



Near Northwest Community Area Plan Planning Team Meeting #4

Thursday, June 5, 2025

Zoom

5:30PM-7:30PM



PLANNING



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



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How to Use Zoom



PLANNING



Unmute/Mute

Please stay on mute unless you have something you want to say. The facilitator may mute you if there is noise on your line.

Video on/off

It is useful to be able to see each other, please use video if you are able and comfortable.



Audio



Video

Participants 2

Chat

React

Show captions

English

More

Leave



Mute indication

Unmute at bottom left or at the top right of your picture

Unmute



Options:

Click the three dots and select change your name



Name

Highlighted

Currently speaking



Audio



Video



Participants



Chat



React



Show captions



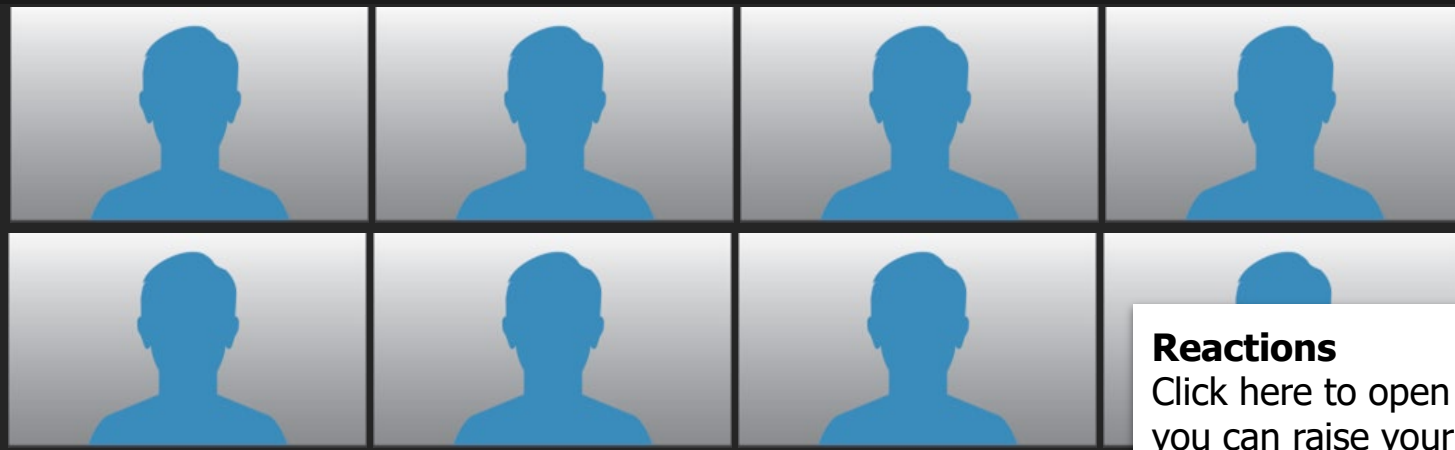
English



More



Leave



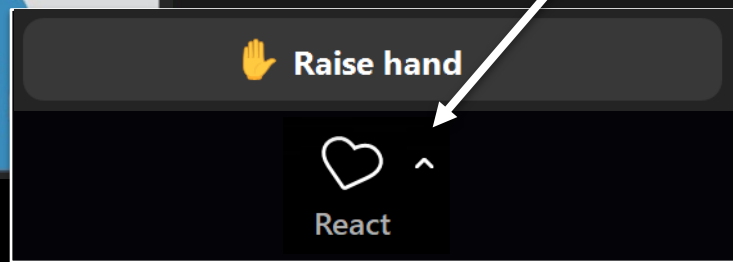
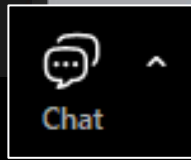
Chat

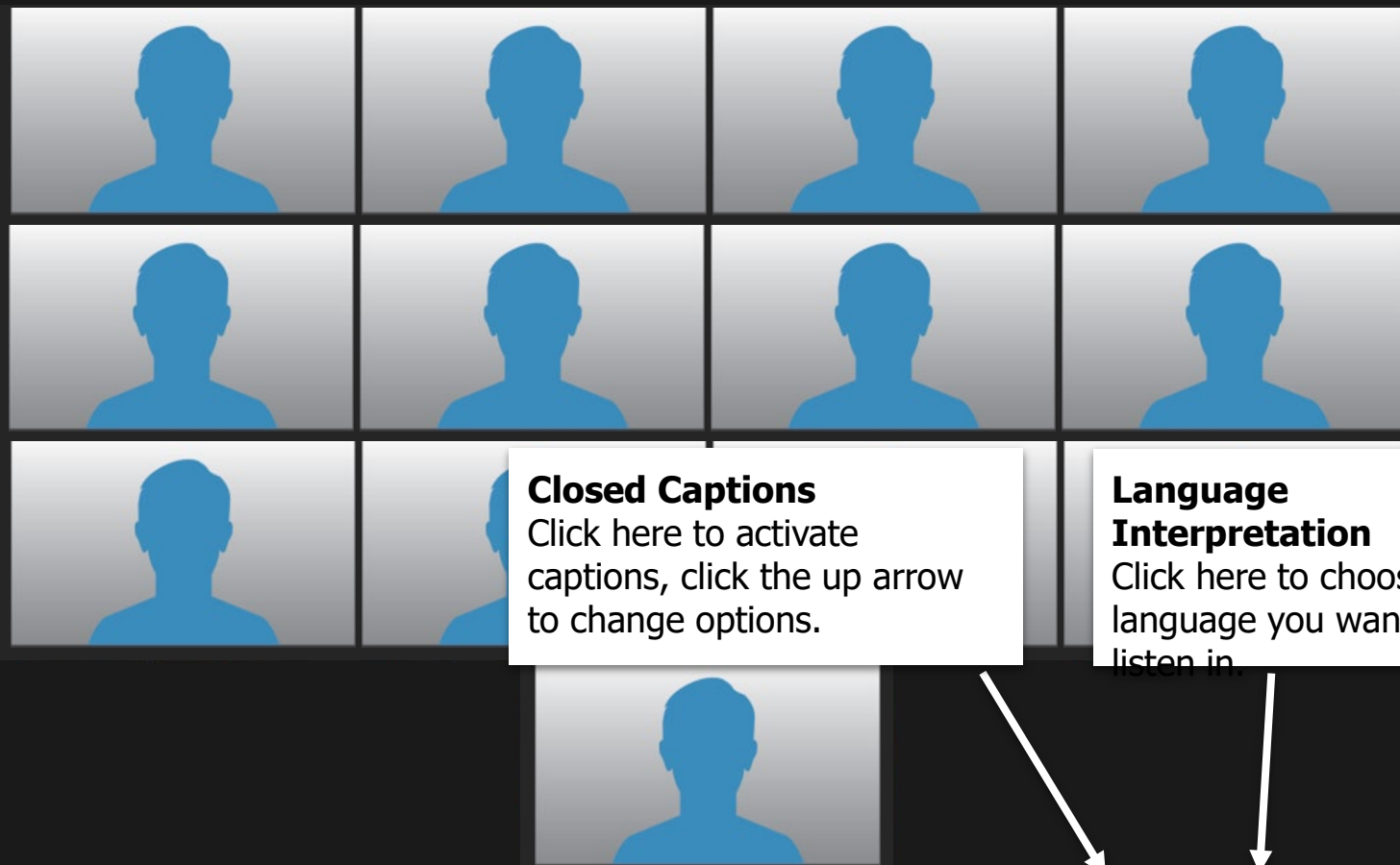
Click here to open a chat window to send messages to the host or all participants.

