



Near Northwest Community Area Plan

Planning Team Meeting #2

Thursday, April 10, 2025
St. Mary's University – St. Louis Hall
5:30PM-7:30PM



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



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Introductions



Near Northwest Community Area Plan

Project Team



City of San Antonio, Planning Department

Chris Ryerson, Planning Administrator

Zack Magallanez, Project Manager



MIG

Jay Renkens, Principal

Marcia Boyle, Co-Project Manager

Marco Hinojosa, Co-Project Manager



Mosaic

Carissa Cox, Principal Planner

Meeting Sequence

Planning Team Meeting 1 (July 11th, 2024)

Community Meeting 1 (February 12th, 2025)

Planning Team Meeting 2 (April 10th, 2025)

Planning Team Meeting 3 (TBD)

Planning Team Meeting 4 (TBD)

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

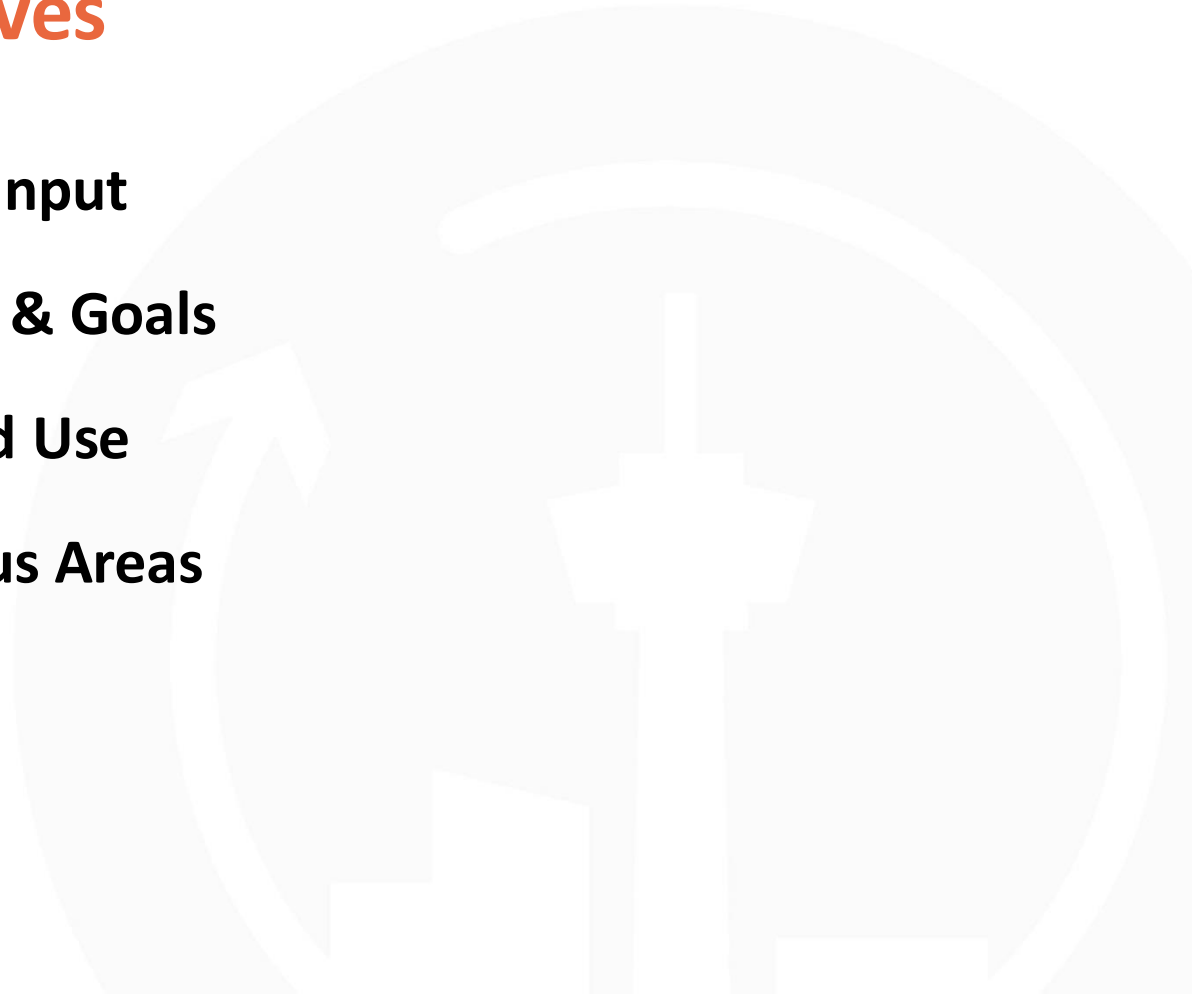
Community Amenities & Public Space | Focus Areas | DDC

