

# SAN ANTONIO PLANNING COMMISSION AGENDA



September 8, 2010



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS:

- Work session, 1:30 P.M., Tobin Room
  - Agenda items may be discussed (Planning and Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLAT W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 100278	University Oaks Unit-4 BSL* (North and south of Babson, west of Syracuse)	8	514 F-7

### REPLATS:

B. 080581	Town Center at La Cantera, Unit-2* (North of FM 1604, east of La Cantera Boulevard)	8	514 C-5
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- Project is located in the Camp Bullis Notification Area.

**C. 080588      Factory Hill      2      618 C-2**  
(West of W.W. White Road on the south side of Factory Hill Drive)

## CONSENT AGENDA

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

### PUBLIC HEARINGS FOR ITEMS 6 , 7 & 9 HELD ABOVE:

6.      100278      **University Oaks Unit-4 BSL\***      8      514 F-7  
(North and south of Babson, west of Syracuse)

7.      080588      **Factory Hill**      2      618 C-2  
(West of W.W. White Road on the south side of Factory Hill Drive)

### PLAT:

8.      080580      **Town Center at La Cantera, Unit-1\***      8      514 C-5  
(North side of Loop 1604, west of IH 10 west)

9.      080581      **Town Center at La Cantera, Unit-2\***      8      514 C-5  
(North of FM 1604, east of La Cantera Boulevard)

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## INDIVIDUAL CONSIDERATION

### VARIANCES and APPEALS:

10.      060688      **North, Rim Unit-1**      (time extension)      8      480 C-8  
(On the east side of IH 10 West, north of Old Camp Bullis Road)

### COMPREHENSIVE MASTER PLAN:

11. Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to designate a segment of Goliad Road as Secondary Arterial Type B (70' – 86' right-of-way) from Pecan

- Project is located in the Camp Bullis Notification Area.

Valley Road to Loop 410. (Planning and Development Services Department, by Richard Martinez)

12. Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align and re-designate an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way); de-designate a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road; and extend the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment of Classen Road, all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road. (Planning and Development Services Department, by Richard Martinez)
13. Public hearing and consideration of a resolution recommending the Heritage South Sector Plan, an approximately 197 square mile area generally bounded by Loop 410 to the north, Interstate Highway 35 to the west, a meandering line following the City of San Antonio Extraterritorial Jurisdiction southern boundary to the south, and Highway 181 to the east to City Council to become a component of the City's Comprehensive Master Plan and to supersede the adopted City South Community Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning and Development Services Department, by John Osten)

**OTHER ITEMS:**

14. Approval of the minutes for the August 25, 2010 Planning Commission meeting
15. Director's report - City Council Action Update (Planning Commission Items sent to Council)
  - Update on the TAC's review of the proposed UDC amendments.
16. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

**17. ADJOURNMENT**

- Project is located in the Camp Bullis Notification Area.

# **Consent Agenda**

**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH  
WRITTEN NOTIFICATION**

**AGENDA ITEM NO: 5A & G September 8, 2010**

UNIVERSITY OAKS UNIT-4 BSL  
**SUBDIVISION NAME**

MINOR

100278  
**PLAT #**

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 514 F-7

**OWNER:** Jimmy Knebel

**ENGINEER:** San Antonio Design Group, by Roy J. Akiona, P.E.

**CASE MANAGER:** Larry Odis, Planner (207-0210)

**Date filed with Planning Commission:** August 17, 2010

**Location:** North and south of Babson, west of Syracuse

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6     Single Family Residential  
          ERZD    Edwards Recharge Zone District  
          MLOD    Military Lighting Overlay District

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To replat 0.40 acres consisting of 2 single family lots.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 8, 2010. Twenty-eight notices were mailed to the adjacent property owners, as of this writing, two written oppositions were submitted.

This plan lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU.

**STAFF RECOMMENDATION:**

Approval

PLAT NUMBER : 100278

SUBMISSION PLAT ESTABLISHING BUILDING SETBACK LINE PLAT OF UNIVERSITY OAKS UNIT-4

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 20' BUILDING SETBACK LINE.



SA Design Group Inc. CONSULTING ENGINEERS 4242 MEDICAL DRIVE SUITE 5100 SAN ANTONIO, TEXAS 78240 214-242-6701

DATE: 08/06/2010 COUNTY OF BEAR THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT 100278, VOLUME 9553 PAGE 107 OF THE BEAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ON 08/18/2010 APPROVED THIS REPLAT FOR THE PURPOSES AND CONSIDERATIONS THEREIN SHOWN FOR THE PROPOSED REPLATING OF THIS PROPERTY.

1. (WE), THE OWNER(S) OF THE PROPERTY, SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th DAY OF August 2010, J. A. SANCEDO JR. COUNTY CLERK OF BEAR COUNTY, TEXAS

OWNER: Jimmy Inzabel 100278 UNIVERSITY OAKS UNIT-4 100278 UNIVERSITY OAKS UNIT-4 100278 UNIVERSITY OAKS UNIT-4

STATE OF TEXAS COUNTY OF BEAR DEED & PLAT RECORDS OF BEAR COUNTY TEXAS VOLUME 9553 PAGE 107 DEED & PLAT RECORDS OF BEAR COUNTY TEXAS

ED RAWLSON MIDDLE SCHOOL SUBDIVISION DEED & PLAT RECORDS OF BEAR COUNTY TEXAS VOLUME 9553 PAGE 107 DEED & PLAT RECORDS OF BEAR COUNTY TEXAS

UNIVERSITY OAKS SUBDIVISION UNIT 4 DEED & PLAT RECORDS OF BEAR COUNTY TEXAS VOLUME 7700 PAGE 90 DEED & PLAT RECORDS OF BEAR COUNTY TEXAS

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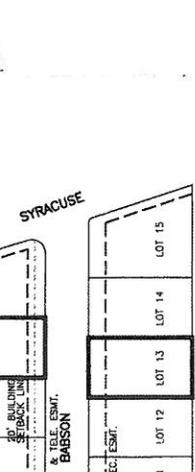
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THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD HAS ORDERED THAT THE EAST SIDE AREA BE DESIGNATED AS THE EAST SIDE SERVICE AREA FOR THE PURPOSES OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS ORDERED THAT THE EAST SIDE SERVICE AREA BE DESIGNATED AS THE EAST SIDE SERVICE AREA FOR THE PURPOSES OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS ORDERED THAT THE EAST SIDE SERVICE AREA BE DESIGNATED AS THE EAST SIDE SERVICE AREA FOR THE PURPOSES OF THE CITY OF SAN ANTONIO.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, OR WATER UTILITIES. THE CHANGES TO SUCH UTILITIES ARE DESCRIBED BELOW. ALL EXISTING UTILITIES TO BE REMOVED OR ABANDONED IN PLACE. NEW UTILITIES TO BE INSTALLED IN ACCORDANCE WITH NEW UTILITY STANDARDS.



Scale 1" = 100'

A PUBLIC HEARING THROUGH THE AREA BEING REPLATED WITH WRITTEN NOTIFICATION. THE AREA BEING REPLATED IS KNOWN AS LOTS 2 AND 13, BLOCK 11, UNIVERSITY OAKS, UNIT-4, RECORDED IN VOLUME 7700, PAGE 90 IN THE PLAT AND RECORDS OF BEAR COUNTY, TEXAS ON JANUARY 16, 1976.

ED RAWLSON MIDDLE SCHOOL SUBDIVISION DEED & PLAT RECORDS OF BEAR COUNTY TEXAS VOLUME 9553 PAGE 107 DEED & PLAT RECORDS OF BEAR COUNTY TEXAS

UNIVERSITY OAKS SUBDIVISION UNIT 4 DEED & PLAT RECORDS OF BEAR COUNTY TEXAS VOLUME 7700 PAGE 90 DEED & PLAT RECORDS OF BEAR COUNTY TEXAS

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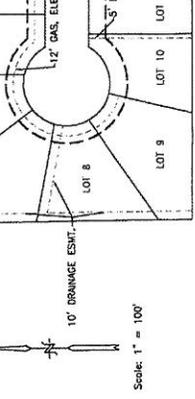
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- 1. MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF SAN ANTONIO DESIGN GROUP, INC.
2. BASIS OF BEARINGS FOR THIS PLAT: UNIVERSITY OAKS UNIT-4 SUBDIVISION PLAT RECORDED IN VOLUME 7700 PAGE 90 OF THE BEAR COUNTY PLAT RECORDS
3. 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. COORDINATES SHOWN BASED ON NAD 83 TEXAS STATE PLANE COORDINATES
5. ALL UTILITIES SHOWN ARE BASED ON RECORDS ON FILE AT THE CITY OF SAN ANTONIO. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS DETERMINED THAT THE UTILITIES SHOWN ARE CORRECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS DETERMINED THAT THE UTILITIES SHOWN ARE CORRECT.

THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP IS SHOWN ON THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED AS AN AREA OF MODERATE FLOOD HAZARD. THIS FLOOD ZONE MAP IS AVAILABLE FOR VIEWING AT THE SAN ANTONIO WATER SYSTEM OFFICE, 1000 N. LOOP WEST, SAN ANTONIO, TEXAS 78205. THIS FLOOD ZONE MAP IS NOT TO BE USED AS A BASIS FOR ANY CLAIMS OR DAMAGES.



Scale 1" = 100'

LEGEND
PROPOSED CONTOUR
EXISTING CONTOUR
FOUND 1/2" IRON ROD WITH CAP
DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
DEED RECORDS OF BEAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
NEW CITY BLOCK
ELECTRIC
TELEPHONE
CABLE TELEVISION
VEHICLE NON-ACCESS EASEMENT

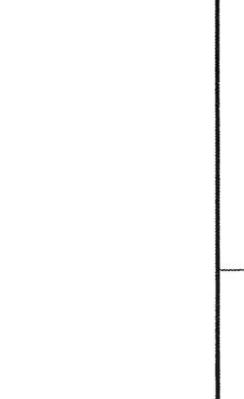
STATE OF TEXAS COUNTY OF BEAR HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS SET FORTH IN THIS PLAT AND THAT THE MATTERS SET FORTH IN THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE MATTERS WHICH ARE EXEMPTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER R. J. LUNA 8/5/10



STATE OF TEXAS COUNTY OF BEAR HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY HENRY A. KUEHLEN, D.E.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR H. A. KUEHLEN 4020



**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF REPLAT**

AGENDA ITEM NO: 5Bξ9 September 8, 2010

TOWN CENTER AT  
LA CANTERA, UNIT-2  
SUBDIVISION NAME

MAJOR PLAT

080581  
PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 514 C-5

**OWNER:** La Cantera Development Company, by Robert L. Sult, Jr.

**ENGINEER:** Pape Dawson Engineers, by Thomas M. Carter, P. E., LEED

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** August 18, 2010

**Location:** North of FM 1604, east of La Cantera Boulevard

**Services Available:** SAWS Water and Sewer

**Zoning:** ED Entertainment District  
ERZD Edward Recharge Zone District  
GC-1 Hill Country Gateway Corridor District  
MLOD Military Lighting Overlay District  
AHOD Airport Hazard Overlay District

**Plat is in associated with:**

MDP 237, La Cantera, accepted on January 11, 1995

**Proposed Use:** Commercial

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**APPLICANT'S PROPOSAL:**

To plat **33.532** acres consisting of **3** non-single family lots.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. One significant recharge feature was observed on this site. This plan meets all of the requirements for development over the recharge zone.

It is noted that because plat 080580 Town Center at La Cantera Unit 1 provides access to this development, it must be approved and recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin; and
- Will comply with the Military Lighting Overlay Zoning District Regulations (MLOD-1) of April 2, 2009 (Ordinance 2009-04-02-0258).

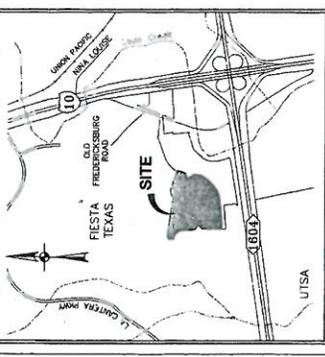
The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request.

**STAFF RECOMMENDATION:**

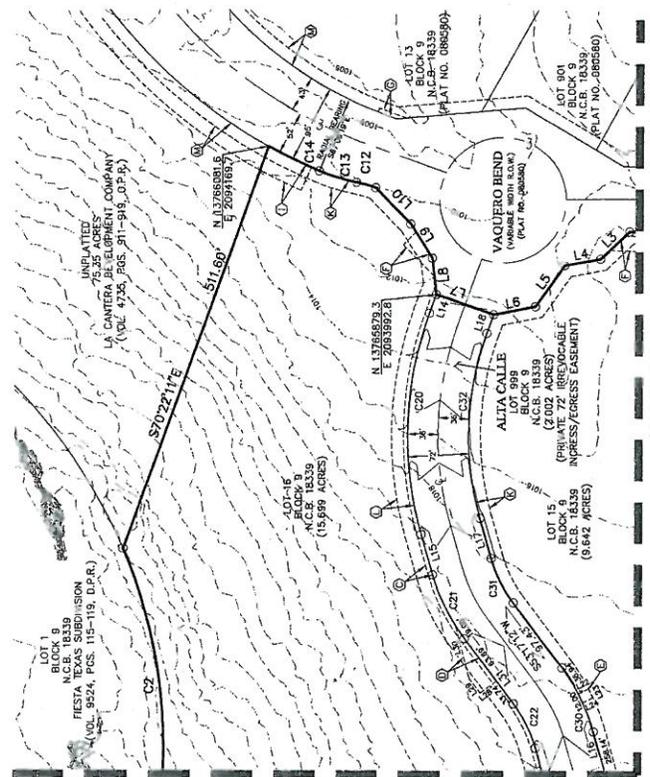
Approval







LOCATION MAP  
NOT-TO-SCALE  
FERGUSON MAP GRID NUMBER: 514-85 & C5

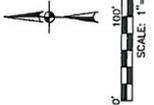


SEE SHEET 2 of 5  
MATCHLINE

MATCHLINE  
SEE SHEET 5 of 5

NOTE: SHEET 5 OF 5 FOR SEE SHEET 1 LINE TABLE AND LEGEND.

PLAT No.: 080581



1. DIMENSIONS SHOWN ARE SURFACE.
2. DIMENSIONS SHOWN ARE SURFACE.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
5. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
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UNPLATTED  
LA CANTERA DEVELOPMENT COMPANY  
(VOL. 4735, PGS. 311-318, 07 P.)

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STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE HUMAN STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

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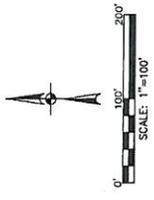
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PLAT No.: 080581

NOTE: SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLE AND LEGEND.



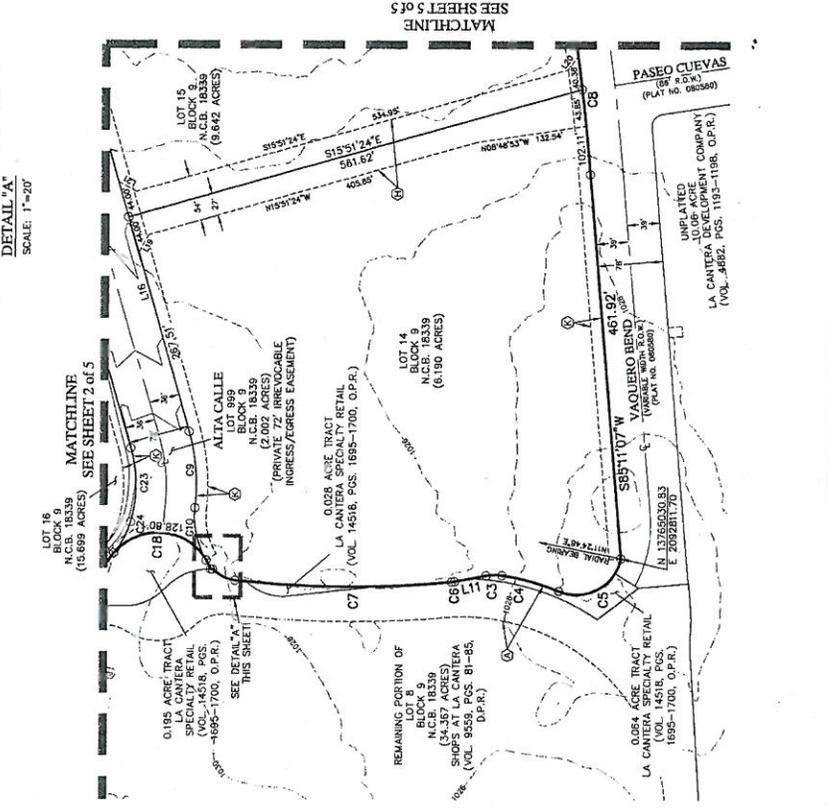
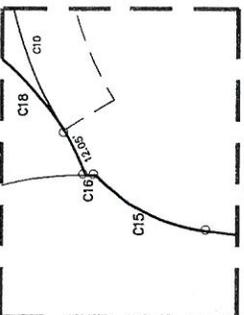
**SURVEYOR'S NOTES:**  
 1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED OTHERWISE.  
 2. CORNER MARKS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 5. THE PLANNING AND ZONING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS APPROVED IT IN ACCORDANCE WITH SECTION 36-512 OF THE UTSA DEVELOPMENT CODE.

NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE PROPOSED DEVELOPMENT SHALL BE PLACED ON THE SITE. NO LAMPPOSTS OR OTHER TYPE OF LIGHT FIXTURES SHALL BE PLACED ON THE SITE. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE UTSA DEVELOPMENT CODE. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE UTSA DEVELOPMENT CODE. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE UTSA DEVELOPMENT CODE.

**IMPACT FEE PAYMENT DUE:**  
 THE IMPACT FEE PAYMENT DUE FOR THIS PROJECT IS \$100,000.00. THIS FEE SHALL BE PAID TO THE CITY OF SAN ANTONIO AS PART OF THE PLANNING AND ZONING DEPARTMENT'S IMPACT FEE PROGRAM. THE IMPACT FEE PAYMENT DUE FOR THIS PROJECT IS \$100,000.00. THIS FEE SHALL BE PAID TO THE CITY OF SAN ANTONIO AS PART OF THE PLANNING AND ZONING DEPARTMENT'S IMPACT FEE PROGRAM.

**WASTEWATER EDDI NOTE:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDU'S) PAID FOR THIS PROJECT IS 100. THE WASTEWATER EQUIVALENT DRAINING UNITS (EDU'S) PAID FOR THIS PROJECT IS 100. THE WASTEWATER EQUIVALENT DRAINING UNITS (EDU'S) PAID FOR THIS PROJECT IS 100.

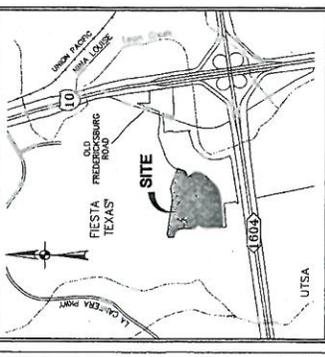
**STATE OF TEXAS**  
 COUNTY CLERK OF BEAR COUNTY, TEXAS  
 I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK \_\_\_\_\_/PAGE \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_. COUNTY CLERK, BEAR COUNTY, TEXAS



**REPLAT & SUBDIVISION PLAT**  
**TOWN CENTER AT LA CANTERA, UNIT-2**

THIS PLAT OF \_\_\_\_\_ TOWN CENTER AT LA CANTERA, UNIT-2, BEAR COUNTY, TEXAS, WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS (IF-OR-IF-NOT) APPLICABLE HAVE BEEN GRANTED.

DATE: August 13, 2010  
 PROJECT: TOWN CENTER AT LA CANTERA, UNIT-2  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 PROJECT ENGINEER: \_\_\_\_\_  
 REGISTERED PROFESSIONAL ENGINEER



LOCATION MAP  
 NOT-TO-SCALE  
 FERUGSON MAP GRID NUMBER: 514-05 & C5

STATE OF TEXAS  
 COUNTY OF BEAR  
 I, \_\_\_\_\_, ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND THAT I AM THE AUTHOR OF THIS PLAT. I HAVE REVIEWED THE PLAT AND THE SURVEY DATA AND I AM SURE THAT THE PLAT IS CORRECT AND THAT THE SURVEY DATA IS ACCURATE.

STATE OF TEXAS  
 COUNTY OF BEAR  
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STATE OF TEXAS  
 COUNTY OF BEAR  
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4662-89  
(1.1)

June 17, 2010

Mr. William Kroll, P.E.  
Pape-Dawson Engineers, Inc.  
555 E Ramsey  
San Antonio, Texas 78216

RE: File No. 1005007 - Request for review of **Town Center At La Cantera, Plat No. 080581** located on northwest of I-10 and the 1604 interchange within the City of San Antonio.

Dear Mr. Kroll:

On May 28, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 32.890 acres located entirely within the EARZ. A significant recharge feature, a cave was observed on the site and will be preserved with a 50 foot buffer. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1784. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

An Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated April 21, 2009. At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Town Center At La Cantera, Plat No. 080581.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink that reads 'Kirk M. Nixon'.

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN/GDJ: LRD



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**US ARMY INSTALLATION MANAGEMENT COMMAND**  
**HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON**  
**1206 STANLEY ROAD SUITE A**  
**FORT SAM HOUSTON, TX 78234-5001**

**APR - 6 2009**

Office of the Commander

T.C. Broadnax,  
Assistant City Manager and Interim Director  
Planning and Community Development  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)  
Director, Office of Military Affairs  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's March 23, 2009 notification on Plat 080580 Town Center at La Cantera Unit 1 for a 40 acre commercial development about 2.8 miles southwest of Camp Bullis. We provide the following comments.

The tract is within the Camp Bullis 3 mile light zone of concern. Continuing to place high density development within the 3 mile light zone could create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,400 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. From digital overhead imagery, it appears that some of the tract is heavily wooded with old growth cedar and oak.

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst

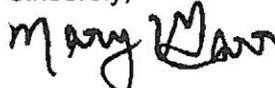


features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is within the Edwards Aquifer Contribution Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses karst zones. This tract is in karst zones 1 and 2 of the UTSA Karst Faunal Area. Zone 1 areas are known to contain listed invertebrate karst species. Zone 2 areas have a high probability of containing habitat suitable for listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post. We understand this tract will be developed under a Section 10 permit from USFWS, thus karst issues appear to be addressed.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) commits to incorporate dark sky lighting measures (such as the City of San Antonio military light overlay ordinance, dated 2 April 2009); and (2) has appropriate documentation for the potential Warbler habitat – recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,



Mary E. Garr  
Colonel, US Army  
Garrison Commander

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT**  
**AGENDA ITEM NO: 5C&7 September 8, 2010**

FACTORY HILL  
**SUBDIVISION NAME**

MAJOR PLAT

080588  
**PLAT #**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 618 C-2**

**OWNER:** Alamo City Investments, by Samuel Panchevre

**SURVEYOR:** Gibbons Surveying and Mapping, Inc., by Gary A. Gibbons, R.P.L.S.

**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Date filed with Planning Commission:** August 19, 2010

**Location:** West of W.W. White Road on the south side of Factory Hill Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** I-2 Heavy Industrial District

**Proposed Use:** Industrial

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**APPLICANT'S PROPOSAL:**

To plat **2.828** acres consisting of **3** non-single family lots.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   8   September 8, 2010

TOWN CENTER

AT LA CANTERA, UNIT-1  
SUBDIVISION NAME

MAJOR PLAT

080580  
PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 514 C-5

**OWNER:** La Cantera Development Company, by Robert L. Sult, Jr.

**ENGINEER:** Pape Dawson Engineers, by Thomas M. Carter, P.E., LEED

**CASE MANAGER:** Larry Odis, Planner (207-0210)

**Date filed with Planning Commission:** August 26, 2010

**Location:** On the north side of Loop 1604, west of IH 10 west

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single-Family District  
C-3 General Commercial District  
ED Entertainment District  
ERZD Edwards Recharge Zone District  
GC-1 Hill Country Gateway Corridor  
MLOD Military Lighting Overlay District  
AHOD Airport Hazard Overlay District

It is noted that the applicant has been made aware that plat approval will not preempt existing zoning restrictions.

**Plat is associated with:**

MDP 237, La Cantera, accepted on January 11, 1995

**Proposed Use:** Commercial

**Major Thoroughfare:** Loop 1604 and Interstate Highway 10 is a freeway.

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**APPLICANT'S PROPOSAL:**

To plat **40.39** acres consisting of **7** non-single family lots and **4,361** linear feet of public streets.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached

report. One significant recharge feature was observed on this site. This plan meets all of the requirements for development over the recharge zone.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present; and/or
- Sends the project survey to USFWS Ecological Services Office in Austin; and/or
- Will comply with the Military Lighting Overlay Zoning District Regulations (MLOD-1) of November 29, 2009 (Ordinance 2009-11-19-0947).