Reactions

Click here to open a menu, you can raise your hand here.

Don't forget to lower your hand once you have the chance to speak.

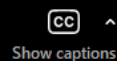
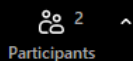


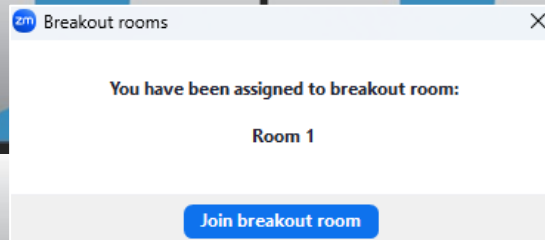
**Closed Captions**

Click here to activate captions, click the up arrow to change options.

Language Interpretation

Click here to choose the language you want to listen in.





Breakout Rooms

If the host has assigned breakout rooms, you will see a pop-up to join. You can click here to join as well.

You can join breakout rooms from here

Bamboo Paper

Picture the possibilities!
5.15.2020 PART III

1 PLANNING
PLANNING FOR THE NEW URBANITY & SUPERBIA
➤ MORE MIG TOOLKITS!
- Support Local Communities
➤ SOCIAL DISTANCING GUIDELINES
➤ SCIENCE FOCUS
MIG TACTICAL TEAMS
VIA ZOOM
(CROSS SERVICE AREA)

2 PLANNING
INCLUSIVE APPROACH TO RESILIENCY
➤ AFFORDABLE HOUSING - TINY HOMES
RETHINKING & REPURPOSING
SPACES - REUSE
- DEVELOPERS, NON-PROFITS,
NGOS
- STRATEGY, PLANNING, ZONING, ETC

4 DESIGN
ROUTING EXISTING INFRASTRUCTURE
IN NEW WAYS

5 COMMUNICATIONS
MESSAGING & BRANDING FOR COVID
RESPONSE AND SLOW OPENING

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

Shared Screen

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

This Meeting Will Be Recorded



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Introductions

Near Northwest Community Area Plan Project Team



City of San Antonio, Planning Department

Zack Magallanez, Project Manager

Chris Ryerson, Planning Administrator



MIG

Jay Renkens, Principal

Marcia Boyle, Co-Project Manager



EPS

Matt Prosser, Economic and Housing Expert

Meeting Sequence

WE ARE HERE



Meeting Objectives

- **Vision & Goals**
- **Housing & Jobs Opportunities and Challenges**
- **Group Mentimeter Exercise**
- **Housing and Economic Development Mural Discussion**
- **Draft Future Land Use Map**



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Vision and Goals

PT#3 Draft Vision

The Near Northwest Community Area enhances access to regional assets and celebrates its diverse neighborhoods for people of all ages. The area embraces creativity and character by encouraging ~~unique and varied~~ diverse housing options, supporting vibrant local businesses, and fostering recreational spaces that reflect community identity. Public art and ~~celebrating~~ cultural expression are woven into the fabric of everyday life, creating inspiring and inclusive places. Expanded non-vehicular transportation choices connect residents to opportunities and destinations, while ongoing safety and maintenance efforts strengthen the area's overall quality of life.

Updated Draft Vision

The Near Northwest Community Area enhances access to regional assets and celebrates its diverse neighborhoods for people of all ages. The area embraces creativity and character by encouraging diverse housing options, supporting vibrant local businesses, and fostering recreational spaces that reflect community identity. Public art and celebrating cultural expression are woven into the fabric of everyday life, creating inspiring and inclusive places. Expanded non-vehicular transportation choices connect residents to opportunities and destinations, while ongoing safety and maintenance efforts strengthen the area's overall quality of life.

PT#3 Draft Goals (1 of 2)

- 1. Protect established neighborhoods and residential character that recognizes the affordability and diversity of existing housing stock.***
- 2. Maintain and connect to existing parks, ~~and~~ green spaces, and ~~creeks~~ while determining opportunities to increase the range of green spaces, recreational facilities, and community amenities.***
- 3. Attract a larger range of commercial development and “third places” to the area including small businesses and fresh food options that allow community members ~~and students~~ to live, work, and play in the area.***
- 4. Promote a greater range of creative housing options that offer opportunities for all, at a range of prices and locations throughout the area.***

PT#3 Draft Goals (2 of 2)

- 5. Retain access for people of all ages **and abilities** 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 such as St. Mary's University 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.***
- 8. Expand **accessible** healthy **offerings** ~~and cultural amenities~~ that promote active lifestyles, non-vehicular mobility, and community connection.***
- 9. Integrate public art and gathering spaces that celebrate local identity and foster a sense of belonging.***

Updated Draft Vision and Goals

The Near Northwest Community Area enhances access to regional assets and celebrates its diverse neighborhoods for people of all ages. The area embraces creativity and character by encouraging diverse housing options, supporting vibrant local businesses, and fostering recreational spaces that reflect community identity. Public art and celebrating cultural expression are woven into the fabric of everyday life, creating inspiring and inclusive places. Expanded non-vehicular transportation choices connect residents to opportunities and destinations, while ongoing safety and maintenance efforts strengthen the area's overall quality of life.

