



NORTH CENTRAL

COMMUNITY AREA PLAN

Planning Team Meeting 2 Summary



PLANNING

PLANNING TEAM MEETING 2 SUMMARY

1. Date, Time, Location

- Date: April 9, 2025
- Time: 5:30 – 7:30 p.m.
- Location: Granados Adult and Senior Center, Grand Room, 500 Freiling Drive

2. Attendees

Attendees consisted of City of San Antonio staff and North Central Community Area Plan Planning Team members. Planning Teams consist of a wide variety of stakeholders from the North Central area including neighborhood associations, residents, business owners, community leaders, employers, and major institutions.

STAFF

- Jacob Howard, CoSA Planning Department, *Project Manager*
- Chris Ryerson, CoSA Planning Department
- Jay Renkins, CoSA Planning Department
- Marco Hinajosa, MIG, Project Consultant
- Carissa Cox, Mosaic, Project Consultant

PLANNING TEAM

- Betty Eckert, Olmos Park Terrace Neighborhood Association
- Lisa Talley, North Central Neighborhood Association
- Ernest Salinas, Dellview Neighborhood Association
- Deniff Lara, Project Transformation
- Lea Rosenhauer, Girls Incorporated
- Art Veliz, Shearer Hills/Ridgeview Neighborhood Association
- Veronica Escalera-Ibarra, VIA
- Jessica Sifuentes, VIA

3. Meeting Purpose & Agenda

The purpose of Planning Team Meeting #2 was to go over public input received to date, discuss the draft vision & goals for the North Central Community Area, introduce the concept of Land Use, and introduce Focus Areas.

AGENDA

- 5:30-5:35: Welcome and Introductions
- 5:35-5:40: Review of Public Input
- 5:40-5:55: Draft Vision and Goals
- 5:55-6:15: Discussion of Draft Vision and Goals
- 6:15-6:30: Introduction to Land Use
- 6:50-7:25: Discussion on Focus Areas
- 7:25-7:30: Next Steps
- 7:30: Meeting Adjourned

4. Discussion of Draft Vision and Goals

After providing an overview of input received during the first Planning Team meeting on July 11, 2025, the first Community Meeting that on February 12, 2025, and from survey responses received, the draft Vision and Goals were presented to the Planning Team for discussion.

DRAFT VISION AND GOALS PRESENTED AT PLANNING TEAM MEETING 2

The North Central Community Area is home to a well-maintained network of roads, parks, and public spaces that support civic life, as well as a balance of preservation and new development that contributes to the area's identity and economy. The area's creeks and arroyos are efficiently managed, providing sustainable stormwater benefits that include trails, recreational opportunities, and other amenities where possible.

- 1. Protect the character of existing development, while allowing for context-sensitive residential, mixed-use, and commercial development that enhances the community's sense of place.*
- 2. Enhance existing green spaces and creeks in the area and consider a range of additional opportunities for green space including small neighborhood parks, community gardens, and additional trees, especially where they provide green stormwater benefits.*
- 3. Connect community members and support small businesses through programs that focus on community connections, physical improvements, and messaging.*
- 4. Improve connectivity and accessibility throughout the area, especially for disabled and senior community members, by providing safe and comfortable mobility options for walking, biking, transit, and driving/riding.*
- 5. Provide a range of housing options for all community members –especially to better support first time homebuyers, seniors wishing to age in place or within the area, and affordable options for all.*
- 6. Increase the safety of the area by addressing crime, maintaining public facilities, and considering physical improvements to public amenities that are attractive and aesthetically pleasing.*

COMMENTS RECEIVED ABOUT THE DRAFT VISION AND GOALS:

1. Broadly, Planning Team members questioned how the plan may influence home prices and gentrification and sought to understand if the Vision could include the idea of protecting existing residents.
2. Crime was noted in conversation as contributing to the areas declining population, as a priority for residents.
3. It was noted that affordable “to all”, was perhaps too broad and not focused on the most in need population. The term affordability led to a conversation about what the word means when used by developers and city staff. Participants noted that there are empty apartments in San Antonio, despite city efforts and that financial benefits given to affordable housing providers don’t usually translate into housing that residents can afford, and these projects don’t contribute to the quality of life in neighborhoods generally. Staff suggested swapping the term affordable for the term attainable so the vision may still address the perspective Community Members who left comments relating housing.
4. Programing of parks and leasing agreements made to outside agencies was noted as a barrier to use of Olmos Basin Park, especially near the intersection of McCullough and Basse.
5. The safety of parks was raised as specifically important.
6. Planning Team Members noted that digital connectivity is a critical for successful development of the area’s workforce and suggested the idea be captured in the Vision.
7. A need for private investment, especially in entertainment and services in the area was highlighted, especially along San Pedro North of Basse.
8. A general note that future generations need to be included in the Vision was made.

5. Introduction of Land Use

Staff provided a brief presentation about Future Land Use and indicated that staff will hold future meetings with different neighborhoods in the North Central Community. During these future meetings, staff will present a preliminary working draft of the Future Land Use Plan

After presenting about Land Use, Planning Team members mentioned that while Future Land Use is not “zoning”, it is important to be cognizant of zoning districts and potential development that could occur based on the various zoning districts that are permitted for each future land use category.

6. Introduction to Focus Areas

Staff indicated that 9 sites were selected as potential Focus Areas, based on feedback from the community, spatial analysis, and known areas of concern from communicating with residents and from input from Planning Team members.

These Focus Area were numbered A-I:

- A. Vance Jackson North of IH-10
- B. West Ave. and Jackson-Keller
- C. West Ave. near IH-10
- D. Basse Rd. from West Ave to Blanco Road
- E. San Pedro from Sprucewood to Jackson-Keller
- F. The Area around the intersection of San Pedro and Jackson-Keller
- G. Blanco Road from Hildebrand to Fresno.
- H. Public Land near the intersection of Fresno and San Pedro
- I. San Pedro near Fresno.

Planning Team members were asked to consider these areas and share if they felt they should be modified, combined or if new areas should be considered. Comments included:

- A. **Vance Jackson North of IH-10**
Good candidate generally: issues with homelessness, businesses are struggling, Fire station and district office site is an opportunity.
- B. **West Ave. and Jackson-Keller**
Consider shifting the boundaries to the south so they include where West ave. crosses the railroad and sites just to the south of that.
- C. **West Ave. near IH-10**
Good candidate, consider combining with Focus Area D
- D. **Basse Rd. from West Ave to Blanco Road**
Consider combining with Focus Area C.
- E. **San Pedro from Sprucewood to Jackson-Keller**
Planning Team Member noted that the neighborhood already had ideas about this area and would like to see more entertainment uses as part of a “SoHo” District concept.
- F. **The Area around the intersection of San Pedro and Jackson-Keller**
Planning Team suggested shifting the boundaries to include the Creek, and the commercial areas that are around Basse in this area.

G. Blanco Road from Hildebrand to Fresno

Planning Team liked the idea of an “main street” place as a vision for the area, noting there are some older/historic structures in this area, and Blanco to the south of the area already has a vibrant character. The Planning Team also suggested that the boundaries could be extended north, or another Focus Area could be added along the Blanco.

H. Public Land near the intersection of Fresno and San Pedro

Staff highlighted there are several small open spaces near Audubon Drive, Breeden and Kenwood Park that could be improved with amenities, but these may be addressed in the plan outside of the Focus Areas Section.

I. San Pedro near Fresno.

Planning Team noted the area could use public investment and the boundaries may need to be shifted to the south so it includes the railroad underpass and area around the HEB.

7. Next Steps

- Planning Team Meeting #3 will be on Tuesday, May 7th, 2025 from 5:30-7:30 PM at the Granados Adult and Senior Center. The topic will be Mobility.

