



WORLD HERITAGE BUFFER ZONE  
NEIGHBORHOOD, COMMUNITY AND SECTOR  
PLAN UPDATE  
December 1, 2016

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## **World Heritage Buffer Zone Neighborhood, Community and Sector Plan Update Work Group**

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## World Heritage and UNESCO

In the 18th century, Spanish priests established five Catholic missions along the San Antonio River. The systems instituted by the friars led to an ethnically diverse society that continues to influence our city. Today, the five missions (Mission San Antonio de Valero, Mission San José, Mission Concepción, Mission San Juan and Mission Espada) represent the largest concentration of Spanish colonial missions in North America.

On July 5, 2015, the missions were granted World Heritage status by the United Nations Educational, Scientific and Cultural Organization (UNESCO). World Heritage Sites are a natural or man-made site, area, or structure recognized as being of outstanding international importance and therefore as deserving special protection. Sites are nominated to and designated by the World Heritage Convention (an organization of UNESCO). This designation reflects 9 years of work coordinating the community's efforts to secure this designation. This prestigious designation comes as Texas' first and the 23<sup>rd</sup> in the United States, joining an impressive list of historic sites that includes the Pyramids of Giza, Great Wall of China, Taj Mahal, or more close to home such as Independence Hall and the Statue of Liberty.



## **Public Outreach**

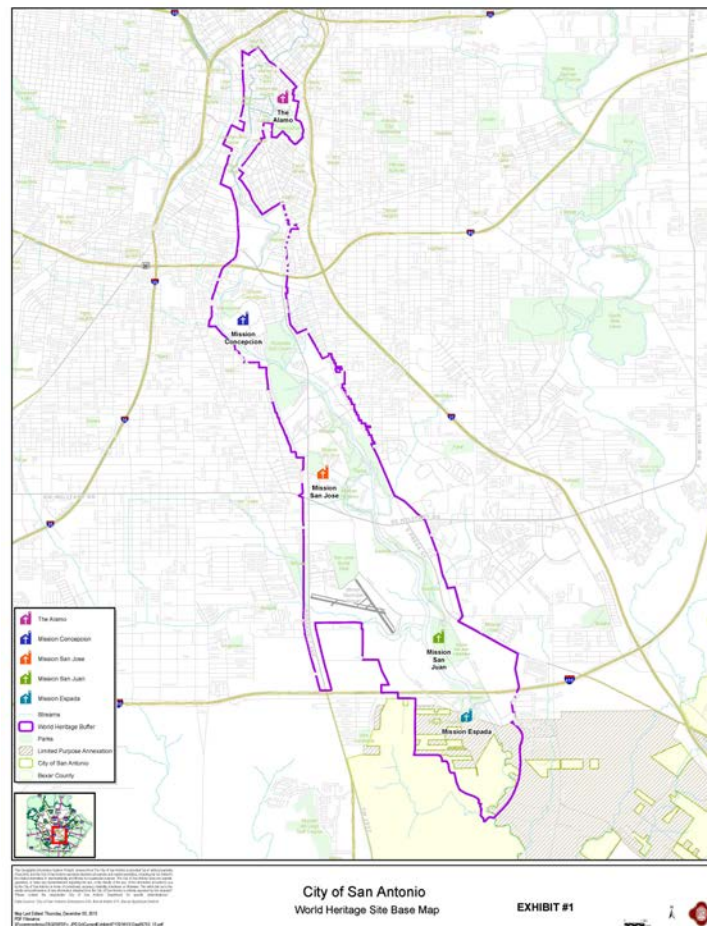
A critical component of the World Heritage work plan is to update relevant neighborhood community plans to reflect the desired and appropriate development goals for the areas surrounding our historic missions. In February 2016, the City hosted a symposium to identify the existing assets in the community, gather ideas and create a dialogue regarding the land use and sensitive development, as well as discuss how to balance the reverence of the missions with the various opportunities that exist with the World Heritage Designation. City staff collected feedback from community members to identify target areas to be considered for proposed plan amendments. City staff also met individually with property owners, businesses and stakeholders with land within or near the proposed land use amendments.

The City has hosted several opportunities for the community to review the proposed land use amendments based upon feedback received for the following neighborhood plans: Lone Star Neighborhood Plan, South Central Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan.

Citizens were able to visit various locations (Central Library, McCreless Library, Mission Library, Pan American Library, Stinson Airport and Fire Station 07) to view the proposed plan amendment areas and to give additional feedback between June 27 and July 27, 2016.

