Near Northeast Community Area Plan

Planning Team

Meeting #4

Monday, June 2, 2025
Virtual via Zoom
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

Get Ready For The Meeting!

Correct your name by clicking the three dots near your profile tile and select change your name.

Put your name and the organization you represent in the chat.

If you have any questions during the meeting, you can email Chris Ryerson at Chris.Ryerson@sanantonio.gov

How to Use Zoom

You are viewing Jay Renkens - MIG, Inc.'s screen   View Options ⌄

Recording

Speaker View

Divider Bar
Slide this bar left to see more people, right to enlarge the shared screen.
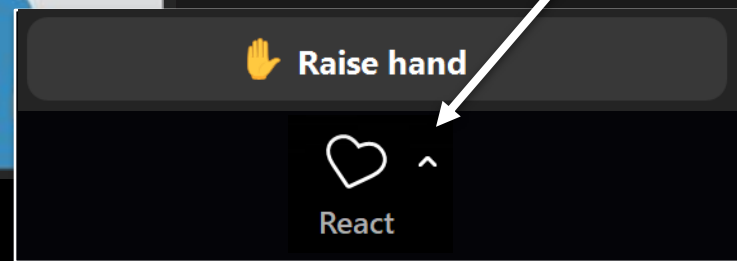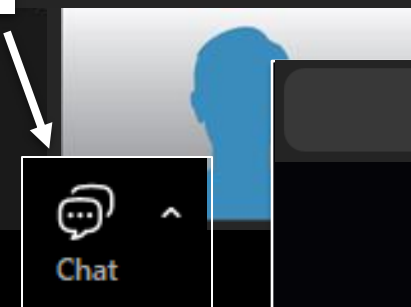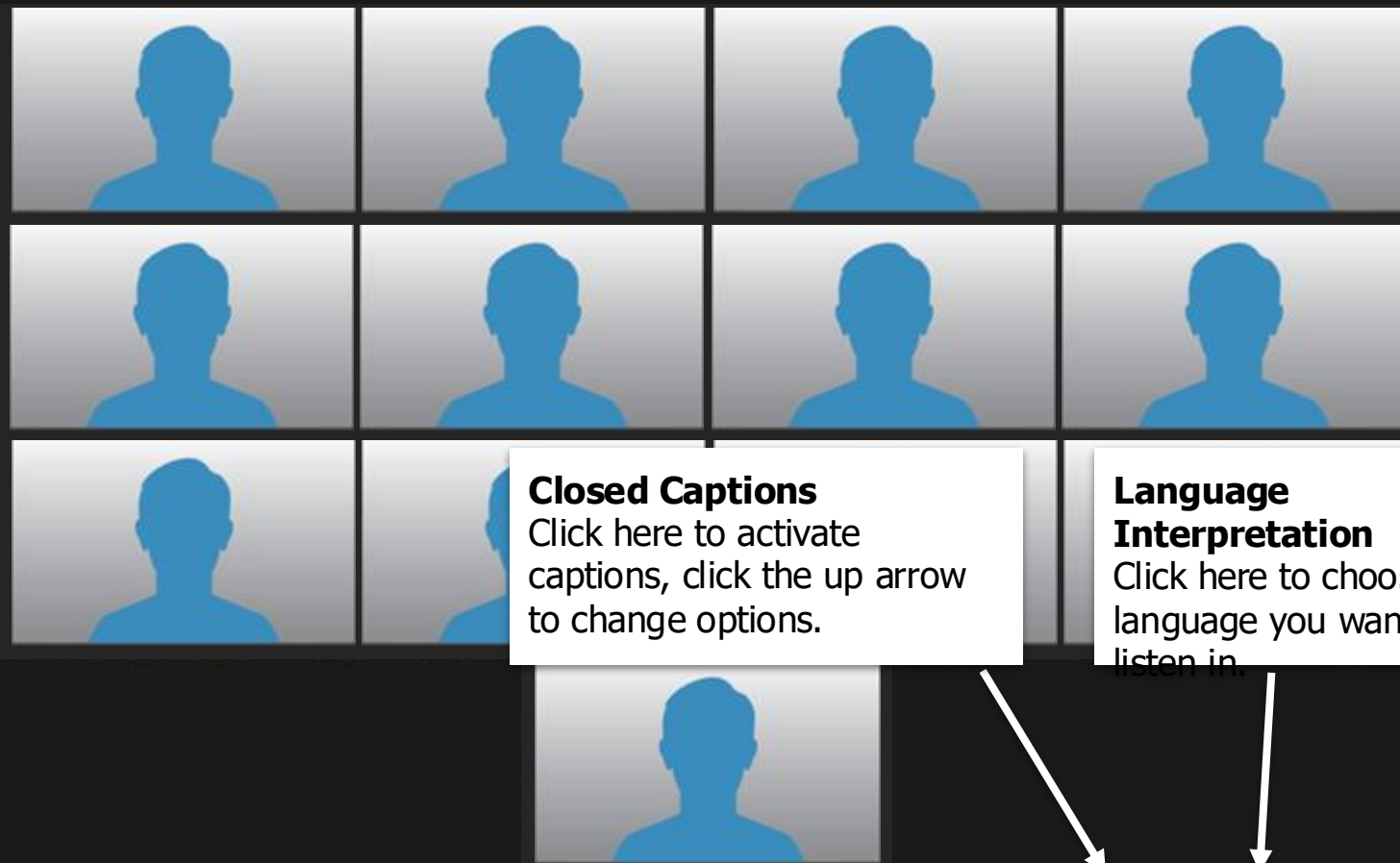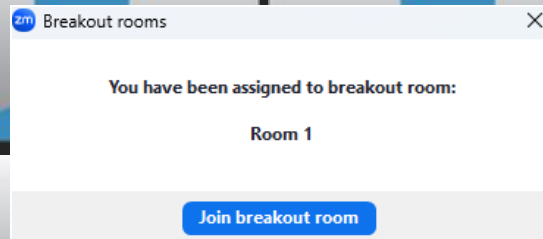
Speaker Gallery and Side-by-Side View
Click here to see others in a grid, focus on the speaker or set presenters screen to appear on the left.

