



NEAR NORTHEAST COMMUNITY AREA PLAN

PLANNING TEAM MEETING # 2 SUMMARY

Topic: PT2: Vision & Goals Review; Intro to Land Use; Intro to Focus Areas

Time: 11:30 AM – 1:30 PM

Location: Pre-K 4 SA East Education Center, 5230 Eisenhower Road, SATX 78218

Attendees:

Attendees consisted of COSA staff, NNE PT members, and guests from relevant organizations.

- Heather Yost, COSA Project Manager
- Chris Ryerson, AICP, COSA
- Jay Renkens, MIG
- Marco Hinojosa, MIG
- Dennis Milam, Borderless Studio (SAHT)
- Gabriella April Reyes, Borderless Studio (SAHT)
- Pedro Rodriguez, Sunrise NA
- Jessica Sifuentes, VIA
- James Noggle, Camelot I NA
- Julie Cornelius, Wilshire Village NA
- Allison Pineda, VIA
- Amy Carlton, NE Baptist Hospital
- Peggy Wolfe-Jones, Marymont NA/Revitalize SA
- Deborah Reid, Wilshire NA
- Cara Nichols, Terrell Heights NA

I. MEETING PURPOSE & AGENDA

The **purpose** of Planning Team Meeting #2 was to review feedback from Community Meeting #1 and Survey #1 and determine whether the draft NNE Vision & Goals adequately captures the community's priorities for the future. An introduction to Land Use and Focus Areas was also provided as a primer for future Planning Team meetings. The agenda for the meeting is below:

- 11:30 AM – Welcome & Intros
- 11:35 AM – Review of public input from Community Meeting #1 and Survey #1
- 11:40 AM – Review and discussion of Draft NNE Vision & Goals
- 12:15 PM – Intro to Land Use
- 12:30 PM – Intro to Focus Areas; discussion of draft Focus Area sites
- 1:25 PM - Next Steps & Adjourn

II. MEETING SUMMARY

The meeting format was a combination of PowerPoint presentation and facilitated discussion. The meeting opened with around-the-table introductions and review of the Near Northeast Community Area Plan development schedule before moving into a review of public feedback, discussion of draft Vision & Goals, intro to Land Use, and intro to Focus Areas. A summary of each agenda item is found on the following pages. **The complete PowerPoint presentation is attached at the end of this document.**

Review of Community Input

The first portion of the meeting included a review of the feedback received from the NNE community in the first round of public engagement. The purpose of the first round of engagement was to capture what the NNE community views as the area's greatest strengths, challenges, and opportunities.

Outreach events and methods included Planning Team Meeting #1 (July 2024) Community Meeting #1 (March 2025) and Survey #1 (September 2024 – March 2025). Feedback captured the community's response to four questions:

1. What do you like about the NNE area?
2. What is missing from the NNE area?
3. What would you change about the NNE area?
4. What is your big idea for the NNE area?

The COSA Project Manager shared that over **700 comments** total were received from initial outreach efforts and that **seven major themes** emerged from the results (note that there is interconnectedness and overlap between themes):

1. Location/access to highways is an asset for the NNE
2. Revitalization of neighborhoods and commercial corridors
3. Maintenance of public and private spaces
4. Safety – personal and property safety
5. Community-serving amenities – community facilities, gathering areas, retail, and services
6. Parks and green infrastructure – addition of and expanded access to existing parks/green space
7. Improved railroad crossings

Draft Vision and Goals

Project staff explained that these seven themes were the basis of the draft NNE Vision & Goals. **Vision** statements are intended to be general, aspirational, and set a broad direction for plan content. **Goals** are more defined outcomes that advance realization of the Vision. The Vision & Goals will be used throughout the planning process to guide development of policy recommendations for Land Use, Housing, Economic Development, Mobility, and Amenities & Public Space. The draft Vision and Goals are presented below:

Draft Vision Statement:

The Near Northeast Community Area builds on its established neighborhoods and commercial areas by revitalizing and enhancing existing development and increasing opportunities for residents to access a range of community-serving uses, green spaces, and amenities, while addressing maintenance needs, mobility concerns, and environmental hazards.

Draft Goals:

GOAL 1: Protect, revitalize, and beautify established residential neighborhoods and commercial corridors that are the heart of the community.

GOAL 2: Use a range of tools to encourage the redevelopment and/or revitalization of underutilized properties for neighborhood-serving, mixed-use, and commercial amenities.

GOAL 3: Protect and enhance natural features including existing greenways, parks, and tree canopies, and consider opportunities to introduce additional green spaces.

GOAL 4: Address environmental concerns including drainage and stormwater runoff, noise, and light pollution to enhance well-being of residents.

GOAL 5: Improve connectivity, accessibility, and safety of major corridors by increasing mobility options, addressing increased traffic and high speeds, upgrading railroad crossings, and updating transportation infrastructure throughout the area.

GOAL 6: Consider opportunities for additional community amenities and/or programming that serve residents of all ages.

GOAL 7: Improve public safety and better connect those in need to available programs and services.

After the draft Vision & Goals were presented, Planning Team members were invited to provide feedback. Discussion points were:

- In general, the NNE area lacks a unifying feature and sense of place. The Vision & Goals should incorporate language that emphasizes community connections/community building. Communication leads to the community speaking with a stronger voice.
- Families are important building blocks of the community, and should be able to gain strength from within their community – community should support families
- Neighborhoods should be the heart and forefront of the community.
- NNE needs to be an area with a strong identity, with a sense of place; shouldn't have to leave the area for excitement. When people feel connected to their communities, there is pride of ownership with amplified benefits.
- Emphasize connection of neighborhoods that can feel isolated (both physical and communication)
- Knowing neighbors/business owners helps promote sense of community/belonging for all ages.
- Sustainable elements (landscaping, public features, environmental design) help cut down on maintenance burden and increase safety of communities (add reference to safety)
- Recognize different experiences of people; look for opportunities for community-building (such as programming and activities; make the area feel more like home.
- In general, include in goals a reference to better transitions between industrial and residential areas.
- Goal #2: should mention that new businesses and revitalization elements should be compatible with and complementary to existing elements
- Goal #3: add "restoration" to protect and enhance, particularly in reference to Salado Creek (specific reference to Salado Creek restoration might best be expressed as a Recommendation in the "Amenities" section of the NNE Plan as it is an outcome that supports this overall goal)
- Goal #4: primary environmental concerns are from existing industrial sites. Light pollution ties to public safety.

Intro to Land Use

In this section, COSA consultant staff introduced land use in preparation for future Planning Team meetings on the topic. Key points from the Land Use presentation are outlined below with complete presentation attached at the end of this document.

- Land use refers to how communities use their land for different purposes
- Land use helps protect health, safety, and welfare of communities

- Future land use is the foundation of the NNE Community Area Plan and will be used for guidance on decision-making by elected officials, planning commission, and zoning commission.
- **Land Use Categories** describe the general development pattern and character of the area to which they are applied. San Antonio has 18 Land Use Categories, generally describing varying intensity and density of Residential, Commercial, Industrial, Mixed-Use, and Civic uses.
- Each Land Use Category contains a range of **Zoning Districts** that are allowed within it.
- **Land Use and Zoning are related, but two distinct concepts.** **Land Use** refers to broad patterns of development and guidelines for growth. **Zoning** refers to the specific uses allowed on individual parcels of land as well as detailed regulations for building height, setbacks, and parking requirements.
- In order to develop the NNE Future Land Use Plan, we will consider existing land use, previous land use plans and existing zoning to create a draft Future Land Use Map. The map will be vetted by the Planning Team and NNE community at several points in the development process and evaluated against the NNE Vision & Goals.

