



SOUTHWEST COMMUNITY AREA PLAN

LAND USE WORKSHOPS SUMMARY

GROUP A

Date: Thursday, August 27, 2025

Time: 5:30 – 7:30 pm

Location: South San Antonio Community Center

GROUP B

Date: Thursday, November 20, 2025

Time: 6 – 7 pm

Location: Virtual

Attendees:

Attendees consisted of City of San Antonio staff and Southwest (SW) Planning Team members. Planning Teams consist of a wide variety of stakeholders from the SW area including neighborhood associations, residents, business owners, and community leaders.

GROUP A PARTICIPANTS

- Angie Olvera, Keep South San Proud Association
- Debra Ponce, Community member & Public Citizen Org
- Peter Onofre, Chirstian Center
- Al Rocha, Quintana Neighborhood Association
- Thomas Medina, VIA
- City of San Antonio Planning Staff: Debora Gonzalez - Project Manager, Chris Ryerson, Zack Magallanez and Sheik

GROUP B PARTICIPANTS

- Shanelle Alvia and members of the association, Southwest Community Association
- City of San Antonio Planning Staff: Debora Gonzalez - Project Manager

I. MEETING PURPOSE & AGENDA

The purpose of the Land Use Workshop Meeting was to serve as an important first step in developing the Future Land Use Map (FLUM) for the North Central Community Area.

By holding small workshop style meetings, focused on a portion of the area, participants were able to have a focused conversation about their neighborhoods or portion of the plan area that they are most familiar with.

Together, the team explored current land use in the area and discussed what the community would like to see in the future. Participation and insight from the meeting is essential in shaping a land use map that reflects the community's goals and aspirations.

AGENDA

- Introductions and Meeting Objectives
- Southwest Community Area Plan Draft Vision and Goals
- Preliminary Working Draft Land Use Map Review
- Land Use Designation Overview
- Working Session
- Next Steps

KEY THEMES

Identified below is a consolidated list of key themes that emerged from land use discussion with both Land Use Workshop Groups A and B.

Residential

- Participants noted that the area near Leon Creek, New Laredo Hwy and Plumnear Rd is very polluted with a lot of Auto and Truck shops.
- In the Southwest NA area, the participants stressed the importance of maintaining single-family homes and discouraging conversion to apartment building types, because they are concerned that Pearsall Rd cannot manage the traffic increase.
- Flooding concerns around W Gerald, Sommerset, Quintana Rd and Fendfield Ave.

Commercial

- Evaluate commercial LU and its current usage in areas near South of Cassin & Quintanta RD
- Southwest NA's participants would like to see commercial use around Loop 410 and I35 area with appropriate flood management control, that can allow for kids entertainment, VIA access and employment opportunities for young adults.
- Increase small commercial business along Pearsall Rd to increase walkability.
- Participants emphasized that auto-oriented uses, such as mechanics and tire shops, were very common but did not contribute to the area's vibrancy. They preferred uses such as retail, restaurants, and similar establishments, especially as part of a shopping district.

Industrial

- Concerns about business disruption due to floodplain around Loop 410 and I35 area – also could those industrial sites they become a LU that allows for residential diversity including employment opportunities or live/work areas.
- Meeting participants noted that industrial areas along Sommerset and Fairmeadows St were, in many cases, underutilized and vacant. They suggested allowing housing in these areas.
- Similarly, industrial area on the opposite site of I35 near Sommerset were noted as having potential for conversion to other uses that can allow housing and shopping.

Mixed-Use

- Industrial site of I35 near Sommerset was noted as having potential for conversion to other uses that can allow housing and shopping like true NMU development.
- Small maker spaces, lofts, and especially gallery spaces were identified as desirable where they contribute to building and supporting the area as an arts and entertainment district.

Civic

- Parks in the area were noted as being in short supply, they would like to explore opportunities to recommend new developments to included neighborhood-serving pocket parks.
- Participants made comment if the civic lot on SW Military and Citrus Rd, can become a park opportunity or affordable housing.
- Participants noted that the corner lot on Dunton St and Quintana Rd, can be a park or a library.
- Participants want to learn more about the status of the potential site near Leon Creek that will be developed into a greenway.

NEXT STEPS

UPCOMING MEETINGS:

Planning Team Meeting #6 | Focus Areas and Land Use – TBD (Early- Mid-2026)

Community Meeting #2 – TBD (Early- Mid-2026)

CONTACT INFORMATION:

Debora Gonzalez, Project Manager, San Antonio Planning Department

Email: debora.gonzalez2@sanantonio.gov

Phone: (210) 207-8085



Southwest Community Area Plan

Land Use Workshop

Thursday, August 28, 2025

5:30PM-7:30PM

South San Community Center



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Bowtie

Economic & Planning Systems, Inc.