The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request as noted in the attached letter.

**STAFF RECOMMENDATION:**

Approval





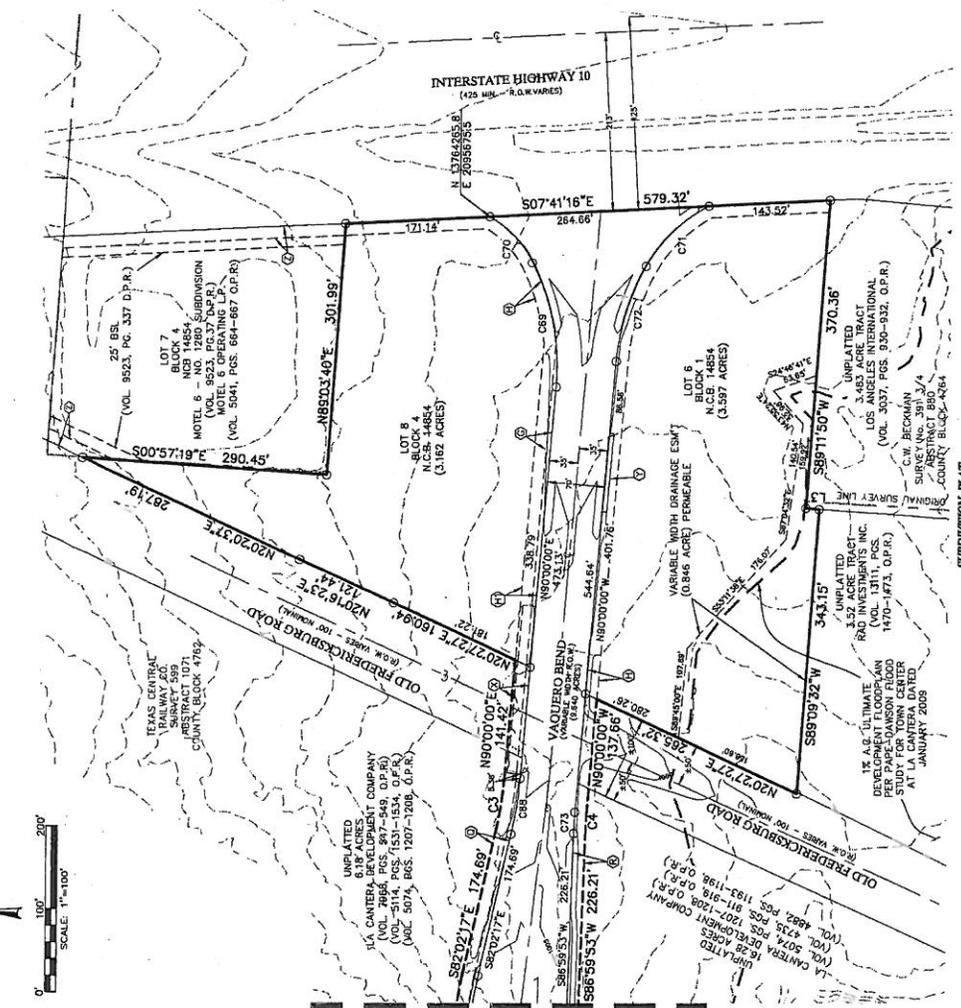




PLAT No.: 080580

NOTE: SEE SHEET 6 OF 6 FOR CONTIGUOUS LINE TABLE AND LEGEND.

- 1. DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED OTHERWISE.
- 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS COORDINATE SYSTEM) AND NOT THE COORDINATE SYSTEM ESTABLISHED FOR THE NATIONAL COORDINATE SYSTEM.
- 3. DIMENSIONS SHOWN ARE SURFACE.
- 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS COORDINATE SYSTEM) AND NOT THE COORDINATE SYSTEM ESTABLISHED FOR THE NATIONAL COORDINATE SYSTEM.
- 5. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN IS APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE TEXAS MUNICIPALITY CODE.
- 6. CONTOUR NOTES: CONTOUR SPACING ARE NOT INDICATED DUE TO THE SCALE OF THE PLAN.
- 7. DRAINAGE EASEMENT NOTES: SHALL BE PLACED WITHIN THE DRAINAGE EASEMENT AREA. NO LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENT AREA WITHOUT THE APPROVAL OF THE COUNTY ENGINEER. THE RIGHT OF ACCESS AND EGRESS OVER THE DRAINAGE EASEMENT SHALL BE MAINTAINED AT ALL TIMES. ANY IMPROVEMENTS OR MODIFICATIONS TO THE DRAINAGE EASEMENT SHALL BE APPROVED BY THE COUNTY ENGINEER.
- 8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL BUILDINGS SHALL BE DETERMINED BY THE COUNTY ENGINEER. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
- 9. PERMISSIBLE NOTES: AS NOTED BY THE COUNTY ENGINEER, THE DRAINAGE EASEMENT SHALL BE PLACED WITHIN THE DRAINAGE EASEMENT AREA. THE DRAINAGE EASEMENT SHALL BE MAINTAINED AT ALL TIMES. ANY IMPROVEMENTS OR MODIFICATIONS TO THE DRAINAGE EASEMENT SHALL BE APPROVED BY THE COUNTY ENGINEER.
- 10. SAME ADJACENT NOTES: WITHIN THE EDWARDS ADJUTER RECHARGE ZONE, THE SUBDIVISION SHALL BE SUBJECT TO CHAPTER 34, ARTICLE 1, SECTION 1.01 OF THE SAN ANTONIO WATER CODE, WHICH PROVIDES FOR THE PROTECTION OF THE STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS ADJUTER RECHARGE ZONE.
- 11. IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF THE SURVEY. THE IMPACT FEES SHALL BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 12. WASTEWATER CITY NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION SHALL BE KEPT ON FILE AT THE SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.
- 13. PUBLIC SERVICE NOTES: THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE SAN ANTONIO GAS SYSTEM (SAGS) AND THE SAN ANTONIO WATER SYSTEM (SAWS). THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE SAN ANTONIO WATER SYSTEM (SAWS) AND THE SAN ANTONIO GAS SYSTEM (SAGS). THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE SAN ANTONIO WATER SYSTEM (SAWS) AND THE SAN ANTONIO GAS SYSTEM (SAGS).
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- 20. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE SAN ANTONIO WATER SYSTEM (SAWS) AND THE SAN ANTONIO GAS SYSTEM (SAGS).



TOWN CENTER AT LA CANTERA, UNIT-1

THIS PLAN OF SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WISE ADMINISTRATIVE DISCRETION OR OTHERWISE APPLICABLE. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_ CHAIRMAN

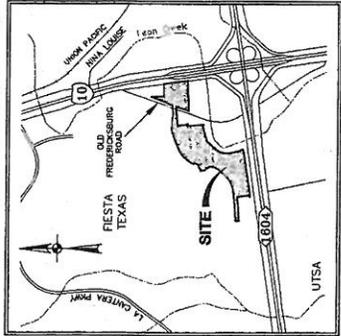
BY: \_\_\_\_\_ SECRETARY

DATE: August 24, 2010

505 EAST RAMBLER | SAN ANTONIO, TEXAS 78205 | FAX: 210.373.8800



DATE: August 24, 2010



LOCATION MAP NOT-TO-SCALE MAPSCO MAP 514 BRD B5 & C5

LAND DEVELOPMENT SURVEY DIVISION

10 AUG 25 PM 4: 17

RECEIVED

STATE OF TEXAS  
COUNTY OF BEAR

I, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED before me, the undersigned authority, and acknowledged to me that he is the owner of the land shown on this plat, in person or through a duly authorized agent, and that he desires to use the public utility easements, drainage easements, and public places thereon shown for the purpose and consideration herein expressed.

*[Signature]*  
OWNER/DEVELOPER: LA CANTERA DEVELOPMENT COMPANY  
5300 GLOMARADE BLVD., #600  
SAN ANTONIO, TEXAS 78205  
(210) 641-1940

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MANUAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS IN AN ORIGINAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE DESIGN OF THE ABOVE PLAT, AND THAT THE DESIGN IS IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE DESIGN IS IN ACCORDANCE WITH THE MANUAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS IN AN ORIGINAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

*[Signature]*  
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, AND ONLY RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

COUNTY CLERK, BEAR COUNTY, TEXAS







June 16, 2010

Mr. Tom Carter, P.E.  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, Texas 78216

RE: File No. 1005006 - Request for review of **Town Center at La Cantera, Unit-1 Subdivision, Plat No. 080580** located on the northwest intersection of Loop 1604 and Interstate Highway 10

Dear Mr. Carter:

On May 25, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 40.10 acres located entirely within the EARZ. One sensitive recharge feature (S-15) a solution cavity was observed on the site and will be preserved. The small portion of the western of the property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1 and 2** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1784 and 1782. Category 1 property consisted of 38.78 acres and Category 2 property consisted of 1.32 acres for road. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan for category 2 property only.**

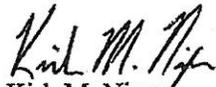
A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated April 22, 2009, and April 21, 2009, respectively.

Mr. Tom Carter, P.E.  
Town Center at La Cantera, Unit-1 Subdivision, Plat No. 080580  
Page 2

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Town Center at La Cantera, Unit-1 Subdivision, Plat No. 080580.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,



Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:GDJ:pzg



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
US ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON  
1206 STANLEY ROAD SUITE A  
FORT SAM HOUSTON, TX 78234-5001

**APR - 6 2009**

Office of the Commander

T.C. Broadnax,  
Assistant City Manager and Interim Director  
Planning and Community Development  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)  
Director, Office of Military Affairs  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's March 23, 2009 notification on Plat 080580 Town Center at La Cantera Unit 1 for a 40 acre commercial development about 2.8 miles southwest of Camp Bullis. We provide the following comments.

The tract is within the Camp Bullis 3 mile light zone of concern. Continuing to place high density development within the 3 mile light zone could create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,400 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. From digital overhead imagery, it appears that some of the tract is heavily wooded with old growth cedar and oak.

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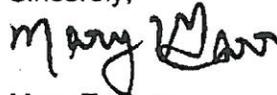
Recycled Paper

features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is within the Edwards Aquifer Contribution Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses karst zones. This tract is in karst zones 1 and 2 of the UTSA Karst Faunal Area. Zone 1 areas are known to contain listed invertebrate karst species. Zone 2 areas have a high probability of containing habitat suitable for listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post. We understand this tract will be developed under at Section 10 permit from USFWS, thus karst issue appear to be addressed.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) commits to incorporate dark sky lighting measures (such as the City of San Antonio military light overlay ordinance, dated 2 April 2009); and (2) has appropriate documentation for the potential Warbler habitat – recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,



Mary E. Garr  
Colonel, US Army  
Garrison Commander



May 5, 2009

Ms. Mary E. Garr  
Colonel, US Army  
Garrison Commander  
1206 Stanley Road, Suite A  
Fort Sam Houston, Texas 78234-5001

Re: Town Center at La Cantera, Unit-1 (Plat No. 080580)

Dear Ms. Garr:

As mention in your letter of April 6, 2009, we are currently in the process of platting the first unit of Town Center at La Cantera. This tract is located in the northwest quadrant of IH-10 and Loop 1604, within 3 miles of Camp Bullis. The development is therefore subject to several requirements that are currently being implemented to help protect operations at Camp Bullis.

We understand the concerns of the Army and we believe that we have adequately addressed the issues of lighting, endangered species, and Edwards Aquifer protection.

In regard to lighting, we will comply with the recent Military Lighting Overlay District requirements, including full cutoff streetlight fixtures.

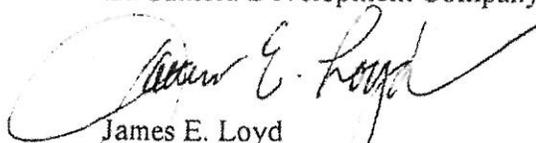
The La Cantera Property has a long history of proactive compliance with Endangered Species compliance including the first Section 10(a) permit in Bexar County. SWCA Environmental Consultants conducted surveys specifically designed to determine the status of golden-cheeked warblers on the property from 1991 through 1993. No golden-cheeked warblers have ever been found on the property. The US Fish & Wildlife Service (USFWS) stated in a letter dated April 21, 1997 that the development of the La Cantera property in general would not impact golden-cheeked warblers. In the 2001 report for the approved Section 10(a) permit, it is stated that no suitable habitat is present. In discussing the project, a licensed biologist with SWCA did not believe that further surveys would change these conclusions, and that the existing USFWS approval is valid. Continuing development in the area since 2001, including the Rim to the east, and the Shops at La Cantera as part of the originally surveyed property, and other nearby development, has further decreased potential for birds to occur.

This subdivision is located within the Edwards Aquifer Recharge Zone and will comply with all applicable regulations resulting from this status. The tract is located within the UTSA karst region and is subject to a Section 10(a) permit from USFWS that addressed caves and invertebrate karst species on the site. Two caves were identified within Town Center (outside of

Unit 1) with this permit. The caves will continue to be preserved with buffers as provided in the permit.

Thank you, and please feel free to contact me with any questions or comments.

Sincerely,  
La Cantera Development Company

A handwritten signature in black ink, appearing to read "James E. Loyd", written in a cursive style.

James E. Loyd  
Executive Managing Director

Attachment

# **Individual Consideration**

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 10 September 8, 2010**

**NORTH RIM UNIT-1**  
**SUBDIVISION NAME**

**060688**  
**PLAT #**

**COUNCIL DISTRICT:** 8  
**FERGUSON MAP GRID:** 480 C-8  
**OWNER:** Thomas Enterprises, Ltd, by Robert Bergmann  
**ENGINEER:** Pape-Dawson Engineers, Inc., by Song Tan, P. E.  
**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Location:** On the east side of IH 10 West, north of Old Camp Bullis Road

**Plat status:** The Planning Commission approved this plat on September 26, 2007. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f).

**DISCUSSION:**

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 50%
- Water infrastructure 0%
- Sanitary sewer 0%
- Sidewalk 0%

**STAFF RECOMMENDATION:**

Approval







THOMAS ENTERPRISES, INC.

DEVELOPMENT SERVICES  
RECEIVED

45 Ansley Drive  
Newnan, Georgia 30263  
Tel: 678.423.5445  
Fax: 678.423.5446  
www.thomasent.com

2010 AUG 23 PM 2:45

August 20, 2010

Mr. Roderick Sanchez  
Director of Planning and Development Services  
City of San Antonio  
1901 S. Alamo  
San Antonio, Texas 78204

Re: Plat No. 060688  
North Rim Unit - 1  
Recordation Extension Request

Mr. Sanchez,

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we hereby request a three-year extension in order to fulfill the improvements required by the approval of North Rim Unit - 1 Subdivision. Said improvements have not been initiated due to economic factors, and the current expiration date for plat recording is set for September 26, 2010.

Thank you for your consideration in this matter.

Sincerely,

Robert Bergmann, P.E.  
Engineering Director  
Thomas Enterprises, Inc.

CITY OF SAN ANTONIO  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
REGIONAL PLANNING SECTION

STAFF RECOMMENDATION TO  
PLANNING COMMISSION

---

**PLANNING COMMISSION MEETING DATE:** September 8, 2010

**COUNCIL DISTRICT:** 3

**SUBJECT:** Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to designate a segment of Goliad Road as Secondary Arterial Type B (70' – 86' right-of-way) from Pecan Valley Road to Loop 410.

---

**BACKGROUND INFORMATION**

This proposed amendment to the city's Major Thoroughfare Plan (MTP) is a result of a city council request. Goliad Road between Pecan Valley Road and Loop 410 is currently an existing road in the city's south side. This segment is currently not designated on the MTP. Approximately three-fourths of this segment currently has 60' of right-of-way.

Goliad Road between Pecan Valley Road and SE Military Drive is a four-lane road, and approximately 90% of this section of Goliad Road has sidewalks on both sides of the street. Goliad Road between SE Military Drive and Loop 410 is mostly a two lane road with limited sidewalks.

Goliad Road between Pecan Valley Road and SE Military Drive is part of a Capital Improvement Project (Goliad, Pecan Valley – Military Dr., Phases 1 and 2), which includes a reconstruction of the road, curbs, driveway approaches, and underground storm system. Phase 1, which includes approximately half of this segment, has been completed. Phase 2, which includes the other half, is scheduled to be completed in 2012.

Goliad Road between Pecan Valley Road and SE Military Drive has been developed on both sides with the exception of a couple of lots. As for Goliad Road between SE Military Drive and Loop 410, much of the west side of this segment borders a large, uncovered storm water drainage channel owned by the City of San Antonio. There is also existing residential development on both sides of this segment.

## **ISSUES**

Staff proposes and recommends approval of a designation of Goliad Road south of Pecan Valley Road and north of Loop 410 as a Secondary Arterial Type B (70' - 86' right-of-way) on the MTP.

Staff recommendation is based on the following factors:

- Goliad Road south of Pecan Valley and north of Loop 410 is currently functionally classified as a collector by the MPO and eligible for federal funding. Designating this segment as a Secondary Arterial Type B would mean that this segment could be given a higher funding priority by the MPO.
- This area is developing (e.g., Brooks City Base) and congestion is an issue, especially south of SE Military Drive.
- Goliad Road north of Pecan Valley Road has been designated on the MTP as a Secondary Arterial Type B since 1978. Approval of staff recommendation would be consistent with what is already on the MTP map.
- There are constraints due to existing development and the drainage channel, which could make it difficult to secure additional right-of-way (which in most cases would amount to 5 feet on each side). Despite these constraints, having this segment of Goliad Road on the MTP creates positive options for the future. If any part of the segment of Goliad Road were to be developed/redeveloped, then standards would be in place for roadway improvements. These standards include bike lane and sidewalk requirements.

## **ALTERNATIVES**

One alternative is to not designate Goliad Road as recommended. This would result in a lost opportunity to create the necessary condition today to require right-of-way dedication, bike lanes, and sidewalks in the future.

## **FISCAL IMPACT**

There is no fiscal impact associated with this amendment.

## **PROCESS HISTORY**

On May 9<sup>th</sup>, a stakeholder meeting was held at which time the following agencies and departments were canvassed: PDSO Streets, PDSO Land Entitlements, PDSO Regional Planning, VIA, Bexar County, COSA Public Works Storm Water, COSA Public Works Streets, TxDOT, MPO. There was general support for the designation of Goliad Road as a Secondary Arterial Type B.

On June 14<sup>th</sup>, an informational meeting was held with impacted property owners within 200 feet of the proposed re-alignment. It should be noted that fifteen property owners attended. There was general support for the designation of Goliad Road as a Secondary Arterial Type B.

## **TAC RECOMMENDATION**

On July 26<sup>th</sup>, the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of staff recommendation.

**INFRASTRUCTURE AND GROWTH COUNCIL COMMITTEE**

On April 21, 2010, the Infrastructure and Growth Council Committee recommended approval of staff recommendation.

**STAFF RECOMMENDATION**

Approval of the designation of a segment of Goliad Road to Secondary Arterial Type B (70' – 86' right-of-way) from Pecan Valley Road to Loop 410.

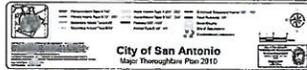
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**PLANNING AND DEVELOPMENT SERVICES STAFF**

Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Manager, Regional Planning
Richard Martinez	Sr. Planner, Regional Planning

# Major Thoroughfare Plan Amendment

Designation of Goliad Road



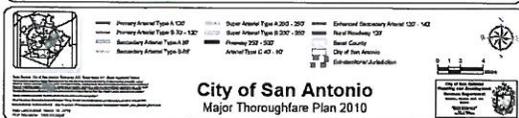
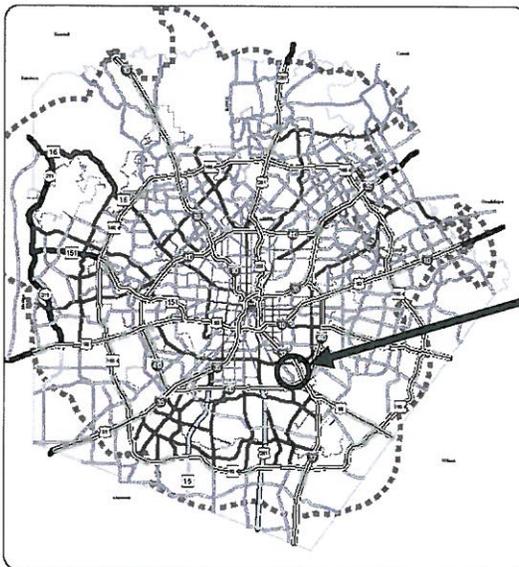
Planning Commission

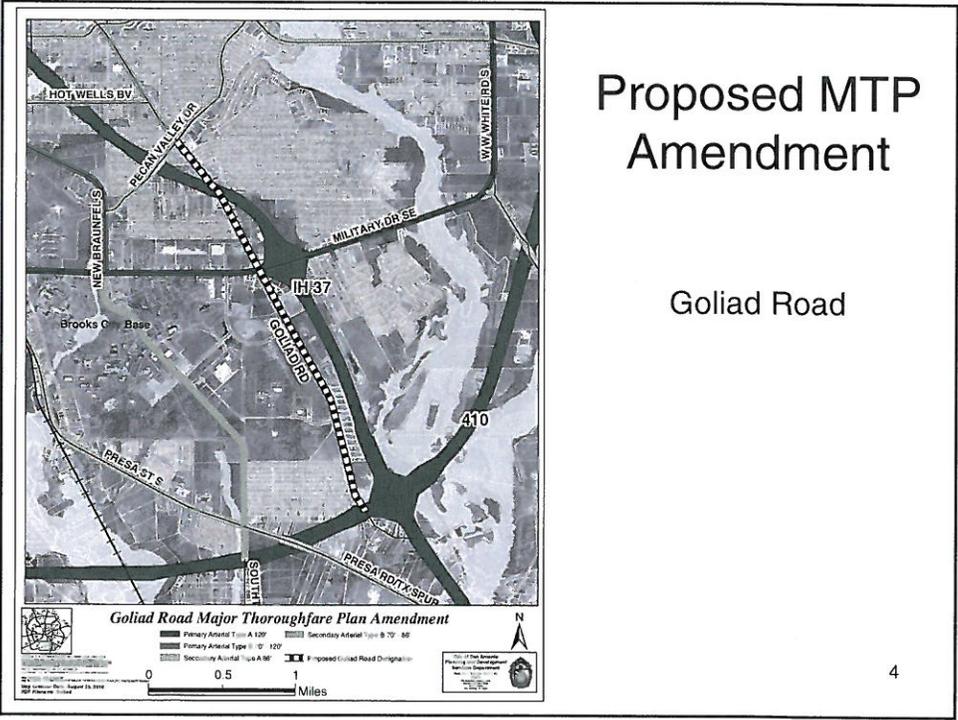
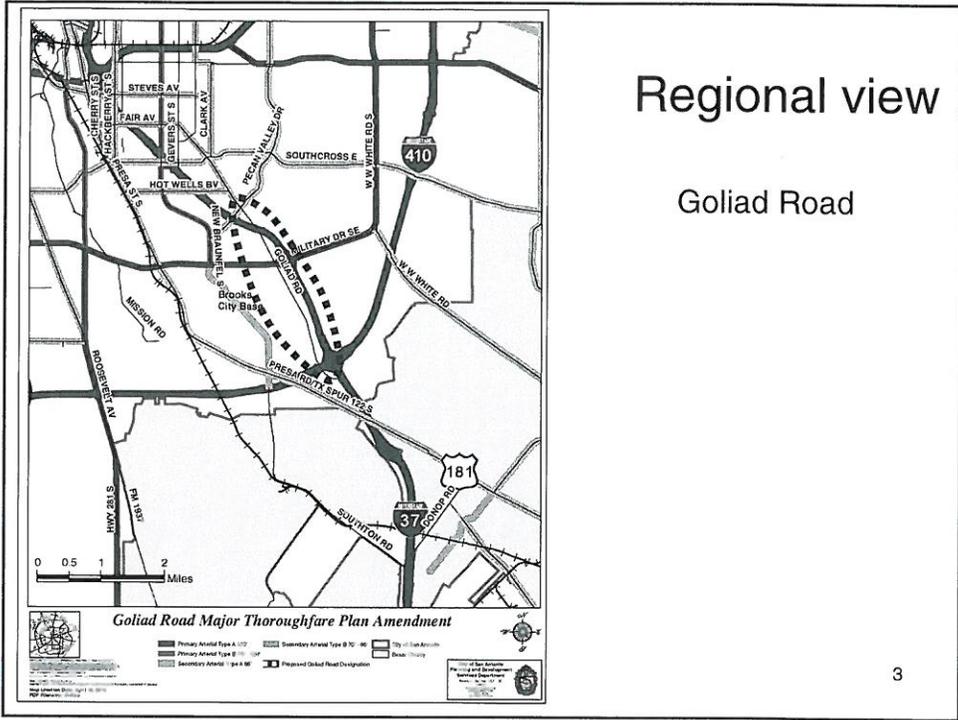
September 8, 2010

## General Location

Goliad Road:

- West of IH 37
- North of Loop 410





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Staff and Technical Advisory Committee to the  
Planning Commission

Recommend  
Approval

Goliad Designation  
Secondary Arterial Type B  
on the MTP

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5

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO DESIGNATE A SEGMENT OF GOLIAD ROAD AS SECONDARY ARTERIAL TYPE B (70' – 86' RIGHT-OF-WAY) FROM PECAN VALLEY ROAD TO LOOP 410.**

**WHEREAS**, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

**WHEREAS**, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

**WHEREAS**, the Planning Commission held a public hearing on September 8, 2010 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to designate a segment of Goliad Road as Secondary Arterial Type B (70' – 86' right-of-way) from Pecan Valley Road to Loop 410 as illustrated in Attachment 1, is herein approved and recommended to the City Council for adoption.

