



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

City Officials

Ivy R. Taylor, Mayor
Rebecca J. Viagran, Council District 3
Shirley Gonzales, Council District 5

City Manager's Office

Erik Walsh, Deputy City Manager
Lori Houston, Assistant City Manager

World Heritage Office

Colleen Swain, Director
Rogelio L. Muñoz, Jr., Special Projects Manager

Department of Planning and Community Development

Bridgett White, Director
Rudy Niño, Jr., AICP, Planning Administrator
Nina Nixon-Mendez, Planning Administrator
Priscilla Rosales-Pina, Planning Coordinator

Development

Services Department

Roderick Sanchez, AICP, CBO, Director
Melissa Ramirez, Assistant Director
Catherine Hernandez, Planning Manager
Mary Morales-Gonzales, Senior Planner

Office of Historic Preservation

Shanon Miller, Director
Kathy Rodriguez, Deputy Historic Preservation Officer

Information and Technology Services Department

Diana Molina, GIS Data Supervisor
Gustavo Gutierrez, GIS Data Senior Analyst
Spenser Murphy, GIS Data Lead

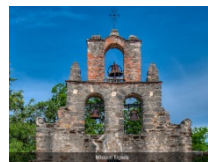
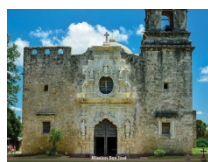
World Heritage and UNESCO

In the 18th century, Franciscan friars established five mission complexes along the San Antonio River on the northern frontier of New Spain. Together with the indigenous peoples of the area, the friars created a unique culture and society that continues to influence our city. Today, the five missions (Mission Valero, Mission San José, Mission Concepción, Mission San Juan, and Mission Espada) represent the most concentrated and intact group of Spanish colonial mission complexes 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 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 23rd in the United States, joining an impressive list of historic sites.

The World Heritage Site designation by UNESCO is a catalyst for socio-economic change, with increased visitation and tourist spending. Currently, San Antonio is home to 32 million visitors each year. With this designation, we anticipate increased visitation and tourism to our city.

To prepare for this increased activity and to maximize the benefits of the designation, the City has used input from the community to develop the World Heritage Work Plan. The work plan identifies specific tasks and deliverables, which include the following categories: management and oversight, infrastructure, wayfinding, transportation, beautification, economic development, land use, and marketing and outreach. The work plan will be coordinated with the Alamo Master Plan effort. The work plan is a dynamic document and items may be added to the work plan as a result of additional public input.



Public Outreach

Throughout the World Heritage Buffer Zone, six community neighborhood plans incorporate land use strategies that identify preferred land development patterns consistent with public input and support. Some of the preferences include evaluating land uses to meet physical, cultural, community, economic, and preservation needs throughout neighborhoods. A 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 the missions.

Since October 2015, the City has hosted three World Heritage symposia, community briefings, and events designed to engage the public to preserve, sustain, and collectively realize a vision for the missions. Along with community partners, the City has been committed to facilitate an open and engaging process with residents from the community in collecting feedback and input about the World Heritage Site designation, visitor experience, and development and land use.

With the help of the community, the City hosted a land use symposium in February 2016 to identify existing assets throughout the World Heritage area, gather ideas and create dialogue about development, and further discuss how to balance the reverence of the missions with opportunities for investment. City staff collected input from attendees to identify areas to be considered for plan amendments.