Intro to Focus Areas

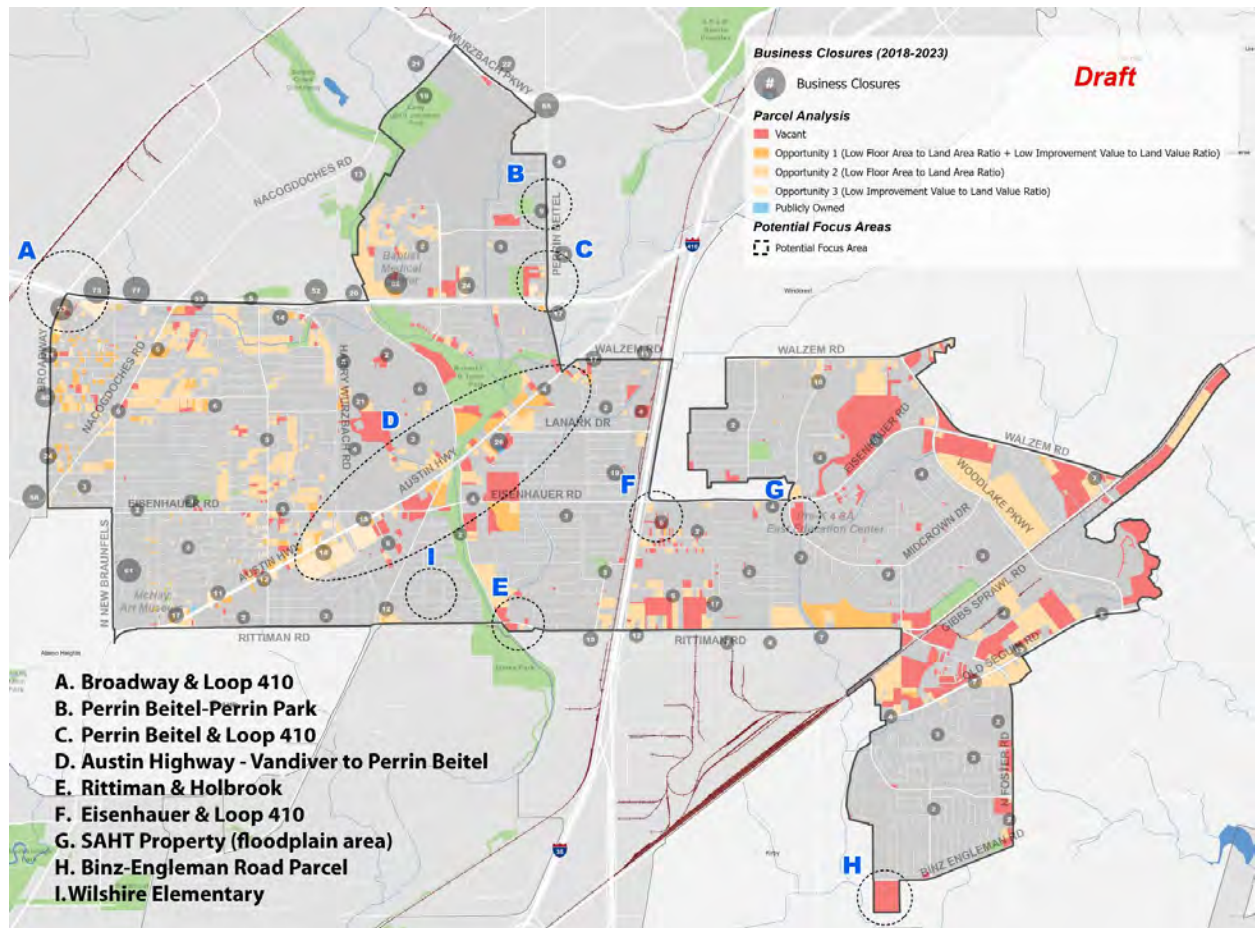
In this section, COSA consultant staff introduced and explained the concept of Focus Areas. Focus Areas are areas of opportunity within the plan area where the community wishes to direct future investments, support, or improvements. They can be places the community wants to see developed, revitalized/redeveloped, or preserved. There is no set size for a Focus Area; they can be vacant or underutilized parcels within a concentrated area, outdated commercial or strip centers, former industrial sites, areas along transit or commercial corridors, major intersections or nodes, and special districts that need support to thrive.

Within the NNE Plan, each Focus Area will include:

- A unique vision
- Analysis of challenges and opportunities
- Key investments or improvements
- Focus Area maps showing locations of key investments or improvements related to various aspects of urban design such as mobility enhancements and public facilities or infrastructure.
- May include graphics or visualizations to help illustrate how concepts can be applied

Using a combination of data analysis and public input, the Planning Department identified nine preliminary Focus Areas for the Planning Team to discuss. Data used included analysis of vacant, underutilized, or publicly owned parcels. Future analysis to consider in selecting final Focus Area sites includes areas of overlapping challenges such as urban heat vulnerability; lack of tree canopy, stormwater/flooding issues; pedestrian/bicycle crashes; and accessibility to parks, food, and health care.

The nine preliminary Focus Area sites are presented on the map below:



After presentation of the potential Focus Area sites, the Planning Team was encouraged to provide feedback on whether sites should be eliminated, or others added. Key discussion points and questions are below:

- Question: Can future land use can help prevent certain uses? Land use helps guide broad use patterns, but only zoning specifies allowable uses. Each Land Use Category has a range of allowable zoning districts, so review those when making land use decisions.
- Question: Can environmental restrictions help with land use? Land use can steer certain types of development away from environmentally sensitive areas but does not provide environmental protections.
- Most Focus Areas will involve revitalization/retrofits since the plan area is mostly built out.
- Focus Areas B and C on Perrin Beitel could be combined to focus on the entire Perrin Beitel corridor. Revitalization Plan and design standards are already underway. Can also align with the Perrin Beitel focus corridor in the NE I-35 and Loop 410 Regional Center Plan
- Focus Area D (Austin Highway): Extend focus area all the way to Rittiman Road. Will have the greatest visual impact and is a “corridor of opportunity.” Could be a great way to connect many neighborhoods.
- Look into industrial/contaminated sites on Rittiman and Gibbs-Sprawl Roads.
- Add a Focus Area for Kardon Park at Gibbs-Sprawl and Rittiman and connecting neighborhoods to park.

Next Steps

- **Planning Team Meeting #3: Mobility** is scheduled for **Thursday, May 8 from 11:30 AM to 1:30 PM** at the PreK-4 SA East Education Center, 5230 Eisenhower Road, SATX 78218 (Please enter through the west entrance, not through the main office on the east side). **Lunch will be provided.**
- **Planning Team Meeting #4: Housing & Economic Development** is scheduled for **Monday, June 2 from 11:30 AM to 1:30 PM. THIS WILL BE VIRTUAL MEETING.** Login information will be sent closer to the meeting day.

Contact Info

Heather Yost, Project Manager, Planning Department

Heather.Yost@sanantonio.gov or (210) 207-7919

Near Northeast Community Area Plan project website: <https://nearnortheast.sacompplan.com/>



Near Northeast Community Area Plan

Planning Team

Meeting #2

Thursday, April 10, 2025

Pre-K 4 SA East Education Center

11:30 AM – 1:30 PM



Cambridge Systematics, Inc.
Bowtie

Economic & Planning Systems, Inc.
Auxiliary Marketing Services

Mosaic Planning and Development Services
Worldwide Languages
Able City



SA



TOMORROW

Introductions



PLANNING

M I G

Near NE Community Area Plan Project Team



PLANNING

City of San Antonio, Planning Department

Chris Ryerson, Planning Administrator

Heather Yost, Senior Planner / Project Manager



MIG

Jay Renkens, Principal

Marco Hinojosa, Co-Project Manager



Mosaic

Carissa Cox, Principal Planner

Meeting Sequence

WE ARE HERE

Planning Team Meeting 1 (July 11, 2024)

Community Meeting 1 (March 6, 2025)

Planning Team Meeting 2 (April 10, 2025)

Planning Team Meeting 3 (May 8, 2025)

Planning Team Meeting 4 (Tentative June 2, 2025)

Planning Team Meeting 5 (TBD)

Planning Team Meeting 6 (TBD)

Community Meeting 2 (TBD)

Planning Team Meeting 7 (TBD)

Planning Team Meeting 8 (TBD)

Planning Team Meeting 9 (TBD)

