



Near Northeast Community Area Plan

Land Use Workshop

"Group B"

Thursday, October 30, 2025

Pre-K 4 SA East



PLANNING



Cambridge Systematics, Inc.

Bowtie

Economic & Planning Systems, Inc.

Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City

Agenda

- Welcome & Intros
- Land Use Overview
- Review Preliminary Working Draft Future Land Use Map
- 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 – October)

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 - 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



TOMORROW

Land Use Overview

What is Land Use?

- "Land use" describes **broad patterns** of development (e.g. residential, commercial, industrial, open space, mixed-use) and where it should be located
- Cities use a **future land use (FLU) plan and map** – like the Near Northeast Community Area Plan - to describe land use patterns the community would like to see and establish policies for achieving those desired patterns



Land Use vs. Zoning – connected, but not the same

LAND USE (Policy)

- **Focuses on large areas**, patterns of development, and relationships between areas
- **Land use categories/designations** (e.g. “Community Commercial,” “Low Density Residential,” “Regional Mixed-Use”)
- FLU plans use a combo of text narrative, FLU map, and broad set of policies to guide the city’s growth and development decisions
- Each land use category contains a **range** of permitted zoning districts



ZONING (Regulation)

- **Applies to individual parcels**; specifically defines permitted uses and development standards for individual parcels
- **Zoning districts** (e.g. “C-2,” “R-5,” “O-1”)
- Each zoning district establishes permitted use and development standards such as minimum lot size, building size, building height, and setbacks

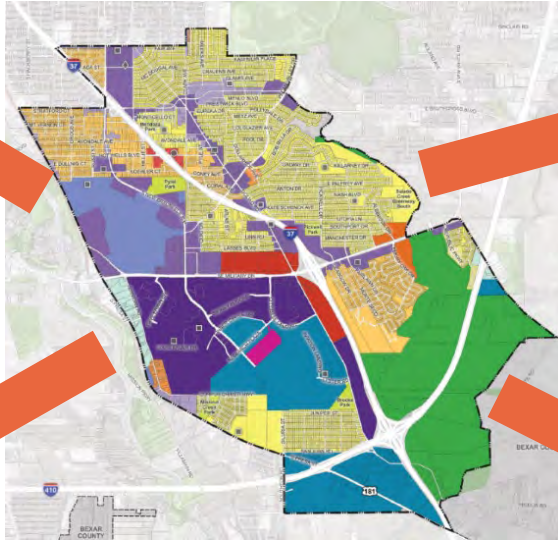
PERMITTED USE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
Business Machines - Retail																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

How is the FLU Map Used?