Auxiliary Marketing Services

Mosaic Planning and Development Services

Worldwide Languages

Able City



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Welcome and
Meeting Objectives

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INTRODUCTIONS

City of San Antonio Planning Department

Debora Gonzalez | Senior Planner

Chris Ryerson, AICP | Planning Administrator



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AGENDA

- Land Use Workshop Meeting Objectives
- Preliminary Working Draft Overview
- Work Session by Category:
 - 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 24, 2025)

Planning Team Meeting 4 (May 22, 2025 - Virtual)

Planning Team Meeting 5 (June 16, 2025 - Virtual)

Land Use Workshops (August – September)

Planning Team Meeting 6 (TBD – October)

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

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**Working Draft
Future Land Use Map
Overview**

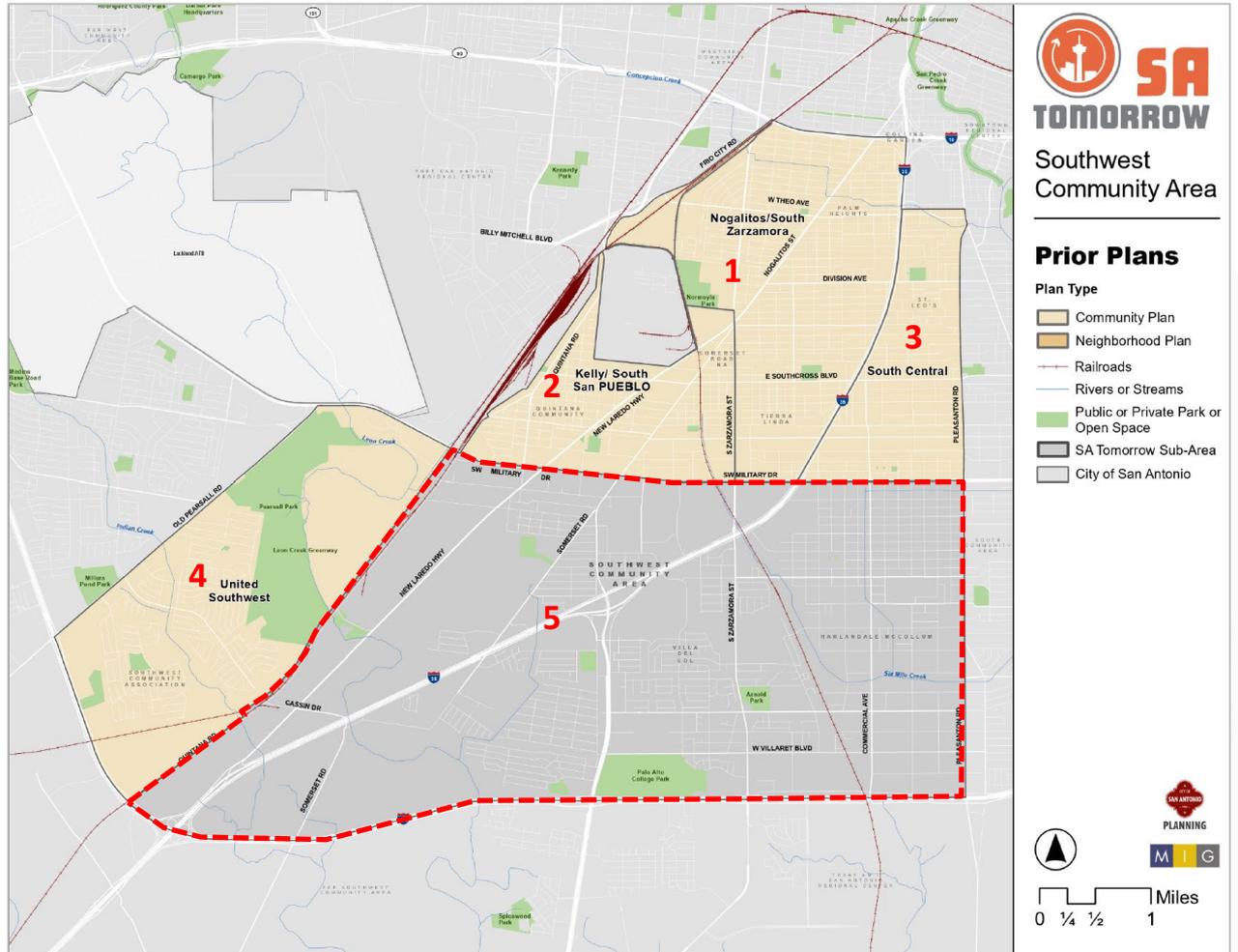
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PRELIMINARY WORKING DRAFT