CONTACT INFORMATION:

Jacob Howard, Project Manager, San Antonio Planning Department

Email: Jacob.Howard@sanantonio.gov

Phone: (210) 207-5441

Figure 1:
Planning Team Meeting 2 Draft Vision and Goals Board

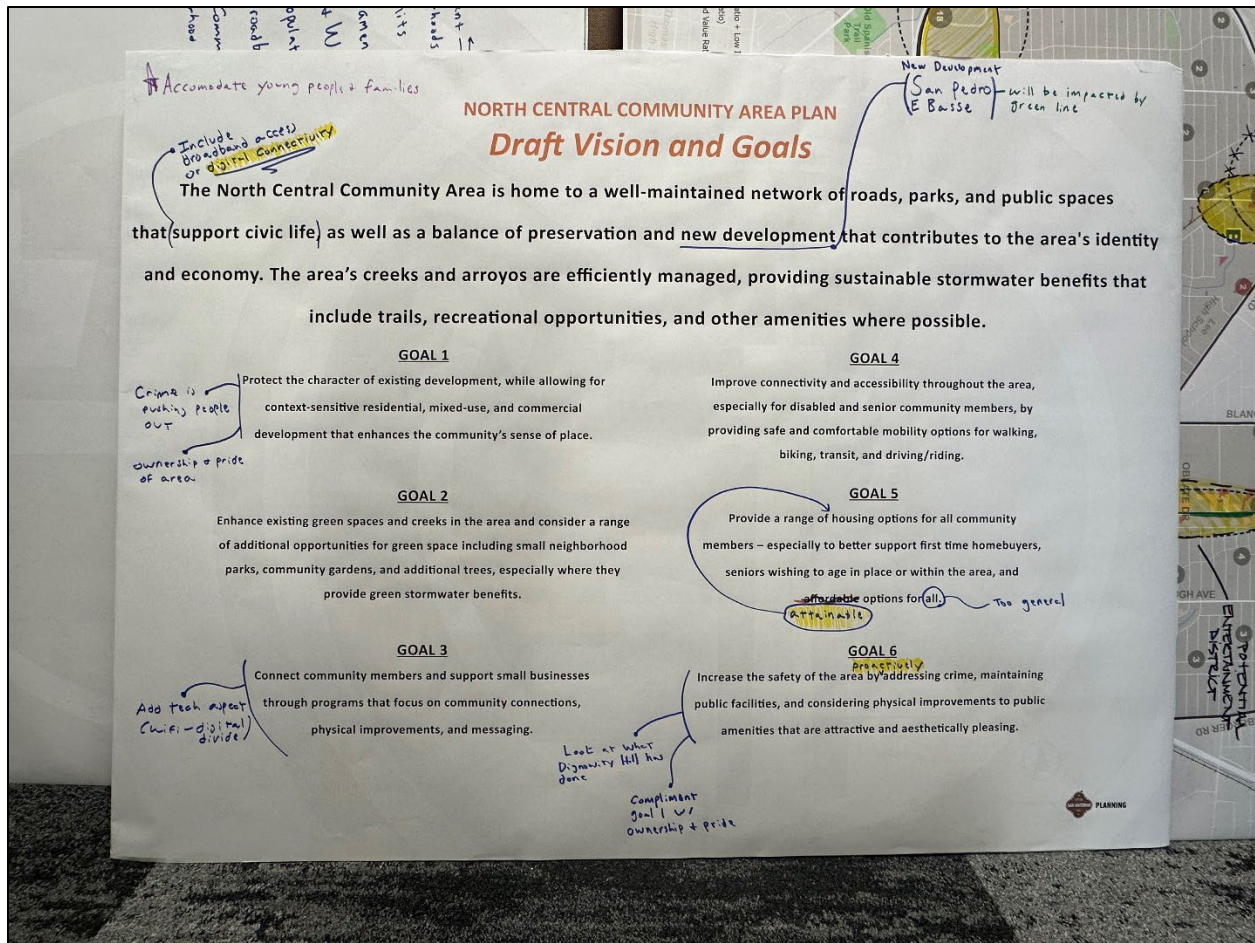


Figure 2:
Planning Team Meeting 2 Discussion Notes Board

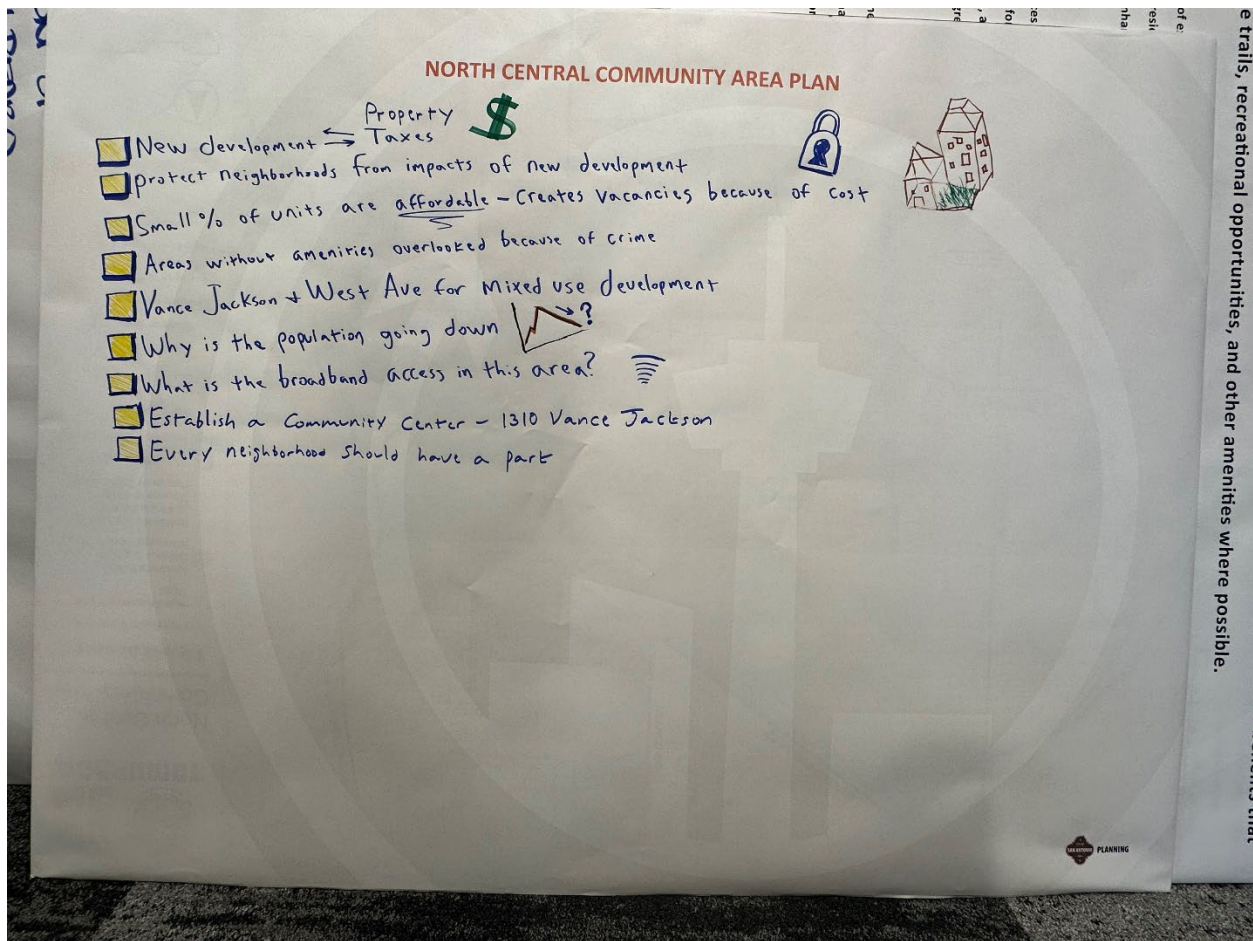
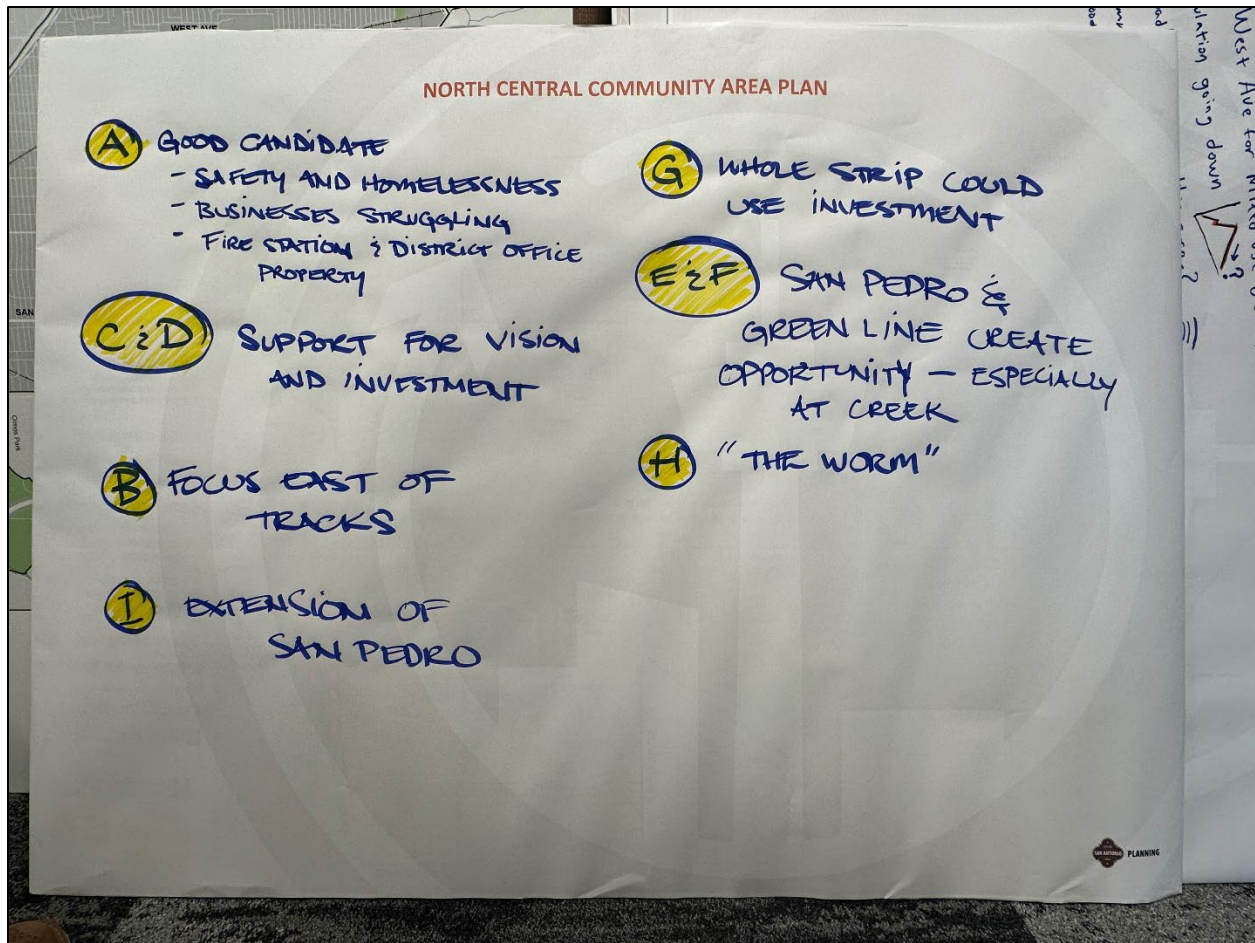


