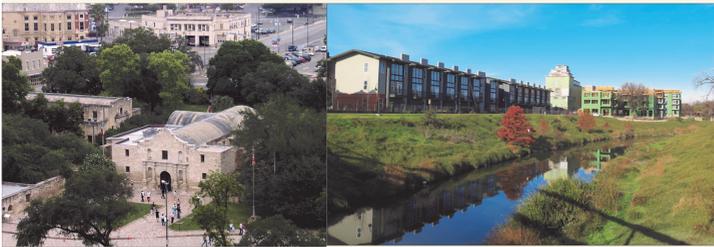




# Proposed Future Land Use Amendments in World Heritage Area

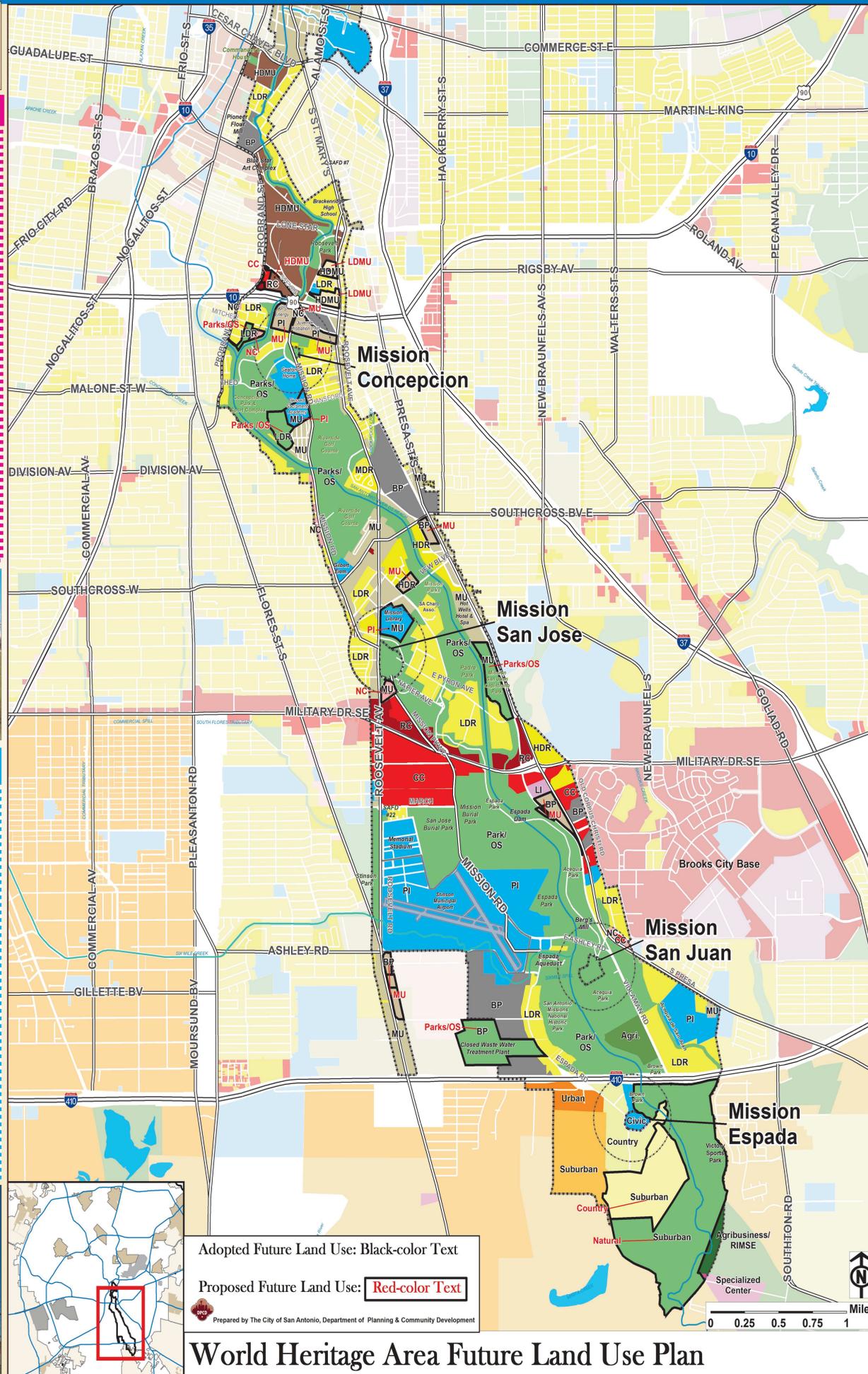
## General Themes

- 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.



## Lone Star Neighborhood 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 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**
- Explore mixed use redevelopment opportunities at CPS Energy service yard and Bexar Juvenile Detention Center/Court.
  - Downzone tire repair shops and provides 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 St., Mission Rd., and near the VFW.
  - Promote and improve commercial and mixed use opportunities along S. Presa, East Southcross, Roosevelt and S.E. Military.
  - Transition business park uses to mixed uses, as these uses vacate.



## Stinson Airport Vicinity 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 Brown Park, 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.
  - Encourage mixed use development at Roosevelt and Loop 410.



## 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; improve Brown Park.
  - 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.

Adopted Future Land Use: Black-color Text

Proposed Future Land Use: Red-color Text

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

# World Heritage Area Future Land Use Plan