



Near Northwest Community Area Plan

Land Use Workshop

Saturday, September 6, 2025

10:30AM-12:30PM

St. Louis Hall 330



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

The logo consists of the letters 'SA' in a bold, white, sans-serif font, followed by a circular icon containing a stylized tower and a circular arrow, and then the word 'TOMORROW' in a larger, bold, white, sans-serif font.

SA TOMORROW

Welcome and
Meeting Objectives

Near Northwest Community Area Plan Project Team



City of San Antonio, Planning Department

Sheikh Kenneh, Project Manager

Chris Ryerson, Planning Administrator

AGENDA

- Land Use Workshop Meeting Objectives
- Preliminary Working Draft Overview
- Explaining Land Use by Category
- Work Session:
 - RESIDENTIAL
 - COMMERCIAL
 - MIXED-USE
 - INDUSTRIAL

MEETING OBJECTIVES

- Level set participant knowledge of land use
- Discuss potential refinements of the Preliminary Working Draft Future Land Use Map
- Review adopted City goals and policies
- Collect input on community priorities

MEETING SEQUENCE

Planning Team Meeting 1 (July 11th, 2024)

Community Meeting 1 (February 19th, 2025)

Planning Team Meeting 2 (March 27th, 2025)

Planning Team Meeting 3 (April 22, 2025)

Planning Team Meeting 4 (May 20, 2025 - Virtual)

Planning Team Meeting 5 (August 5, 2025 - Virtual)

Land Use Workshops (September 6, 2025)

Planning Team Meeting 6 (TBD – October)

Community Meeting 2 (TBD)

Planning Team Meeting 7 (TBD)

Planning Team Meeting 8 (TBD – In Person)

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





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Working Draft
Future Land Use Map
Overview

PRELIMINARY WORKING DRAFT

- Uses SA Tomorrow Land Use Designations
- Created by:
 1. Reviewing previously adopted land use plans in the area
(Converts land use categories from the old plan into the closest equivalent SA Tomorrow Comprehensive Land Use Category)
 2. Reviewing current zoning as a proxy for land use where a previous plan has not been adopted
 3. A base level of quality control

PRIOR PLANS

- NEAR NORTHWEST (2002)
- INGRAM HILLS (2009)