- 1) *Protect established neighborhoods and residential character that recognizes the affordability and diversity of existing housing stock.*
- 2) *Maintain and connect to existing parks, green spaces, and creeks while determining opportunities to increase the range of green spaces, recreational facilities, and community amenities.*
- 3) *Attract a larger range of commercial development and “third places” to the area including small businesses and fresh food options that allow community members to live, work, and play in the area.*
- 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 for people of all ages and abilities 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 such as St. Mary's University 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.*
- 8) *Expand accessible healthy offerings that promote active lifestyles, non-vehicular mobility, and community connection.*
- 9) *Integrate public art and gathering spaces that celebrate local identity and foster a sense of belonging.*



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Housing & Jobs
Opportunities and Challenges

Population and Housing

- The Near Northwest Community Planning Area has been decreasing in population
 - A loss of 3,100 residents since 2010
- The decrease of population has come while the number of households has increased slightly
- Other near Downtown neighborhoods have been experiencing the same trend

Total Population (2023) | **45,400**

Total Households (2023) | **16,750**



Annual Household Growth | 2010-2023

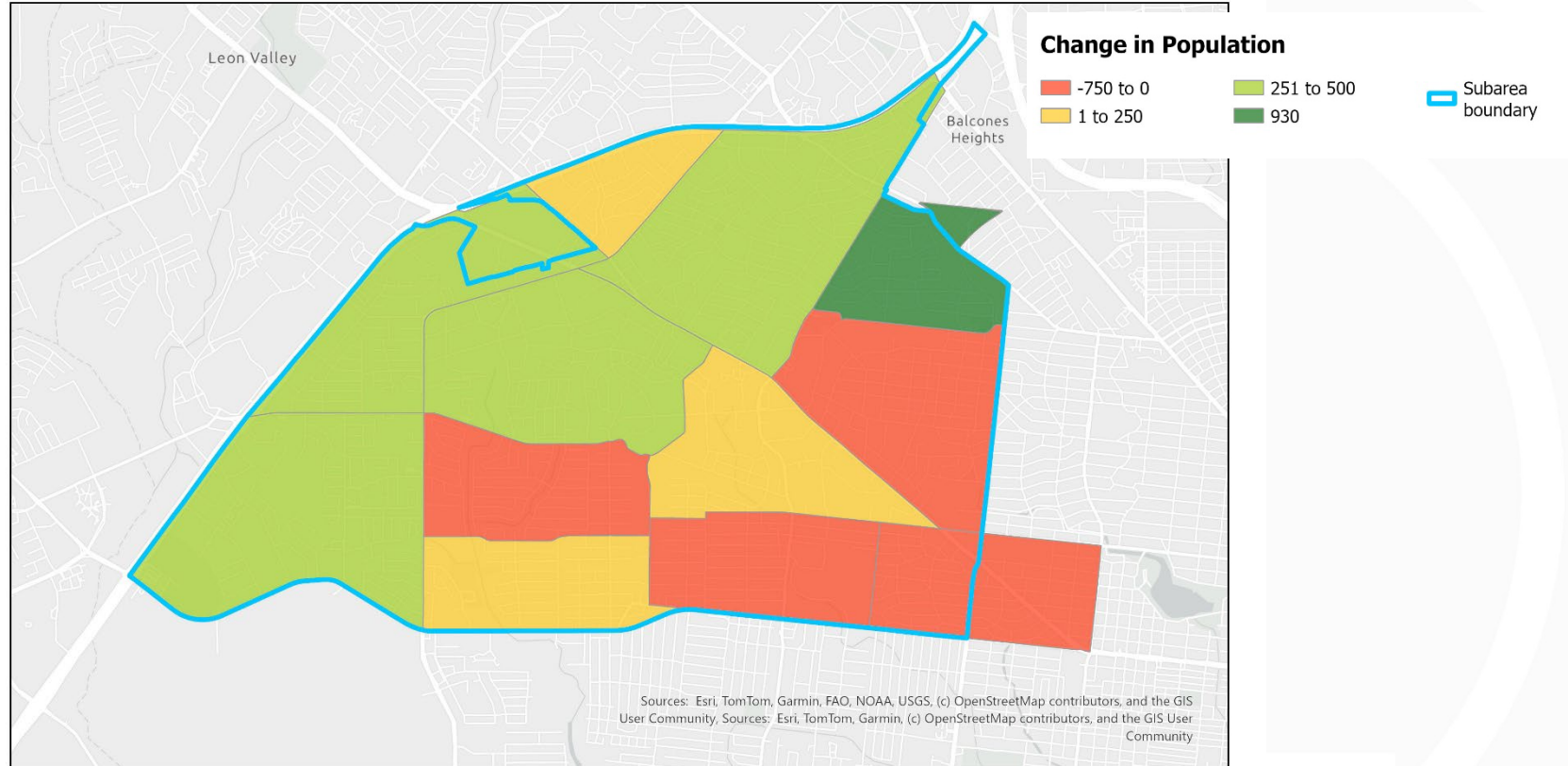
0.2% - Near Northwest

1.1% - City of San Antonio

2.0% - San Antonio MSA

Population Change

Near Northwest Plan Area Population Change by Census Tract, 2010-2022



Components of Change

Age

- The number of residents over 65 has increased while all other age cohorts have decreased



Median Age

35.7 years

34.8 years - City of San Antonio Average

Households Size

- The average household size has decreased significantly



Average Household Size

2.67 persons

2.58 - City of San Antonio Average

Household Types

- The number of family households (households with the presence of children) has decreased



Household Types

68% Family Households in 2023

71% Family Households in 2010

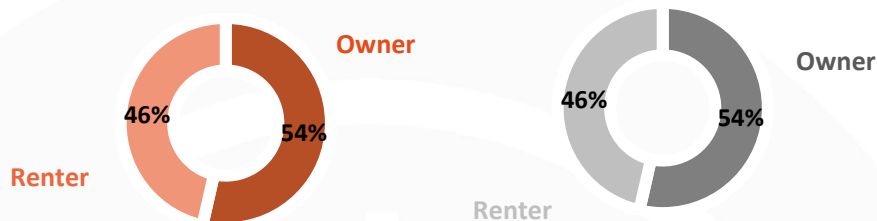
Housing Conditions

Total Housing Units (2023) | **19,900**

- The area increased in total housing units since 2010
- Mixture of housing types is similar to the citywide mix
- The housing tenure matches the citywide average



