



Near Northeast Community Area Plan

Land Use Workshop

Thursday, September 11, 2025

1:00 – 3:00 OM

Sunset Ridge Church

95 Brees Blvd., SATX 78209



PLANNING



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Worldwide Languages

Able City



SA TOMORROW

Welcome and Meeting Objectives

Introductions

City of San Antonio Planning Department

Heather Yost | Senior Planner | Project Manager

Rudy Nino, AICP | Assistant Director



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Agenda

- Welcome & Intros
- Land Use Overview
- Future Land Use Map Considerations & Objectives
- Work Session by Category
 - Residential
 - Commercial
 - Mixed-Use
 - Industrial

Meeting Sequence

Planning Team Meeting 1 (July 11, 2024)

Community Meeting 1 (March 6, 2025)

Planning Team Meeting 2 (April 2, 2025)

Planning Team Meeting 3 (May 8, 2025)

Planning Team Meeting 4 (June 2, 2025 - Virtual)

Planning Team Meeting 5 (July 2, 2025 - Virtual)

Land Use Workshops (August – September)

Planning Team Meeting 6 (TBD – October)

Community Meeting 2 (TBD)

Planning Team Meeting 7 (TBD)

Planning Team Meeting 8 (TBD)

Planning Team Meeting 9 (TBD)

Digital Design Charrette (DDC) (TBD - Virtual)

Planning Team Meeting 10 (TBD - Virtual)

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

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

WE ARE HERE



SA

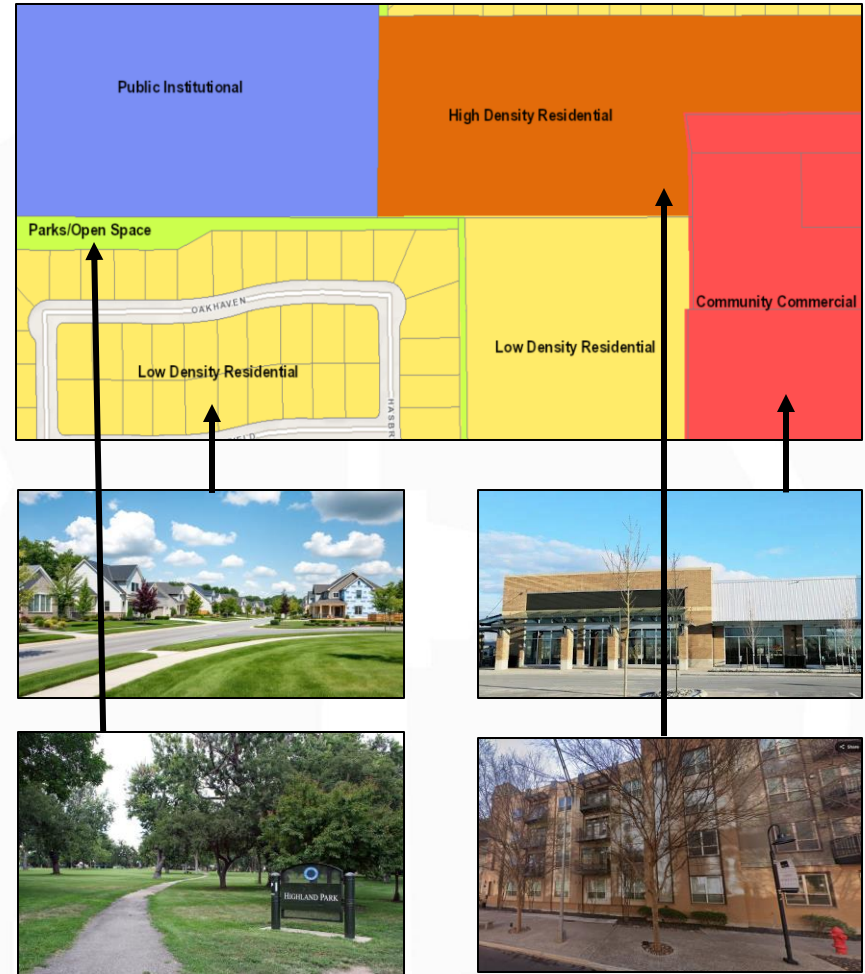


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Land Use Overview

What is Land Use?