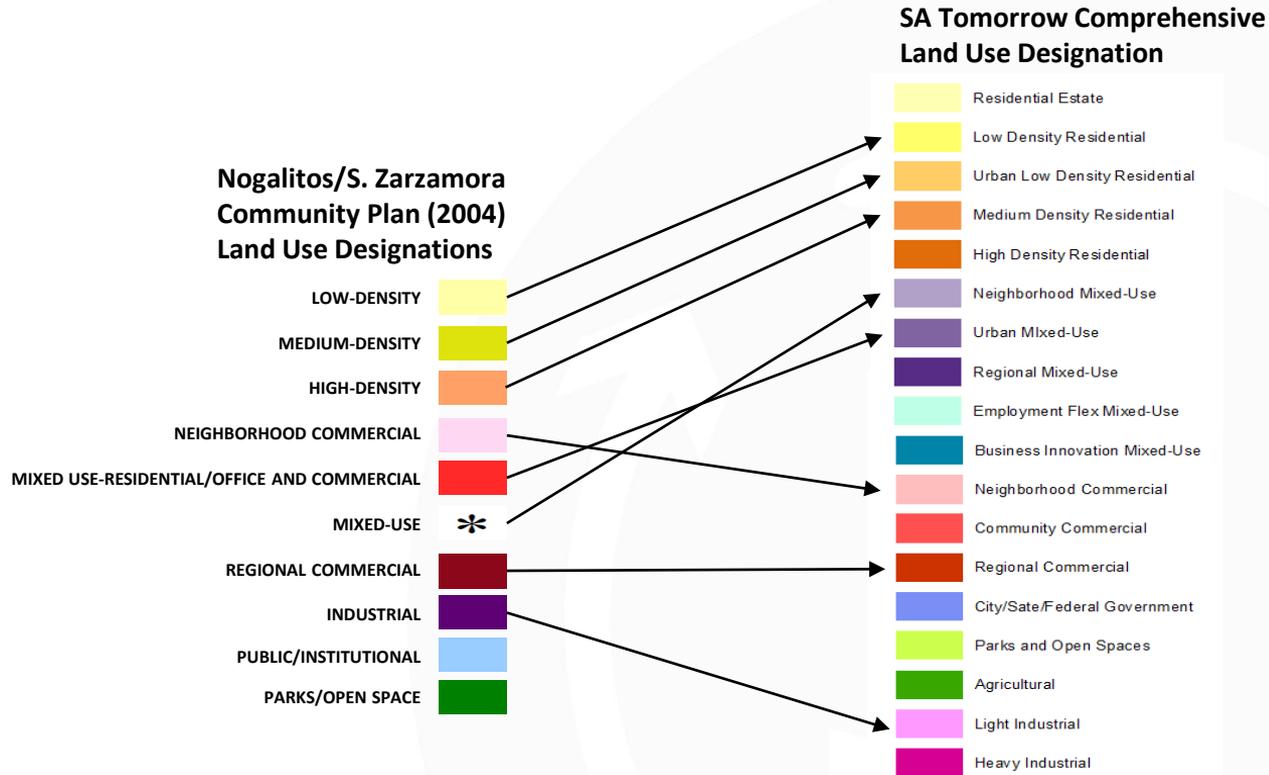
- Uses SA Tomorrow Land Use Designations
- Created by:
 1. Reviewing previously adopted land use plans in the area
(Converts land use categories from the old plan into the closest equivalent SA Tomorrow Comprehensive Land Use Category)
 2. Reviewing current zoning as a proxy for land use where a previous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

PRIOR PLANS

1. NOGALITOS/
SOUTH ZARZAMORA
2. KELLY/SOUTH SAN
P.U.E.B.L.O.
3. SOUTH CENTRAL
4. UNITED SOUTHWEST
5. **NO PRIOR PLAN**



CONVERSION



NOTE: Greyed-out land uses are not present in the area of the Southwest Community Plan



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Future Land Use Map Objectives

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Updated Draft Vision

The Southwest Community Area supports multigenerational households, families, and businesses thrive by restoring strong community relationships, **fostering local economic development**, and promoting education that empowers residents to make healthy, informed decisions. The community offers **accessible and fun destinations and gathering places**, celebrates its historical character, prioritizes high maintenance standards, **strengthens resiliency**, and safely connects residents to a wide range of amenities.

Updated Draft Goals (1 of 2)

1. *Improve mobility infrastructure throughout the Southwest Area to provide safe and accessible connections for all modes of transportation.*
2. *Support inclusive housing opportunities for people of all ages and income levels by promoting a diverse mix of context-sensitive housing types and price points. Implement proactive strategies to prevent displacement, and ensure access to services and resources that allow residents to age in place and remain connected to their community.*
3. *Better plan and organize land uses throughout the area to address and redevelop adjacent incompatible uses, vacant buildings, and underutilized properties.*
4. *Expand access to meaningful green spaces—such as gardens, walking trails, and shaded areas with tree canopies—by improving connections to existing parks and leveraging opportunities to create new ones.*

Updated Draft Goals (2 of 2)

- 5. Address infrastructure needs like sidewalk gaps, safe crossings, and covered bus stops to ensure all community members can comfortably and safely reach destinations in the area.*
- 6. Increase the range of recreational opportunities, cultural and arts programming, and outdoor amenities throughout the area, especially for young families.*
- 7. Ensure the area is business-friendly by providing resources and support to assist existing local businesses and encouraging new ones to locate in the Southwest Area.*
- 8. Address environmental threats throughout the area, including contaminants and brownfield sites, to mitigate negative impacts on existing residents and residential property.*

PUBLIC INPUT: COMMON THEMES

Housing

- *Need areas where "missing middle" housing can be built*
- *Diverse housing, low-income housing*
- *Housing options and access to amenities for older adults that help them age in place*
- *Provide a greater range of housing options and choices for younger people, college grads, people aging in place and people who need to take care of parents*
- *Avoid displacement of existing residents*

