provide the residents of San Antonio, including youth, seniors, and disabled populations, with enhanced levels of authentic engagement.

What is a Vision Statement?

- **Describes a place 10-15 years in the future**
- **Aspirational**
- **Very General**
- **Sets a broad direction for the content of the plan**

Draft Vision

The Near North Community Area preserves key elements of its historic charm while accommodating a variety of additional housing for a range of residents, and safely connects community members to the neighborhoods' vibrant destinations, amenities, and green spaces with context-sensitive multimodal mobility.

Draft Goals (1 of 2)

1. ***Promote high quality development that is compatible with existing neighborhood character, and enact policies to preserve key elements of the area's historic charm.***

2. ***Support housing opportunities for all community members at all stages of life including first time homebuyers, reducing homeowner turnover for existing residents, and assisting senior residents with supportive housing options.***

3. ***Increase connectivity to and through the neighborhood through a range of safe and accessible mobility options include walking, biking, and transit.***

4. ***Support new small businesses and growth of local businesses within the neighborhood.***

Draft Goals (2 of 2)

5. ***Create vibrant, safe corridors that incorporate mixed use development, connections to green spaces, and support local businesses.***

6. ***Enhance existing parks, green space, and outdoor gathering places throughout the neighborhood.***

7. ***Connect community members, organizations, and small businesses through communications and messaging around community events and programming.***

8. ***Improve neighborhood safety and comfort through infrastructure and other improvements.***

Draft Vision and Goals

The Near North Community Area preserves key elements of its historic charm while accommodating a variety of additional housing for a range of residents, and safely connects community members to the neighborhoods' vibrant destinations, amenities, and green spaces with context-sensitive multimodal mobility.

1. *Promote high quality development that is compatible with existing neighborhood character, and enact policies to preserve key elements of the area's historic charm.*
2. *Support housing opportunities for all community members at all stages of life including first time homebuyers, reducing homeowner turnover for existing residents, and assisting senior residents with supportive housing options.*
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6. *Enhance existing parks, green space, and outdoor gathering places throughout the neighborhood.*
7. *Connect community members, organizations, and small businesses through communications and messaging around community events and programming.*
8. *Improve neighborhood safety and comfort through infrastructure and other improvements.*

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Discussion on Draft Vision & Goals

PLANNING

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Introduction to Land Use

CITY OF SAN ANTONIO PLANNING

MIG

What is Land Use?

- **A basic part of ALL Sub-Area Plans.**
- **"Land use" is a term used to describe existing or envisioned uses on a property.**
  - Existing land use: how land is currently being used
  - Future land use: how land can be used in the future
- **A guide for recommending bodies like:**
  - Planning Commission
  - Zoning Commission
- **A guide for deciding bodies like:**
  - City Council

"Land Use is the foundation of all sub-area plans. All other sections are intended to respond to and support the pattens of land use described in this section and by the future land use map.

"By writing sub-area plans the Planning Department is creating a detailed future land use map incrementally and equitably for the entire City of San Antonio, with land use categories applied in a contextually appropriate way for each sub-area.

"This accomplishes one of the key goals of the SA Tomorrow Comprehensive Plan, creating a complete and consistent future land use map for the entire city."

Why is Land Use Important?

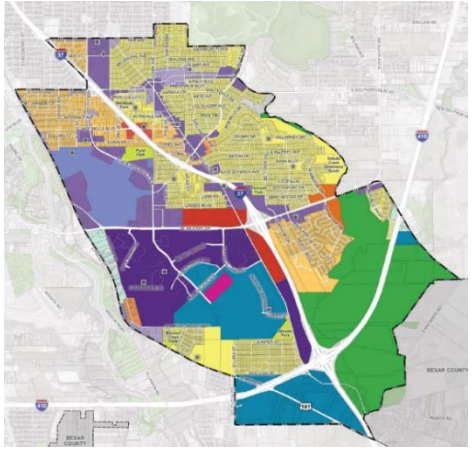
- Land use regulations protect the health, safety and welfare of communities, allowing the City to manage population and employment growth, plan for transportation and infrastructure needs, and promote public safety.
- Land use provides guidance for decision-making on rezoning applications for City Staff, Commissioners, and City Council.
- Developing the land use map is an opportunity to discuss current patterns of development and ways they can be improved over time.