- Describes broad patterns of development (e.g. residential, commercial, industrial, open space, mixed-use)
- A Future Land Use (FLU) Plan and Map describe the desired type, intensity, and location of growth and development

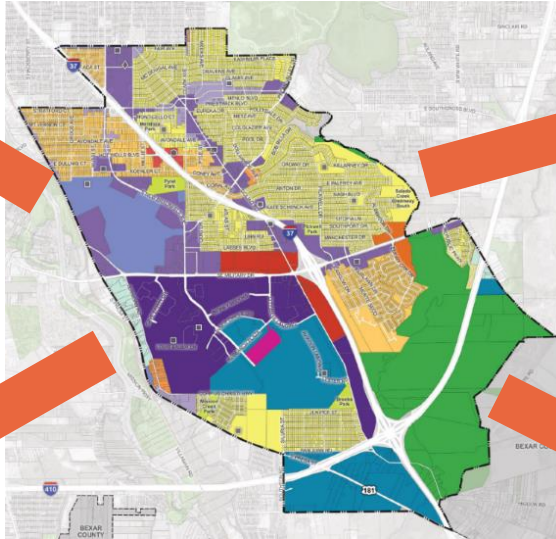


How is the FLU Map Used?

City Council



Planning + Zoning Commissions



City Staff and Other Agencies

-  **DEVELOPMENT SERVICES**
-  **PLANNING**
-  **PUBLIC WORKS**
-  **TRANSPORTATION**



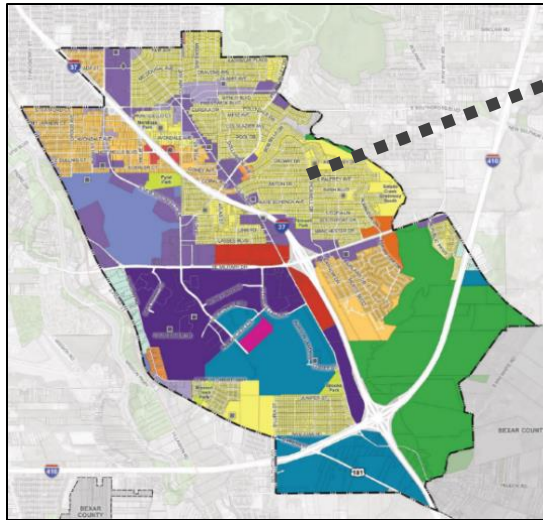
Private Developers + Property Owners



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

How is FLU Map Developed?

- In 2018, the City adopted 18 land use categories to be used citywide in all SA Tomorrow Sub-Area Plans (prior to 2018, there were no standard definitions)
- Each category describes the types of uses desired in an area, general development character and density, and zoning districts that are compatible with the desired character