Mobility

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

Amenities & Public Space

- *Meaningful greenspaces – easily accessible*

Economic Development

- *More local businesses, more restaurants/coffee shops, more event/gaming centers, bowling, skating, etc. for family gatherings*
- *Access to services for older community members*

Industrial

- *Reduce the numbers of salvage yards, scrap metal, and industrial plants*
- *Reduce industrial growth*

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

EXAMPLE FUTURE LAND USE CATEGORIES

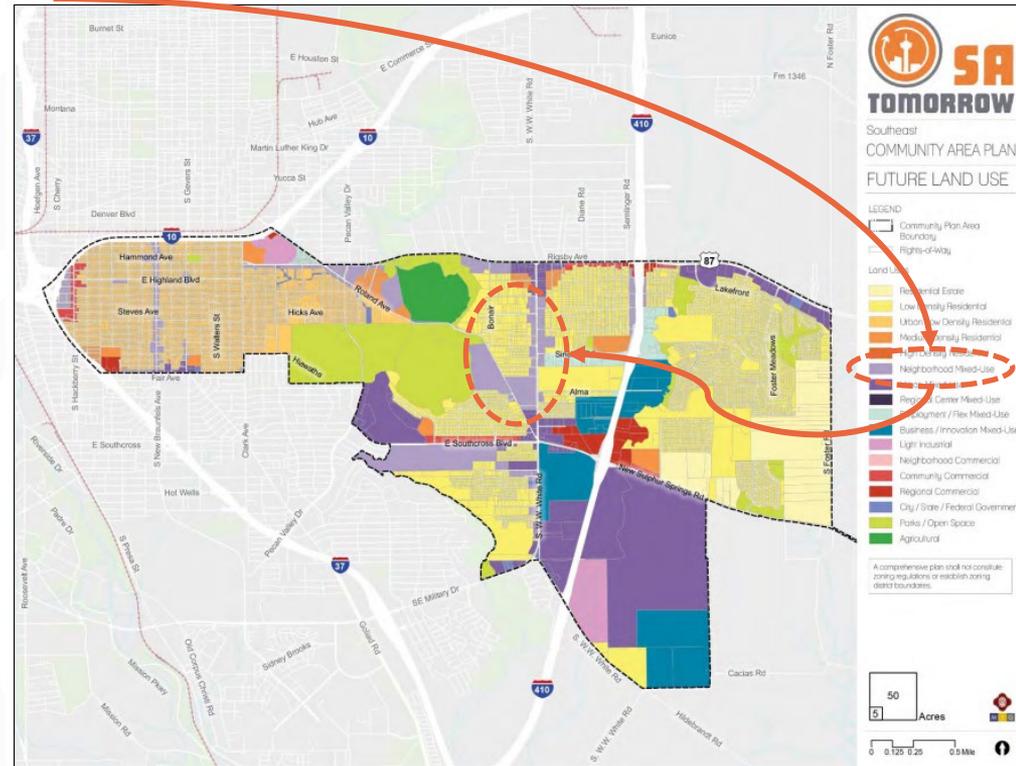
NEIGHBORHOOD MIXED-USE

contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small-scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed. Live/work housing options are permissible in Neighborhood Mixed-Use areas

PERMITTED ZONING DISTRICTS:

R-1, R-2, RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, AE-2, IDZ-1, TOD-MX-3, TOD-TR, and MXD