Digital Design Charrette (DDC) (TBD)

Planning Team Meeting 10 (TBD)

Community Meeting 3 (TBD)

Planning Team Meeting 11 (TBD)

Community Meeting 4 (TBD)

Planning Team Meeting 12 (TBD)

Orientation | Sub-Area Planning Overview | Vision and Goals

Introduction to Land Use | Confirm Vision & Goals

Introduction to Mobility

Introduction to Housing & Economic Development

Introduction to Community Amenities & Public Space

Introduction to Focus Areas

Land Use | Focus Areas

Mobility | Focus Areas

Housing & Economic Development | Focus Areas

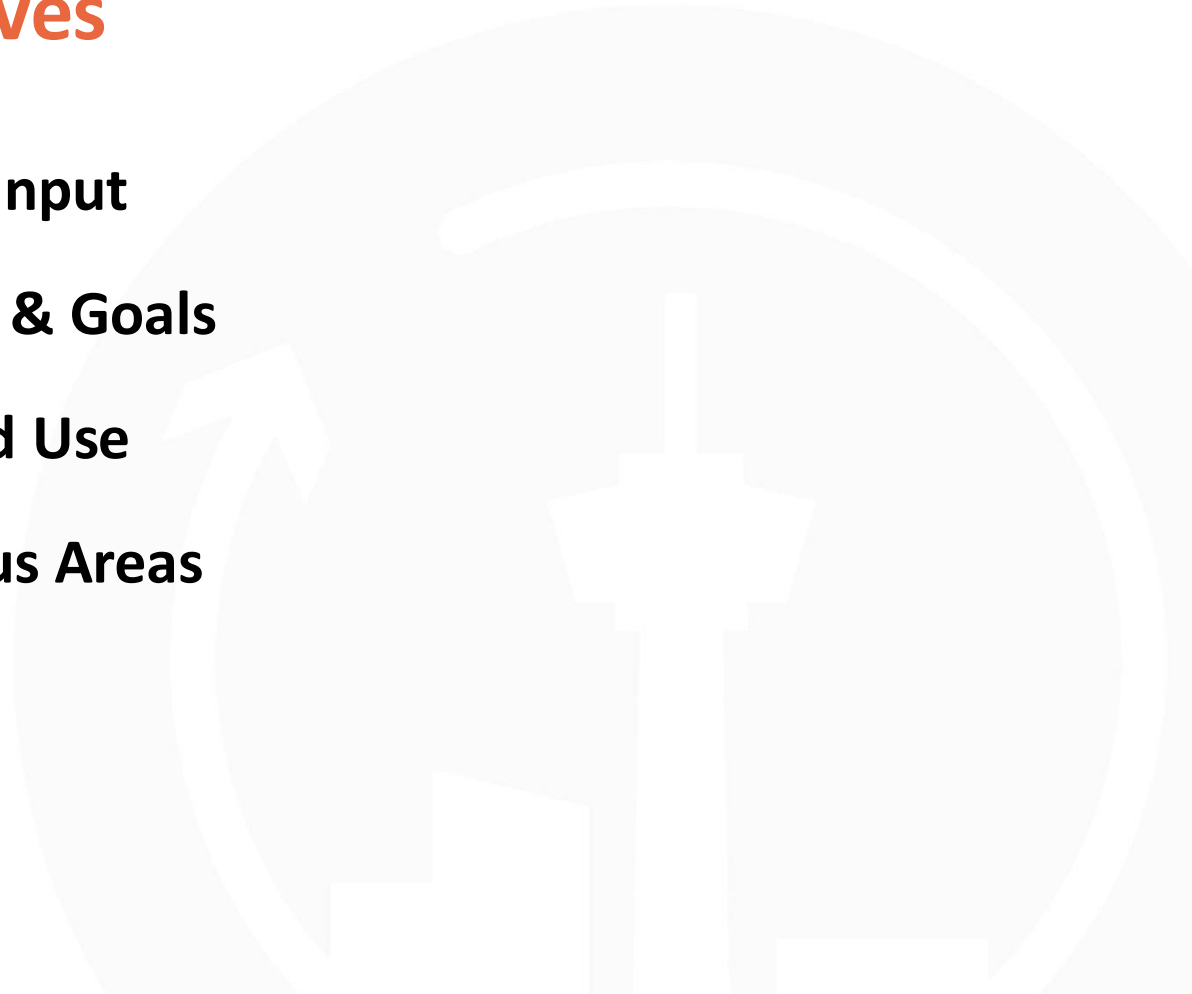
Visualization of Two Selected Sites

Community Amenities & Public Space | Focus Areas | DDC

Plan Priorities & Implementation

Public Draft Review

Meeting Objectives

- **Overview of Public Input**
 - **Discuss Draft Vision & Goals**
 - **Introduction to Land Use**
 - **Introduction to Focus Areas**
- 
- A faint, light gray background graphic is visible on the right side of the slide. It consists of a large, thin circular arrow that curves around a central, stylized tree-like shape. The tree has a vertical trunk and a canopy of horizontal lines, resembling a simplified map or a conceptual diagram.

SA TOMORROW

Review of Public Input

Review of Planning Team Meeting 1

- **Location:**
Whitley Event Center, Oblate School of Theology
- **Date and Time:**
July 11, 2024
5:30 – 7:30 p.m.
- **Participants:**
20
- **Major Themes from Discussion:**
 - Assets - Location, access, natural features, established neighborhoods
 - Challenges – Safety (personal and property), gaps in access to amenities, maintenance
 - Opportunities – Revitalization, connectivity to existing amenities, new community amenities

Near Northeast Community Area Plan
Planning Team Meeting 1
July 11, 2024



Review of Community Meeting 1

- **Location:**
Pre-K 4 SA East Education Center
- **Date and Time:**
March 6, 2025
5:30 – 7:30 p.m.
- **Participants:**
53
- **Comments:**
133

Near Northeast Community Area Plan
Community Meeting 1
March 6, 2025

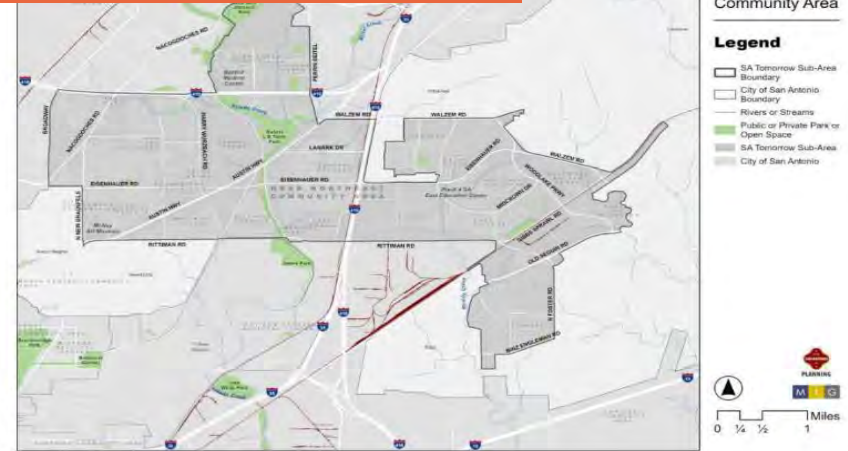


Review of Survey 1

- **Location:**
SASpeakUp (online) & hardcopy
- **Date and Time:**
September 27, 2024 – March 14, 2025
- **Participants:**
101
- **Comments:**
542

Near Northeast Community Area Plan Survey

September 27, 2024 – March 14, 2025



The following questions are intended to help staff gain a better understanding of what concerns you may have related to the community and also to hear about what you consider to be assets of the community.

1. What do you like most about this area?

2. What is missing from this area?

3. What would you change about this area?

4. What is your vision or what are your "big ideas" for the future of this area?

SA TOMORROW

NEAR NORTHEAST Community Area Plan

VISION BOARD

COMMUNITY MEETING 1
Thursday, March 6, 2025

What do you like about this area?
¿Qué es lo que más le gusta de esta área?