Plan Priorities & Implementation

Public Draft Review

WE ARE HERE

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 circle with a white arrow curving around its perimeter. In the center of the circle is a stylized white tree with a thick trunk and a canopy of horizontal lines.

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Review of Public Input

Review of Planning Team Meeting 1

- **Location:**
Whitley Theological Center, 285 Oblate Dr.
- **Date and Time:**
07-15-2024
5:30 p.m. – 7:30 p.m.
- **Participants:**
10



Review of Community Meeting 1

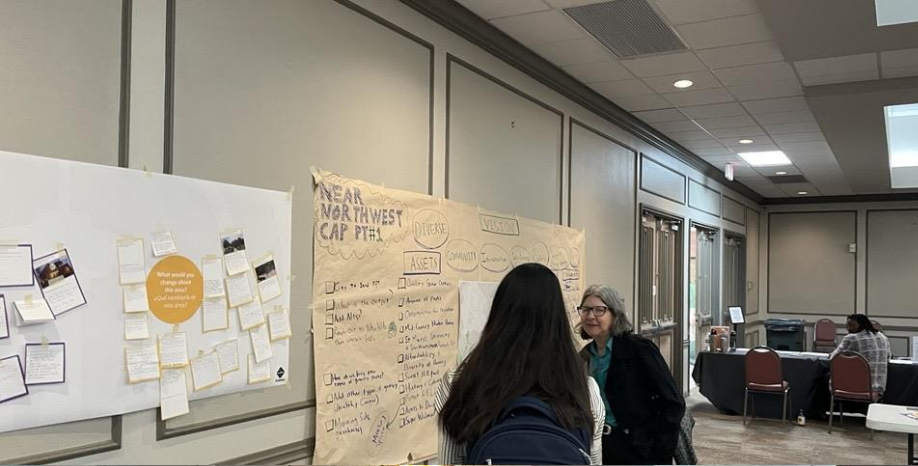
- **Location:**
St. Luke Catholic School, 4603 Manitou Rd, 78228
- **Date and Time:**
03-11-2025
5:30 p.m. – 7:30 p.m.
- **Participants:**
33
- **Comments:**
63



Review of Survey 1

- **Location:**
Online
- **Date and Time:**
March 2025
- **Participants:**
43
- **Comments:**
185





Transportation and Accessibility

Transportation and Accessibility

"Easy access to the highways."

"Easy access to Far West San Antonio via IH-10 and 1604. "

"Close to downtown and major streets but away from congestion."

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

Write your thoughts below / Comparta su opinión

We are centrally located,
easy to get on I-410 and
head west on IH-10 or
head towards downtown.

Our area also has a
country look, winding roads
and no sidewalks nor
curbs.

Caring Neighbors and Sense of Community

Caring Neighbors and Sense of Community

"The history of the neighborhood, the character of the homes and local businesses"

"The neighborhood feeling, good neighbors"

"Old established area, quiet community, and generally safe."

What do you like about this area?
¿Qué es lo que más le gusta de esta área?
Write your thoughts below / Comparta su opinión

Caring neighbors
& Community
Support.