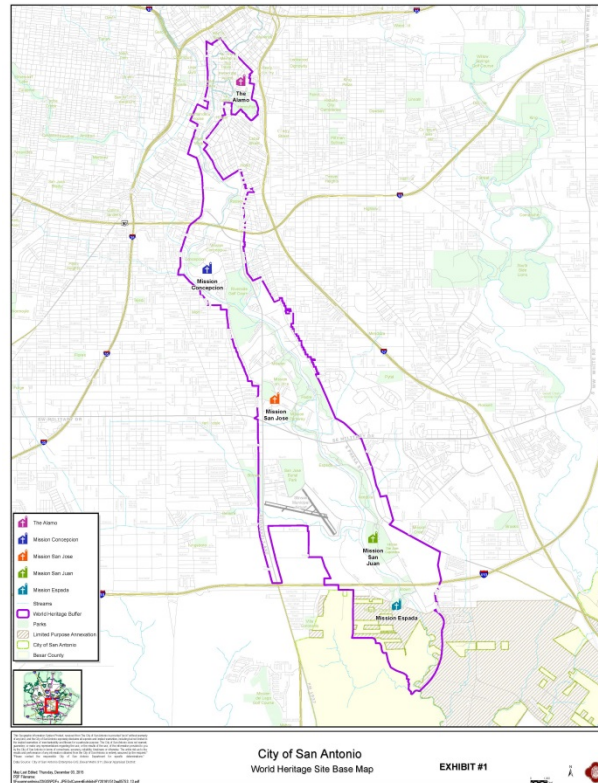
Between June 27 and July 27, 2016, the City hosted a 30 day open house to allow the community to review the proposed land use amendments based upon feedback received from the February Symposium. Citizens were able to visit various locations (Central Library, McCreless Library, Mission Library, Pan American Library, Stinson Airport, and Fire Station 07) to review the proposed plan amendment areas and to give additional feedback.

The community and property owners provided information to develop updated recommendations for the following neighborhood plans: Lone Star Neighborhood Plan, South Central Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan. City staff also met individually with property owners, businesses and stakeholders within or near the proposed land use amendments.

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 and Saturday, September 24 at 10:00 a.m. to 12:00 p.m. at Mission Branch Library.

On October 19, the World Heritage Office provided City Council an update on the World Heritage work plan that included the proposed land use amendments. Following the City Council's Resolution on November 3, 2016 to initiate the land use and zoning changes, the Planning Commission approved 11 future land use amendments. The final land use amendments will be taken to City Council for final action on December 1, 2016.

World Heritage Buffer Zone



The World Heritage Buffer Zone, a requirement for World Heritage designation, consists of approximately 5755 acres of land primarily located in the south-central and southeastern part of the city along the Mission Corridor, which runs north to south beginning at the Alamo and extending south of Loop 410.

The World Heritage Buffer Zone is defined by various historic and conservation district overlays determined by various city ordinances and governed by the City of San Antonio, 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.

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. City staff is proposing 11 recommendations for land use amendments to the following community, neighborhood, and sector plans: Lone Star Community, South Central Community, Stinson Airport Vicinity, and Heritage South Sector. We are not proposing any

amendments to the Downtown or Lavaca Neighborhood Plans as these will be addressed as part of the Alamo Master Plan process that is underway.

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

Community Commercial (CC)	<ul style="list-style-type: none"> Provides for professional offices, restaurants and retail uses that are accessible to bicyclists and pedestrians.
Country Tier	<ul style="list-style-type: none"> Characterized by large tracts greater than ½ acre with detached single-family housing served by well water and septic systems. 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.
High Density Mixed Use (HDMU)	<ul style="list-style-type: none"> 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.
Low Density Mixed Use (LDMU)	<ul style="list-style-type: none"> Allows single-family residential homes. 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.
Mixed Use (MU)	<ul style="list-style-type: none"> 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. Examples include a retail area with more village-like appearance and mix of uses.
Natural Tier	<ul style="list-style-type: none"> Includes floodplains, parks, natural areas and recreational areas. Allows one single-family dwelling per lot. Ancillary uses may be located within existing and man-made natural areas that support active and/or passive open space and recreational uses.
Parks/Open Space (Parks/OS)	<ul style="list-style-type: none"> 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>).
Public Institutional (PI)	<ul style="list-style-type: none"> Includes public, quasi-public, utility company and institutional uses. Examples include public buildings, post offices, libraries, police and fire stations, schools, worship facilities, museums, fraternal and service organizations and hospitals.