Figure 3:
Planning Team Meeting 2 Draft Focus Areas Board 1



Figure 3:
Planning Team Meeting 2 Draft Focus Areas Board 2





Near Central Community Area Plan

Planning Team Meeting #2

Thursday, April 9, 2025
Granados Adult and Senior Center – Grand Room
5:30 - 7:30 pm



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



SA



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Introductions



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Near Northwest Community Area Plan

Project Team



City of San Antonio, Planning Department

Chris Ryerson, Planning Administrator

Jacob Howard, 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 9th, 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

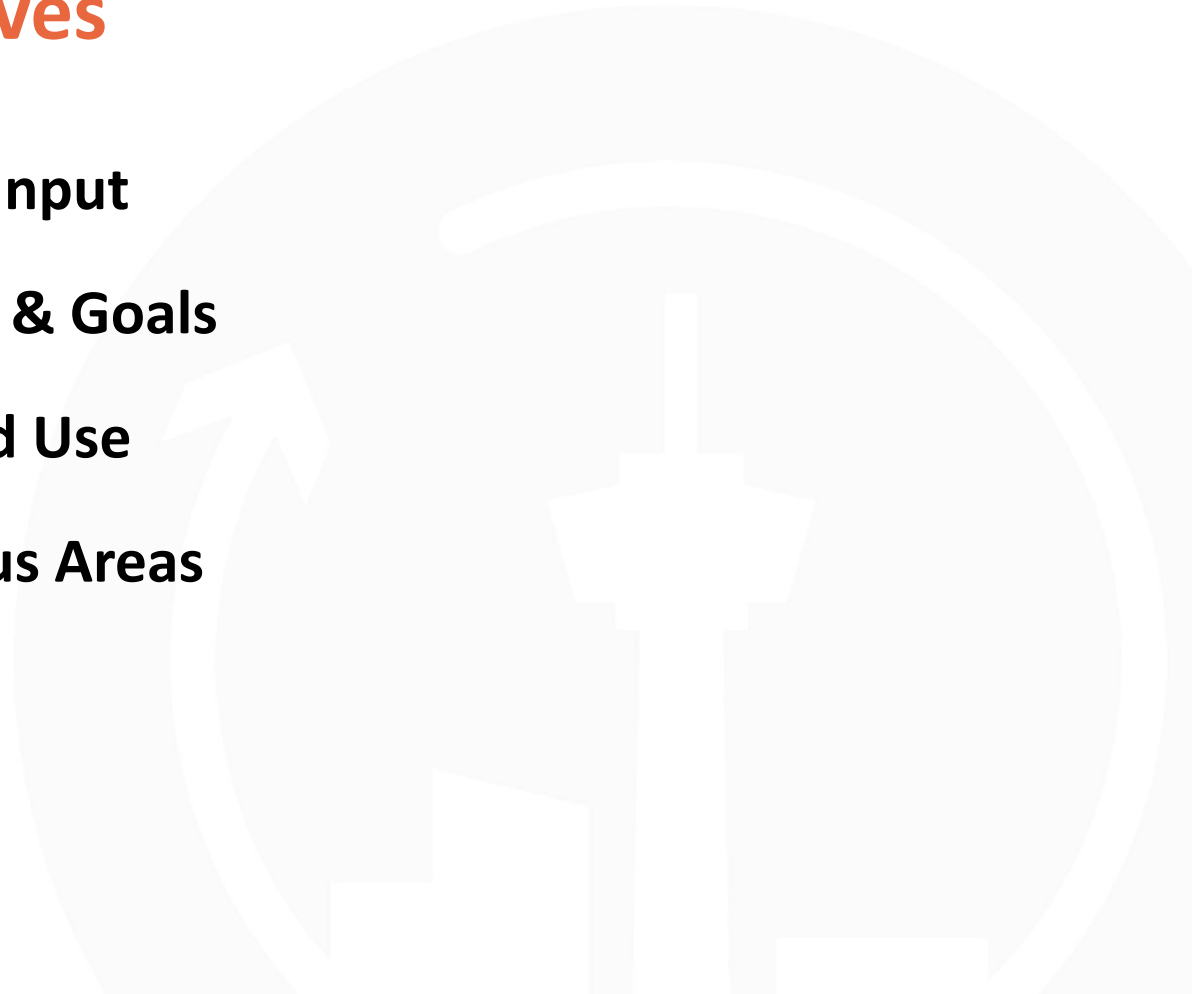
Community Amenities & Public Space | Focus Areas | DDC

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, thin circular arrow that curves around a central, stylized tree-like shape. The tree has a vertical trunk and a canopy of horizontal lines, resembling a simplified urban or landscape plan.

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Review of Public Input



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Review of Community Meeting 1

- **Location:**
Whitley Events Center
- **Date and Time:**
February 12, 2025
5:30 – 7:30 p.m.
- **Participants:**
60 - 70
- **Comments:**
Approximately 150



Review of Survey 1

- **Location:**
Online / Community Meeting 1
- **Date and Time:**
9/27 2024 – 2/21 2025
- **Participants:**
50
- **Comments:**
150-170