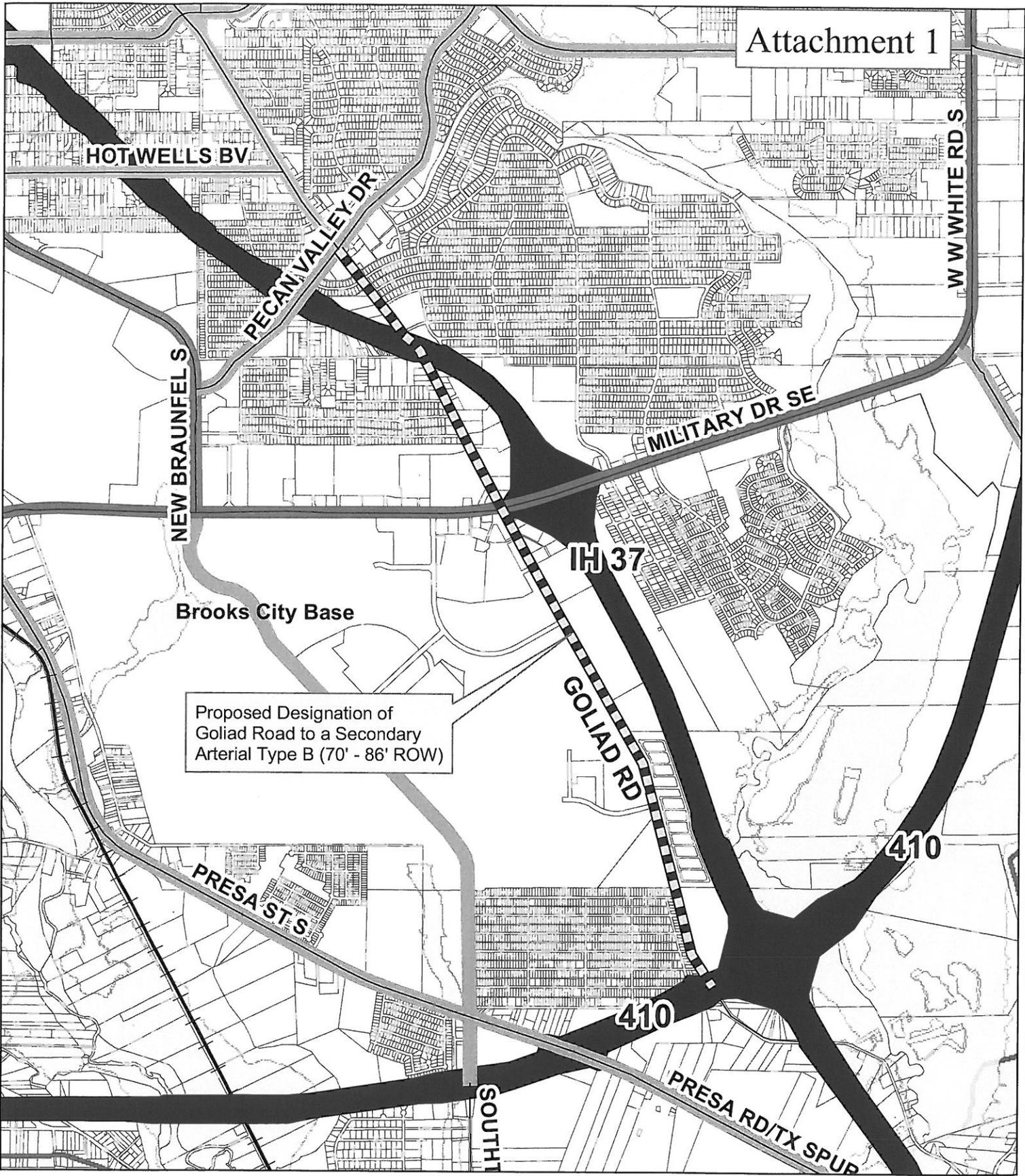
PASSED AND APPROVED ON THIS 8th DAY OF SEPTEMBER 2010.

Approved:

Attest:

\_\_\_\_\_  
Amelia Hartman, Vice Chair  
San Antonio Planning Commission

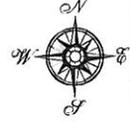
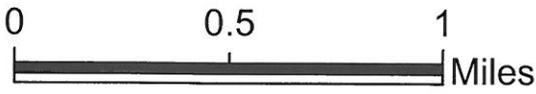
\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



Proposed Designation of Goliad Road to a Secondary Arterial Type B (70' - 86' ROW)

### Goliad Road Major Thoroughfare Plan Amendment

- Primary Arterial Type A 120'
- Secondary Arterial Type B 70' - 86'
- City of San Antonio
- Primary Arterial Type B 70' - 120'
- Secondary Arterial Type A 86'
- Proposed Secondary Arterial B (70' - 86')
- Bexar County



Data Source: City of San Antonio, Esri, DeLorme, Garmin, 911, Bexar Approval District  
Map Created by: Richard Martinez  
Map File Location: X:\C:\APPREHENSIVE\MAJOR THOROUGHFARE PLAN\010 AMENDMENTS\Goliad  
Map Creation Date: April 19, 2010  
PDF Filename: Goliad

**City of San Antonio  
Planning and Development  
Services Department**  
Rodrigo J. Sanchez, AICP, CBO  
Director

City of San Antonio  
Planning and Development  
Services Center  
San Antonio, TX 78244



**CITY OF SAN ANTONIO**  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
REGIONAL PLANNING SECTION

STAFF RECOMMENDATION TO  
PLANNING COMMISSION

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**TECHNICAL ADVISORY COMMITTEE (TAC) MEETING DATE:** September 8, 2010

**COUNCIL DISTRICT:** 10

**SUBJECT:** Public Hearing and consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align and re-designate an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way); de-designate a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road; and extend the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment of Classen Road, all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road.

---

**BACKGROUND INFORMATION**

Since 1978, the City of San Antonio's Major Thoroughfare Plan (MTP) has designated an alignment of Bulverde Road as a Primary Arterial Type A (120' right-of-way) generally located between Loop 1604 and Knollcreek Road. Heading north from Knollcreek Road, this alignment follows existing Bulverde Road, which is a two-lane road. This alignment then curves east toward Loop 1604. Just south of Loop 1604, the proposed Bulverde Road alignment traverses a proposed development, Bulverde Market Place. The standard design for a Primary Arterial Type A is a road with six 12' width lanes with a 14' width median.

The MTP designates an alignment of Redland Road as a Secondary Arterial Type A (86' right-of-way) between Bulverde Road and Classen Road. This proposed segment does not follow an existing street. It is essentially a line on the MTP map that was added in 1985. The standard design for a Secondary Arterial Type A is a road with four 12' width lanes with a 14' width median.

The MTP designates an alignment of Classen Road as a Secondary Arterial Type A (86' right-of-way) south of the intersection with the proposed Redland Road. Classen Road is an existing street. It was added to the MTP in 1984.

The property owner of the proposed development called Bulverde Market Place has requested the following:

- o Re-alignment and re-designation to a Secondary Arterial Type A (86' right-of-way) of Bulverde Road from B to C as illustrated on accompanying map;
- o De-designation of Redland Road from C to D as illustrated on accompanying map; and
- o Extension of the Secondary Arterial Type A (86' right-of-way) designation of Classen Road from E to Bulverde Road as illustrated on accompanying map. Note: the point E denotes the property boundary.

## **ISSUES**

Staff recommends approval of the following:

- 1) Re-alignment and re-designation to Secondary Arterial Type A (86' right-of-way) of a proposed segment of Bulverde Road from A to B as illustrated on accompanying map.
- 2) De-designation of the proposed segment of Redland Road from C to D as illustrated on accompanying map.
- 3) Extension of the Secondary Arterial Type A (86' right-of-way) designation of Classen Road from D to proposed Bulverde Road as illustrated on accompanying map.

Staff recommendation is based on the following factors:

- o Bulverde Market Place is willing to construct Bulverde Road (B to C) and Classen Road (D to proposed Bulverde) on its property which would be timely considering the improvements to Bulverde Road underway north of Loop 1604.
- o The re-alignments of Bulverde and Classen would provide east-west connectivity, which would make Redland Road from C to D redundant.
- o Re-aligning Classen Road would allow travelers to avoid a flood-prone section of Classen approximately 500' south of Loop 1604.
- o Staff has discussed access management issues on Bulverde Road south of Loop 1604. At the time of TIA, a median should be considered to enhance operational efficiency along the major corridor of Bulverde and the interchange of Bulverde and Loop 1604.

## **ALTERNATIVES**

If the proposed Bulverde Road alignment were left as-is, and if the section that traverses Bulverde Market Place were constructed, the result would be a dead end which would be of limited use. Not extending the designation of Classen would mean that travelers would be forced to deal with a flood-prone section of Classen just south of Loop 1604.

## **FISCAL IMPACT**

There is no fiscal impact associated with this amendment.

## **PROCESS HISTORY**

On July 16<sup>th</sup>, a stakeholder meeting was held at which time the following agencies and departments were canvassed: PDSO Streets, PDSO Regional Planning, VIA, COSA Public Works Streets. There was general support for staff's recommendations. The following agencies will be canvassed before the July 26<sup>th</sup> TAC meeting: Bexar County, COSA Public Works Storm Water, TxDOT.

On July 20<sup>th</sup>, an informational meeting was held with impacted property owners within 200 feet of the proposed re-alignment. Most participants supported staff's recommendations.

**TAC RECOMMENDATION**

On July 26<sup>th</sup> the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of staff recommendations.

**STAFF RECOMMENDATION**

Approval of a re-alignment and re-designation of an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way); de-designation of a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road; and extension of the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment Classen Road, all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road.

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**PLANNING AND DEVELOPMENT SERVICES STAFF**

Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Manager, Regional Planning
Richard Martinez	Sr. Planner, Regional Planning

## Major Thoroughfare Plan Amendment

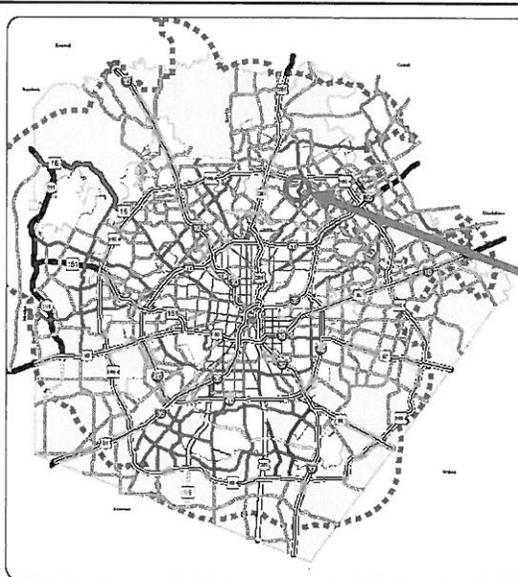
Re-alignment and re-designation of Bulverde Road,  
Extension of the Designation on Classen Road,  
De-designation of Redland Road



Planning Commission

September 8, 2010

1



## General Location

Bulverde Road,

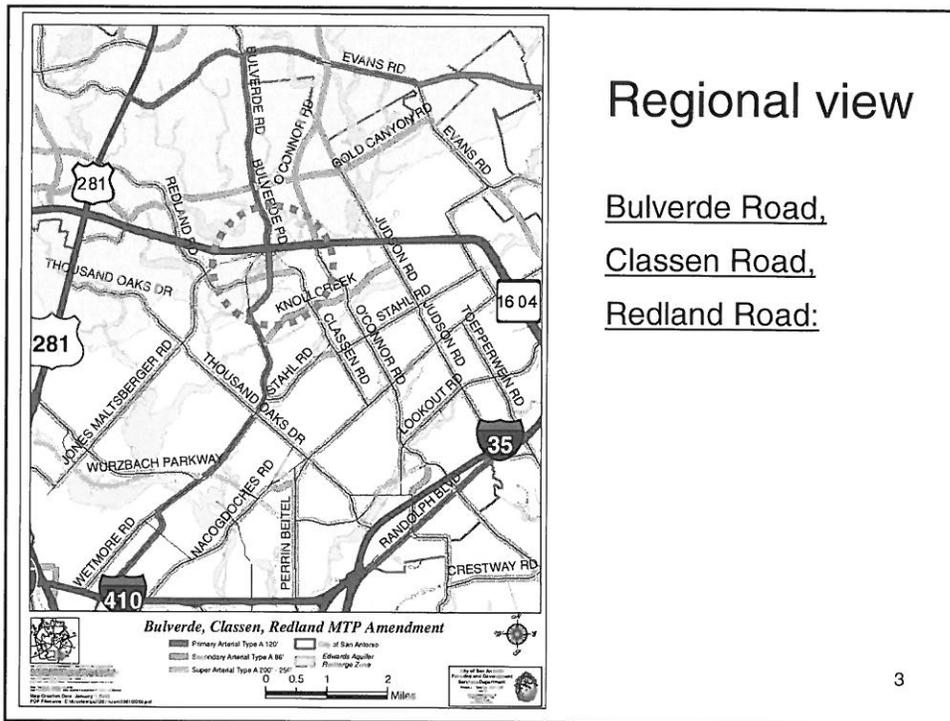
Classen Road,

Redland Road:

- East of HWY 281
- South of Loop 1604

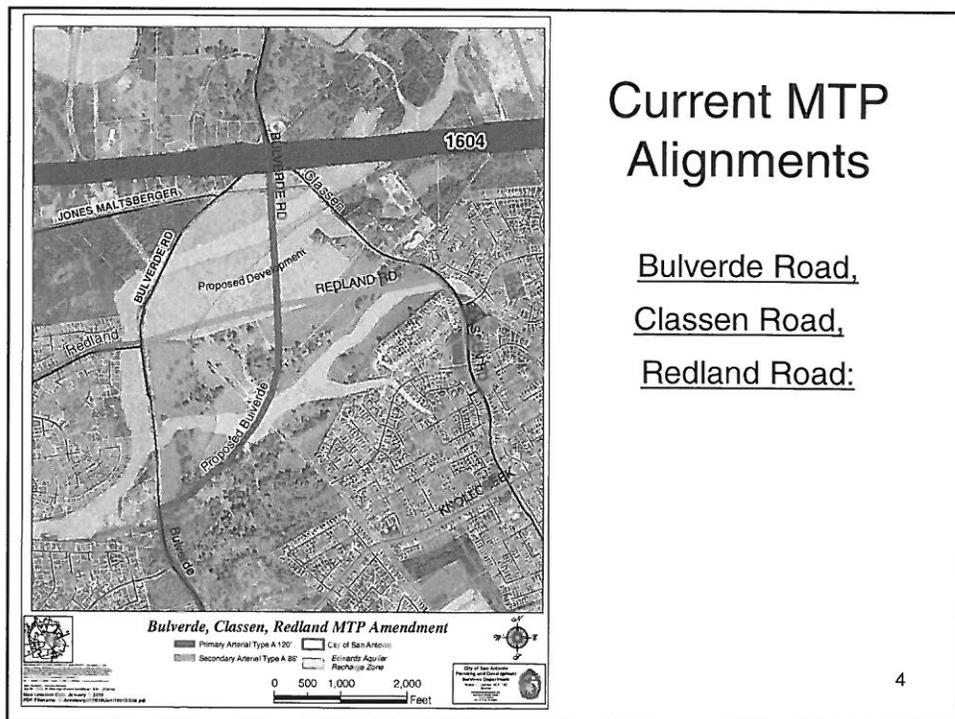
City of San Antonio  
Major Thoroughfare Plan 2010

2



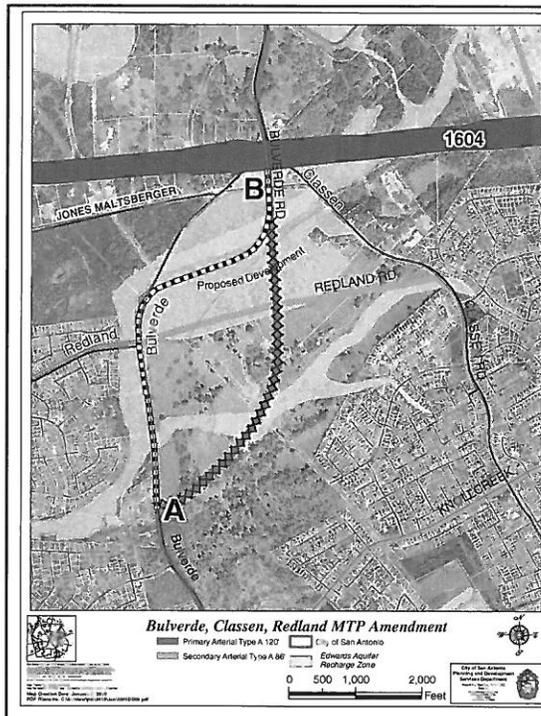
## Regional view

Bulverde Road,  
Classen Road,  
Redland Road:



## Current MTP Alignments

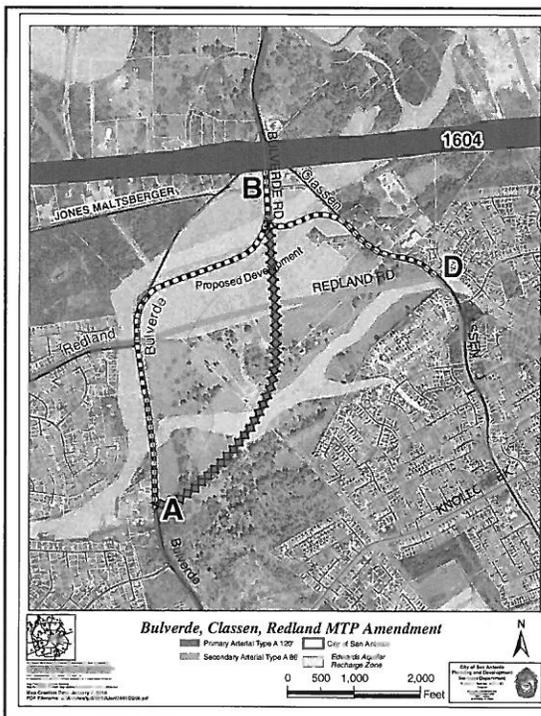
Bulverde Road,  
Classen Road,  
Redland Road:



## Proposed MTP Amendments

- 1) Re-align Bulverde from A to B, Re-designate to Sec. Arterial A
- 2)
- 3)

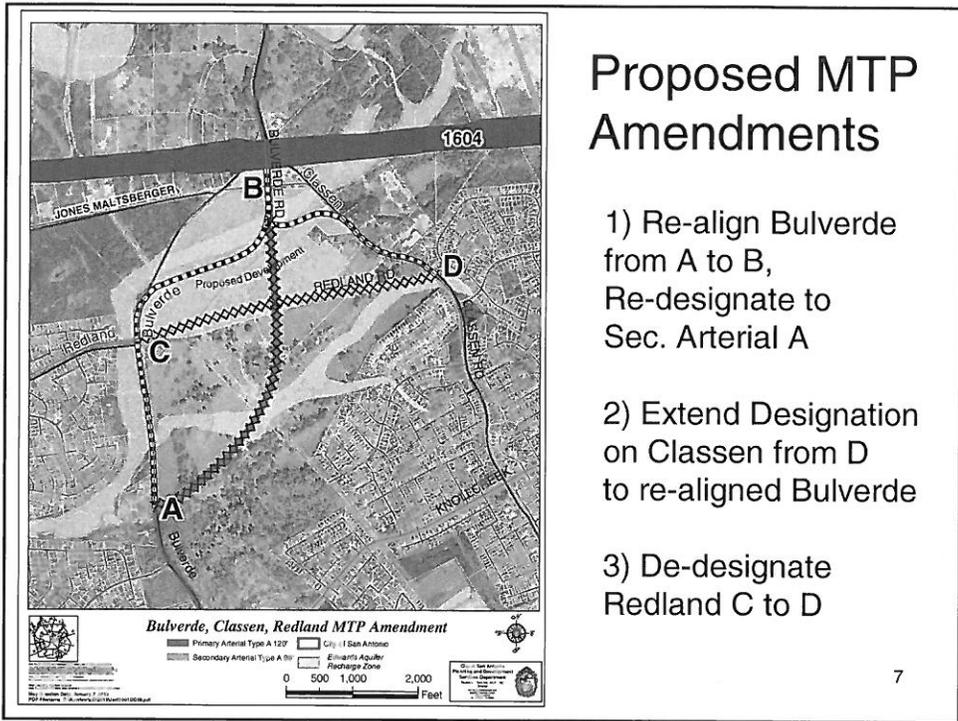
5



## Proposed MTP Amendments

- 1) Re-align Bulverde from A to B, Re-designate to Sec. Arterial A
- 2) Extend Designation on Classen from D to re-aligned Bulverde
- 3)

6



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**Staff and Technical Advisory  
 Committee to the Planning  
 Commission**  
**Recommend  
 Approval**  
 Bulverde Re-alignment and Re-designation  
 Classen Designation Extension  
 Redland De-designation  
 On the MTP

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8

## RESOLUTION NO.

**RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO RE-ALIGN AND RE-DESIGNATE AN EXISTING AND PROPOSED SEGMENT OF BULVERDE ROAD FROM PRIMARY ARTERIAL TYP A (120' RIGHT-OF-WAY) TO SECONDARY ARTERIAL TYPE A (86' RIGHT-OF-WAY); DE-DESIGNATE A PROPOSED SECONDARY ARTERIAL TYPE A (86' RIGHT-OF-WAY) SEGMENT OF REDLAND ROAD; AND EXTEND THE SECONDARY ARTERIAL TYPE A (86' RIGHT-OF-WAY) DESIGNATION ON AN EXISTING AND NEW ALIGNMENT OF CLASSEN ROAD, ALL GENERALLY LOCATED SOUTH OF LOOP 1604, EAST OF HWY 281, AND WEST OF O'CONNOR ROAD.**

**WHEREAS**, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

**WHEREAS**, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

**WHEREAS**, the Planning Commission held a public hearing on September 8, 2010 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to re-align and re-designate an existing and proposed segment of Bulverde Road from Primary Arterial Type A (120' right-of-way) to Secondary Arterial Type A (86' right-of-way) (A to B on Attachment 1); de-designate a proposed Secondary Arterial Type A (86' right-of-way) segment of Redland Road (C to D on Attachment 1); and extend the Secondary Arterial Type A (86' right-of-way) designation on an existing and new alignment of Classen Road (D to proposed Bulverde Road on Attachment 1), all generally located south of Loop 1604, east of HWY 281, and west of O'Connor Road, is herein approved and recommended to the City Council for adoption.