Future Land Use *is the foundation of the plan.*

Land Use Categories: What is their purpose?

San Antonio adopted ***18 new land use categories*** in 2018. They establish:

- The ***uses*** that should be found in an area
- The general ***character*** and ***density*** of development for the area
- The ***zoning districts*** that are allowed



Low Density Residential

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

- **Permitted zoning districts:** R-4, R-5, R-6, NP-8, NP-10, and NP-15.
- **Typical densities** in this land use category would range from 3 to 12 dwelling units/acre.
- IDZ and PUD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Categories

- **Residential, Commercial, Industrial, Mixed-Use, or Civic.**
  - There are a total of 18 Comprehensive Land Use Categories
- The Unified Development Code (UDC) identifies which zoning districts are **consistent** with each land use category.

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
• Residential Estate • Low Density Residential • Urban Low Density Residential • Medium Density Residential • High Density Residential	• Neighborhood Commercial • Community Commercial • Regional Commercial	• Agricultural • Light Industrial • Heavy Industrial	• Neighborhood Mixed-Use • Urban Mixed-Use • Regional Mixed-Use • Business/Innovation Mixed-Use • Employment/Flex Mixed-Use	• Parks/Open Space • City/State/Federal Government

Differences Between Land Use and Zoning

	Land Use Plan (Categories)	Zoning Ordinance (Districts)
PURPOSE	**Policy:** A Land Use Plan establishes desired ***patterns*** for development and growth.	**Regulation**: defines the particular rights of use, and ***what development is allowed.***
SCALE	Focus is on ***areas, patterns, and relationships*** among properties in an area. A set of broad policies and principles to guide the City's decision-making regarding growth and development patterns.	Focus is on rights of use for ***individual properties***. Zoning consists of detailed, specific regulations and standards for how property owners may use and develop their land.

Role of the Future Land Use Plan

The Future Land Use Plan DOES:

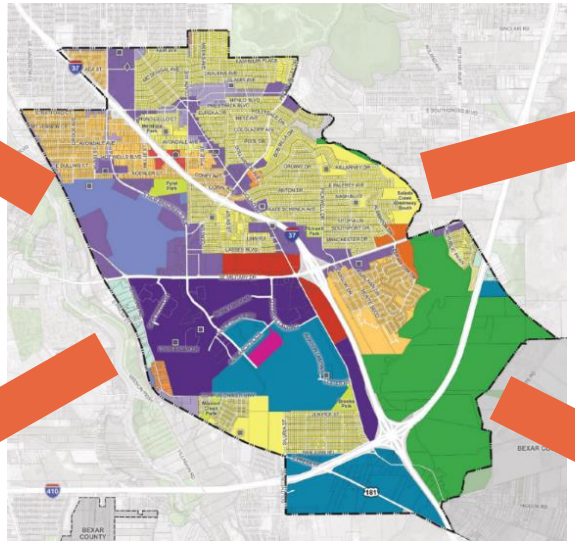
- Define how a property can be rezoned in the future
- Set guides for elected officials deciding rezoning cases
- Ensure that projected growth can be absorbed in an orderly way throughout the City
- Establish the preferred mix of uses and the distribution of density in the various areas of the City, based on public input and adopted City Policy.

The Future Land Use Plan DOES NOT:

- Automatically change the entitlements or zoning of any property
- Restrict existing rights of use
- Cause any buildings to be removed or changed
- Does not change Historic District or Neighborhood Conservation District designations or design standards

Who will use the Land Use Plan?