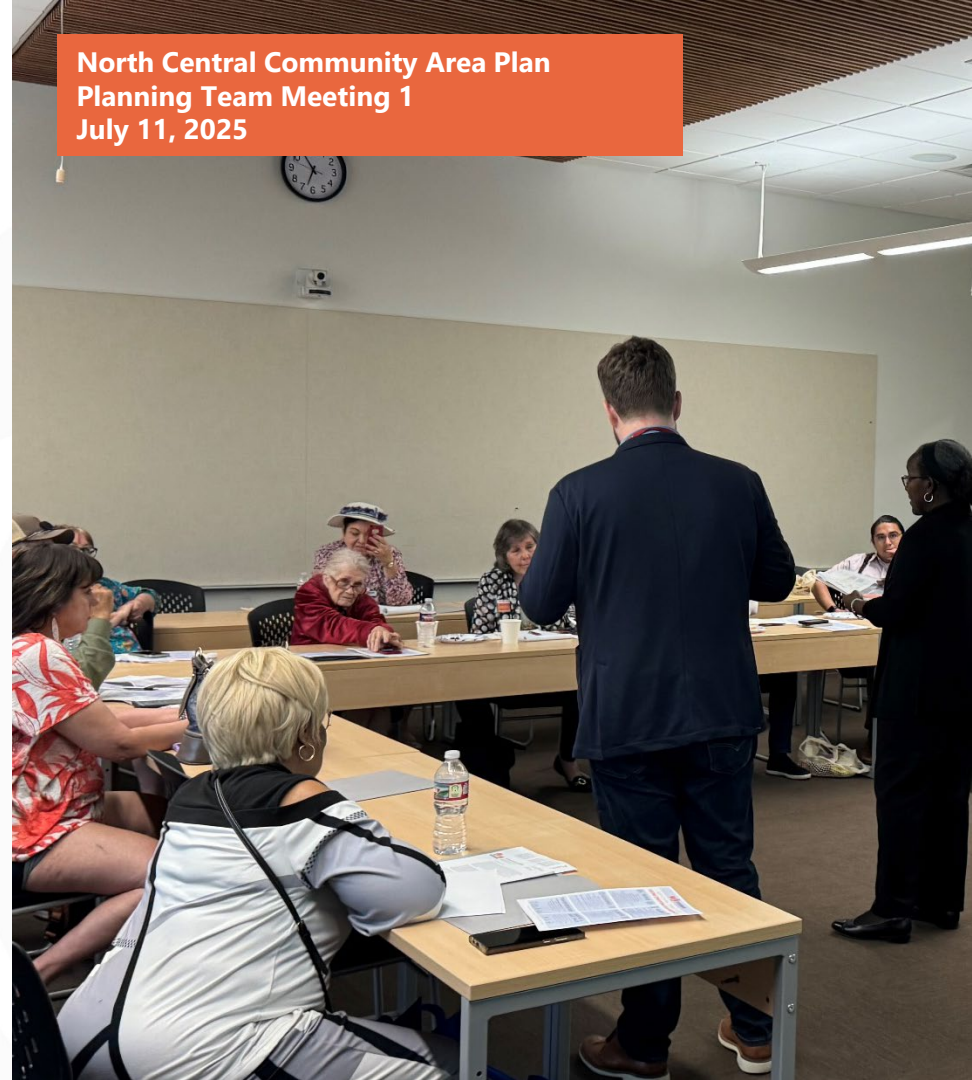
North Central Community Area Plan Survey 1 July 11, 2025

The screenshot shows a web browser displaying the "North Central Community Area Plan: Survey #1" page. The browser's address bar shows the URL "publicinput.com/k46567?lang=en". The page header includes the "Official website of the City of San Antonio" and navigation links for "SA.gov", "Language", and "My Profile". The main content area features a map of the North Central Community Area, with a scale bar indicating distances up to 1 mile. Below the map, a text block states: "The following questions are intended to help staff gain a better understanding of what concerns you may have related to the community and also to hear about what you consider to be assets of the community." The first question, "1. What do you like most about this area?", is displayed, followed by a section titled "Closed to responses". Below this, a list of user comments is shown, each with a timestamp, a "Reply" button, and a "1 Agree" count. The comments include:

- "Easy access to 410 and I-10" (one month ago)
- "Olmos Creek and the easily navigable streets on a grid system. I like the natural areas within the area and the public transportation to businesses and the potential it has for medium Rail infrastructure" (2 months ago)
- "sparse housing in residential areas. little traffic, lots of trees, some parks. We wish to preserve our residential neighborhoods and protecting these areas from high density housing and the traffic that comes with it" (4 months ago)
- "The historic character of the residential and commercial areas. Preserving the residential areas is most important to me. Protect these areas from getting overrun by traffic or pushed to redevelop as density increases along major thoroughfares." (5 months ago)

Review of Planning Team Meeting 1

- **Location:**
Whitley Theological Center
- **Date and Time:**
July 11, 2025
5:30 p.m. – 7:30 p.m.
- **Participants:**
12 - 15



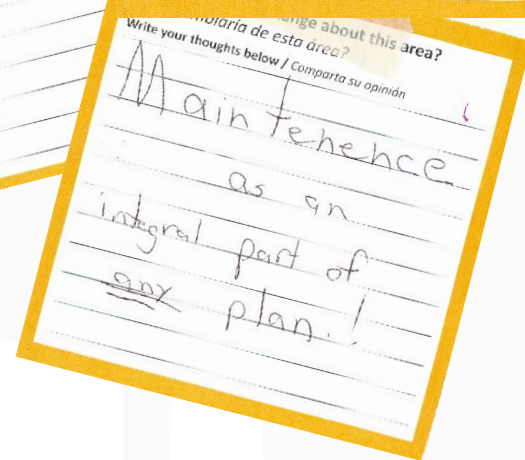
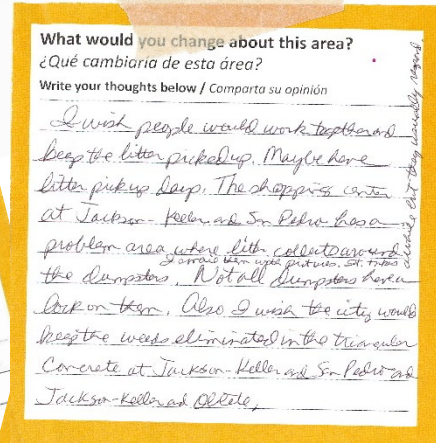
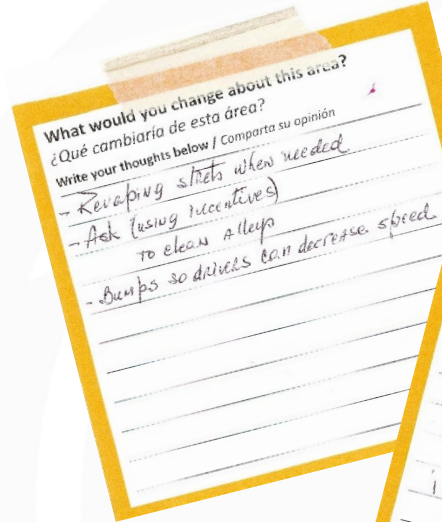
Key Themes

Maintenance

"The street need repair, the intersection of basse and blanco is terrible. Loose gravel with large ruts , it looks like a giant raked the streets there , got tired and left."

"Parks! Sidewalks! Regular street maintenance!"

"More road maintenance as the neighborhood is a cut through to most major routes. More street lights and amenities to make this a walkable area"



Key Themes

Parks

"I like the parks, the churches, and the schools in our area very much. I also appreciate the proximity of most things."

"Parks. I play tennis to stay healthy and I have to go to other parts of San Antonio to find a court. We can do better I think."

"More parks! Sound and visual barriers to tone-down the impact of 281 and 410."

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

I like the park and track by McCullough and Jackson-Kellam.

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

Love Olmos Basin Park & Farmer's Market Next to it
Emmanuel Church

What is missing from this area?
¿Qué le falta al área?
1: Tape or draw an image in the space below
Coloque o dibuje una imagen

Tennis courts and streets.

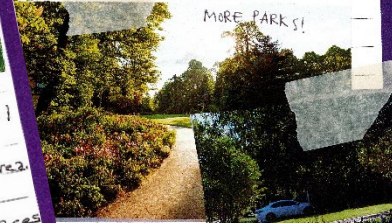


2: Write your thoughts below / Comparta su opinión

1. Park for families with pool for summer recreation.
maybe at the Olmos Park area.
2. A community center for the public to rent spaces for all sorts of celebrations.

What is missing from this area?
¿Qué le falta al área?
Write your thoughts below / Comparta su opinión

- Good, accessible parks! (West of San Pedro)
- Shaded bus stops (Blanco)
- Safe bike crossings for major roads
→ ideally lights on less busy streets



Key Themes

Investment / Identity

*“More accessible grocery stores,
cultural centers and family medical
facilities within walkable distance.
Need to bring in more small business
to the area.*

“Let this area redevelop in commercial areas with medium density and maintain the historic single family and low density multifamily areas.”