A final summary of the feedback received was presented at two Community Meetings as follows: Tuesday, September 20 at 6:00 to 8:00 p.m. at Stinson Municipal Airport, 8535 Mission Rd, San Antonio, TX 78214 and Saturday, September 24 at 10:00 to 12:00 p.m. at Mission Branch Library, 3134 Roosevelt Ave, San Antonio, TX 78214.

## World Heritage Buffer Zone



When a site is nominated for World Heritage designation, a buffer zone is required. The World Heritage Buffer Zone is largely determined by various city ordinances, including the River Improvement Overlay Districts 3-6, the Mission Historic District, and the Alamo Historic District. However, it also includes downtown areas from Mission San Antonio de Valero (The Alamo) north to the San Antonio Public Library and south to Hemisfair Park, components of King William, Lavaca, and Blue Star neighborhoods, as well as the South Presa and Roosevelt corridors including those north of the Mission district.

The World Heritage Buffer Area consists of approximately 5755 acres of land primarily located in the south-central and southeastern portion of Bexar County along the Mission Corridor which runs north to south beginning at the Alamo in Downtown San Antonio and extending south of Loop 410.

Existing land uses within the World Heritage Buffer Zone include single- and multi-family residential, municipal facilities, religious and public education entities, as well as private commercial and industrial uses.

## **GENERAL THEMES**

Community stakeholders developed the following goals and general themes and also developed more specific goals for each of the planning areas proposed for amendments:

### **Parks/Open Space and Pedestrian Linkages**

- Explore opportunities for green space and agriculture/community gardens; ensure appropriate buffers near Missions through acquisition of property or conservation easements.
- Landscape major corridors such as Alamo, St. Mary's, and Roosevelt.
- Create pedestrian linkages from schools, neighborhoods and business districts to the San Antonio River.

### **Development**

- Development should be high quality and feature an authentic theme.
- Ensure traffic capacity and parking is adequate for more intense mixed use developments.
- Ensure adequate supply of affordable housing – both single and multi-family.
- Provide adequate setbacks and buffers to the San Antonio River in the design and construction of new communities.
- Discourage high density residential development in close proximity to the Missions.
- Discourage gated communities that could negatively impact connectivity to the San Antonio River.
- Expand small scale commercial opportunities along the San Antonio River, facing the trail.
- Improve commercial development opportunities along corridors; address the proliferation of tire shops and other intense auto related uses through zoning and screening.
- As industrial uses vacate, convert to mixed use.

## **SPECIFIC GOALS BY PLANNING AREA**

### **LONE STAR COMMUNITY PLAN**

#### **Parks/Open Space and Pedestrian Linkages**

- Establish landscaped medians where possible on major corridors.
- Incorporate green space throughout Lone Star mixed use development, and adequate buffers to San Antonio River.
- Acquire and establish a green right-of-way or linear park along Union Pacific train tracks north of Lone Star
- Consider vacant rail lines for hike and bike trails.
- Consider opportunities for urban agriculture, specifically on irregular parcels not well suited to development at scale.
- Establish landscaped median on Roosevelt /W. Whittier across from Roosevelt Park.
- Provide pedestrian linkages from San Antonio River to neighborhoods, parks, restaurants and retail establishments.

#### **Development**

- Ensure the traffic capacity of streets is adequate for more intense mixed use developments.
- Consider step backs in density from San Antonio River.
- Preserve single family residential adjacent to Brackenridge High School.
- Preserve industrial use at Pioneer Flour Mills.
- Consider possible light rail site near Newell.

### **SOUTH CENTRAL COMMUNITY PLAN**

#### **Parks/Open Space and Pedestrian Linkages**

- Acquire land for parks or cultural museum site south of Mission San Jose or along Roosevelt.
- Establish greenway linkage from Gilbert Elementary to the San Antonio River.
- Consider greenway corridor along Padre Drive, with demonstration garden adjacent to River.
- Install more visitor amenities and parking along San Antonio River and Missions.
- Provide pedestrian linkages from San Antonio River to neighborhood retail businesses.

#### **Development**

- Downzone tire repair shops and provide screening along corridors of intense auto uses.
- Integrate neighborhood commercial or low density mixed uses along the San Antonio River.
- Discourage gated communities that could negatively impact connectivity to the San Antonio River.
- Encourage market rate multi-family developments, but not in close proximity to the Missions.



- Consider more residential density along S. Presa Street, Mission Road and near the VFW.
- Promote and improve commercial and mixed use opportunities along S. Presa Street, E. Southcross Boulevard, Roosevelt Avenue and S.E. Military Drive.
- Transition business park uses to mixed uses, as these uses vacate.
- Encourage transition to mixed use development should the CPS Energy & SAWS service yards, as well as Bexar Juvenile Detention Center/Court choose to relocate.