Bamboo Paper

MIG PICTURE THE POSSIBILITIES!
5.15.2020   PART II

1 PLANNING
PLANNING FOR THE NEW URBANITY & SUBURBIA
↳ MORE MIG TOOLKITS!
  - SUPPORT LOCAL COMMUNITIES
↳ SOCIAL DISTANCING GUIDELINES
  ↳ SCIENCE FOCUS
MIG TACTICAL TEAMS
  VIA ZOOM
  (CROSS SERVICE AREA)

2 PLANNING
INCLUDING APPROACH TO RESILIENCY
↳ AFFORDABLE HOUSING - TINY HOMES
RETHINKING & REPURPOSING SPACES - REUSE
  - DEVELOPERS, NON-PROFITS, NGO'S
  - FRIENDLY PLANNING, ZONING, ED

3

4 DESIGN
REVISING EXISTING INFRASTRUCTURE IN NEW WAYS

5 COMMUNICATIONS
MESSAGING & BRANDING FOR COVID RESPONSE AND SLOW OPENING

6 COMMUNICATIONS
SOCIAL MARKETING THE CULTURAL & BEHAVIORAL CHANGE THAT CREATES A BETTER WORLD

Speaker   Name   Name   Name

Name   Name

Name   Name

Name   Name

Name   Name   Name   Name

Name   Name   Name   Name

Name   Name   Name   Name

Name   Name   Name   Name

Shared Screen

Audio   Video   Participants 2   Chat   React   Show captions   English   More   Leave

Near North Community Area Plan Project Team

City of San Antonio, Planning Department

Chris Ryerson, Planning Administrator

Heather Yost, Project Manager

MIG

Jay Renkens, Principal

Marco Hinojosa, Co-Project Manager

EPS

Matt Prosser, Economic and Housing

Meeting Objectives

- **Vision & Goals**

- **Housing & Jobs Opportunities and Challenges**

- **Group Mentimeter Exercise**

- **Housing and Economic Development Mural Discussion**

- **Preliminary Working Draft Future Land Use Map**

Meeting Sequence

Planning Team Meeting 1 (July 11, 2024) — Orientation | Sub-Area Planning Overview | Vision and Goals

Community Meeting 1 (February 19, 2025)

Planning Team Meeting 2 (April 2, 2025) — Introduction to Land Use | Confirm Vision & Goals

Planning Team Meeting 3 (May 8, 2025) — Introduction to Mobility

Planning Team Meeting 4 (June 2, 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

WE ARE HERE

SA TOMORROW

Vision and Goals

Updated Draft Vision

The Near Northeast Community Area builds on its established neighborhoods, commercial corridors, and natural features by revitalizing and enhancing existing development and increasing opportunities for residents to access a range of community-serving uses, green spaces, and amenities. The area's unique character fosters a strong sense of pride, home, and belonging, where residents feel safe, heard, and connected. Through inclusive collaboration, the community builds unity and resilience while improving mobility, maintenance, and environmental quality.

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 revitalization of underutilized properties with neighborhood-serving, mixed-use, and commercial amenities that complement and enhance existing community character.*

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

GOAL 4: *Address environmental concerns including industrial sites, 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.*

Updated Draft Vision and Goals

The Near Northeast Community Area builds on its established neighborhoods, commercial corridors, and natural areas by revitalizing and enhancing existing development and increasing opportunities for residents to access a range of community-serving uses, green spaces, and amenities. The area's unique character fosters a strong sense of pride, home, and belonging, where residents feel safe, heard, and connected. Through inclusive collaboration, the community builds unity and resilience while improving mobility, maintenance, and environmental quality.

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

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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.

Population and Housing

- The Near Northeast Community Planning Area has been growing at a steady rate for past 20 plus years

  - 10,300 new residents since 2010

  - 775 new residents annually since 2000

- Household growth has matched population growth in the plan area and has match the citywide rate of growth since 2010

Total Population (2023) | **76,000**

Total Households (2023) | **30,100**

Annual Household Growth | 2010-2023

1.1% - Near Northeast
1.1% - City of San Antonio
2.0% - San Antonio MSA

Demographic Conditions

Age

- The median age in the plan area is slightly higher than city

Households Size

- The average household size is lower than the city but is one of the few plan areas to see an increase in average size since 2010

Household Types

- Smaller presence of family households than found citywide

Median Age
36.1 years
34.8 years - City of San Antonio Average

Average Household Size
2.44 persons
2.58 - City of San Antonio Average

Household Types
59% Family Households in 2023

Housing Conditions

Total Housing Units (2023) | 32,800

- The plan area has a more diverse mix of housing units than found citywide.

- There is a higher-than-average concentration of middle density housing options

  - Structures with 2 to 9 units account for over a quarter of units in the area

Housing Tenure

Renter **51%** | **49%** Owner

Renter **46%** | **54%** Owner
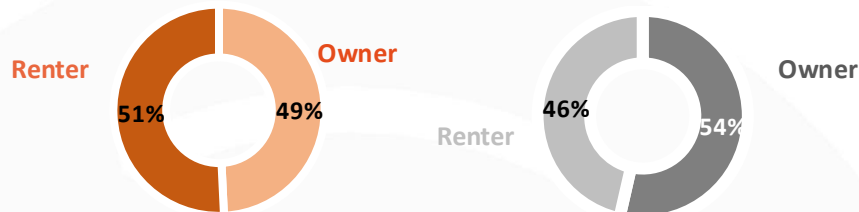
51% of occupied housing units are **rented**
46% City of San Antonio Average

Units in Structure

54% of all housing units are single-family detached homes
63% City of San Antonio average

Age of Housing Stock

Near Northeast Plan Area Year Built by Parcel

Year Built

- Pre-1955
- 1955-1965
- 1966-1990
- Post-1990
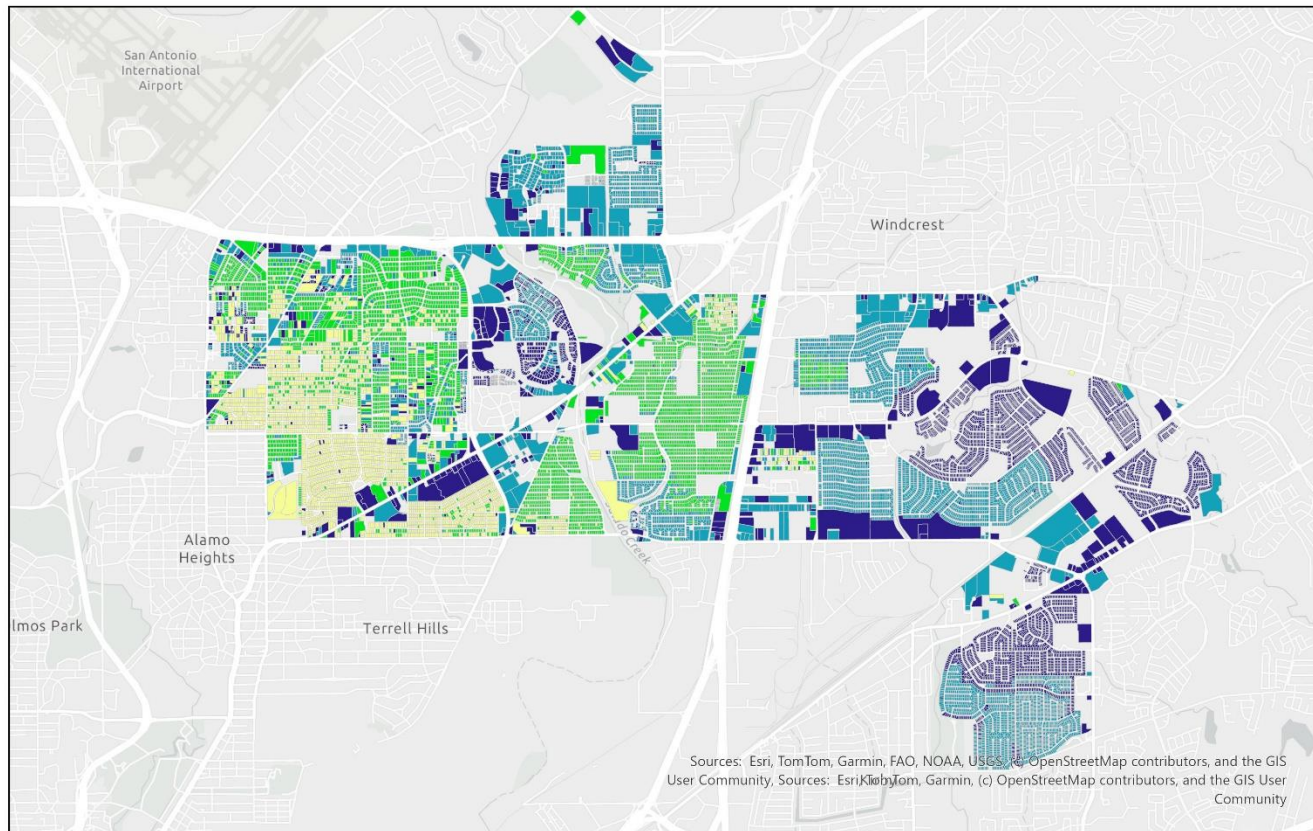
Housing Accessibility and Affordability