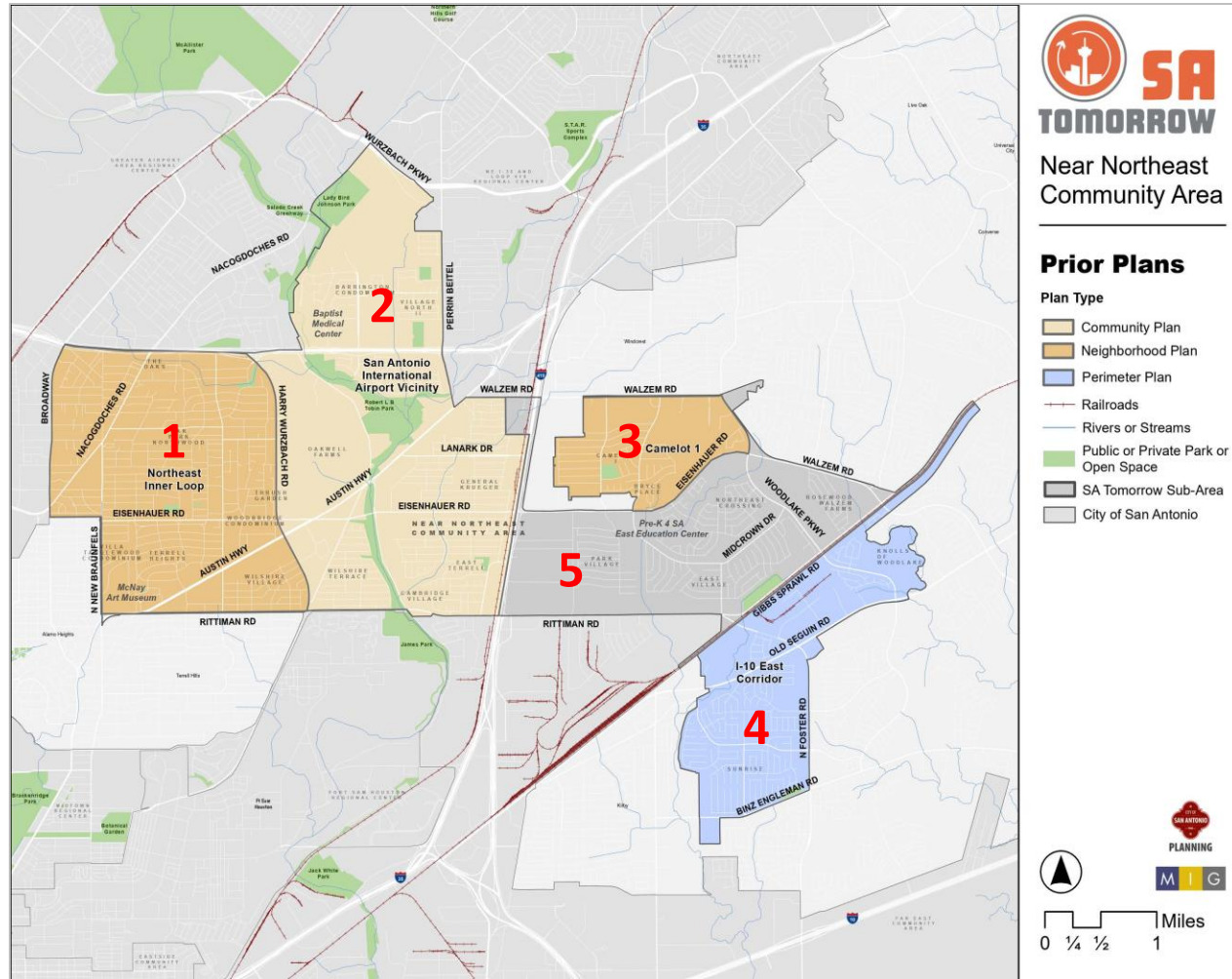
Low Density Residential

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.

Prior Plans

1. **Northeast Inner Loop Plan**
(2001, update 2008)
2. **San Antonio International Airport Vicinity Land Use Plan** (2010)
3. **Camelot 1 Neighborhood Plan** (2004, update 2010)
4. **I-10 East Corridor Perimeter Plan**
(2001, update 2008)
5. **No prior plans**



Example Conversion

NE INNER LOOP NEIGHBORHOOD PLAN (2008) LAND USE CATEGORIES



SA TOMORROW LAND USE CATEGORIES (2018)



Preliminary Working Draft NNE FLU Map

The preliminary working draft Future Land Use (FLU) map we will use in the upcoming exercise was developed by:

1. Reviewing previously adopted land use plans in the area and converting old land use designations into closest equivalent SA Tomorrow Land Use category
2. Reviewing current zoning as a proxy for land use where a previous plan has not been adopted
3. Proposed changes to areas where we have received consistent community feedback
4. A base level of quality control