PROPOSED PLAN AMENDMENT SUMMARY

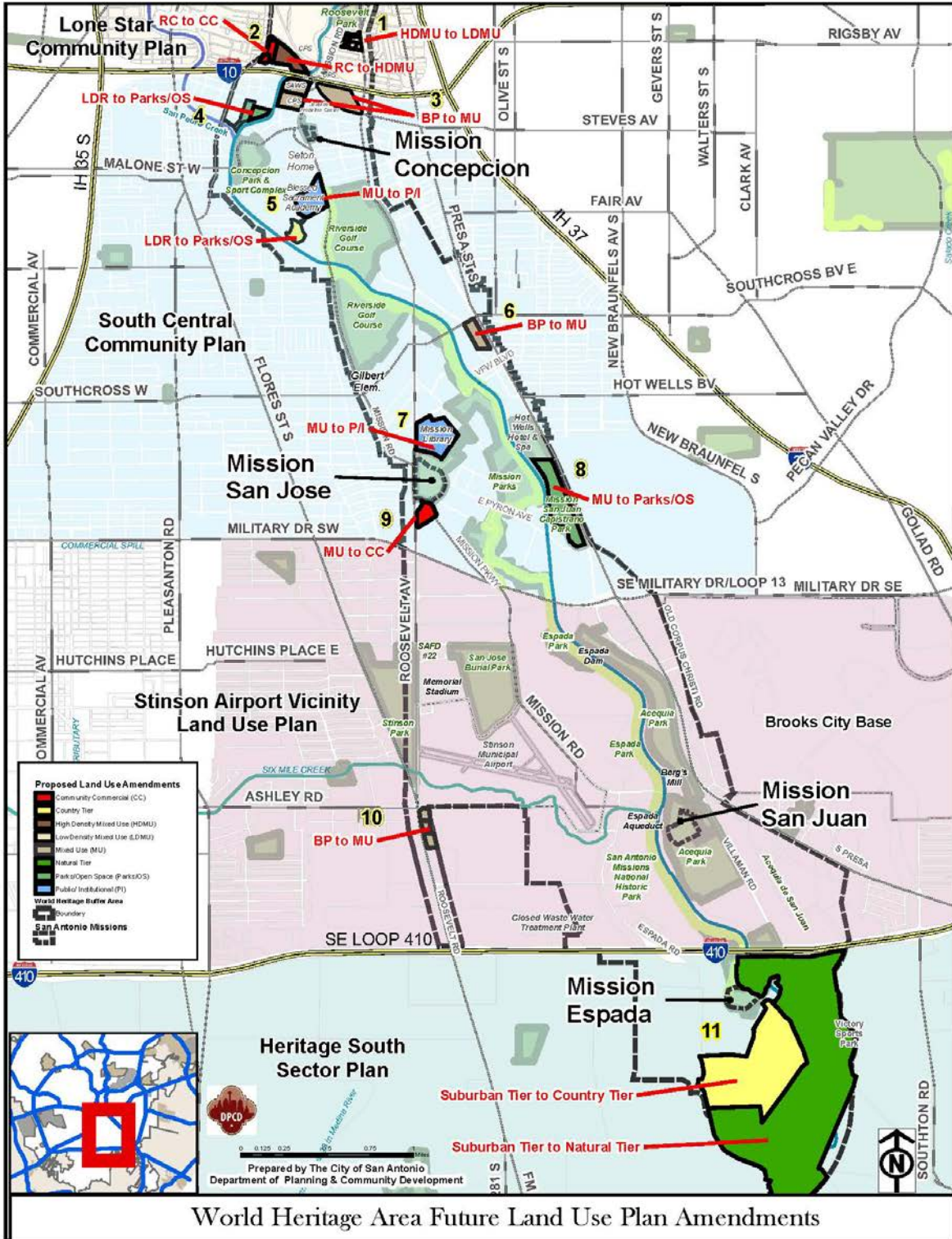
1. **Lone Star Community Plan (D5): Roosevelt North of IH-10** - from High Density Mixed Use to Low Density Mixed Use for better compatibility with adjacent single-family neighborhoods.
2. **Lone Star Community Plan (D5): NE Corner of Probandt and IH-10** - from Regional Commercial to Community Commercial 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.
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 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.