“make it look nicer along corridors”



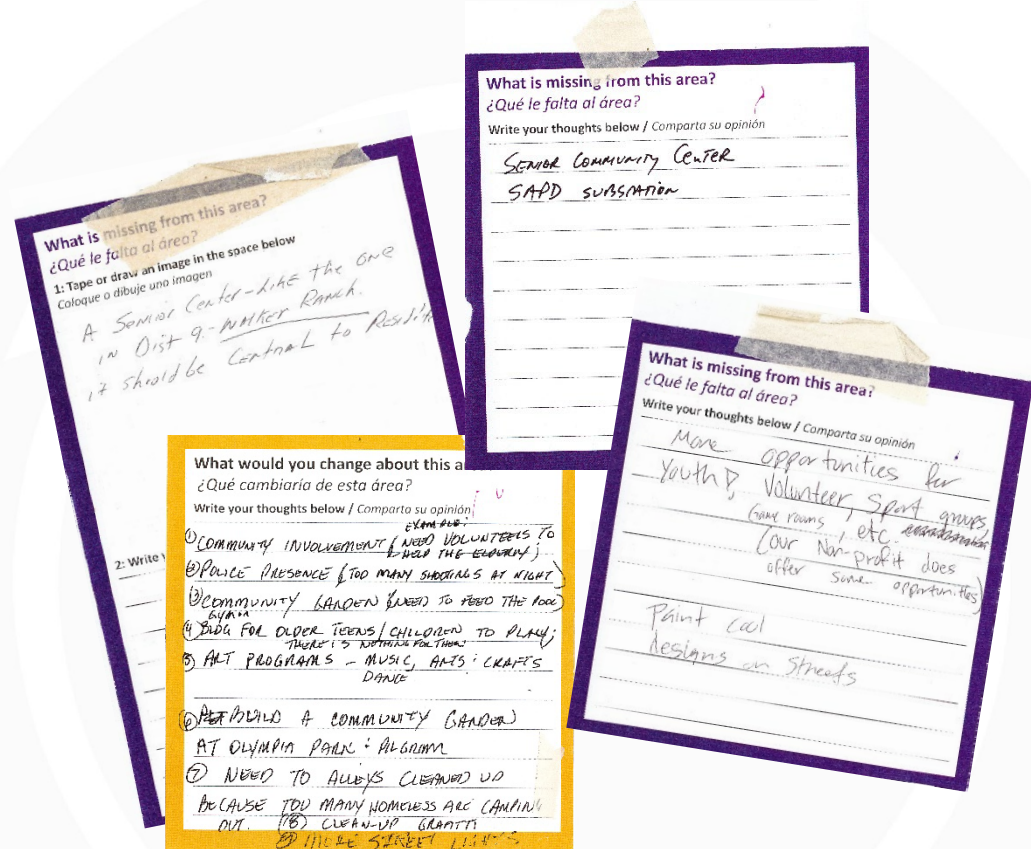
Key Themes

Programming Community Facilities

“Better parks and areas for families to enjoy the outdoors with their children, also the homeless have taken over areas that children are unable to play or walk to school.”

“Updated apartments, police substation, central YMCA for children and elderly, sidewalks on older streets”

“A community Center for our kids would be great”



Key Themes

Creeks

"I would like the Olmos Creek Greenway to be expanded to loop 410. I would like to see more density along San Pedro and Blanco road to create a transportation corridor with affordable housing and small businesses."

"Olmos Creek and the easily navigable streets on a grid system. I like the natural areas within the area and the public transportation to businesses and the potential it has for medium Rail infrastructure"





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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 North Central Community Area is home to a well-maintained network of roads, parks, and public spaces that support civic life, as well as a balance of preservation and new development that contributes to the area identity and economy. The area's creeks and arroyos are efficiently managed, providing sustainable stormwater benefits that includes trails, recreational opportunities, and other amenities where possible.

Draft Goals (1 of 2)

- 1. Protect the character of existing development, while allowing for context-sensitive residential, mixed-use, and commercial development that enhances the community's sense of place.***
- 2. Enhance existing green spaces and creeks in the Area and consider a range of additional opportunities for green space including small neighborhood parks, community gardens, and additional trees especially where they provide green stormwater benefits.***
- 3. Connect community members and support small businesses through programs that focus on community connections, physical improvements, and messaging.***

Draft Goals (2 of 2)

- 4. Improve connectivity and accessibility throughout the Area, especially for disabled and senior community members, by providing safe and comfortable mobility options for walking, biking, transit, and driving/riding.***
- 5. Provide a range of housing options for all community members – especially to better support first time homebuyers, seniors wishing to age in place or within the Area, and affordable options for all.***
- 6. Increase the safety of the Area by addressing crime, maintaining public facilities, and considering physical improvements to public amenities that are attractive and aesthetically pleasing.***

Draft Vision and Goals

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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?

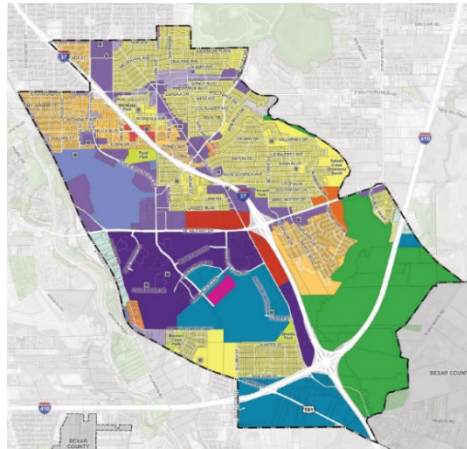
- Land use regulations protect the health, safety and welfare of communities, allowing the City to manage population and employment growth, plan for transportation and infrastructure needs, and promote public safety.
- Land use provides guidance for decision-making on rezoning applications for City Staff,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

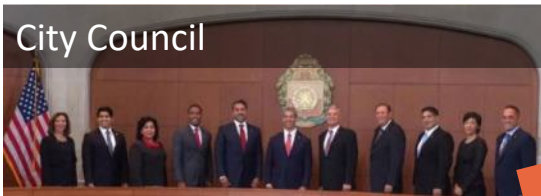
- Define how a property can be rezoned in the future
- Set guides for elected officials deciding rezoning cases
- Ensure that projected growth can be absorbed in an orderly way throughout the City
- Establish the preferred mix of uses and the distribution of density in the various areas of the City, based on public input and adopted City Policy.

The Future Land Use Plan DOES NOT:

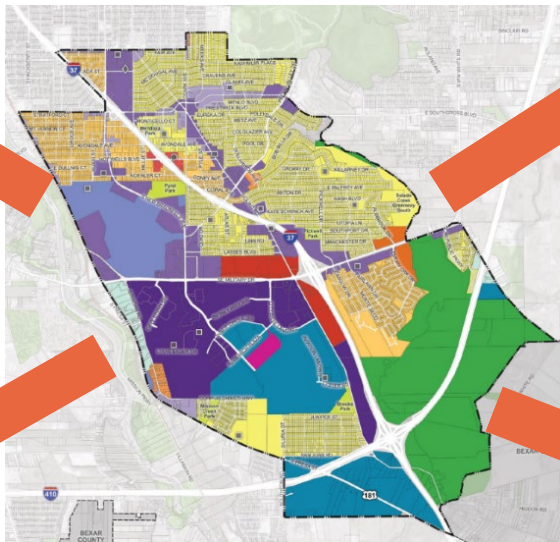
- Automatically change the entitlements or zoning of any property
- Restrict existing rights of use
- Cause any buildings to be removed or changed
- Does not change Historic District or Neighborhood Conservation District designations or design standards

Who will use the Land Use Plan?