Write your thoughts below / Comparte su opinión

Love the relatively full tree canopy.

What do you like most about this area?
¿Qué es lo que más le gusta de esta área?

1. There are many single family homes. It is quiet (at least where we live in Fairfield).

2. Write your thoughts below / Comparte su opinión

What do you like most about this area?
¿Qué es lo que más le gusta de esta área?

1. There are many single family homes. It is quiet (at least where we live in Fairfield).

2. Write your thoughts below / Comparte su opinión

What do you like about this area?
¿Qué es lo que más le gusta de esta área?

Write your thoughts below / Comparte su opinión

This area, where I live in the five years, is generally quiet.

I hope it stays that way.

2023-04-07 maria@omniback Submitted by Maria C. Moron

What do you like about this area?
¿Qué es lo que más le gusta de esta área?

1. There are many single family homes. It is quiet (at least where we live in Fairfield).

2. Write your thoughts below / Comparte su opinión

What do you like most about this area?
¿Qué es lo que más le gusta de esta área?

Affordable housing
Childcare
& Pre K programs

What do you like about this area?
¿Qué es lo que más le gusta de esta área?

1. There are many single family homes. It is quiet (at least where we live in Fairfield).

2. Write your thoughts below / Comparte su opinión

What do you like about this area?
¿Qué es lo que más le gusta de esta área?

1. There are many single family homes. It is quiet (at least where we live in Fairfield).

2. Write your thoughts below / Comparte su opinión

What do you like about this area?
¿Qué es lo que más le gusta de esta área?

1. There are many single family homes. It is quiet (at least where we live in Fairfield).

2. Write your thoughts below / Comparte su opinión

What do you like about this area?
¿Qué es lo que más le gusta de esta área?

1. There are many single family homes. It is quiet (at least where we live in Fairfield).

2. Write your thoughts below / Comparte su opinión

BIG IDEAS FOR THE FUTURE
SIDEWALKS IN ALL NEIGHBORHOODS
Carpooling in four ways

BIG IDEAS FOR THE FUTURE
SUPER IDEAS para el FUTURO son:

BIG IDEAS FOR THE FUTURE

What is missing from this area?
¿Qué falta en esta área?

Key Theme 1: Location / Access

Location / Access

"Very convenient to shopping areas, schools, freeway system, military bases, etc."

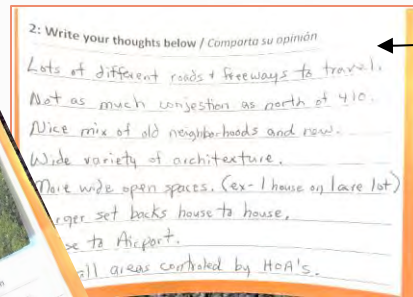
"This area, where I've lived for five years, is generally quiet. I hope it stays that way."

"Diversity; access to Salado Creekway; bus routes, grocery stores, pharmacies, auto repair..."

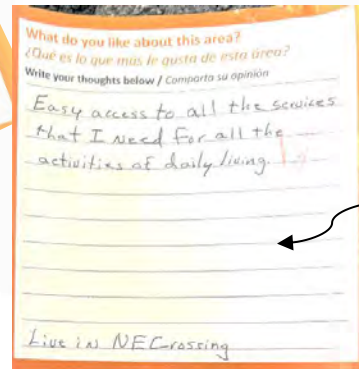
"I love the area has a strong community and good schools..."



"I love all the green areas in San Antonio and the bike trails. I use them and after the pandemic I have seen the growth in their use."



"Lots of different roads & freeways to travel. Not as much congestion as north of 410...Close to airport."



"Easy access to all the services that I need for all the activities of daily living."

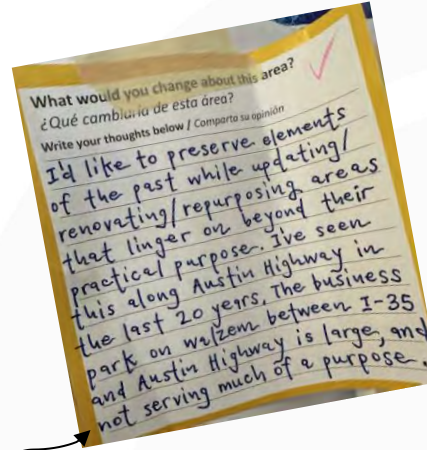
Key Theme 2: Revitalization

Revitalization of Neighborhoods & Corridors

"Need new attractive retail, businesses that are exclusive to the Northeast area (think Top Golf, etc.)"

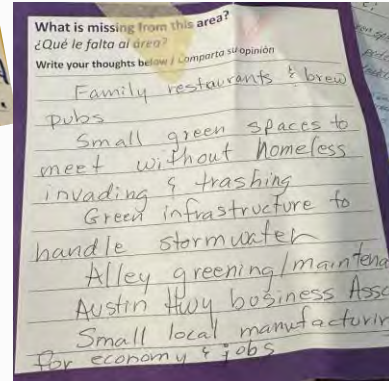
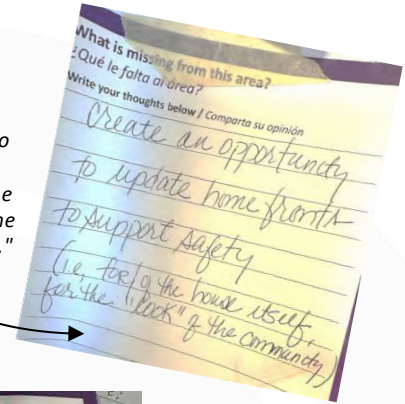
"Funding to help small businesses do 'facelifts' that make their property more secure and beautiful (should be for SA businesses, not chains)."

"Urban renewal for area bounded by Rittiman, Austin Highway, Walzem, and I-35."



"I'd like to preserve elements of the past while updating/renovating/repurposing areas that linger on beyond their practical purpose. I've seen this along Austin Highway in the last 20 years. The business park on Walzem between I-35 and Austin Highway is large and not serving much of a purpose."

"Create an opportunity to update homefronts to support safety (i.e. for the look of house itself, for the 'look' of the community.)"



"Family restaurants & brew pubs. Small green spaces to meet without homeless invading and trashing. Green infrastructure to handle stormwater. Alley greening/maintenance. Austin Highway business association. Small local manufacturing for economy and jobs."

Key Theme 3: Maintenance

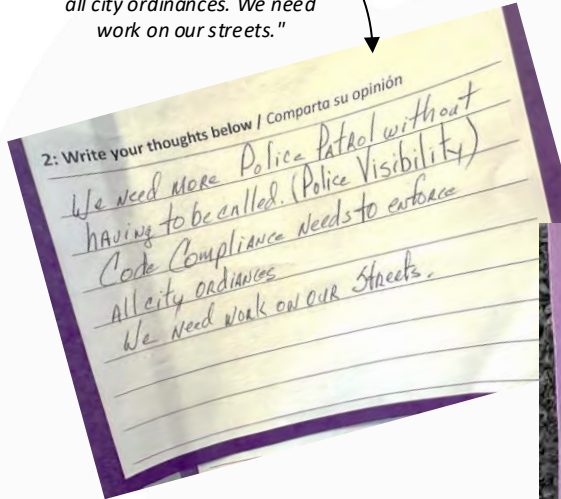
Maintenance of Public & Private Spaces

"Streets need to be repaired. Lighting added. Control of trash, homeless people, and houses/fences that are falling apart."

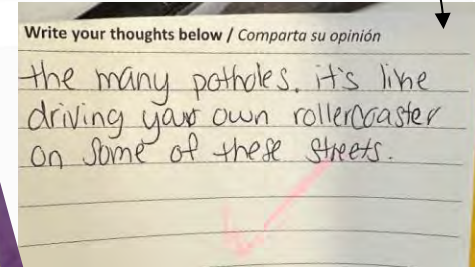
"Repave neglected lower income areas...animal control for strays. Provide better sanitization efforts, streets and parks are littered with trash."

"Enforce code compliance, clean up trash, repaved streets and sidewalks..."