- *PUD and MPCD 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.*



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

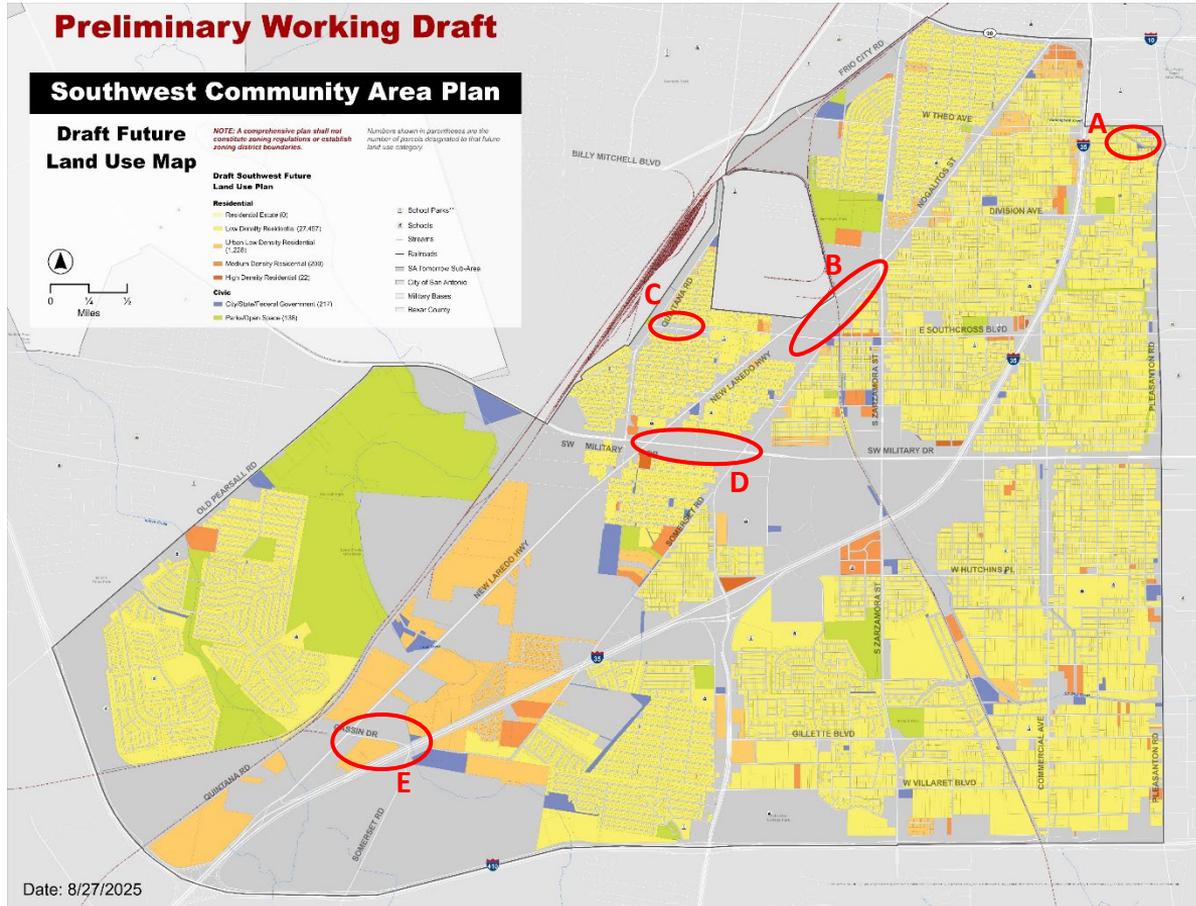
MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



RESIDENTIAL FUTURE LAND USE CATEGORIES



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

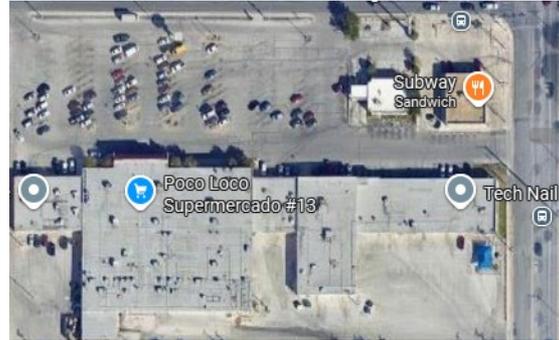
NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