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Future Land Use Map Considerations & Objectives

Public Input: Common Themes

Housing

- *Neighborhoods are the heart of the community*
- *Connecting neighborhoods fosters sense of identity, pride, and belonging for all ages*

Mobility

- *Maintenance and safety (roads, sidewalks, railroad crossings)*
- *Increasing connectivity between neighborhoods and community amenities*
- *Green and sustainable infrastructure (stormwater, streetscape)*

Amenities & Public Space

- *Protect, restore, and enhance existing natural features Community amenities for people of all ages*
- *Expand community spaces and programming for people of all ages*

Economic Development

- *Revitalization of older corridors*
- *New businesses should be compatible with/complement existing elements*
- *Enhance elements that contribute to business longevity, success*

Land Use

- *Address environmental concerns (stormwater, noise, light)*
- *Reuse of former industrial sites*
- *Better transitions between industrial/high intensity uses and residential areas*

NNE 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.

NNE Draft Goals

1. Protect, revitalize, and beautify **established residential neighborhoods and commercial corridors** that are the heart of the community.
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.
3. **Protect, enhance, and restore natural features** including existing greenways, parks, and tree canopies, and consider opportunities to introduce additional green spaces.
4. Address **environmental concerns** including industrial sites, drainage and stormwater runoff, noise, and light pollution to enhance well-being of residents.
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.
6. Consider opportunities for **additional community amenities** and/or programming that serve residents of all ages.
7. Improve public safety and better connect those in need to available programs and services.

Relevant City Policies

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



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Work Session

Work Session Directions

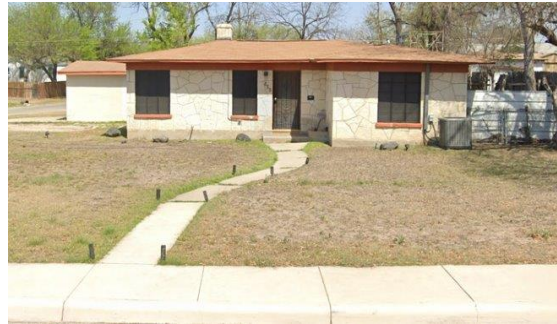
1. Evaluate working draft Future Land Use (FLU) map by use category:
 - Residential
 - Commercial
 - Mixed-Use
 - Industrial
2. Identify areas where proposed FLU categories look correct and reflect community and city goals
3. Identify areas that could be considered for change

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



RESIDENTIAL LAND USE

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

Near Northeast Community Area Plan

Draft Future Land Use Map Group A



- School Parks
- Schools
- Streams
- Railroads
- SA Tomorrow Sub-Area
- City of San Antonio

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

Numbers shown in parentheses are the number of parcels designated to that future land use category.

Draft Near Northeast Future Land Use Plan

- Residential**
 - Residential Estate - RE (5)
 - Low Density Residential - LDR (15,389)
 - Urban Low Density Residential - ULDR (3)
 - Medium Density Residential - MDR (847)
 - High Density Residential - HDR (20)
- Other**
 - City/State/Federal Government - CSFG (54)
 - Parks/Open Spaces - POS (20)

Date: 9/9/2025

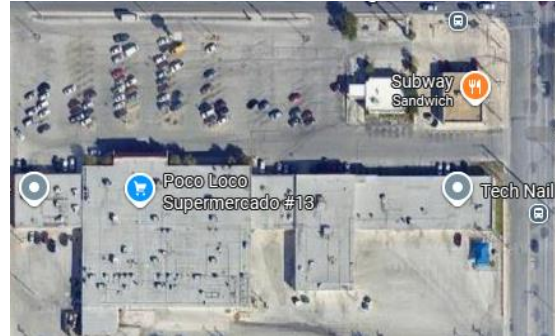
Preliminary Working Draft

COMMERCIAL FUTURE LAND USE CATEGORIES

NEIGHBORHOOD COMMERCIAL



COMMUNITY COMMERCIAL



REGIONAL COMMERCIAL



COMMERCIAL LAND USE

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
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- Agricultural
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- Heavy Industrial

Near Northeast Community Area Plan

Draft Future Land Use Map Group A



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

- School Parks
- Schools
- Streams
- Roadways
- San Antonio Sub-Area
- City of San Antonio

Numbers shown in parentheses are the number of parcels designated to that future land use category.