Lira Senior
Solutions

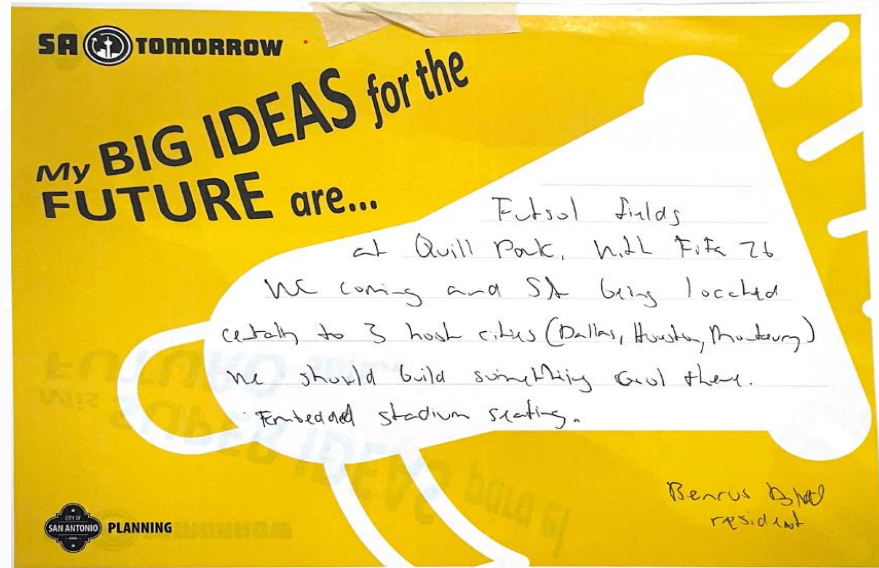
Parks and Community Centers

Parks and Community Centers

"The smaller parks area great for gatherings."

"The culture, family activities and community centers"

"Neighborhood parks!"



Value of St. Mary's University

Value of St. Mary's University

"The quiet urbanism of the university."

"It serves as an anchor for value of the area overall."

"St. Mary's University and the area around it."

What is missing from this area?

¿Qué le falta al área?

Write your thoughts below / Comparta su opinión

Accessible Parks near
St. Mary's University that
are more accessible than
Woodlawn lake.



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Draft Vision and Goals



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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 Northwest Community Area maintains access to regional assets and protects existing neighborhoods for people of all ages, while offering a range of expanded housing options, recreational amenities, and business opportunities that are strengthened by improved safety and maintenance efforts.

Draft Goals (1 of 2)

- 1. Protect established neighborhoods and residential character that recognizes the affordability and diversity of existing housing stock.***
- 2. Maintain existing parks and green spaces, while determining opportunities to increase the range of green spaces, recreational facilities, and community amenities.***
- 3. Attract a larger range of commercial development to the area including small businesses and fresh food options.***

Draft Goals (2 of 2)

- 4. Promote a greater range of creative housing options that offer opportunities for all, at a range of prices and locations throughout the area.***
- 5. Retain access to regional connections while addressing safety concerns, improving aging infrastructure, and offering additional options to travel throughout the area.***
- 6. Enhance connections between community members and strengthen partnerships with nearby institutional partners and community organizations.***
- 7. Improve safety throughout the area by addressing flooding and environmental concerns, light and noise pollution, overdue maintenance, and gaps in facilities and amenities to serve community members.***

Draft Vision and Goals

The Near Northwest Community Area maintains access to regional assets and protects existing neighborhoods for people of all ages, while offering a range of expanded housing options, recreational amenities, and business opportunities, that are strengthened by improved safety and maintenance efforts.

- 1) *Protect established neighborhoods and residential character that recognizes the affordability and diversity of existing housing stock.*
- 2) *Maintain existing parks and green spaces, while determining opportunities to increase the range of green spaces, recreational facilities, and community amenities.*
- 3) *Attract a larger range of commercial development to the area including small businesses and fresh food options.*
- 4) *Promote a greater range of creative housing options that offer opportunities for all, at a range of prices and locations in the area.*
- 5) *Retain access to regional connections while addressing safety concerns, improving aging infrastructure, and offering additional options to travel throughout the area.*
- 6) *Enhance connections between community members and strengthen partnerships with nearby institutional partners and community organizations.*
- 7) *Improve safety throughout the area by addressing flooding and environmental concerns, light and noise pollution, overdue maintenance, and gaps in facilities and amenities to serve community members.*



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Discussion on Draft Vision & Goals



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Introduction to Land Use



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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?