City Council



City Staff and Other Agencies

CITY OF SAN ANTONIO DEVELOPMENT SERVICES

CITY OF SAN ANTONIO PLANNING

CITY OF SAN ANTONIO PUBLIC WORKS

CITY OF SAN ANTONIO TRANSPORTATION

VIA

Texas Department of Transportation

Planning + Zoning Commissions

Private Developers + Property Owners

The Future Land Use Plan informs public and private decision-making and investments.

Developing the Future Land Use Plan

Zoning + Previously Adopted Plans

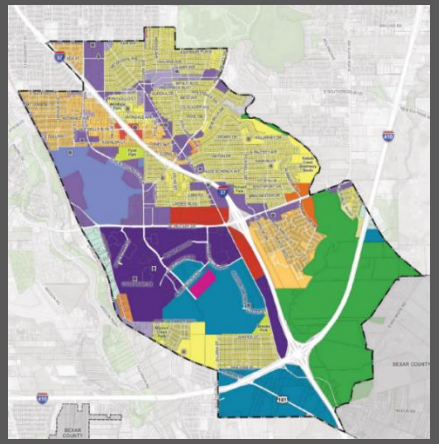
(we are here)

Draft Map

Planning Team + Public Feedback

Plan Vision + Goals

Final Map



Land Use and Mobility: H+T (Housing + Transportation)

H+T (HOUSING PLUS TRANSPORTATION) COSTS

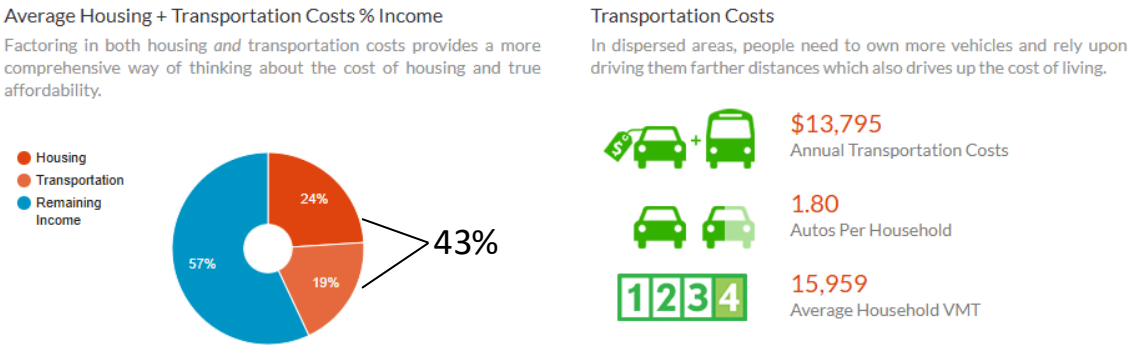
The combined costs of housing and transportation (commonly referred to as H+T) are often a large portion of a household's budget. Experts recommend the **combined total not be more than 45% of household income**, with **no more than 30% of household income devoted to housing costs** and **no more than 15% devoted to transportation costs**.

In San Antonio:

Housing = 24%

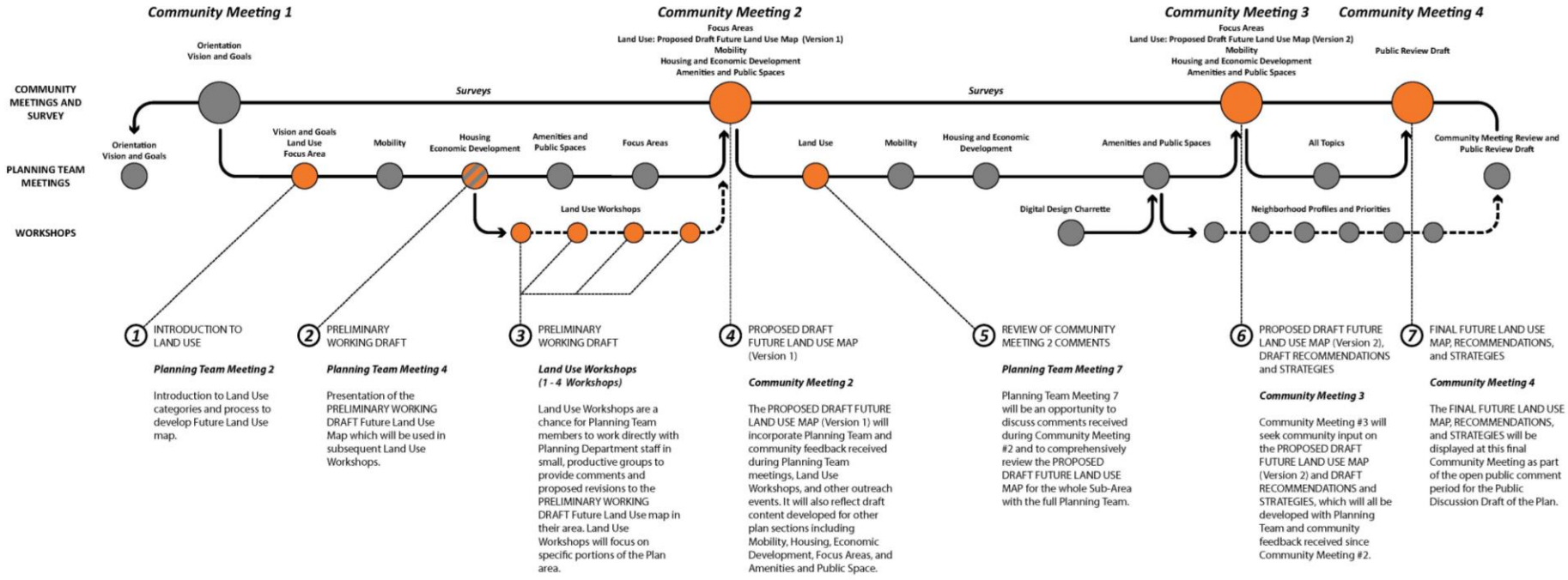
Transportation = 19%

Total H+T = 43%

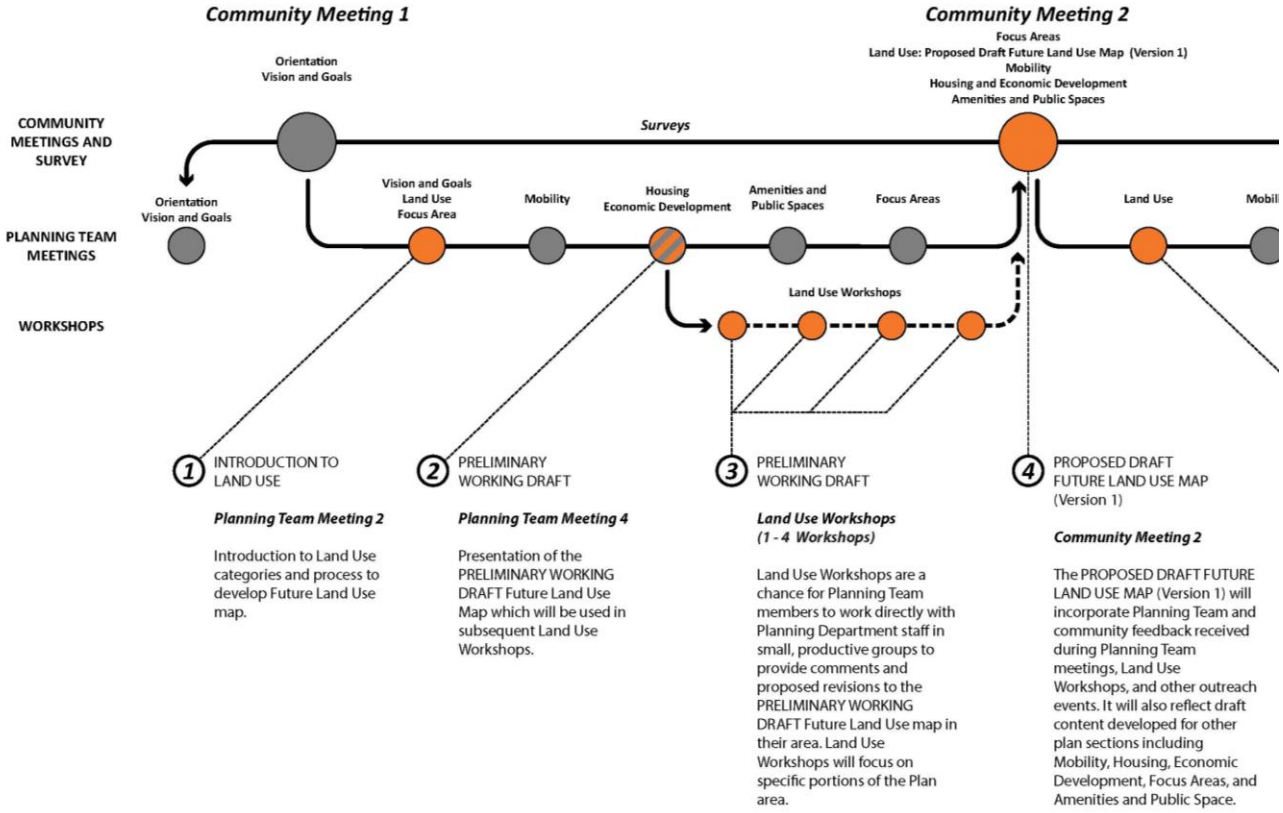


Source: Center for Neighborhood Technology (CNT): 2025 Update: H+T Index Release Notes (Uses 2022 American Community Survey (ACS) data; Uses 2021 Longitudinal Employer-Household Dynamics (LEHD) data; Updated AllTransit™ data (uses 2024 transit schedules)) (https://htaindex.cnt.org/map/)

Future Land Use Map development process



Future Land Use Map development process



Land Use Map Development Summary:
(Through Planning Team Mtg #7)

Preliminary Working Draft
- *Planning Team Mtg #4*

Small Group Workshops
- *Between PT04 and Community Mtg #2*

Proposed Draft Future Land Use Map (Version 1)
- *Community Mtg #2*

Full Review with Planning Team
- *Planning Team Mtg #7*

SA TOMORROW

Introduction to Focus Areas

CITY OF SAN ANTONIO PLANNING

MIG

What are Focus Areas?

- Important **areas of opportunity** to direct future investments, support, or improvements.
- Each Focus Area includes:
  - A unique vision
  - Analysis of challenges and opportunities
  - Key investments and improvements
  - Focus Area Map
  - May include graphics and illustrations

"Focus areas identify key locations where future investments or other improvements are desired.

