



Near North

COMMUNITY AREA PLAN

Land Use Workshops Summary



PLANNING

LAND USE WORKSHOP SUMMARY

1. Date, Time, Location

GROUP A

Date: Thursday, September 30, 2025

Time: 5:30 – 7:30 p.m.

Location: Baha'i Center of San Antonio | 735 West Magnolia Avenue

GROUP B

Date: Tuesday, September 9, 2025

Time: 5:30 – 7:30 p.m.

Location: Woodlawn Island House | 1103 Cincinnati Avenue

GROUP C

Date: Saturday, September 20, 2025

Time: 10:00 a.m. – 12:00 p.m.

Location: American Legion - Alamo Post 2 | 3518 Fredericksburg Road

2. Participants

Attendees included Near North Community Area Planning Team members and City of San Antonio Planning Department staff. Planning Teams consist of a wide variety of stakeholders from the Near North Community Area including neighborhood associations, residents, business owners, community leaders, employers, and major institutions.

GROUP A

- Los Angeles Heights Neighborhood Association: *Herb Salinas, Monica Salinas*
- Maverick Neighborhood Association: *Frank Fonseca*
- Monticello Park Neighborhood Association: *Bianca Maldonado*
- VIA Metropolitan Transit: *Lee Nichols, Andrew Deras*
- City of San Antonio Planning Staff: *Jacob Howard - Project Manager, Zack Magallanez*

GROUP B

- Jefferson Neighborhood Association: *John Watson, Patti Zaiontz*
- Monticello Park Neighborhood Association: *Bianca Maldonado, Drea Garza*
- Woodlawn Lake Neighborhood Association: *JD Morales, Austin Kelm*
- San Antonio Independent School District: *Anna Alicia Romero, Bill West*
- City of San Antonio Planning Staff: *Jacob Howard - Project Manager, Chris Ryerson, Ann Benavidez, Zack Magallanez*

GROUP C

- Alta Vista Neighborhood Association: *Erin Zayko*
- Beacon Hill Neighborhood Association: *Cosima Covlin, Cynthia Spielman, Cynthia Walker, Sidney Ryden, Ethan Ryden*
- Keystone Neighborhood Association: *Molly Neck, Bonnie O'Neil*
- Monte Vista Historical Association: *Tony Garcia, Victoria German*
- River Road Neighborhood Association: *Gemma Kennedy, Patricia Pratchett*
- San Antonio Baha'i: *Fred Gonzalez*
- VIA Metropolitan Transit: *Alison Pineda, Andrew Deras*
- City of San Antonio Planning Staff: *Jacob Howard - Project Manager, Priscilla Pina-Rosales, Channary Gould*

3. Meeting Purpose & Agenda

The purpose of the Land Use Workshop Meeting was to serve as an important first step in developing the Future Land Use Map (FLUM) for the Near North Community Area.

By holding small workshop style meetings, focused on a portion of the area, participants were able to have a focused conversation about their neighborhoods or portion of the plan area that they are most familiar with.

For the Near North Community Area, Workshop Group A roughly included areas north of Babcock, Fredericksburg, and Hildebrand west of IH-10. Workshop Group B included areas south of Babcock, Fredericksburg, and Hildebrand west of IH-10. Group C included areas east of IH-10.

Together, the team explored current land use in the area and discussed what the community may like to see in the future. Participation and insight from the meeting is essential in shaping a land use map that reflects the community's goals and aspirations.

AGENDA

- Welcome and Introductions
- Draft Vision Statement
- Land Use Overview
- Land Use Map Working Session
- Next Steps

4. Vision and Goals Update

Prior to beginning the conversation about Land Use, the Vision and Goals of the Near North Community Area was presented to the planning team members. Below is the Updated Vision statement presented at the meeting:

DRAFT NEAR NORTH VISION STATEMENT [09/30/25]

The Near North Community Area preserves its many historic and cultural resources for future generations, encourages connections among the diverse residents and organizations of the area, and supports compatible growth within established and historic neighborhoods.

New investments and safe mobility options respond to existing neighborhood character and advance community goals of high quality of life, resiliency and sustainability, and diverse housing that serves residents at every stage of life.

5. Key Themes – Group A

Identified below are key themes that emerged from our land use discussion with Group A (*Group A includes the Maverick and Los Angeles Heights Neighborhoods in addition to the area northeast of Fredericksburg to Vance Jackson and Interstate Highway 10 within the city limits.*)

Residential

- Participants expressed a strong preference for maintaining low-density residential designations in areas with existing single-family homes, especially where potential increases in vehicle traffic and the limited availability of on-street parking constrain the area's ability to accommodate additional residential uses.
- Vacant homes and parcels were identified as opportunities to absorb new residents while facilitating the preservation of existing housing stock. Participants also highlighted the area's multiple apartment complexes that currently offer housing at subsidized rates.

Commercial

- Participants did not support additional regional-scale uses in the area, including commercial-only designations, which they felt would increase congestion and be out of scale with the area's neighborhoods.

Mixed-Use

- Participants suggested shifting areas with a mixed-use designation to commercial designations and noted that small-scale neighborhood commercial uses were appropriate for the area, especially where they align with historic development patterns such as the storefronts along Fredericksburg Road.
- Auto-oriented uses—such as mechanics and tire shops—as well as bars, liquor sales outside of restaurants, and CBD or cannabis sales were noted as particularly unpopular with residents despite being common in the area.
- Participants were opposed to including mixed-use designations in areas with existing residential uses.
- Mixed-use developments that include small retail uses with a limited number of residential units above may be appropriate, especially when on-site parking is provided.

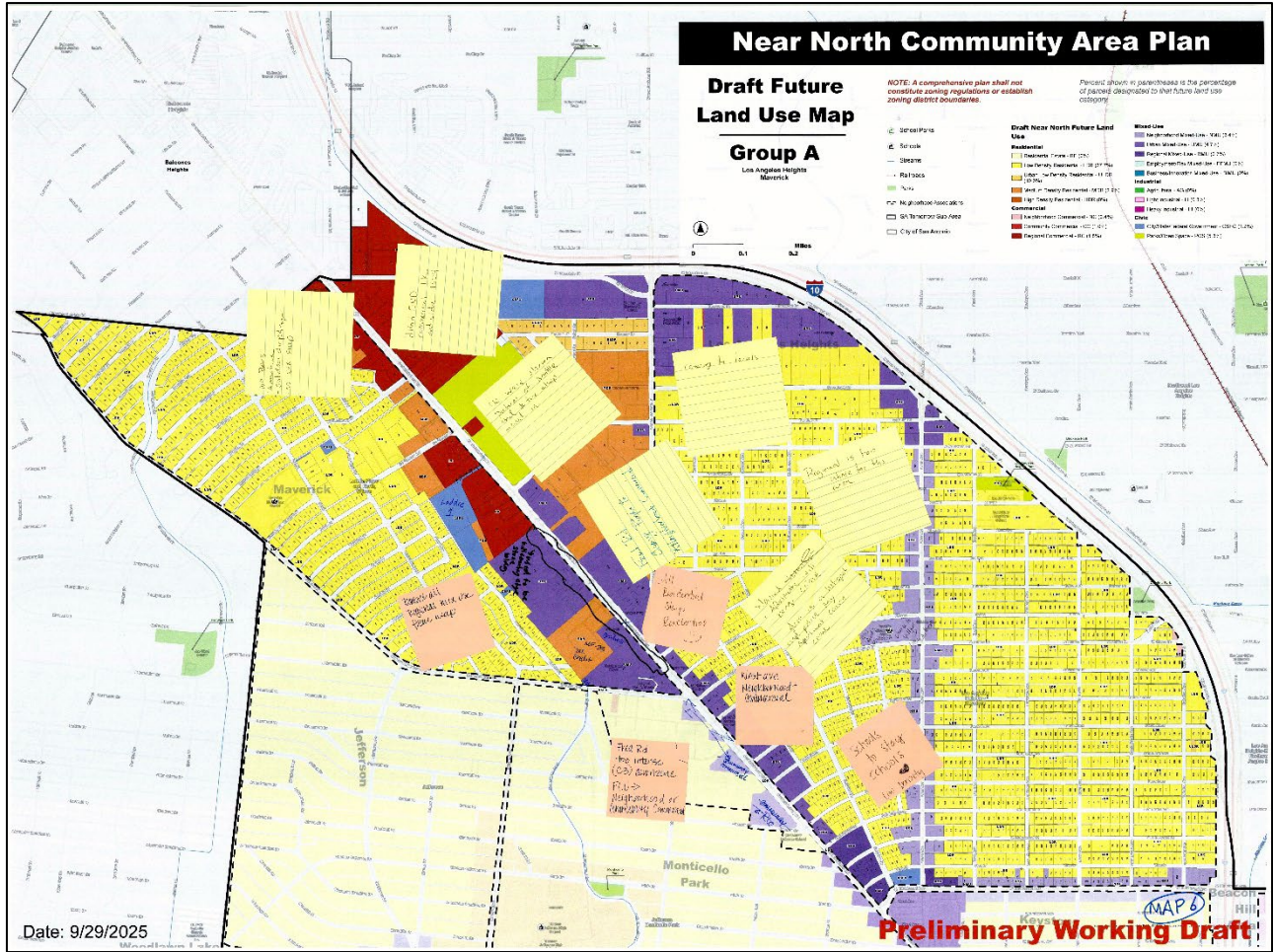
Industrial

- The Group A area did not include any industrial designations.

Civic

- Participants expressed concern about the future of school sites in the area and wanted land-use designations that limit possible alternative uses, suggesting low-density residential.

Figure 1:
Preliminary Working Draft Map (Group A) – Table 1 of 1



6. Key Themes – Group B

Identified below are key themes that emerged from our land use discussion with Group B (*Group B includes the areas of Jefferson, Martinez Creek, Monticello Park, and Woodlawn Lake Neighborhoods*)

Residential

- Participants generally advocated for low-density residential designations in areas shown as urban low-density on the preliminary working draft of the land use map to discourage the redevelopment of existing single-family homes or their conversion to multi-unit buildings.
- Some participants suggested shifting to urban low-density in areas currently shown as low-density residential—specifically in the southeast corner and around Bandera Road—as additional unit types in the area might provide more options for residents and additional densities may encourage walking.
- Some sites that are presently multi-unit were identified by the planning team as consistent with urban low-density, including a number of existing multi-unit buildings.
- Schools in the area were identified as important community assets, and participants suggested that school sites be designated low-density residential to limit their potential for redevelopment.

Commercial

- The preliminary working draft land use map shows no commercial-only land uses in the Group B area; however, participants noted that they did not want to see commercial uses introduced within residential areas.

Industrial

- The Group B area did not include any sites designated as industrial on the preliminary working draft land use map.

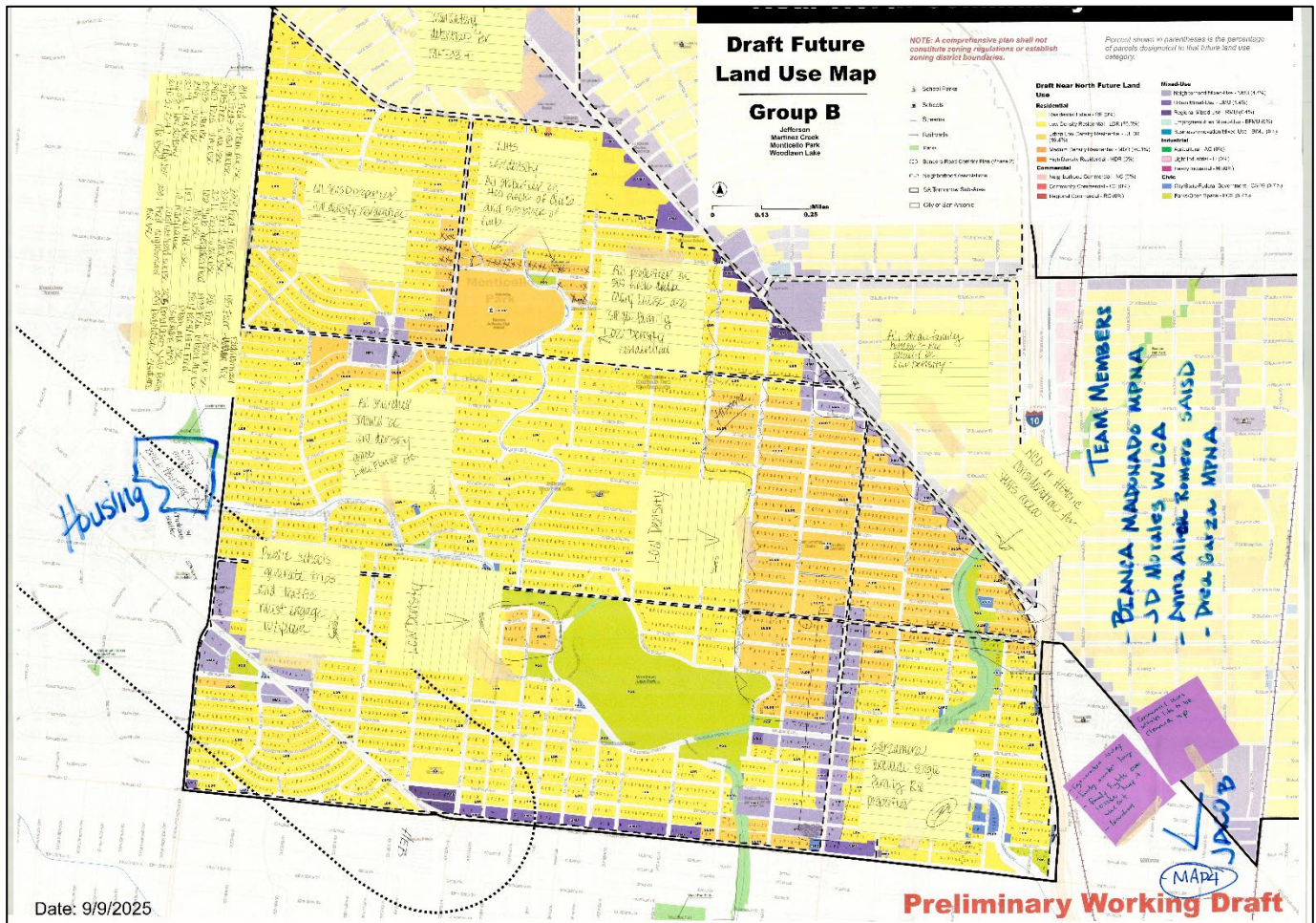
Mixed-Use

- Some participants questioned whether mixed-use designations were appropriate along certain arterial streets, such as Fredericksburg Road and Zarzamora Street, and did not support regional mixed-use anywhere in the area.
- Along Zarzamora and Cincinnati, participants wanted to ensure that no residential areas would be designated mixed-use. One group suggested that neighborhood mixed-use along this corridor could be shifted to urban low-density.

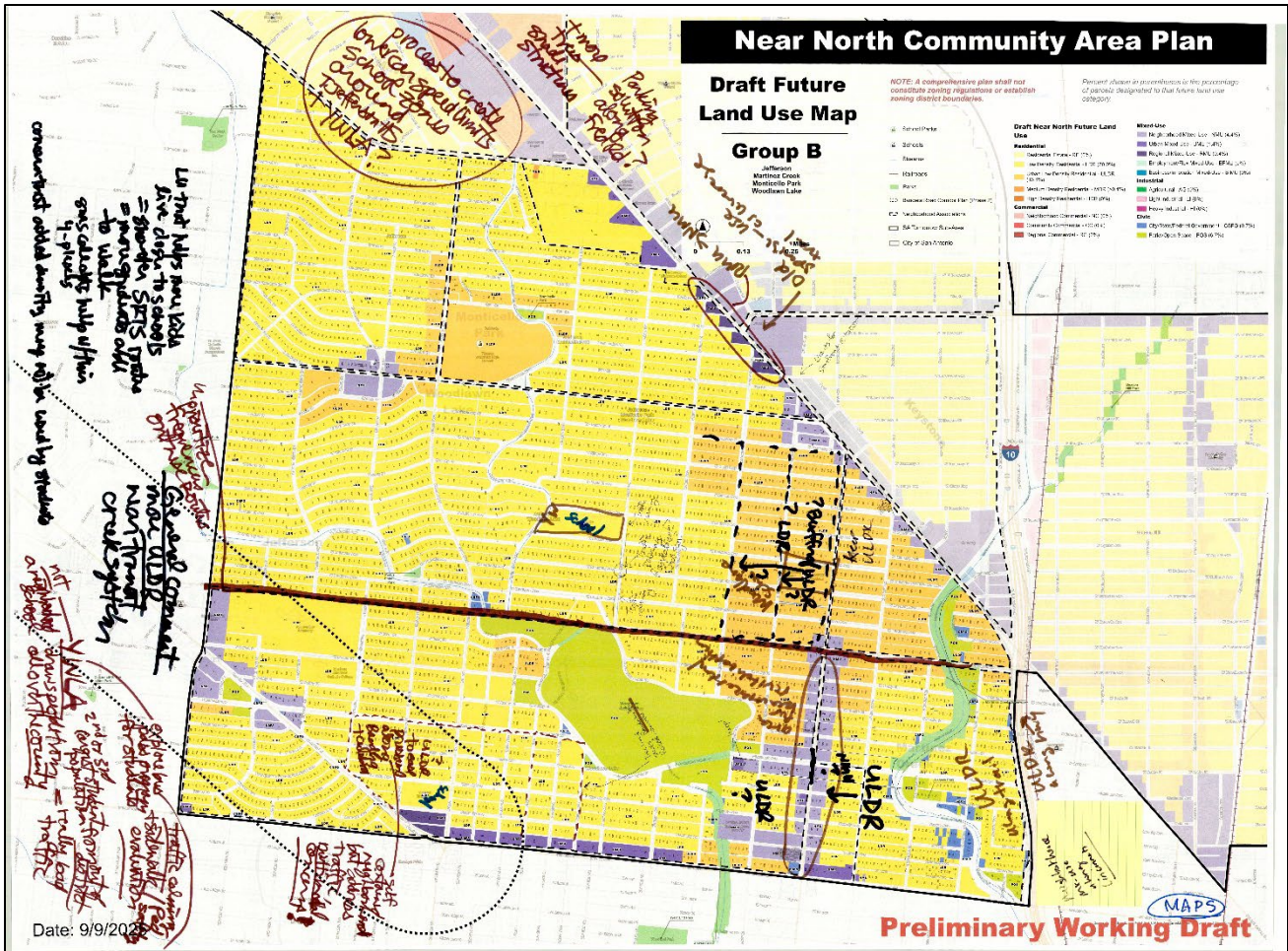
Civic

- No comments were received on areas designated as city, state, or federal.

Figure 2:
Preliminary Working Draft Map (Group B) Table 1 of 2



Preliminary Working Draft Map (Group A) – Table 2 of 2



7. Key Themes – Group C

Identified below are key themes that emerged from our land use discussion with Group C (*Group C includes the areas of Keystone, Beacon Hill, Alta Vista, Monte Vista Terrace, Monte Vista Historical, and River Road Neighborhoods*)

Residential

- Participants generally expressed a strong preference for maintaining low-density residential designations in areas with existing single-family homes.
- In areas with existing duplexes and other multi-unit housing types, urban low-density may be appropriate, and existing multifamily housing should be preserved.
- Some participants noted that while small multi-unit residential uses may be suitable, they did not support allowing additional commercial uses in the area and suggested shifting urban low-density to medium density in the Beacon Hill area.

Commercial

- Commercial uses in residential areas were not supported. Conversion of existing housing stock to commercial uses was also not supported, as participants felt that the “Swiss cheese” pattern of scattered commercial zoning leads to a lack of clarity about what is acceptable in the area.
- Participants expressed concern that future development resulting in a concentration of bars and similar entertainment uses adjacent to residential areas could create negative impacts and was generally not desired.
- Most participants viewed mixed-use designations along San Pedro Avenue as more appropriate than commercial-only designations, though there was uncertainty about potential densities.

Industrial

- Areas identified as light industrial were noted as potentially suitable for additional housing, either medium-density residential or employment/flex mixed-use.

Mixed-Use

- Participants generally accepted the mixed-use designations shown along arterials and collectors in the area, particularly where additional residential uses were not likely to replace existing housing or cause impacts on adjacent neighborhoods.
- Planning team members emphasized their desire to see public schools succeed in the area and suggested the lowest-intensity residential land-use designation as a way to limit potential alternative uses for existing school sites not identified as city, state, or federal.

Civic

- Participants had questions regarding the designation of certain sites as city, state, or federal—such as the SAWS-owned building and the Landa Library—specifically concerning what might happen if these sites were sold.