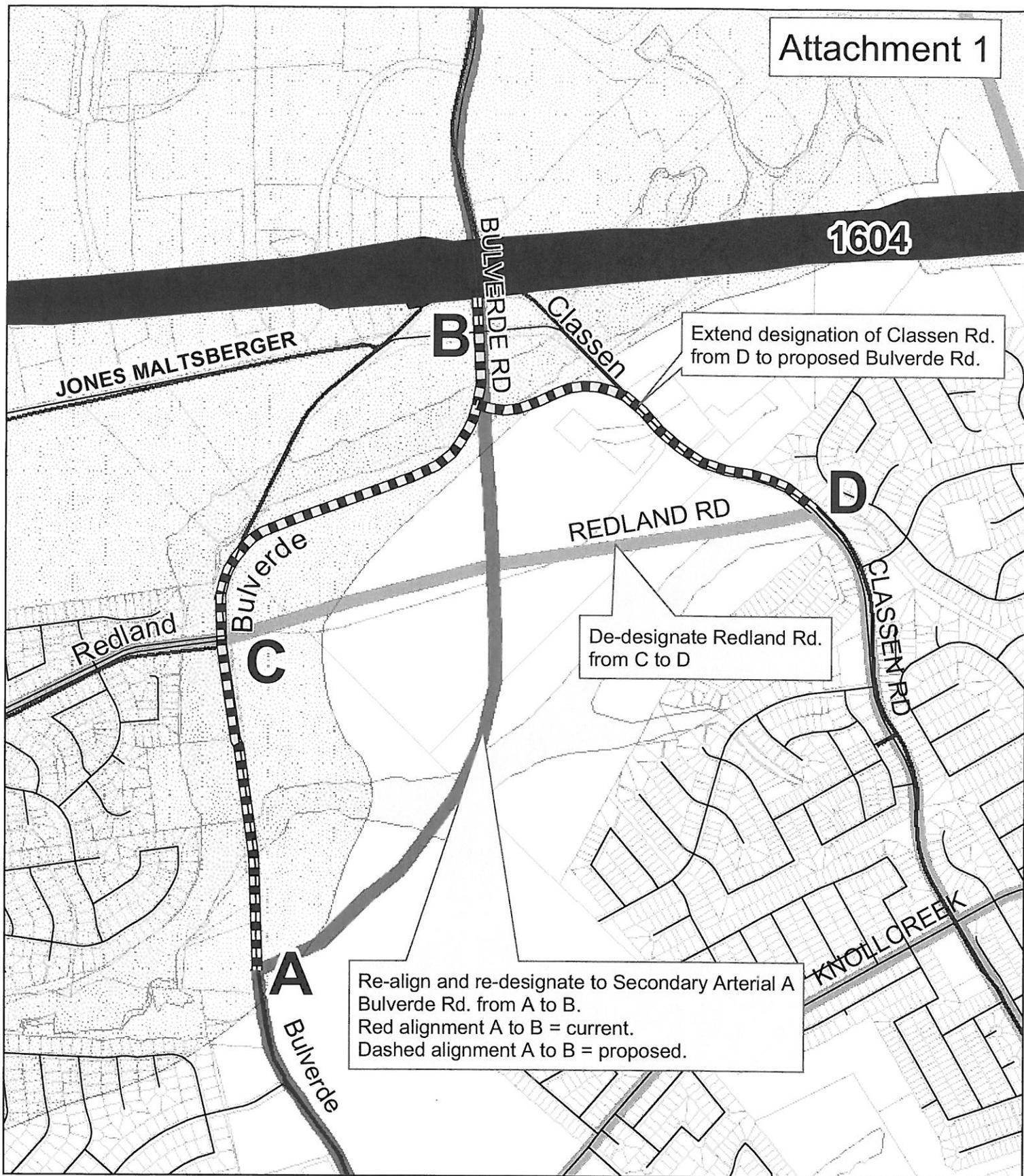
PASSED AND APPROVED ON THIS 8th DAY OF SEPTEMBER 2010.

Approved:

Attest:

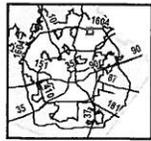
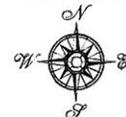
\_\_\_\_\_  
Amelia Hartman, Vice Chair  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



### Bulverde, Classen, Redland MTP Amendment

- Primary Arterial Type A 120'
- Secondary Arterial Type A 86'
- Proposed
- Edwards Aquifer Recharge Zone



City of San Antonio  
 Planning and Development Services Department  
 Director  
 City of San Antonio  
 Planning and Development Services Department  
 Director  
 City of San Antonio  
 Planning and Development Services Department  
 Director

City of San Antonio  
 Planning and Development Services Department  
 Director  
 City of San Antonio  
 Planning and Development Services Department  
 Director



**City of San Antonio Planning and Development Services Department**  
**Plan Adoption Recommendation**

**ITEM # 13** 

Council District: **3 and 4**

City Council Meeting Date: **September 16, 2010**

**Plan Boundaries:**

N: Loop 410

E: Highway 181

S: A Meandering Line Following the City of San Antonio Extraterritorial Jurisdiction

W: Interstate Highway 35

**Plan Area:** 197 square miles

**Population:** Approximately 32,300 (Nielsen Company Claritas 2008 PopFacts)

**Online Draft:** [http://www.sanantonio.gov/planning/south\\_sector\\_plan1.asp](http://www.sanantonio.gov/planning/south_sector_plan1.asp)

Planning Area Boundary – Attachment 1

Future Land Use Plan – Attachment 2

Goals and Objectives – Attachment 3

**Summary:**

The Heritage South Sector planning area has developed a plan under the Comprehensive Planning Program adopted by City Council in 2009. A summary of the plan's goals and objectives can be found in Attachment 3.

Pursuant to §35-420 (e) of the *Unified Development Code* the Plan:

- Identifies goals that are consistent with adopted City policies, plans, and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the neighborhood and is appropriate for consultation and reference as a guide by the City Council, Commissions, and departments for decision-making processes.

At the September 8, 2010, Planning Commission meeting, staff will request a resolution from the Planning Commission to recommend to the City Council that the Heritage South Sector Plan become a component of the City's Master Plan. A public hearing is scheduled at City Council for September 16, 2010. Staff recommends approval.

**Background Information:**

The Heritage South Sector Plan is one of two sector plans to be adopted by the City of San Antonio. In total, seven sector plans are to be developed and adopted by the City of San Antonio to encompass the City's boundaries and its Extraterritorial Jurisdiction (ETJ). The Heritage South Sector Plan represents a partnership of work between the City of San Antonio and the Heritage South Sector Planning Team that spanned approximately seven months. Created by residents, businesses, neighborhood association members, community organizations, property owners, and other interested groups, the Heritage South Sector Plan is a blueprint for action. Through the identification of issues and values, a unified vision for the future with recognized goals and strategies needed to reach its goals have been created. This plan organizes many of the Heritage South Sector stakeholders' ideas into a single document that can be shared with residents, potential community partners, and investors. Although there is no financial commitment for implementation from the City of San Antonio or identified partnering agencies, the Heritage South Sector Plan shall be used as a guide for decision making.

## **City of San Antonio Planning and Development Services Department Plan Adoption Recommendation**

### **Issue:**

The planning effort began in January 2010 and included four public meetings and nine Planning Team meetings held in the community between January and June 2010. Over 190 different individuals from the community attended one or more of the public and planning team meetings to contribute to the planning effort.

Community outreach to inform citizens about the plan was accomplished by several means. The Planning and Development Services Department, together with the area neighborhood association, professional and community organizations and City Council Offices, worked to encourage participation in the sector planning process. Notification of public meetings was sent to more than 450 residents, neighborhood associations, community organizations, business and property owners and other interested citizens. Additionally, well over 200 emails were sent to various email lists. In addition, news releases were sent to local media and meeting notices were also published through the City's social networking sites and publications. A thirty minute television show was produced and run on the City of San Antonio's TVSA channel throughout the month of June. A website, [http://www.sanantonio.gov/planning/south\\_sector\\_plan1.asp](http://www.sanantonio.gov/planning/south_sector_plan1.asp) was created to disseminate information to public regarding the planning process and a source for materials in development of the plan document.

Nine planning team meetings and four public meetings were held between January and July 2010. The first public meeting gave the community stakeholders an opportunity to identify issues and values in the planning area as well as area assets. Through the meetings, the Planning Team, stakeholders and City Staff created a vision statement, goals and strategies for the future desired conditions of the Heritage South Sector. Representatives from City of San Antonio departments and partnering agencies were also given a chance to participate and contribute to the drafting of the plan components. The final stage of the planning process involved an Open House held on June 14 and 19 during which Heritage South Sector community members and stakeholders were invited to review the draft document and submit comments and suggestions.

The City South Community Plan, which was adopted in 2003, exists within the boundaries of the Heritage South Sector Plan and makes up approximately 30% of the plan area. During development of the Heritage South Sector Plan, all the plan elements including the land use plan, vision statement, and goals and strategies of the 2003 City South Community Plan were considered. Given the comprehensive nature of the sector planning process, staff recommends that the Heritage South Sector Plan supersedes the 2003 City South Community Plan.

### **Coordination:**

Review of the Heritage South Sector Plan was coordinated with the following departments: Animal Care Services, Capital Improvement and Management Services, City Attorney's Office, Economic Development, Office of Environmental Policy, Fire, Grants Monitoring and Administration, Office of Historic Preservation, Housing and Neighborhood Services, Library, Metro Health, Parks and Recreation, Police, and Public Works. Additional review and coordination was received from: Alamo Area Council of Governments, Alamo Community College District, Bexar County, Bexar Metropolitan Water District, CPS Energy, Greater and South Chamber of Commerce, San Antonio-Bexar County Metropolitan Planning Organization, Independent School Districts such as East Central, Southside and Southwest, San Antonio Apartment Association, San Antonio Housing Authority, San Antonio Water System, Texas Parks and Wildlife, Texas Department of Transportation, and VIA Metropolitan Transit.

**City of San Antonio Planning and Development Services Department  
Plan Adoption Recommendation**

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

Staff recommends APPROVAL of the Heritage South Sector Plan to be a component of the City of San Antonio Comprehensive Master Plan and to supercede the adopted City South Community Plan.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: September 8, 2010

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: June 25, 2010

Registered Neighborhood Association(s) Notified: 1 total

**Planning and Development Services Department Staff:**

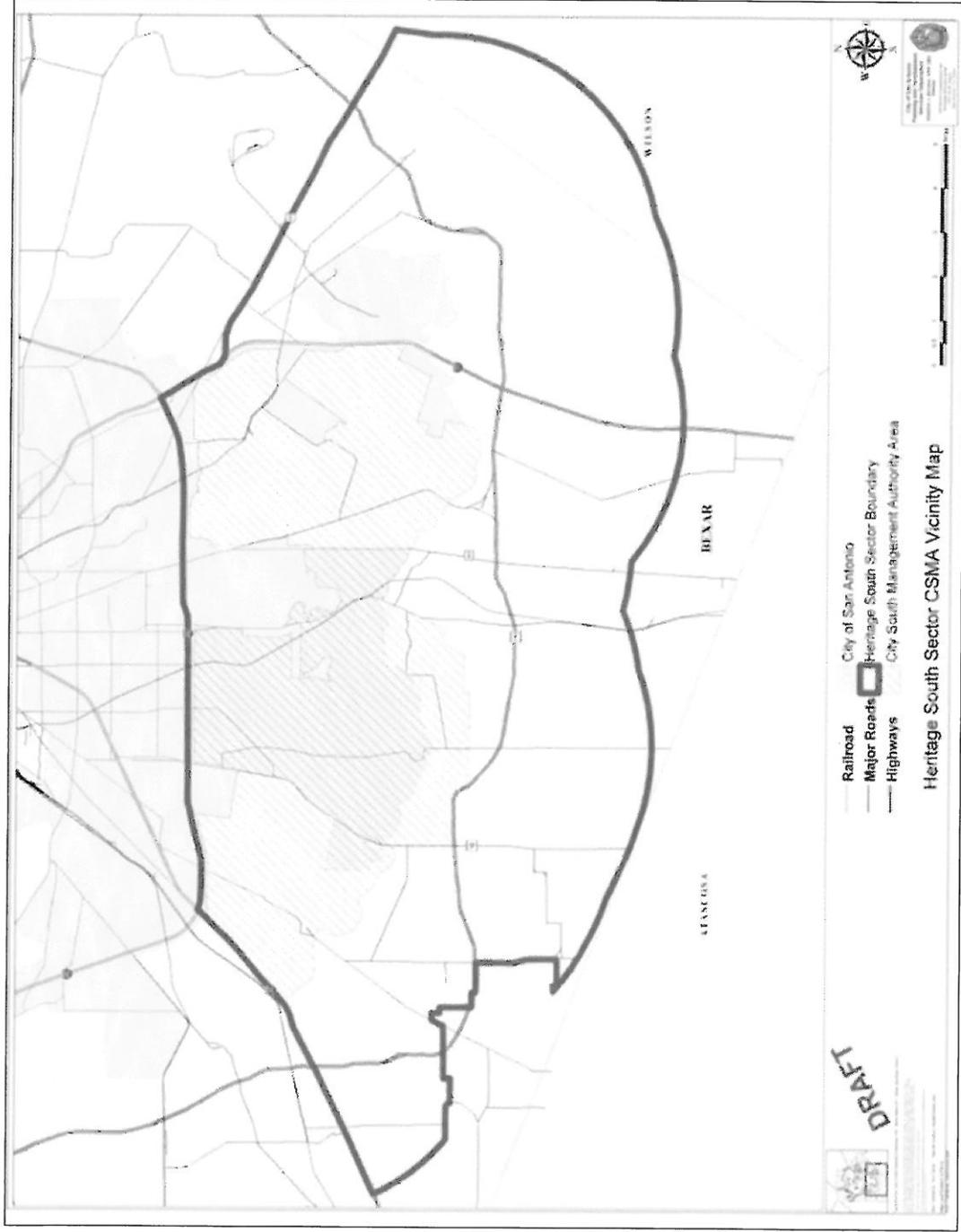
Roderick J. Sanchez, AICP, CBO	Director
Patrick B. Howard, AICP	Assistant Director
Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Planning Manager
Andrea Gilles	Interim Planning Manager

Project Planners:

John Osten	Senior Planner	207-2187
Priscilla Rosales-Pina	Senior Management Analyst	207-7839
Richard E. Martinez	Senior Planner	207-7937
Robert Acosta	Planner	207-0157

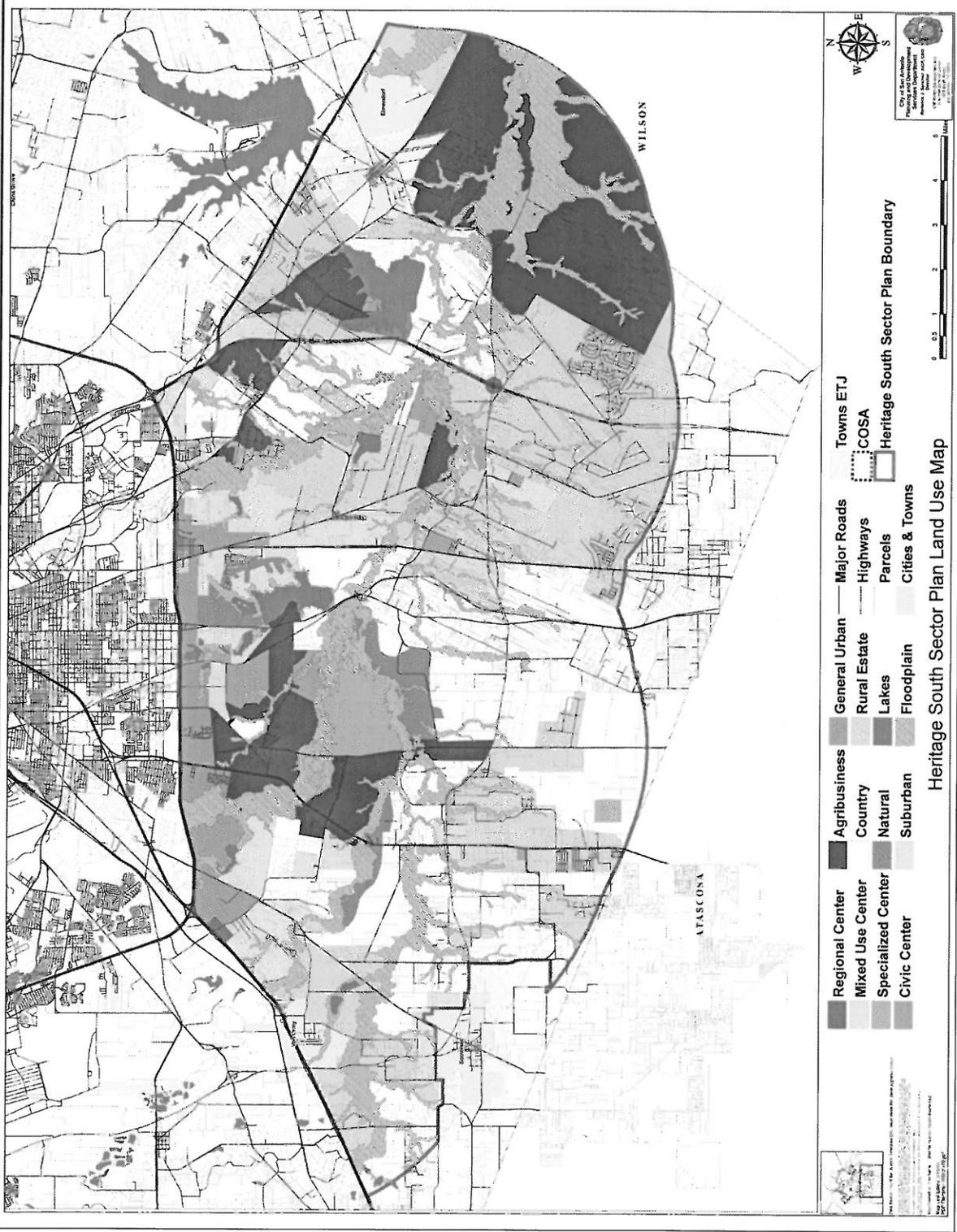
# City of San Antonio Planning and Development Services Department Plan Adoption Recommendation

## Attachment 1: Planning Area Boundary



# City of San Antonio Planning and Development Services Department Plan Adoption Recommendation

## Attachment 2: Land Use Plan



# City of San Antonio Planning and Development Services Department Plan Adoption Recommendation

## Attachment 3: Vision and Goals

The Vision and Goals of the Heritage South Sector Plan are organized around the following elements: Transportation, Utilities and Infrastructure; Housing; Economic Development; Community Services and Facilities; Education; Parks and Natural Resources; Historic Preservation; and Land Use and Urban Design. Below is the Vision and Goals identified for each of the elements.

### VISION STATEMENT

The Heritage South Sector has wide- open spaces composed of South Texas grassland prairies with great potential for sustainable growth for generations, affording the opportunity to enjoy the richness of the area. The community will build upon the foundation of its heritage and ensure a brighter future by:

- Planting seeds of economic development; and
- Integrating the best of urban and rural life through planned development with safe neighborhoods and a premier educational system; and
- Preserving and respecting the history, values, and natural resources of the area.

### **TRANSPORTATION GOALS**

- TRAN-1      A comprehensive circulation system serving local as well as regional needs for existing and future developments within the Southside area.
- TRAN-2      Improved street connectivity within and between neighborhoods, and throughout the community.
- TRAN-3      Residential and commercial areas are walkable and pedestrian friendly.
- TRAN-4      Bicycle network that connects education, housing, natural sites and jobs.

### **UTILITIES AND INFRASTRUCTURE GOALS**

- UTI-1      Utility policies that support land use policies.
- UTI-2      Abundant opportunities for developing renewable energy resources.
- UTI-3      Floodplains maintained as natural drainage ways.

### **HOUSING GOALS**

- HOU-1      An array of housing choices throughout the area with an appropriate mix of densities and housing types.

**City of San Antonio Planning and Development Services Department  
Plan Adoption Recommendation**

HOU-2 Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.

**ECONOMIC DEVELOPMENT GOALS**

ED-1 Advance goals of Mission Verde relative to “green” jobs and industries.

ED-2 TAMU-SA is used as a resource and catalyst for workforce development.

ED-3 Agribusinesses with high technology and research in the Heritage South Sector.

ED-4 Eco-tourism as an economic generator.

ED-6 Market Heritage South as a business friendly environment.

**COMMUNITY FACILITIES GOALS**

COM-1 Multi-purpose community centers through public-private and non-profit partnerships.

COM-2 A public that has access to information relevant to municipal services and responsibilities.

COM-3 Community resources between local school districts, surrounding municipalities, Bexar County, quasi-public and private entities in Heritage South Sector that are coordinated and clustered

COM-4 The Heritage South Sector is served by community services including emergency and public safety services.

**EDUCATION GOALS**

EDU-1 Growth of the Texas A & M University –San Antonio (TAMU-SA) campus.

EDU-2 Expansion of the role of community colleges, private and public university and other higher education institutions including Texas A & M University- San Antonio (TAMU-SA) and Alamo Community College District in the Heritage South Sector community.

EDU-3 Higher -educational institution programs in the Heritage South Sector that support workforce development and the targeted job needs.

EDU-4 Strong community public schools and partnerships (pre-kindergarten to 12<sup>th</sup> grade education) in the Plan area.

**City of San Antonio Planning and Development Services Department  
Plan Adoption Recommendation**

EDU-5            Coordination between the local public school districts, utility providers, local governments, municipalities and developers in the Plan area.

**PARKS AND NATURAL RESOURCES GOALS**

NAT -1           Preserve Medina and San Antonio Rivers, and continue to support linear parks.

NAT -2           Promote the Land Heritage Institute Master Plan.

NAT-3           Support Mitchell Lake Audubon Center as a wildlife resource.

NAT-4           Preserved natural resources, parks and open spaces.

NAT-5           An interconnected system of parks, open spaces and hike and bike greenways.

**HISTORICAL PRESERVATION RESOURCES GOALS**

HP-1            Preserve and promote historic sites, trails and cultural heritage.

HP-2            Provide links between historic sites.

**LAND USE AND URBAN DESIGN GOALS**

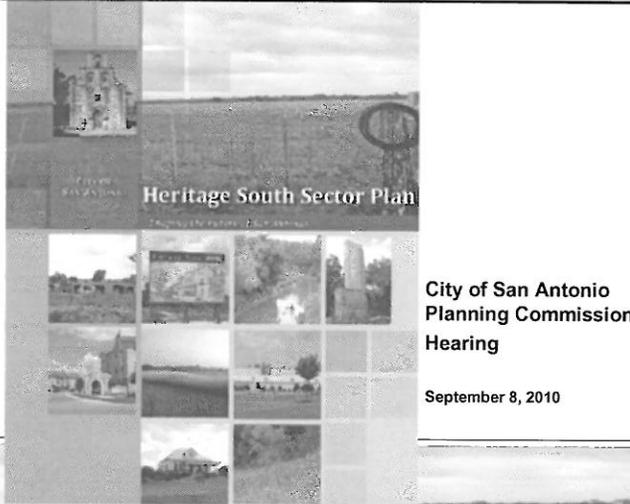
LU-1            Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.

LU-2            Design guidelines for non-residential uses to encourage compatibility of adjacent properties.

LU-3            Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.

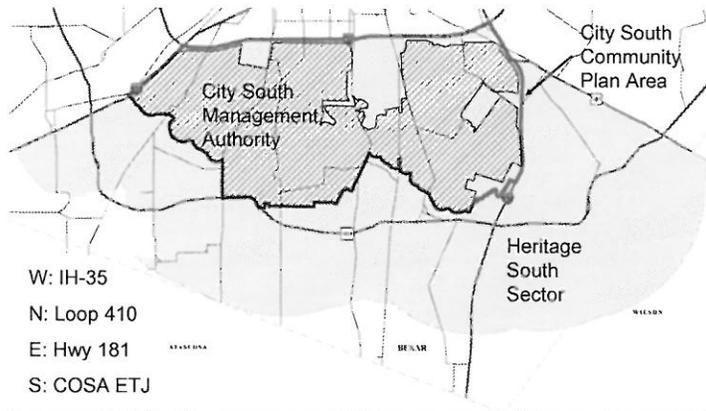
LU-4            Establishment of districts through which the unique qualities of the area are protected.

LU-5            A community that applies sustainable development patterns and principles.

	 <p>Heritage South Sector Plan</p> <p>City of San Antonio Planning Commission Hearing</p> <p>September 8, 2010</p>
 <p>CITY OF SAN ANTONIO</p>	<p><b>Heritage South Sector Plan</b></p> <p><i>Shaping the Future of San Antonio</i></p>

	<p><b>Why Prepare Heritage South Sector Plan?</b></p> <ul style="list-style-type: none"> <li>• A unified vision for the City &amp; ETJ</li> <li>• 30+% population growth City-wide over next 25 years</li> <li>• Informed decision making</li> <li>• Foundation for public investments</li> </ul>
 <p>City of San Antonio</p>	<p><b>Heritage South Sector Plan</b></p>

## Boundaries



Heritage South Sector Plan



## Public Involvement Process

- 42 Member Planning Team (9 Meetings)
- Public Meetings (4 Meetings)
  - Postcards and Flyers
  - Emails (200+ Per Meeting)
- City South Management Authority Board and Subcommittee Briefings
- County Commissioners Briefing
- 57 Member Technical Committee
- Planning Commission Briefings/Hearing
- Press Releases
- TV coverage by Media
- TVSA Show



Heritage South Sector Plan



## Heritage South Sector Vision Statement

The Heritage South Sector has wide open spaces composed of South Texas grassland prairies with great potential for sustainable growth for generations, affording the opportunity to enjoy the richness of the area. The community will build upon the foundation of its heritage and ensure a brighter future by:

- **Planting** seeds of economic development; and
- **Integrating** the best of urban and rural life through planned development with safe neighborhoods and a premier educational system; and
- **Preserving** and respecting the history, values, and natural resources of the area.