City Council



Planning + Zoning Commissions



City Staff and Other Agencies



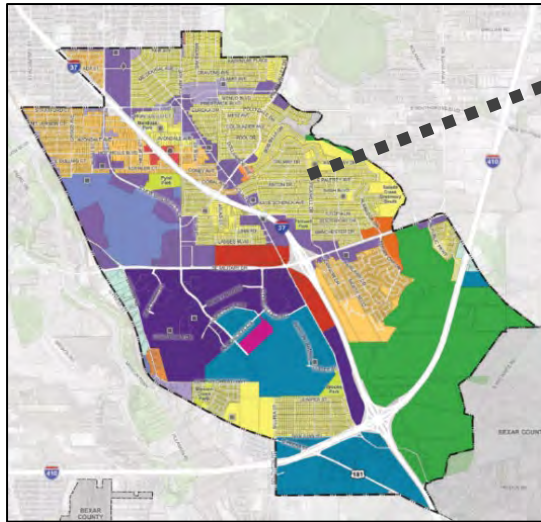
Private Developers + Property Owners



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



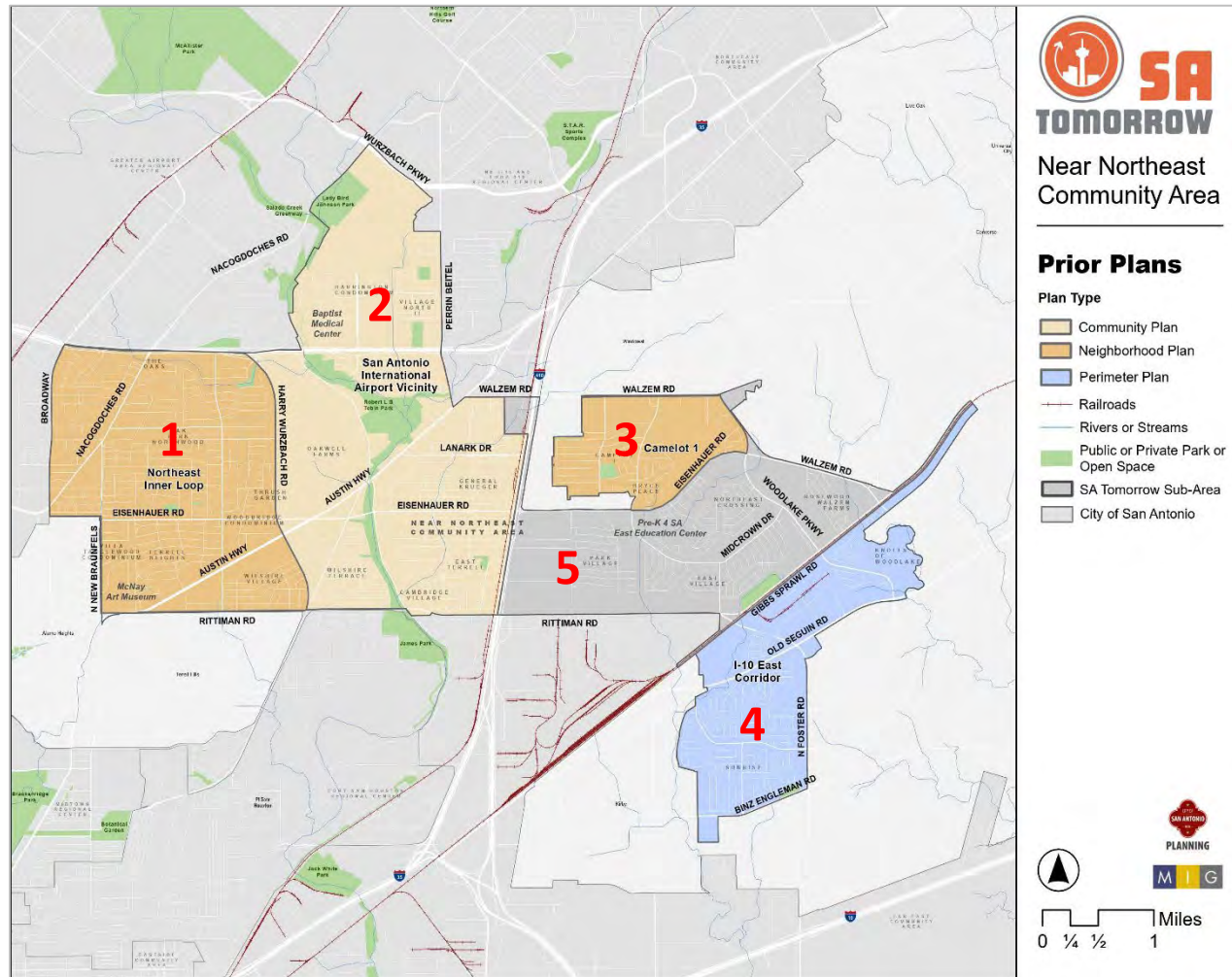
Low Density Residential

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.