Housing Tenure



46% of occupied housing units are **rented**
46% City of San Antonio Average



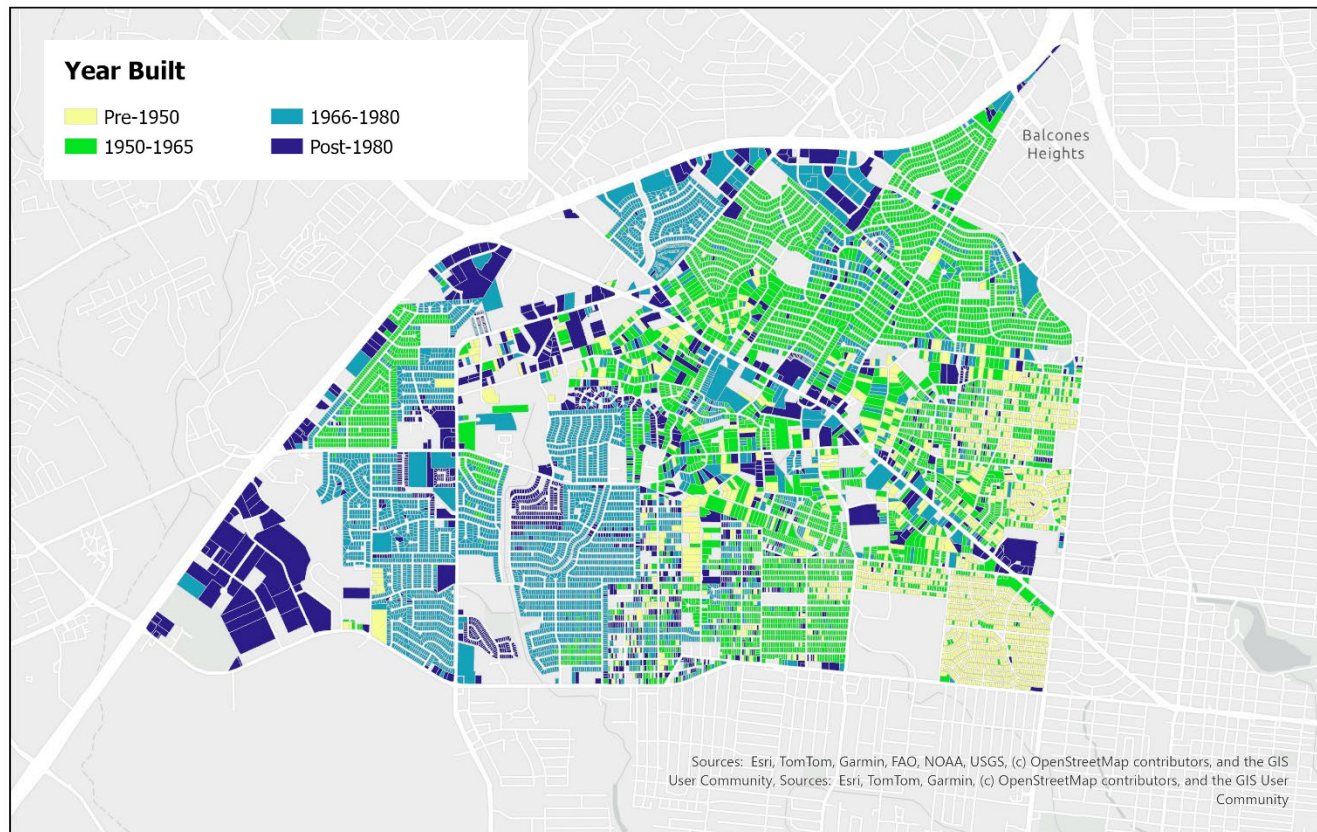
Units in Structure

66% of all housing units are single-family detached homes
63% City of San Antonio average

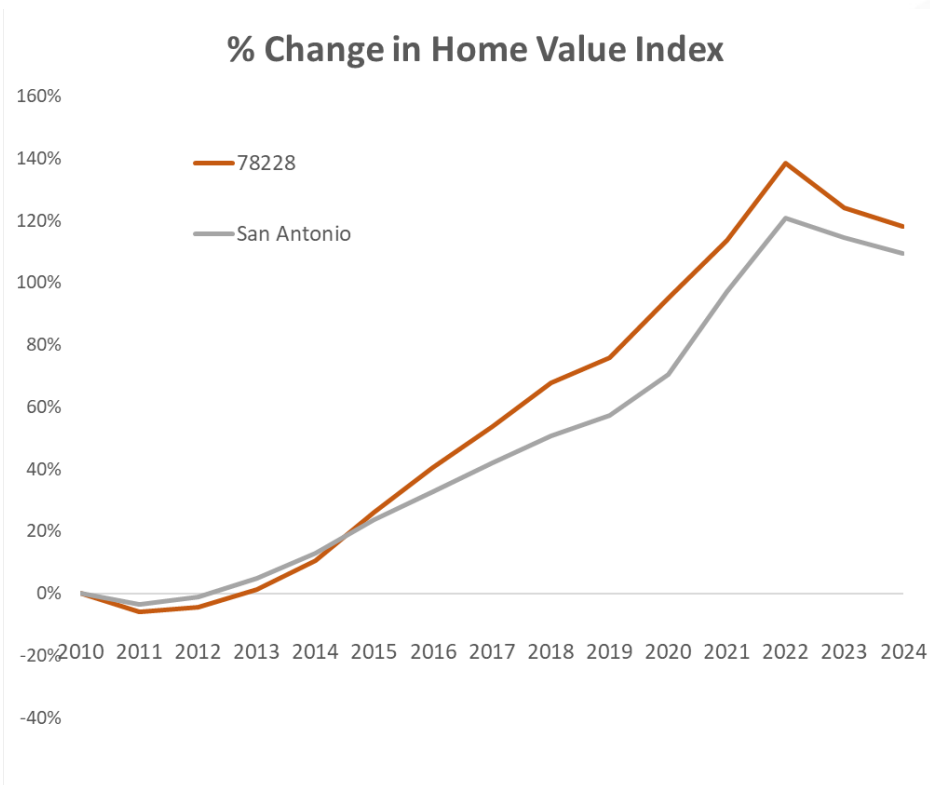


Age of Housing Stock

Near Northwest Plan Area Year Built by Parcel



Housing Accessibility and Affordability



Average home value estimate is **\$178,236**
(78228 zip code)