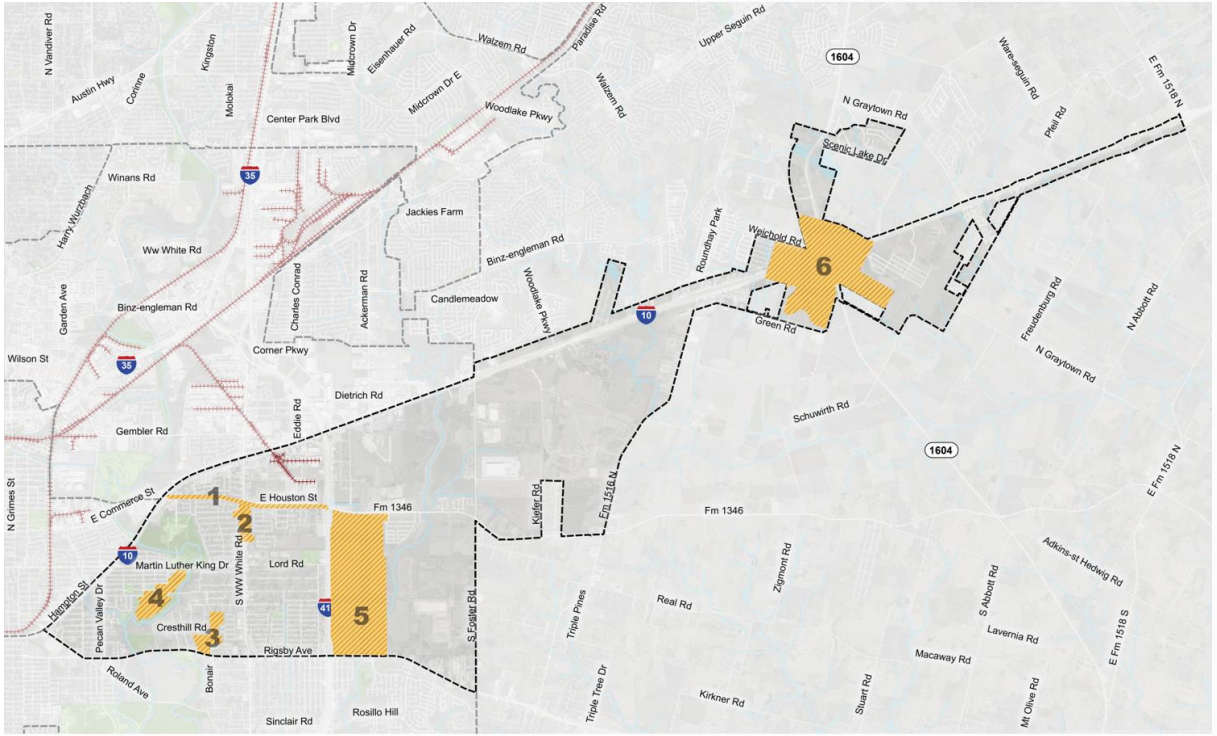
"While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals.

"While this section has detailed renderings, any specific style choices are for illustrative purposes only to show potential, rather than to prescribe development design."

What *Could* a Focus Area Include?

- **Vacant, or underutilized parcels** within a **concentrated** area.
- **Commercial centers, strips, or malls** that are consistently **less than fully occupied**, or surrounded by a significant amount of **unused parking lots or vacant parcels**.
- **Former industrial sites** that could be **adaptively reused** for some other purpose.
- **Areas along transit corridors** with **vacant** or **underutilized parcels** or **retail spaces**.
- **Major intersections or nodes** in need of infrastructure improvements.
- **Special districts or bustling areas** that may **need investment or support** to preserve the character or history of a community.

Focus Area Examples: Far East Community Area



Focus Area Examples: Far East Community Area

Focus Area Identification Approaches

- Utilization Analysis
  - Vacant, Underutilized, or Publicly-owned parcels
- Areas mentioned in Public Input
- Spatial Data Analysis (in development)

Focus Area Identification: Utilization Analysis

Three types of parcels:

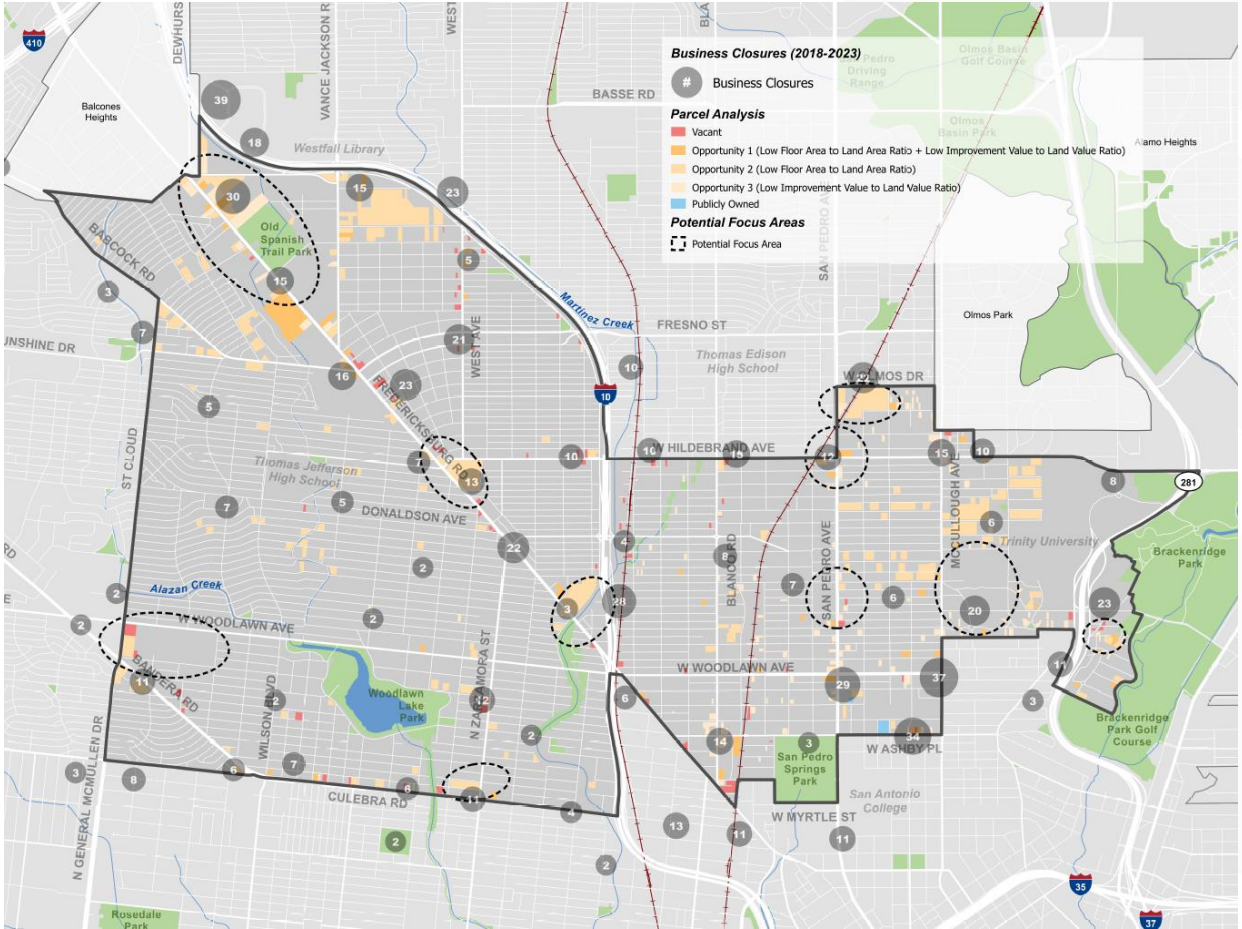
- **Vacant**: Private parcels with no buildings
- **Underutilized**: Private parcels that have a combination of a low floor area ratio (FAR) and a low Improvement (building) value to Land value ratio (I:L ratio)
- **Publicly-owned**: Parcels owned by public or quasi-public entities with potential to help meet community needs.

Focus Area Identification: Spatial Data Analysis

GIS mapping to identify areas with overlapping challenges such as:

- High Urban Heat Vulnerability
- Lack of Tree Canopy Coverage
- Stormwater/Flooding Issues
- Pedestrian/Cycling Crashes – High Injury Network
- Accessibility Mapping (Parks/Trails, Healthy Food, Transit)
- Other ideas to test?