% Change in Home Value Index

Legend:
- 78218
- San Antonio
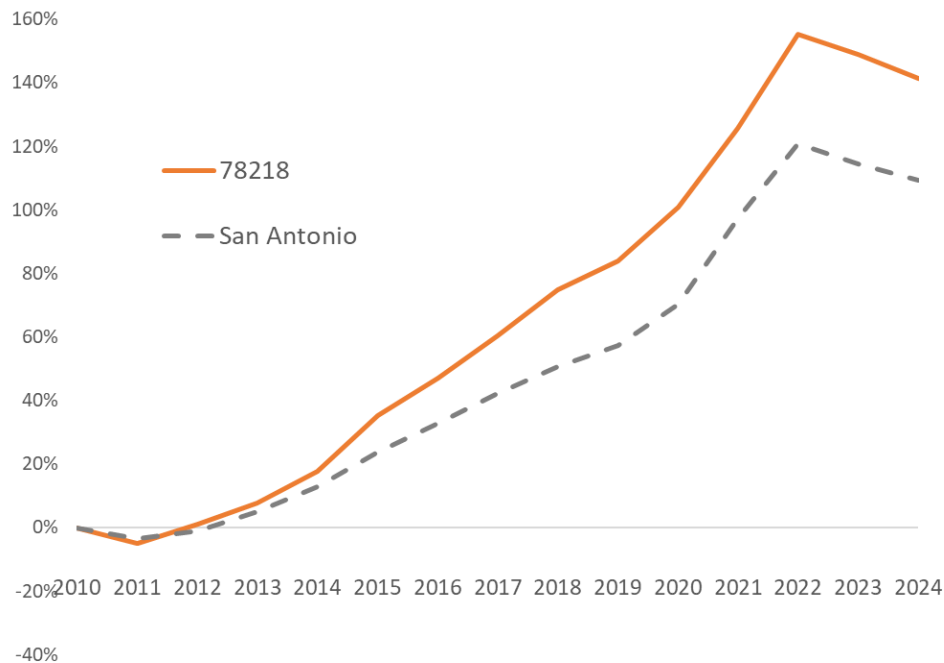
Average home value estimate is **$205,402** (78218 zip code)

City of San Antonio average is **$254,289**

34% of Near Northeast homeowners do not have a mortgage
40% Bexar County average

Owners Cost Burden

20% of homeowners with a mortgage are **cost burdened**, paying more than 30% of income towards housing

San Antonio Home Price Percent Change by ZIP Code, 2010-2022
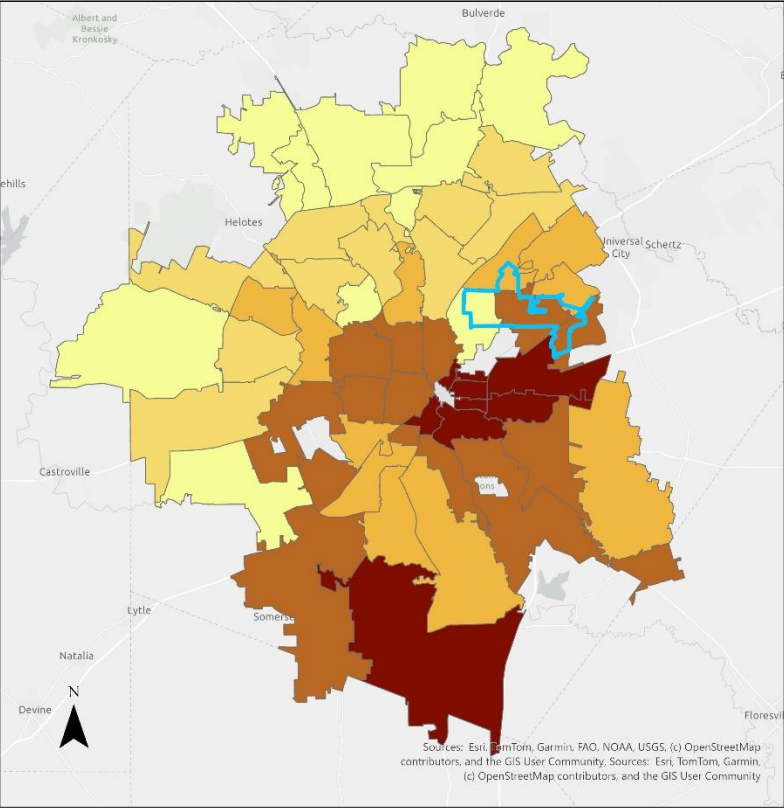
0   2.5   5   10 Miles

Home Price Percent Change 2010-2022

- Under 90%
- 90% - 110%
- 110% - 130%
- 130% - 150%
- Over 150%
- No data
- Near Northest plan area

San Antonio Home Price Change by ZIP Code, 2010-2022
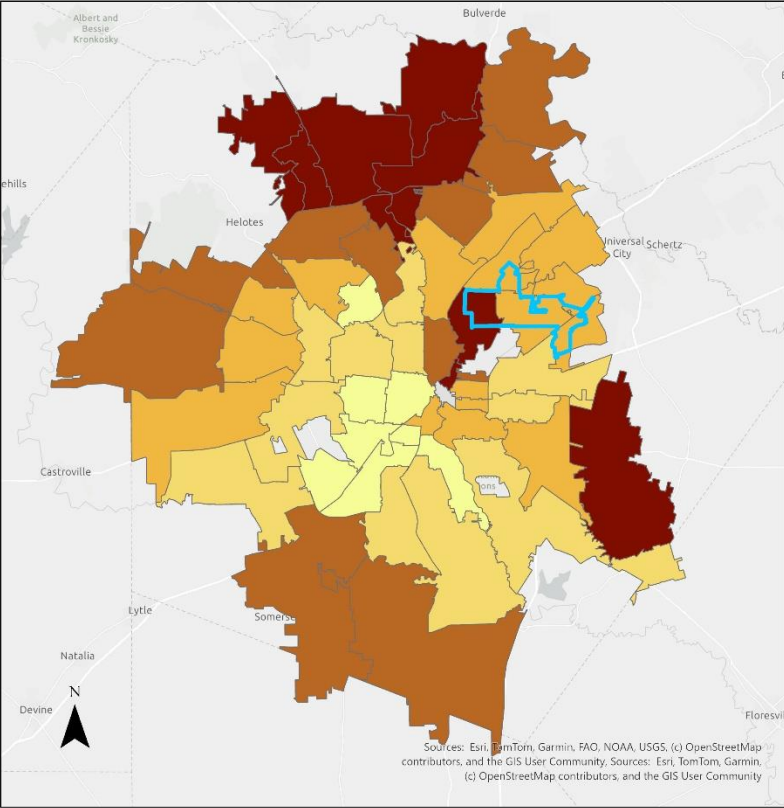
0   2.5   5   10 Miles