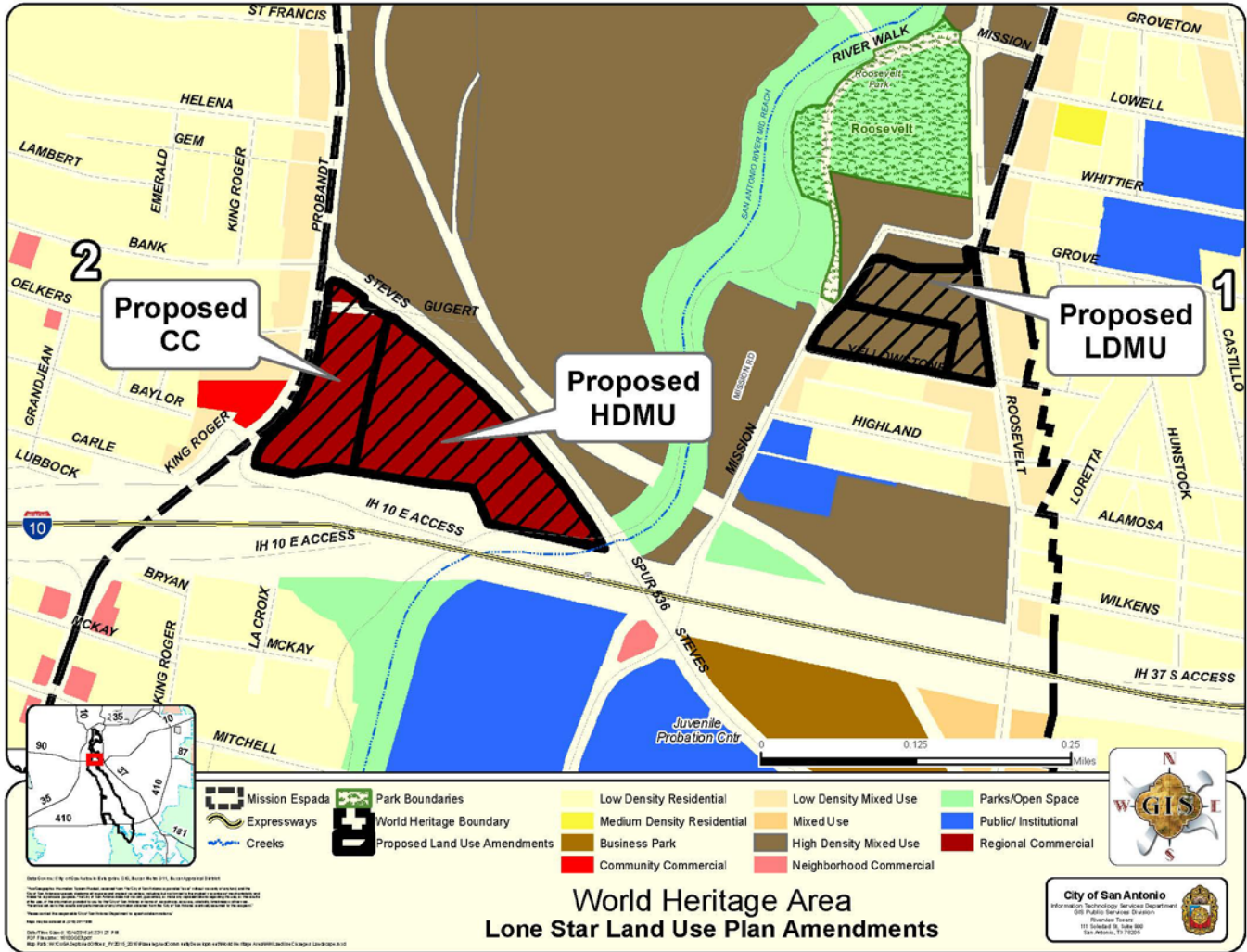
10. **Stinson Airport Vicinity Land Use Plan (D3): Roosevelt Avenue, north of Loop 410** - from Business Park to Mixed Use to transition salvage uses along corridor.
11. **Heritage South Sector Plan (D3): South and East of Mission Espada** - from Suburban Tier to Country and Natural Tier between the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