City Council



Planning + Zoning Commissions



City Staff and Other Agencies



DEVELOPMENT
SERVICES



PLANNING



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%

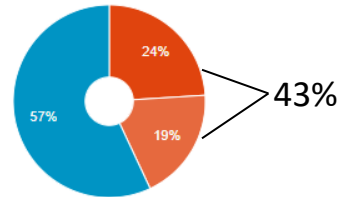
Transportation = 19%

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

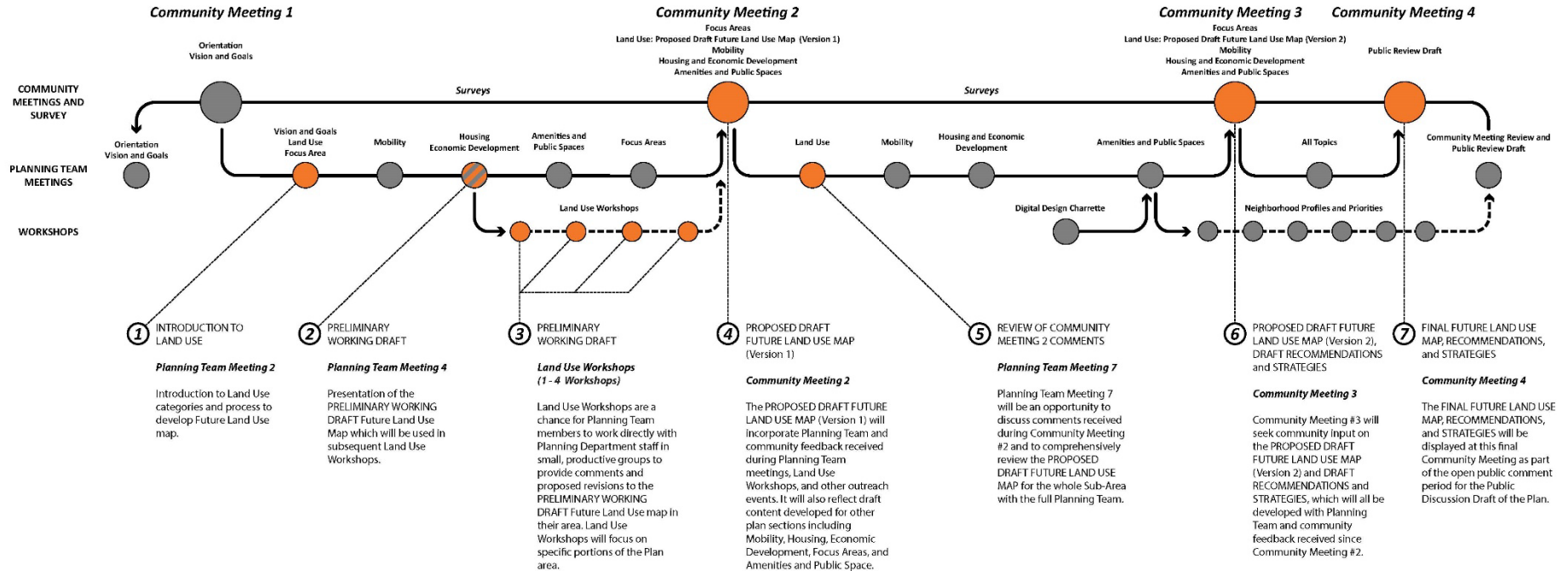


15,959

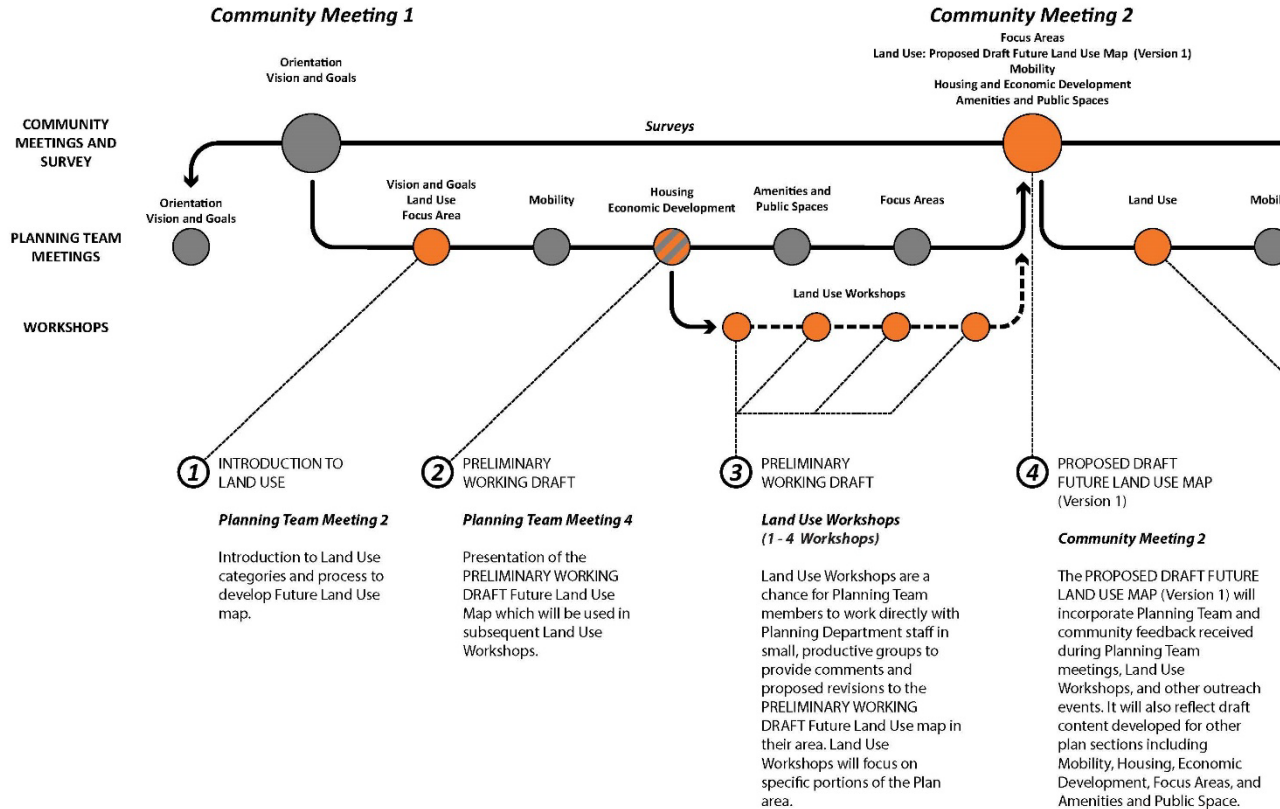
Average Household VMT

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



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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.

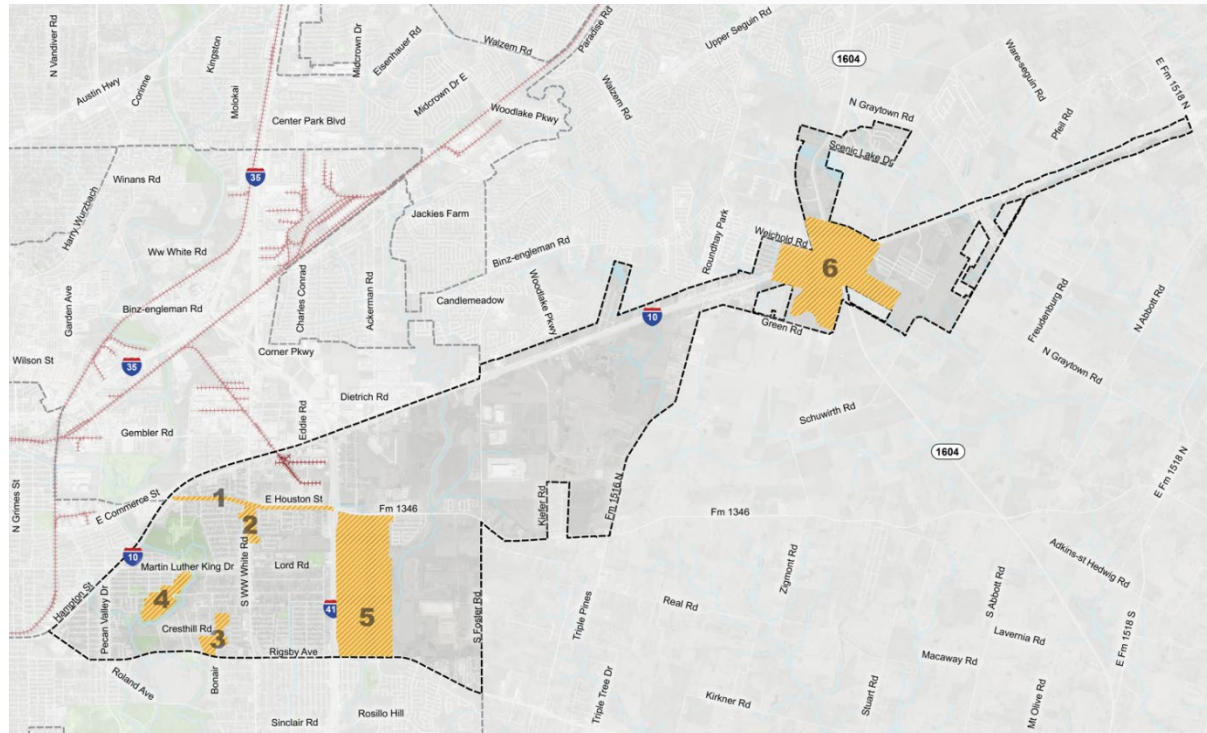
“While many recommendations in this plan are long-term and somewhat conceptual, the focus areas section offers more detailed visions for desirable ways in which these areas could be developed or evolve over time to help meet a variety of community goals.