Figure 4:
Preliminary Working Draft Map (Group C) – Table 1 of 3

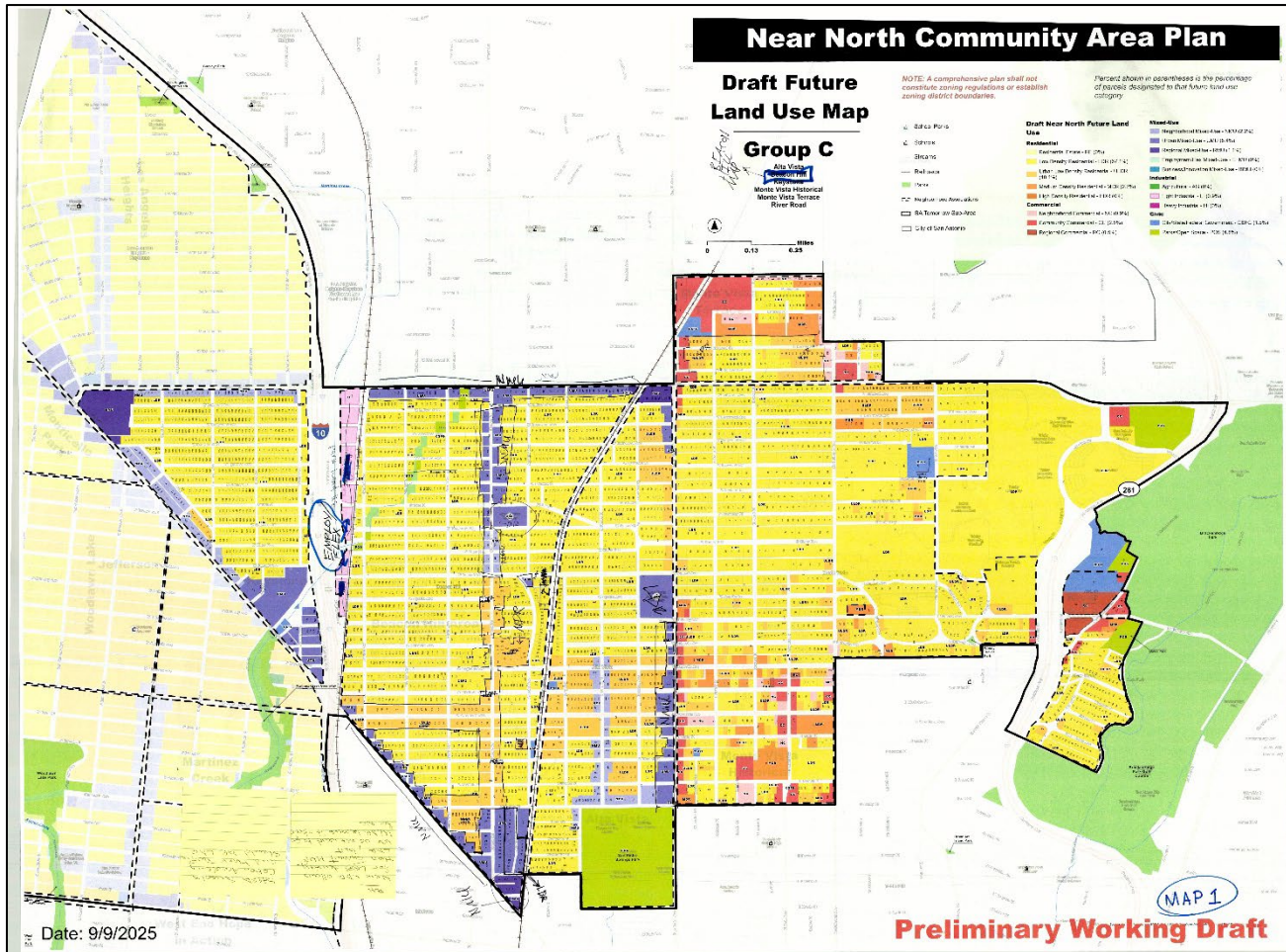
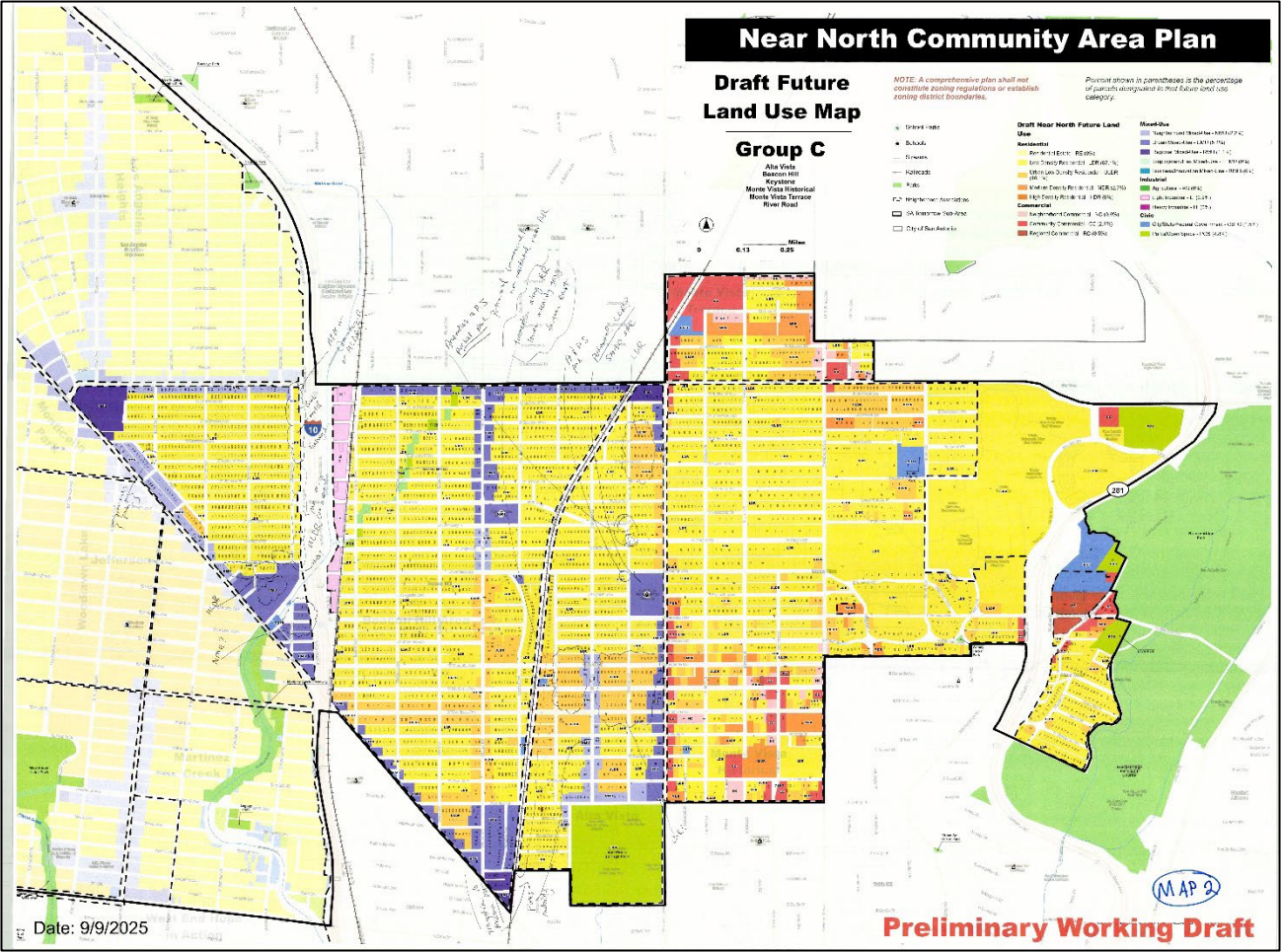
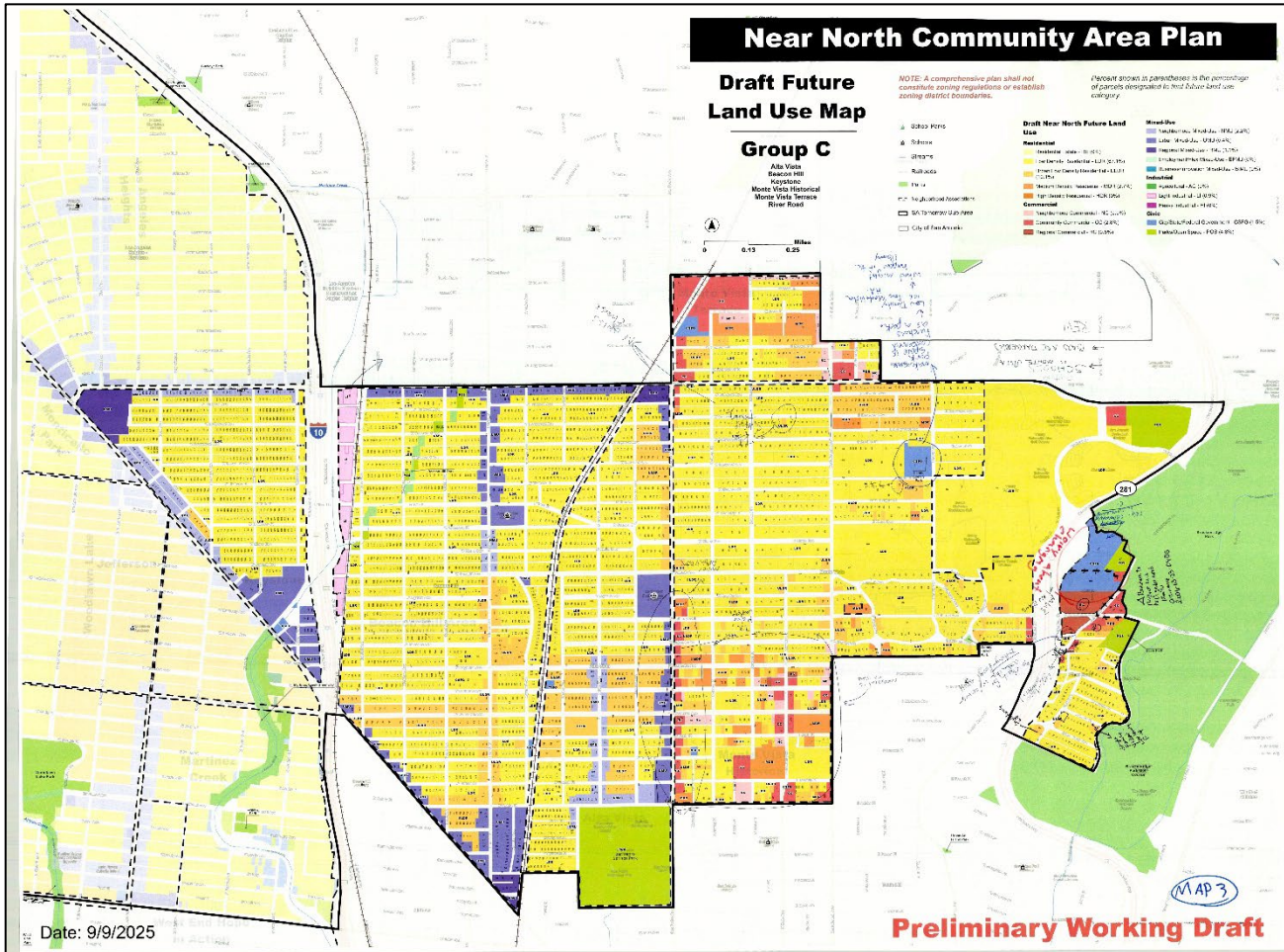


Figure 5:
Preliminary Working Draft Map (Group C) – Table 2 of 3



Preliminary Working Draft Map (Group C) – Table 3 of 3



8. CONTACT INFORMATION:

Jacob Howard, Project Manager, San Antonio Planning Department

Email: Jacob.Howard@sanantonio.gov

Phone: (210) 207-5441



Near North Community Area Plan Land Use Workshop (Group A)

Tuesday, September 30, 2025

5:30 p.m. – 7:30 p.m.



Cambridge Systematics, Inc.
Bowtie

Economic & Planning Systems, Inc.
Auxiliary Marketing Services

Mosaic Planning and Development Services
Worldwide Languages
Able City

Introduction

CITY OF SAN ANTONIO, PLANNING DEPARTMENT

- **Jacob Howard, AICP (Project Manager)**
Planning Coordinator, Citywide Division
- **Zack Magallanez**
Senior Planner, Citywide Division

Agenda

- **Land Use Workshop Meeting Objectives**
- **Preliminary Working Draft Overview**
- **Explaining Land Use by Category**
- **Work Session**

Propose where the map could stay the same and/or areas where it could change

Meeting Objectives

- **Level set participant knowledge of land use**
- **Discuss potential refinements of the Preliminary Working Draft Future Land Use Map**
- **Review adopted City goals and policies**
- **Collect input on community priorities**

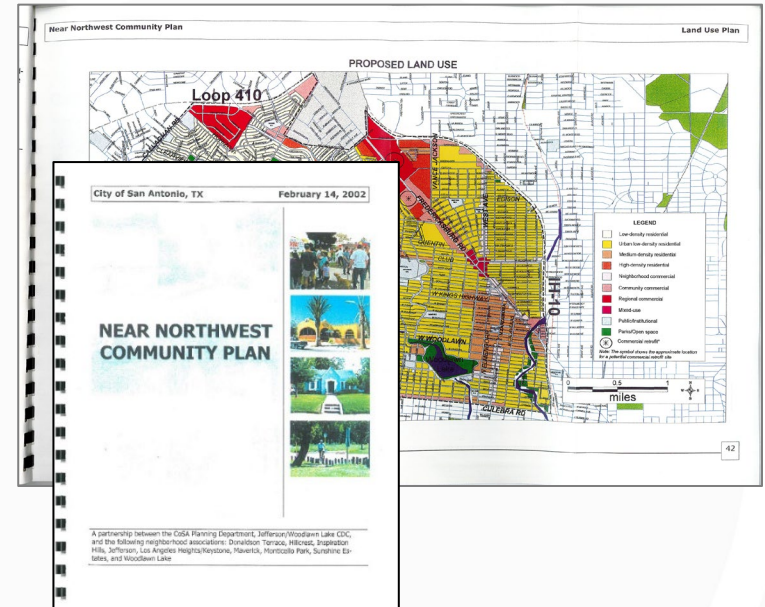
Preliminary Working Draft Overview

- **Uses SA Tomorrow Land Use Designations**
- **Created by:**
 1. **Reviewing previously adopted land use plans in the area**
(Base conversion of land use categories from the old plan into the closest equivalent SA Tomorrow Comprehensive Land Use Category)
 2. **Reviewing current zoning as a proxy for land use where a previous plan has not been adopted**

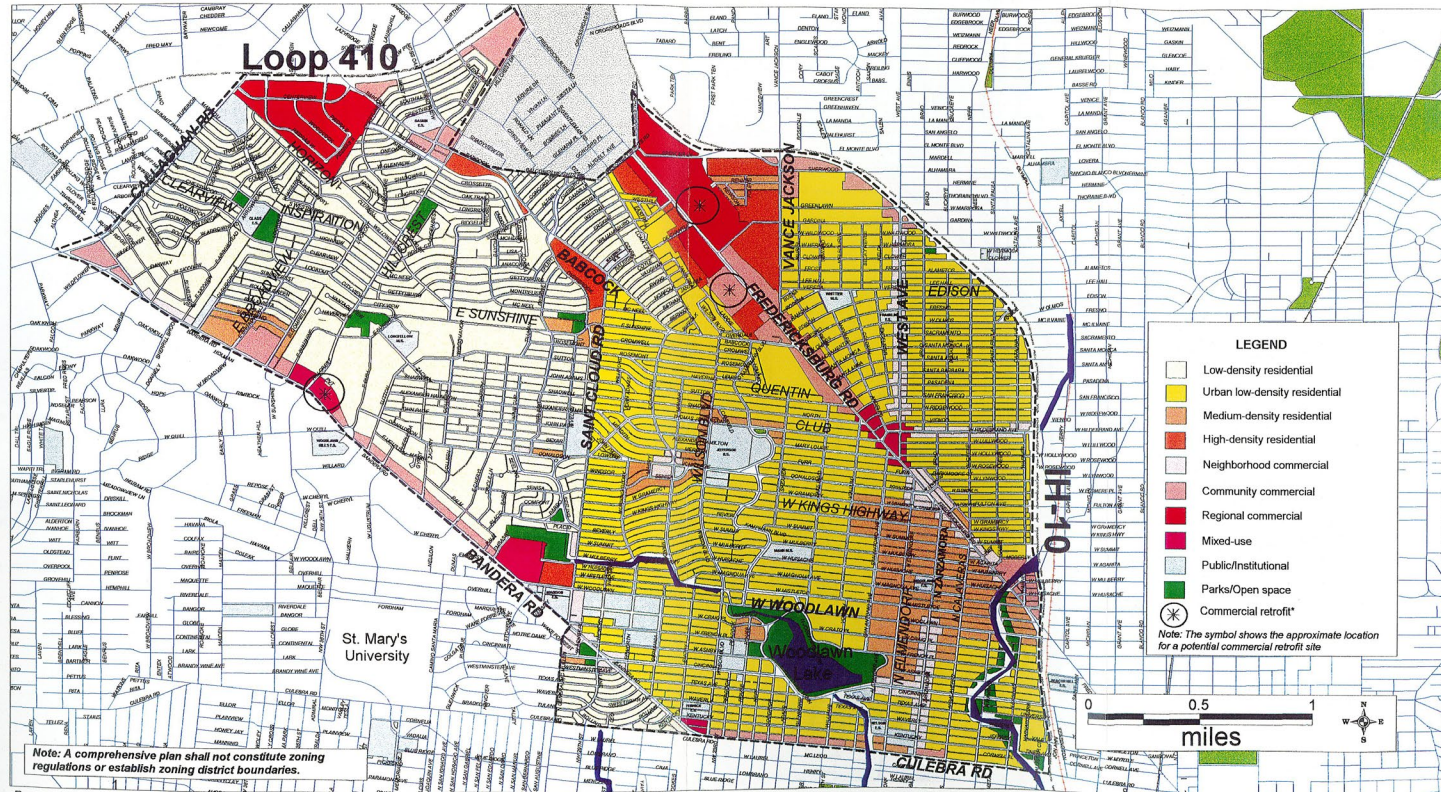
Prior Plans:

Near Northwest Community Plan (2002)

- Adopted in 2002
- Includes Four Main Topics
- 10 Land Use Categories



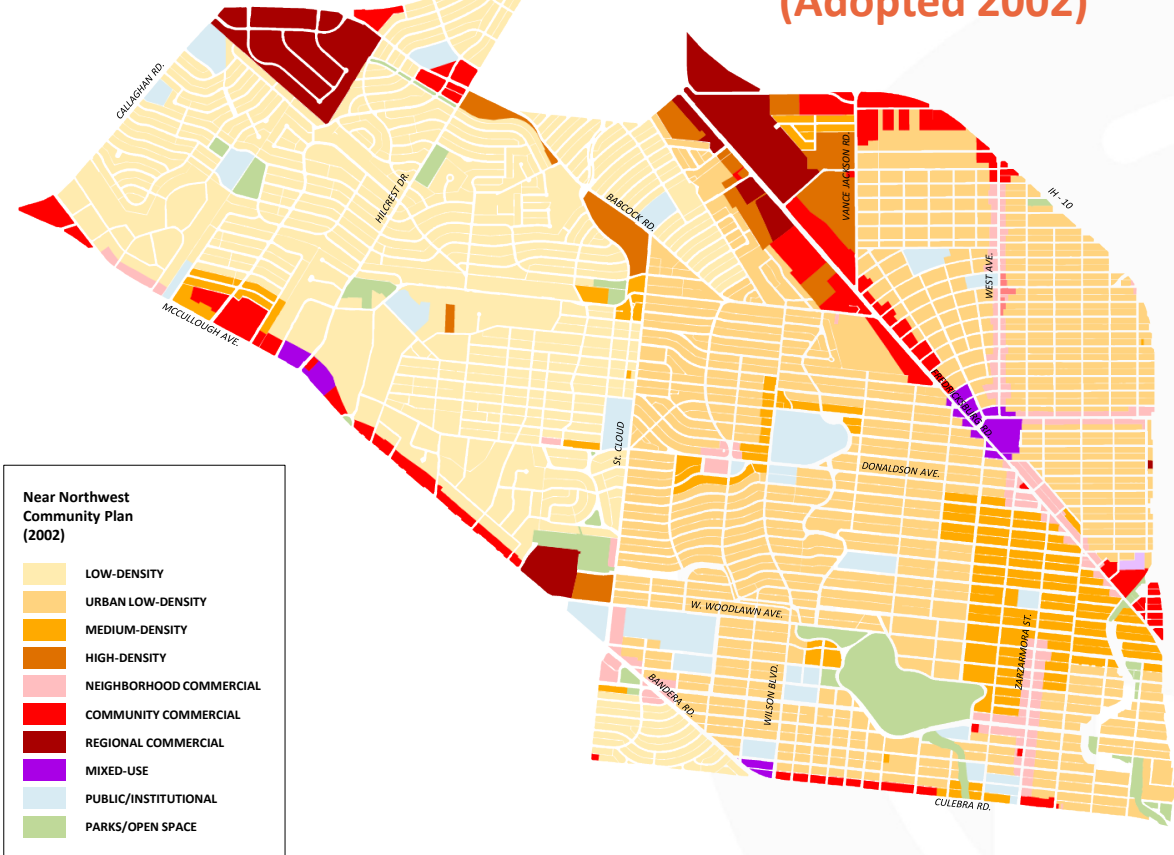
PROPOSED LAND USE



Prepared by the City of San Antonio Planning Department, November 2001

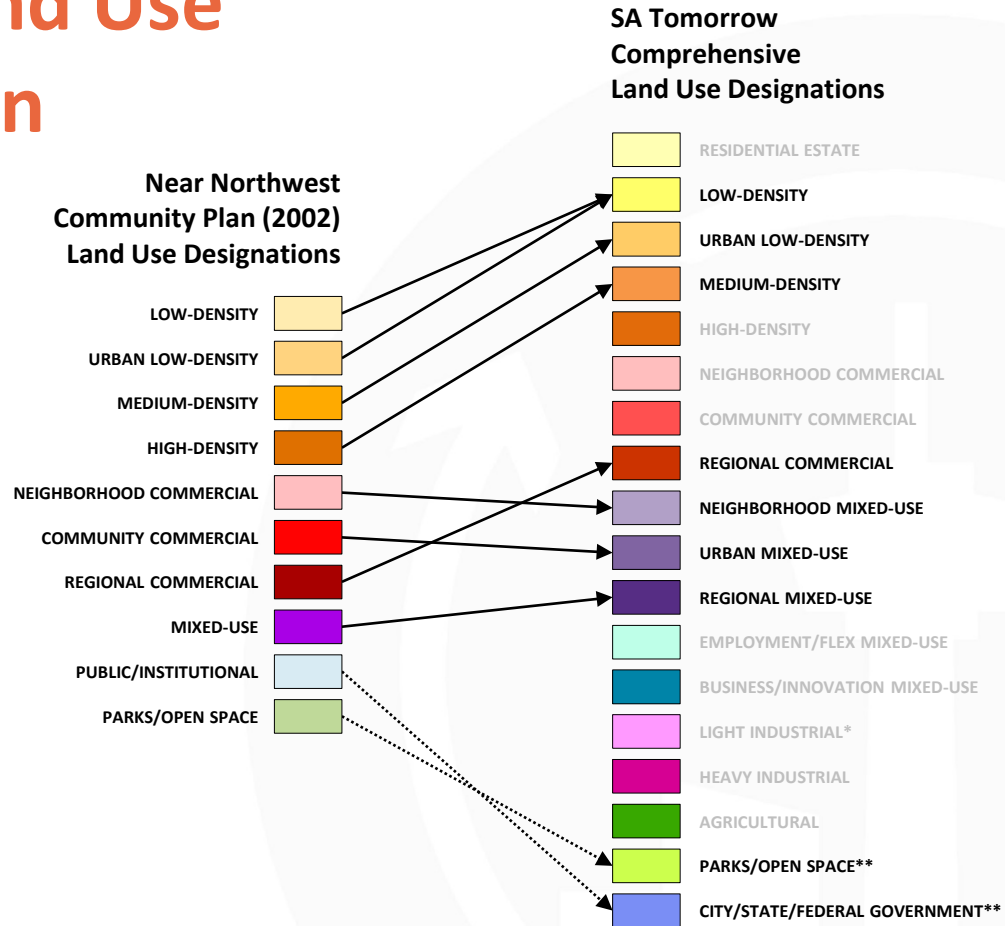
Near Northwest Community Plan

(Adopted 2002)



NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

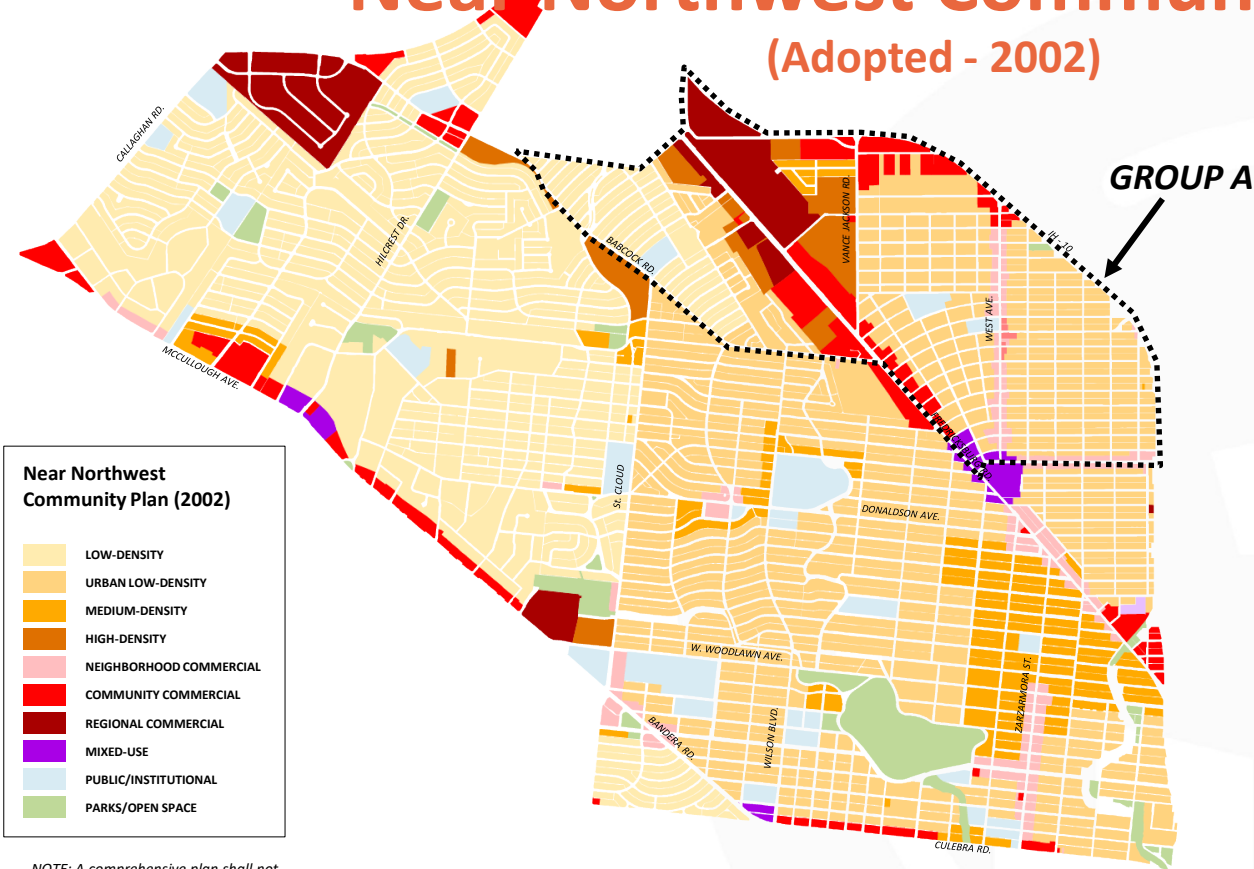
Future Land Use Conversion



NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Near Northwest Community Plan

(Adopted - 2002)



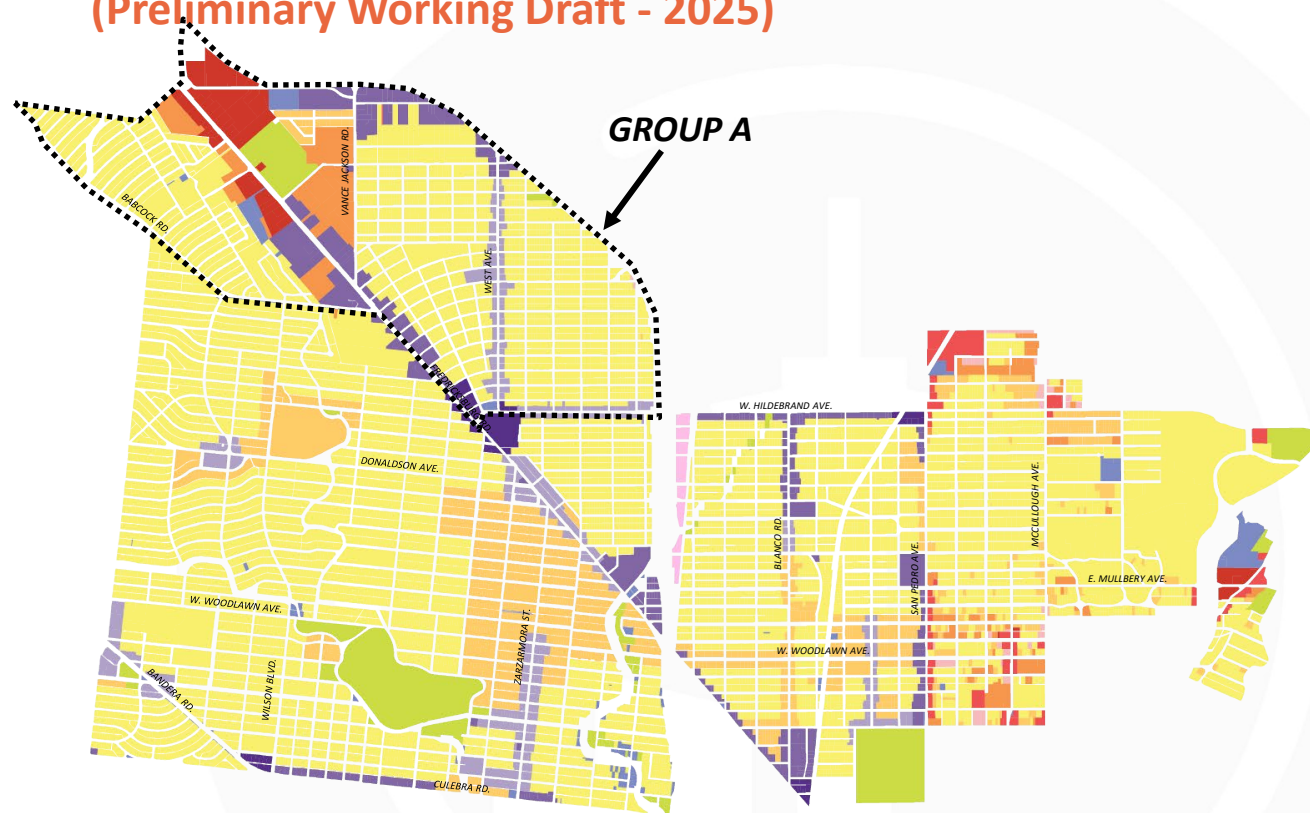
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Near North Community Area Plan

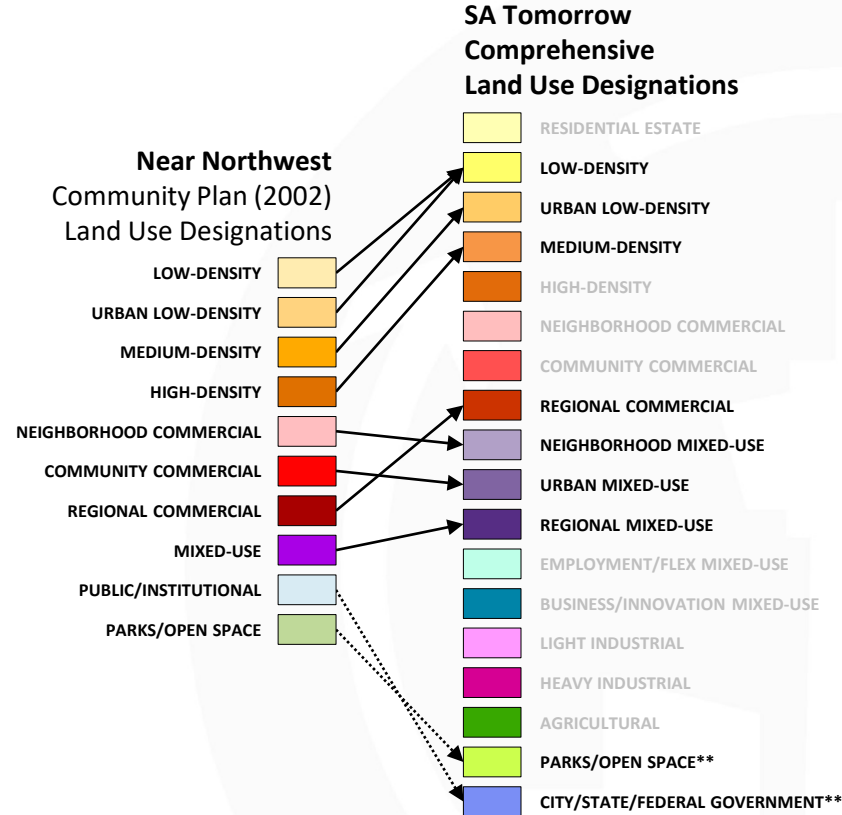
(Preliminary Working Draft - 2025)

RESIDENTIAL ESTATE
LOW-DENSITY RESIDENTIAL
URBAN LOW-DENSITY RESIDENTIAL
MEDIUM-DENSITY RESIDENTIAL
HIGH-DENSITY RESIDENTIAL
NEIGHBORHOOD COMMERCIAL
COMMUNITY COMMERCIAL
REGIONAL COMMERCIAL
NEIGHBORHOOD MIXED-USE
URBAN MIXED-USE
REGIONAL MIXED-USE
EMPLOYMENT/FLEX MIXED-USE
BUSINESS/INNOVATION MIXED-USE
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
AGRICULTURAL
PARKS/OPEN SPACE
CITY/STATE/FEDERAL GOVERNMENT

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Future Land Use Conversion



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Draft Vision and Goals

The Near North Community Area preserves its many historic and cultural resources for future generations, encourages connections among the diverse residents and organizations of the area, and supports compatible growth within established and historic neighborhoods.

New investments and safe mobility options respond to existing neighborhood character and advance community goals of high quality of life, resiliency and sustainability, and diverse housing that serves residents at every stage of life.

RELEVANT CITY POLICIES

- **SA Tomorrow Comprehensive Plan policies**
- **Strategic Housing Implementation Plan (SHIP)**
- **SA Ready Climate Action & Adaptation Plan (CAAP)**
- **Transit-Oriented Development Policy**

GENERAL CITY PRIORITIES TO KEEP IN MIND

- **Neighborhood Stability**
- **Revitalization Opportunities**
- **Placemaking and support of local business areas**
- **Areas where more housing is needed**
- **Housing diversity and choice**
- **Protection of employment areas**
- **Removing/Avoiding quality of life conflicts**

WORK SESSION OBJECTIVE

- **Small Group Discussion to evaluate the Working Draft Map**
(residential, commercial, mixed-use, industrial)
- **Identify potential areas that look correct and reflect community and City Goals**
- **Identify areas that could be considered for change**

HOW IS THE FUTURE LAND USE (FLU) MAP USED?

The FLU map is used by a variety of entities to guide decisions about growth, infrastructure, and resources. The map is used by:

- **City Council** to make decisions about rezonings, plan amendments, infrastructure investments, and public services
- **Zoning Commission and Planning Commission** to guide recommendations on rezoning and plan amendment requests
- **Utility, infrastructure, and transportation providers** (like SAWS, CPS, VIA, COSA Transportation) to anticipate where new roads, facilities, and services will be needed
- **Developers and investors** to assess future development sites
- **Neighborhoods** to understand and influence how their community will grow over time

RESIDENTIAL FUTURE LAND USE CATEGORIES

***RESIDENTIAL
ESTATE***



**LOW DENSITY
RESIDENTIAL**



**URBAN LOW DENSITY
RESIDENTIAL**



RESIDENTIAL FUTURE LAND USE CATEGORIES

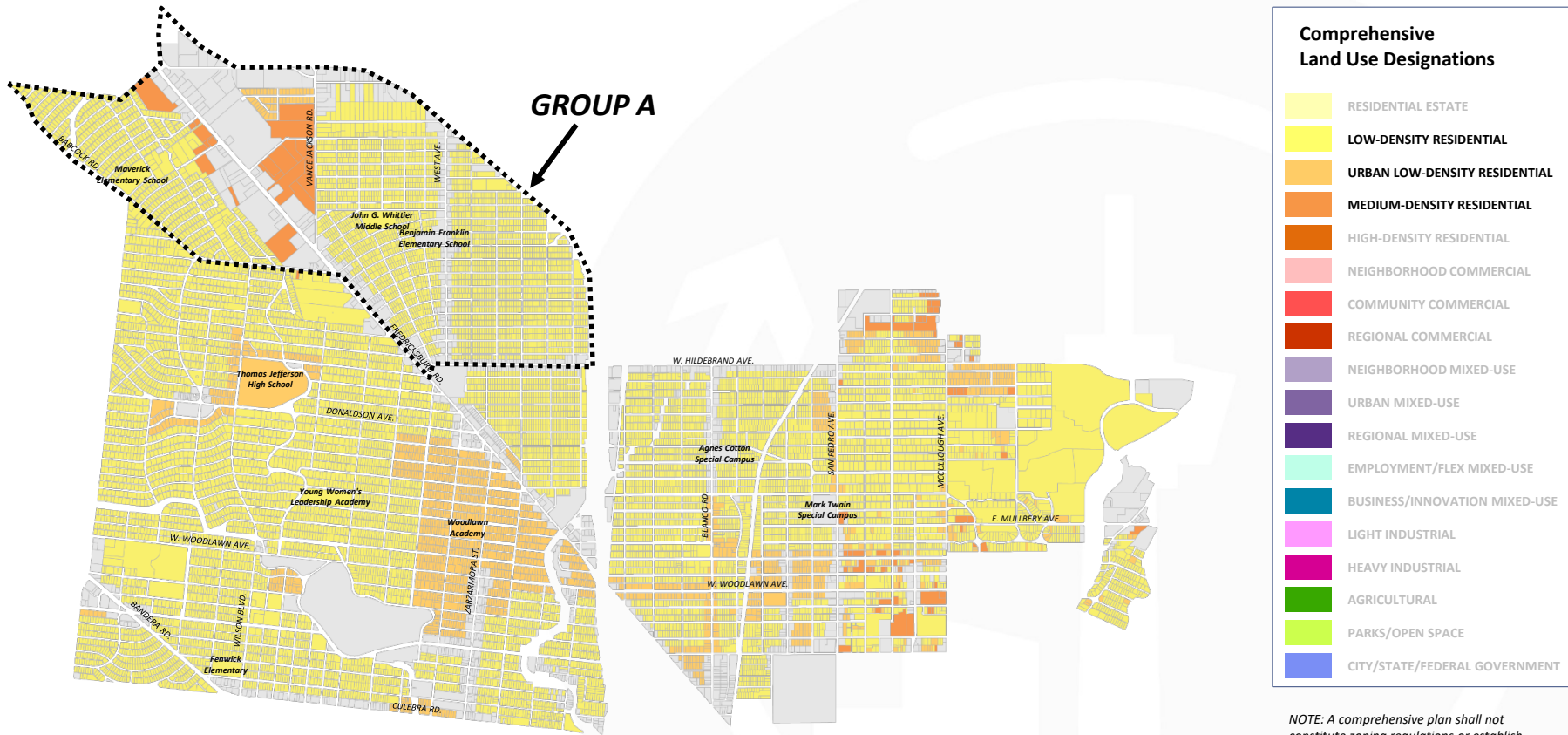
MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



Preliminary Working Draft: Residential



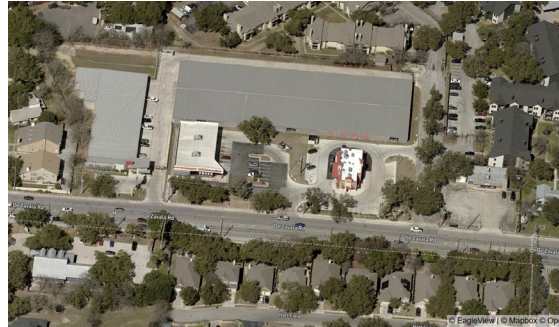
NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

COMMERCIAL FUTURE LAND USE CATEGORIES

NEIGHBORHOOD COMMERCIAL



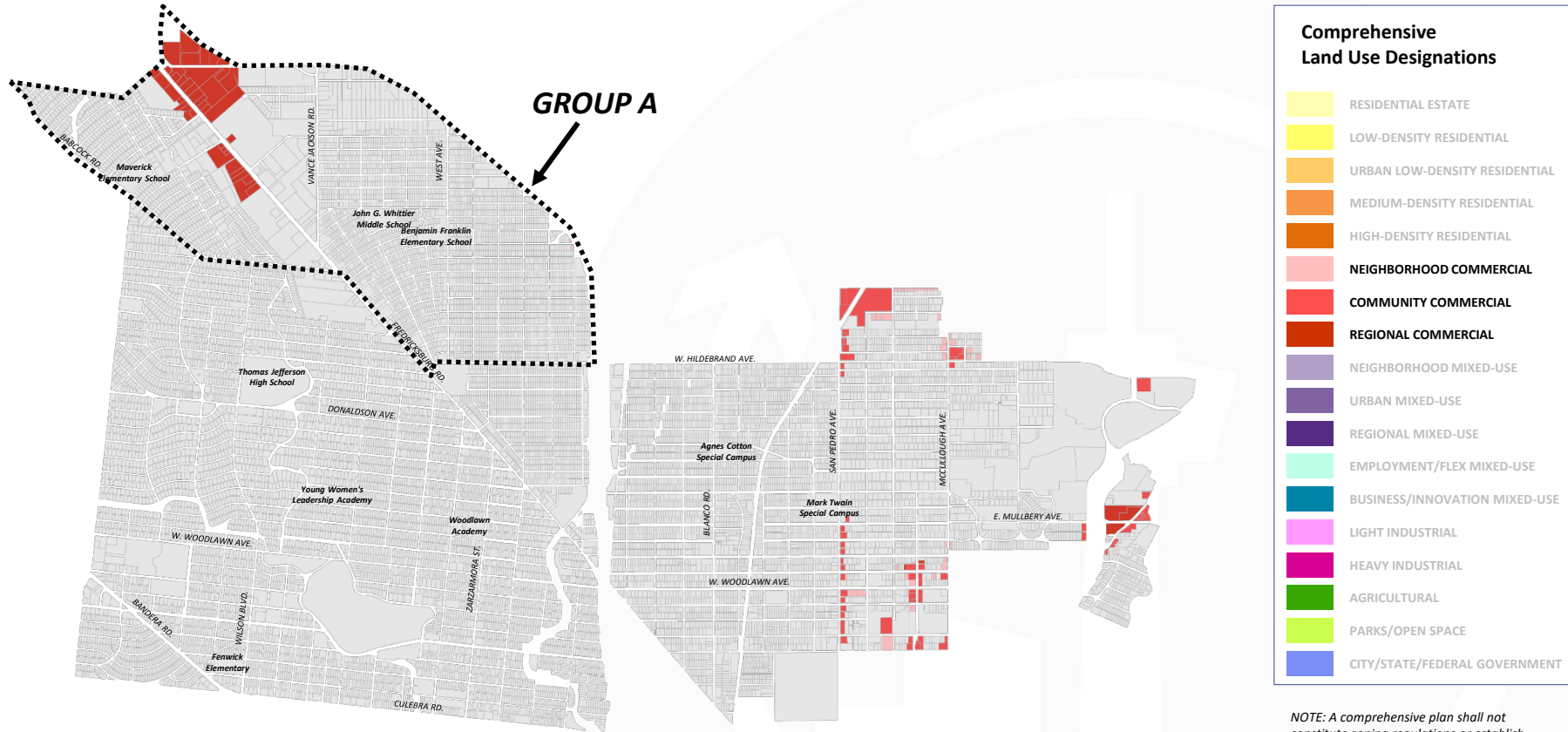
COMMUNITY COMMERCIAL



REGIONAL COMMERCIAL



Preliminary Working Draft: Commercial



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MIXED-USE FUTURE LAND USE CATEGORIES