Draft Near Northeast Future Land Use Plan

- Commercial
 - Neighborhood Commercial - NC (179)
 - Community Commercial - CC (279)
 - Regional Commercial - RC (179)
- City
 - City/State/Federal Government - CSF (24)
 - Parks/Open Space - POS (225)

Date: 9/9/2025

Preliminary Working Draft 25

MIXED-USE FUTURE LAND USE CATEGORIES

NEIGHBORHOOD MIXED-USE



URBAN MIXED-USE



REGIONAL MIXED-USE



MIXED-USE FUTURE LAND USE CATEGORIES

EMPLOYMENT/ FLEX MIXED-USE



BUSINESS/ INNOVATION MIXED-USE



MIXED-USE LAND USE

Land Use Designation

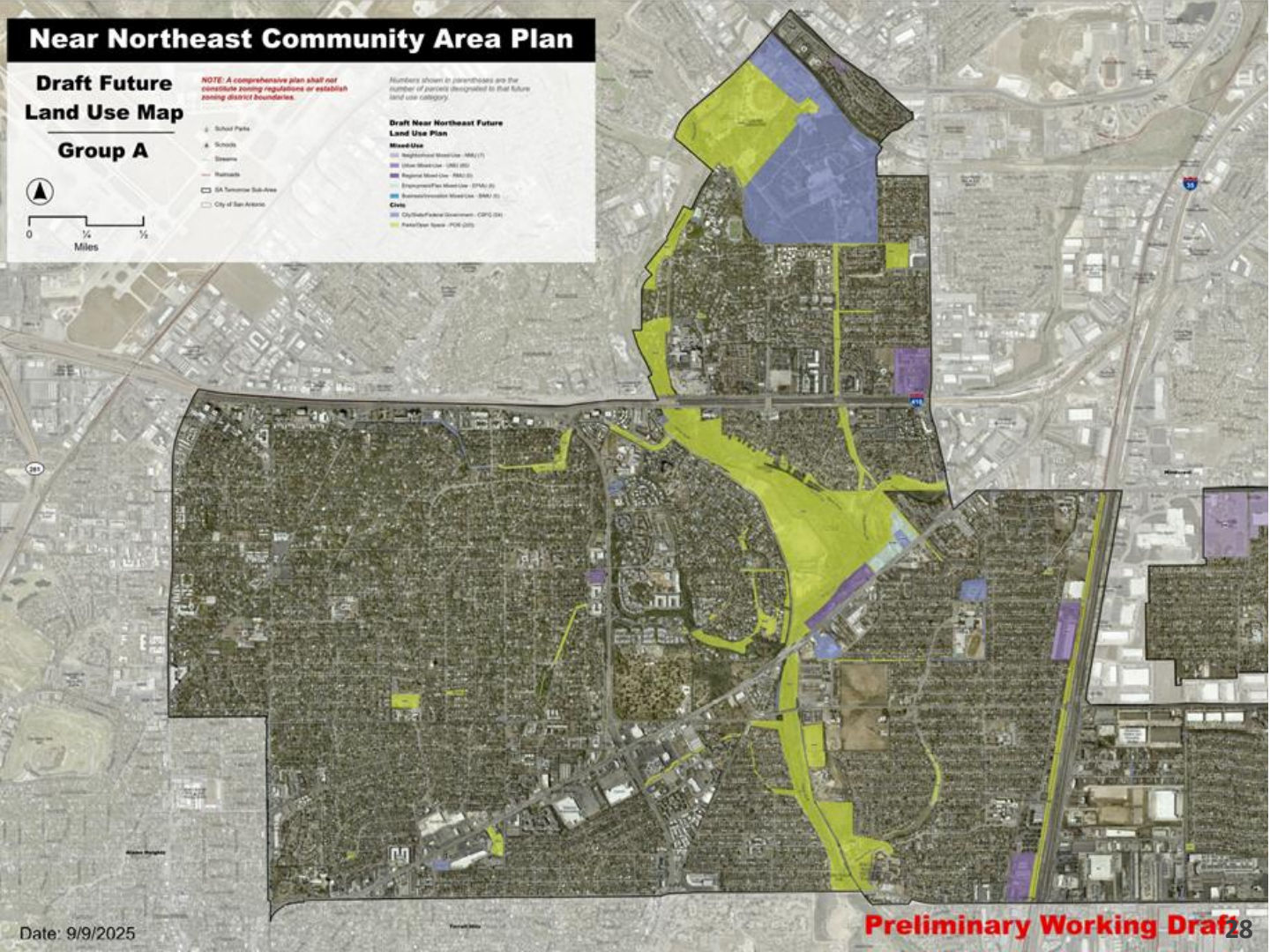
- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential

- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use

- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/State/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial

FOCUS AREAS (W of I-35)

1. Perrin Beitel Rd.
2. Harry Wurzbach Rd.
3. Austin Highway



INDUSTRIAL FUTURE LAND USE CATEGORIES

LIGHT INDUSTRIAL



HEAVY INDUSTRIAL



AGRICULTURE



INDUSTRIAL LAND USE

Land Use Designation

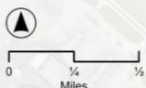
- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
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-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

FOCUS AREAS (W of I-35)

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Near Northeast Community Area Plan

Draft Future Land Use Map Group A

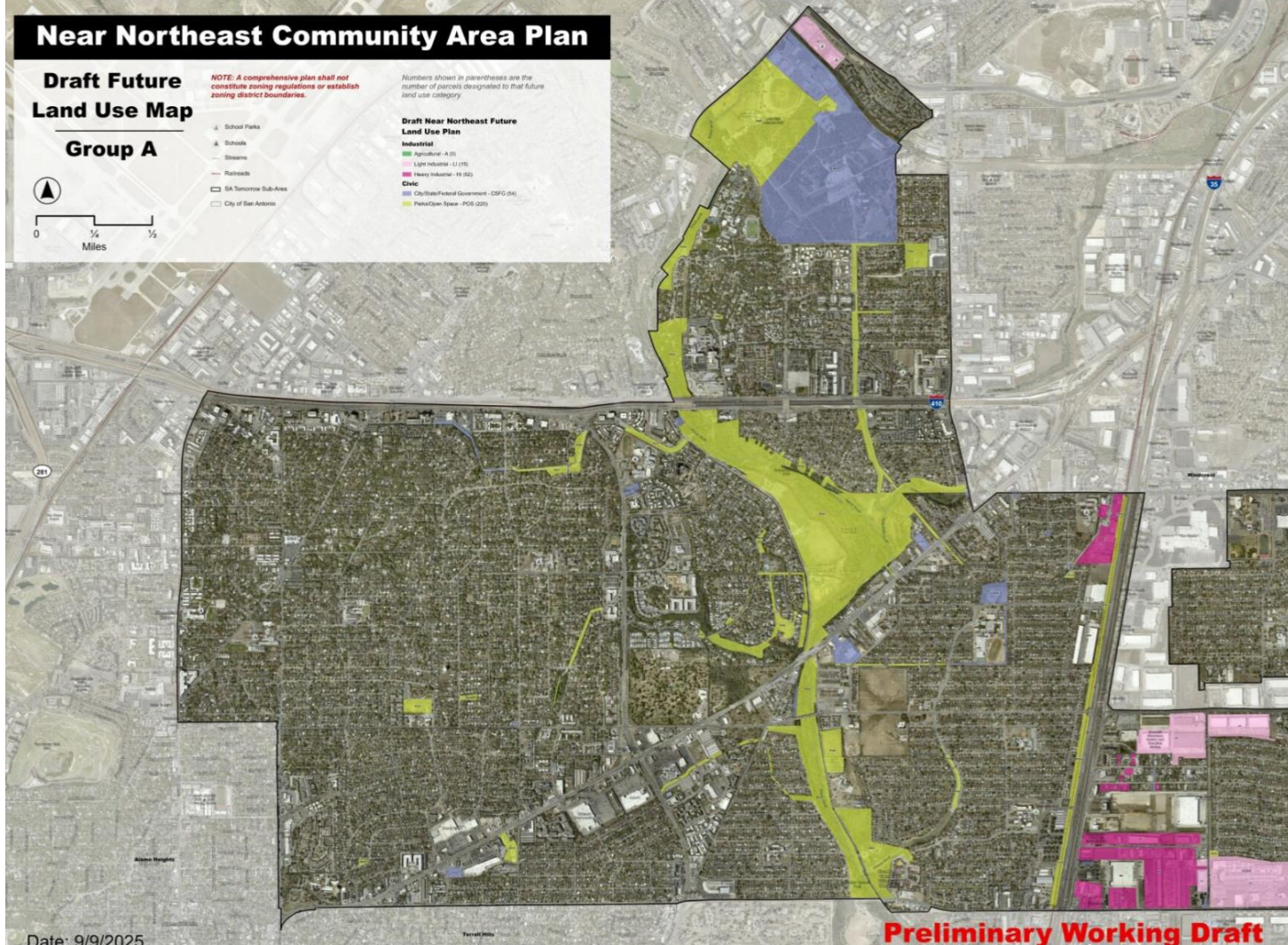


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- School Parks
- Schools
- Streams
- Roadways
- SA Tomorrow Sub-Area
- City of San Antonio

Numbers shown in parentheses are the number of parcels designated to that future land use category.

- Draft Near Northeast Future Land Use Plan**
- Industrial**
- Agribusiness - A (0)
- Light Industrial - LI (16)
- Heavy Industrial - HI (82)
- Civic**
- City/State/Federal Government - CSFG (04)
- Parks/Open Space - POS (20)



Date: 9/9/2025

Preliminary Working Draft

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