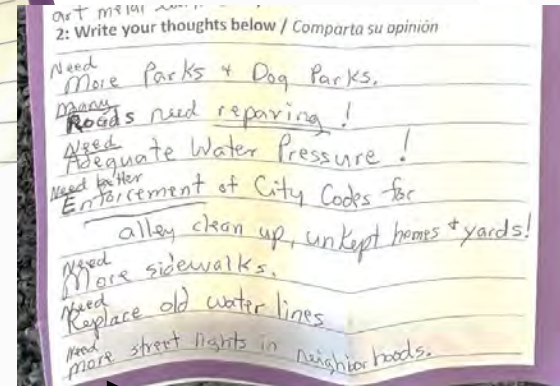
"We need more Police Patrol without having to be called (police visibility). Code compliance needs to enforce all city ordinances. We need work on our streets."



"The many potholes. Its like driving your own rollercoaster on some of these streets."



"Roads need repairing! Need adequate water pressure! Enforcement of City Codes for alley clean-up, unkempt homes, and yards...Replace old water lines..."



Key Theme 4: Safety

Personal & Property Safety

"More police patrols. Code compliance for abandoned cars in front of homes (on the public street)."

"Safety, police presence, street lighting..."

"Improved safety features. Whether its street lighting, increased patrol, or increased access to public services."

"Lights in the Park Village and lights on Fratt Road and sidewalk."

What is missing from this area?
¿Qué le falta al área?
1: Tape or draw an image in the space below
Coloque o dibuje una imagen
needed

Fratt Road
Side Walk
Village Park

2: Write your thoughts below / Comparta su opinión
Lights in the Park village.
& Lights on Fratt Road.
and Side Walk.

"Mobility. Pedestrian Safety. Sidewalks?"

What is missing from this area?
¿Qué le falta al área?
1: Tape or draw an image in the space below
Coloque o dibuje una imagen
*mobility * Safety SIDEWALKS?
pedestrian

What would you change about this area?
¿Qué cambiaría de esta área?
Write your thoughts below / Comparta su opinión
Homeless taking over in Empty office/
Business that were closed. Empty
unsupervised/surveillance Business lots
would invite other Homeless to easily move
in area. Small Business incentives
to keep them active. Austin Hwy area
Near old Fire Station #24, Lowe's parking
lot, Salado Creek crossing near Austin
Hwy and Holbrook Road (overpass and
underpass) area with Homeless visibility

"Homeless taking over in empty office/business that were closed. Empty unsupervised/surveillance business lots would invite other homeless to easily move in area. Small business incentives to keep them active. Austin Highway area near old Fire Station #24, Lowe's parking lot, Salado Creek crossing near Austin Hwy and Holbrook Road (overpass and underpass) area with homeless visibility."

Key Theme 5: Community Serving-Amenities

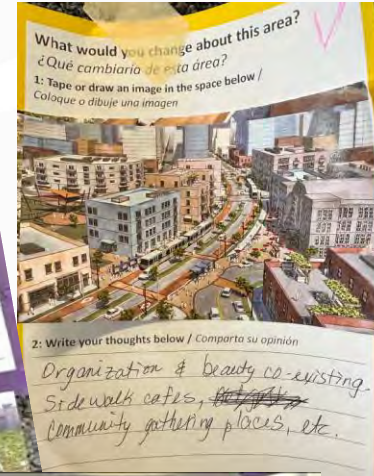
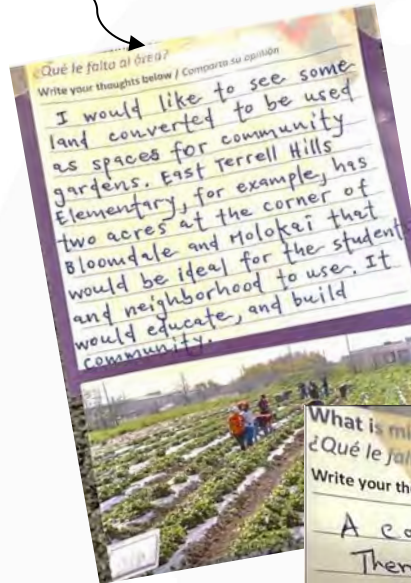
Community Facilities & Gathering Areas; Community-Serving Retail & Services

"The development of a community center in close proximity like the Mission Library. The center would provide residents with access to improved recreational facilities, including playgrounds, swimming pool, and trails"

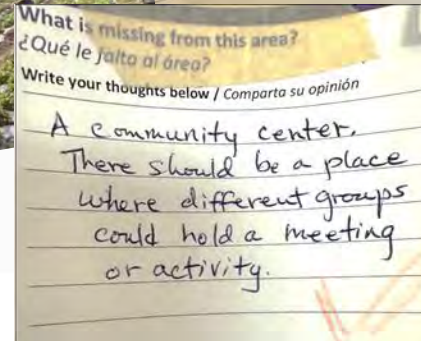
"More elevated dining."

"Places to connect with community members."

"I would like to see some land converted to be used as spaces for community gardens...it could educate and build community."



"Organization & beauty co-existing. Sidewalk cafes, community gathering places, etc."



"A community center. There should be a place where different groups of could hold a meeting or activity."

Key Theme 6: Parks & Green Infrastructure

Addition of & Expanded Access to Existing Parks & Greenspace

"Need more parks and outdoor spaces."

"I would like a lot more parks and green spaces."

"More access points to the Tobin trails along Salado Creek are needed..."

"Greywater irrigation project."

"Aesthetics with trees and green elements."

"...the near northeast side is a collection of neighborhoods divided by I-35 and Loop 410 and bordered on one side by JBSA-Fort Sam Houston. It seems lacking of a central, unifying feature or district, though there is potential. For example, the Salado Creek Greenway"

"Establish irrigation and treescape for the Eastern section (east of Austin Hwy). Flowers and some shading (e.g. those sailcloth triangles.)"

What is missing from this area?
¿Qué le falta al área?
Write your thoughts below / Comparta su opinión
As Ms. Post pointed out, the near northeast side is a collection of neighborhoods divided by I-35 and Loop 410, and bordered on one side by JBSA Fort Sam Houston. It seems lacking of a central, unifying feature or district, though there is potential. For example, the Salado Creek Greenway

What would you change about this area?
¿Qué cambiaría de esta área?
Write your thoughts below / Comparta su opinión
Establish irrigation and treescape for the Eastern section (east of Austin Hwy).
Flowers and some shading (e.g. those sailcloth triangles.)

"Provide access to linear park greenway by completing the pedestrian walkway (serving as alleyway) behind WalMart & Lowe's (Austin Highway) across Harry Wurzbach to behind HEB to Holbrook/Salado Creek. This could be a walk way with sidewalks, trees, parks, etc."

What is missing from this area?
¿Qué le falta al área?
Write your thoughts below / Comparta su opinión
Provide access to linear park greenway by completing pedestrian walkway (serving as an alleyway) behind WalMart & Lowe's (Austin Hwy) across H. Wurzbach to behind HEB to Holbrook/Salado Creek. This could be a walking way w/ sidewalks, trees, park, etc.