Home Price Change 2010-2022

- Under $100,000
- $100,000 - $125,000
- $125,000 - $150,000
- $150,000 - $200,000
- Over $200,000
- No data
- Near Northest plan area
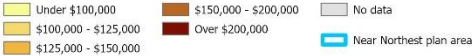
Housing Accessibility and Affordability

Renter-Occupied

Average rent for apartments in the Near Northeast Area is **10%** less than the city average **(CoStar data, 2024)**

- $1,118 per month (Near Northeast average)

- $1,238 per month (city average)

52% of renter households are cost burdened (pay more than 30% of income on rent), which is a higher percent than found citywide
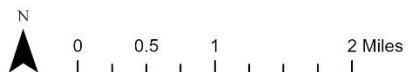
Since 2010, average monthly rents have increased by **$349, 2% less** than the city overall

There have been 2,130 apartment units built in the plan area since 2010.

Housing costs (rent rates) in the Near Northeast Community Area are slightly lower to the citywide averages

Near Northeast Plan Area Parcels Built since 2010

San Antonio
International
Airport

Windcrest

Alamo
Heights

lmos Park

Terrell Hills

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS
User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User
Community

N

0   0.5   1   2 Miles
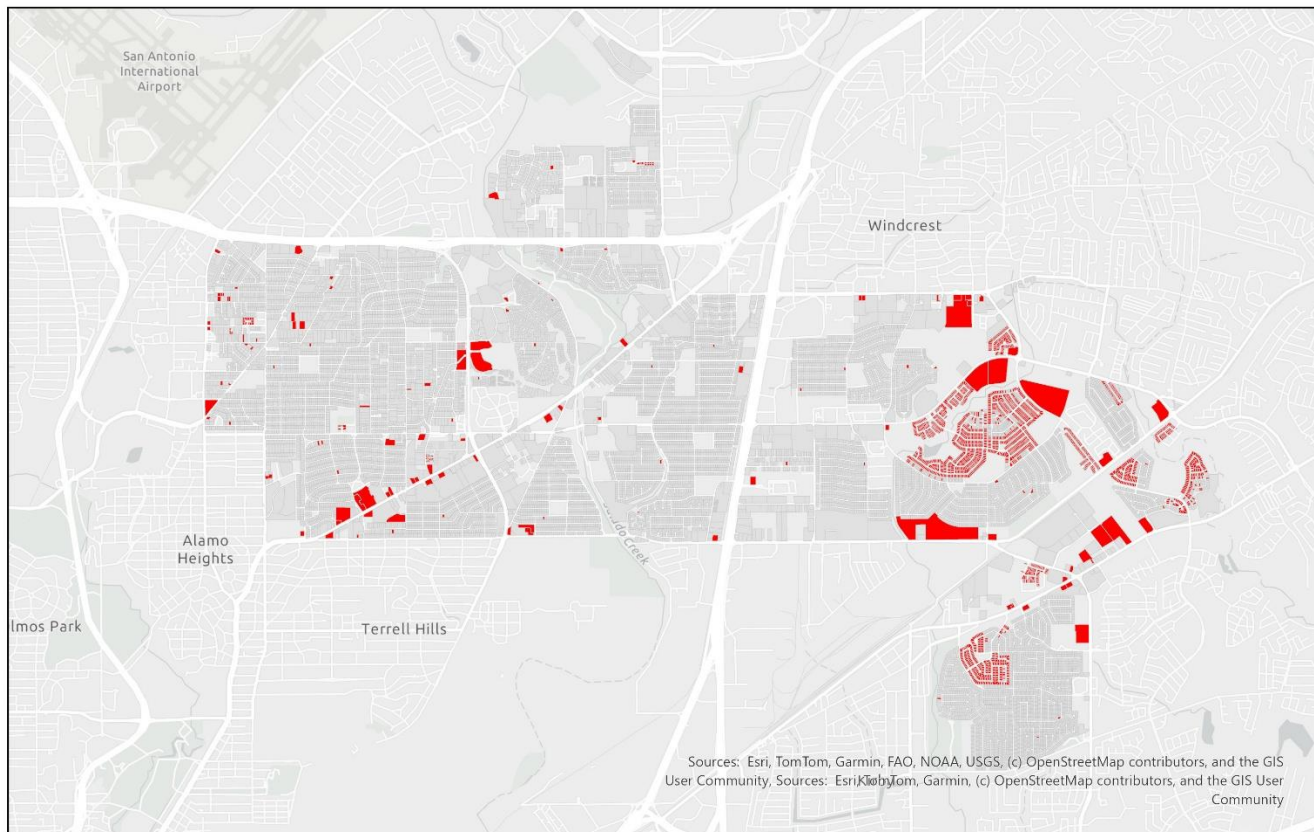
Year Built

Pre-2010   2010 or later

Employment

Total Employment (2023) | **24,800**

Largest Employment Sectors
Health Care & Retail Trade

Sector	Percentage
Retail Trade	16%
Health Care & Social Assistance	15%
Accommodation & Food Services	13%
Educational Services	11%

Workforce

Education (2023)

63% of workers have some college or higher

Less than High School	12%
High School or Equivalent	26%
Some College	21%
Associate/Bachelor/Grad/Prof Degree	42%
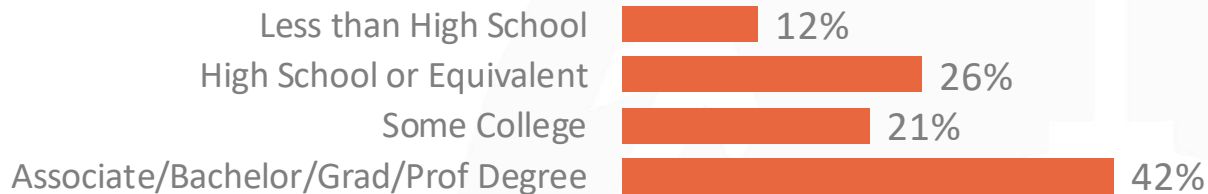
Commuting Patterns (2022)

6% of workers live in the plan area

Less than 10 miles	40%
10 to 24 miles	32%
25 to 50 miles	5%
Greater than 50 miles	23%
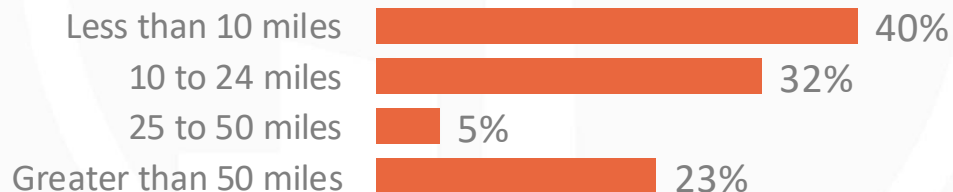
Real Estate Conditions

Commercial and Industrial Development

Office| Stable presence

2.3 million sq. ft.