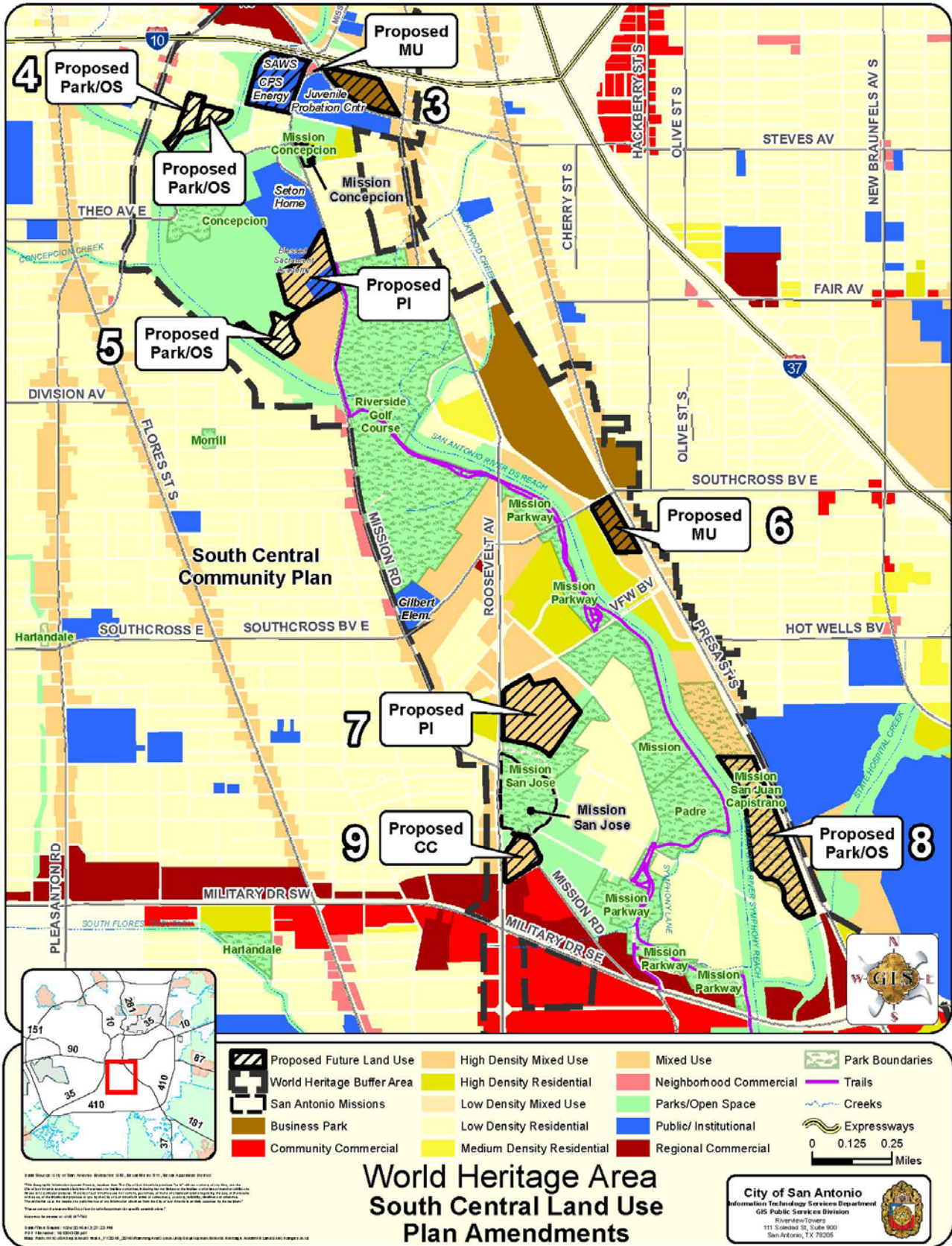
Zoning Process

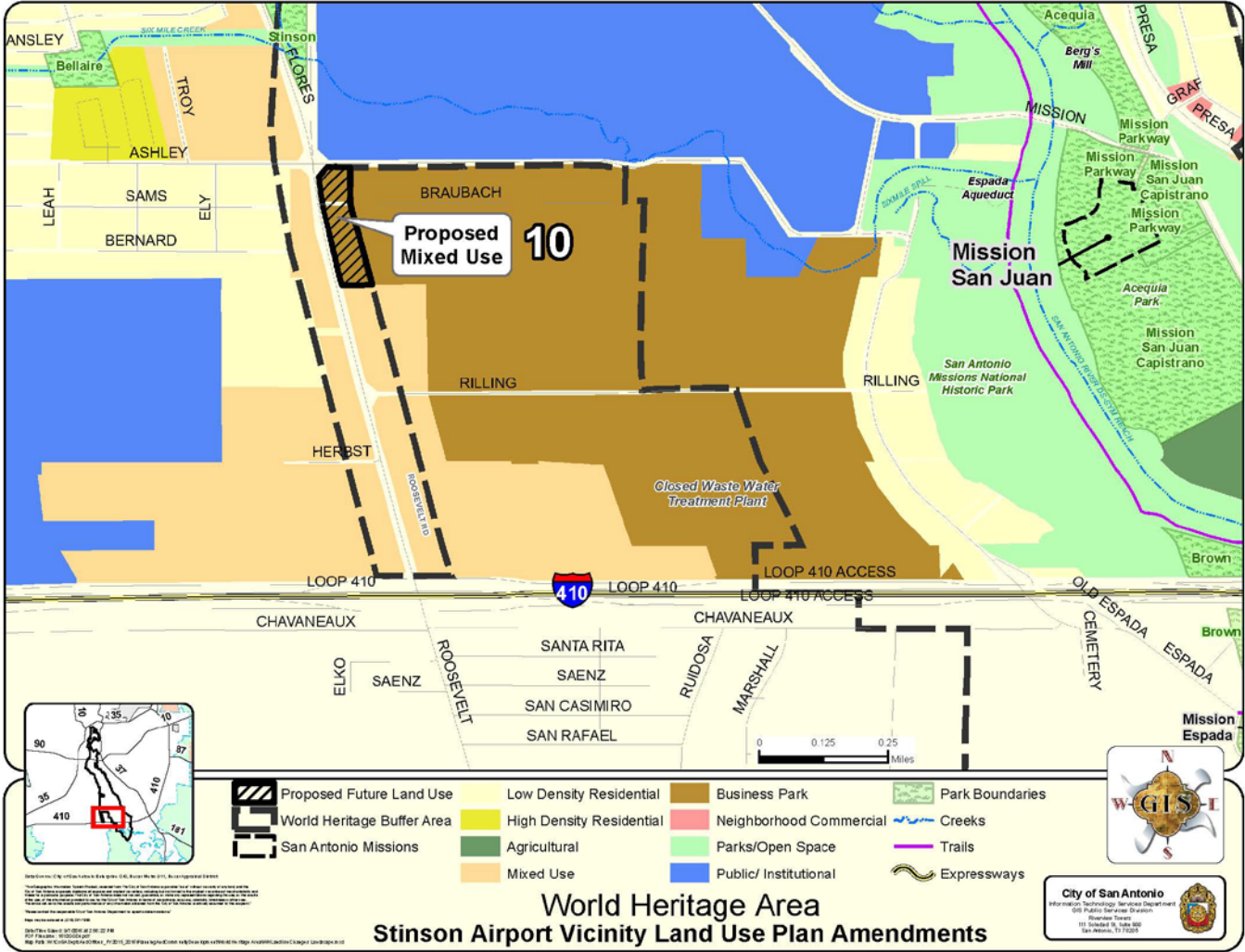
If City Council approves the land use amendments and community plan updates in December 2016, City staff will initiate the zoning process in early 2017 for the properties impacted within the land use amendments. Additionally, staff has identified other land use opportunities to ensure current land use designation is consistent with zoning. These include analyzing key commercial corridors, Mission Protection Overlay Districts (MPOD), Mission Historic District, and River Improvement Overlay Districts (RIO).

