

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.



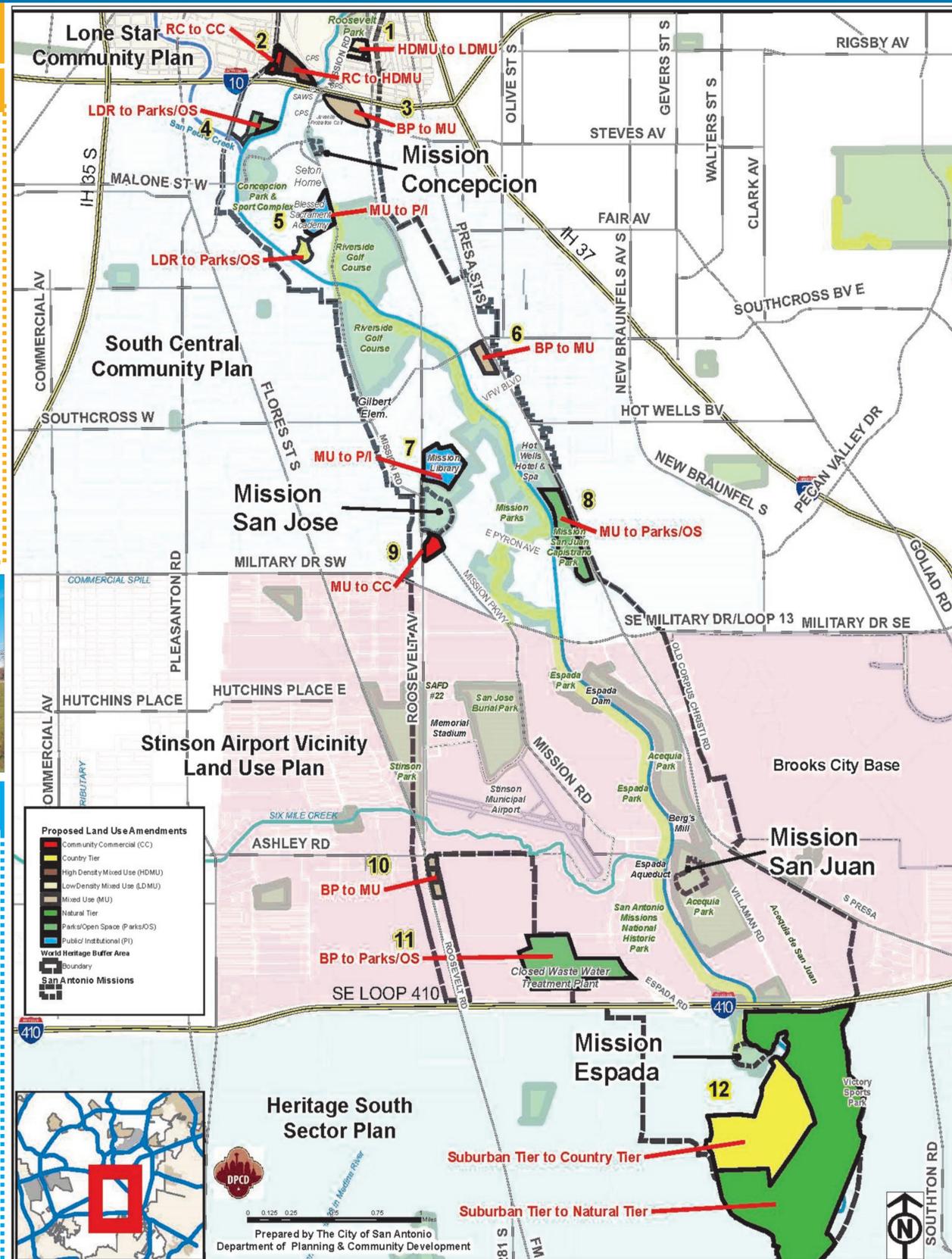
Lone Star Neighborhood Plan

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 single family residential adjacent to Brackenridge High School.
- Preserve industrial use at Pioneer Flour Mills.
- Consider possible light rail site near Newell.



World Heritage Area Future Land Use Plan Amendments



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 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 Street, Mission Road and near the VFW.
- Promote and improve commercial and mixed use opportunities along S. Presa Street, East 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 and Yards, as well as Bexar Juvenile Detention Center/Court choose to relocate.



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.
- Encourage transition to mixed use development of industrial properties located on South Presa.



Heritage

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.