72,000 net new since 2010

15.7%
vacancy rate
11.6% City average

Retail| Regional retail destinations

4.5 million sq. ft.

560,000 new sf since 2010

3.5%
vacancy rate
4.0%
City average

Industrial| Growing distribution area

5.4 million sq. ft.

1.4 million sf new since 2010

5.3%
vacancy rate
8.9% City average

Hotel | Stable presence

21 hotels, **1,436** rooms

Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent (based on wages)	Affordable Home Price (based on wages)
Waiter/Server	$21,860	$30,803	$547	$74,324
Retail Salesperson	$27,970	$39,412	$699	$95,098
Registered Nurses	$72,270	$101,835	$1,807	$245,718
Secondary School Teacher	$59,480	$83,813	$1,487	$202,232
Physicians and Surgeons, All Other	$192,000	$270,546	$4,800	$652,800
Average for Area		**$83,844**	**$1,118**	**$205,000**

Source: US BLS; CoStar; MLS

Group Mentimeter Exercise

Mentimeter Instructions

Go to **menti.com** on your browser or smartphone
Use code **4278 4619**

OR

Scan the QR Code here

Preliminary Working Draft
Future Land Use Map

What is Land Use?

- "Land use" is a term used to describe existing or envisioned uses on a property
  - <u>Existing land use</u>: how land is currently being used
  - <u>Future land use</u>: 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

Residential	Commercial
Industrial	Mixed-Use
Parks/Open Space	Government

Land Use is the foundation of all Sub-Area Plans

Preliminary Working Draft FLU Map

- Staff considered currently applied Future Land Use, Zoning, and SA Corridor, then applied SA Tomorrow Land Use Designations

- Today's preliminary map will be the "working map" for Neighborhood Land Use Workshops (taking place over Summer 2025)

- The working map will be edited based on discussion at Land Use Workshops. The edited map will then become the "First Draft" presented for public feedback at Community Meeting #2 in Fall 2025.

- Changes are anticipated – maps are a work in progress and responsive to public input

Preliminary Working Draft: Residential
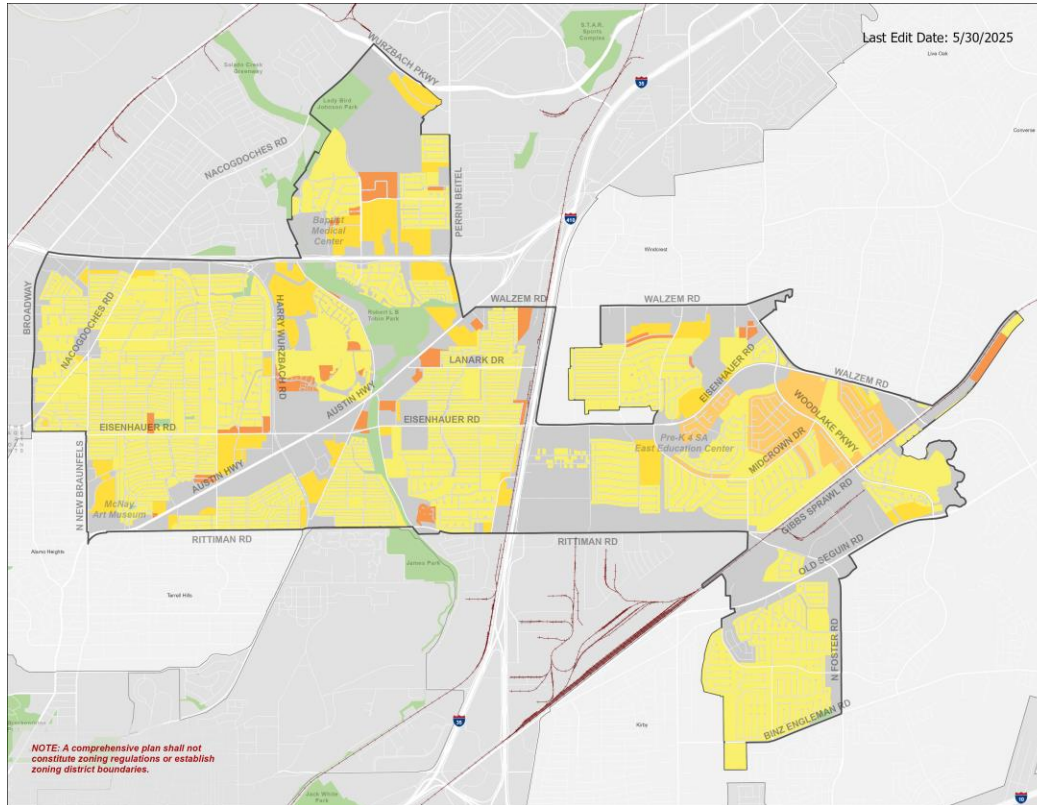
Last Edit Date: 5/30/2025