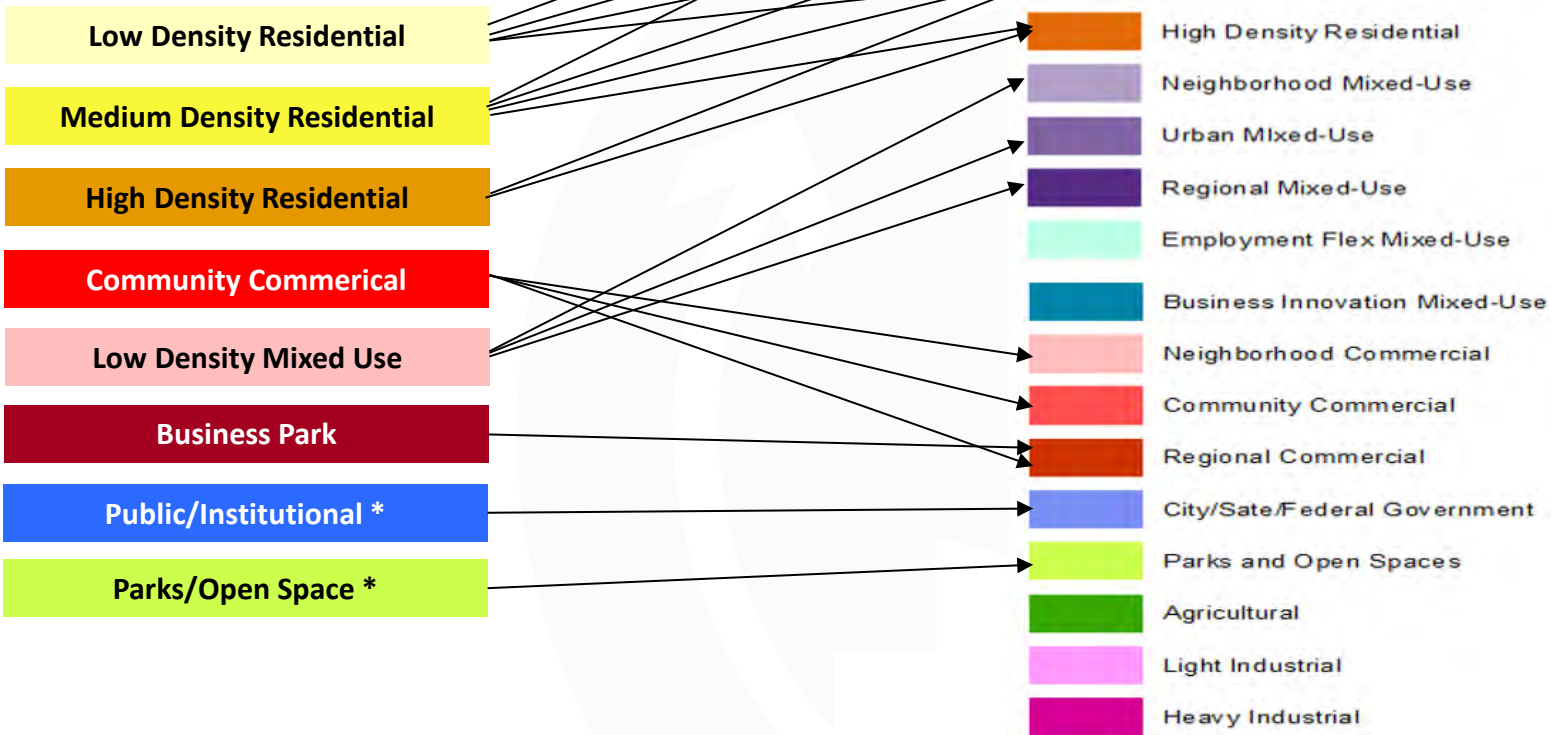
Prior Plans

- 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

CAMELOT I NEIGHBORHOOD PLAN (2010) LAND USE CATEGORIES



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 Mapping - Considerations & Objectives

test

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 Plans, Policies, and Priorities

Adopted City Plans & Policies

- SA Tomorrow Comprehensive Plan: City's overarching policy document
- Strategic Housing Implementation Plan (SHIP): Increase investment in housing options, preservation of neighborhoods
- SA Climate Ready Action & Adaptation Plan (CAAP): Increase quality of life and resiliency
- Transit-Oriented Development (TOD) Policy: Guide development around Advanced Rapid Transit corridors

Priorities

- 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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Land Use by Category & Work Session

Work Session Directions

1. Evaluate draft Future Land Use (FLU) map by use category:
 - Residential
 - Commercial
 - Mixed-Use
 - Civic
 - 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