NEIGHBORHOOD MIXED-USE



URBAN MIXED-USE



REGIONAL MIXED-USE



MIXED-USE FUTURE LAND USE CATEGORIES

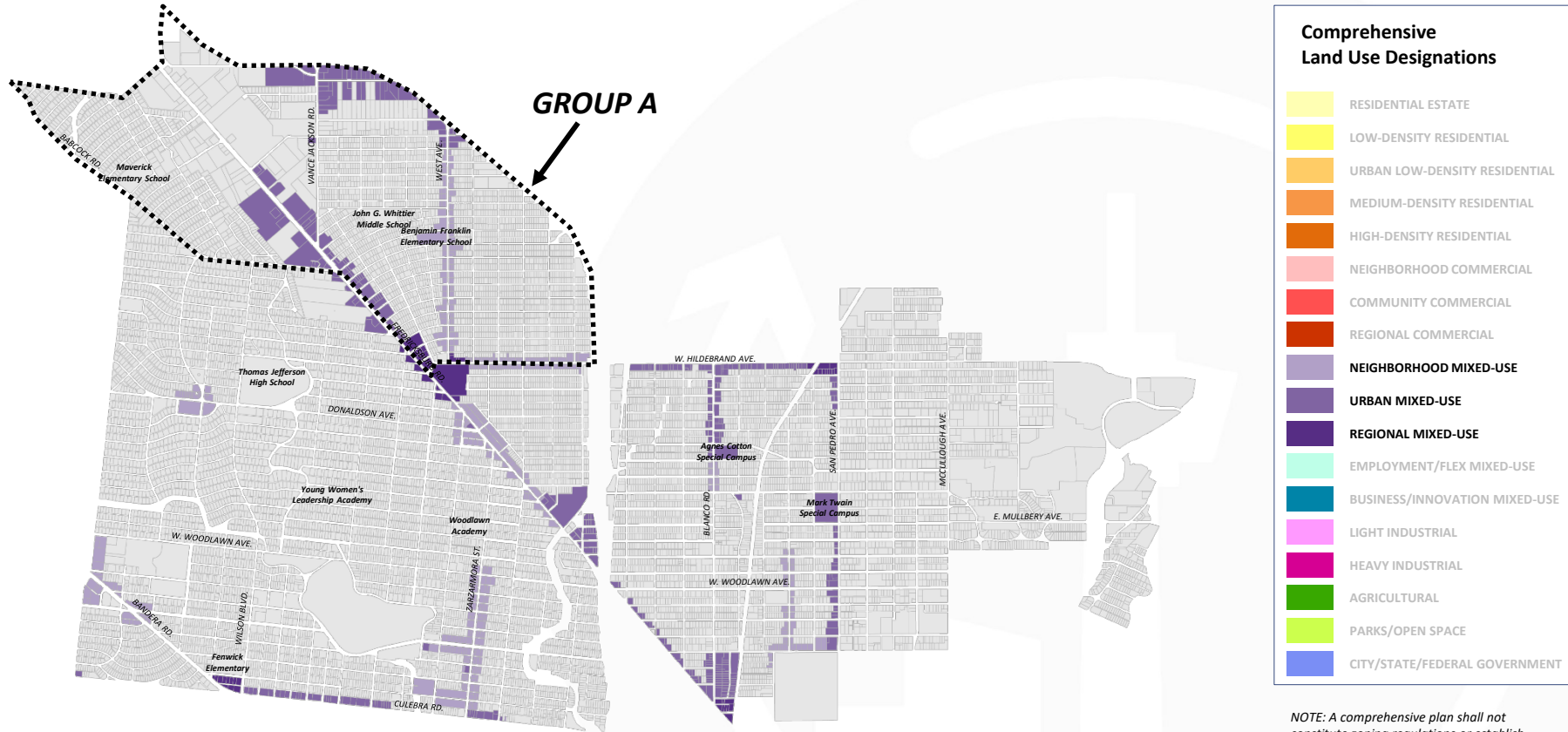
BUSINESS INNOVATION MIXED-USE



EMPLOYMENT FLEX/MIXED-USE



Preliminary Working Draft: Mixed-Use



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INDUSTRIAL FUTURE LAND USE CATEGORIES

LIGHT INDUSTRIAL



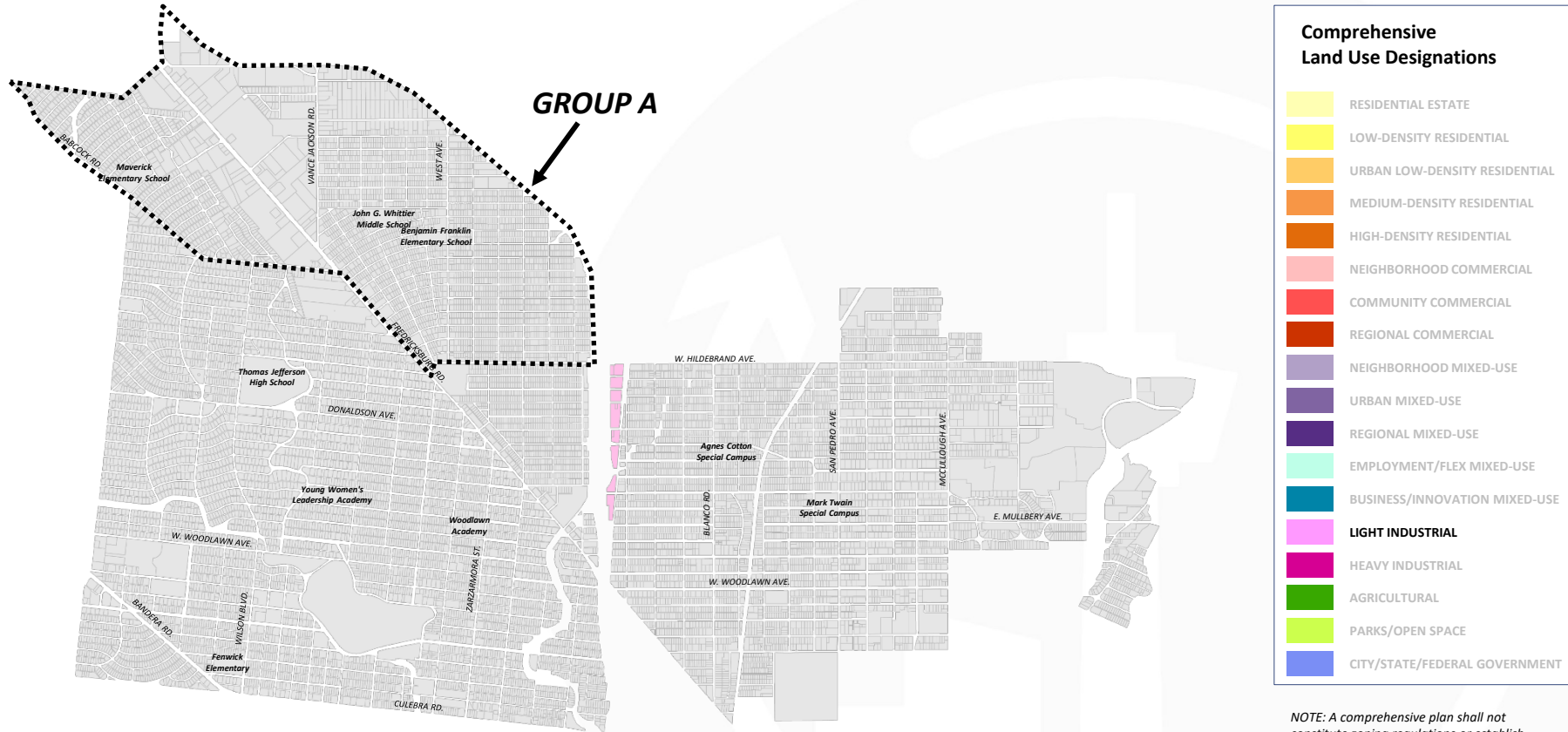
HEAVY INDUSTRIAL



AGRICULTURE

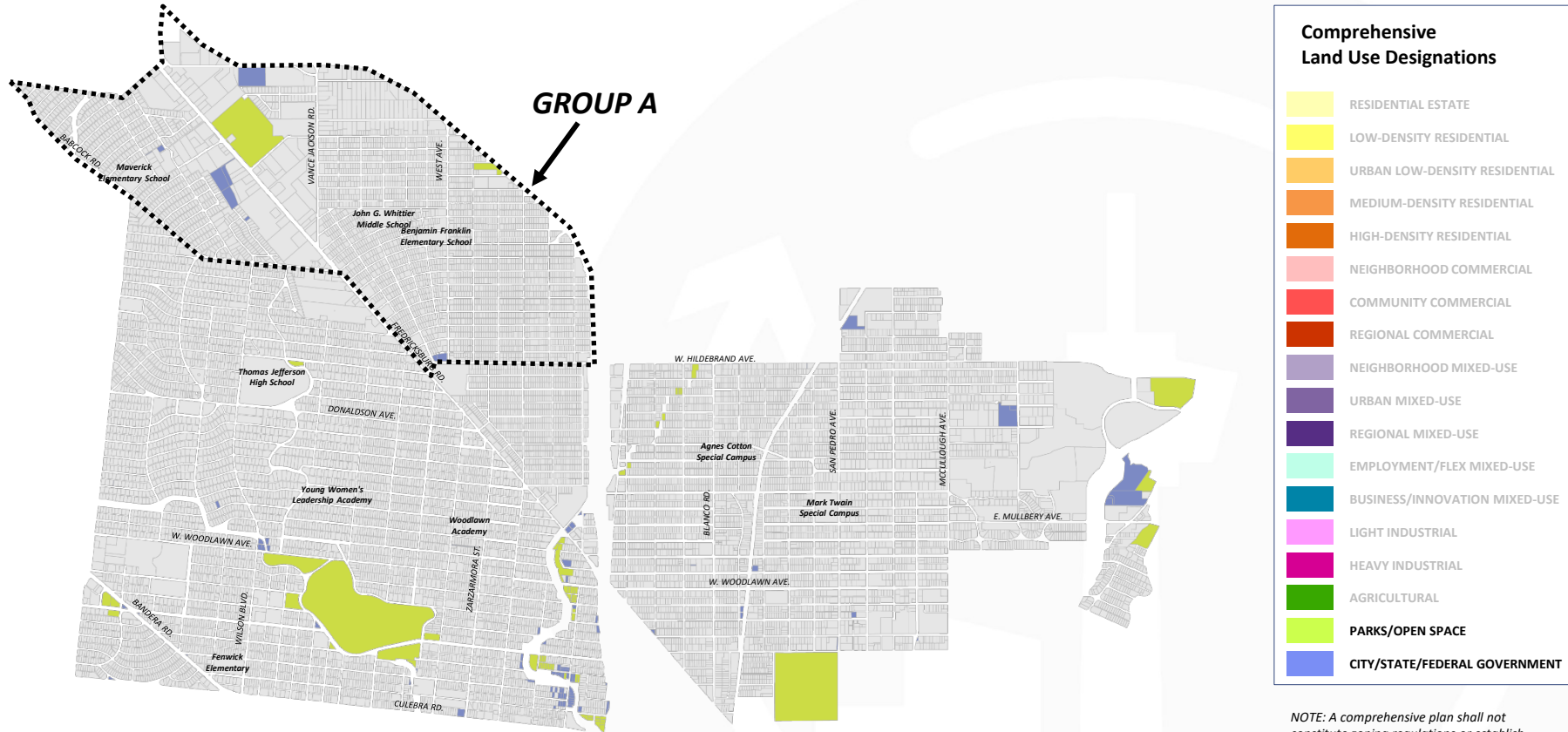


Preliminary Working Draft: Industrial



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Preliminary Working Draft: Civic



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Preliminary Working Draft:

Parks/Open Space + City/State/Federal Government

GENERALLY:

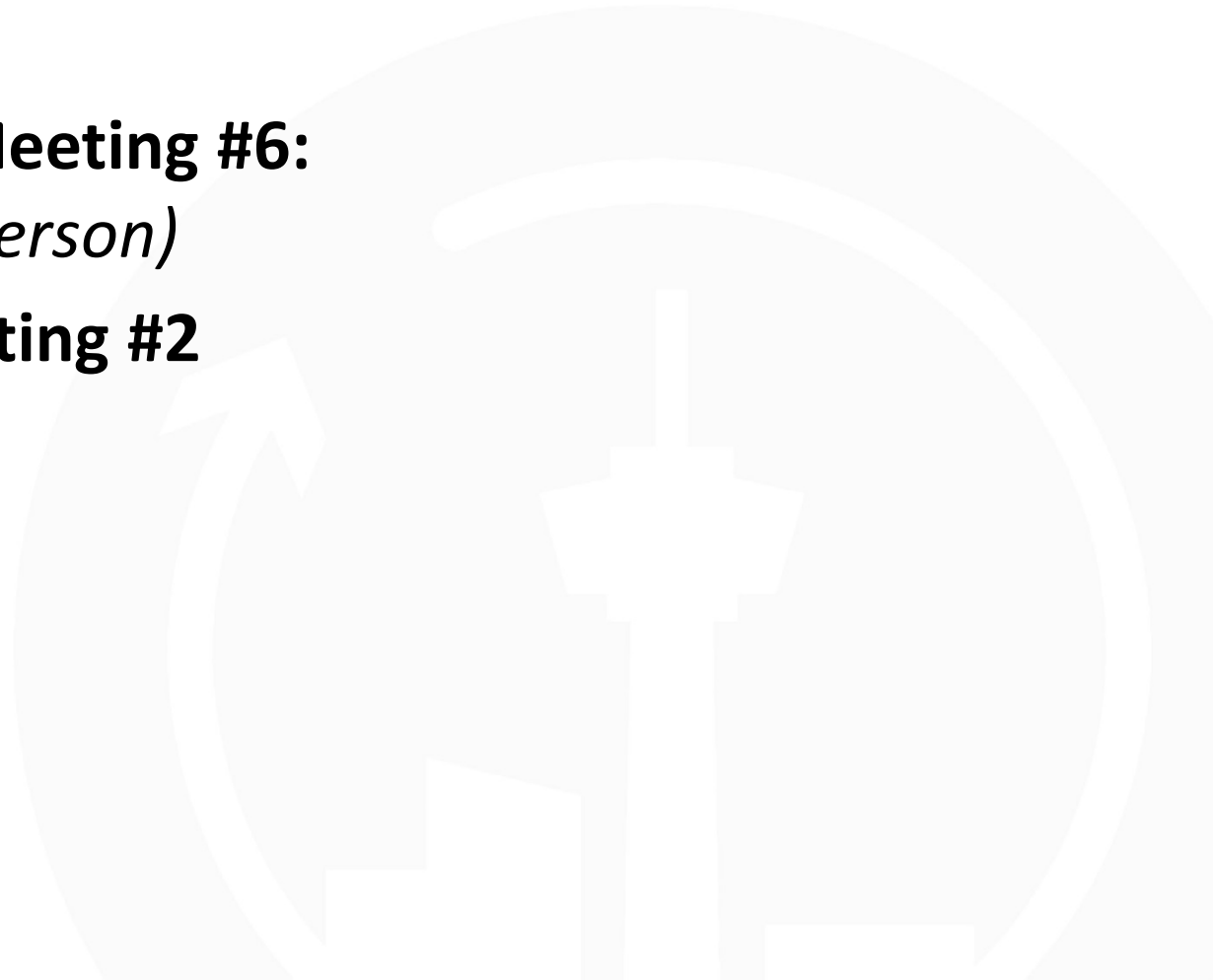
- Parks/Open Space includes:
 - City, County, State, and Federally-owned and recognized park land
 - Parcels that are identified as Open Space, Park, or Recreation/Common Area on a recorded subdivision plat
 - San Antonio River Authority-owned properties that are primarily waterways, floodplain, trails, or parks can be designated Parks/Open Space
- City/State/Federal includes:
 - All City, State, and Federally-owned properties (Post Offices, PD/FD stations, state colleges, state/federal hospitals, etc.)
 - SAWS Properties
 - CPS-owned Properties
 - San Antonio River Authority-owned properties that are primarily used as equipment yards and storage facilities or as restricted access for waterway maintenance purposes
- K-12 schools (public and private) and churches:
 - Generally designated the same as surrounding/abutting properties, or
 - Consistent with their existing zoning

NEXT STEPS

- **Complete Land Use Workshops and create a summary**
- **Review comments from all work sessions and integrate compatible changes into the map.**
- **The resulting map will be featured at Community Meeting #2**
- **Public Feedback from the Community Meeting will be discussed at Planning Team Meeting #7**

NEXT STEPS

- **Planning Team Meeting #6:**
Focus Areas (In-person)
- **Community Meeting #2**





Near North Community Area Plan Land Use Workshop (Group B)

Tuesday, September 9, 2025

6:00 p.m. – 8:00 p.m.