Near Northwest Community Area

Prior Plans

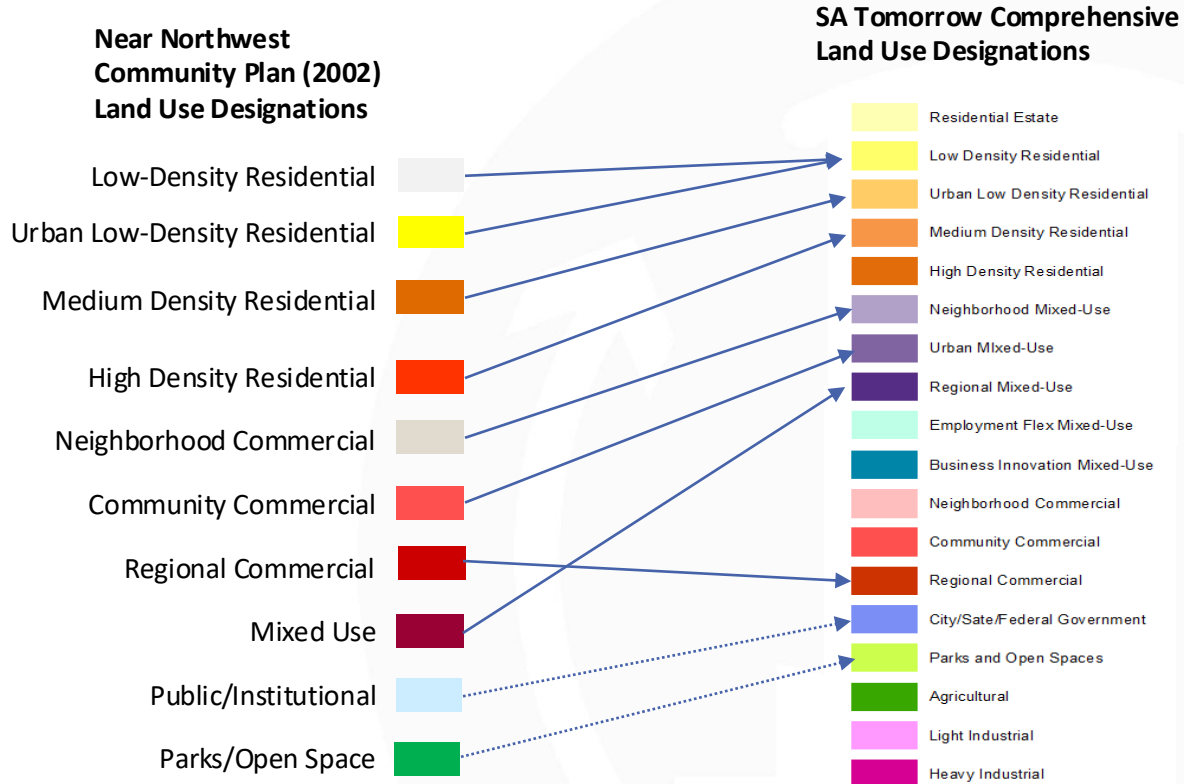
Plan Type

- Community Plan
- Neighborhood Plan
- Railroads
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio

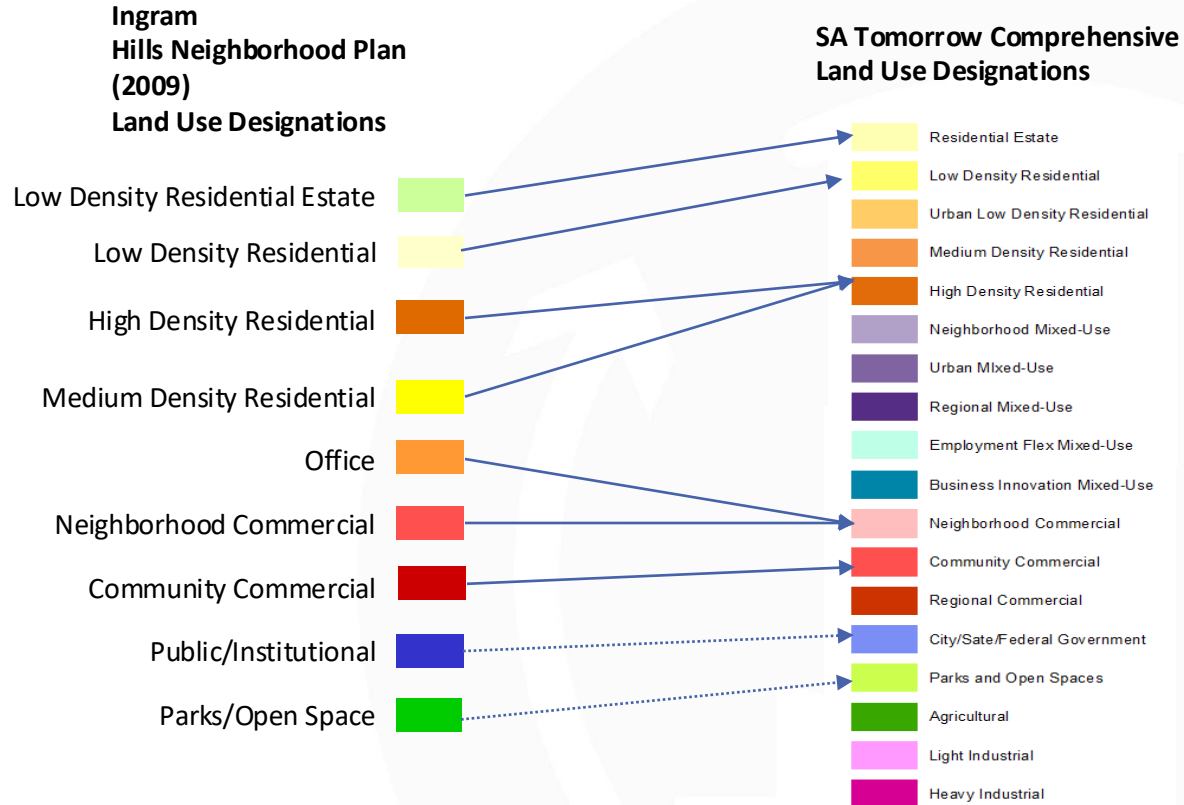
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CONVERSION



CONVERSION





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Future Land Use Map Objectives

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.