COMMERCIAL FUTURE LAND USE CATEGORIES

NEIGHBORHOOD COMMERCIAL*



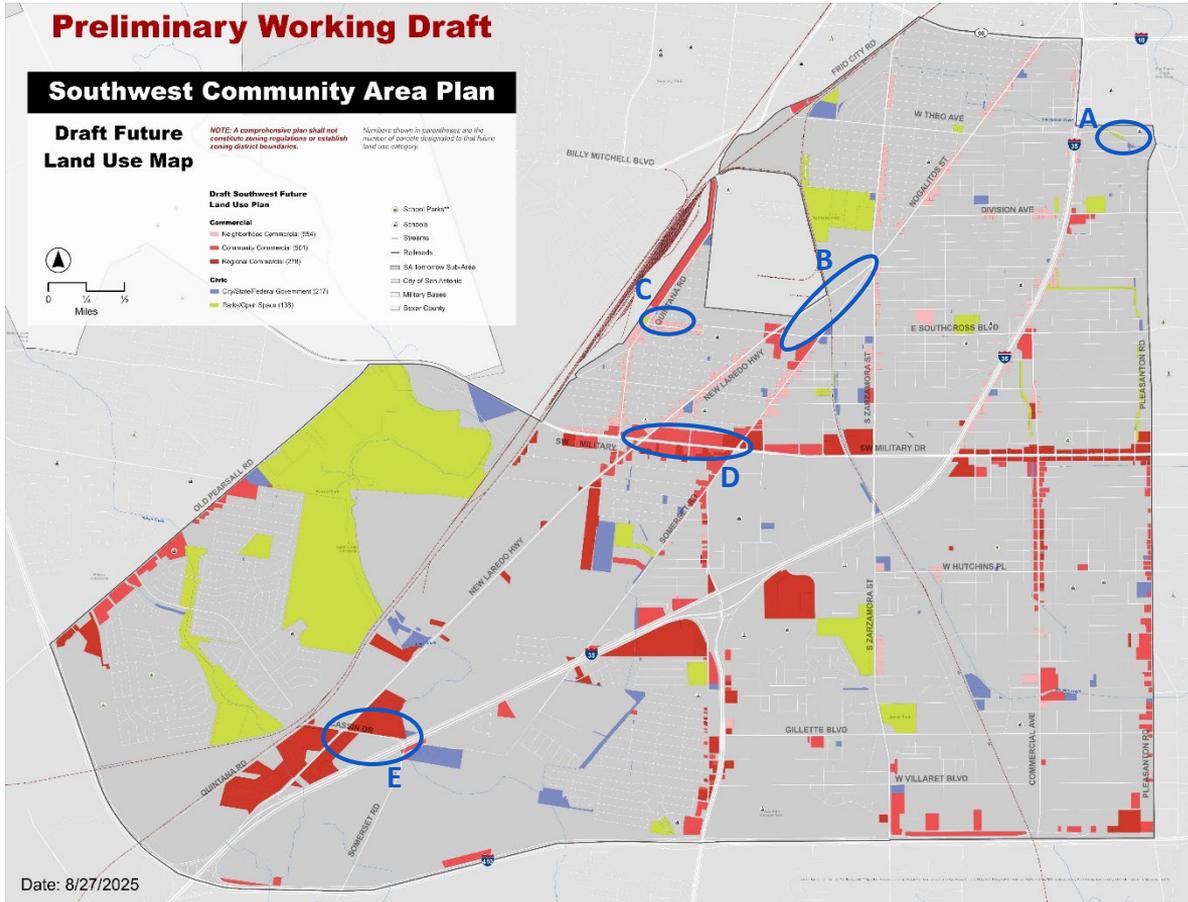
COMMUNITY COMMERCIAL*



REGIONAL COMMERCIAL



COMMERCIAL CATEGORIES MAP REVIEW



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

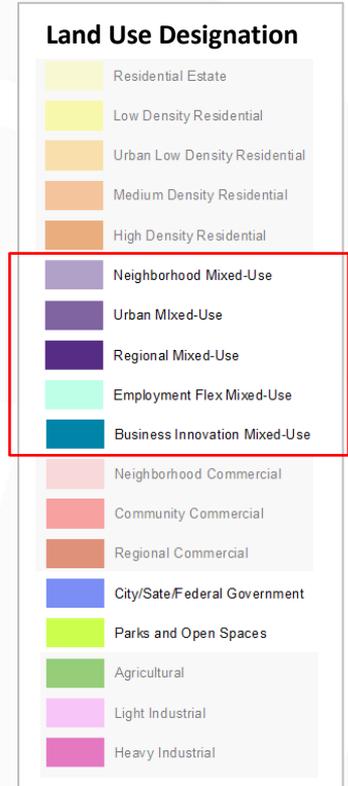
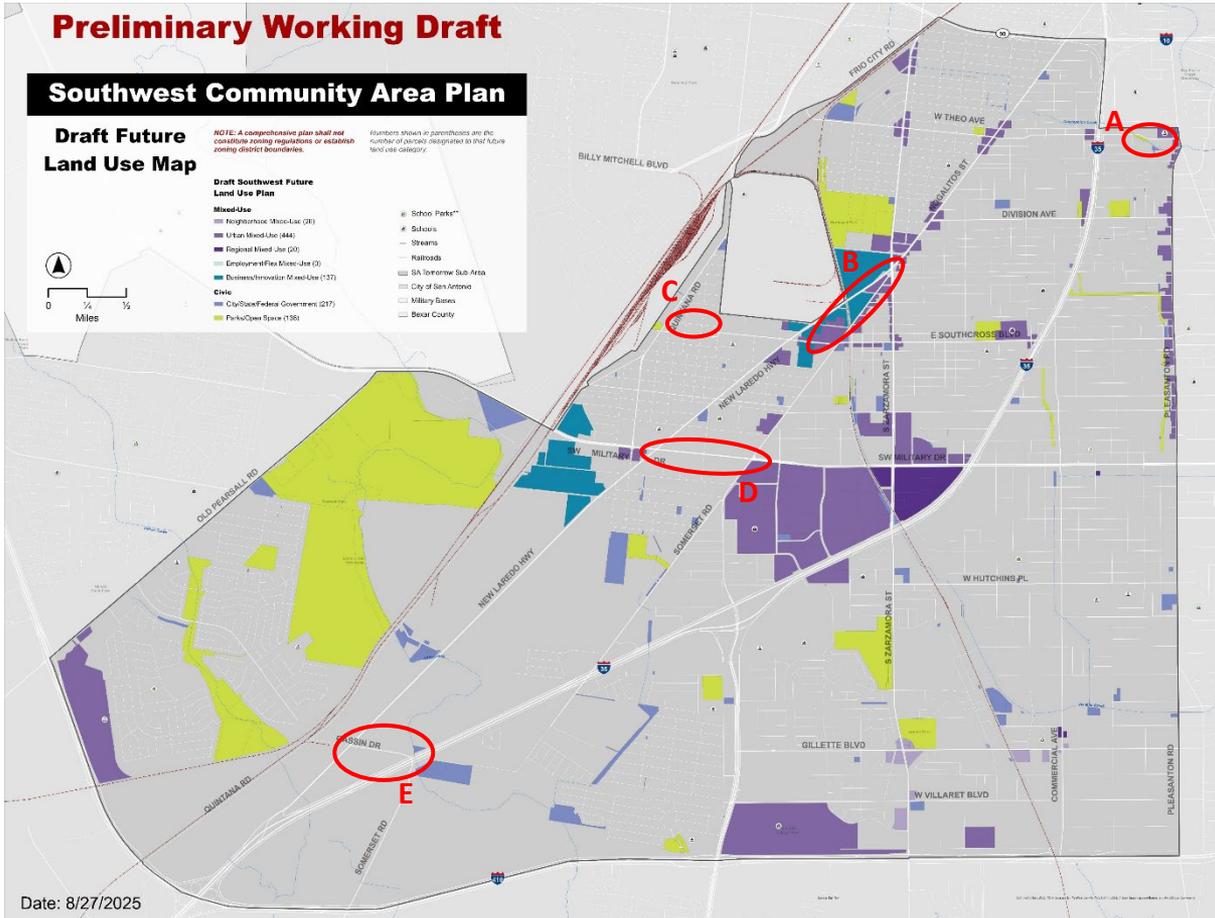
EMPLOYMENT/ FLEX MIXED-USE