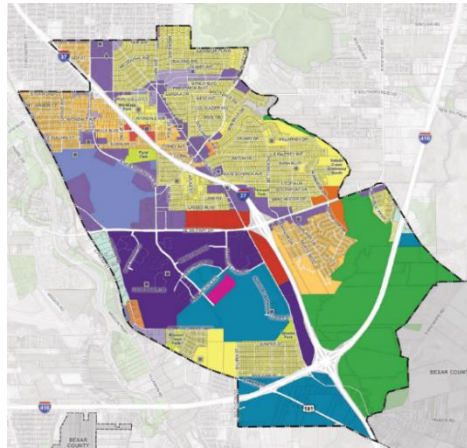
- Land use regulations protect the health, safety and welfare of communities, allowing the City to manage population and employment growth, plan for transportation and infrastructure needs, and promote public safety.
- Land use provides guidance for decision-making on rezoning applications for City Staff,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

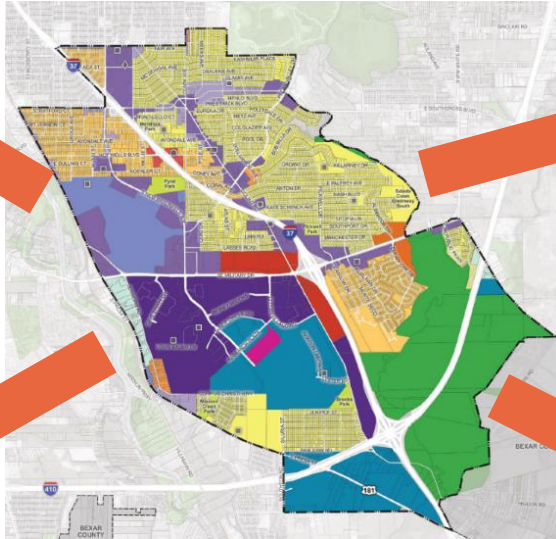
- Automatically change the entitlements or zoning of any property
- Restrict existing rights of use
- Cause any buildings to be removed or changed
- Does not change Historic District or Neighborhood Conservation District designations or design standards

Who will use the Land Use Plan?

City Council



Planning + Zoning Commissions



City Staff and Other Agencies



DEVELOPMENT
SERVICES



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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%

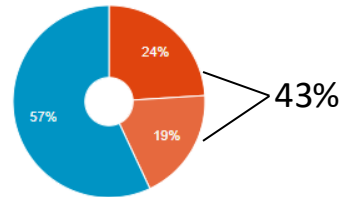
Transportation = 19%

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.