Cambridge Systematics, Inc.
Bowtie

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

Agenda

- **Land Use Workshop Meeting Objectives**
- **Preliminary Working Draft Overview**
- **Explaining Land Use by Category**
- **Work Session:**
 - Residential
 - Commercial
 - Mixed-use
 - Industrial
 - Civic

Meeting Objectives

- **Level set participant knowledge of land use**
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- **Review adopted City goals and policies**
- **Collect input on community priorities**

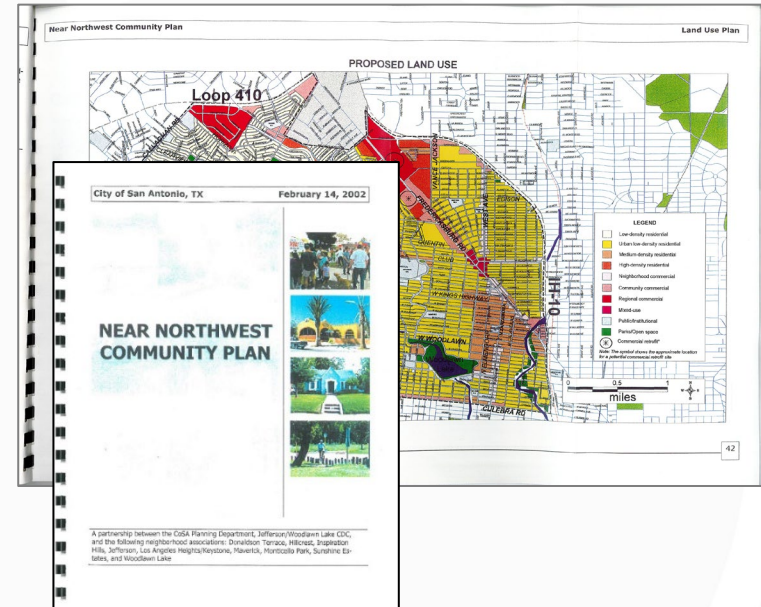
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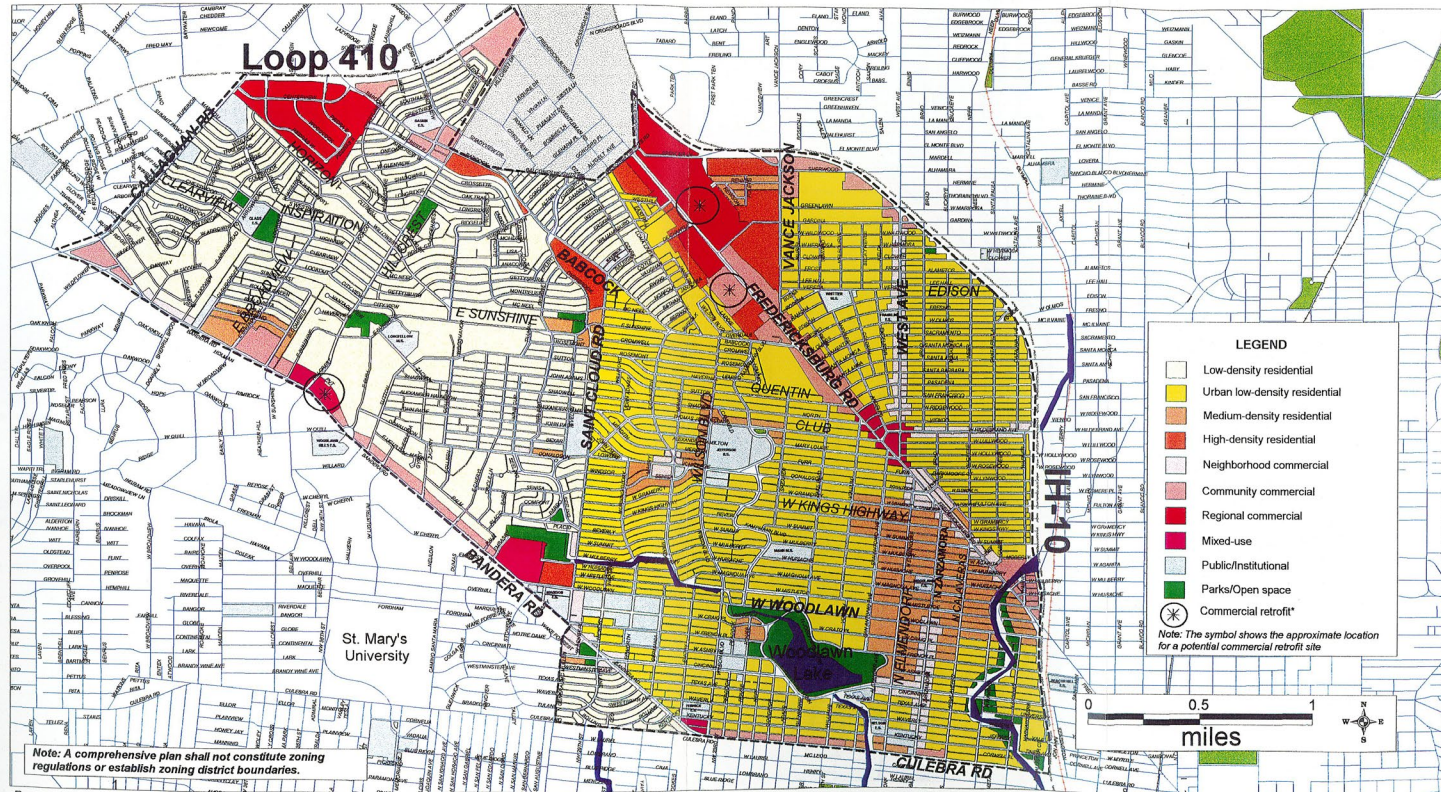
Prior Plans:

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- Adopted in 2002
- Overlaps with ongoing Near North Community Area Plan
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- 10 Land Use Categories



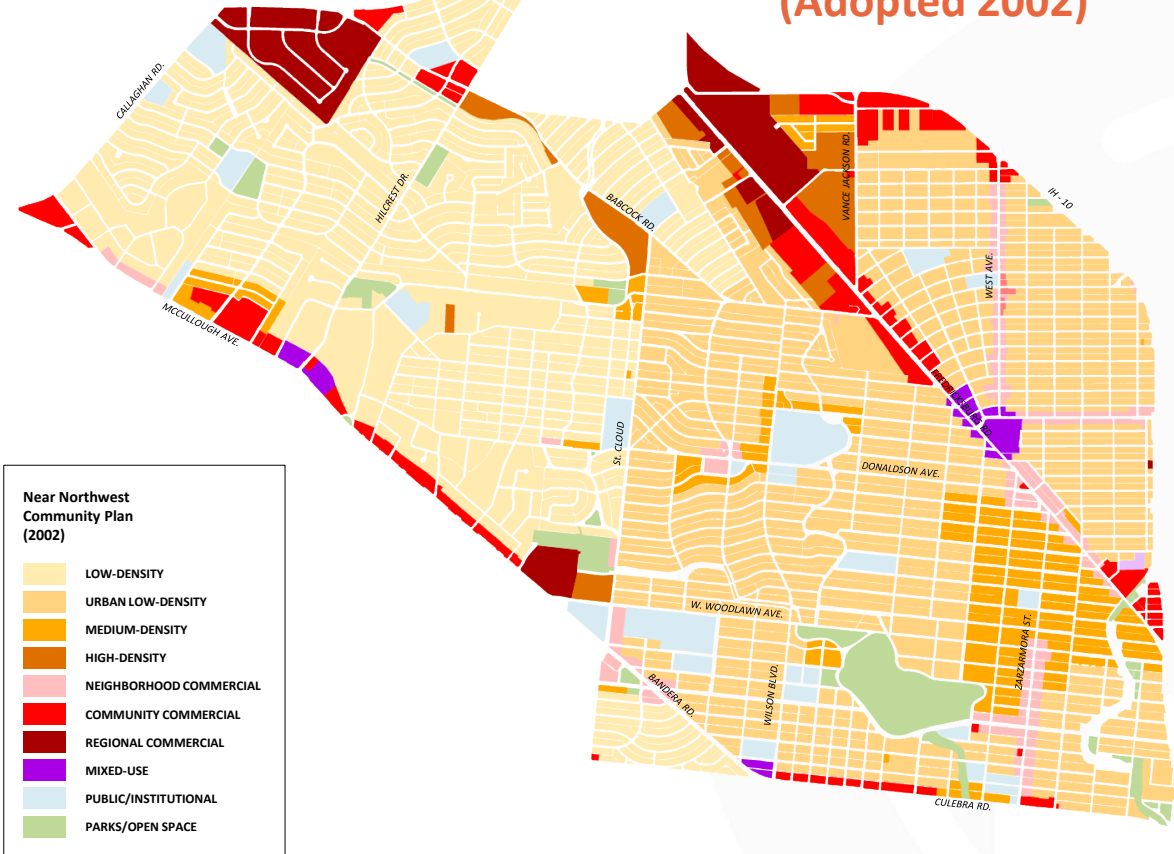
PROPOSED LAND USE



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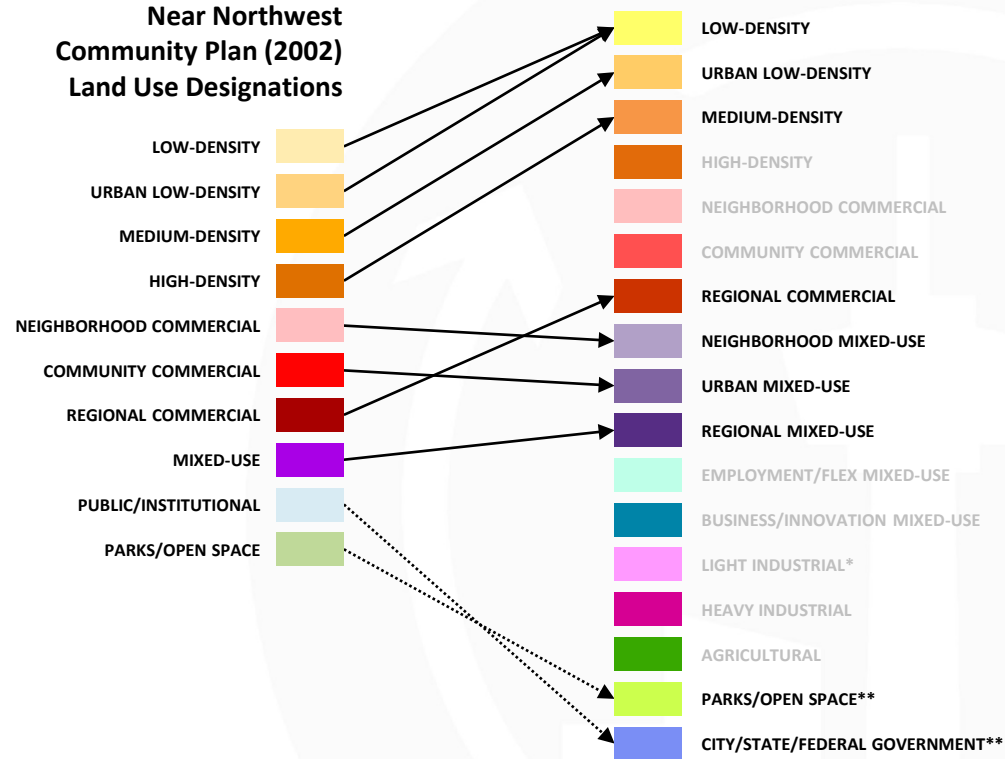
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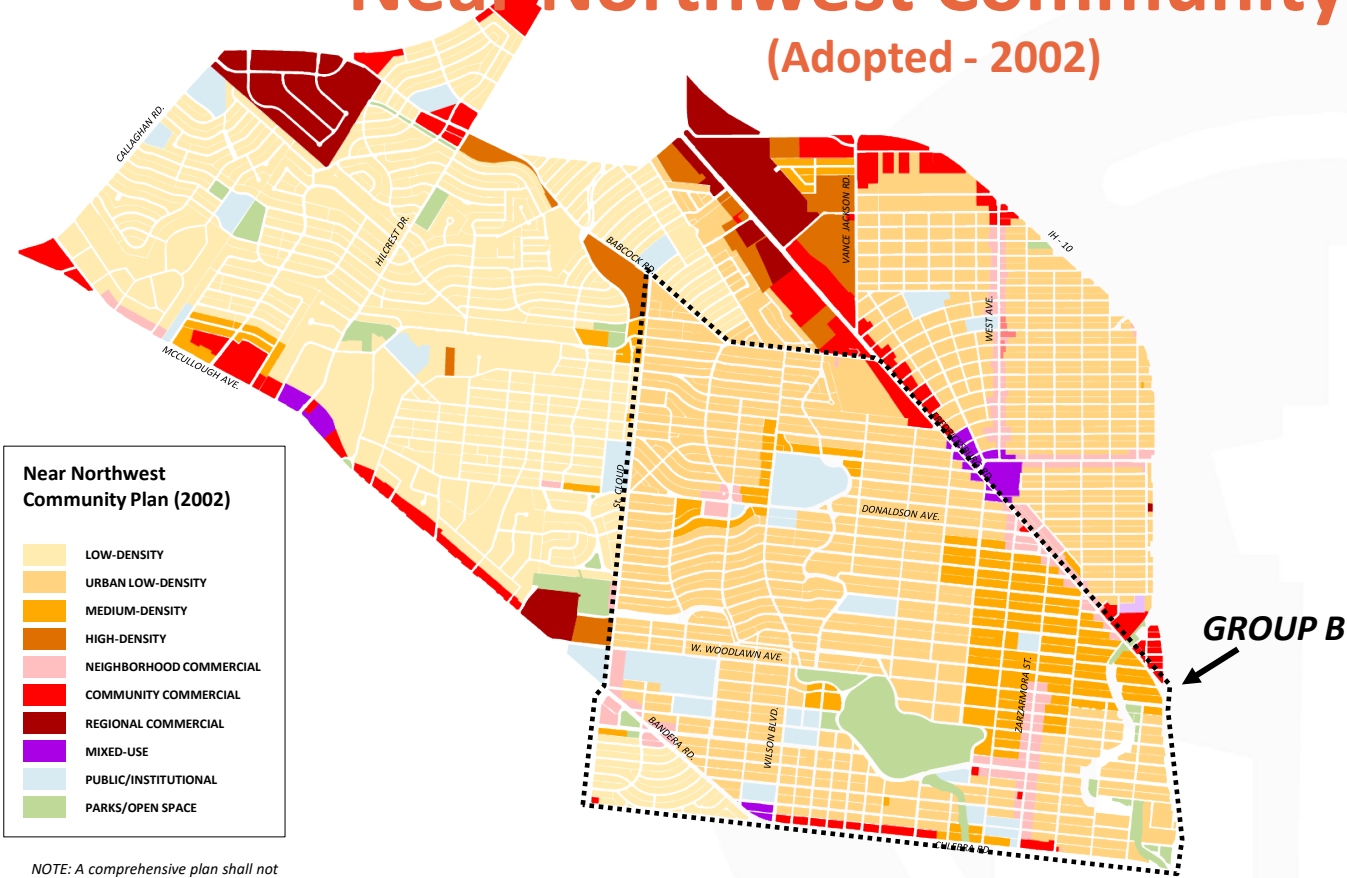
Future Land Use Conversion



NOTE: Greyed-out land uses are not present in the area of the Near Northwest Community Plan

Near Northwest Community Plan

(Adopted - 2002)



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SA TOMORROW

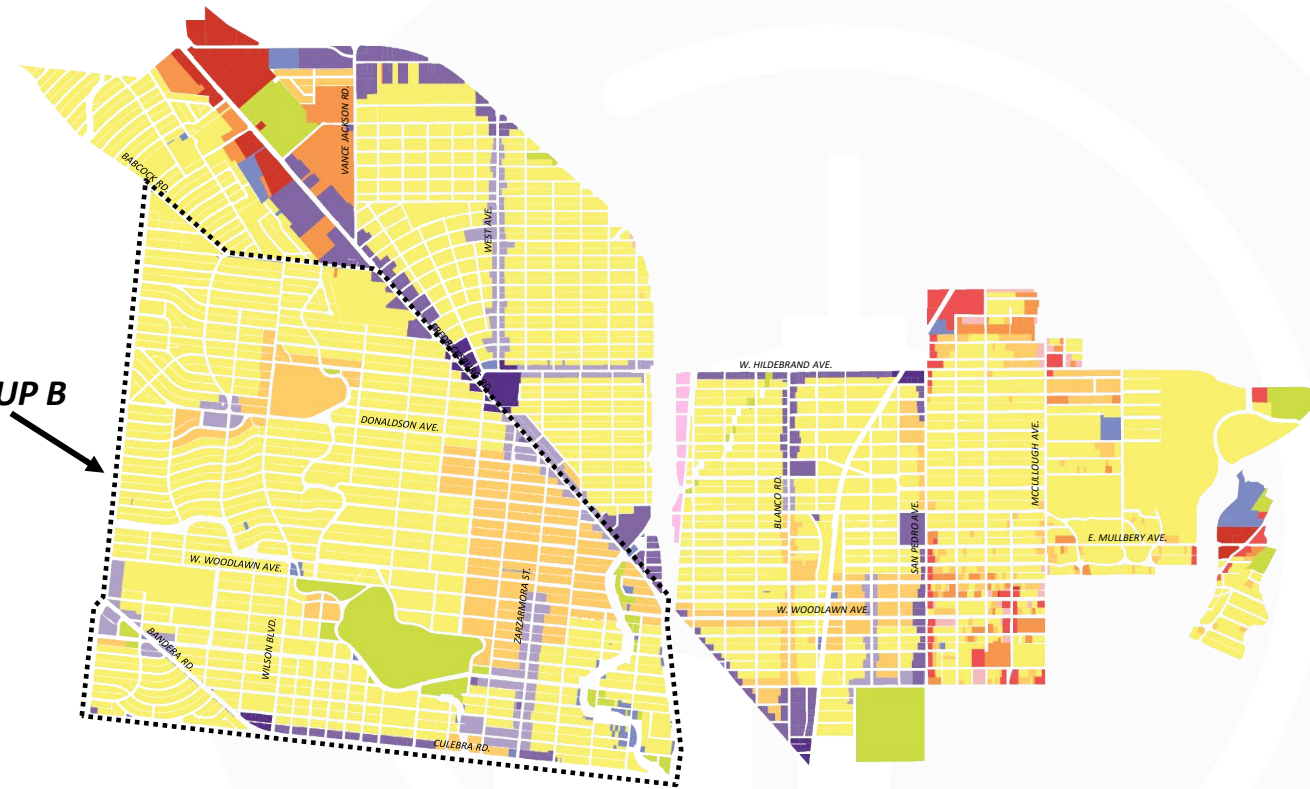
Near North Community Area Plan

(Preliminary Working Draft - 2025)

Comprehensive Land Use Designations

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	HIGH-DENSITY RESIDENTIAL
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	BUSINESS/INNOVATION MIXED-USE
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	AGRICULTURAL
	PARKS/OPEN SPACE
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GROUP B



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RELEVANT CITY POLICIES

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- **Strategic Housing Implementation Plan (SHIP)**
- **SA Ready Climate Action & Adaptation Plan (CAAP)**
- **Transit-Oriented Development Policy**

GENERAL CITY PRIORITIES TO KEEP IN MIND

- **Neighborhood Stability**
- **Revitalization Opportunities**
- **Placemaking and support of local business areas**
- **Areas where more housing is needed**
- **Housing diversity and choice**
- **Protection of employment areas**
- **Removing/Avoiding quality of life conflicts**

WORK SESSION OBJECTIVE

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(residential, commercial, mixed-use, industrial)
- **Identify potential areas that look correct and reflect community and City Goals**
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RESIDENTIAL FUTURE LAND USE CATEGORIES

***RESIDENTIAL
ESTATE***



**LOW DENSITY
RESIDENTIAL**



**URBAN LOW DENSITY
RESIDENTIAL**



RESIDENTIAL FUTURE LAND USE CATEGORIES

MEDIUM DENSITY RESIDENTIAL

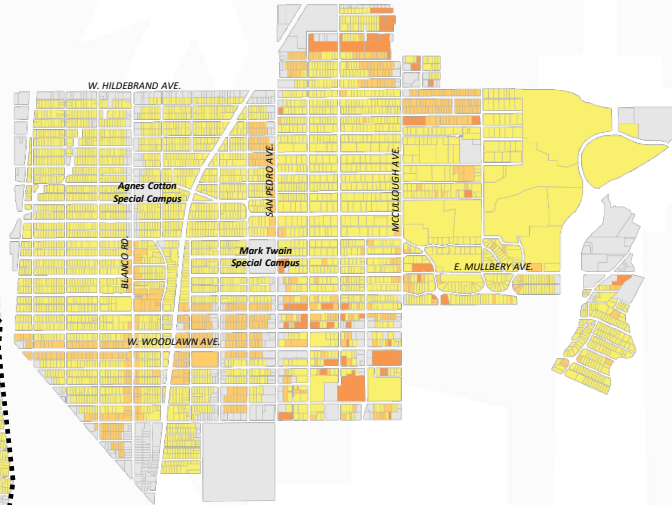
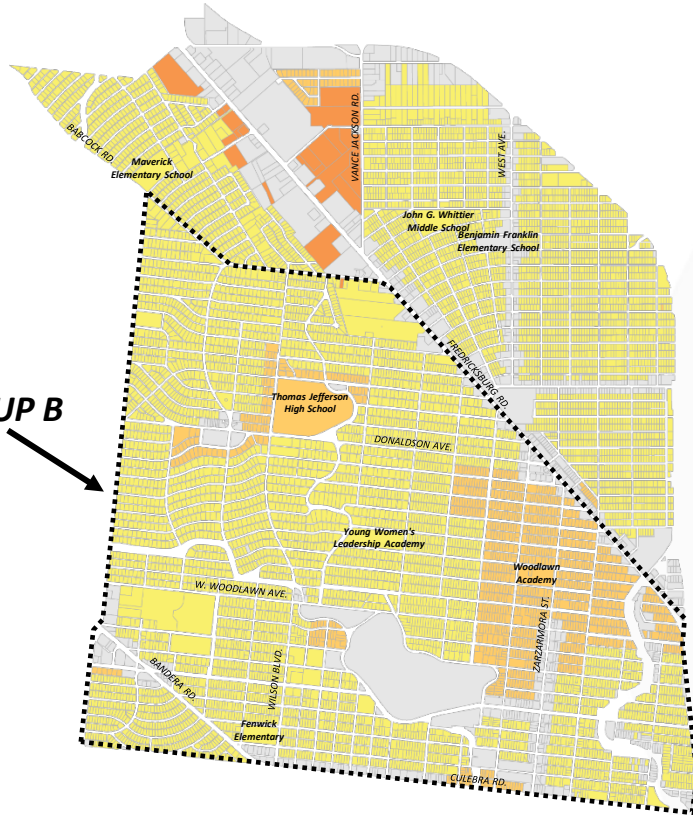


HIGH DENSITY RESIDENTIAL



Preliminary Working Draft: Residential

GROUP B



Comprehensive Land Use Designations

	RESIDENTIAL ESTATE
	LOW-DENSITY RESIDENTIAL
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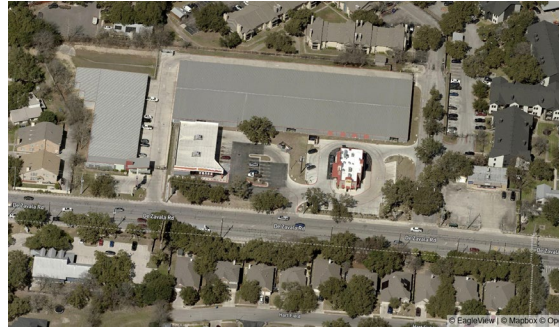
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COMMERCIAL FUTURE LAND USE CATEGORIES

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COMMUNITY COMMERCIAL*



REGIONAL COMMERCIAL



Preliminary Working Draft: Commercial



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MIXED-USE FUTURE LAND USE CATEGORIES