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

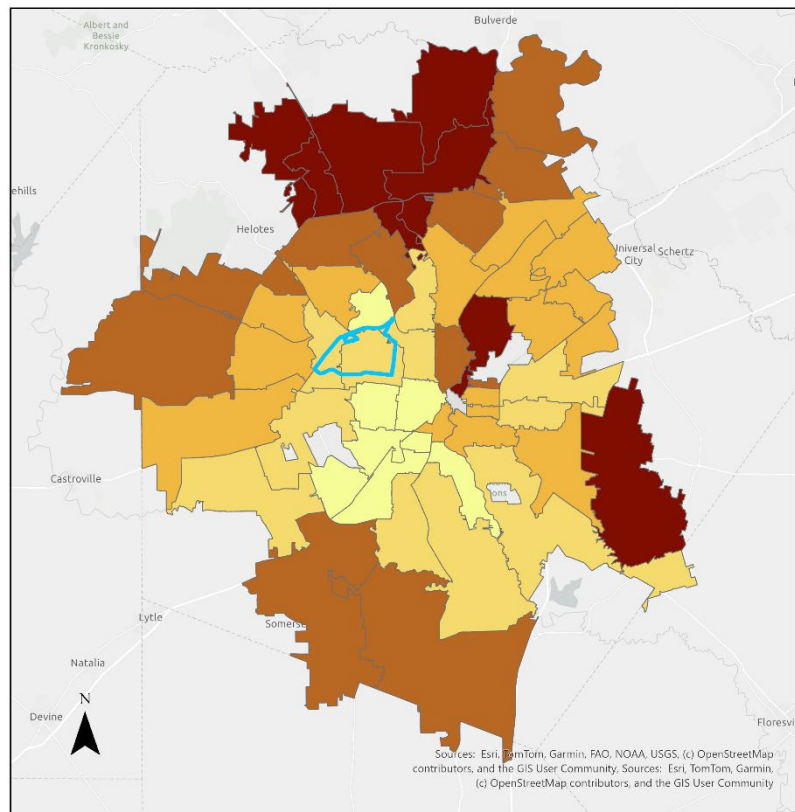
53% of Near Northwest homeowners do not
have a mortgage
40% Bexar County average



Owners Cost Burden

14% of homeowners with a mortgage are
cost burdened, paying more than 30% of
income towards housing

San Antonio Home Price Change by ZIP Code, 2010-2022



0 2.5 5 10 Miles

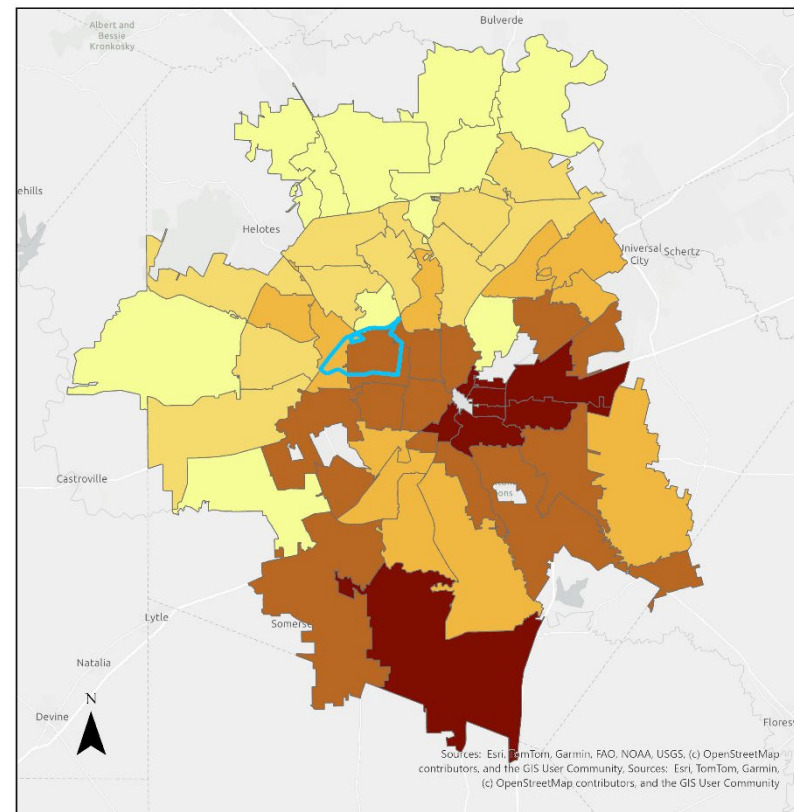
Home Price Change 2010-2022

Under \$100,000
\$100,000 - \$125,000
\$125,000 - \$150,000
\$150,000 - \$200,000
Over \$200,000

No data

Near Northwest plan area

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 Northwest plan area

Housing Accessibility and Affordability



Renter-Occupied

Average rent for apartments in the Near Northwest Area is **24%** less than the city average (CoStar data)

- \$939 per month (Near Northwest average)
- \$1,238 per month (city average)

Rental housing in the Near Northwest Community Area is generally less expensive than the city-wide average