\$13,795
Annual Transportation Costs



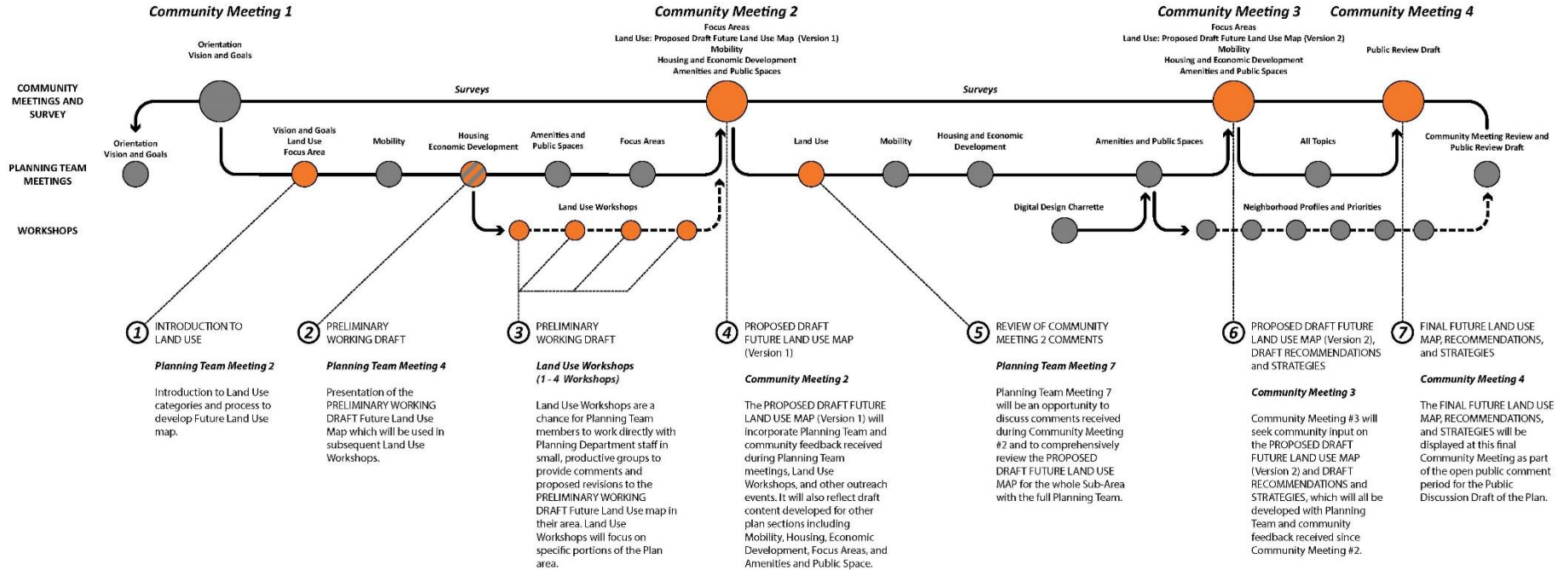
1.80
Autos Per Household



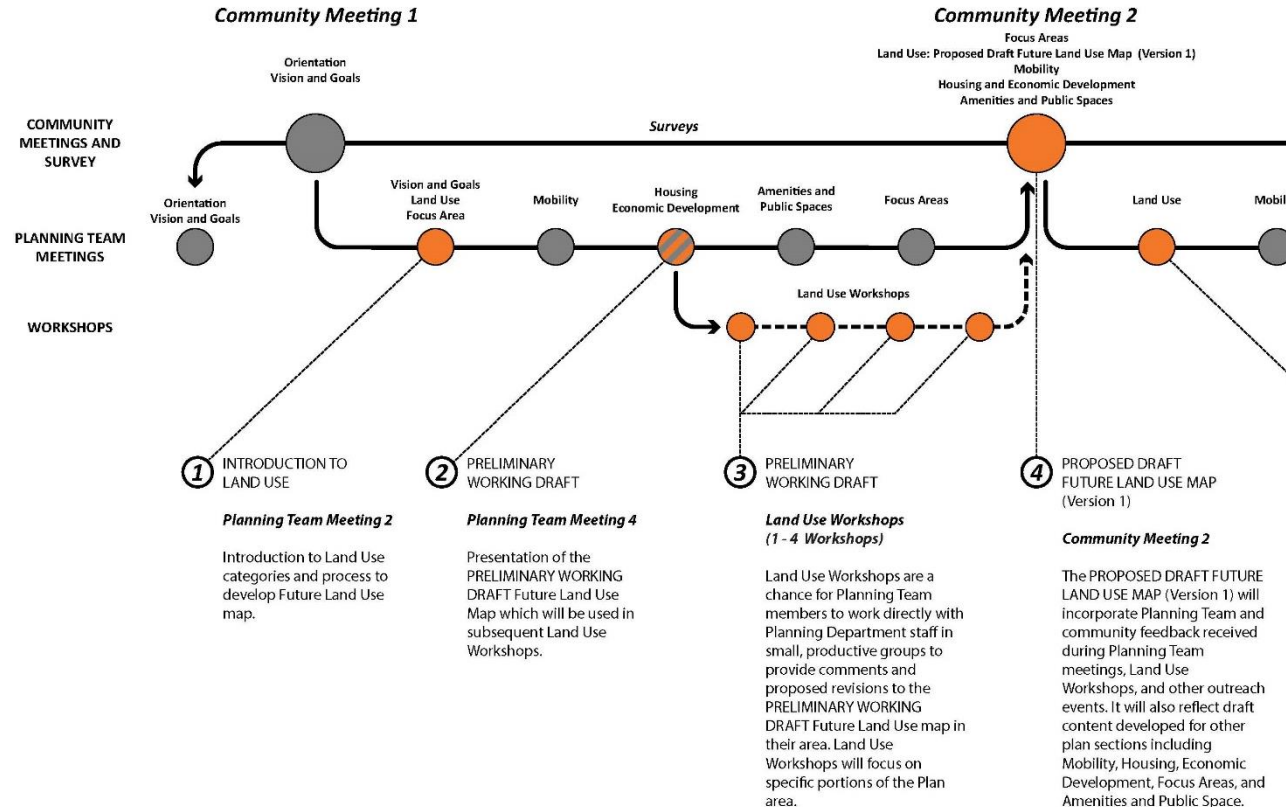
15,959
Average Household VMT

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*