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
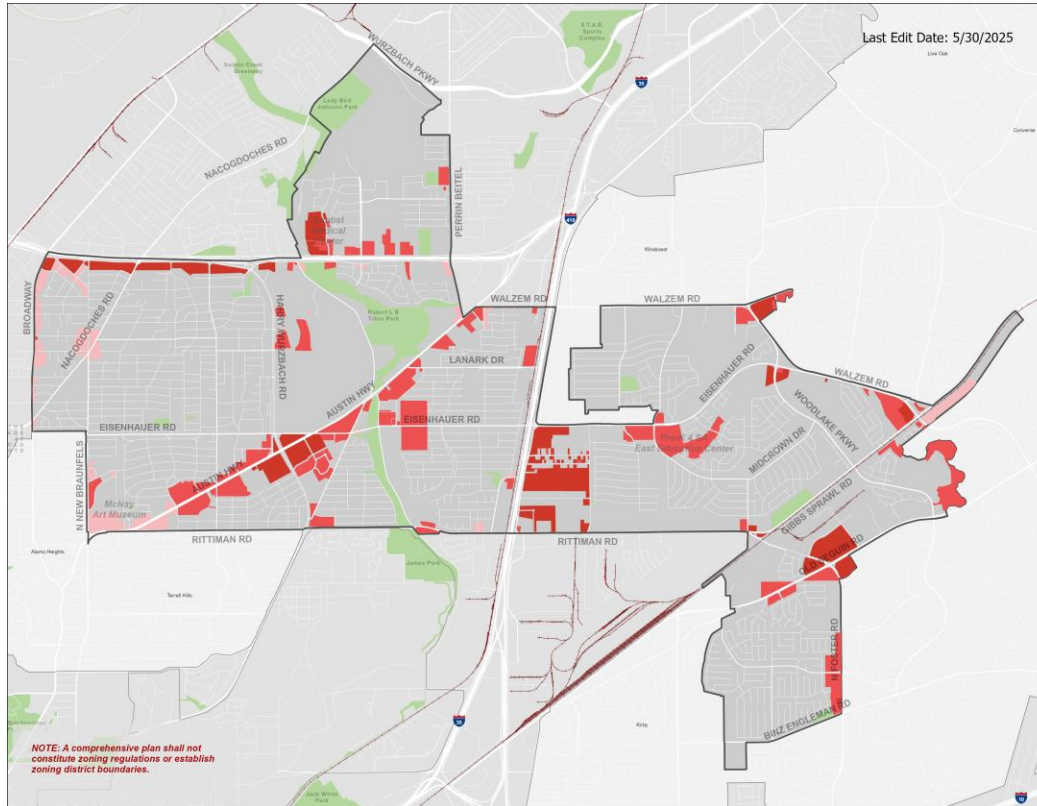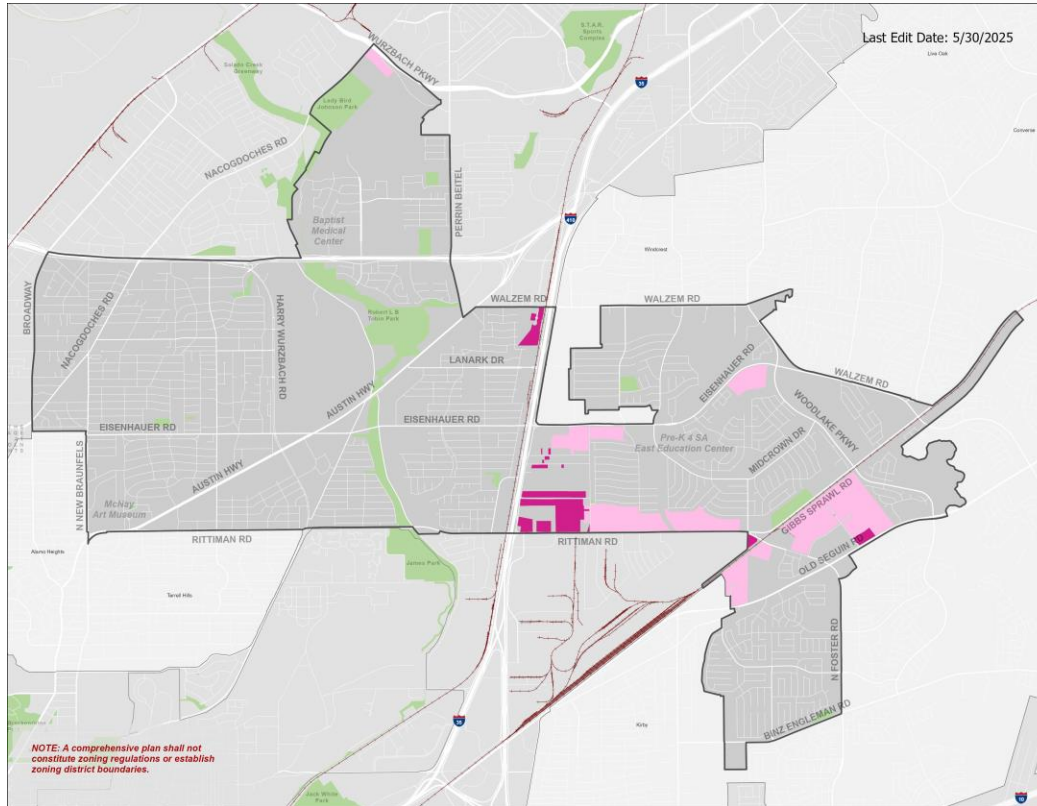
Land Use Designation

- 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/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