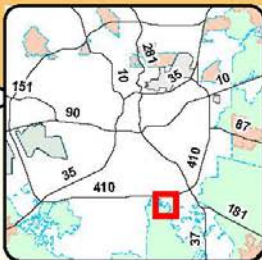
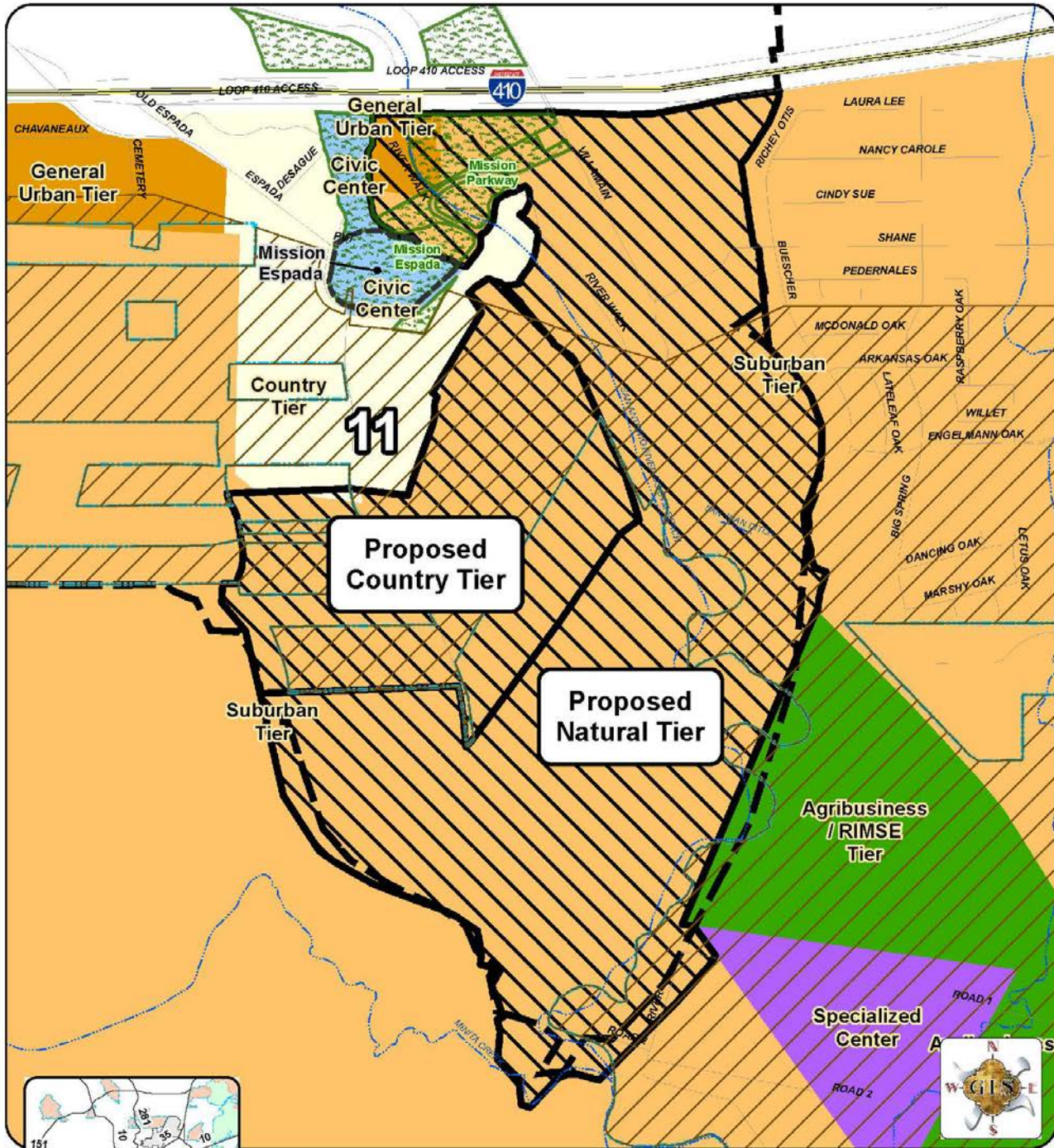
Overall Proposed Land Use Plan Amendment Map











	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



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

PLANNING COMMISSION RESOLUTION

Draft

CITY COUNCIL ORDINANCE