NEIGHBORHOOD MIXED-USE



URBAN MIXED-USE



REGIONAL MIXED-USE



MIXED-USE FUTURE LAND USE CATEGORIES

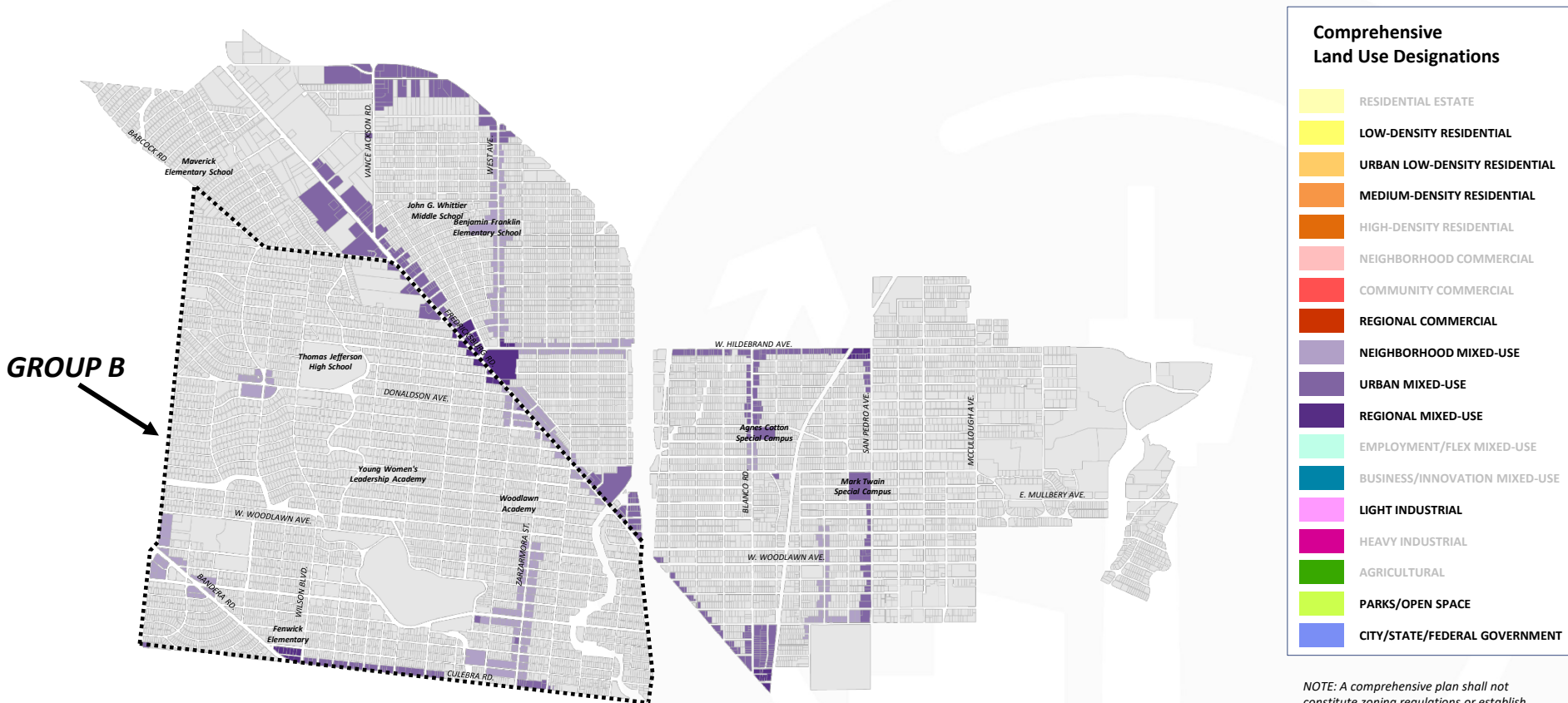
BUSINESS INNOVATION MIXED-USE



EMPLOYMENT FLEX/MIXED-USE



Preliminary Working Draft: Mixed-Use



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INDUSTRIAL FUTURE LAND USE CATEGORIES

LIGHT INDUSTRIAL



HEAVY INDUSTRIAL



AGRICULTURE



Preliminary Working Draft: Industrial

GROUP B

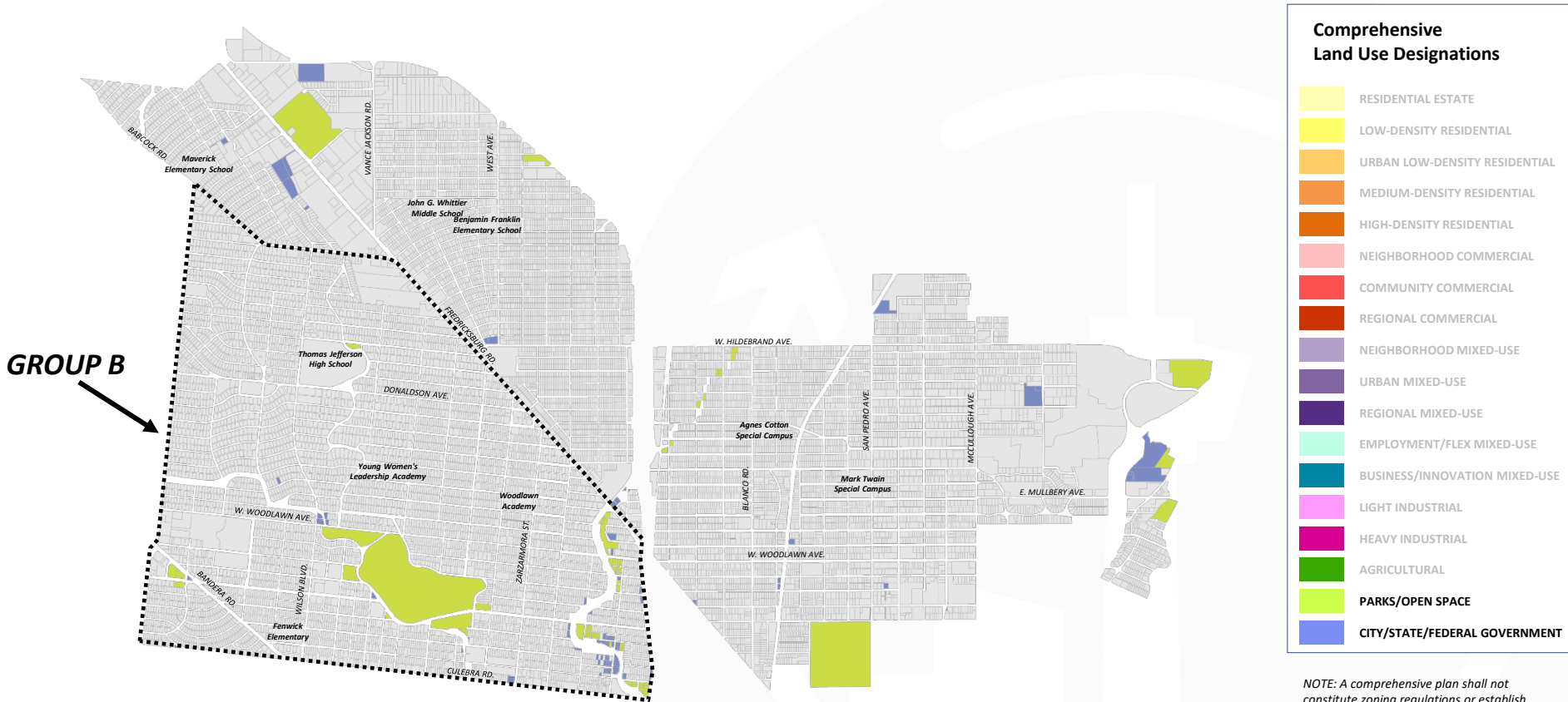


Comprehensive Land Use Designations

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Preliminary Working Draft: Civic



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Preliminary Working Draft:

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NEXT STEPS

- **Planning Team Meeting #6:**
Focus Areas (In-person)
- **Community Meeting #2**



Near North Community Area Plan Land Use Workshop (Group C)

Saturday, September 20, 2025
10:00 a.m. – 12:00 p.m.



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

Introduction

CITY OF SAN ANTONIO, PLANNING DEPARTMENT

- **Jacob Howard, AICP (Project Manager)**
Planning Coordinator, Citywide Division
- **Channary Gould**
Planning Manager, Comprehensive Rezoning Division
- **Priscilla Rosales-Piña**
Planning Manager, Regional Planning

Agenda

- **Land Use Workshop Meeting Objectives**
- **Preliminary Working Draft Overview**
- **Explaining Land Use by Category**
- **Work Session**

Propose where the map could stay the same and/or areas where it could change

Meeting Objectives

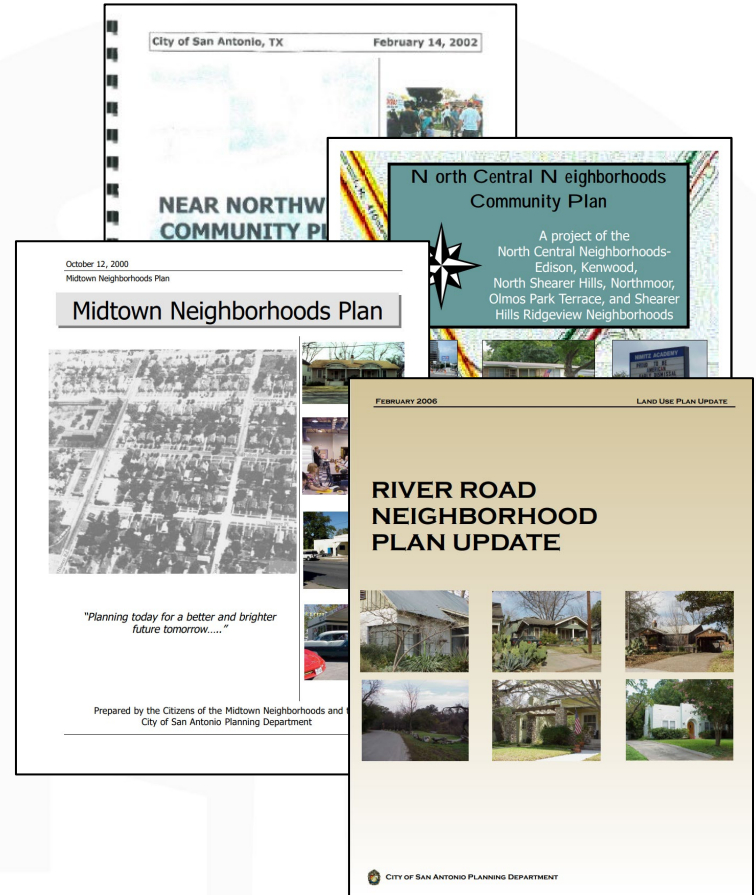
- **Level set participant knowledge of land use**
- **Discuss potential refinements of the Preliminary Working Draft Future Land Use Map**
- **Review adopted City goals and policies**
- **Collect input on community priorities**

Preliminary Working Draft Overview

- **Uses SA Tomorrow Land Use Designations**
- **Created by:**
 1. **Reviewing previously adopted land use plans in the area**
(Base conversion of land use categories from the old plan into the closest equivalent SA Tomorrow Comprehensive Land Use Category)
 2. **Reviewing current zoning as a proxy for land use where a previous plan has not been adopted**

Prior Plans With Land Use:

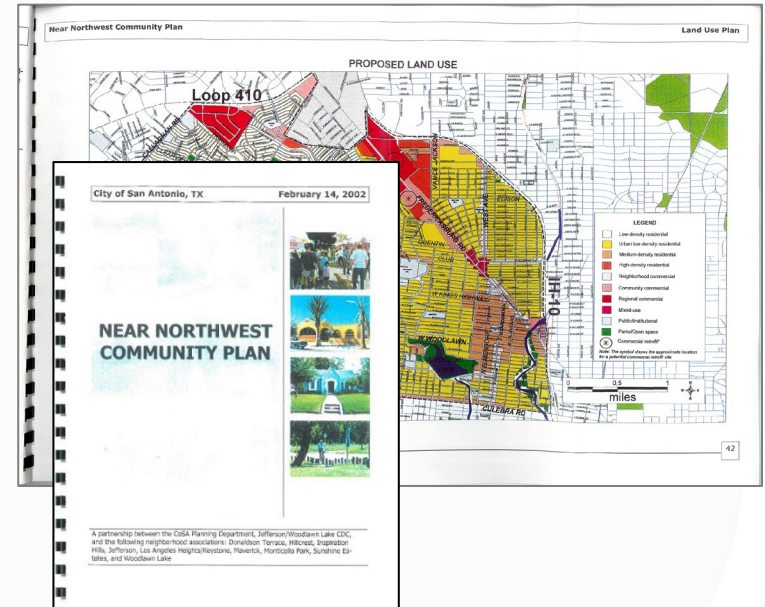
- Midtown Neighborhoods Plan (2000)
- Near Northwest Community Plan (2002)
- North Central Neighborhoods Community Plan (2002)
- River Road Neighborhoods Plan (2006)



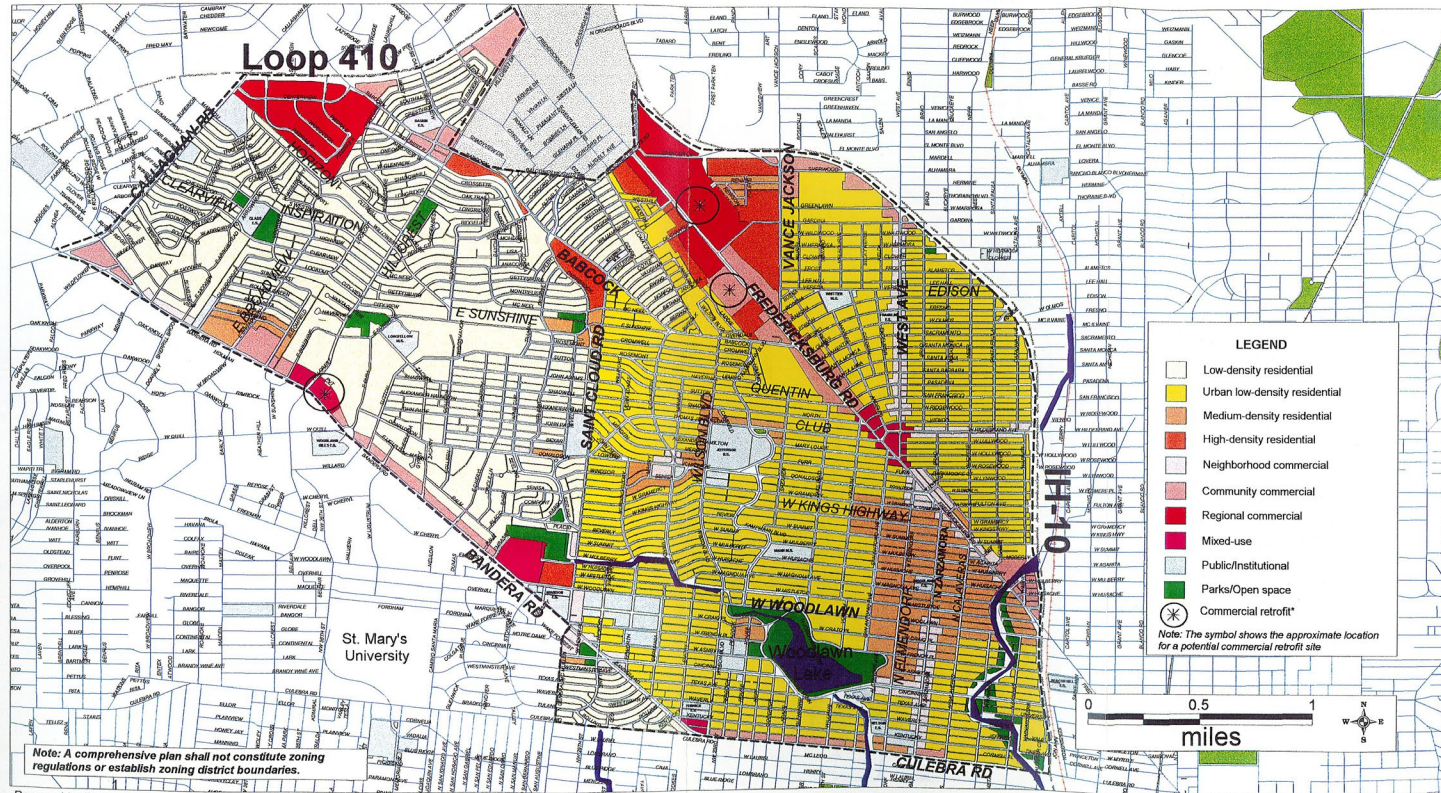
Prior Plans:

Near Northwest Community Plan (2002)

- Adopted in 2002
- Includes Four Main Topics
- 10 Land Use Categories



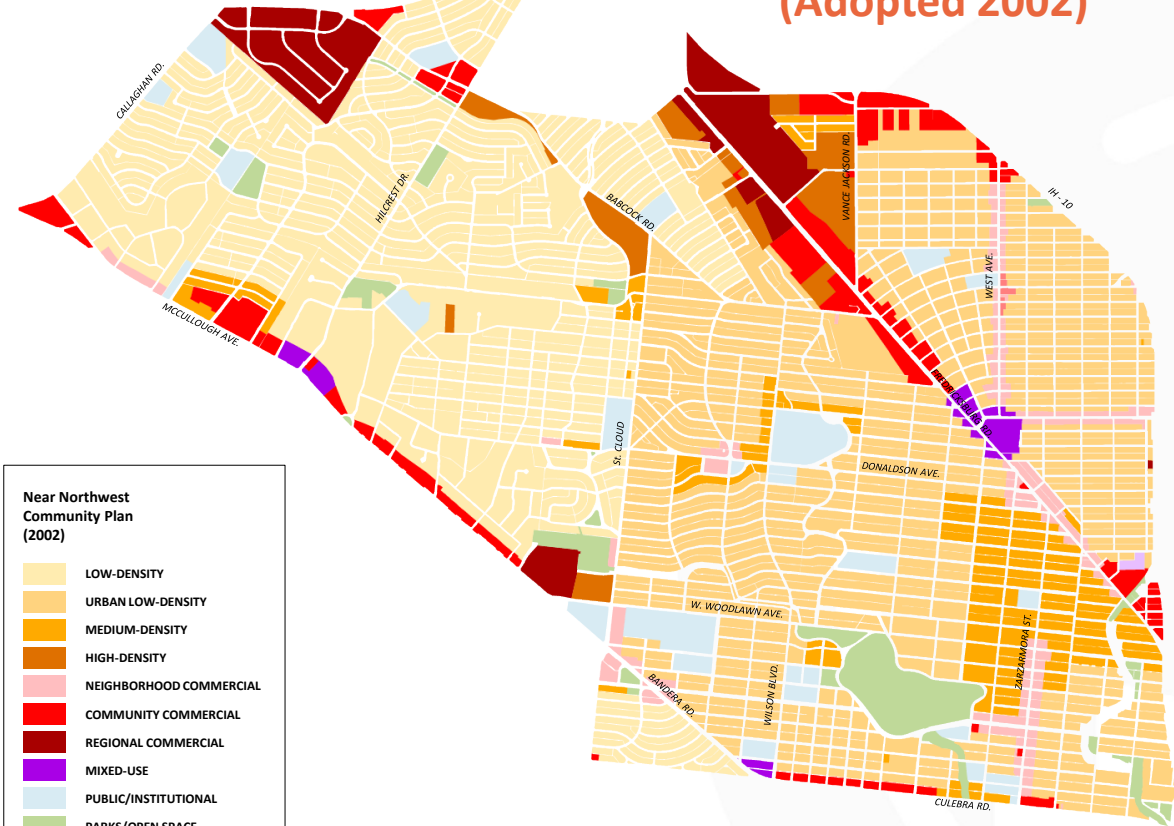
PROPOSED LAND USE



Prepared by the City of San Antonio Planning Department, November 2001

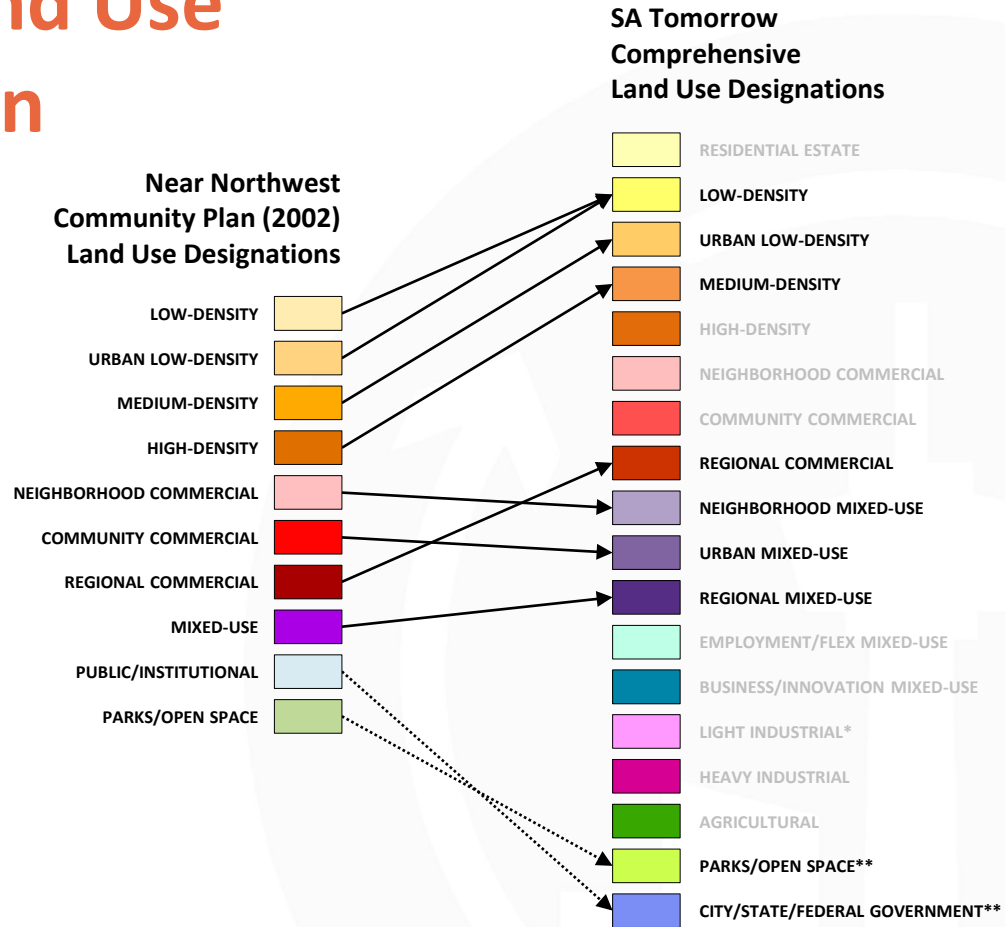
Near Northwest Community Plan

(Adopted 2002)



NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

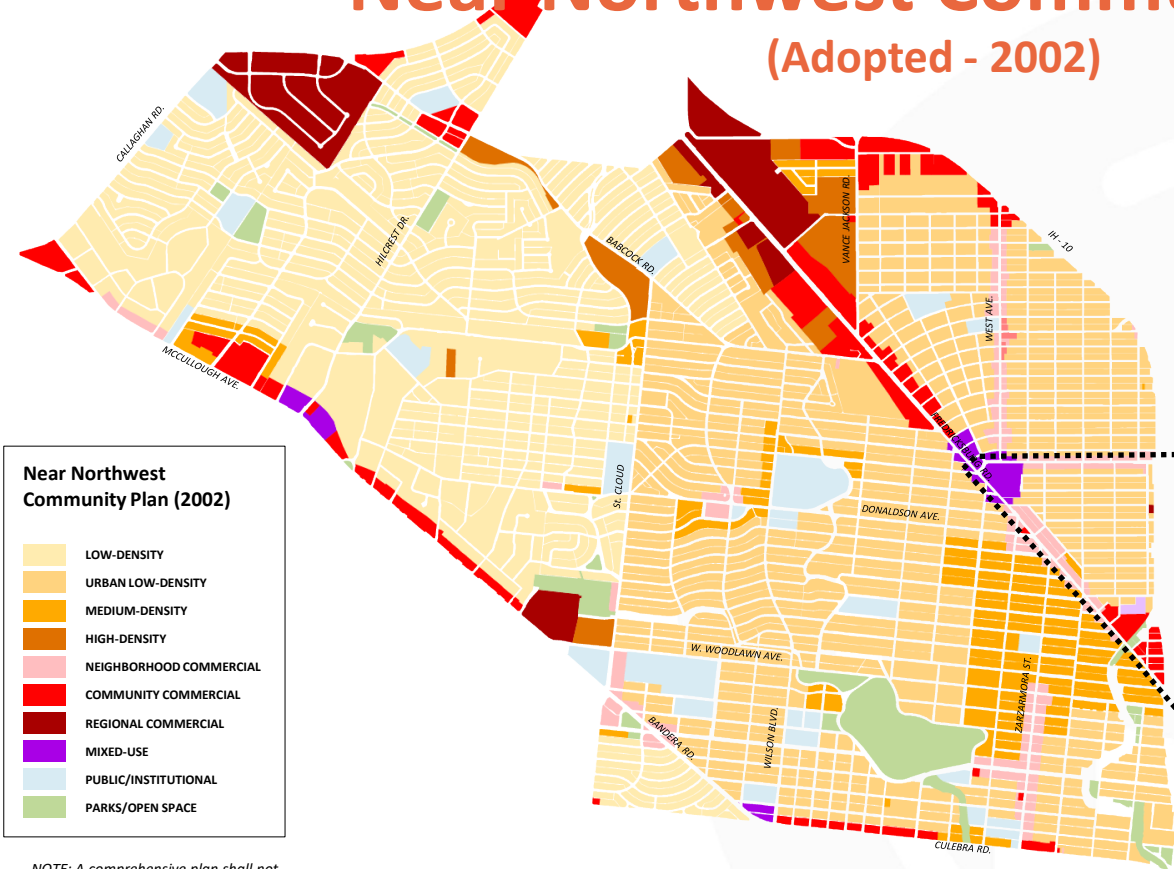
Future Land Use Conversion



NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Near Northwest Community Plan

(Adopted - 2002)



GROUP C

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

SA TOMORROW

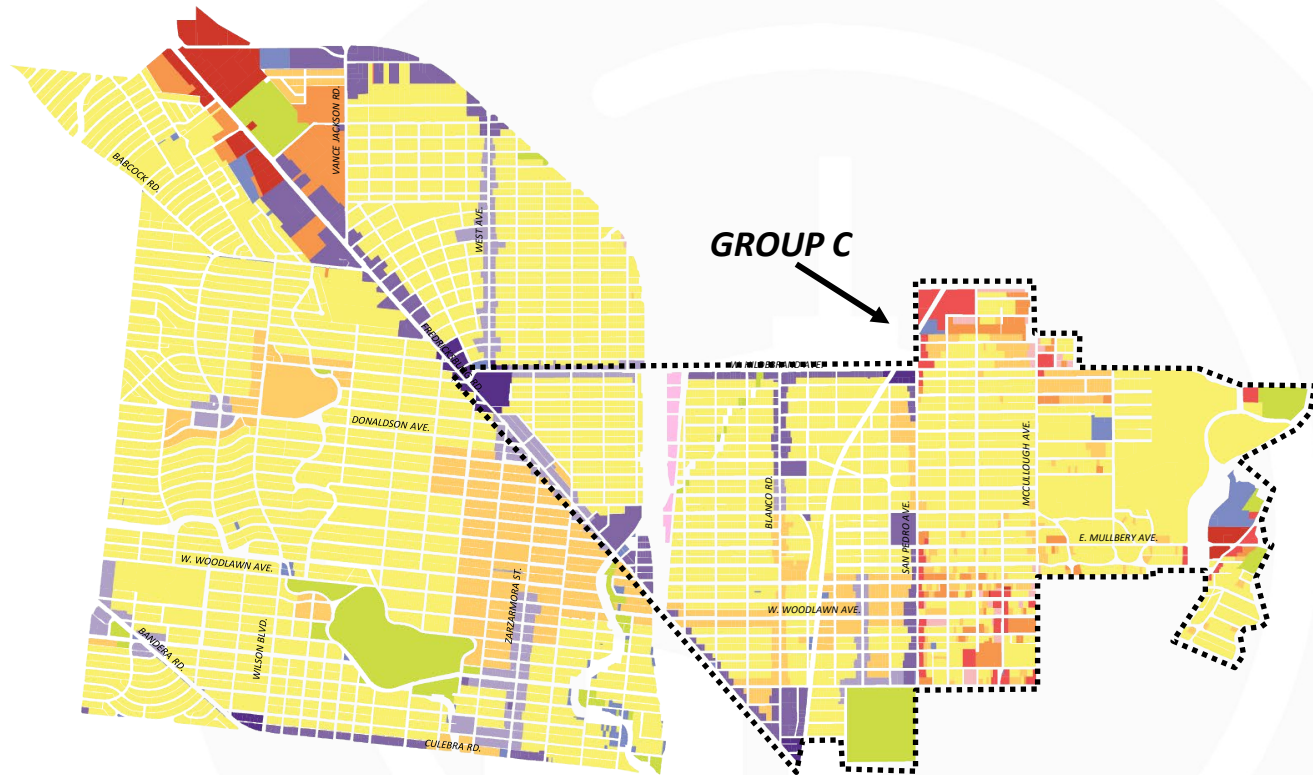
Near North Community Area Plan

(Preliminary Working Draft - 2025)

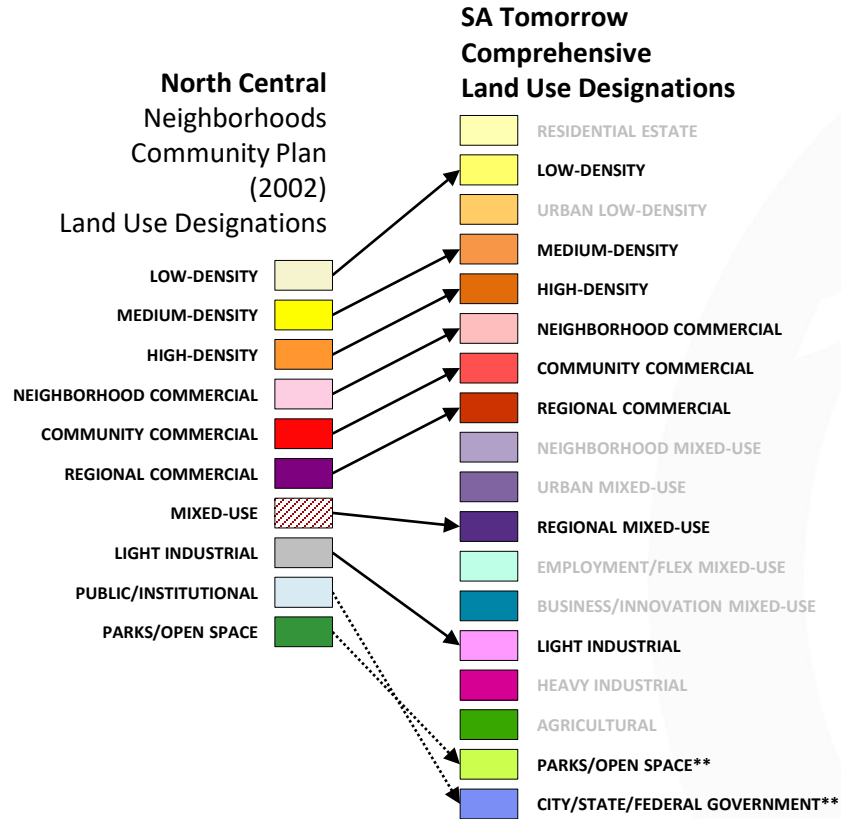
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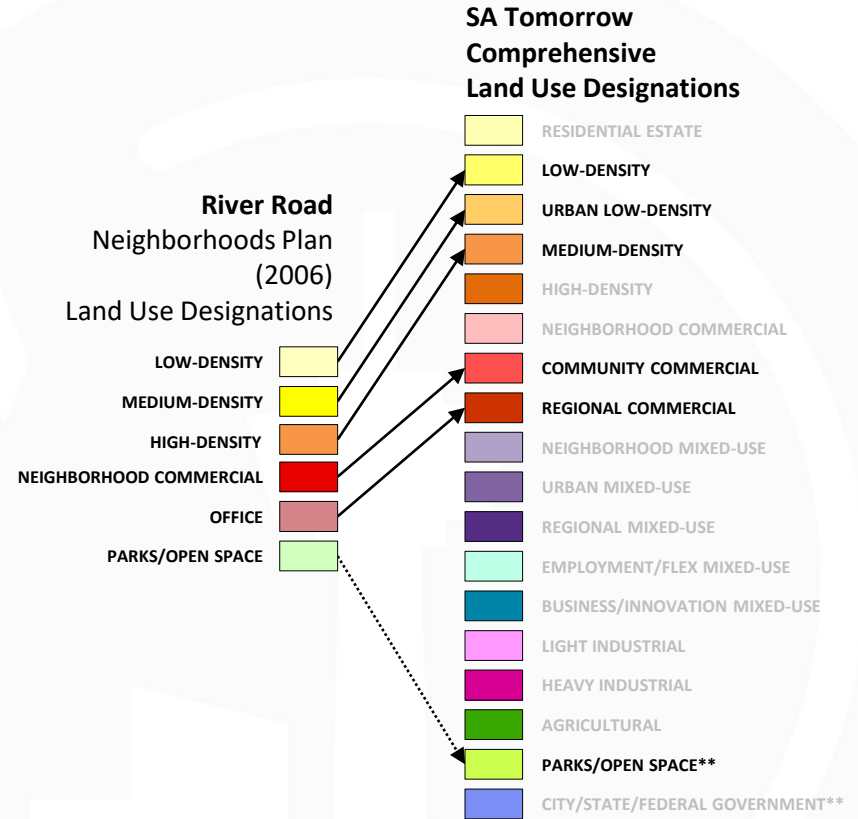
NOTE: A comprehensive plan shall not
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Future Land Use Conversion



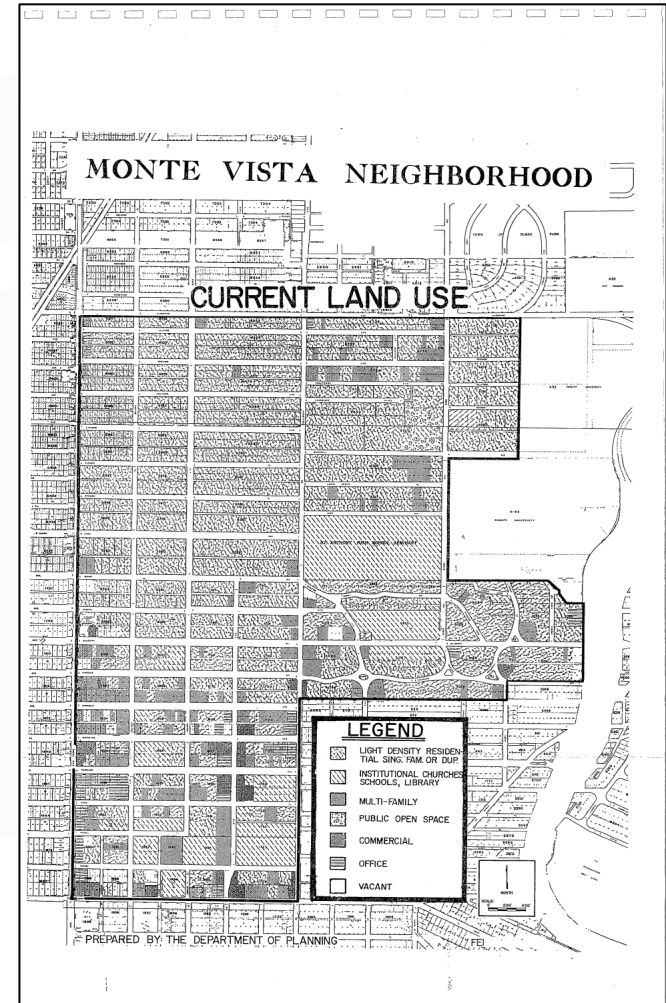
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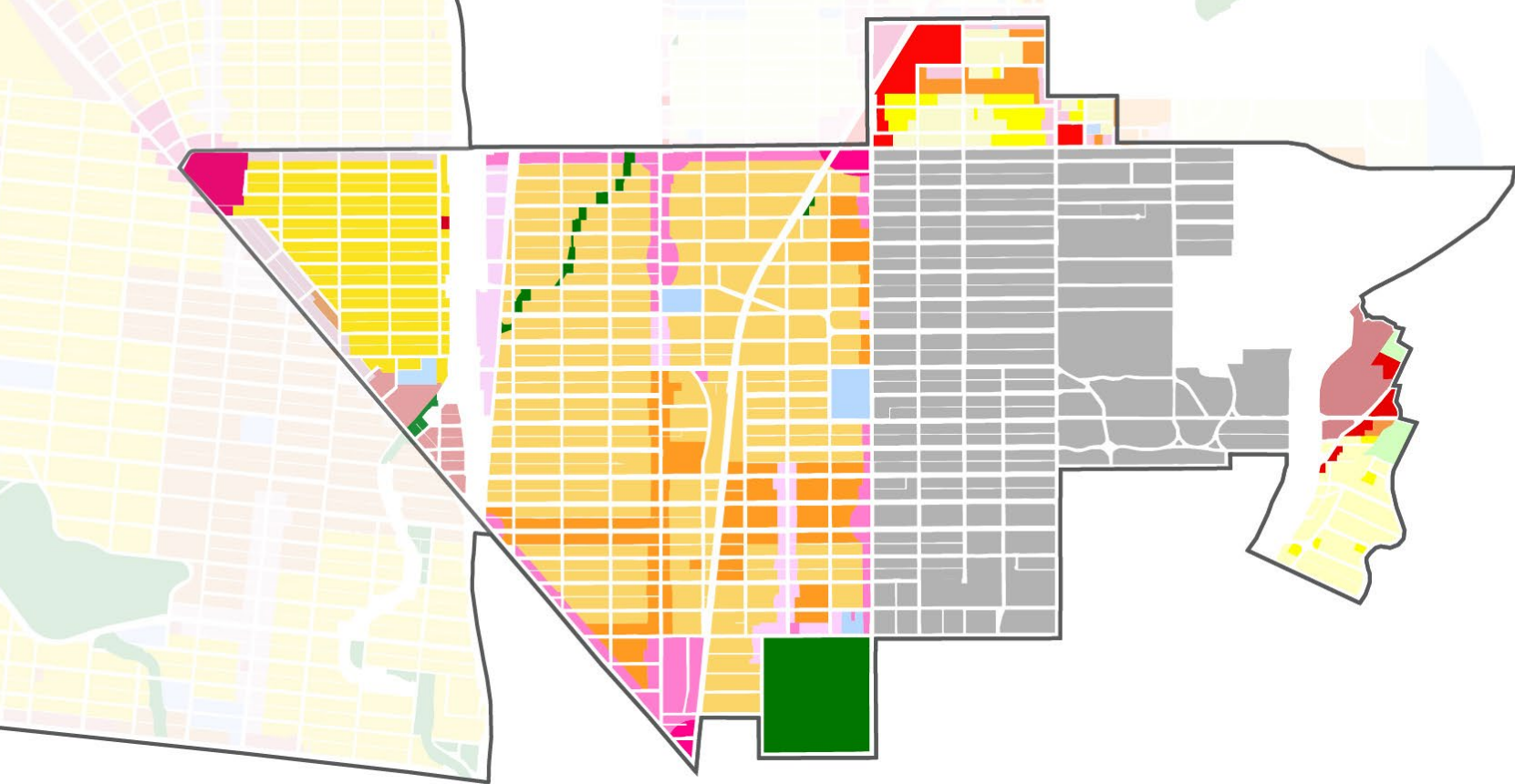
Future Land Use Conversion

GENERALLY...

- Referenced zoning for sites currently without Land Use planning
- Lowest intensity without creating non-conformity

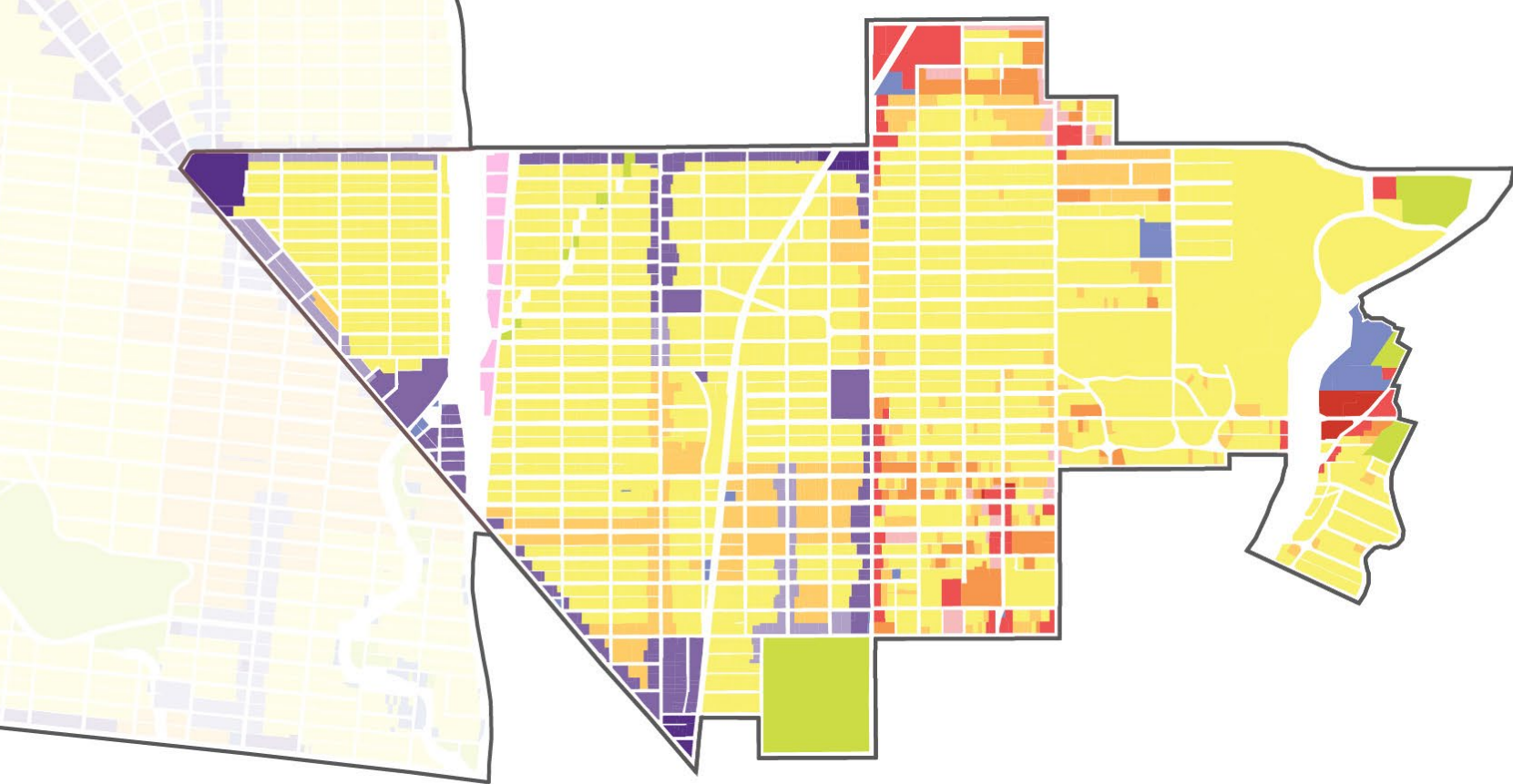


Current Land Use Planning



NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Preliminary Working Draft



*NOTE: A comprehensive plan shall not
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Draft Vision and Goals

The Near North Community Area preserves its many historic and cultural resources for future generations, encourages connections among the diverse residents and organizations of the area, and supports compatible growth within established and historic neighborhoods.