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

Preliminary Working Draft: Mixed-Use
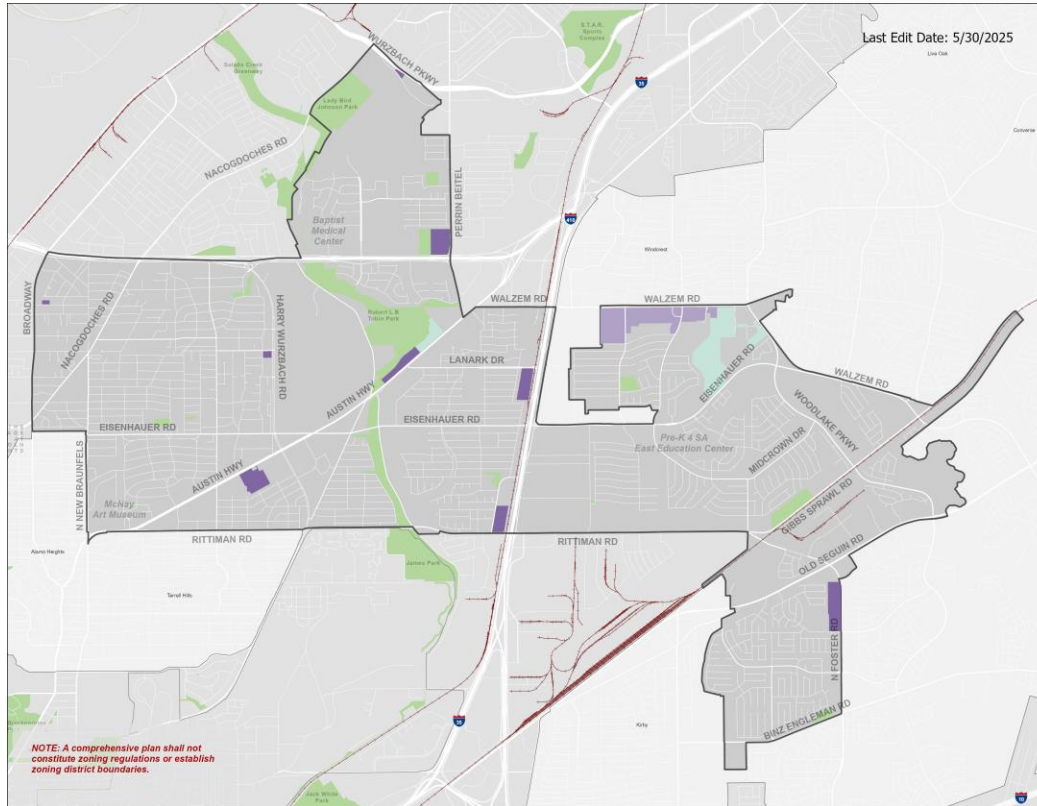
Preliminary Working Draft: Civic (Parks/Govt)
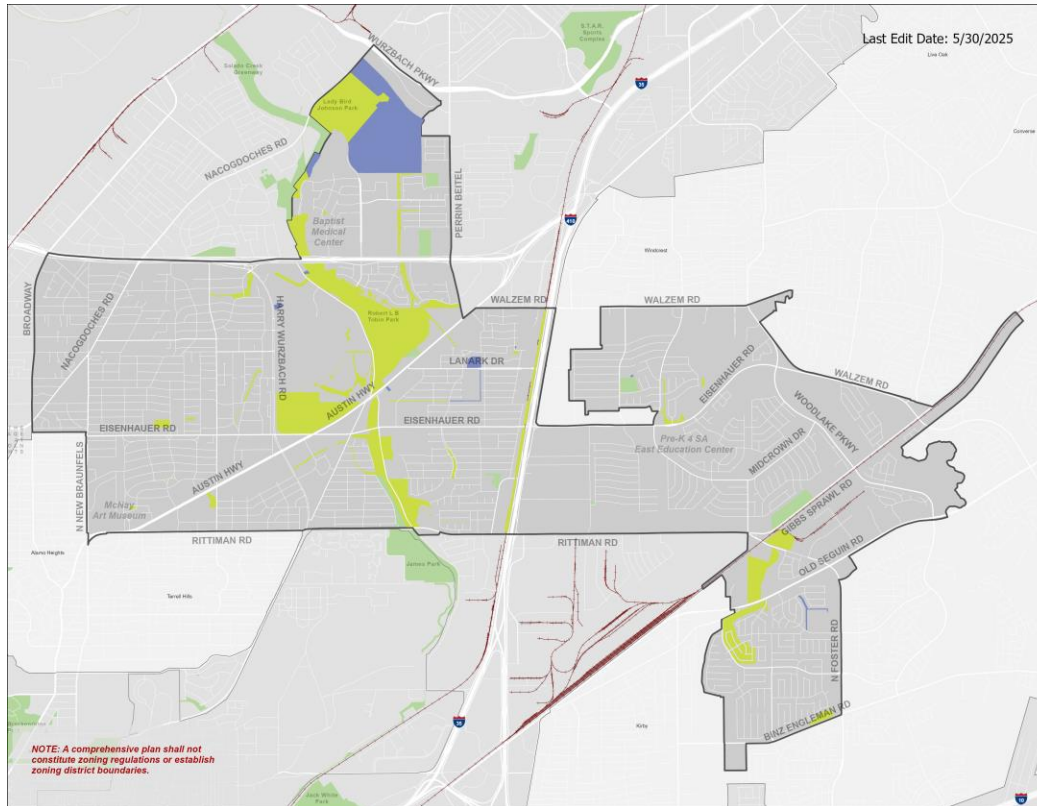
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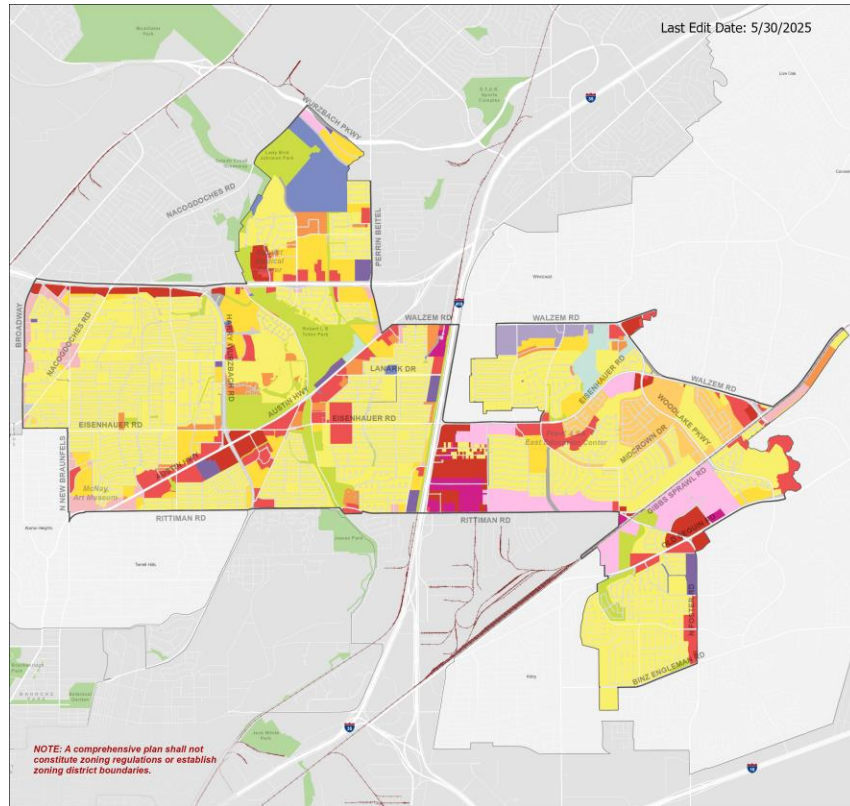
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Preliminary Working Draft: Commercial

Land Use Designation

- Residential Estate
- Low Density Residential
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Last Edit Date: 5/30/2025

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Preliminary Working Draft: Industrial

Full Preliminary Working Draft

Land Use Workshop Groupings

- Workshop-style meetings to discuss land use in smaller geographies with area stakeholders

- Include an overview of Land Use and SA Tomorrow

- In-person with flexible meeting times

- Initial groupings by geography
  - Do these reflect how you associate with your community as well as common concerns, interests, and priorities?