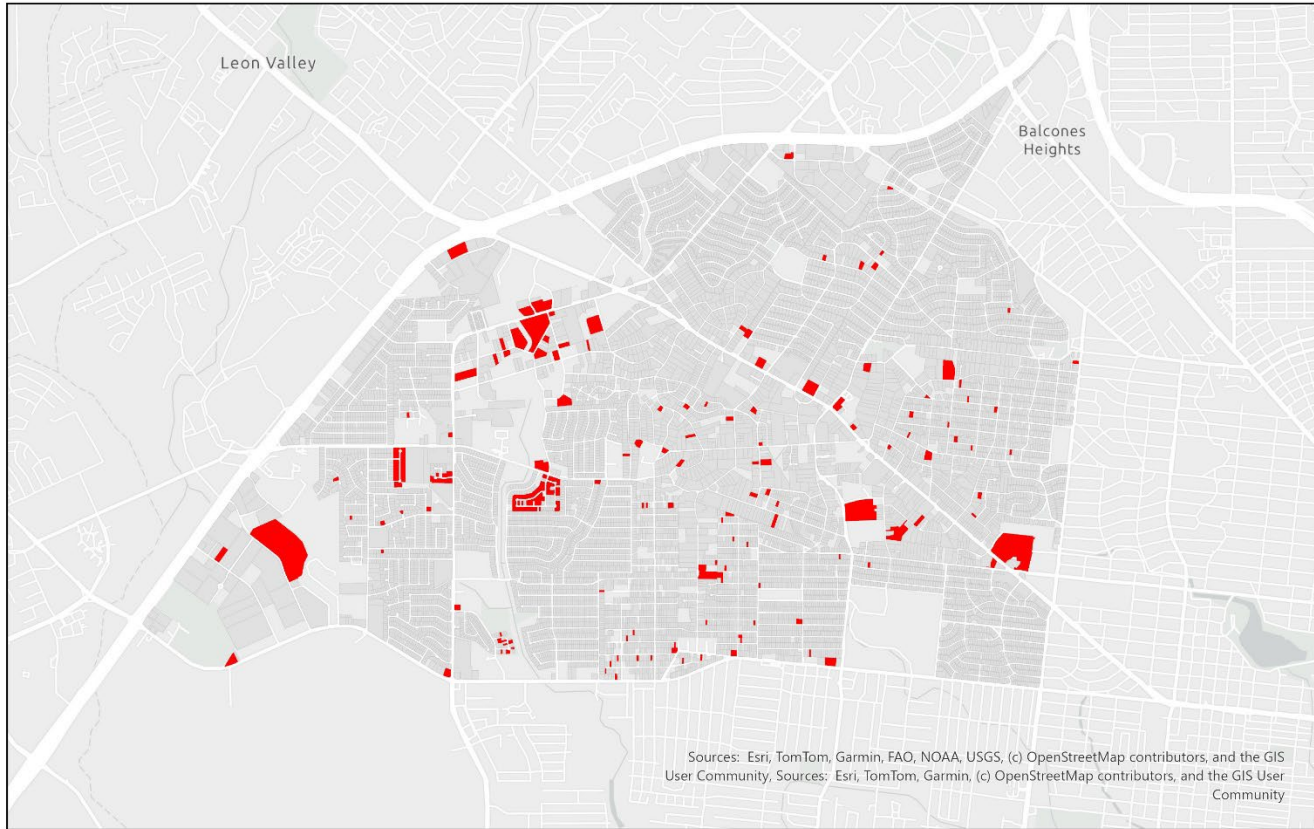
54% of renter households are cost burdened (pay more than 30% of income on rent), which is the same percent citywide

Since 2010, average monthly rents have increased by **\$334, 13% less** than the city overall

There has been 1,293 new apartment units built in plan area since 2010

- Six total projects. All but one are income restricted projects
- One senior oriented project built

Near Northwest Plan Area Parcels Built since 2010



Year Built



Pre-2010

2010 or later

Employment

Total Employment (2023) | **17,150**



Largest Employment Sectors

Health Care & Retail Trade

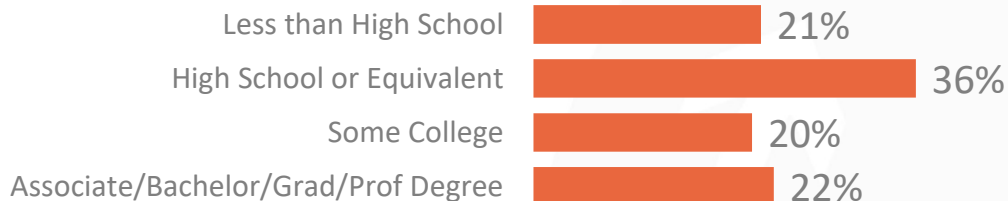


Workforce



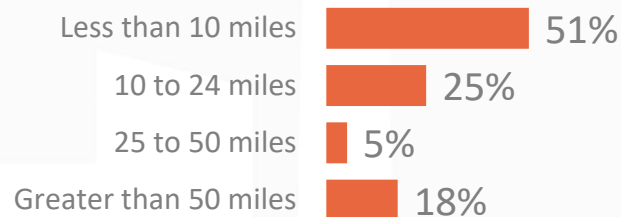
Education (2023)

42% of workers have some college or higher



Commuting Patterns (2022)

4% of workers live in the plan area



Real Estate Conditions

Commercial and Industrial Development



Office | Central Location

1.7 million sq. ft.

14,900 new sf space since 2010

20.9%

vacancy rate

11.6% City average



Retail | Older, stable inventory

2.9 million sq. ft. 6.9%

247,000 new sq ft since 2010 vacancy rate
4.0%
City average



Industrial | Central location, highway access

1.8 million sq. ft. 3.8%

495,000 new sf since 2010

vacancy rate

8.9% City average



Hotel | Minimal presence

14 hotels, **1,227** rooms

1 new project since 2010

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 | | \$62,356 | \$939 | \$178,000 |

Source: US BLS; CoStar; MLS



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Group Mentimeter Exercise

Mentimeter Instructions

Go to **menti.com** on your browser or smartphone
Use code **2215 6178**

OR

Scan the QR Code here





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Housing and Economic Development Mural Discussion