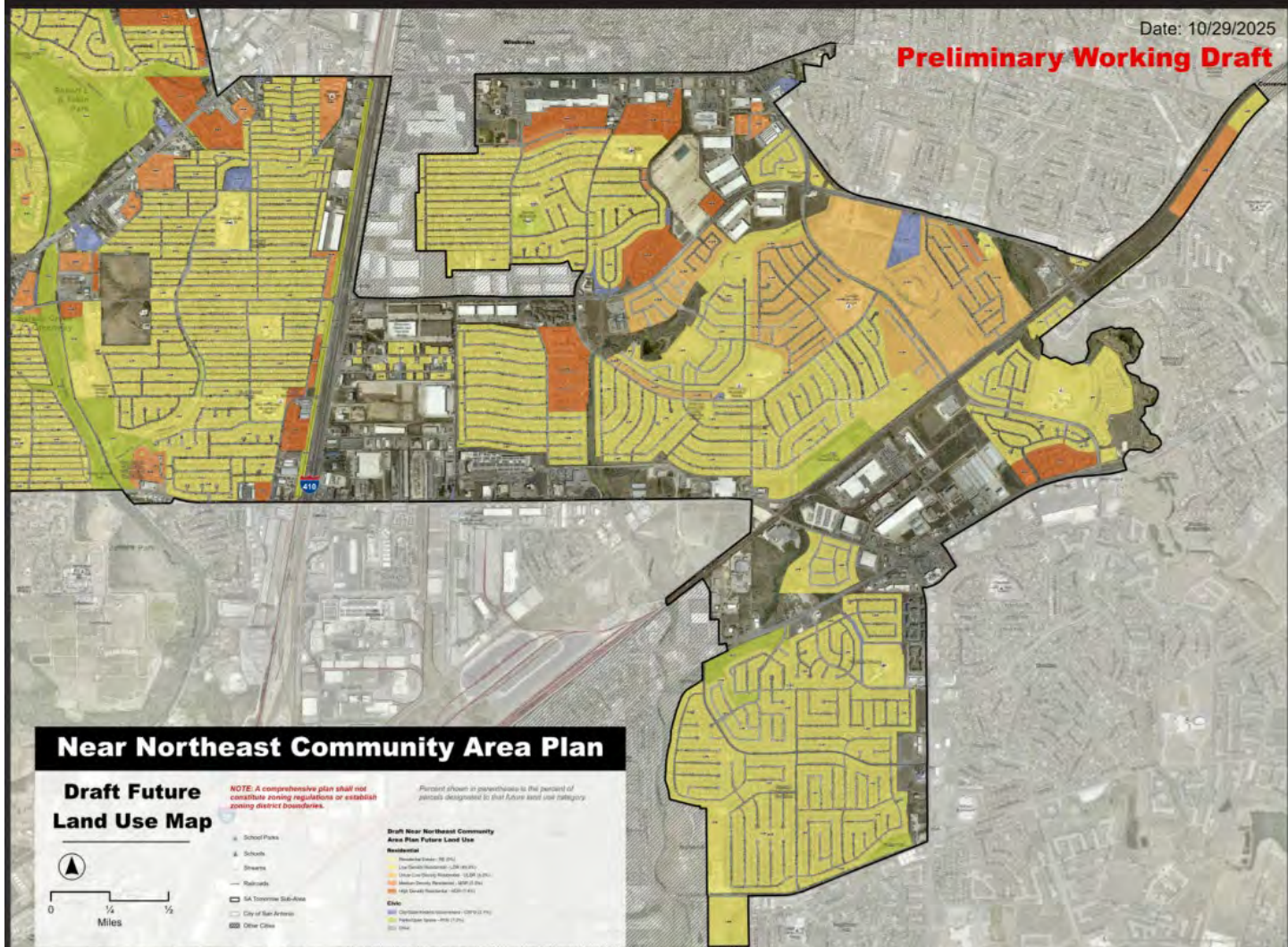
HIGH DENSITY RESIDENTIAL



RESIDENTIAL LAND USE

64.9% of Land Uses

Land Use Designation



Date: 10/29/2025

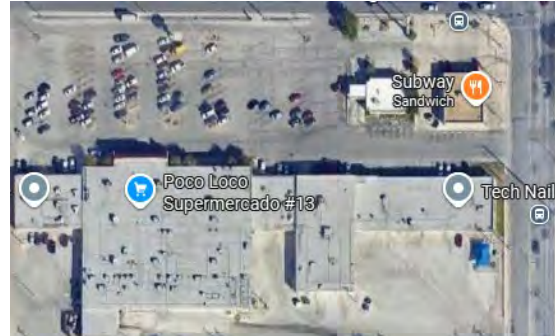
Preliminary Working Draft

COMMERCIAL FUTURE LAND USE CATEGORIES

NEIGHBORHOOD COMMERCIAL



COMMUNITY COMMERCIAL



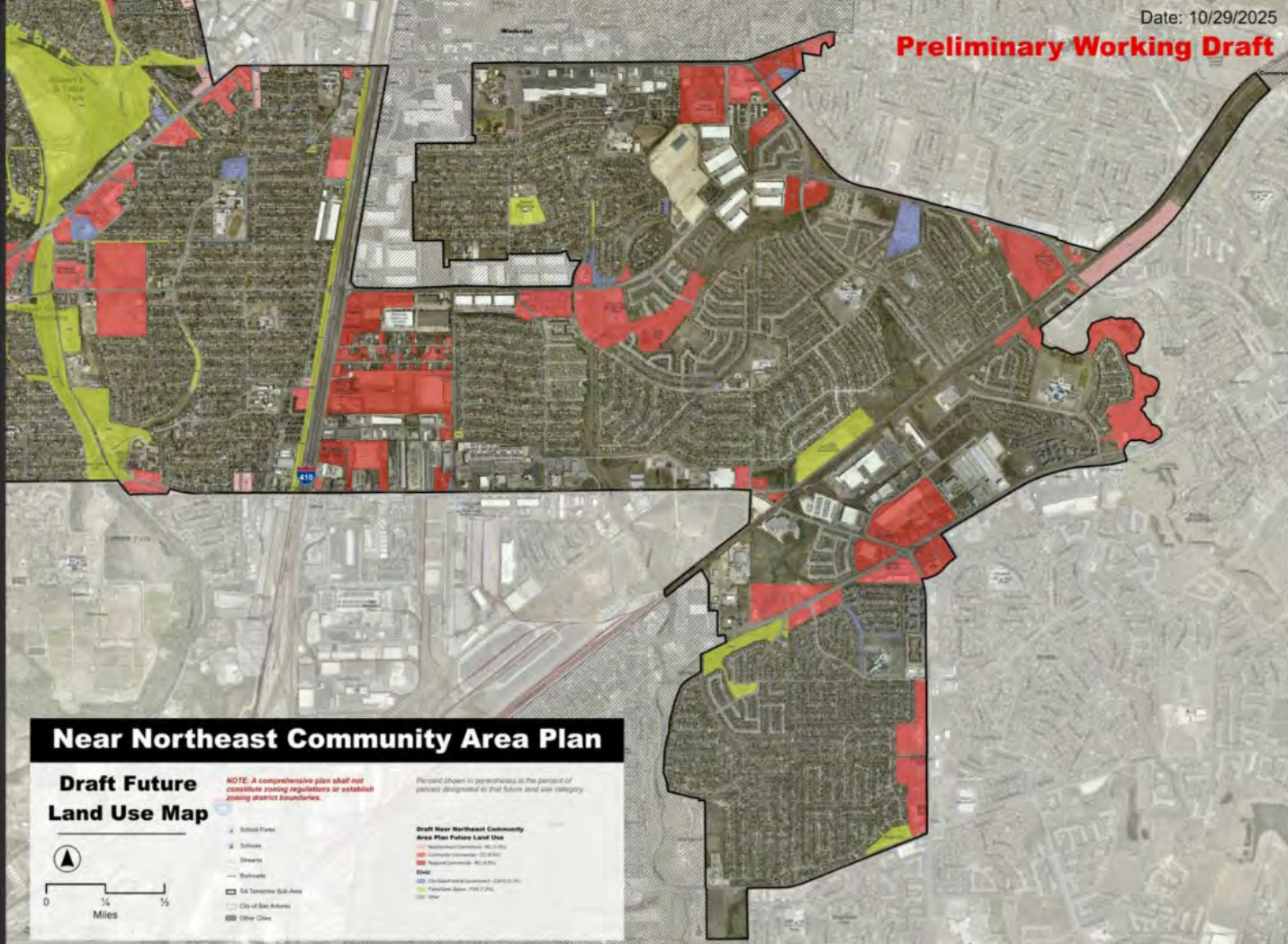