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Near Northeast Community Area Plan

Draft Future Land Use Map Group A



- School Parks
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Draft Near Northeast Future Land Use Plan

- Residential Estate - RE (8)
- Low Density Residential - LDR (8,498)
- Urban Low Density Residential - ULDR (5)
- Medium Density Residential - MDR (4,371)
- High Density Residential - HDR (2,232)
- Commercial**
- Neighborhood Commercial - NC (1,276)
- Community Commercial - CC (2,046)
- Regional Commercial - RC (85)

- Mixed-Use**
- Neighborhood Mixed-Use - NMU (7)
- Urban Mixed-Use - URMU (35)
- Regional Mixed-Use - RRMU (5)
- Employment Flex Mixed-Use - EFMU (8)
- Business/Innovation Mixed-Use - BIMU (5)
- Industrial**
- Agriculture - A (2)
- Light Industrial - LI (2)
- Heavy Industrial - HI (15)
- Other**
- City/State/Federal Government - CSFG (45)
- Parks/Open Space - POS (219)



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Next Steps

FLU Map Next Steps

- The Project Manager will 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.

Upcoming



- Planning Team Meeting #6: Focus Areas (in-person) **TBD**
- Community Meeting #2 **TBD**
- Questions
 - Heather Yost, Project Manager
 - Heather.Yost@SanAntonio.gov
 - (210) 207-7919



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