### **STINSON AIRPORT VICINITY LAND USE PLAN**

#### **Parks/Open Space and Pedestrian Linkages**

- Enhance connectivity to the Espada Aqueduct.
- Provide pedestrian/bicycle linkage between Espada Aqueduct, San Antonio River and San Juan Mission.
- Ensure Berg's Mill area remains preserved or as open space.
- Install improvements to Stinson Park and other parks, with more landscaping desired along San Antonio River.

#### **Development**

- Transition industrial uses to less intense uses.
- Encourage primarily low- and mid-rise apartments along Roosevelt where mixed use is designated.
- Limit industrial development in proposed business park area south of airport; consider adaptive reuse for decommissioned SAWS wastewater treatment facility, if vacated by SAWS.
- Encourage mixed use development at Roosevelt and Loop 410.
- Encourage transition to mixed use development of industrial properties located on South Presa.

### **HERITAGE SOUTH SECTOR PLAN**

#### **Parks/Open Space and Pedestrian Linkages**

- Expand natural buffer/green space/parks along floodplain and acequias.
- Incorporate family recreational uses into new park space.
- Continue acquisition of conservation easements or property by National Park Service for properties near Mission Espada.

#### **Development**

- Continue to allow large lot single family and agricultural uses near Mission Espada.
- Encourage conservation subdivisions in area south of Mission Espada along the San Antonio River.
- Provide opportunities for shuttle bus, refreshments, gift shops and small business near Loop 410 and in proximity to Mission Espada.

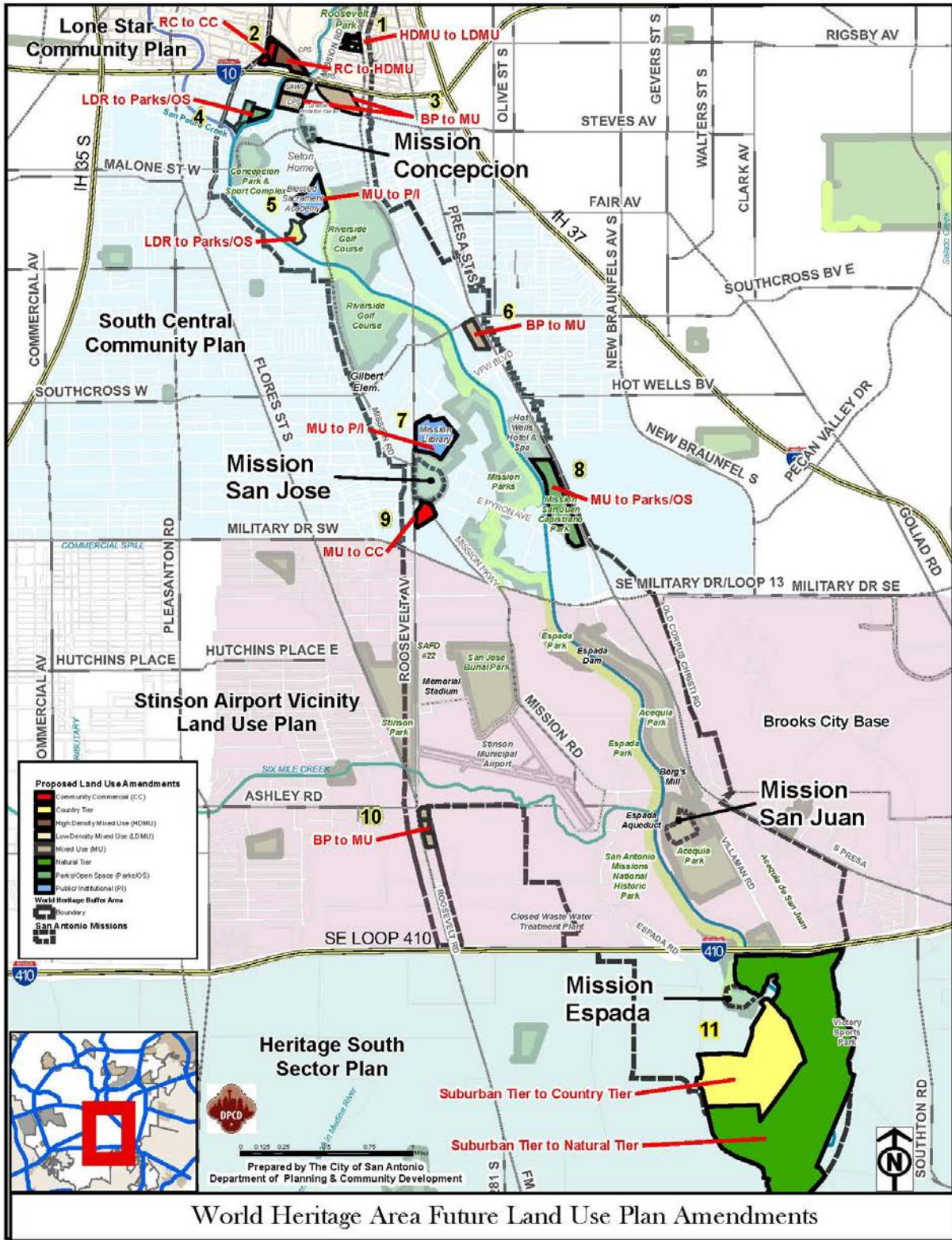
## World Heritage Buffer Zone Future Land Use Descriptions