BUSINESS/ INNOVATION MIXED-USE



MIXED-USE FUTURE LAND USE CATEGORIES



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INDUSTRIAL FUTURE LAND USE CATEGORIES

LIGHT INDUSTRIAL



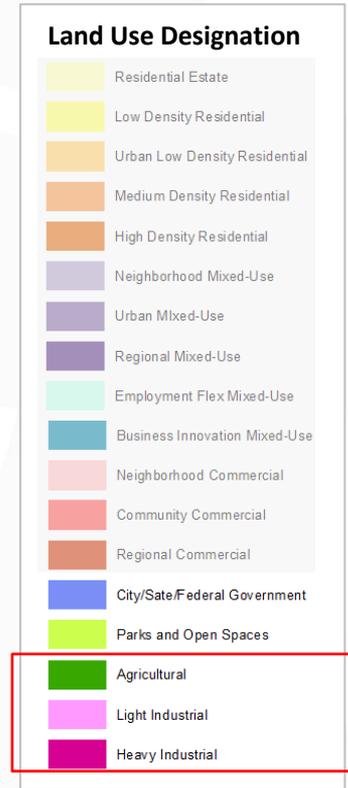
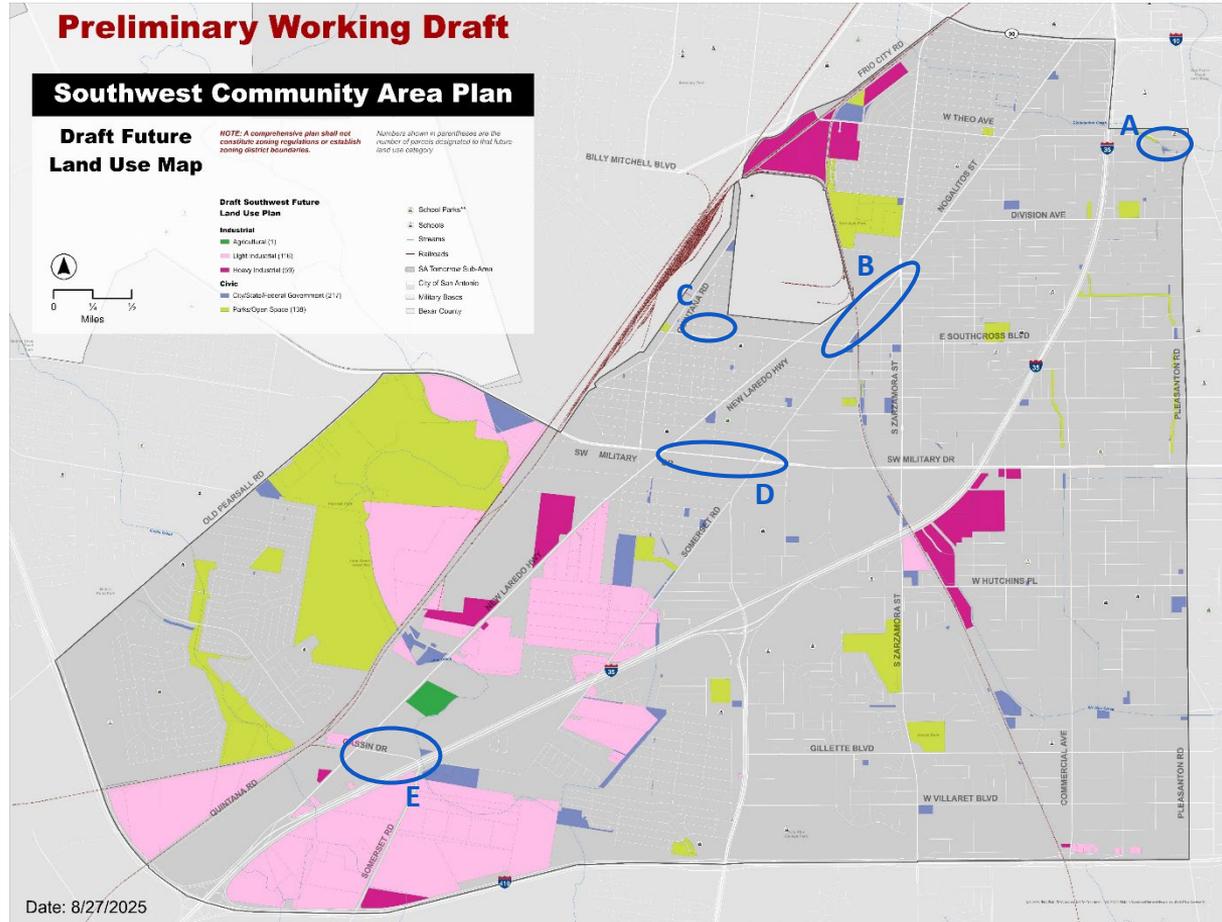
HEAVY INDUSTRIAL