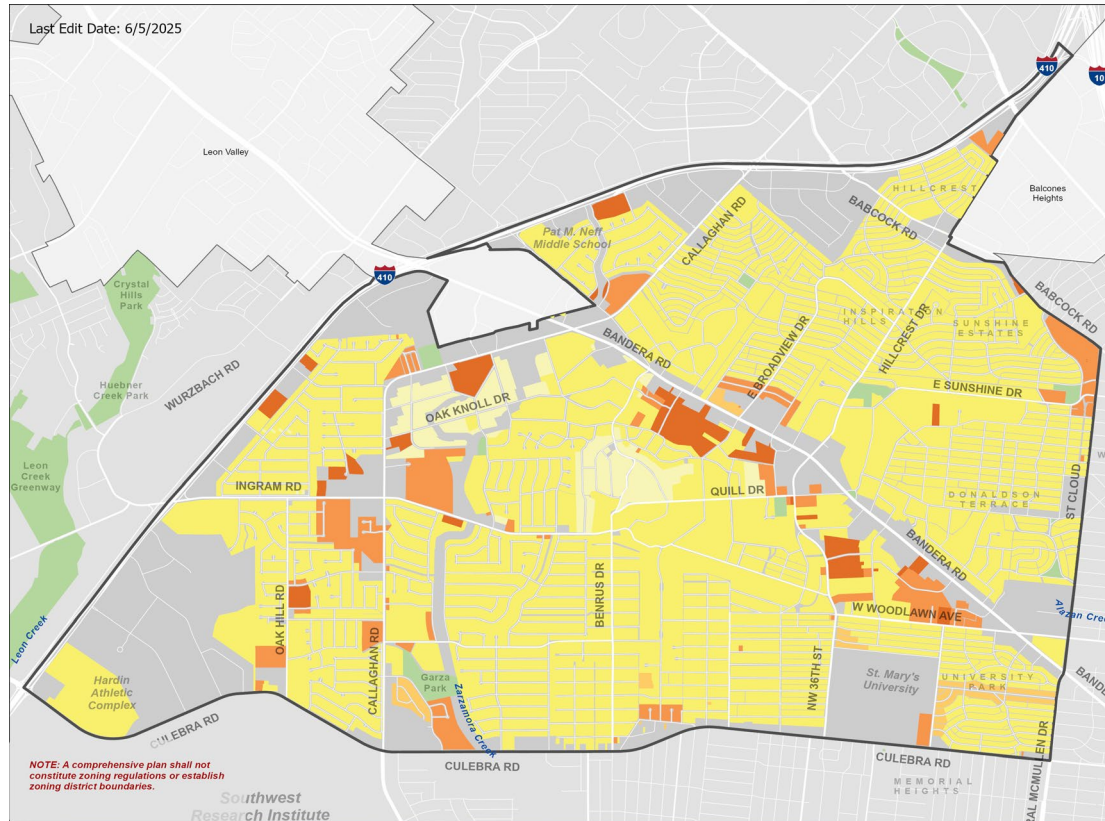
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Draft Future Land Use Map

Preliminary Working Draft

- **Staff considered currently applied Future Land Use, Zoning, and SA Corridors**
- **Uses SA Tomorrow Land Use Designations**
- **Basis for public comments received at Land Use Workshops**
- **Next Draft will be the “First Draft.” That will be presented to Community in Fall at Community Meeting 2**
- **Changes are anticipated**

Preliminary Working Draft: Residential

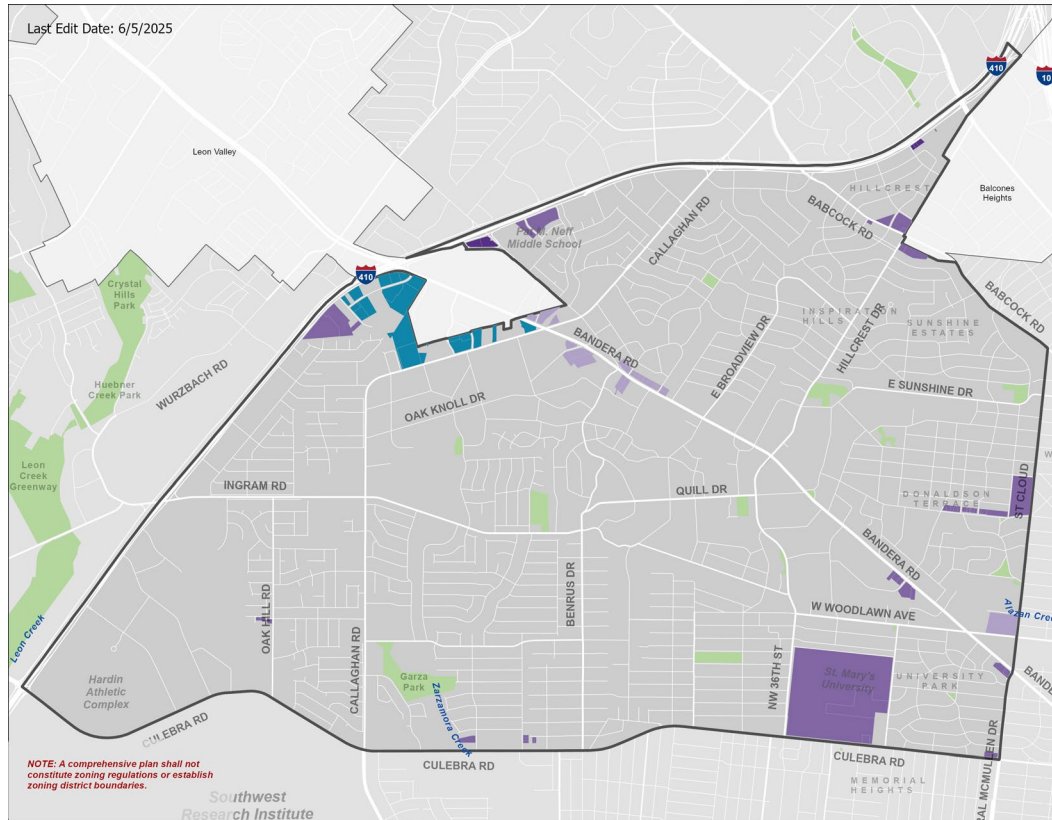


Land Use Designation

- 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

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

Preliminary Working Draft: Mixed-Use



Land Use Designation

- Residential Estate
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- Heavy Industrial

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Preliminary Working Draft: Civic & Parks/Open Space