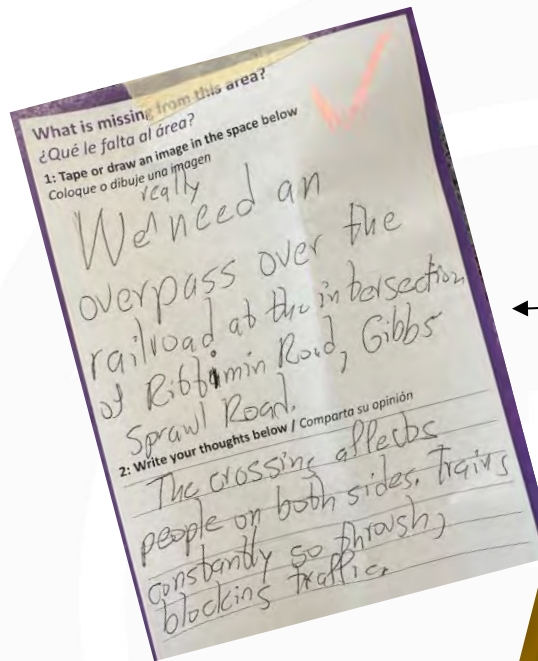
Key Theme 7: Improved RR Crossings

Improved Railroad Crossings

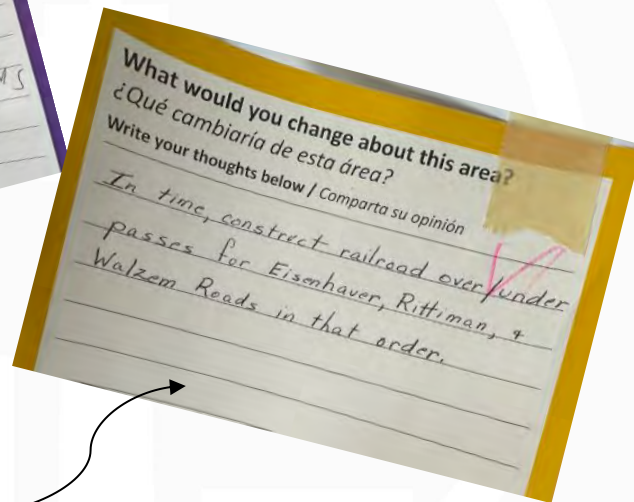
"Reasonable access across the railroad tracks!"

"Make a tunnel beneath the railroad stop on Rittiman and Gibbs-Sprawl Rd."

"Build bridge over Gibbs-Sprawl Road."



"We really need an overpass over the railroad at the intersection of Rittiman Road, Gibbs-Sprawl Road. The crossing affects people on both sides. Trains constantly go through, blocking traffic."



"In time, construct railroad over/underpasses for Eisenhower, Rittiman, and Walzem Roads in that order."



SA TOMORROW

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 Northeast Community Area builds on its established neighborhoods and commercial areas by revitalizing and enhancing existing development and increasing opportunities for residents to access a range of community-serving uses, green spaces, and amenities, while addressing maintenance needs, mobility concerns, and environmental hazards.

Draft Goals

GOAL 1: *Protect, revitalize, and beautify established residential neighborhoods and commercial corridors that are the heart of the community.*

GOAL 2: *Use a range of tools to encourage the redevelopment and/or revitalization of underutilized properties for neighborhood-serving, mixed-use, and commercial amenities.*

GOAL 3: *Protect and enhance natural features including existing greenways, parks, and tree canopies, and consider opportunities to introduce additional green spaces.*

GOAL 4: *Address environmental concerns including drainage and stormwater runoff, noise, and light pollution to enhance well-being of residents.*

GOAL 5: *Improve connectivity, accessibility, and safety of major corridors by increasing mobility options, addressing increased traffic and high speeds, upgrading railroad crossings, and updating transportation infrastructure throughout the area.*

GOAL 6: *Consider opportunities for additional community amenities and/or programming that serve residents of all ages.*

GOAL 7: *Improve public safety and better connect those in need to available programs and services.*

Draft Vision and Goals

The Near Northeast Community Area builds on its established neighborhoods and commercial areas by revitalizing and enhancing existing development and increasing opportunities for residents to access a range of community-serving uses, green spaces, and amenities, while addressing maintenance needs, mobility concerns, and environmental hazards.

GOAL 1: *Protect, revitalize, and beautify established residential neighborhoods and commercial corridors that are the heart of the community.*

GOAL 2: *Use a range of tools to encourage the redevelopment and/or revitalization of underutilized properties for neighborhood-serving, mixed-use, and commercial amenities.*

GOAL 3: *Protect and enhance natural features including existing greenways, parks, and tree canopies, and consider opportunities to introduce additional green spaces.*

GOAL 4: *Address environmental concerns including drainage and stormwater runoff, noise, and light pollution to enhance well-being of residents.*

GOAL 5: *Improve connectivity, accessibility, and safety of major corridors by increasing mobility options, addressing increased traffic and high speeds, upgrading railroad crossings, and updating transportation infrastructure throughout the area.*

GOAL 6: *Consider opportunities for additional community amenities and/or programming that serve residents of all ages.*

GOAL 7: *Improve public safety and better connect those in need to available programs and services.*



SA



TOMORROW

Discussion on Draft Vision & Goals



PLANNING

M I G



SA



TOMORROW

Introduction to Land Use



PLANNING

M I G

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 patterns 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?

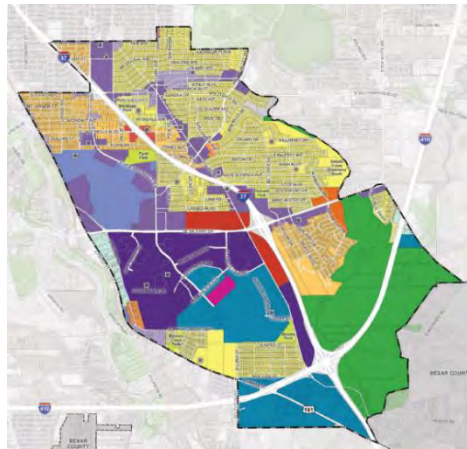
- Land use regulations protect the health, safety and welfare of communities, allowing the City to manage population and employment growth, plan for transportation and infrastructure needs, and promote public safety.
- Land use provides guidance for decision-making on rezoning applications for City Staff, 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



	Residential Estate
	Low Density Residential
	Urban Low Density Residential
	Medium Density Residential
	High Density Residential
	Neighborhood Mixed-Use
	Urban Mixed-Use
	Regional Mixed-Use
	Employment Flex Mixed-Use
	Business Innovation Mixed-Use
	Neighborhood Commercial
	Community Commercial
	Regional Commercial
	City/State/Federal Government
	Parks and Open Spaces



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
<ul style="list-style-type: none">• Residential Estate• Low Density Residential• Urban Low Density Residential• Medium Density Residential• High Density Residential	<ul style="list-style-type: none">• Neighborhood Commercial• Community Commercial• Regional Commercial	<ul style="list-style-type: none">• Agricultural• Light Industrial• Heavy Industrial	<ul style="list-style-type: none">• Neighborhood Mixed-Use• Urban Mixed-Use• Regional Mixed-Use• Business/Innovation Mixed-Use• Employment/Flex Mixed-Use	<ul style="list-style-type: none">• 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 <i>patterns</i> for development and growth.	Regulation: defines the particular rights of use, and <i>what development is allowed</i> .
SCALE	Focus is on <i>areas, patterns, and relationships</i> 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 <i>individual properties</i> . 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:

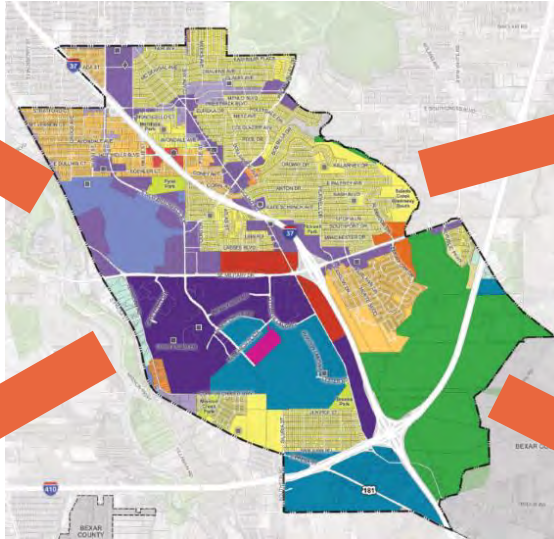
- Automatically change the entitlements or zoning of any property
- Restrict existing rights of use
- Cause any buildings to be removed or changed
- Does not change Historic District or Neighborhood Conservation District designations or design standards

Who will use the Land Use Plan?