<b>Community Commercial (CC)</b>	<ul style="list-style-type: none"> <li>Provides for professional offices, restaurants and retail uses that are accessible to bicyclists and pedestrians.</li> </ul>
<b>Country Tier</b>	<ul style="list-style-type: none"> <li>Characterized by large tracts greater than ½ acre with detached single-family housing served by well water and septic systems.</li> <li>Small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmer’s markets, nurseries, bed and breakfasts, small restaurants, and small neighborhood sized stores are appropriate.</li> </ul>
<b>High Density Mixed Use (HDMU)</b>	<ul style="list-style-type: none"> <li>A concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities integrated into one structure or found on the same lot or block.</li> </ul>
<b>Low Density Mixed Use (LDMU)</b>	<ul style="list-style-type: none"> <li>Allows single-family residential homes.</li> <li>Allows a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block that creates a pedestrian-oriented environment.</li> </ul>
<b>Mixed Use (MU)</b>	<ul style="list-style-type: none"> <li>A blend of residential, retail, professional service, office, entertainment, leisure and other related uses found in the same building or in the same development that create a pedestrian-oriented environment.</li> <li>Examples include a retail area with more village-like appearance and mix of uses.</li> </ul>
<b>Natural Tier</b>	<ul style="list-style-type: none"> <li>Includes floodplains, parks, natural areas and recreational areas.</li> <li>Allows one single-family dwelling per lot.</li> <li>Ancillary uses may be located within existing and man-made natural areas that support active and/or passive open space and recreational uses.</li> </ul>
<b>Parks/Open Space (Parks/OS)</b>	<ul style="list-style-type: none"> <li>Includes both public and private lands available for active use (<i>playgrounds and athletic fields</i>), passive enjoyment (<i>trails, greenbelts, plazas, and courtyards</i>) or environmental protection (<i>natural areas, urban forests, and wetlands</i>).</li> </ul>
<b>Public Institutional (PI)</b>	<ul style="list-style-type: none"> <li>Includes public, quasi-public, utility company and institutional uses.</li> <li>Examples include public buildings, post offices, libraries, police and fire stations, schools, worship facilities, museums, fraternal and service organizations and hospitals.</li> </ul>