Heritage South Sector Plan

## Updates Since June 19 Public Meeting

- Land Use Descriptions/Designations
- Simplified Strategies
- Priority List of Strategies
- Potential Partners List



Heritage South Sector Plan

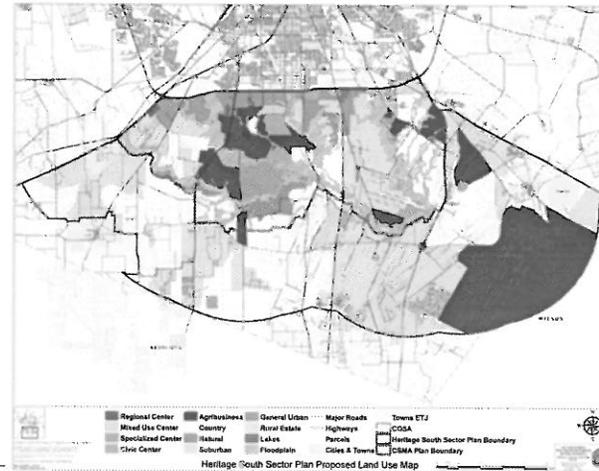
## Plan Elements

- Transportation
- Utilities & Infrastructure
- Housing
- Economic Development
- Community Facilities
- Education
- Parks and Natural Environment
- Historic Preservation
- Land Use & Urban Design



Heritage South Sector Plan

## Heritage South Sector Proposed Land Use Plan



Heritage South Sector Plan

**Staff Recommendation:**

Staff recommends that the Heritage South Sector Plan be forwarded to City Council for adoption as a component of the City's Master Plan

City South Management Authority Board recommended approval on August 12, 2010

Tentative City Council Public Hearing:  
September 16, 2010



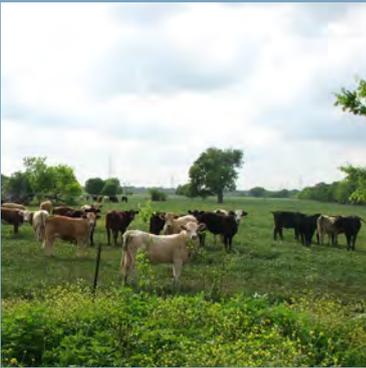
Heritage South Sector Plan

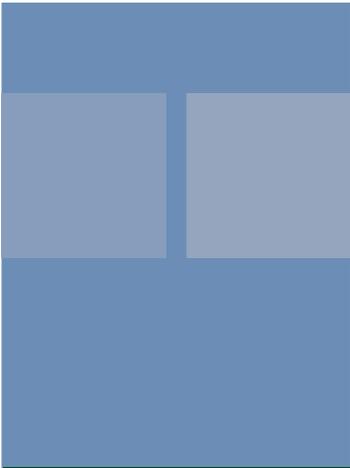


CITY OF  
SAN ANTONIO

# Heritage South Sector Plan

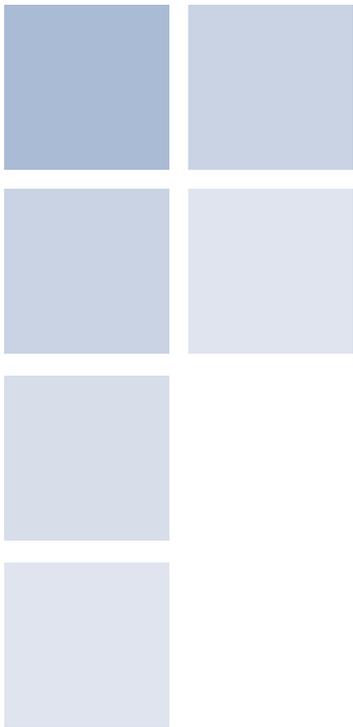
*Shaping the Future of San Antonio*





# Heritage South Sector Plan

*Shaping the Future of San Antonio*



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## Foreword

By 2035, Bexar County is projected to have a population of approximately 2.1 million residents. This represents over half a million new residents added to the San Antonio area as forecasted by the San Antonio - Bexar County Metropolitan Planning Organization over the next 25 years. Accommodating this growth in a sustainable manner will require the collective efforts of all who have a stake in the planning area's future:

- *Developers, who want to satisfy market demand for residential units, and retail, office, and industrial space;*
- *Companies, who want to locate or expand to a strong community that provides a high quality of life for their employees;*
- *Citizens, who want efficient transportation system, safe neighborhoods, quality schools, and job opportunities; and*
- *Public and private utility and service providers, who utilize this blueprint to guide their forward planning needs and service investments.*

The Sector Plan as a strategic instrument is one of several key planning tools that promote a community fabric that is vibrant, attractive and valued. The Heritage South Sector Plan is one of seven sector plans in the City, and contributes, in a unique way, to a prosperous San Antonio region. This sector plan was developed through a collaborative process that enabled individuals and organizations to share views about current community conditions and to work together to set future priorities. While market, physical and environmental factors impact continuing growth, this planning process has addressed a full array of key issues related to transportation, utilities and infrastructure, economic development, housing, community facilities and services, education, parks and natural resources, historic preservation, and land use.



*Horses on a farm near Jett Rd.*

Consistent with the Comprehensive Master Plan Policies, the Sector Plan reflects a long-term outlook over the next 25 years. While the Comprehensive Master Plan Policies offer general guidance for growth and development within the metropolitan region, the Sector Plan provides specific strategies and recommendations that address the unique needs within its defined sub region.

The Sector Plan has been crafted to allow flexibility to address changes in community circumstances and priorities that may occur over time. Although this document reflects outcomes of extensive community dialogue, continued effort will be needed to achieve the vision and supportive strategies. Ongoing community assistance will be required for successful strategy implementation.

**Table of Contents**

Foreword . . . . . i

Executive Summary . . . . . iv

**Chapter 1: Planning Into Practice . . . . . 1**

**Chapter 2: Heritage South Sector Planning Area . . . . . 7**

**Chapter 3: Heritage South Sector Plan Elements . . . . . 13**

    Transportation . . . . . 14

    Utilities and Infrastructure . . . . . 16

    Housing . . . . . 18

    Economic Development . . . . . 20

    Community Facilities and Services . . . . . 22

    Education . . . . . 24

    Parks and Natural Resources. . . . . 27

    Historic Preservation . . . . . 30

    Land Use and Urban Design . . . . . 32

**Chapter 4: City South Community Plan . . . . . 46**

**Chapter 5: Action Plan . . . . . 50**

**Appendix**

## List of Figures, Tables and Charts

Figure 1-1: Heritage South Sector Plan Role in the Development Process . . . . .	4
Figure 1-2: CSMA Vicinity Map. . . . .	5
Figure 1-3: CSMA Development Process. . . . .	6
Figure 2-1: Heritage South Sector Regional Location . . . . .	8
Figure 2-2: Heritage South Sector Profile . . . . .	9
Figure 3-1: Suitability and Master Development Map . . . . .	42
Figure3-2: Sector Land Use Plan. . . . .	43
Figure 4-1 City South Community Plan Map. . . . .	46
Figure 4-2: CSMA Boundaries Map. . . . .	48
Figure 5-1: Prioritized Strategies . . . . .	50
Figure 5-1: Heritage South Sector Action Plan . . . . .	52

## Executive Summary

The Heritage South Sector Plan is intended to be a guide for everyone involved in making the planning area a great place to live, work and play. The plan will be used by City staff in recommending the appropriate land use designations for specific areas of the Heritage South Sector, assist the development and real estate community in understanding the desired future development or outcomes for specific areas, and aid the Planning Commission and City Council in evaluating the merits of development proposals and capital investment within specific areas.

Through the implementation of this document, the Sector Plan will provide an overall vision to achieve the community's shared values. Recommended

goals and strategies are presented to guide transportation, housing, economic development, community facilities, education, parks and natural environment, historic preservation, and land use. An action plan identifies the proposed partnerships, funding, and time line to ensure this plan achieves the desired outcome supported by the many residents, workers and others with a stake in the continued success and prosperity of the Heritage South Sector.

The vision for the Heritage South Sector is built on the key issues and values identified by stakeholders.

## Heritage South Sector Vision Statement

*The Heritage South Sector has wide-open spaces composed of South Texas grassland prairies with great potential for sustainable growth for generations, affording the opportunity to enjoy the richness of the area. The community will build upon the foundation of its heritage and ensure a brighter future by:*

**Planting** seeds of economic development;

**Integrating** the best of urban and rural life through planned development with safe neighborhoods and a premier educational system; and

**Preserving** and respecting the history, values, and natural resources of the area.

## Document Organization

The Heritage South Sector Plan is divided into six chapters: Planning Into Practice, Heritage South Sector Planning Area, Sector Plan Elements, City South Community Plan, Sector Action Plan, and Appendix. The following is a brief overview of the contents of each chapter.

- **Chapter 1, Planning Into Practice** provides an introduction and context for the Heritage South Sector Plan. It discusses the relationship of the Heritage South Sector Plan to the City's Comprehensive Plan and its role in the development process.
- **Chapter 2, Heritage South Sector Planning Area** restates the vision for the Heritage South Sector, provides a description of the boundary, and the existing profile of the planning area.
- **Chapter 3, Sector Plan Elements** provides information for the various elements included as part of the Heritage South Sector Plan. A brief discussion of the existing conditions in relation to the key issues provides a foundation for the goals and strategies. Several of the elements also contain supportive maps and guidelines to communicate the intentions for compliance. The nine Plan Elements are organized and summarized as follows:
  - Transportation
  - Utilities and Infrastructure
  - Housing
  - Economic Development
  - Community Facilities
  - Education
  - Parks and Natural Environment
  - Historic Resources
  - Land Use and Urban Design



Example of flora found at Mitchell Lake

- **Chapter 4, City South Community Plan** provides a summary of the City South Community Plan and describes the role of the City South Management Authority.
- **Chapter 5, Heritage South Sector Action Plan** provides a listing of strategies and entities identified to undertake each strategy in order to implement the sector plan's goals over the next 5 - 10 years.
- **Appendix** provides supplemental material for the Heritage South Sector Plan, including Acknowledgements, Public Involvement Process, Planning Area Profile, Glossary, CSMA Resolution, Planning Commission Resolution, City Council Ordinance.

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# Chapter 1

## Planning Into Practice



# CHAPTER 1: Planning Into Practice

*Shaping the Future of San Antonio*

Putting plans into practice is an important step in order to ensure that the goals and strategies are still as relevant today as when they were initially proposed. The strategies that correspond to each of the goals are identified in the Action Plan table in Chapter 5. Items that are not identified in the action plan table are guided by the Sector plan goals and strategies.



*Mission De Lago Subdivision view from Mitchell Lake*

## Relationship Between Plans

**S**ector plans are a new addition to the City's planning toolbox. Sector plans, neighborhood plans, community plans, and several functional city-wide plans are adopted as components of the City's Comprehensive Master Plan. The City's Comprehensive Master Plan Policies document, which was adopted in 1997, provides all-encompassing, broad long-range goals and policies to guide decision making and evaluation of City programs and initiatives. City-wide Functional Plans

focus on whole areas or systems, such as the environment, transportation, and parks. A sector plan is a long-range guide for the future growth, conservation, and redevelopment of physical aspects on a sub-regional level. Community plans are generally developed for areas with a population greater than 10,000 people and include multiple neighborhoods. Neighborhood plans generally cover a smaller area and may include at least one neighborhood unit. When proposing a project, applicants need to know which plan applies to them, and how their project is consistent with that plan.

By virtue of the plan adoption process, all proposed projects must be determined consistent with the Comprehensive Master Plan as the initial condition for approval. It is recommended that all adopted sector, community and neighborhood plans be consulted for context regardless of project scale. In the case of future land use recommendations, the most specific plan (neighborhood, community or sector plan) should be consulted. A neighborhood plan may be more specific than a community plan; a community plan may be more specific than a sector plan. Where a neighborhood or community plan does not currently exist, then the Sector Plan should be consulted.

All of the City's plans are vital to understanding the connective vision and desires of area stakeholders. The investment of time in reviewing plans that are focused on different geographic scales and topics offers an enhanced understanding of area conditions and issues to support an informal application submittal.

## Development Process

**W**hen a contractor, builder or property owner applies for a building permit, the first step in the development process is to review the zoning standards (if any) that apply to the property. Zoning districts detail what types of uses are permitted on the site as well as regulations for standards such as height and building location. The Texas Local Government Code allows cities and towns to adopt zoning regulations in order to protect and promote the health, safety, and general welfare of the public. Most Texas counties do not have zoning enforcement authority, unless expressed in Texas Legislation. Texas counties (over 250,000 population) may extend and enforce fire codes in the extraterritorial jurisdiction (ETJ). The County Fire Marshall's Office will issue building permits for structures in the ETJ that comply with the fire codes. In addition, municipalities may extend subdivision, irrigation, scenic corridors, and signs/billboards regulations and nuisance ordinances in the ETJ.

If the current zoning allows for the property or structure on the property to be occupied, developed, renovated, or expanded for a proposed project, then permits may be issued as long as the proposal meets the building and zoning requirements detailed in the Unified Development Code (UDC). The following examples are for demonstrative purposes only.

**For example:** A property owner proposes to build a small office building on a parcel that is zoned Neighborhood Commercial (NC). City Planning and Development Services Department staff determines that the building plans are consistent with the

NC zoning district and a zoning change is not required for the proposed use. Permits for the small office are issued to the property owner or contractor to construct and operate the office building after approval of review and inspections as identified in the UDC.



Rosemont Apartments on Moursand Rd.

In cases where the current zoning does not allow for the proposed project or development, the property owner or a designated representative may apply for a zoning change. The applicable land use plan (i.e. sector, neighborhood or community) will be reviewed when an application is made to change the current zoning. If the request is inconsistent with the land use plan, the request cannot be approved unless an amendment is made changing the land use designation to one which is consistent with the proposed zoning change see **Figure 1-1, Heritage South Sector Plan Role in the Development Process.**

**For example:** A property owner has a parcel that is currently zoned Residential Single-Family (R-6) in the Suburban Tier land use designation. The property owner is requesting a zoning change to General Commercial (C-3) in order to construct a large commercial outlet store. The Suburban Tier land use designation describes low density residential with scattered

commercial uses that are supported at the community or neighborhood level. The highest commercial use that the Suburban Tier corresponds to is (C-2). Therefore, the zoning change request is determined to be inconsistent with the land use plan. In order for the property owner to be approved for the C-3 zoning, the sector land use plan must be amended from the Suburban Tier to the Regional Center land use designation. The Regional Center land use designation is characterized as power center which includes a mix of multifamily residential uses and big box retail stores.

## City South Management Authority (CSMA) Development Process

**I**t is important to note that within the City South Management Authority (CSMA) boundaries (Please refer to shaded area in the CSMA Vicinity Map, Figure 1.2), there are existing land use plan and zoning regulations.

The CSMA Board has a role of providing recommendations regarding land use to the City Council. The Board also provides recommendations regarding zoning changes to the City Council for areas located within the CSMA boundaries and City limits. For areas within CSMA boundaries but outside the City limits, the CSMA Board has the jurisdiction for approving or denying zoning change requests. Figure 1.3 outlines the development process within the CSMA boundaries.

Approximately one-third of the CSMA area is located within the City limits, and approximately two-thirds of the CSMA area falls outside of the City limits.

**Figure 1-1: Heritage South Plan Role in the Development Process**

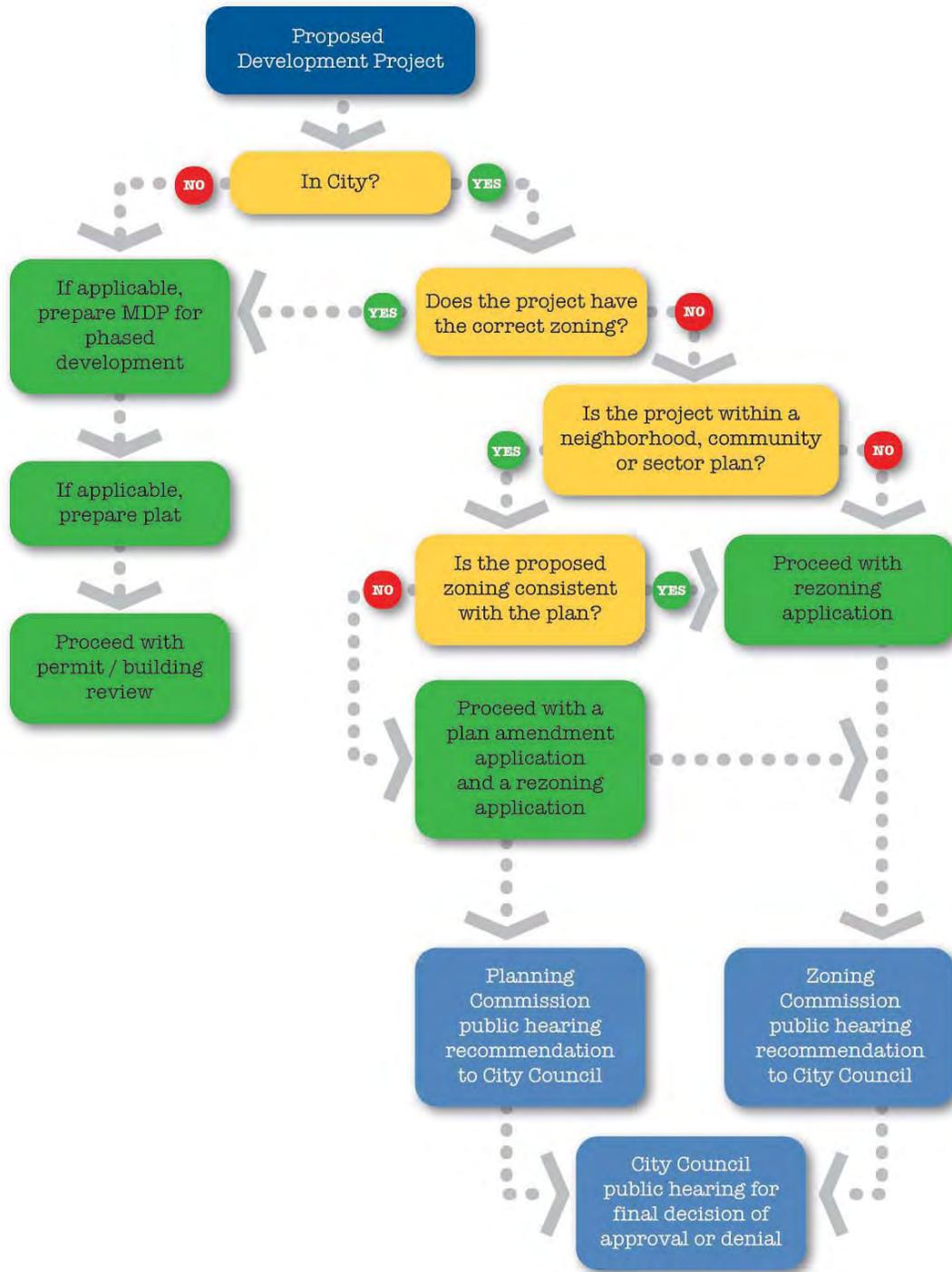


Figure 1-2: CSMA Boundaries

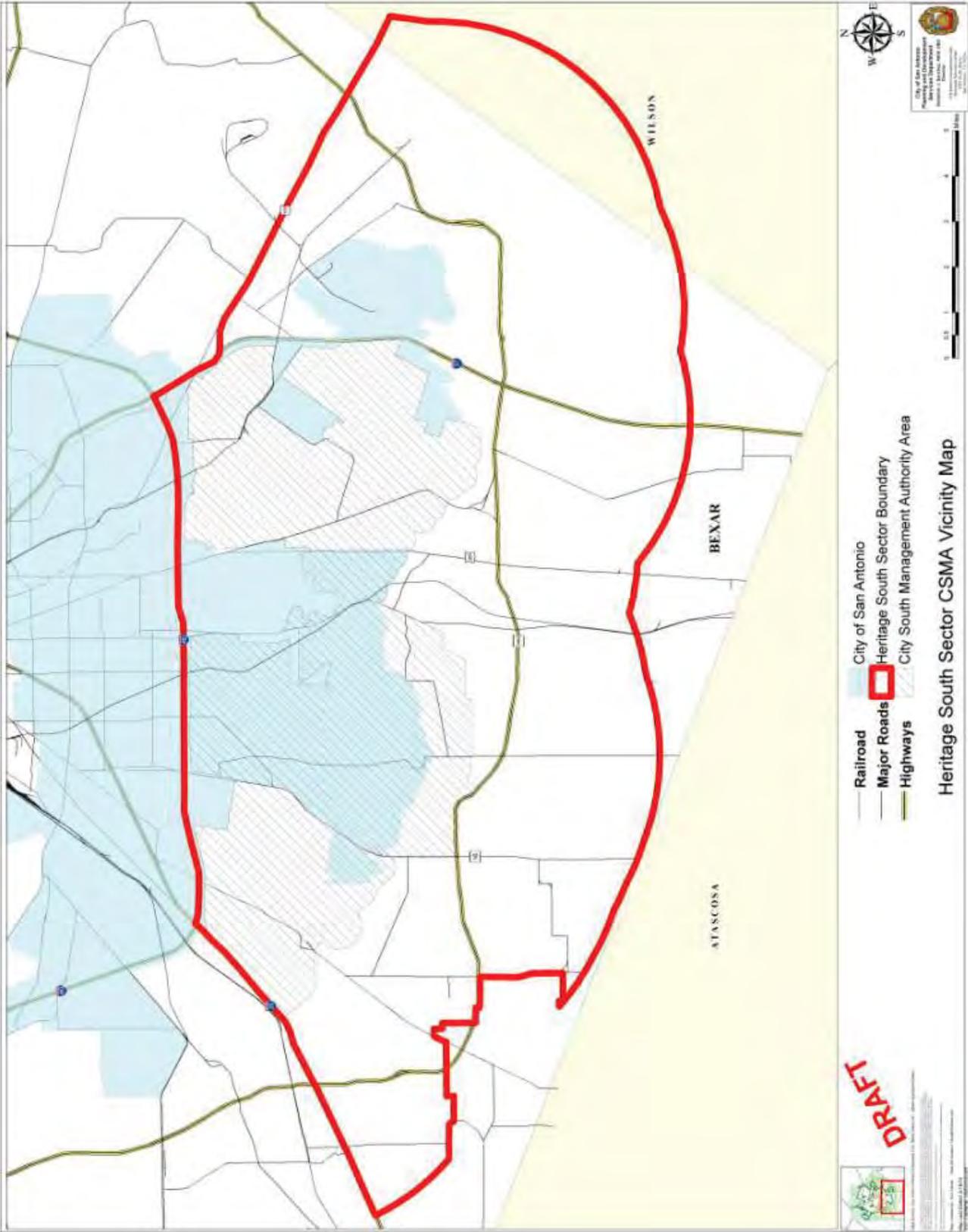
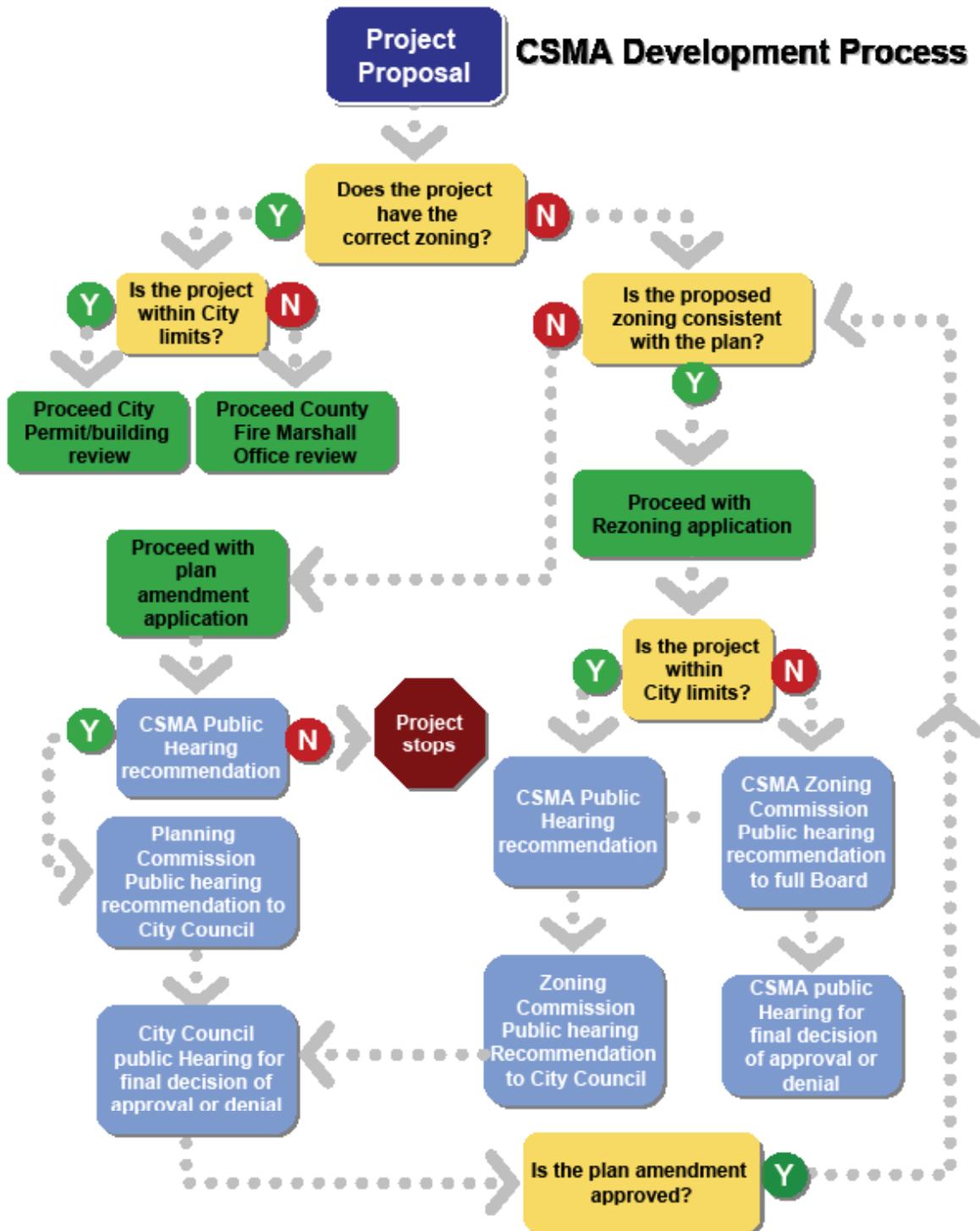


Figure 1-3: City South Management Authority Development Process



Chapter 2  
Heritage South Sector Planning Area



# CHAPTER 2: Heritage South Sector Planning Area

*Shaping the Future of San Antonio*

This chapter provides a foundation for the other nine sector plan elements which are introduced in Chapter 3, page 19. This information includes:

- *Plan Boundary*
- *Profile at a Glance*
- *Vision*
- *Goals and Strategies Overview*

## Plan Boundary

The Heritage South Sector is one of seven planning sectors in the City. It is comprised of approximately 126,080 acres or 197 square miles of land. The Heritage South Sector surrounds the incorporated communities of Von Ormy and Elemendorf, and abuts Somerset. The Heritage South Sector is generally bounded by Loop 410 to the north; I-35 to the west; Hwy 181 to the east; and the extraterritorial jurisdiction (ETJ) boundary to the south. (See Figure 2.1)

The planning area includes unincorporated land within Bexar and Wilson Counties that comprise a portion of the City's Extraterritorial Jurisdiction (ETJ). The Texas Legislature has designated the ETJ for planning, extension of certain ordinances, and for annexation.