REGIONAL COMMERCIAL



COMMERCIAL LAND USE
14.9% of Land Uses

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



MIXED-USE FUTURE LAND USE CATEGORIES

NEIGHBORHOOD MIXED-USE



URBAN MIXED-USE



REGIONAL MIXED-USE



EMPLOYMENT/ FLEX MIXED-USE

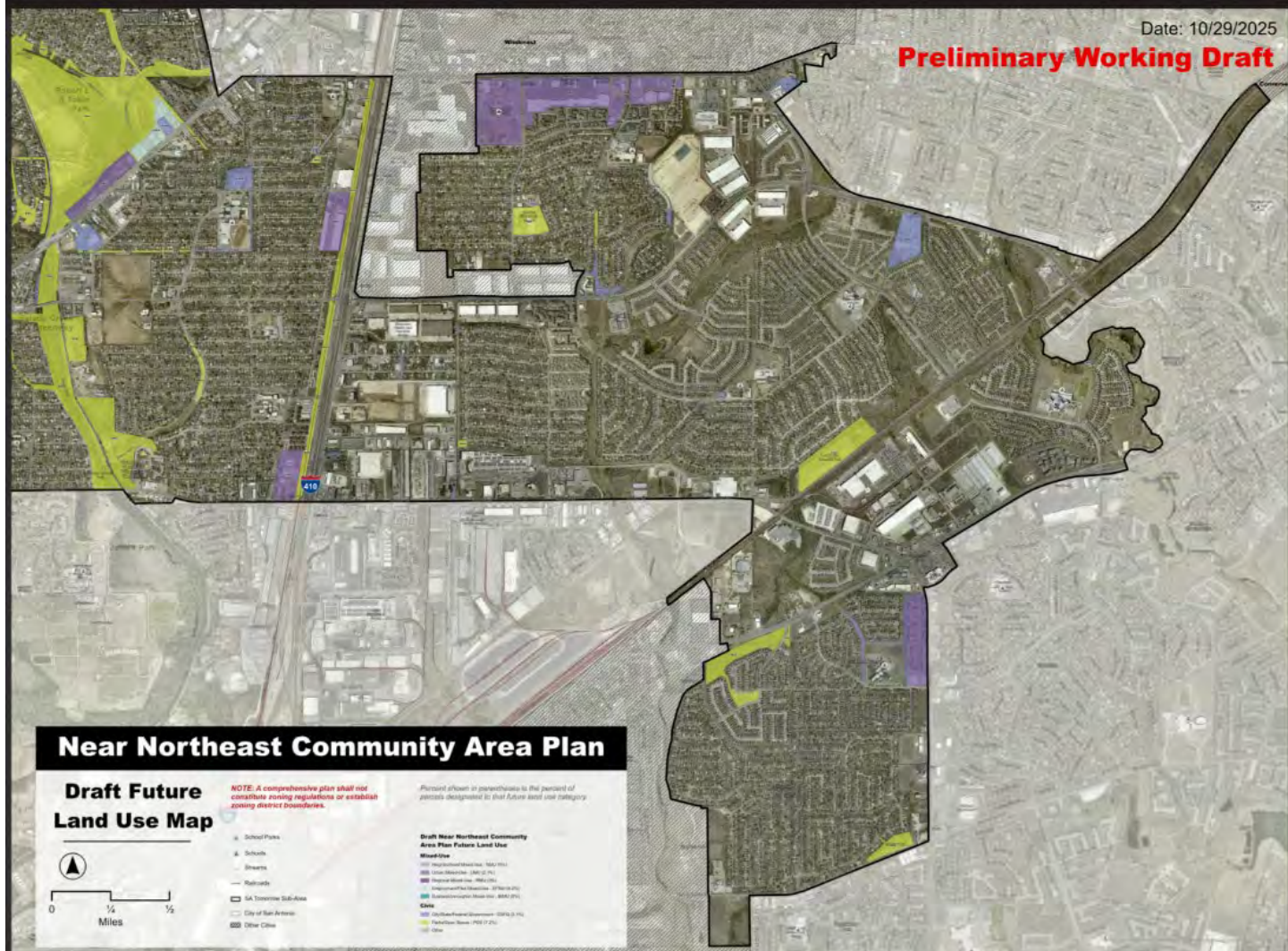
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MIXED-USE LAND USE

2.3% of Land Uses

Land Use Designation

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
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- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
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- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial



INDUSTRIAL FUTURE LAND USE CATEGORIES

LIGHT INDUSTRIAL



HEAVY INDUSTRIAL



AGRICULTURE

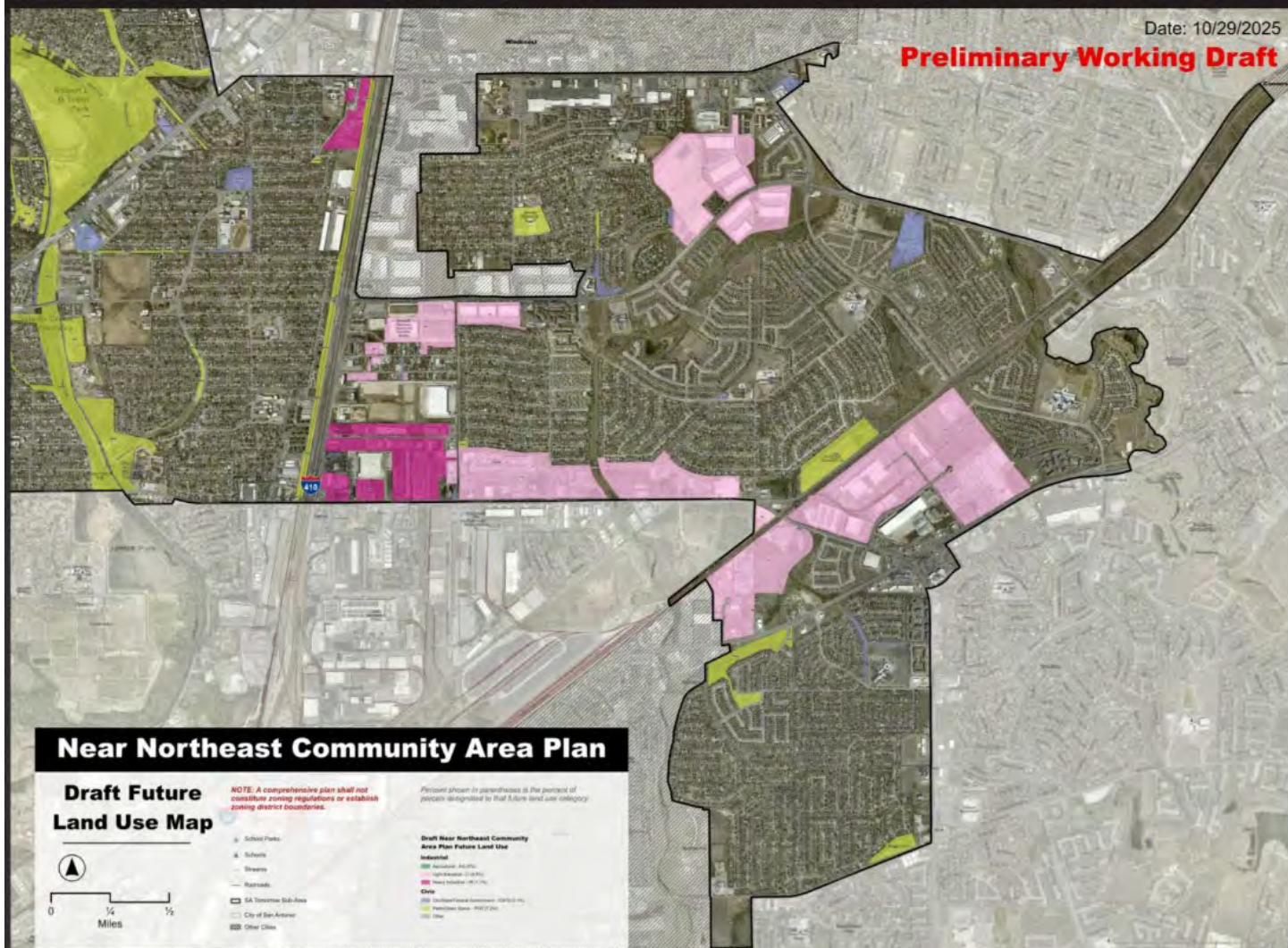


INDUSTRIAL LAND USE

7.6% of Land Uses

Land Use Designation

- Residential Estate
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- High Density Residential
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- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
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CIVIC LAND USE