PUBLIC INPUT: COMMON THEMES

Housing

- *Preserve and diversify housing*
- *Increase affordable housing stock*
- *Promote adaptive reuse of vacant/underutilized buildings*
- *Expand housing options near key destinations (St. Mary's, Parks, Transit)*

Mobility

- *Increase multi-modal transportation and access to services connected to housing*

Amenities & Public Space

- *Strengthen community gathering spaces*
- *Upgrade transit amenities*

Economic Development

- *Encourage neighborhood-serving businesses*
- *Promote mixed-use and walkable nodes*
- *Discourage certain auto-oriented uses*

RELEVANT CITY POLICIES

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



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WORK SESSION OBJECTIVE

- Small Group Discussion to evaluate the Working Draft Map (*residential, commercial, mixed-use, industrial*)
- Identify potential areas that look correct and reflect community and City Goals
- Identify areas that could be considered for change

HOW IS THE FUTURE LAND USE (FLU) MAP USED?

The FLU map is used by a variety of entities to guide decisions about growth, infrastructure, and resources. The map is used by:

- **City Council** to make decisions about rezonings, plan amendments, infrastructure investments, and public services
- **Zoning Commission and Planning Commission** to guide recommendations on rezoning and plan amendment requests
- **Utility, infrastructure, and transportation providers** (like SAWS, CPS, VIA, COSA Transportation) to anticipate where new roads, facilities, and services will be needed
- **Developers and investors** to assess future development sites
- **Neighborhoods** to understand and influence how their community will grow over time

RESIDENTIAL FUTURE LAND USE CATEGORIES

**RESIDENTIAL
ESTATE**



**LOW DENSITY
RESIDENTIAL**



**URBAN LOW DENSITY
RESIDENTIAL**



RESIDENTIAL FUTURE LAND USE CATEGORIES

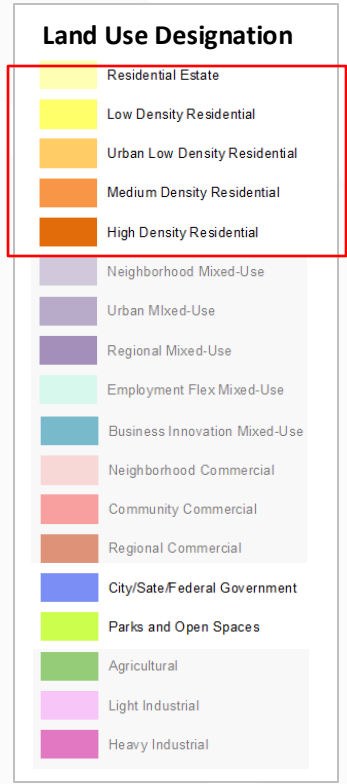
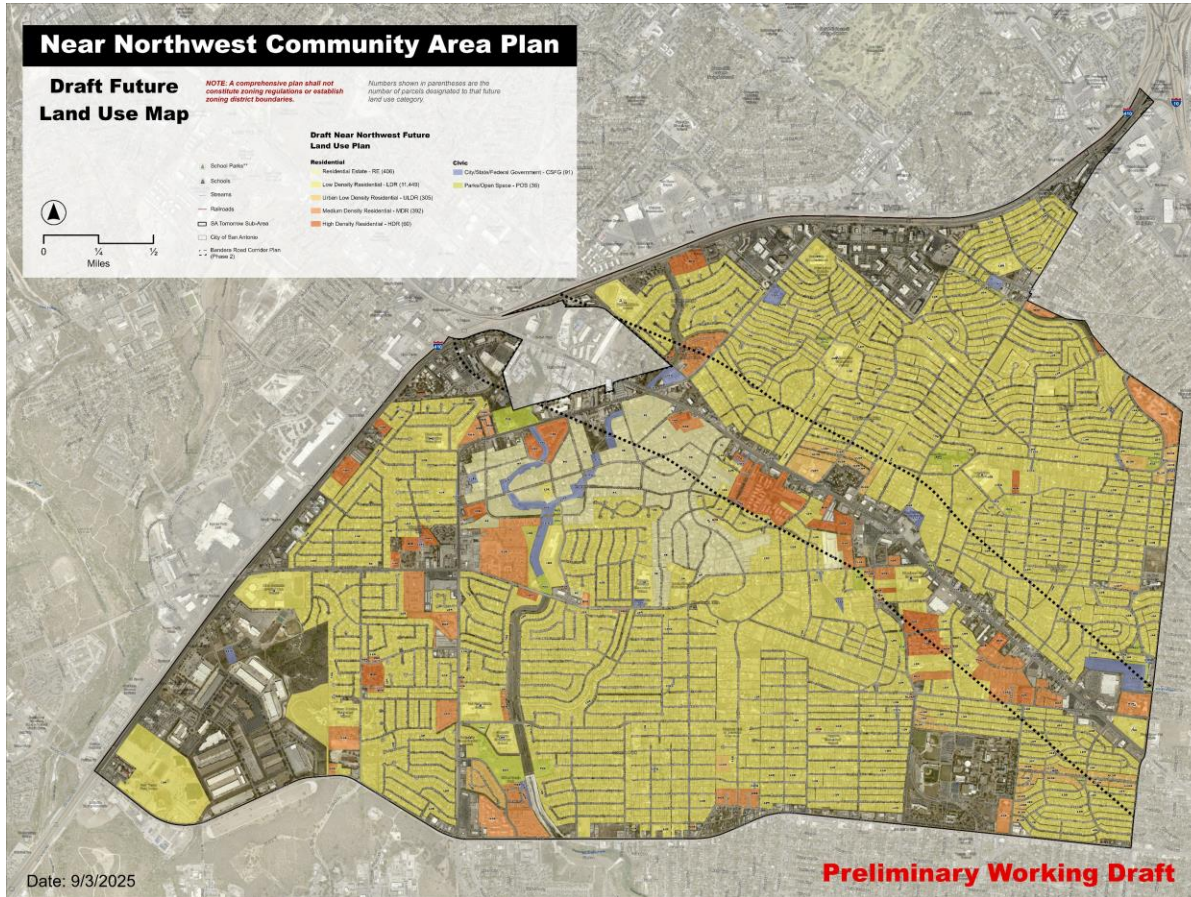
MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