“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



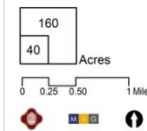
FOCUS AREAS

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 WW White Elementary School
- 3** WW White Rd. & Old Municipal Land Fill Site
- 4** Wheeler 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:

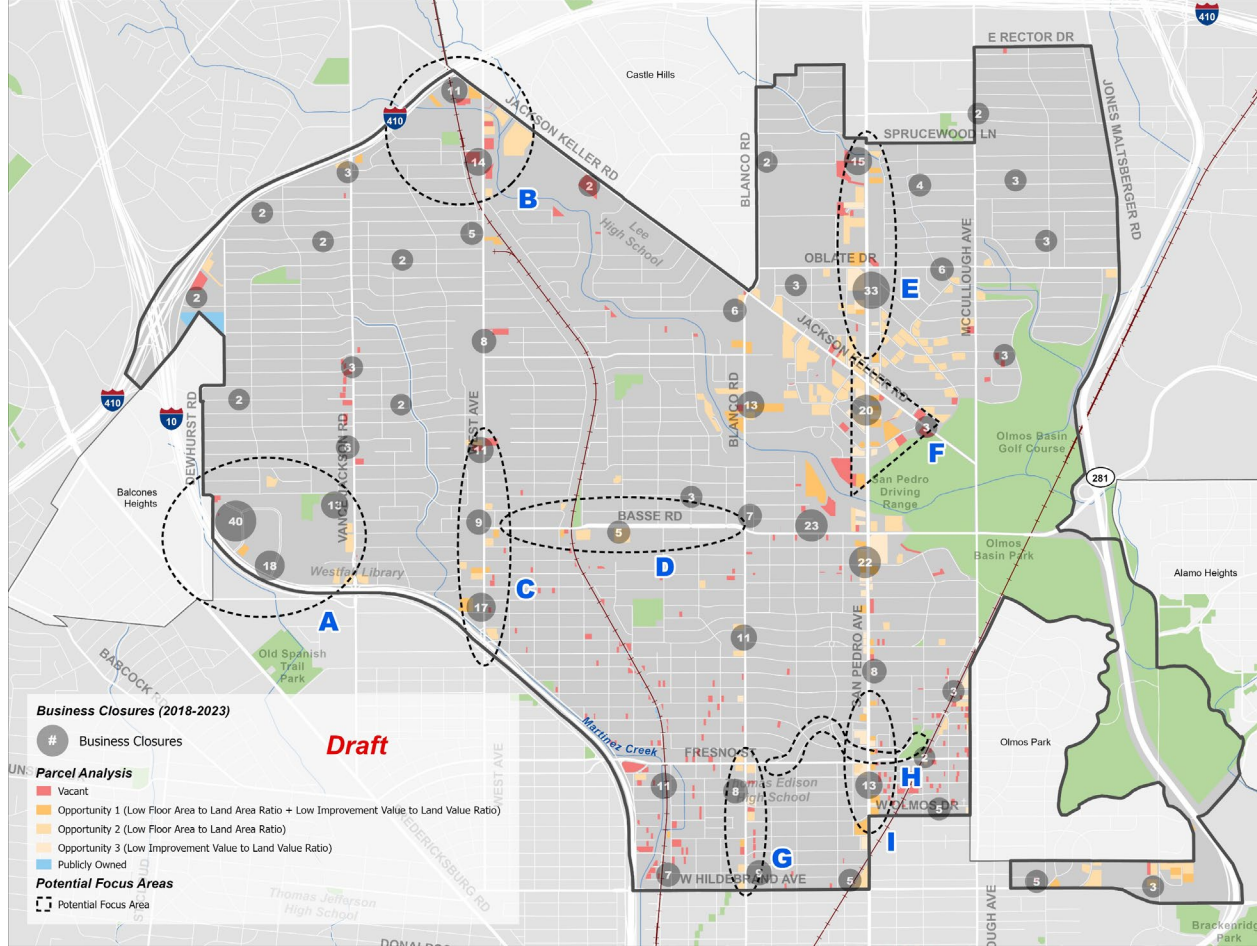
- **Vacant:** Private parcels with no buildings
- **Underutilized:** Private parcels that have a combination of a low floor area ratio (FAR) and a low Improvement (building) value to Land value ratio (I:L ratio)
- **Publicly-owned:** Parcels owned by public or quasi-public entities with potential to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

Focus Area Identification: Spatial Data Analysis

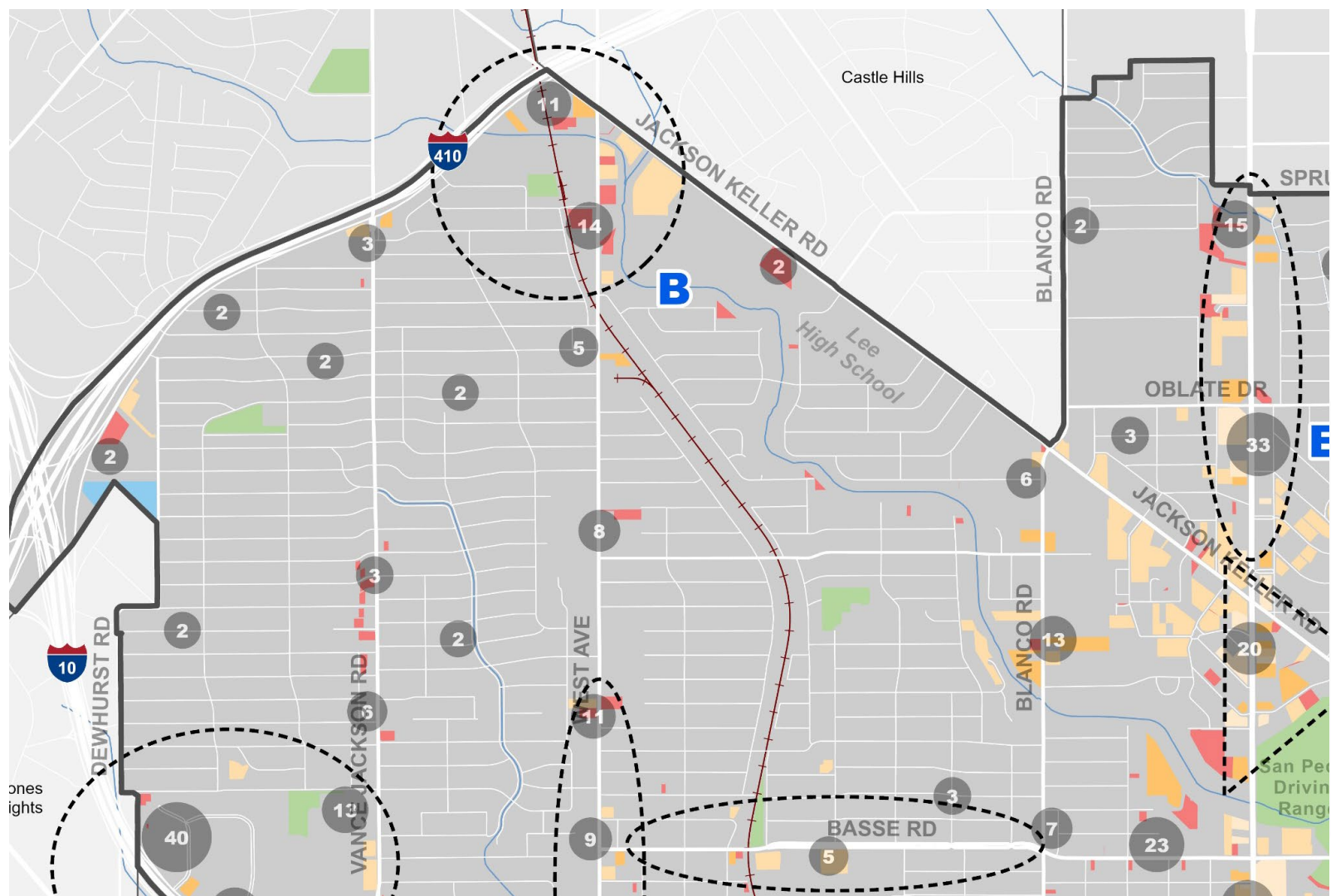
GIS mapping to identify areas with overlapping challenges such as:

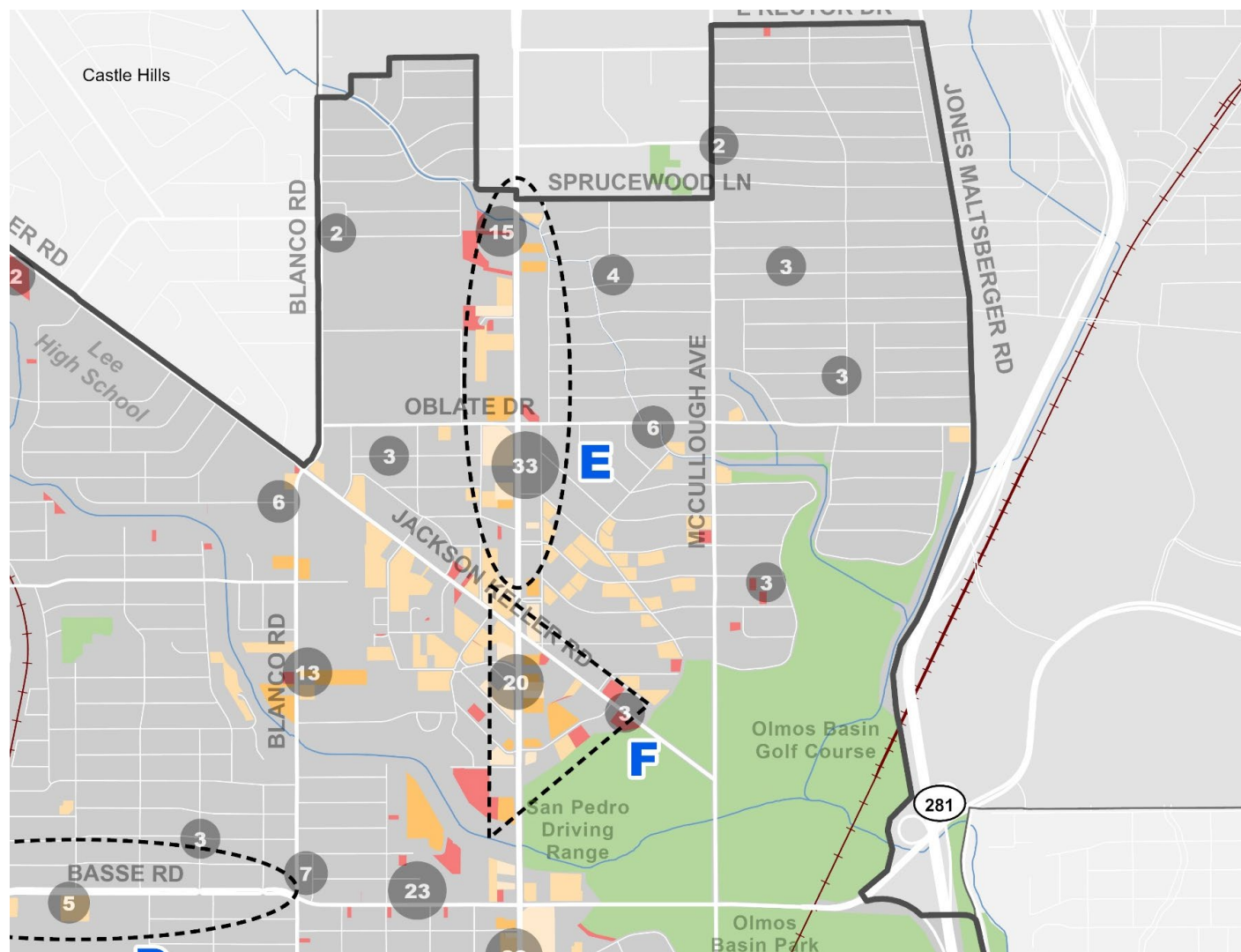
- High Urban Heat Vulnerability
- Lack of Tree Canopy Coverage
- Stormwater/Flooding Issues
- Pedestrian/Cycling Crashes – High Injury Network
- Accessibility Mapping (Parks/Trails, Healthy Food, Transit)
- Other ideas to test?

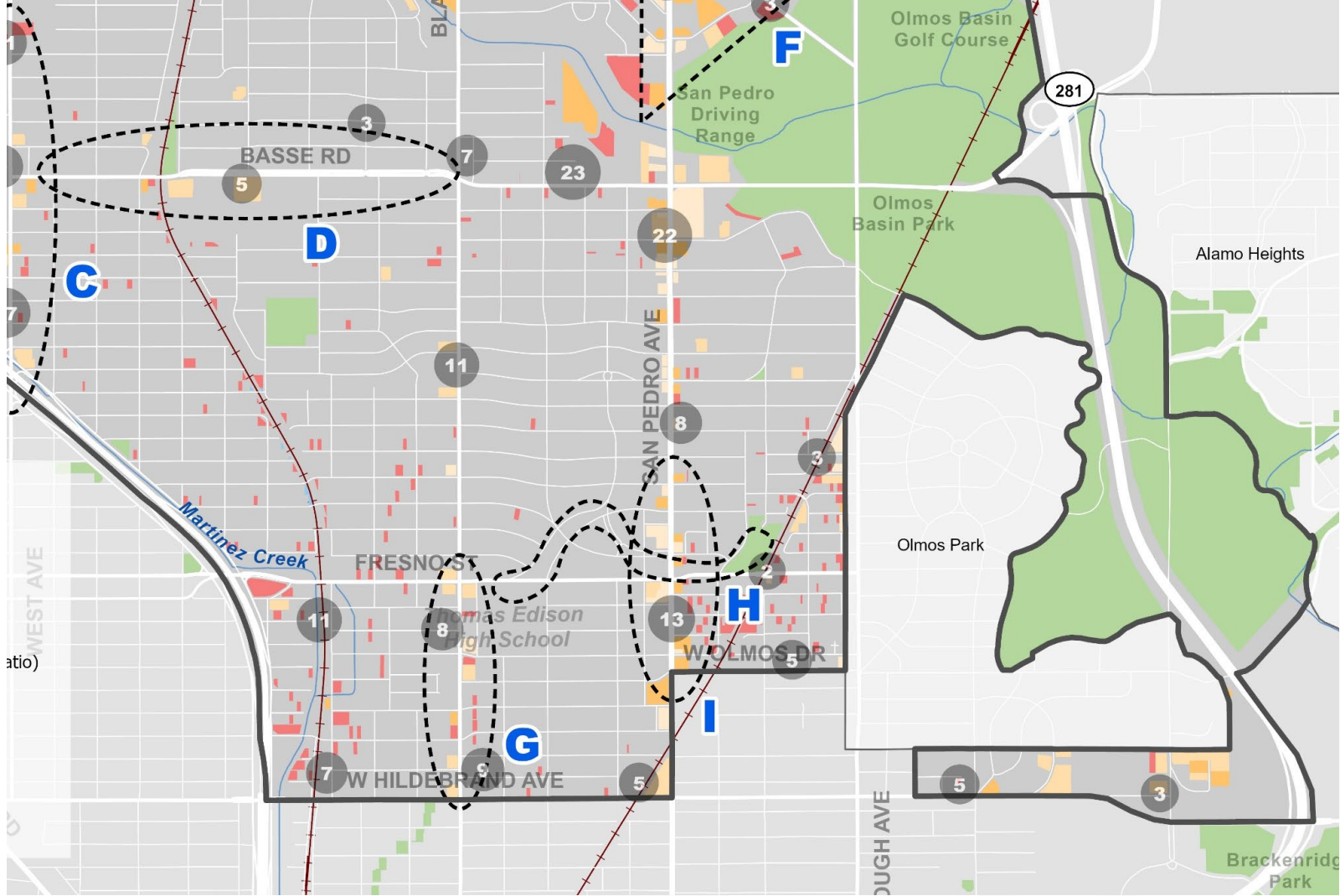
Preliminary Focus Areas Identified













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Next Steps



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Next Steps

- **Next Planning Team Meetings**
 - Planning Team Meeting #3: May 7, 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?**
 - Jacob Howard, Project Manager
 - Jacob.Howard@sanantonio.gov
 - 210-207-5441



North Central Community Area Plan



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