City Council



Planning + Zoning Commissions



City Staff and Other Agencies



**DEVELOPMENT
SERVICES**



PLANNING



PUBLIC WORKS



TRANSPORTATION



Private Developers + Property Owners



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

Developing the Future Land Use Plan



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%

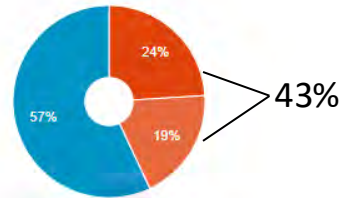
Transportation = 19%

Total H+T = 43%

Average Housing + Transportation Costs % Income

Factoring in both housing *and* transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.

● Housing
● Transportation
● Remaining Income



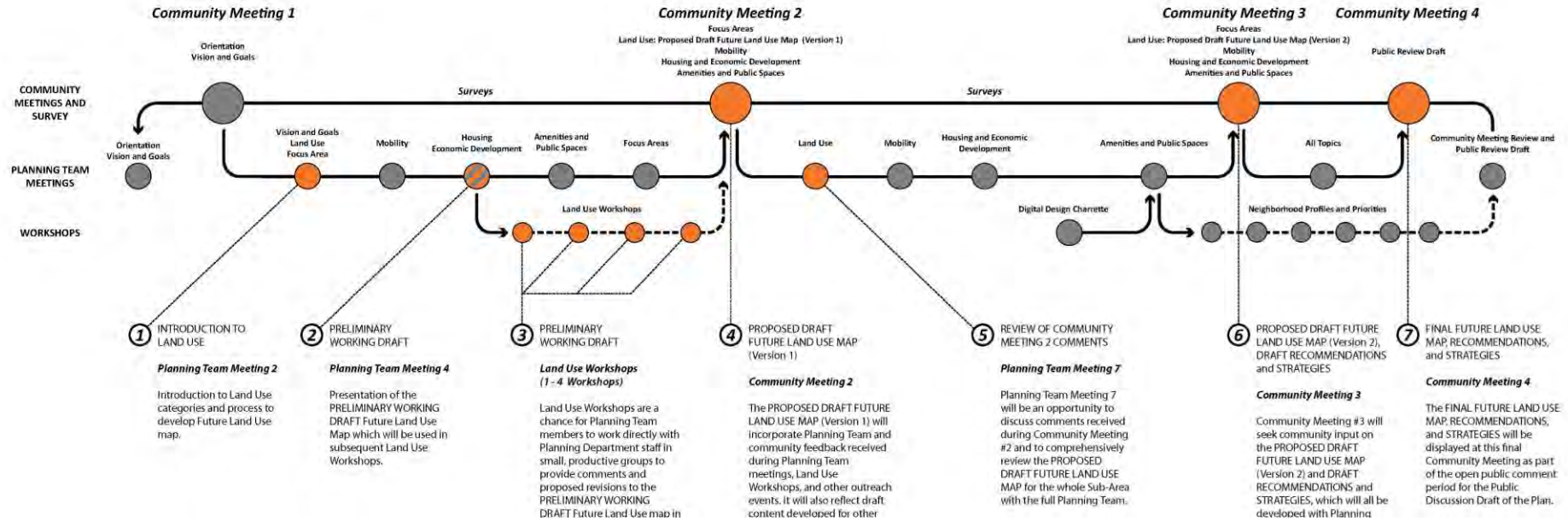
Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.

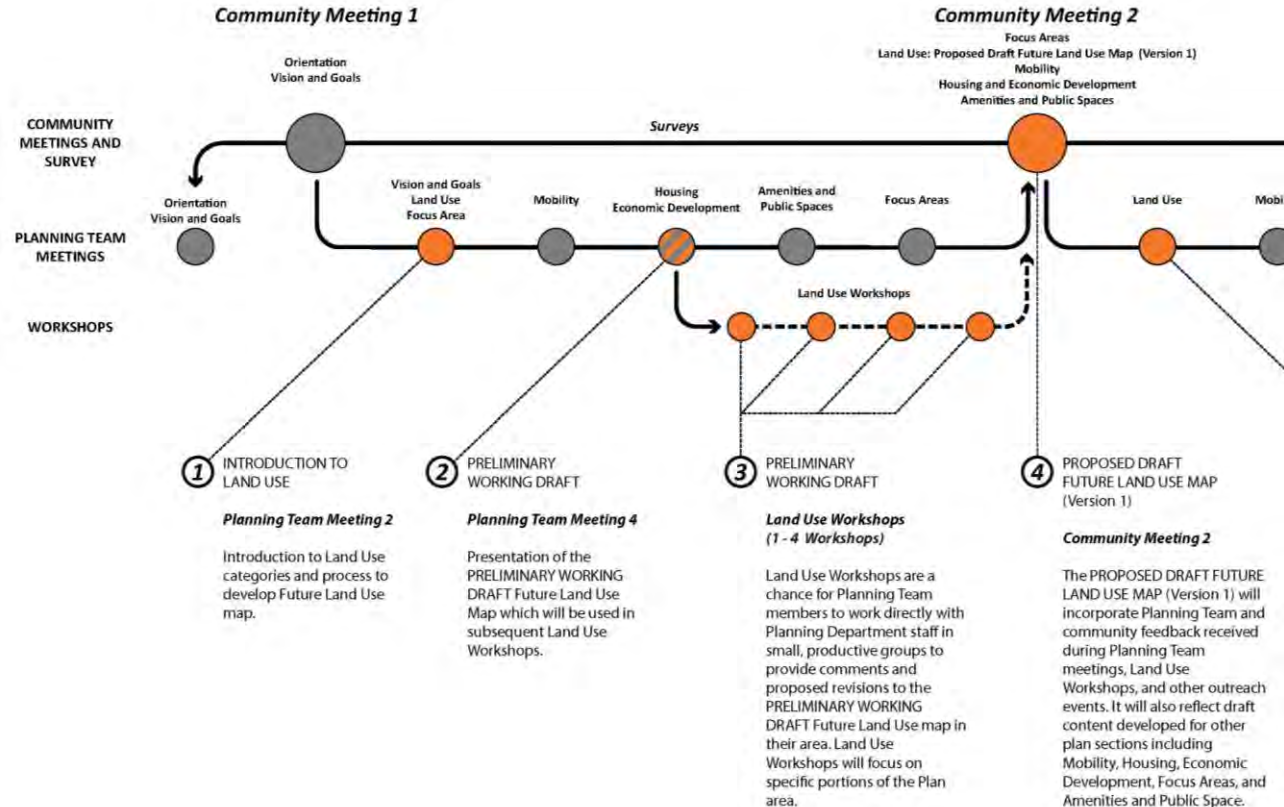


Source: Center for Neighborhood Technology (CNT): 2025 Update: H+T Index Release Notes (Uses 2022 American Community Survey (ACS) data; Uses 2021 Longitudinal Employer-Household Dynamics (LEHD) data; Updated AllTransit™ data (uses 2024 transit schedules)) (<https://htaindex.cnt.org/map/>)

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



PLANNING

M I G

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.