Proposed Land Use Workshop Groupings

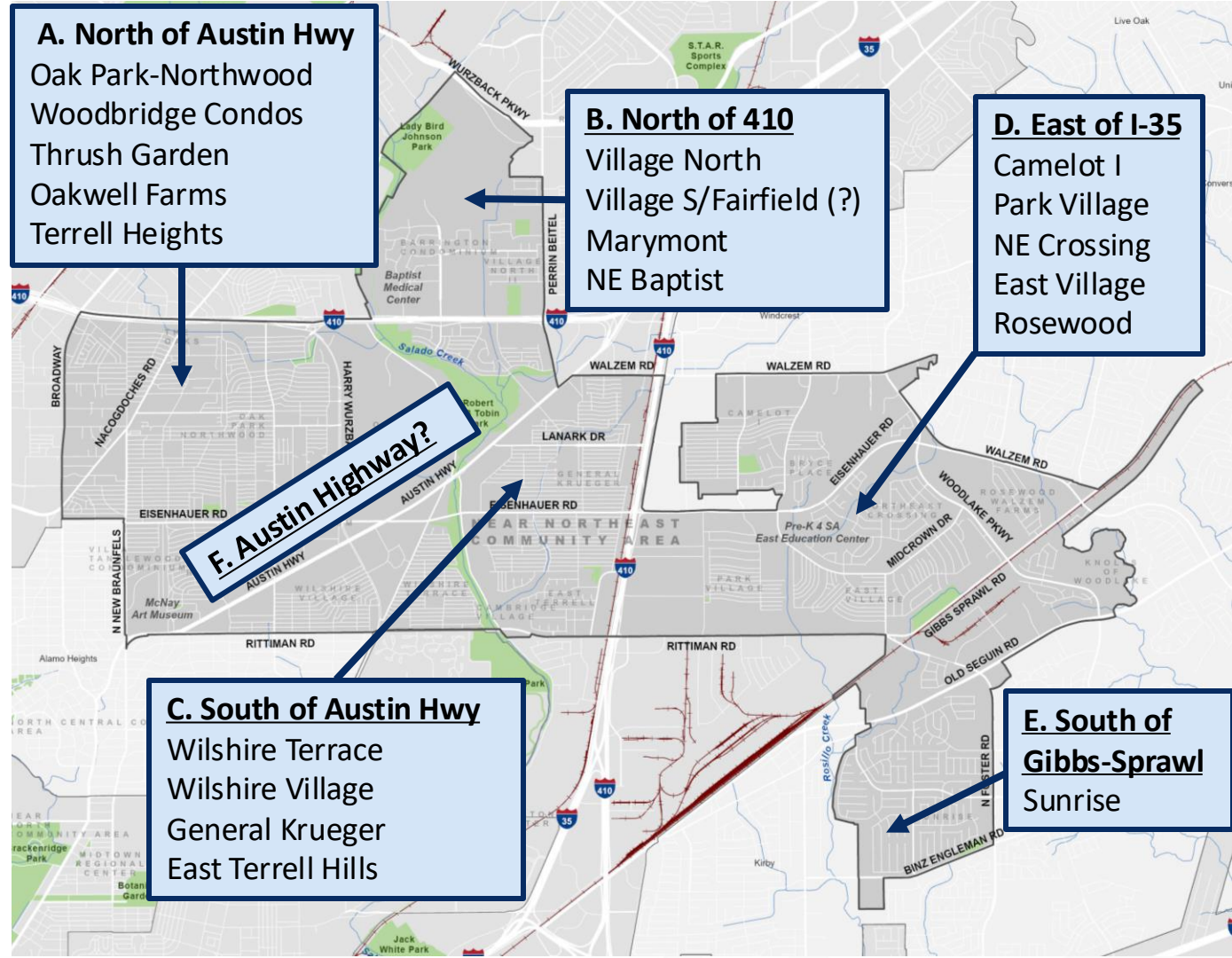A. North of Austin Hwy & West of Salado Creek

B. North of 410 (but including Village S/Fairfield)

C. South of Austin Highway & West of Loop 410

D. East of Loop 410 & North of Gibbs-Sprawl

E. East of Loop 410 & South of Gibbs-Sprawl
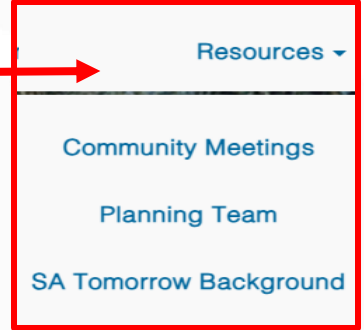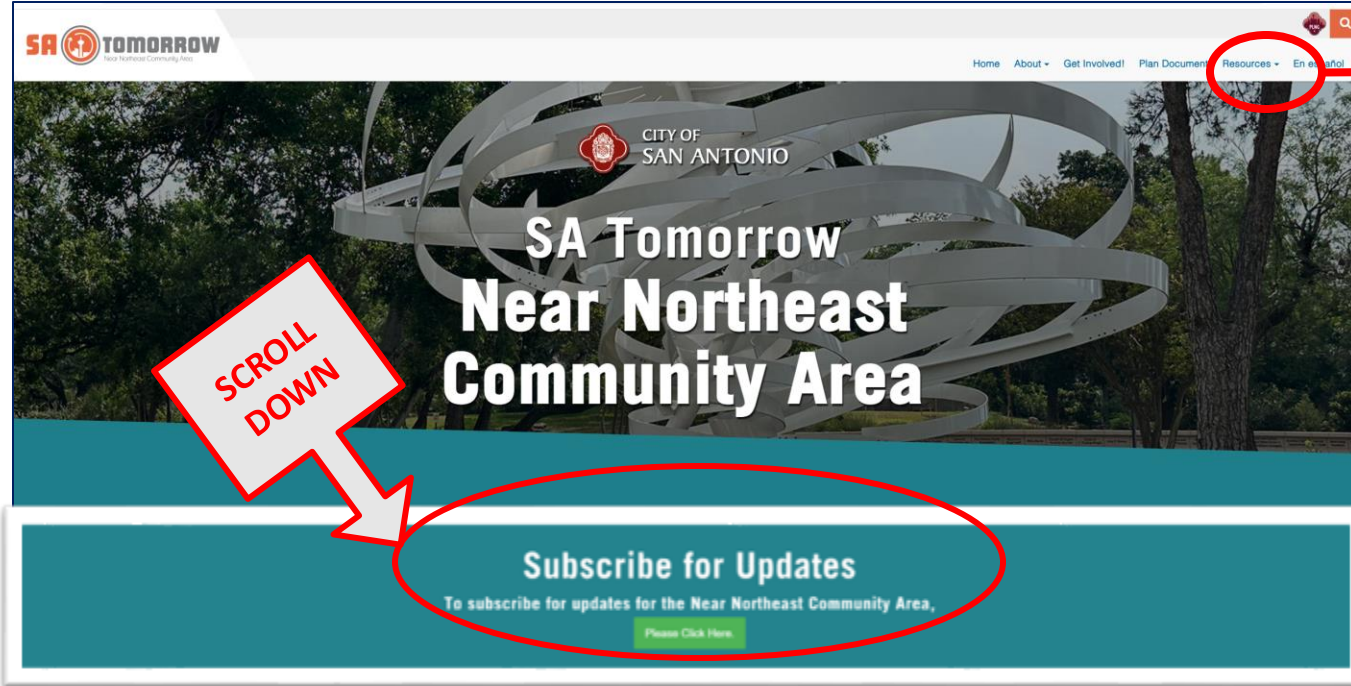
F. Austin Highway – *what is best approach?*

A. North of Austin Hwy
Oak Park-Northwood
Woodbridge Condos
Thrush Garden
Oakwell Farms
Terrell Heights

B. North of 410
Village North
Village S/Fairfield (?)
Marymont
NE Baptist

D. East of I-35
Camelot I
Park Village
NE Crossing
East Village
Rosewood

F. Austin Highway?

C. South of Austin Hwy
Wilshire Terrace
Wilshire Village
General Krueger
East Terrell Hills

E. South of Gibbs-Sprawl
Sunrise

Next Steps

Near Northeast Website

NearNortheast.SaCompPlan.com

Resources ▾

Community Meetings

Planning Team

SA Tomorrow Background

- Presentations & summaries from past meetings

- Notifications for upcoming meetings

Project Manager: Heather Yost, Heather.Yost@sanantonio.gov | (210) 207-7919

Next Steps

- **Next Planning Team Meetings**
  - ***Planning Team Meeting #5: Community Amenities & Public Space*** Wednesday, July 2, 2025 from 11:30 AM – 1:30 PM (Virtual via Zoom)
  - ***Planning Team Meeting #6: Focus Areas*** (In-Person, date TBD)
- **Questions**
  - Heather Yost, Project Manager
  - Heather.Yost@SanAntonio.gov
  - (210) 207-7919