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Introduction to Focus Areas



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.

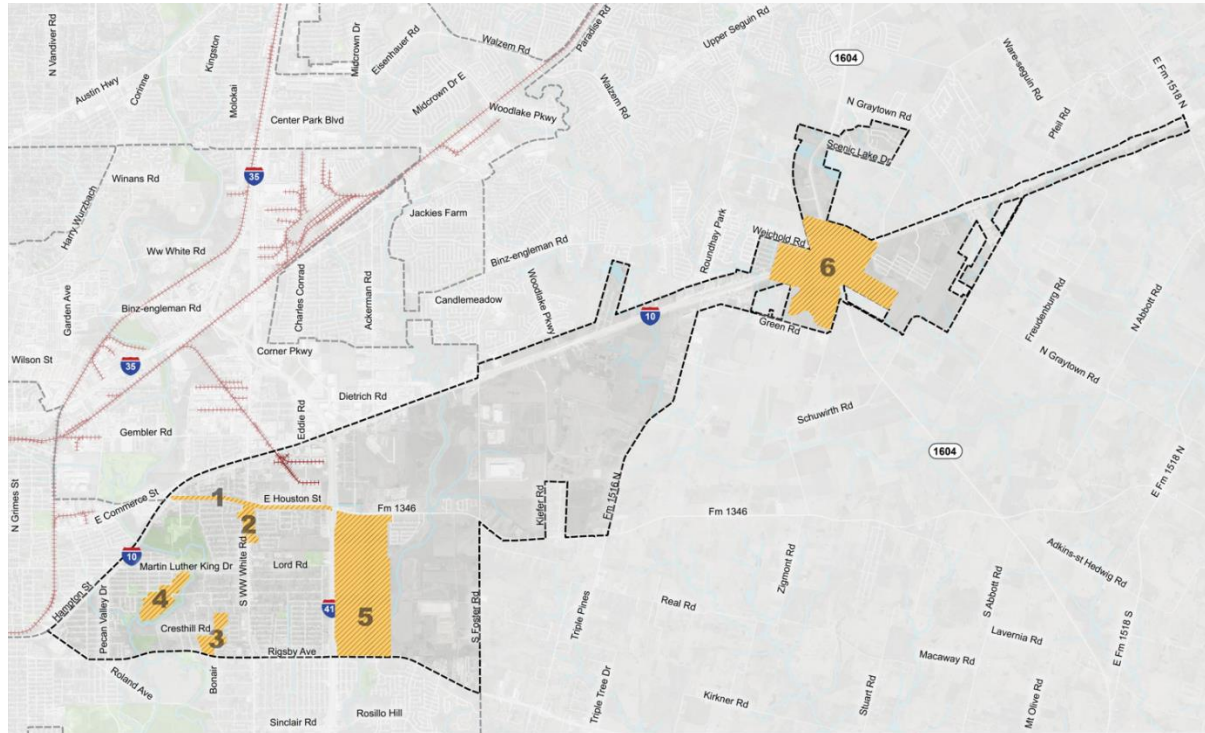
“While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals.