## PROPOSED PLAN AMENDMENT SUMMARY

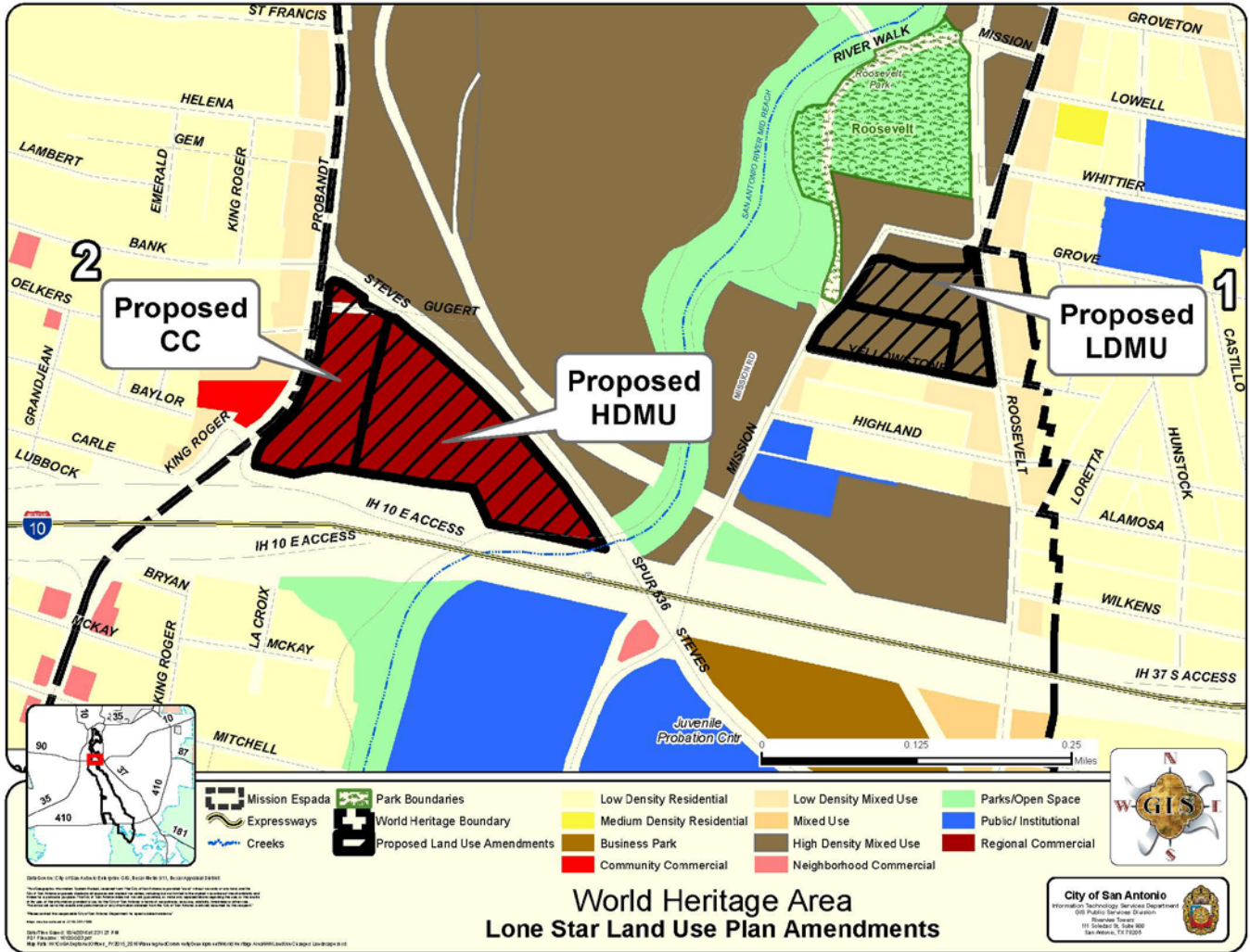
1. **Lone Star Community Plan (D5): Roosevelt North of IH-10** - from High Density Mixed Use to Low Density Mixed Use for better compatibility with adjacent single-family neighborhoods.
2. **Lone Star Community Plan (D5): NE Corner of Probandt and IH-10** - from Regional Commercial to Community Commercial and High Density Mixed Use to enlarge HDMU area near Lonestar Brewery to support transition of industrial/warehouse uses to mixed use; and to support community scale commercial along Probandt (versus big box, etc.)
3. **South Central Community Plan (D5): Bounded by US 90 E., Mission Rd., Steves Ave. and Roosevelt** – industrial uses from Business Park to Mixed Use to serve as a gateway to World Heritage Mission area. Also includes SAWS and CPS Energy service yards from Public Institutional to Mixed Use.
4. **South Central Community Plan (D3): SAR/San Pedro Creek Confluence**—San Antonio River Authority property at San Antonio River confluence with San Pedro Creek - Low Density Residential to Parks/Open Space to support increased open space linkage. Vacant underutilized parcel from Low Density Residential to Neighborhood Commercial (potential heritage tourism with access to Mitchell Street).
5. **South Central Community Plan (D3): Blessed Sacrament Academy** - from Mixed Use to Public/Institutional; adjacent sport field to change from Low Density Residential to Parks/Open Space to reflect current function and support open space linkage along the San Antonio River.
6. **South Central Community Plan (D3): SW Corner of Southcross and South Presa Street** - Underutilized vacant buildings from Business Park to Mixed Use corridor along South Presa Street and to be more compatible with the adjacent High Density Residential properties near VFW Boulevard.
7. **South Central Community Plan (D3): Mission Library** - from Mixed Use to Public/Institutional to support current function.
8. **South Central Community Plan (D3): Area south of Hot Wells site along South Presa** - from Mixed Use to Parks/Open Space to reflect current use of Acequia Trail and San Juan Dam on the Mission Reach.
9. **South Central Community Plan (D3): South of Mission San Jose** - from Mixed Use to Neighborhood Commercial for more compatible intensity adjacent to Mission San Jose.