Given that there is no zoning or land use authority in the ETJ or County with the exception of the CSMA area, adherence to planning recommendations for these areas is voluntary. If annexation were to occur in

the future, then additional municipal codes and regulations would extend into these areas.

## Profile at a Glance

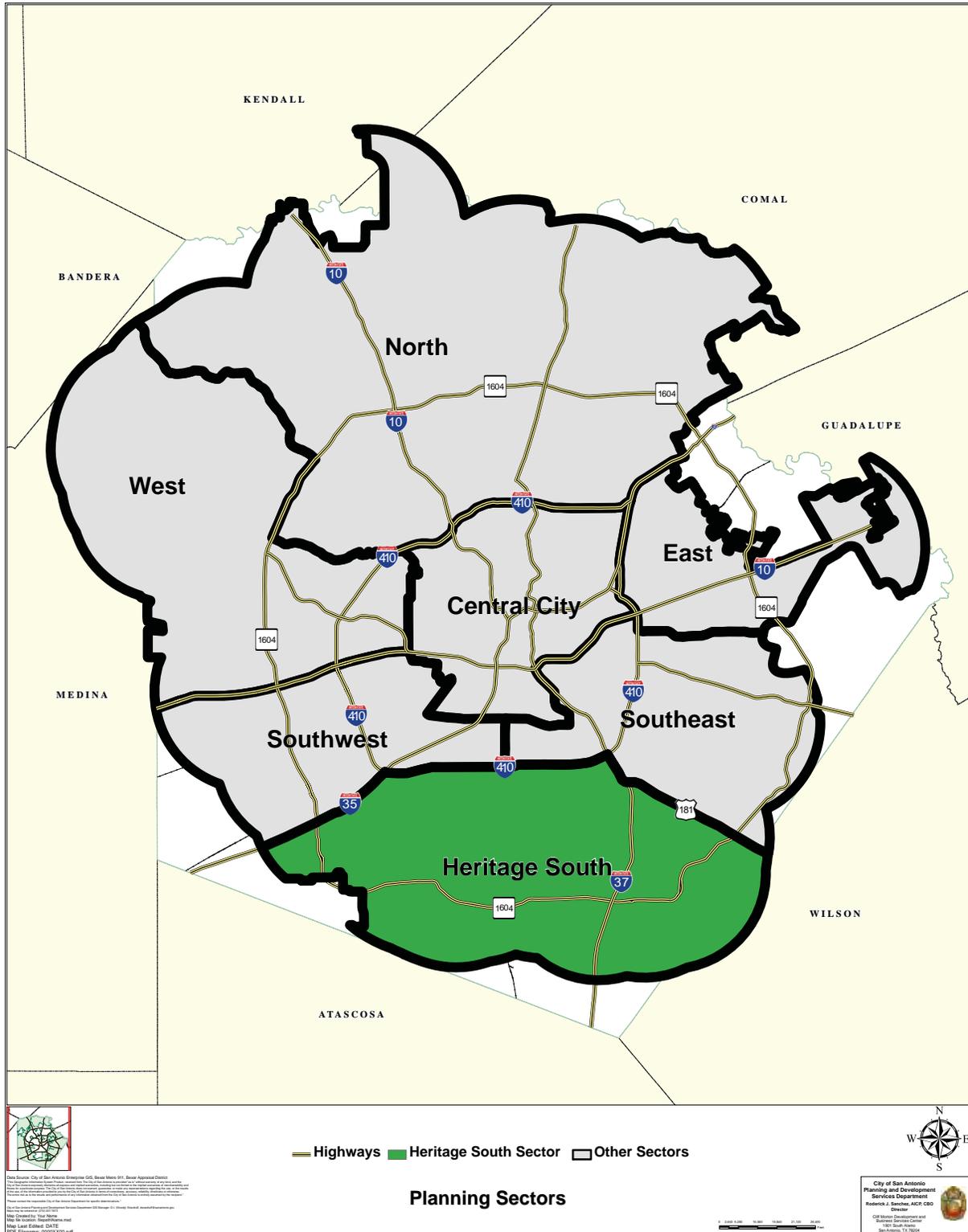
The current socioeconomic characteristics of the planning area present both challenges and opportunities for development in the planning area.

An extended profile of the planning area is in Appendix B, Area Profile/Demographics. Key facts of the planning area are summarized in **Figure 2-3**.



*Picnic spot along the Medina River Greenway*

**Figure 2-1: Heritage South Vicinity**



**Figure 2-2: Heritage South Boundary and Quadrants**



**Figure 2-3: Heritage South Sector Profile**

Planning Area Facts ( 2008)	
Size of the Sector:	197 Sq. Mi. (gross)
Population:	32,253
Employed:	12,623
Median Age:	30.5 years
Ethnicity:	White (19%) Hispanic/Latino (78.1%) Black/African American (1.2%) Native American (0.4%) Asian (0.5%) Other (0.8%)
Education:	Bachelors (4.5%) Masters (1.2%)
Median Household Income:	\$38,000
Median Housing Value:	\$110,000

Source: U.S. Census, Claritas, January 2010

## Vision

**D**uring the course of the Sector planning process, a series of Sector Planning Team and Public meetings were conducted. Several meetings were dedicated to identifying issues, values, and assets with stakeholders in the planning area. An issue is an item of concern needing to be addressed, and a value is a physical asset or existing quality of the community that is important. Assets were also identified and located within the planning area through a mapping exercise. The resulting map and issues and values are contained in the Appendix of

the document. This process helped to identify what the community and stakeholders consider to be important in the Sector, and the areas that they felt needed improvement to achieve the community's desired direction. One of the objectives of this issue and value identification and prioritization process was to develop and gain community support for an overarching Vision Statement for the Heritage South Sector.

Through this planning process, stakeholders identified the rich natural, archeological and historic resources as valuable assets. The stakeholders thought that the "Heritage South" name captured the essence of the planning area.

### Heritage South Sector Vision Statement

*The Heritage South Sector has wide-open spaces composed of South Texas grassland prairies with great potential for sustainable growth for generations, affording the opportunity to enjoy the richness of the area. The community will build upon the foundation of its heritage and ensure a brighter future by:*

**Planting** seeds of economic development;

**Integrating** the best of urban and rural life through planned development with safe neighborhoods and a premier educational system; and

**Preserving** and respecting the history, values, and natural resources of the area.



Mission Espada



Ranch in the Heritage South Planning Area

## Goals and Strategies Overview

The creation of realistic and interrelated strategies is based on the identification of goals that correspond with identified issues, values and community assets expressed by the community during the planning process. Goals and strategies communicate a common understanding of the broad range of plan elements that guide community development activities within the planning area.

**Goal:** A broad, flexible, long range aim that achieves the desired result.

**Strategy:** A succinct statement that prescribes a course of action to implement its respective goal.

The intent of these Goals and Strategies is to provide a common reference point for informed decision making for all residents, business owners, property owners, public entities and development interests to plan their respective actions. The Goals and Strategies are presented within each of the plan elements in Chapter 3.



*Heritage South Sector Planning Team Meeting*



*Heritage South Sector Planning Team Meeting*

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## Chapter 3 Sector Plan Elements

# CHAPTER 3: Heritage South Sector Plan Elements

*Shaping the Future of San Antonio*

The Sector Plan Elements Chapter provides guidance for elected and appointed decision makers to promote quality growth in the Heritage South Sector. This Chapter is presented in the following nine sections:

- *Transportation*
- *Utilities and Infrastructure*
- *Housing*
- *Economic Development*
- *Community Facilities*
- *Education*
- *Parks and Natural Environment*
- *Historic Resources*
- *Land Use and Urban Design*

Each section is organized in a standard approach to foster ease of reference. This standard approach is identified and summarized below:

- **Overview** - Provides background information and describes several key issue areas.
- **Goals and Strategies** - Provides the guiding statements to manage future growth in the Heritage South Sector



SAPD Police Storefront on Jordanton-Poteet Hwy



Gallardo Elementary (SISD)

# Transportation

Planning for transportation is important to accommodate future growth in the area. While several major roadways serve the area, the interior of the Heritage South Sector is currently comprised of mostly rural roads with few mass transit options. There is a desire for a more comprehensive transit system. It is envisioned that a system will exist with travel options for automobiles, pedestrians, bicyclists, and people of all abilities, with ample east-west arterials and a high degree of connectivity between places in which people live, work, and play. To accomplish this general picture of the future, the following goals and strategies were developed.



University Boulevard Entrance to Texas A & M University at San Antonio

## Transportation Goals and Strategies

<b>Goal</b> TRAN-1	<b>A comprehensive circulation system serving local as well as regional needs for existing and future developments within the Heritage South Sector area.</b>
<b>Strategies:</b>	<p><b>TRAN-1.1</b> Promote the consideration of a Complete Streets Policy to enhance travel options for all</p> <p><b>TRAN-1.2</b> Support coordination between the VIA Long Range Strategic Plan and the Heritage South Sector future land use plan</p> <p><b>TRAN-1.3</b> Promote alternative modes of transportation and related facilities including pedestrian and bicycle routes and public transit</p> <p><b>TRAN-1.4</b> Support commuter rail with connections in the Heritage South Sector</p> <p><b>TRAN-1.5</b> Coordinate with railroad companies to improve safety conditions of rail lines running through the area</p>
<b>Goal</b> TRAN-2	<b>Improved street connectivity within and between neighborhoods and throughout the community</b>
<b>Strategies:</b>	<p><b>TRAN-2.1</b> Amend the Major Thoroughfare Plan to ensure efficient and desirable connections between major arterials and other thoroughfares and to prioritize transportation improvement needs as recommended in the plan</p> <p><b>TRAN-2.2</b> Encourage contiguous development and a street network that exceeds the minimum connectivity standards</p>

**TRAN-2.3** Encourage San Antonio-Bexar County Metropolitan Planning Organization, Bexar County and TxDOT to support the Major Thoroughfare Plan and coordinate with other municipalities

**Goal  
TRAN-3**

**Residential and commercial areas are walkable and pedestrian friendly**

- Strategies:**
- TRAN-3.1** Encourage “Safe Routes to Schools” program
  - TRAN-3.2** Promote education programs to encourage commercial establishments to make their properties more inviting for pedestrians

**Goal  
TRAN-4**

**Bicycle network that connects education, housing, natural sites and jobs**

- Strategies:**
- TRAN-4.1** Ensure the South Sector and its community assets are considered in San Antonio’s Bicycle Master Plan



*An example of a street with multi-modal transportation options.*

# Utilities and Infrastructure

The planning area is home to many utility facilities, including SAWS water recycling centers and waste water treatment plants, Bexar Met’s Hickory Hollow Facility, and the CPS Energy, V.H. Braunig power plant. SAWS and BexarMet are major water service providers in the area. Even though there is such a strong presence of several utility service providers in the area, the community expressed their desire for water and sewer infrastructure to be extended throughout the planning area. Due to very low density and dispersed residential development patterns in the planning area, access to utilities may be cost prohibitive. Compact and nodal urban development patterns will make utility accessibility more feasible for both the consumers and the utility service providers.

The community also indicated support for environmental friendly utility choices for the planning area. Stormwater infrastructure is also important for future growth. Techniques that maintain natural water ways while managing runoff are encouraged.



SAWS Dos Rios Water Recycling Facility

## Utilities and Infrastructure Goals and Strategies

Goal UTI-1	<i>Utility policies that support land use policies</i>
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- |                    |   |
|--------------------|---|
| <b>Strategies:</b> | <p><b>UTI-1.1</b> Promote long-term coordination between service providers, the development community and government entities regarding land use planning and utility easements</p> <p><b>UTI-1.2</b> Encourage the availability of utilities within the Inner City Reinvestment / Infill Target Areas to promote development and redevelopment</p> <p><b>UTI-1.3</b> Encourage the establishment of utility corridors parallel or and sufficiently buffered from major major thoroughfares to preserve rural and aesthetic character on roadways</p> <p><b>UTI-1.4</b> Consider using underground facilities first, overhead utilities second and underground conversion as a third alternative to provide an aesthetically pleasing environment</p> |
|--------------------|---|

- UTI-1.5 Encourage limited impervious cover and other green building techniques for new development
- UTI-1.6 Develop buffering requirements to filter contaminants from run off water that would be detrimental to water quality and other natural resources

<b>Goal UTI-2</b>	<b><i>Abundant opportunities for developing renewable energy resources</i></b>
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- Strategies:**
- UTI-2.1 Promote solar energy utilization – including small scale household solar panel installation and large scale commercial solar farms
  - UTI-2.2 Explore new incentives to encourage solar energy usage
  - UTI-2.3 Encourage the use of existing incentive programs, such as CPS Energy rebates, for energy efficient homes and appliances
  - UTI-2.4 Encourage research on renewable energy sources, such as wind energy, in cooperation with TAMU-SA
  - UTI-2.5 Encourage research and implementation of water resources conservation and management in cooperation with TAMU-SA Institute for Irrigation Technology, SAWS, Bexar Met, and San Antonio River Authority

<b>Goal UTI-3</b>	<b>Floodplains maintained as natural drainage way</b>
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- UTI-3.1 Promote maintaining natural drainage way and minimizing alterations of the natural flood plains, their protective barriers and stream channels
- UTI-3.2 Discourage the construction of barriers that will divert flood waters and subject other lands to greater flood hazards
- UTI-3.3 Establish control criteria on development that would cause greater erosion or potential flood damage
- UTI-3.4 Promote alternative storm water management techniques that preserve the natural characteristics of 100- year flood plain

## Housing

Currently, there are approximately 11,000 homes in the Heritage South Sector. This represents less than 2% of all housing units in all seven sectors (approximately 575,000 housing units, total). The Vision statement indicates a community desire for growth in the area. Population projections by the San Antonio Metropolitan Planning Organization (MPO) indicate a growth in Bexar County of approximately 200,000 households by 2035 (500,000 people and approximately 2.6 people per household). It is reasonable to assume that the planning area will attract an ample proportion of those new households. The goals and strategies to follow reflect a desire to create a diversity of housing stock in the Heritage South Sector to provide options for future residents.

Options for affordable housing were highly valued in Planning Team discussions. The 2008 median housing value was approximately \$110,000 compared to \$145,000 in the seven Sectors. Moving forward, one goal is to provide a full spectrum of housing choices at various price points within the area.

Another topic of discussion was density. Higher density housing was deemed most desirable and feasible where central water and sewer are available. Similar to diversity in affordability, the Planning Team highlighted a desire for diversity in lot size. In addition to higher density housing (less than 1/2 acre which necessitates central water and sewer), large lot housing was also encouraged (greater than 1/2 acre in suburban areas, and greater than 10 acres in rural areas).

The area covers approximately 197 square miles (126,000 acres). In addition to large lot housing which provides views of the South Texas grassland prairies, another option discussed is conservation subdivisions which include dense housing nodes with dedicated open space. This option, for those that choose it, balances the best of urban living with natural beauty.



*Houses at the Hunter's Pond Subdivision.*

Lastly, as is vital in all Sectors of our region, sustainability was discussed with respect to new housing building materials and energy consumption. Also, as is important to all Sectors, encouraging the use of housing affordability and repair programs offered by the City and the County can be very useful to maintain a high quality housing stock for current and future residents of the area.

## Housing Goals and Strategies

### Goal HOU-1

*An array of housing choices throughout the area with an appropriate mix of densities and housing types*

- Strategies:**
- HOU-1.1** Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area
  - HOU-1.2** Encourage higher-density housing at strategic nodes
  - HOU-1.3** Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas

### Goal HOU-2

*Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.*

- Strategies:**
- HOU-2.1** Encourage use of Owner Occupied Rehabilitation, Minor Home Repair, Weatherization/Code Compliance Minor Repair, Senior Minor Repair Programs and other incentive programs available to residents
  - HOU-2.2** Promote sustainable quality housing and development through green building; site design; landscape techniques, and energy resources such as CPS Windtricity and Solartricity
  - HOU-2.3** Promote Heritage South as an area of choice for prospective homebuyers
  - HOU-2.4** Promote affordable housing programs including home ownership incentive programs and home buyer clubs



*House found in Heritage South Planning Area*

## Economic Development

The Heritage South Sector has experienced growth since the 2003 City South Community Plan was adopted. The Toyota Motor Manufacturing Plant and its suppliers employ about 5,000 individuals. A new university, Texas A&M University at San Antonio campus is scheduled to open the Fall 2011. The Blue Wing Solar Farm, one of the largest solar farms in the country will open at the end of 2010.



*An example of a Solar Farm*

These recent endeavors have generated employment and educational opportunities, proposed residential and commercial developments as well as awareness of the region. It is expected that these projects will have significant impact on the sector in the next few years.

The Sector Planning Team and community anticipate that there will be continued interest, future growth and more diverse economic opportunities in the region. Furthermore, the community and the wide open spaces provide the possibility for sustainable growth through the integration of “green” technologies, premier education, agricultural activity, and capitalizing on its unique characteristics for eco-tourism.

## Economic Development Goals and Strategies

**Goal ED-1** *Advance goals of Mission Verde relative to “green” jobs and industries*

- Strategies:**
- ED-1.1** Encourage workforce development of “green skills”
  - ED-1.2** Provide incentives and develop a marketing plan to attract “green” jobs/industries to the plan area

**Goal ED-2** *TAMU-SA is used as a resource and catalyst for workforce development*

- Strategies**
- ED-2.1** Support workforce development programs for targeted industries
  - ED-2.2** Support college re-entry programs for new career development

**Goal ED-3** *Agribusinesses with high technology and research in the Heritage South Sector*

- Strategies:**
- ED-3.1** Establish a task force and develop a study to provide an analysis of the most modern and sustainable agriculture practices

- ED-3.3 Encourage area farmers or potential farmers to produce for the local market through farmers markets or grocery stores
- ED-3.4 Encourage sustainable farming/gardening practices, such as the use of natural fertilizers and composting
- ED-3.5 Obtain water for agriculture purposes through available resources including rivers

**Goal ED-4** *Heritage South established as a viable agricultural region*

- Strategies:**
- ED-4.1 Incentivize agricultural land owners to produce for the local and regional economy
  - ED-4.2 Promote the establishment of area farmer’s markets
  - ED-4.3 Market and brand the area as an agricultural hub utilizing available resources (e.g. school districts, the Future Farmers of America)

**Goal ED-5** *Eco-tourism as an economic generator*

- Strategies:**
- ED-5.1 Incorporate Heritage South Eco-tourism as part of the tourism industry’s strategic planning and marketing efforts
  - ED5.2 Identify sites for eco-tourism promotion and establish connecting routes, including hike and bike trails, transit, etc.
  - ED-5.3 Promote tourism capitalizing on the Mitchell Lake Audubon Center, Mission Espada, Medina River Greenway, and the Land Heritage Institute
  - ED-5.4 Prepare marketing material for eco-tourism sites

**Goal ED-6** *Market Heritage South as a business friendly environment*

- Strategies:**
- ED-6.1 Create a brand for Heritage South building on the vision for the area
  - ED-6.2 Publish promotional material that highlights the benefits of businesses locating in the area
  - ED-6.3 Promote low impact industry, high and biotechnologies, and international trade

## Community Facilities and Services

A variety of service providers deliver community services and public facilities in the Heritage South Sector. Service providers include the City of San Antonio, Bexar County, Texas Commission on Environmental Quality, volunteer fire departments and emergency service districts, and private businesses. At times, there may be different jurisdictions and regulations.

Heritage South residents envision that accessible community services and multi-use community facilities including, parks and recreation facilities, public libraries, hike and bike trails and sport facilities will be located within the sector. Most residents expressed the need for community members and stakeholders to address broader

community issues. A community alliance would provide the forum for all stakeholders to work with respective governmental agencies. These goals and strategies represent the issues of particular concern to stakeholders related to community services and facilities.



SAPD Police Training Academy

## Community Facilities and Services Goals and Strategies

<p>Goal COM-1</p>	<p><i>Multi-purpose community centers through public-private and non-profit partnerships</i></p>
<p><b>Strategies:</b></p>	<p><b>COM-1.1</b> Identify and assess community facilities located in the Heritage South Sector</p> <p><b>COM-1.2</b> Promote discussions about potential collaboration between local school districts, TAMU, local municipalities, Bexar County, private and non-profit groups about sharing community facilities (e.g. libraries, community centers, homeless services and athletic fields)</p> <p><b>COM-1.3</b> Engage the Heritage South community, including residents and stakeholders, to seek funding for community centers</p>
<p>Goal COM-2</p>	<p><i>A public that has access to information relevant to municipal services and responsibilities</i></p>
<p><b>Strategies:</b></p>	<p><b>COM-2.1</b> Continue to list service providers on CSMA website</p> <p><b>COM-2.2</b> Create Heritage South stakeholder alliance(s) made up of property owners, residents, neighborhood associations, churches and parishes to hold town hall meetings and address community-wide issues with respective governmental agencies</p>

<b>Goal COM-3</b>	<b>Community resources between local school districts, surrounding municipalities, Bexar County, quasi-public and private entities in Heritage South Sector that are coordinated and clustered</b>
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- Strategies:**
- COM-3.1** Foster joint planning, land acquisitions and capital improvement projects to create common sites for the possible co-location of community and recreation centers, parks, schools, and libraries
  - COM-3.2** Promote trails and greenways that connect community facilities, parks and open space
  - COM-3.3** Promote shared infrastructure and efficient transportation

<b>Goal COM-4</b>	<b>The Heritage South Sector is served by community services including emergency and public safety services</b>
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- Strategies:**
- COM-4.1** Encourage code compliance and enforcement services within incorporated and unincorporated areas of Bexar County
  - COM-4.2** Continue mutual aid agreements between municipalities, volunteer fire departments, emergency service districts, and respective counties
  - COM-4.3** Provide for and consider the location of emergency medical facilities in centrally located regional or neighborhood centers that are easily accessible and appropriately scaled
  - COM-4.4** Promote the use of Community Policing through Environmental Design (CPTED) using site planning and building design as elements that decrease crime and calls for service
  - COM-4.5** Continue citizen participation, volunteer assistance, and youth and adult educational programs, such as the San Antonio Fear Free Environment (SAFFE), Neighborhood Watch, National Night Out, Cellular Patrol programs
  - COM-4.6** Support the goals identified in the CoSA Animal Care Services Department 5-year Strategic Plan
  - COM-4.7** Provide and enforce Animal Care Services (ACS) and facilities including potential satellite ACS centers, off-leash dog parks, and spay and neuter services
  - COM-4.8** Promote recycling opportunities and drop-off centers for paper and cardboard

# Education

In the Heritage South Sector, educational opportunities and resources have been considered limited by stakeholders. First, public school districts located within the Heritage South Sector generally experience more financial challenges and limited resources than other Bexar County districts due to significantly lower student enrollment, smaller tax bases and slow growth rates. Due to greater distances between schools and students in outlying areas, there may also be higher transportation costs than in other areas. Furthermore, the area’s school districts are the primary resource for continuing adult education programs including GED certification, literacy classes, basic computer skills, English as a Second Language and other courses.