New investments and safe mobility options respond to existing neighborhood character and advance community goals of high quality of life, resiliency and sustainability, and diverse housing that serves residents at every stage of life.

RELEVANT CITY POLICIES

- **SA Tomorrow Comprehensive Plan policies**
- **Strategic Housing Implementation Plan (SHIP)**
- **SA Ready Climate Action & Adaptation Plan (CAAP)**
- **Transit-Oriented Development Policy**

GENERAL CITY PRIORITIES TO KEEP IN MIND

- **Neighborhood Stability**
- **Revitalization Opportunities**
- **Placemaking and support of local business areas**
- **Areas where more housing is needed**
- **Housing diversity and choice**
- **Protection of employment areas**
- **Removing/Avoiding quality of life conflicts**

WORK SESSION OBJECTIVE

- **Small Group Discussion to evaluate the Working Draft Map**

(residential, commercial, mixed-use, industrial)

- **Identify potential areas that look correct and reflect community and City Goals**
- **Identify areas that could be considered for change**

HOW IS THE FUTURE LAND USE (FLU) MAP USED?

The FLU map is used by a variety of entities to guide decisions about growth, infrastructure, and resources. The map is used by:

- **City Council** to make decisions about rezonings, plan amendments, infrastructure investments, and public services
- **Zoning Commission and Planning Commission** to guide recommendations on rezoning and plan amendment requests
- **Utility, infrastructure, and transportation providers** (like SAWS, CPS, VIA, COSA Transportation) to anticipate where new roads, facilities, and services will be needed
- **Developers and investors** to assess future development sites
- **Neighborhoods** to understand and influence how their community will grow over time

RESIDENTIAL FUTURE LAND USE CATEGORIES

***RESIDENTIAL
ESTATE***



**LOW DENSITY
RESIDENTIAL**



**URBAN LOW DENSITY
RESIDENTIAL**



RESIDENTIAL FUTURE LAND USE CATEGORIES

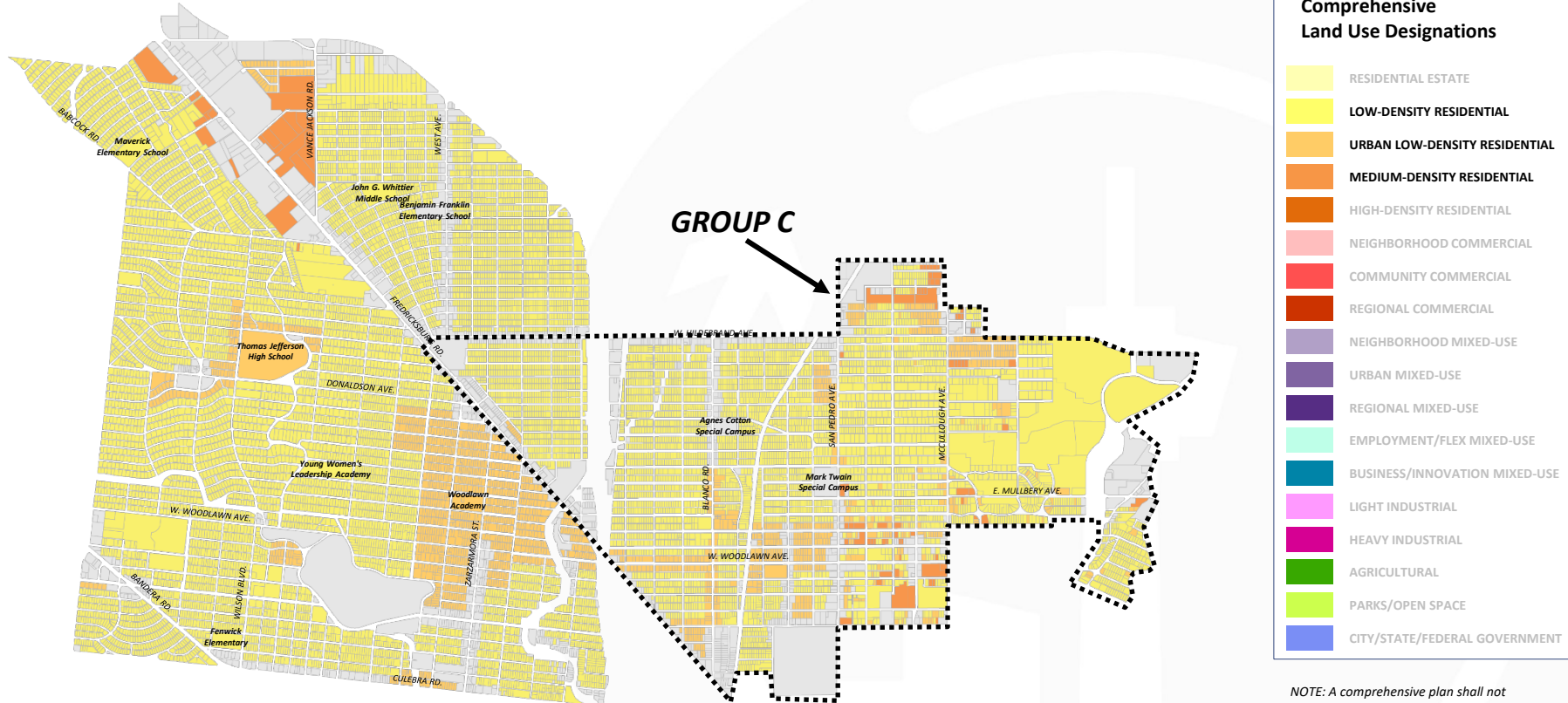
MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



Preliminary Working Draft: Residential



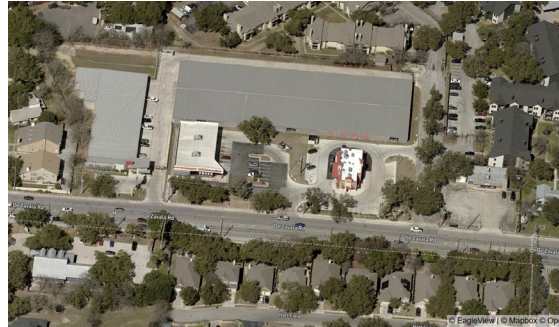
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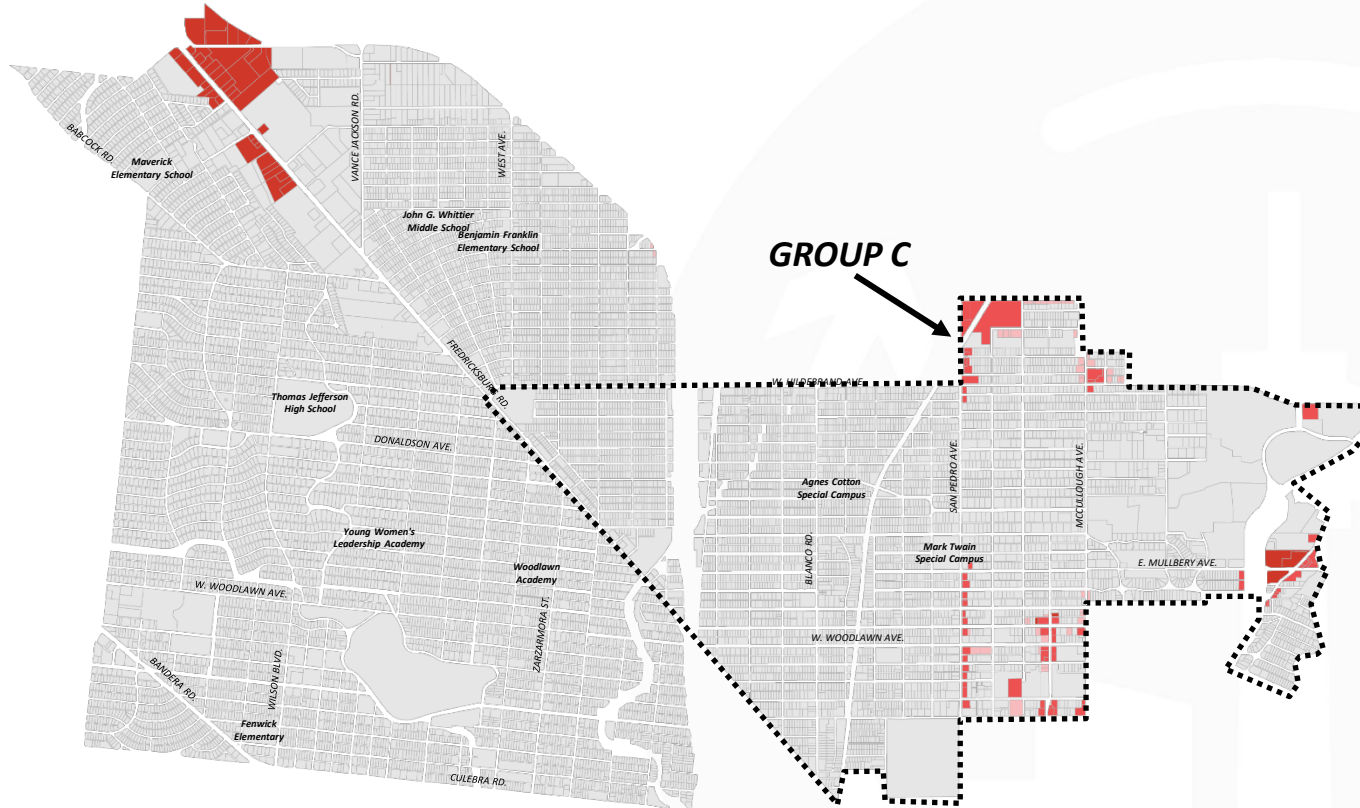
COMMUNITY COMMERCIAL*



REGIONAL COMMERCIAL



Preliminary Working Draft: Commercial



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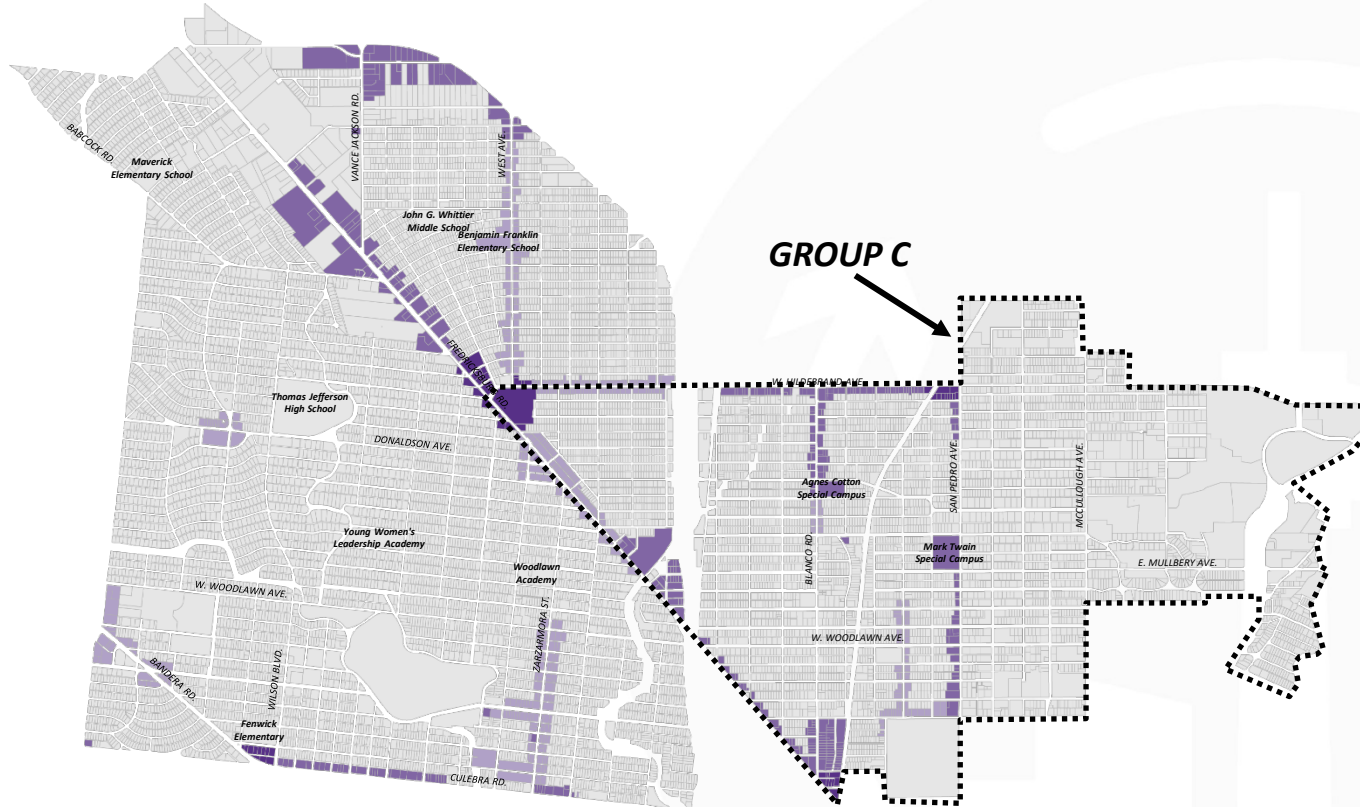
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EMPLOYMENT FLEX/MIXED-USE



Preliminary Working Draft: Mixed-Use



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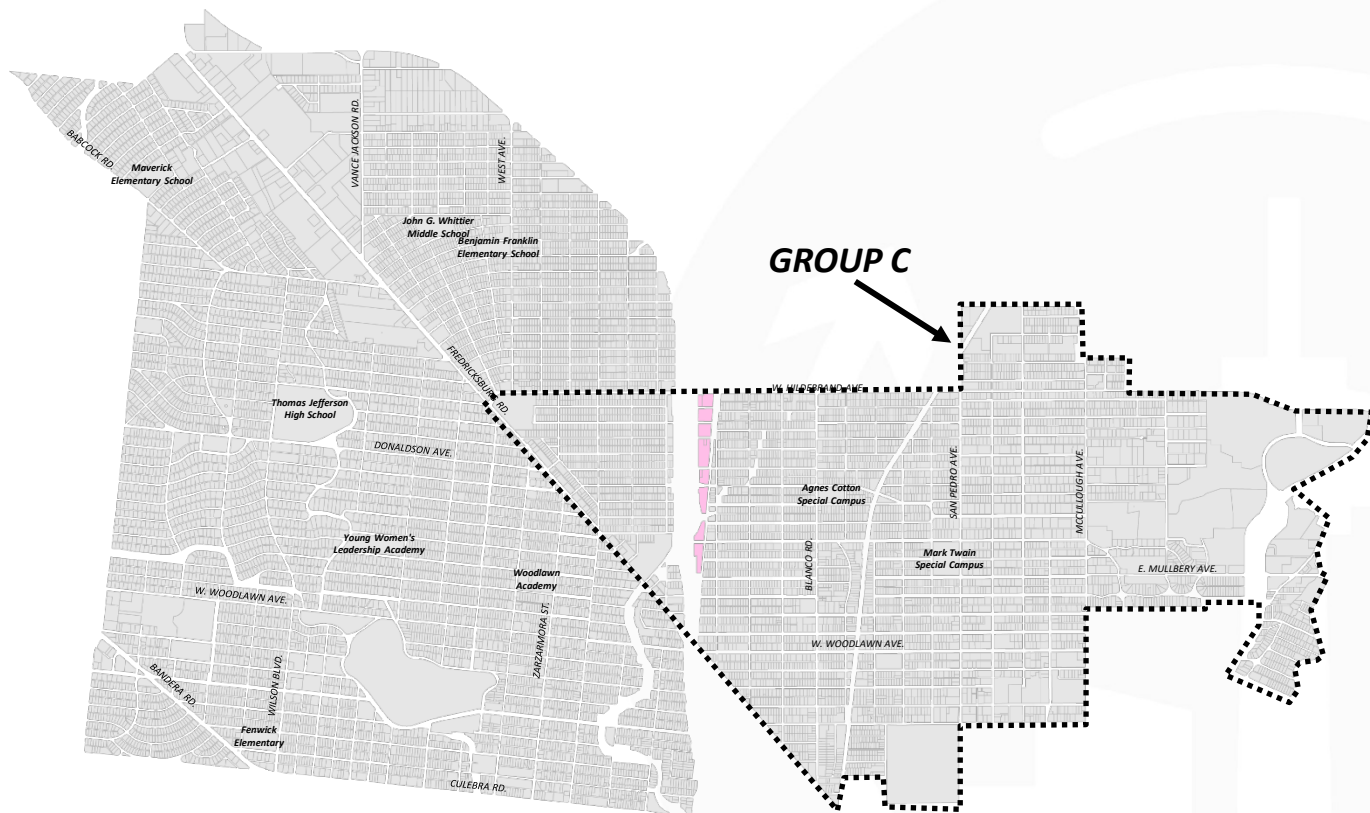
HEAVY INDUSTRIAL



AGRICULTURE



Preliminary Working Draft: Industrial

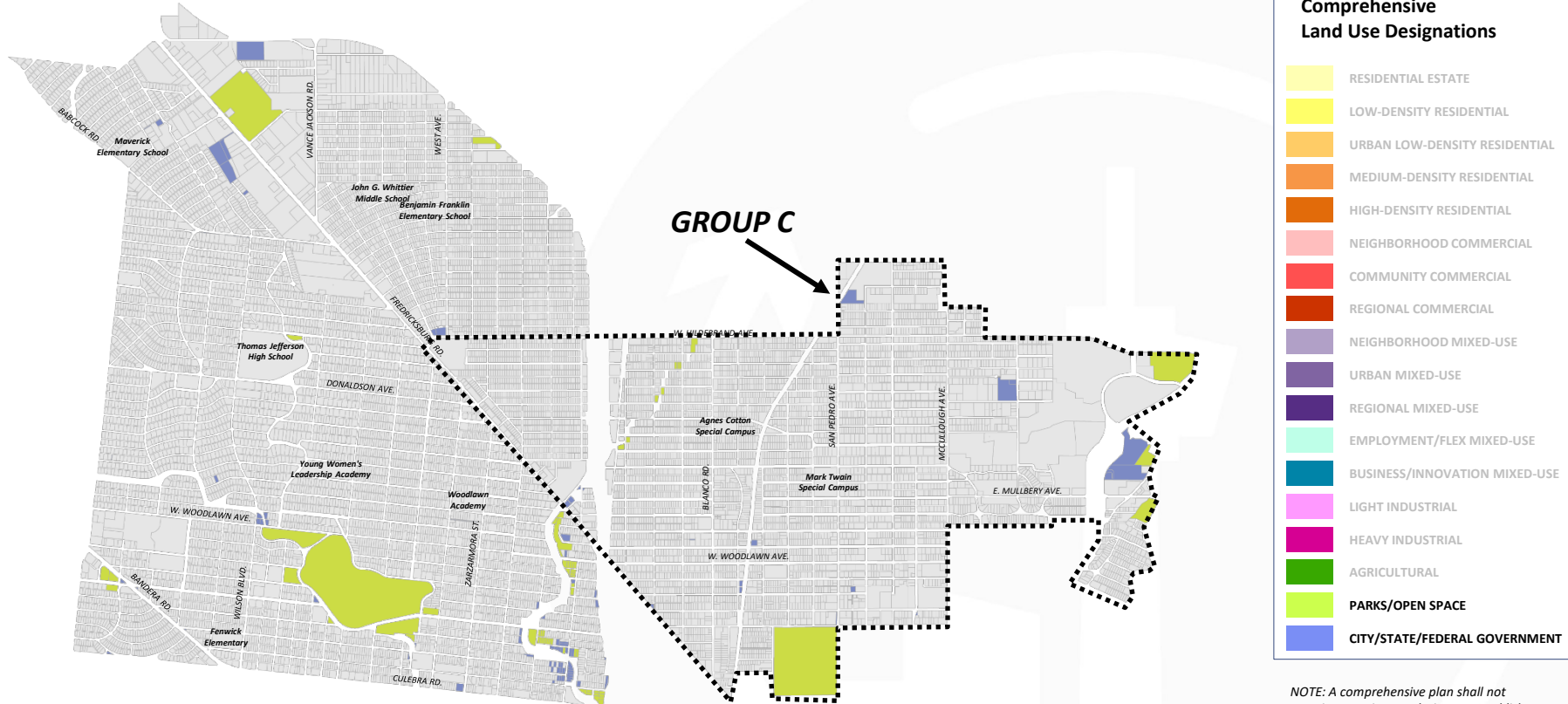


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