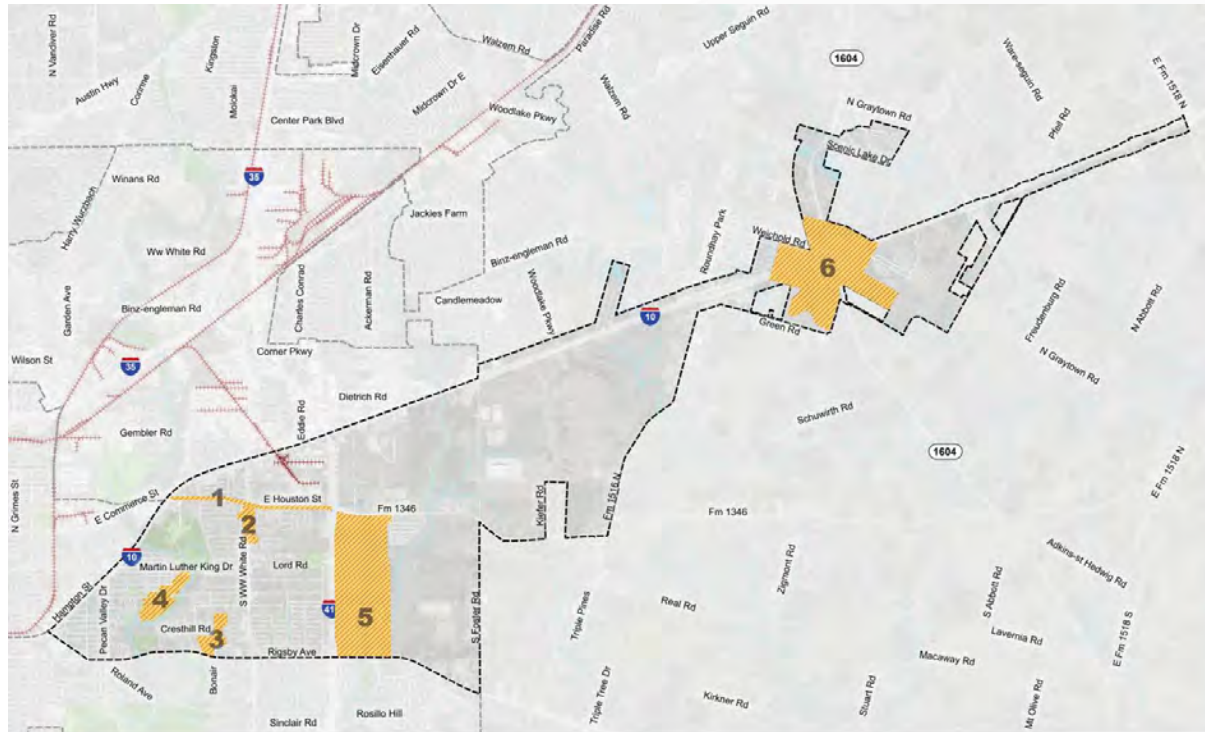
“While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals.

“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



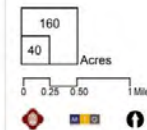
FOCUS AREAS

LEGEND

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line
- Focus Areas

FOCUS AREA IDENTIFIERS

- 1** East Houston Street Corridor
- 2** Old Ww White Elementary School
- 3** Ww White Rd. & Old Municipal Land Fill Site
- 4** Wheelley Heights
- 5** East Loop 410
- 6** Loop 1604 & I-610



Focus Area Examples: Far East Community Area



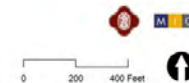
FOCUS AREA 2.
SOUTH WW WHITE
ROAD

LEGEND

-  Community Plan Area Boundary
  Focus Area
  Old Wy'Whie Elementary School
-  Adjacent Regional Center or Community Area
  Railroad Line
  Eastwood Village Ship Center

FOCUS AREA RECOMMENDATIONS

-  Proposed Park/Open Space
-  Character-Defining Features
-  Public Art
-  Improved Lighting
-  Pedestrian Crossing
-  Green Infrastructure



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.

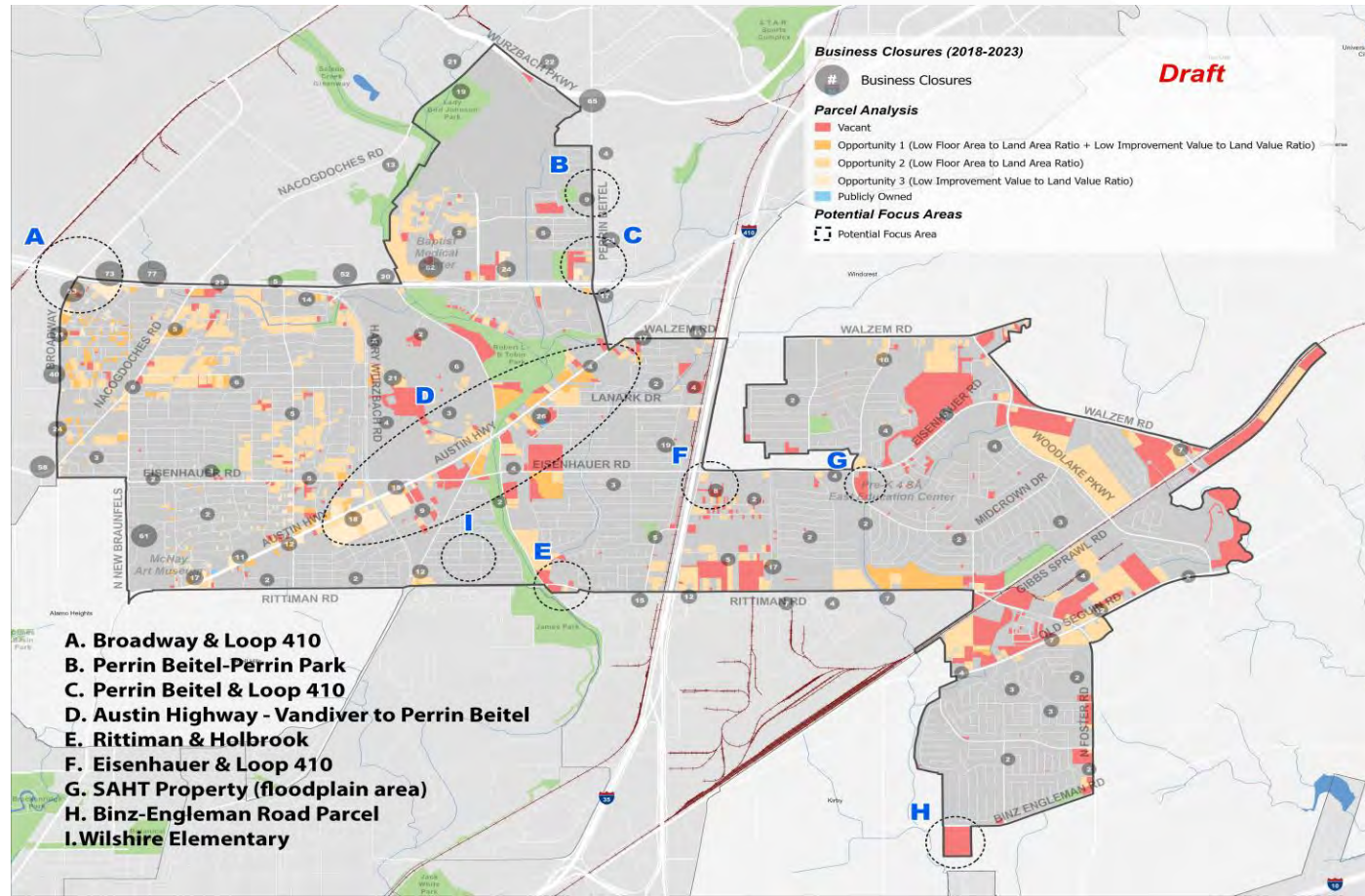
Focus Area Identification: Spatial Data Analysis

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

- A. Broadway & Loop 410
- B. Perrin Beitel-Perrin Park
- C. Perrin Beitel & Loop 410
- D. Austin Highway – Vandiver to Perrin Beitel
- E. Rittiman & Holbrook
- F. Eisenhower & Loop 410
- G. SAHT Property (floodplain only)
- H. Binz-Engleman Road Parcel
- I. Wilshire Elementary





SA



TOMORROW

Discussion on Focus Areas



PLANNING

M I G

SA TOMORROW

Next Steps

Near Northeast Website

nearnortheast.sacompplan.com



Home About ▾ Get Involved! Plan Document Resources ▾ En español



CITY OF
SAN ANTONIO

SA Tomorrow Near Northeast Community Area

[Community Meetings](#)

[Planning Team](#)

[SA Tomorrow Background](#)

Thank you for visiting the Near Northeast Community Area Plan's website!

Next Steps

- **Next Planning Team Meetings**
 - PT Meeting #3 (Mobility): Thursday, May 8, 2025 (in-person)
 - PT Meeting #4 (Housing & ED): Monday, June 2, 2025 (virtual)
- **Questions**
 - Heather Yost, Project Manager
 - Heather.Yost@sanantonio.gov
 - (210) 207-7919



Near Northeast 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