“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



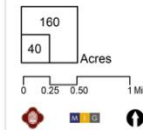
FOCUS AREAS

LEGEND

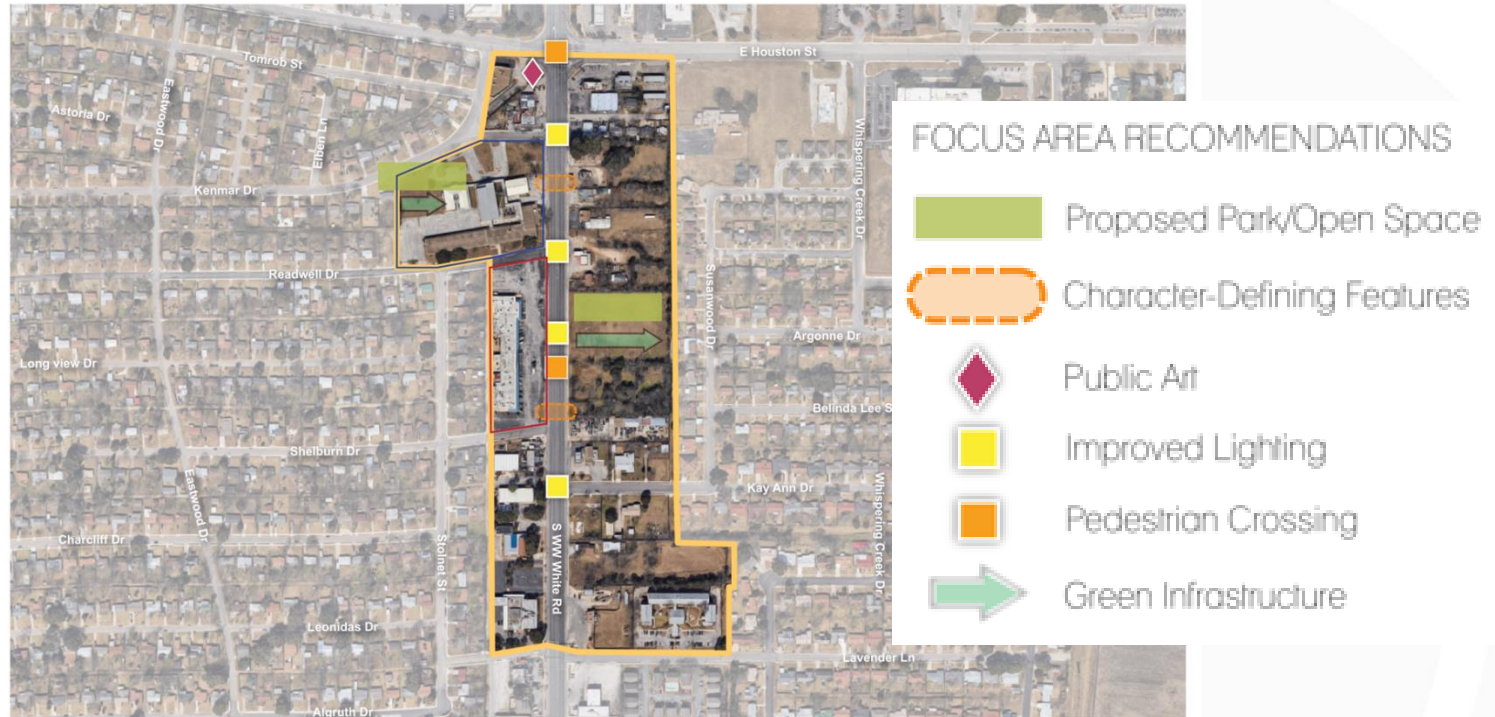
- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Public or Private Park or Open Space
- River or Stream
- Railroad Line
- Focus Areas

FOCUS AREA IDENTIFIERS

- 1** East Houston Street Corridor
- 2** Old W White Elementary School
- 3** W White Rd. & Old Municipal Land Fill Site
- 4** Wheatley Heights
- 5** East Loop 410
- 6** Loop 1604 & I-10



Focus Area Examples: Far East Community Area



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:

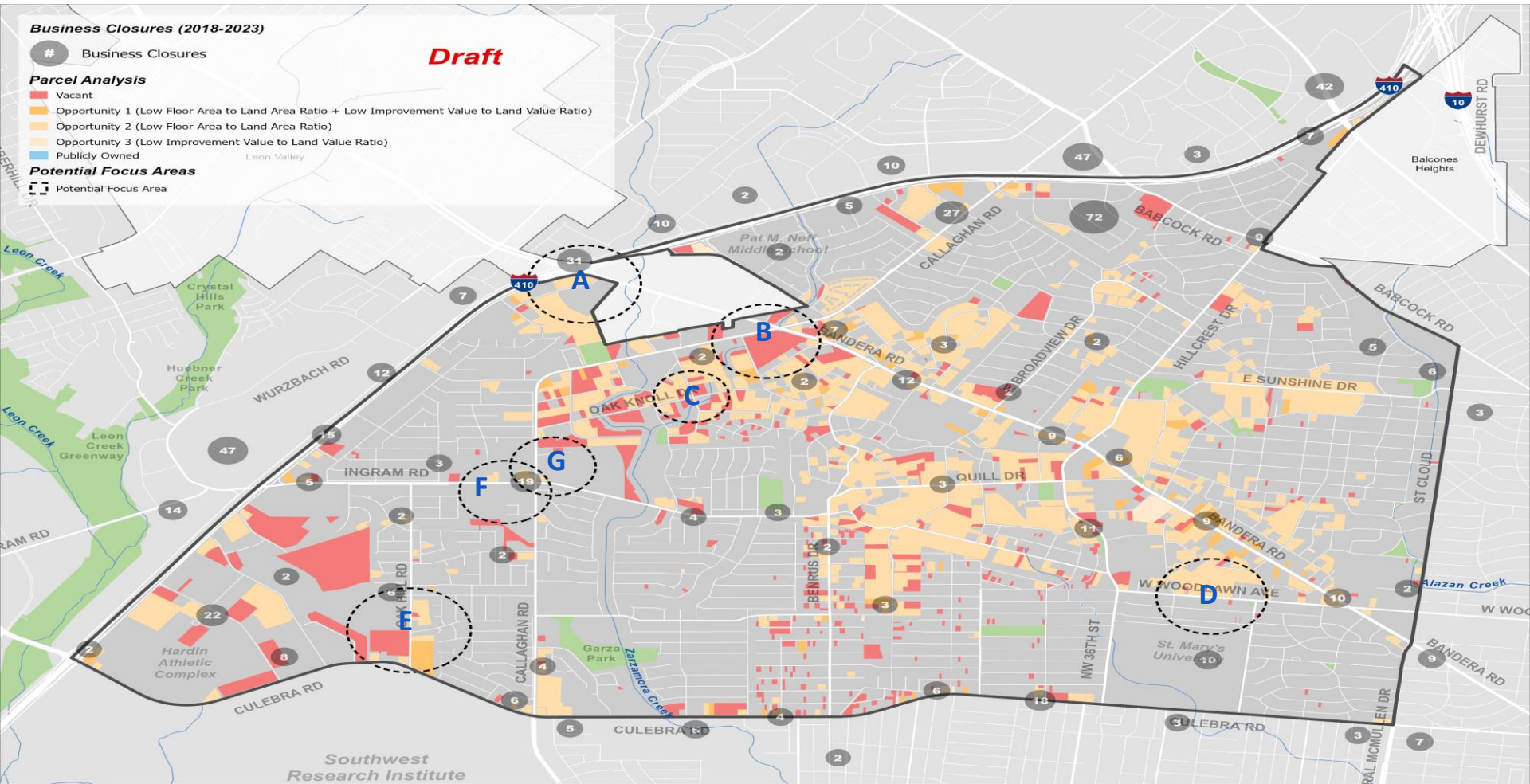
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low Improvement (building) value to Land value ratio (I:L ratio)
- **Publicly-owned:** Parcels owned by public or quasi-public entities with potential to 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





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Discussion on Focus Areas



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Next Steps



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Near Northwest Website

nearnorthwest.sacompplan.com



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SA Tomorrow Near Northwest Community Area

Next Steps

- **Next Planning Team Meetings**
 - Planning Team Meeting #3: May 8, 2025, 5:30 p.m. – 7:30 p.m.
 - Planning Team Meeting #4: June 4, 2025, 5:30 p.m. – 7:30 p.m.
- **Questions?**
 - Zack Magallanez, Project Manager
 - Zack.Magallanez@sanantonio.gov
 - 210-207-7681



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