Second, the San Antonio Public Library System (SAPL) currently serves both City of San Antonio and Bexar County residents, mainly through branch libraries, monthly book mobile services and internet accessible services.

Presently, there are no higher educational institutions located within the sector. With the

opening of Texas A & M University-San Antonio (TAMU-SA) in the fall of 2011, the community envisions more quality educational opportunities in the Heritage South Sector.

The community also desires that schools and public libraries to be viewed as integral part of the community. The educational facilities are multi-use facilities consisting of public schools and libraries that are shared and accessible to the entire community. The goals and strategies below range from early childhood development to workforce development



Sign at the entrance of Texas A & M University-San Antonio campus June 2010

## Education Goals and Strategies

Goal EDU-1	Growth of the Texas A & M University –San Antonio (TAMU-SA) campus
<b>Strategies:</b>	<b>EDU-1.1</b> Support infrastructure growth of the TAMU-SA by ensuring that the campus is accessible to pedestrians, bicycles, and vehicles
	<b>EDU-1.2</b> Encourage that public transportation (including buses, light rail, and park and ride facility) be provided to the TAMU-SA campus from key destination locations in the Greater San Antonio area

<b>Goal EDU-2</b>	<b>Expansion of the role of community colleges, private and public university and other higher education institutions including Texas A &amp; M University-San Antonio (TAMU-SA) and Alamo Community College District in the Heritage South Sector community</b>
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- Strategies:**
- EDU-2.1** Continue and expand outreach initiatives of higher educational institutions with educators from public, private, charter, and parochial schools in the Heritage South Sector (e.g. TAMU Teacher Leadership and Blueprint for Success Initiative Program )
  - EDU-2.2** Connect student clubs at middle and high schools with counterpart clubs (co-curriculum) at community colleges, private and public universities (e.g. the TAMU -SA ROTC with local junior ROTC programs)
  - EDU-2.3** Continue to support existing higher education institutions outreach effort with Heritage South youth including mentoring and student teaching programs

<b>Goal EDU-3</b>	<b>Higher educational institution programs in the Heritage South Sector that support workforce development and the targeted job needs</b>
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- Strategies:**
- EDU-3.1** Foster partnership among the business community, local cities, universities, other higher educational institutions to tailor college re-entry and career training programs with needed technical and educational skills that enhance the local job base
  - EDU-3.2** Support the TAMU-SA Blueprint for Success Initiative in the education field
  - EDU-3.3** Create higher educational programs that allow for multiple paths of entry including high school, vocational training, career training, and re-entry of working adults

<b>Goal EDU-4</b>	<b>Strong community public schools and partnerships (pre-kindergarten to 12th grade education) in the Plan area</b>
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- Strategies:**
- EDU-4.1** Expand the collaboration among local school districts, private education organizations, the San Antonio Public Library System, surrounding cities and Bexar County, to serve youth with after-school programs, extended day care programs, day camps and educational opportunities
  - EDU-4.2** Expand partnerships with community serving organizations (e.g. Mitchell Lake Audubon Center, Land Heritage Institute, etc.) for the provision of experiential learning

- EDU-4.3** Support public and private educational partnerships for college assistance programs including the P16 Plus (pre-kindergarten “P” through college “16Plus”), San Antonio Education Partnership, Council for South Texas Economic Progress (COSTEP), and Adventures in Education (AIE)
- EDU-4.4** Develop incentives and ongoing public awareness for greater involvement at all age levels including, educational related community activities, academic outreach programs, and learning/teaching talent sharing among educational and non-profit organizations
- EDU-4.5** Promote the accessibility of affordable educational experiences, receiving skills certification, earning a high school diploma and graduating with a college degree

<b>Goal EDU-5</b>	<b><i>Coordination between the local public school districts, utility providers, local governments, municipalities and developers in the Plan area</i></b>
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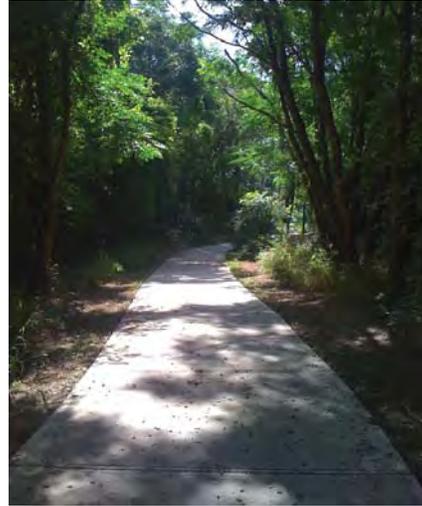
- Strategies:**
- EDU-5.1** Encourage communication between Heritage South Community stakeholders including developers, utility providers, local governments, and respective school districts to involve schools as necessary for community building and integrative learning opportunities
  - EDU-5.2** Foster multi-use, campus facilities comprised of schools, public libraries, parks and recreation facilities, and community centers
  - EDU-5.3** Ensure that schools and libraries reflect the importance as community facilities by taking into consideration the location, topography, infrastructure, traffic conditions and accessibility by pedestrians, bicycles and vehicles

## Parks and Natural Resources

Heritage South has the greatest concentration of rivers and creeks in Bexar County, which distinguishes it from other sectors. The needs of a growing and changing population as they relate to open space and natural resources such as wetlands, rivers, streams and lakes, are critical to future development. Population growth and industrialization can threaten to encompass rural areas and impact an area's open space and natural resources. However, development and growth can occur in an environmentally sensitive manner if they are balanced with protecting significant natural resources.

The preservation and enhancement of the Heritage South Sector area rural and natural character has a significant positive impact on the overall quality of life and integrity of the natural environment. These natural resources are an

asset to the community in terms of aesthetic, recreational, environmental, and economic value.



*A hike and bike trail at Medina River Creekway*

## Parks and Natural Resources Goals and Strategies

### Goal NR-1

*Preserve Medina and San Antonio Rivers, and continue to support linear parks*

- |                    |               |   |
|--------------------|---------------|---|
| <b>Strategies:</b> | <b>NR-1.1</b> | Continue to support the expansion of linear parks to link the Medina and San Antonio Rivers and other sites in the plan area  |
|                    | <b>NR-1.2</b> | Promote development that preserves the natural settings along the rivers and linear parks   |
|                    | <b>NR-1.3</b> | Protect water quality through flood plain protection and buffers  |
|                    | <b>NR-1.4</b> | Promote Low Impact Development (LID) standards to reduce the impact of urban development on rivers, watersheds and other natural assets                                       |
|                    | <b>NR-1.5</b> | Promote and support the expansion of the City's Linear Creekway Project to link the Medina River Greenway to the Mission Reach of the San Antonio River Improvements Project. |

<b>Goal NR-2</b>	<b><i>Promote the Land Heritage Institute Master Plan</i></b>	
<b>Strategies:</b>	<b>NR-2.1</b>	Publish information regarding the offerings of the Land Heritage Institute and promote their value in the preservation of historical, archaeological, and environmental sites
	<b>NR-2.2</b>	Promote public outreach and community events to increase visitor attendance to include educational outings from area schools
<b>Goal NR-3</b>	<b><i>Support Mitchell Lake Audubon Center as a wildlife resource</i></b>	
<b>Strategies:</b>	<b>NR-3.1</b>	Expand public outreach and community events to increase visitor attendance to include educational outings from area schools
	<b>NR-3.2</b>	Promote awareness of the Audubon Center as a regional resource to promote its recognition as an international tourist “destination location”
	<b>NR-3.3</b>	Promote development that will preserve and protect the natural setting of the Audubon Center
	<b>NR-3.4</b>	Encourage the use of dark skies principles to help safeguard the natural habitat around Mitchell Lake area
<b>Goal NR-4</b>	<b>Preserved natural resources, parks and open spaces</b>	
<b>Strategies:</b>	<b>NR-4.1</b>	Promote and support the expansion of the San Antonio Missions National Historical Park and the preservation of Mission Espada and historic trails and corridors to include El Camino Real and Chisholm trails.
	<b>NR-4.2</b>	Explore available funding sources to protect existing resources
	<b>NR-4.3</b>	Protect flood plains and preserve natural river and creek banks
	<b>NR-4.4</b>	Strictly enforce the tree ordinance.
	<b>NR-4.5</b>	Encourage trees with large canopies to be retained on site when feasible, and new trees strategically located to shade buildings, parking lots, structures, and sidewalks.
	<b>NR-4.6</b>	Support development features and healthy vegetation that promote natural storm water mitigation
	<b>NR-4.7</b>	If the city should engage in strategic land acquisition (e.g., Transfer of Development Rights, Conservation Easements, etc.), the city would compensate as established by law.

**Goal NR-5*****An interconnected system of parks, open spaces and hike and bike greenways*****Strategies:**

- NR-5.1** Utilize the recommendations identified in the City’s updated Parks and Recreation Department System Strategic Plan to ensure adequacy, accessibility, and connectivity.
- NR-5.2** Provide a wide variety of active and passive recreational opportunities
- NR-5.3** Develop criteria for high standards of access, development, use and maintenance of recreational open space
- NR-5.4** Develop open space areas that provide linkage recreational/cultural facilities including creekway systems that can support trail development and interconnected linear parks
- NR-5.5** Develop open space areas that provide linkage between neighborhoods, parks, schools and other recreational/cultural facilities including creekway systems that can support trail development and interconnected parkways or linear parks

# Historic Preservation

In planning for future development of the Sector, consideration must be given to the preservation of its history, culture and heritage. These characteristics give an area a unique identity, setting it apart from any other place.

It is important that historic preservation efforts initiated under the City South Community Plan be continued and expanded to cover the Heritage South Sector.

The Heritage South planning area is rich in history, from both pre-historic and historic periods. The planning area contains numerous archeological sites and artifacts.

Various early historic buildings and structures such as the Spanish missions are located in the Sector. Farms and ranches that were settled through Spanish land grants exist in the sector. Historic cemeteries, bridges and roads that were essential to the colonization of the new Spain are found in the planning area. There also are many sites that commemorate battles for Mexican and Texas Independence.



19th Century Building on the Land Heritage Institute property

## Historic Preservation Goals and Strategies

### Goal HP1 *Preserve and promote historic sites, trails and cultural heritage*

- Strategies:**
- HP1.1** Identify potential historic sites and trails in Heritage South Sector Plan area
  - HP-1.2** Preserve sites through Historical Land Markers designation
  - HP-1.3** Organize public outreach and community events to encourage visitor attendance to include educational outings from area schools
  - HP-1.4** Promote development that will preserve the natural setting of historic sites and trails
  - HP-1.5** Educate private land owners on preservation of designated properties
  - HP-1.6** Explore potential funding sources for marketing and the education of historic areas and cultural assets
  - HP-1.7** Expand the historic structures and archeological survey to the entire Heritage South area

**Goal HP-2**

*Provide links between historic sites*

**Strategies:**

- HP-2.1** Expand linkages through expansion of linear parkways, and hike and bike trails
- HP-2.2** Expand linkages to Historical Markers or Historical District designations



*Presnall Watson House on the Land Heritage Institute property*

## Land Use and Urban Design

Although the Heritage South Sector is the least dense sector of all the sectors it contains an assortment of land uses. Land uses range from farms and ranches that have been owned and operated for generations to a new solar energy farm and a major motor manufacturing plant. There are several established neighborhoods and commercial areas just south of Loop 410 and along major roadways. Throughout the 197 square mile sector, there also are significant portions of low density residential, agriculture and undeveloped land.



*An example of a ranch gate entrance found in the Heritage South Sector*

Recently, several Master Development Plans (MDP) have been developed in the planning area. The proposed Verano, the Preserve of Medina and Espada projects include mixed-use development.

The sector also contains several multiple institutional uses including the new Texas A&M University-San Antonio campus, the San Antonio Police Training Academy, CPS Energy power plant, SAWS wastewater treatment and water recycling facilities, two small-scale correctional facilities and school facilities.

Industrial sites include functioning quarries, and oil and gas facilities. The Toyota Motor Manufacturing Plant is the main heavy industrial site in the sector.

The sector contains an abundance of natural features, such as Leon Creek, the San Antonio River, and the Medina River, part of which was recently transformed into hike and bike trails. There are also many historic sites like Mission Espada as well as historic communities, ranches, buildings, and cemeteries.

It is important to the community that these natural, historic, and agricultural resources are protected while also promoting growth. Growth that produces livable, compact neighborhoods, and commercial centers accessible by multiple transportation modes at strategic nodes and lower density development in rural and natural areas is envisioned.

### Land Use Plan

The land use plan is to guide how land will be developed in the future. The land use plan was formed by public input, staff analysis of existing land use trends, the City's Master Plan Policies, and best planning practices. Part of the analysis included the creation of a suitability development map which excluded areas already developed, entitled or protected within the sector (See Figure 3-1, Suitability Development Map).



*Southport Commercial Center*

The land use plan calls for a wide variety of land uses through out the sector. The highest density residential and commercial development can be found at along Loop 410, other major roadways and nodes located at several major intersections. Lower residential uses are designated in the country and rural estate tiers and near natural areas. Medium density land uses are placed between higher and lower density uses to help transition between uses. Floodplains, rivers, lakes and creeks are designated in the natural tier. Agribusiness is concentrated in the eastern most part of the sector and the areas north and west of the Toyota plant.

## Current Zoning

**P**resently, the areas located within the City of San Antonio limits and the City South Management Authority (CSMA) boundaries have zoning regulations in place.



*The entrance to Hickory Hollow Subdivision*

## Land Use Goals and Strategies

<b>Goal LU-1</b>	<b><i>Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability</i></b>
<b>Strategies:</b>	<p><b>LU-1.1</b> Promote preservation of natural and historic resources (e.g. Mitchell Lake Audubon Center and Wildlife Refuge Center) through conservation easements and strategic land acquisitions where appropriate</p> <p><b>LU-1.2</b> Promote multi-modal (walkable, bicycle friendly and transit oriented) integrated and compact neighborhood patterns where appropriate</p> <p><b>LU-1.3</b> Promote nodal commercial development and community centers where various modes of transportation are accessible</p>
<b>Goal LU-2</b>	<b><i>Design guidelines for non-residential uses to encourage compatibility of adjacent properties</i></b>
<b>Strategies:</b>	<p><b>LU-2.1</b> Consider using corridor design guidelines for non-residential uses to avoid visual blight and encourage greater compatibility with the surrounding neighborhoods.</p> <p><b>LU-2.2</b> Ensure buffer zones and transitional areas between industrial and other uses</p> <p><b>LU-2.3</b> Create a regional character incorporating building styles reflecting tradition and nature</p> <p><b>LU-2.4</b> Design and coordinate a public enhancements system that respects the character of south San Antonio and encourages art to be incorporated in public spaces</p>
<b>Goal LU-3</b>	<b><i>Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments</i></b>
<b>Strategies:</b>	<p><b>LU-3.1</b> Promote nodal development at appropriate locations where infrastructure (water and sewer) is adequate while preserving natural and historic resources</p> <p><b>LU-3.2</b> Promote commercial and mixed use development at areas designated for Transit Oriented Development</p>
<b>Goal LU-4</b>	<b><i>Establishment of districts through which the unique qualities of the area are protected</i></b>
<b>Strategies:</b>	<p><b>LU-4.1</b> Design a new River Improvement Overlay (RIO) District to protect the unique environment of the San Antonio and Medina Rivers</p>

**LU-4.2** Establish Neighborhood Conservation Districts (NCD) for neighborhoods with unique characteristics inside the City limits

**Goal LU-5**

*A community that applies sustainable development patterns and principles*

**Strategies:**

**LU-5.1** Integrate regional town centers that include commercial, retail, office and institutional uses into the fabric of the community

**LU-5.2** Cluster high intensity commercial in regional centers to reduce “strip development”

**LU-5.3** Preserve as much as 25% of the developable land to maintain the area’s rural character and retain agricultural practices



Barn on Southton Rd.



An example of a ranch gate entrance found in the Heritage South Sector

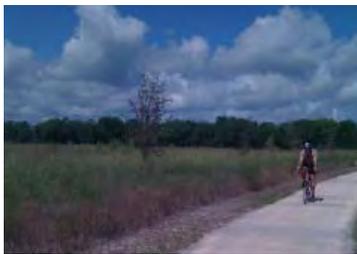
## Centers and Tiers are the Land Use Components of the Heritage South Sector Land Use Plan

The Heritage South Sector Land Use Plan has been prepared based on the concept of Centers and Tiers. The intent of this concept is to allow for a mix of residential and non-residential uses within each Tier or Center. Tiers and Centers allow for a range of appropriate densities and intensities that can achieve compatibility and respond to market opportunities. Each Center and Tier utilized within the North Sector Land Use Plan considers the character of the existing land use pattern, existing and proposed transportation networks, and the presence of environmental resources.

The overview of each Center and Tier and its land use guidance is presented below. There are seven tiers, five Centers and one Overlay. The following “related zoning districts” are those that best meet the land use descriptions for the Tier or Center. Special zoning districts such as MXD, IDZ, TOD, ED, AE, PUD, FBZD, etc. may have a broad range of applicability. Requests for these special districts should be evaluated on a case by case basis. Generally, lower density or intensity uses may be accommodated in most Tiers and Centers although they are not listed as a related zoning district.

Tiers	Centers
Natural Tier	Mixed Use Center
Country Tier	Regional Center
Rural Estate Tier	Specialized Center
Suburban Tier	Civic Center
General Urban Tier	
Urban Core Tier	
Agribusiness Tier	

### Natural Tier



**RESIDENTIAL: None**

**NON-RESIDENTIAL: Limited**

Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses

**RELATED ZONING DISTRICTS:**

RP, G

**LOCATION:** *The Natural Tier serves as a connective use for the other tiers and centers. This tier includes floodplains, parks, designated natural areas, and recreational areas. It is dispersed throughout the entire Sector in a pattern that acknowledges the natural drainage system and adjacent parks and open spaces, and provides opportunities for active and passive recreation.*

## Country Tier



### **RESIDENTIAL: Rural Homestead**

Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.

### **NON-RESIDENTIAL: Agriculture, Commercial**

Generally: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate

### **RELATED ZONING DISTRICTS:**

RP, FR

**LOCATION:** Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

## Rural Estate Tier



### **RESIDENTIAL: Low Density Residential Estate**

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre .

### **NON-RESIDENTIAL: Neighborhood Commercial**

Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

### **RELATED ZONING DISTRICTS:**

RP, RE, R-20, NC, O-1, C-1, RD

**LOCATION:** Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

## Suburban Tier



### **RESIDENTIAL: Low to Medium Density**

Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

### **NON-RESIDENTIAL: Neighborhood and Community Commercial**

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

### **RELATED ZONING DISTRICTS:**

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

**LOCATION:** *Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.*

## General Urban Tier



### **RESIDENTIAL: Medium to High Density**

Generally: Small tract detached, Multi-Family (apartments, quadplexes, triplexes, and duplexes; townhomes (condominiums)

### **NON-RESIDENTIAL: Neighborhood and Community Commercial**

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

### **RELATED ZONING DISTRICTS:**

R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**LOCATION:** *Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.*

## Urban Core Tier



### **RESIDENTIAL / NON-RESIDENTIAL: Mixed Use**

Generally: High density detached, attached multi-family such as mid to high rise apartment buildings, lofts, condos. Mixed use blocks and buildings with a high concentration of attached office, hotels, and retail/services in mid to high rise-buildings are appropriate

### **RELATED ZONING DISTRICTS:**

D, FBZD, TOD, MXD, MPCD

**SUMMARY:** *This Tier is not utilized in the Sector.*

**LOCATION:** *The Urban Core serves a mix of residential and commercial uses. The compatibility of these uses in a dense urban environment is dependent upon the urban design of the buildings and the public realm. The street pattern should be conducive to pedestrians, bikes, cars, and have appropriate access for commercial vehicles. In this environment, the form of the development takes precedence over the location of the use.*



## Agribusiness Tier



### **RESIDENTIAL: Farm Homestead**

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing

### **NON-RESIDENTIAL: Agriculture and Light Industrial**

Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate.

### **RELATED ZONING DISTRICTS:**

FR, I-1, MI-1, BP, RP, L

**LOCATION:** *Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.*



## Mixed Use Center



### **RESIDENTIAL: Very High Density**

Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

### **NON-RESIDENTIAL: Community Commercial, Office, Mixed Use**

Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

### **RELATED ZONING DISTRICTS:**

MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

**LOCATION:** *Mixed Use Centers serve Suburban, General Urban, and Rural tiers outside of the Urban Core. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.*

## Regional Center



### **RESIDENTIAL: High Density**

Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses

### **NON-RESIDENTIAL: Regional Commercial, Office**

Generally: “Big box” or “power centers,” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

### **RELATED ZONING DISTRICTS:**

MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**LOCATION:** *Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.*

## Specialized Center



**RESIDENTIAL:** None

**NON-RESIDENTIAL:** Heavy Industrial, Business Park / Office

Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

**RELATED ZONING DISTRICTS:**

O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD

**SUMMARY:** *The Specialized Center has three primary locations: surrounding the Toyota Motor Manufacturing Plant, and to the west of Southton Rd, near the rail road in the Northeast Quadrant.*

**LOCATION** Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

## Civic Center



**RESIDENTIAL:**

Generally: Dormitories and/or student housing

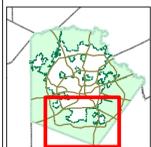
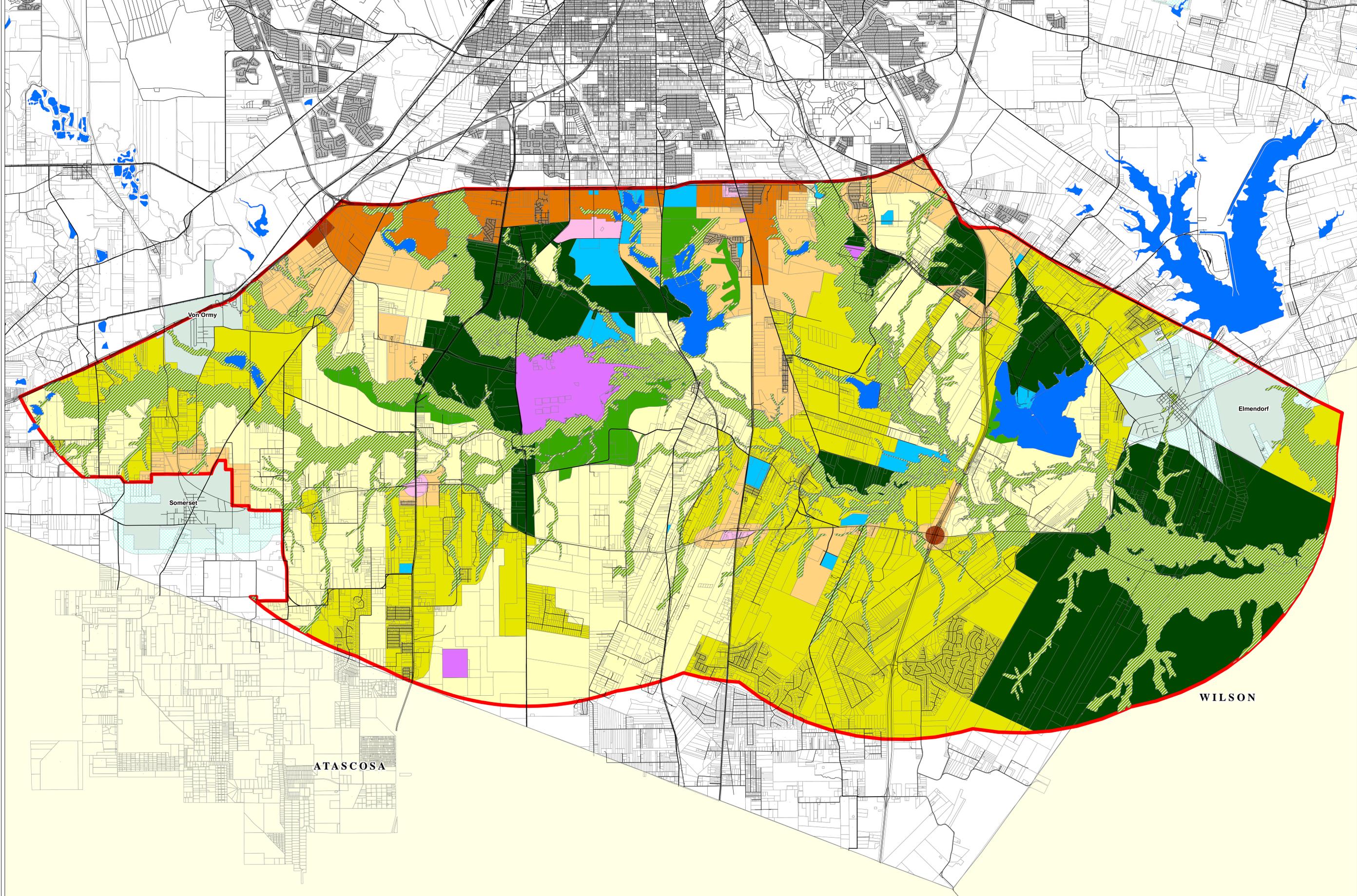
Recommended Density: All