10.3% of Land Uses

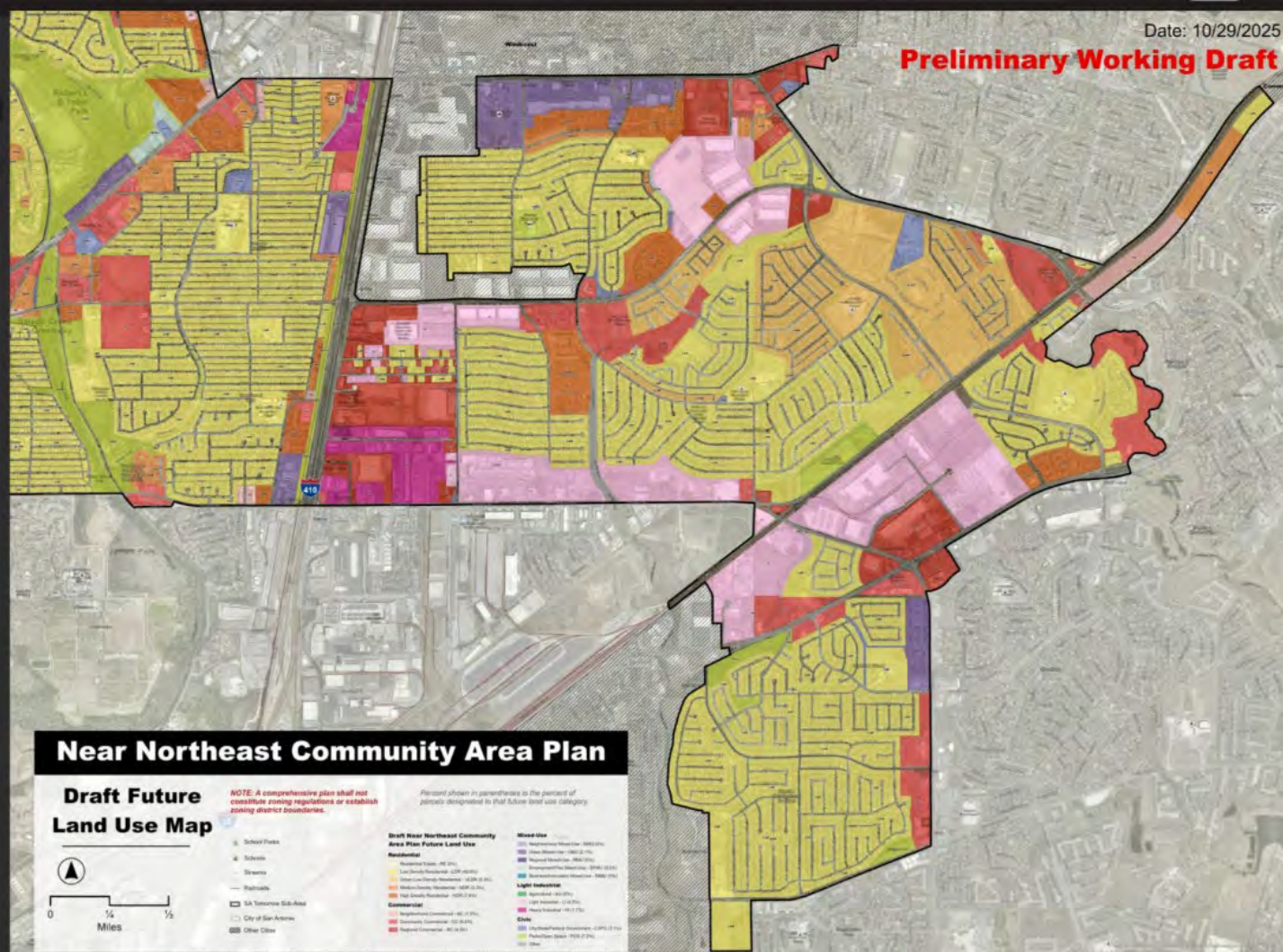
Land Use Designation

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Land Use Designation

- Residential Estate
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- Business Innovation Mixed-Use
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- Agricultural
- Light Industrial
- Heavy Industrial



Next Steps



- The Project Manager will review comments from all work sessions and integrate compatible changes into the map. Draft map will be presented for review and comment at next Planning Team and Community Meetings
- Contact
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Heather.Yost@SanAntonio.gov
(210) 207-7919



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Next Steps