RESIDENTIAL FUTURE LAND USE CATEGORIES



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

COMMERCIAL FUTURE LAND USE CATEGORIES

NEIGHBORHOOD COMMERCIAL*



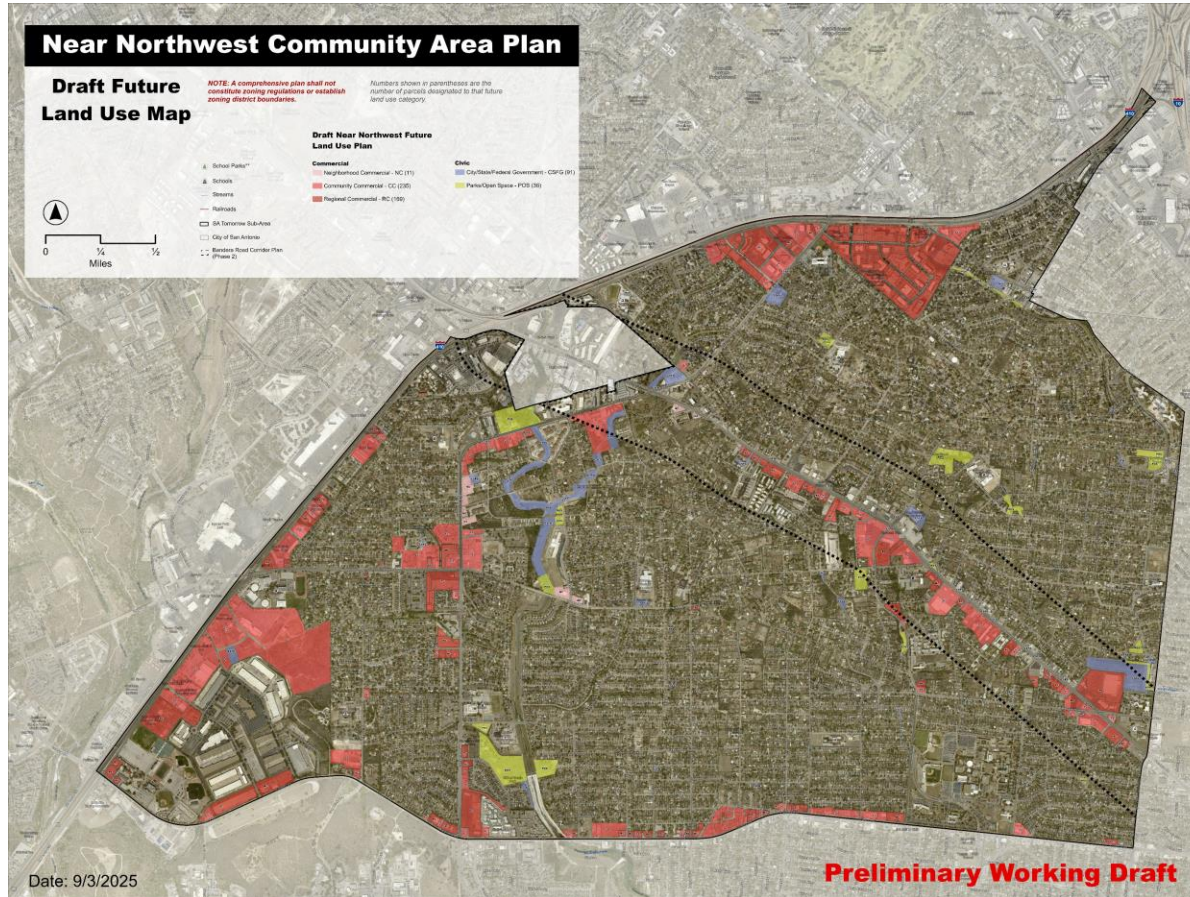
COMMUNITY COMMERCIAL*



REGIONAL COMMERCIAL



COMMERCIAL FUTURE LAND USE CATEGORIES



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

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MIXED-USE FUTURE LAND USE CATEGORIES