Preliminary Focus Areas Identified



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Discussion on Focus Areas

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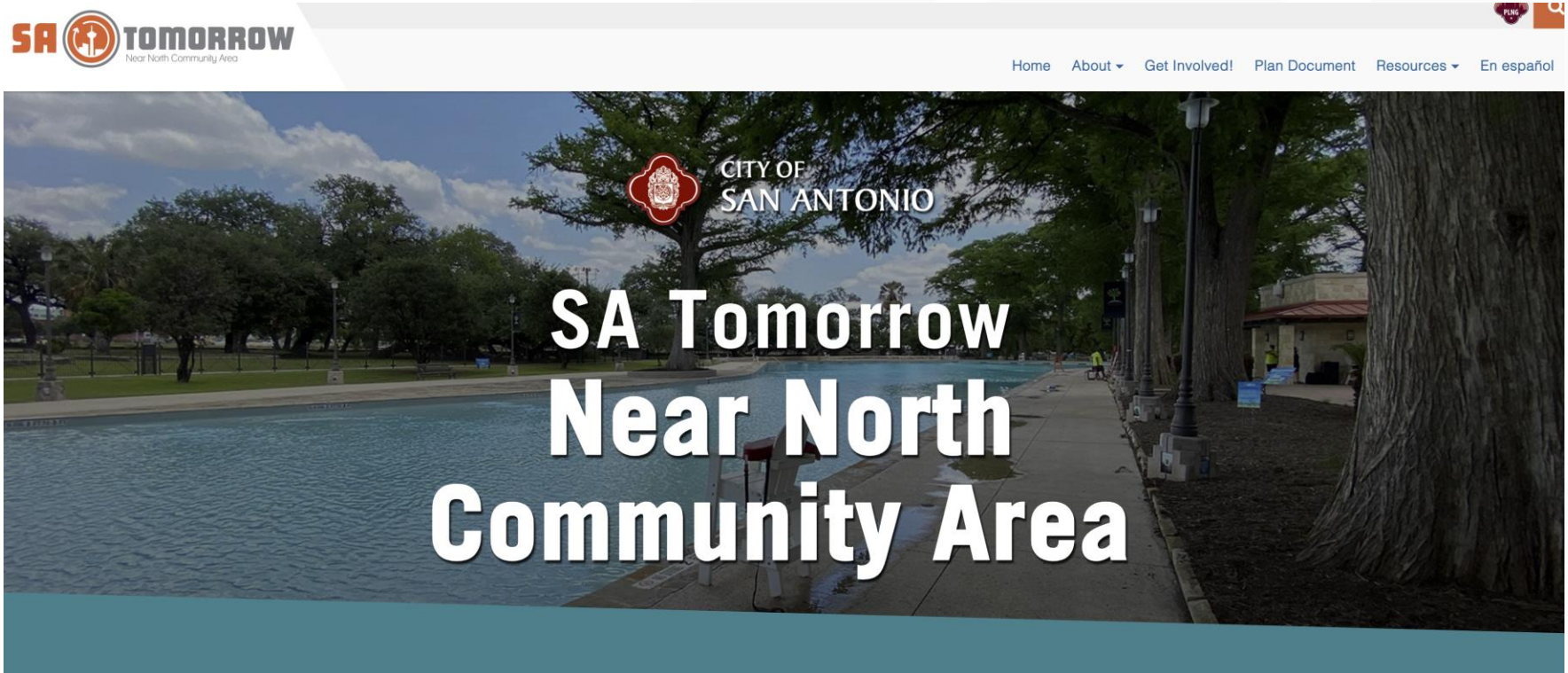
Next Steps

Near North Website

NearNorth.SACompPlan.com



Next Steps

- Next Planning Team Meetings
  - Planning Team Meeting #3: Tuesday, April 22, 2025, 5:30-7:30 PM
  - Planning Team Meeting #4: Tuesday, May 20, 2025, 5:30-7:30 PM
- Questions
  - Jacob Howard, Project Manager
  - Jacob.Howard@SanAntonio.gov
  - (210) 207-5441

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sub area planning

Near North Community Area Plan

Planning Team

Meeting #2

Tuesday, March 25, 2025
Trinity University
5:30-7:30PM

Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
Worldwide Languages
Able City