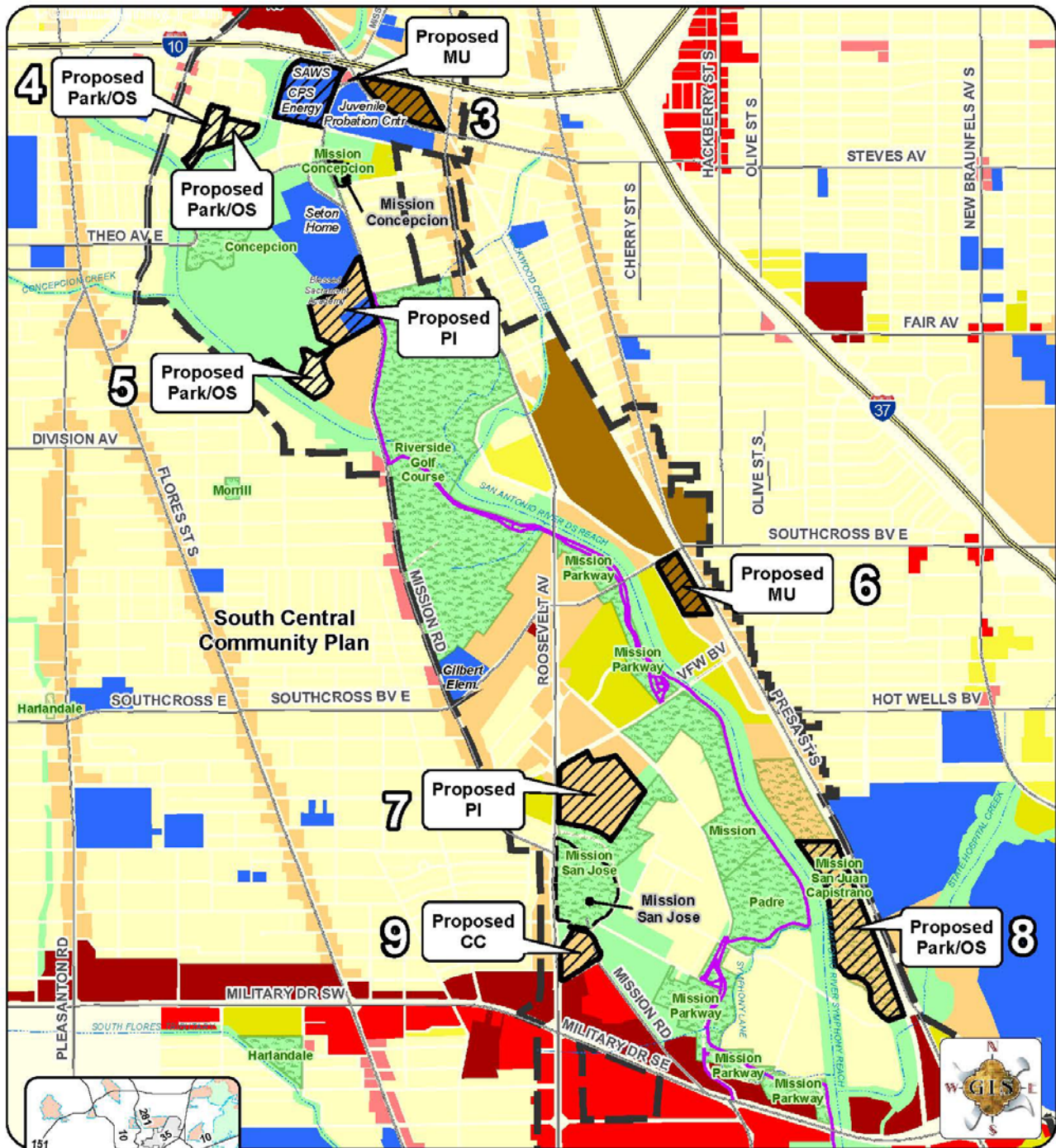
10. **Stinson Airport Vicinity Land Use Plan (D3): Roosevelt Avenue, north of Loop 410** - from Business Park to Mixed Use to transition salvage uses along corridor.
11. **Heritage South Sector Plan (D3): South and East of Mission Espada** - from Suburban Tier to Country and Natural Tier between the San Antonio River and the Acequia and reflecting the large 100-year flood plain.