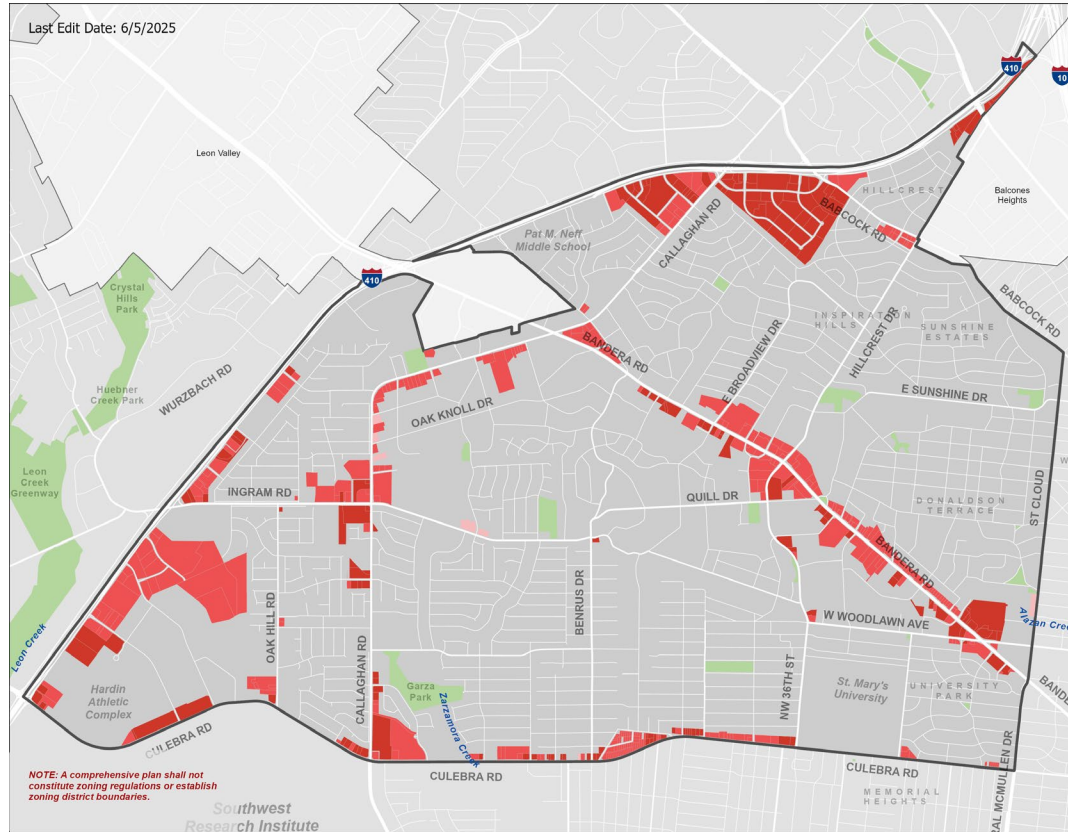


Land Use Designation

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Preliminary Working Draft: Commercial



Land Use Designation

- Residential Estate
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- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
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- Regional Mixed-Use
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Preliminary Working Draft: Industrial/Agricultural

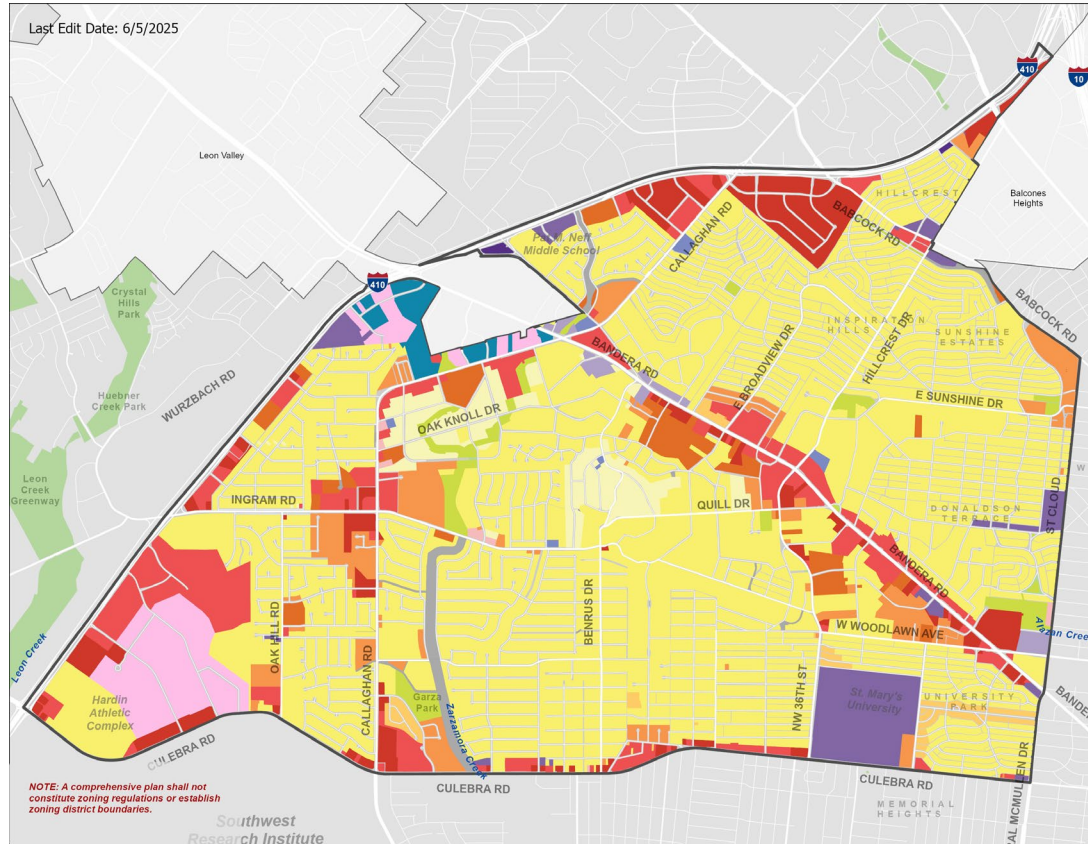


Land Use Designation

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Full Preliminary Working Draft



Land Use Designation

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Land Use Workshop Groups

- **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**
- **Small group for the Near Northwest Community Area Plan**



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Next Steps

Near Northwest Website

nearnorthwest.sacomplan.com



[Home](#) [About](#) [Get Involved!](#) [Plan Document](#) [Resources](#) [En español](#)



CITY OF
SAN ANTONIO

**SA Tomorrow
Near Northwest
Community Area**

Next Steps

- Next Planning Team Meetings
 - Planning Team Meeting #5: Monday, June 30, 2025, 5:30-7:30 PM (virtual)
 - Planning Team Meeting #6: TBD (in-person)
- Questions
 - Zack Magallanez, Project Manager
 - Zack.magallanez@SanAntonio.gov
 - (210) 207-7681



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