NEIGHBORHOOD MIXED-USE



URBAN MIXED-USE



REGIONAL MIXED-USE



MIXED-USE FUTURE LAND USE CATEGORIES

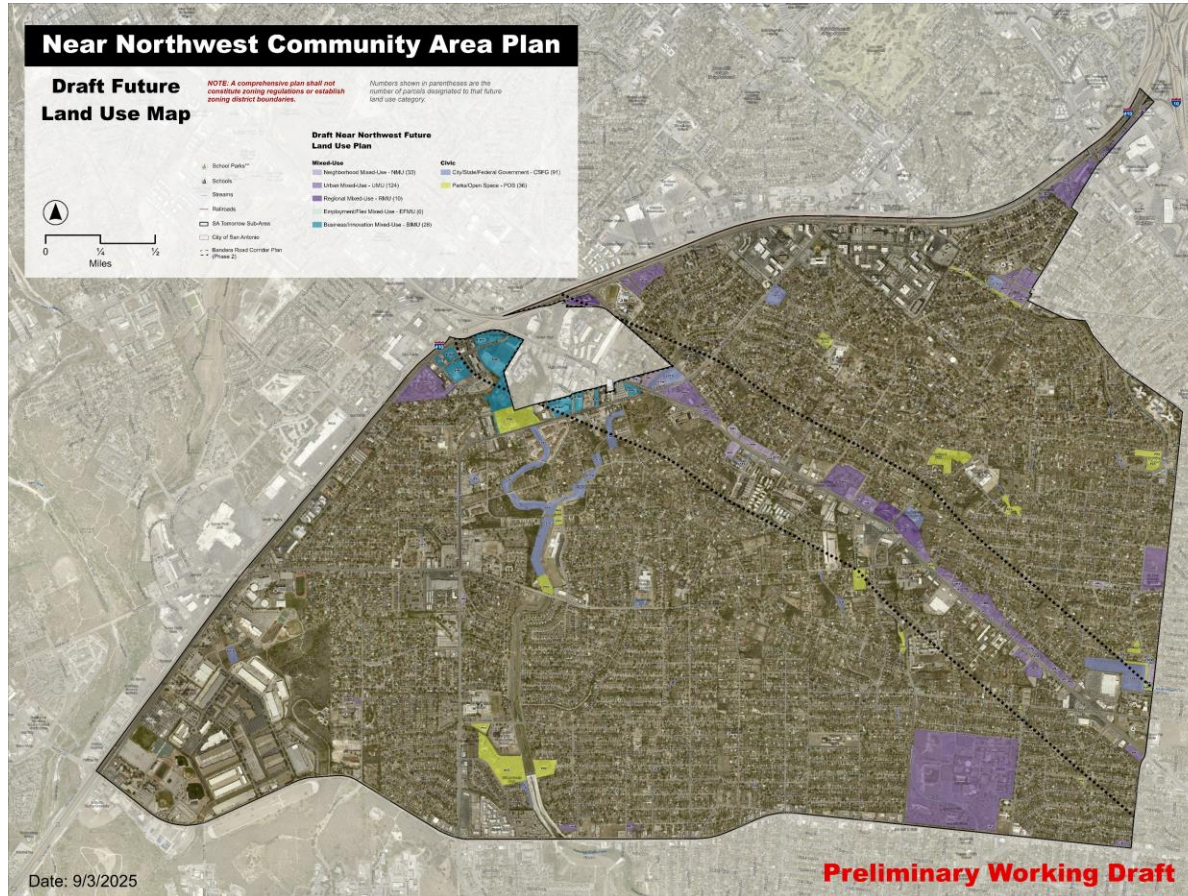
BUSINESS INNOVATION MIXED-USE



EMPLOYMENT FLEX/MIXED-USE



MIXED-USE FUTURE LAND USE CATEGORIES



Land Use Designation

- Residential Estate
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INDUSTRIAL FUTURE LAND USE CATEGORIES