AGRICULTURE

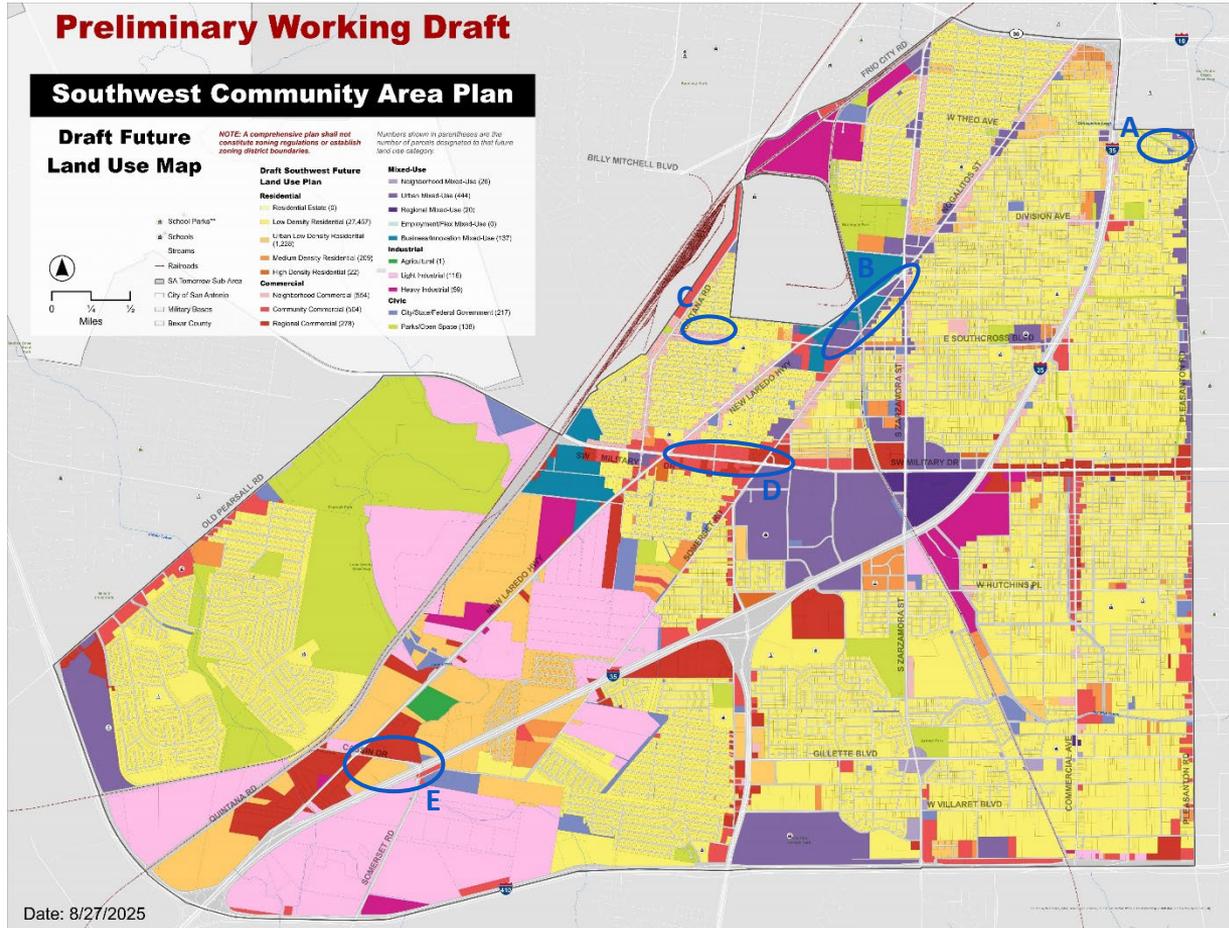


INDUSTRIAL FUTURE LAND USE CATEGORIES



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FULL PRELIMINARY WORKING DRAFT



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

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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
 - Debora Gonzalez, Project Manager
 - Debora.Gonzalez2@SanAntonio.gov
 - (210) 207-8085



Southwest Community Area Plan

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