World Heritage Area Future Land Use Plan Amendments

Prepared by The City of San Antonio  
Department of Planning & Community Development



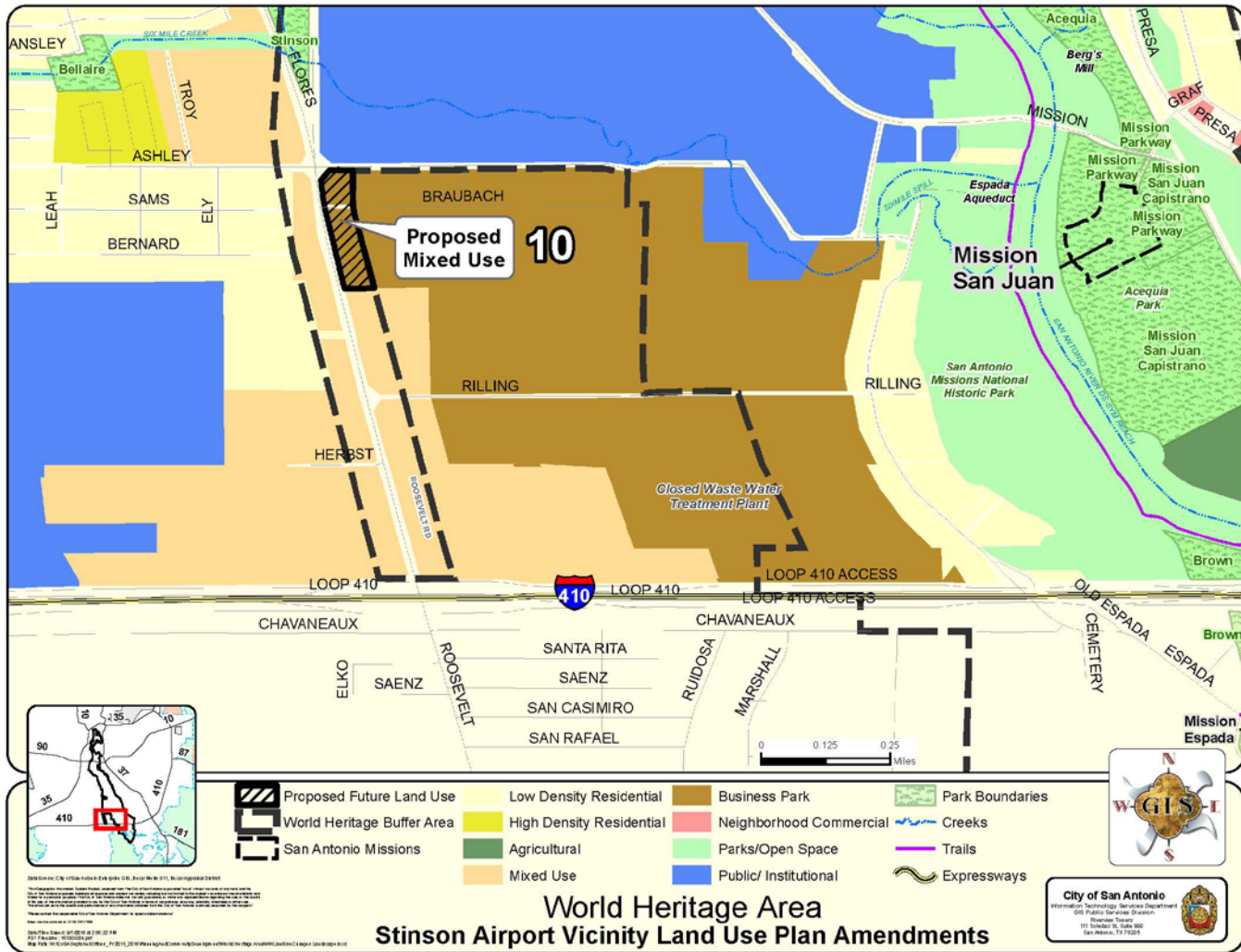


	Proposed Future Land Use		High Density Mixed Use		Mixed Use		Park Boundaries
	World Heritage Buffer Area		High Density Residential		Neighborhood Commercial		Trails
	San Antonio Missions		Low Density Mixed Use		Parks/Open Space		Creeks
	Business Park		Low Density Residential		Public/ Institutional		Expressways
	Community Commercial		Medium Density Residential		Regional Commercial		0 0.125 0.25 Miles