LIGHT INDUSTRIAL



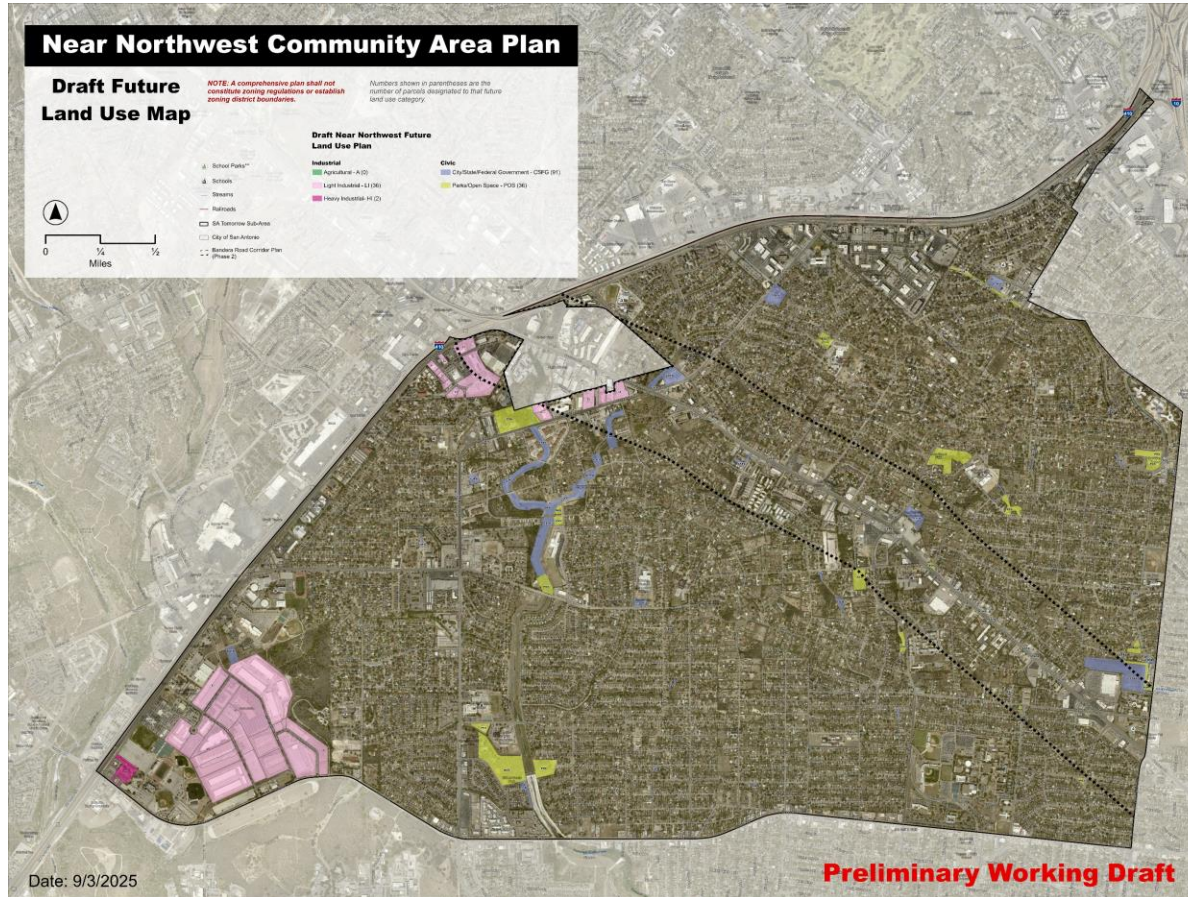
HEAVY INDUSTRIAL



AGRICULTURE



INDUSTRIAL FUTURE LAND USE CATEGORIES



Land Use Designation

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	Low Density Residential
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	High Density Residential
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	Agricultural
	Light Industrial
	Heavy Industrial

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Next Steps



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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.

NEXT STEPS

- Planning Team Meeting #6: Focus Areas (In-person)
- Community Meeting #2
- Questions
 - Sheikh Kenneh, Project Manager
 - Sheikh.Kenneh2@SanAntonio.gov
 - (210) 207-8028



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