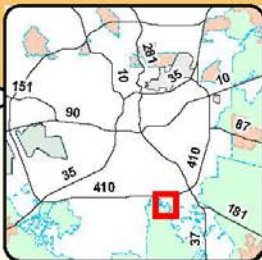
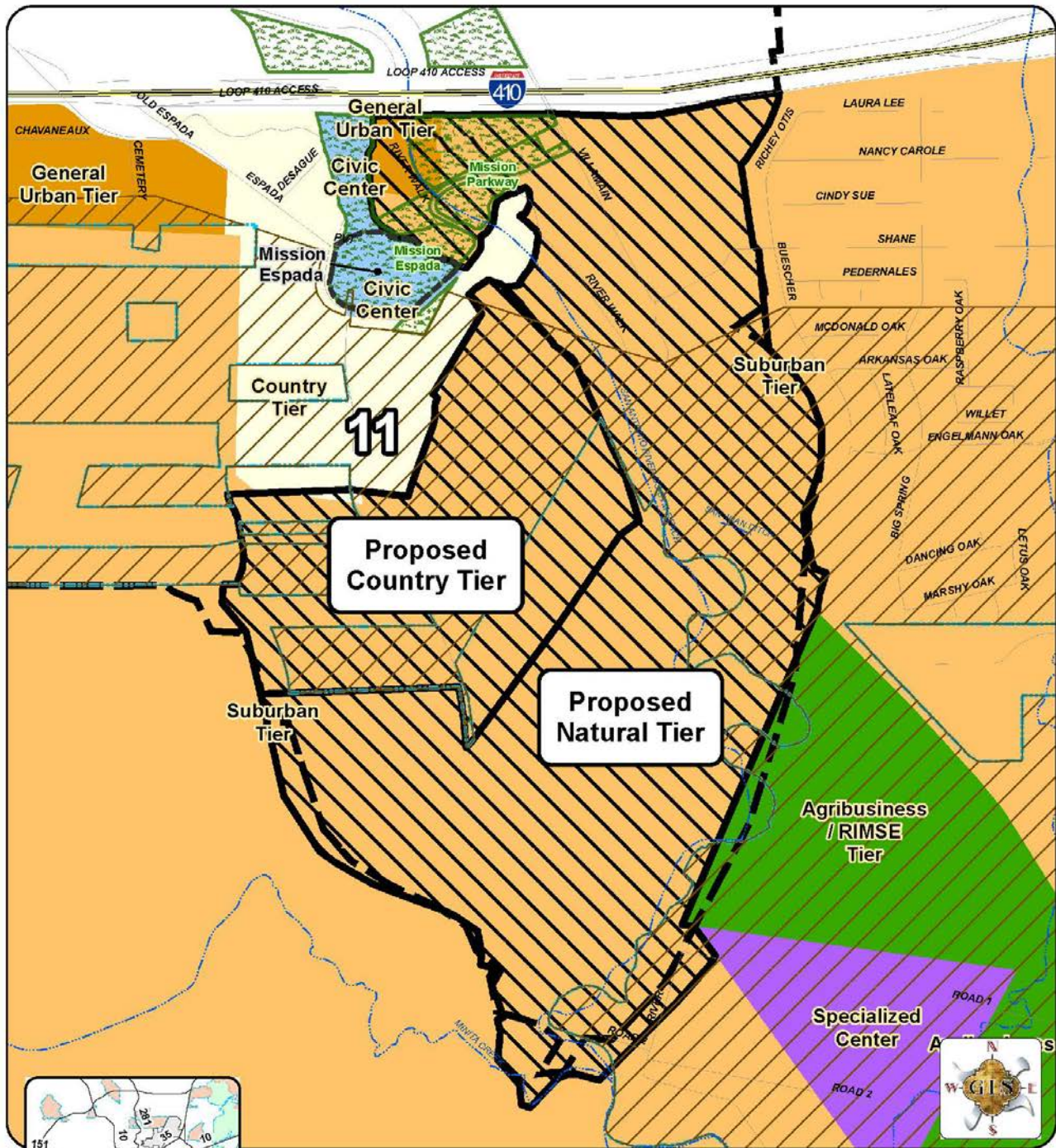
## World Heritage Area South Central Land Use Plan Amendments

**City of San Antonio**  
 Information Technology Services Department  
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 111 Commerce St, Suite 800  
 San Antonio, TX 78205

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Proposed Land Use Amendments	Country Tier	City of San Antonio	Expressways
World Heritage Boundary	General Urban Tier	Limited Annexation	Park Boundaries
Mission Espada	Specialized Center	Creeks	
Agribusiness / RIMSE Tier	Suburban Tier		
Civic Center			

## World Heritage Area Land Use Amendments Heritage South Sector Plan

0 0.125 0.25 Miles

**City of San Antonio**  
 Information Technology Services Department  
 GIS Public Services Division  
 Review/Comments  
 111 Commerce St., Suite 800  
 San Antonio, TX 78205

DATE: 05/12/16  
 TIME: 11:25 AM  
 PROJECT: World Heritage Area Land Use Amendments Heritage South Sector Plan  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 DATE: 05/12/16  
 TIME: 11:25 AM  
 PROJECT: World Heritage Area Land Use Amendments Heritage South Sector Plan  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

## **PLANNING COMMISSION RESOLUTION**

CITY COUNCIL ORDINANCE