**NON-RESIDENTIAL:** Office, Educational, Governmental, Religious

Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations

**SUMMARY:** *The Civic Center is scattered throughout the sector. The largest designation include the Texas A & M University at San Antonio, the San Antonio Police Training Academy, utility plants, and schools locations.*

:and Use Map (Insert 11 x 17)



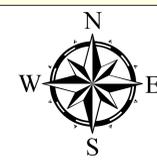
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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- |                    |              |               |                |                                     |
|--------------------|--------------|---------------|----------------|-------------------------------------|
| Regional Center    | Agribusiness | General Urban | Major Roads    | Towns ETJ                           |
| Mixed Use Center   | Country      | Rural Estate  | Highways       | COSA                                |
| Specialized Center | Natural      | Lakes         | Parcels        | Heritage South Sector Plan Boundary |
| Civic Center       | Suburban     | Floodplain    | Cities & Towns |                                     |

# Heritage South Sector Plan Land Use Map



City of San Antonio  
 Planning and Development  
 Services Department  
 Roderick J. Sanchez, AICP, CBO  
 Director  
 Cliff Morton Development and  
 Business Services Center  
 1901 South Alamo  
 San Antonio, TX 78204



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Chapter 4  
City South Community  
Plans



# CHAPTER 4: Adopted City South Community Plan

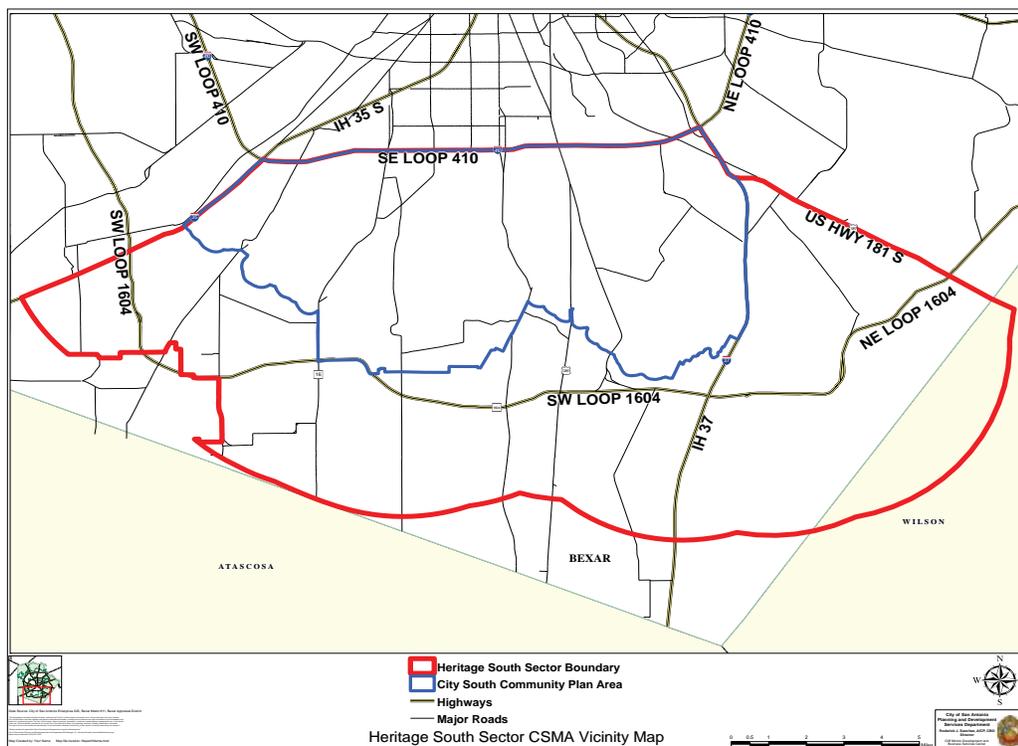
*Shaping the Future of San Antonio*

For several decades, San Antonio experienced significant residential and commercial development in the northern and western sectors of the city. In contrast, the city had seen limited growth and economic development in the southern sector. In an effort to create “balanced growth”, the “Southside Initiative” was created. In 2002, the Urban Land Institute (ULI) advisory panel prepared a report, after interviewing several hundred stakeholders, and provided a 25-50 year vision for growth. Furthermore, the city engaged the public in a community planning process where more than 600 persons participated in planning workshops and provided input in the process.

## City South Community Plan Summary

The City South Community Plan adopted by City Council in June 2003, provided a land use plan, as well as goals and objectives, articulated within the plan elements of Cultural and Historic Resources, Land Use, Transportation, Community Facilities, Parks and Open Space, and Urban Design. The Unified Development Code (UDC) requires that community plans be reviewed at least once every five (5) years, and if necessary amended by City Council. The planning process for the Heritage South Sector Plan included a review of the City South Community Plan.

**Figure 4-1 City South Community Plan Area**



The 2003 City South Community Plan exists within the boundaries of the Heritage South Sector Plan and makes up approximately 30% of the plan area. The City South planning area is comprised of about 80 square mile. It is bounded by Loop 410 on the north, I-37 on the east, I-35 on the west, and generally a line 1,350 feet south of the Medina River, plus an area south of the Medina River to Loop 1604, east of Hwy 16, generally east along a line one half mile south of and parallel to Neal Road, to a point where that line turns northeast to Pleasanton Road and along that road until the Medina River.

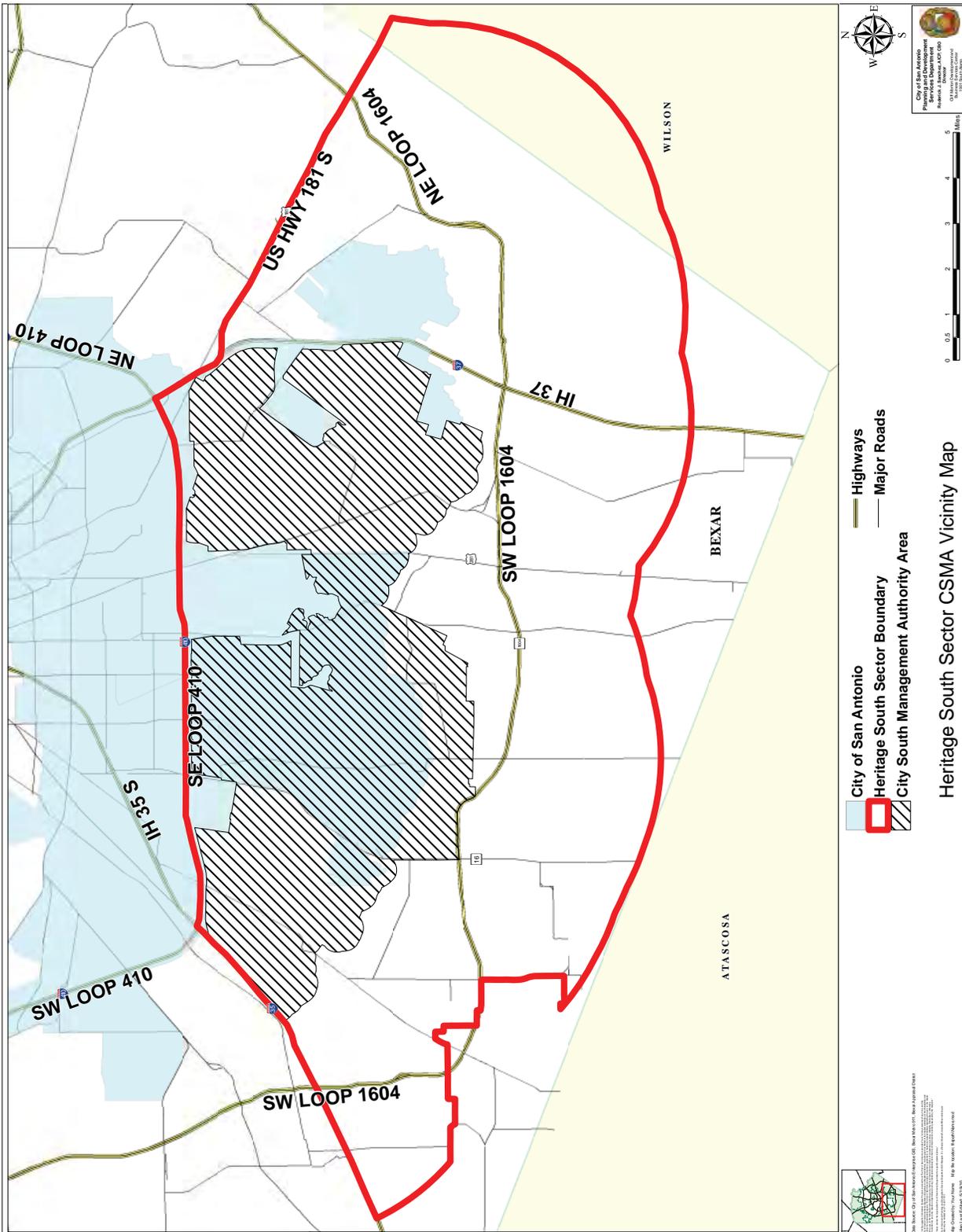
In developing the Heritage South Sector Plan, all the plan elements including the land use plan, vision statement, and goals and strategies of the 2003 City South Community Plan were considered. The sector plan process included updating the community plan. Furthermore, the sector plan expanded the community plan elements with two crucial elements, Economic Development and Housing. After consideration of similarities in content of both plans and the updates to the community plan, the Heritage South Sector Plan supersedes the 2003 City South Community Plan.

The CSMA boundaries, comprising of about 60 square miles, are within the City South planning area. (Please refer to Figure 4.2.) To foster economic development and sustainable growth, CSMA has been given certain authority and powers within its boundaries. These include zoning, issuance of bonds, regional development agreements, special assessments for services and improvement projects, finance infrastructure development projects; and acquire, develop, and own permanent improvements, research and development facilities, manufacturing and warehousing and distribution facilities.

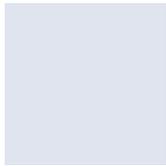
## City South Management Authority

In response to planning for sustainable economic development, the City South Management Authority (CSMA), a political subdivision of the State of Texas, was established by the City of San Antonio in 2005. A type of Municipal Management District, CSMA's mission is to encourage sustainable development and to foster economic opportunity, job generation and capital investment by promoting a favorable business climate and preparing the workforce for productive employment in the City South area. The CSMA board of directors is comprised of 15 members - six appointed by the City of San Antonio, six by Bexar County, and three appointed collectively by Southwest, East Central, and Southside Independent School Districts.

Figure 4-2: CSMA and Sector Plan Area



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Chapter 5  
Sector Action Plan



# CHAPTER 5: Heritage South Sector Action Plan

*Shaping the Future of San Antonio*

The Sector Action Plan Chapter identifies both high priority and longer-term strategies that will achieve the goals for the Sector. This Chapter is presented in the following two sections:

- Prioritized Strategies Summary
- Overall Strategy Responsibility

## Prioritized Strategies Summary

The prioritized listing of these strategies is provided below in Table 5.1, Prioritized Strategies. These strategies are listed by plan element and do not reflect a prioritized order for implementation.



Golfers at the Mission De Lago Golf Course

**Table 5.1: Prioritized Strategies**

Strategy
Publish promotional material that highlights the benefits of businesses locating in the area (ED-6.2)
Promote preservation of natural and historic resources, e.g. Mitchell Lake Audubon Center, etc. through conservation easements and strategic land acquisitions where appropriate (LU-1.1)
Continue to support the expansion of linear parks to link Medina and San Antonio Rivers, and other sites in the plan area NR-1.1
Promote awareness of the Mitchell Lake Audubon Center as a regional wildlife resource to promote its recognition as an international tourist “destination location” NR-3.2
Identify potential historic sites and trails in Heritage South Sector Plan area (HP-1.1)

## Overall Strategy Responsibility

**Table 5.2 Overall Strategy Responsibility**, presented on the following page, is organized to address the following key considerations, described below, to allow immediate/staged implementation by the City of San Antonio and its partners.

- **Strategy No.:** Identifies the strategy by the number in the document

- **Strategy Summary:** Provides a summary of the selected strategy
- **Potential Party:** Identifies the city or other entity to undertake the strategy in the Primary and/or Partner role. An acronym list identifies these potential partners and is listed below:

---

<b>AACOG</b>	Alamo Area Council of Governments	<b>SARA</b>	San Antonio River Authority
<b>ACCD</b>	Alamo Community College District	<b>SAWS</b>	San Antonio Water System
<b>AIA</b>	American Institute of Architects	<b>SNIPSA</b>	Spay Neuter Inject Project of San Antonio
<b>APA</b>	American Planning Association	<b>TCEQ</b>	Texas Commission on Environmental Quality
<b>ASLA</b>	American Society of Landscape Architects	<b>TPWD</b>	Texas Parks and Wildlife Department
<b>BC</b>	Bexar County	<b>TIRZ</b>	Tax Increment Re-investment Zones
<b>BexarMet</b>	Bexar Metropolitan Water District	<b>TAMU-SA</b>	Texas A & M University at San Antonio
<b>BMAC</b>	Bicycle Mobility Advisory Committee	<b>TXDOT</b>	Texas Department of Transportation
<b>BRWM</b>	Bexar Regional Watershed Management	<b>ULI</b>	Urban Land Institute
<b>COSA</b>	City of San Antonio	<b>USACE</b>	US Army Corps of Engineers
<b>CSMA</b>	City South Management Authority	<b>USDA</b>	US Department of Agriculture
<b>EDF</b>	Economic Development Foundation	<b>USFWS</b>	US Fish and Wildlife Service
<b>EMD</b>	Emergency Medical Districts	<b>VIA</b>	VIA Metropolitan Transit
<b>GSABA</b>	Greater San Antonio Builders Association		
<b>ISDs</b>	Independent School Districts		
<b>LHI</b>	Land Heritage Institute		
<b>MLAC</b>	Mitchell Lake Audubon Center		
<b>MPO</b>	San Antonio - Bexar County Metropolitan Planning Organization		
<b>NPS</b>	National Park Services		
<b>SABOR</b>	San Antonio Board of Realtors		

**Table 5.2: Heritage Sector Action Plan**

No.	Goals and Strategies	Potential Partners
<b>Transportation (TRAN)</b>		
TRAN-1	A comprehensive circulation system serving local as well as regional needs for existing and future developments within the Southside area.	
TRAN-1.1	Promote the consideration of a Complete Streets Policy to enhance travel options for all	
TRAN-1.2	Support coordination between the VIA Long Range Strategic Plan and the Heritage South Sector future land use plan	
TRAN-1.3	Promote alternative modes of transportation and related facilities including pedestrian and bicycle routes and public transit	MPO, TxDOT, COSA, BC, VIA, AIA, ULI, APA, Chamber of Commerce Lone Star Rail District, State Legislature
TRAN-1.4	Support commuter rail with connection in Heritage South Sector	
TRAN-1.5	Coordinate with railroad companies to improve safety conditions of rail lines running through the area	
TRAN-2	Improved street connectivity within and between neighborhoods and throughout the community	
TRAN 2-1	Amend the Major Thoroughfare Plan to ensure efficient and desirable connections between major arterials and other thoroughfares and to prioritize transportation improvement needs as recommended in the plan	
TRAN 2-2	Encourage contiguous development and a street network that exceeds the minimum connectivity standards	COSA, BC, MPO, CSMA and surrounding municipalities
TRAN 2-3	Encourage the San Antonio-Bexar County Metropolitan Planning Organization (MPO), Bexar County and TxDOT to support the Major Thoroughfare Plan and coordinate with other municipalities	
TRAN-3	Residential and commercial areas are walkable and pedestrian friendly	
TRAN 3.1	Encourage “Safe Routes to Schools” program	CSMA, COSA, BC, TxDOT, MPO, Chamber of Commerce, ISDs, and the development community
TRAN 3.2	Promote educational programs to encourage commercial establishments to make their properties more inviting for pedestrians	
TRAN-4	Bicycle network that connects education, housing, natural sites and jobs	
TRAN 4.1	Ensure the South Sector and its community assets are considered in San Antonio’s Bicycle Master Plan	COSA, MPO, CSMA, and ISDs

No.	Goals and Strategies	Potential Partners
<b>Utilities (UTI)</b>		
UTI-1	Utility policies that support land use policies	
UTI-1.1	Promote long-term coordination between service providers, the development community and government entities regarding land use planning and utility easements	CPS Energy, SAWS, BexarMet Water District, COSA, CSMA, BC, TXDOT, TCEQ Bexar Regional Watershed Management partners, US Green Building Council, AIA, APA, surrounding municipalities (the cities of Somerset, Von Ormy and Elmendorf), the development community and utility agencies including cable companies and wireless communication service providers
UTI-1.2	Encourage the availability of utilities within the Inner City Reinvestment / Infill Target Areas to promote development and redevelopment	
UTI-1.3	Encourage the establishment of utility corridors parallel or adjacent to major thoroughfares to preserve rural and aesthetic character on roadways	
UTI-1.4	Consider using underground facilities first, overhead utilities second and underground conversion as a third alternative to provide an aesthetically pleasing environment	
UTI-1.5	Encourage limited impervious cover and other green building techniques for new development	
UTI-1.6	Develop buffering requirements to filter run off water from chemicals that would be detrimental to water quality and other natural resources	
UTI-2	Abundant opportunities for developing renewable energy resources	
UTI-2.1	Promote solar energy utilization – including small scale household solar panel installation and large scale commercial solar farms	Solar SA, CPS Energy, SAWS, BexarMet Water District, COSA, CSMA, BC, TAMU-SA, US Green Building Council and utility agencies
UTI-2.2	Explore new incentives to encourage solar energy usage	
UTI-2.3	Encourage the use of existing incentive programs, such as CPS Energy rebates, for energy efficient homes and appliances	
UTI-2.4	Encourage research on renewable energy sources, such as wind energy, in cooperation with TAMU-SA	
UTI-2.5	Continue to encourage more recycled water usage in the area	

No.	Goals and Strategies	Potential Partners
UTI-3	Floodplains maintained as natural drainage ways	
UTI-3.1	Promote controls on alterations of the natural flood plains, their protective barriers and stream channels	Bexar Regional Watershed Management partners including SARA, COSA, BC, and SAWS, BexarMet Water District, USACE, surrounding municipalities, TPWS and TCEQ,
UTI-3.2	Discourage the construction of barriers that will divert flood waters and subject other lands to greater flood hazards	
UTI-3.3	Establish control criteria on development that would cause greater erosion or potential flood damage	
UTI-3.4	Promote alternative stormwater management techniques that preserve the natural characteristics of significant 100 year flood plains	
<b>Housing (HOU)</b>		
HOU-1	An array of housing choices throughout the area with an appropriate mix of densities and affordability, to which sustainable design principles are applied	
HOU-1.1	Encourage a mix of housing types, including multi-family homes, custom homes, garden homes and/ or “life cycle” (ranging from college students, young adults, families, and retired/ senior) housing in higher-density areas and strategic nodes	SAHA, COSA, BC, SABOR, GSABA, ULI, APA, AIA, the development community and non-profit housing agencies
HOU-1.2	Encourage higher-density housing at strategic nodes	
HOU-1.3	Promote large lot development and clustered housing in rural areas	
HOU-2	Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.	
HOU-2.1	Encourage use of Owner Occupied Rehabilitation, Minor Home Repair, Weatherization/Code Compliance Minor Repair, Senior Minor Repair Programs and other incentive programs available to residents	SAHA, COSA, BC, GSABA, SABOR, US Green Building Council, AIA, the development community and non-profit housing agencies
HOU-2.2	Promote sustainable, quality housing and landscapes through green building techniques and other sustainability programs, such as CPS Windtricity and Solartricity programs	
HOU-2.3	Promote Heritage South as an area of choice for prospective homebuyers	
HOU-2.4	Promote affordable housing programs including home ownership incentive programs and home buyer clubs	

No.	Goals and Strategies	Potential Partners
<b>Economic Development (ED)</b>		
ED-1	Advance goals of Mission Verde relative to “green” jobs and industries	
ED-1.1	Encourage the development of “green skills”	Alamo Community College District (ACCD), ISDs, CPS Energy, San Antonio Economic Development Foundation (SAEDF), SAWS, COSA, BC, CSMA and Chambers of Commerce
ED-1.2	Provide incentives and develop marketing plan to attract “green” jobs/industries to the Plan area	
ED-2	TAMU-SA is a resource and catalyst for workforce development	
ED-2.1	Support workforce development programs for targeted industries	Alamo Workforce Solution, Texas Workforce Development, Chambers of Commerce, TAMU-SA, ACCD, CSMA, ISDs and local universities
ED-2.2	Support college Re-Entry programs for new career development	
ED-3	Agribusinesses with high technology and research in the Heritage South	
ED-3.1	Establish a task force and develop a study to provide an analysis of agricultural best practices	CSMA, TAMU-SA, Texas Dept. of Agriculture, TPWD, Bexar County Master Gardeners, Green Space Alliance SARA, SAWS and local farmers
ED-3.2	Encourage TAMU-SA to coordinate research for agribusiness and irrigation technology development in the plan area	
ED-3.3	Encourage area farmers or potential farmers to produce for local market through farmers markets or grocery stores	
ED-3.4	Encourage sustainable farming/gardening practices, such as the use of natural fertilizers and composting	
ED-3.5	Help obtain water for agriculture purposes through available resources of rivers.	
ED-4	Heritage South established as a viable agricultural region	
ED-4.1	Incentivize agricultural land owners to produce for the local and regional economy	San Antonio Farmers Market Association, COSA, CSMA, Texas Department of Agriculture, NPS and Chambers of Commerce
ED-4.2	Promote the establishment of area farmers markets	
ED-4.3	Market and brand the area as an agricultural hub utilizing available resources, e.g., school districts, the FFA, etc.	
ED-5	Eco-tourism as an economic generator	

No.	Goals and Strategies	Potential Partners
ED-5.1	Incorporate Heritage South Eco-tourism as part of the tourism industry's strategic planning and marketing efforts	MLAC, LHI, BC, COSA, CSMA, NPS, TPWD, Texas Historic Commission, Chambers of Commerce, and SA Convention and Visitors Bureau (SACVB),
ED-5.2	Identify sites for eco-tourism promotion and establish connecting routes, including hike and bike trails, transit, etc.	
ED-5.3	Promote tourism capitalizing on Mitchell Lake Audubon Center, Mission Espada, Medina Park, and the Land Heritage Institute	
ED-5.4	Prepare marketing material for eco-tourism sites	
ED-6	Market Heritage South as a business friendly environment	
ED-6.1	Create a brand for Heritage South building on the vision for the area	CSMA, COSA, BC Economic Development Foundation (EDF) and Chamber of Commerce
ED-6.2	Publish promotional material that highlights the benefits of businesses locating in the area	
ED-6.3	Promote low impact industry, high and bio-technology, and international trade	
<b>Community Services and Facilities (COM)</b>		
COM-1	Multi-purpose community centers through public-private and non-profit partnerships	
COM-1.1	Identify and assess community facilities located in the Heritage South Sector	TAMU-SA, BC, COSA, ISDs, CSMA and surrounding municipalities
COM-1.2	Promote discussions about potential collaboration between local school districts, TAMU, local municipalities, Bexar County, private and non-profit groups about sharing community facilities (e.g. libraries, community centers, homeless services, athletic fields, and health care providers)	
COM-1.3	Engage the Heritage South community, including residents and stakeholders, to seek funding for community centers	
COM-2	A public that has access to information relevant to municipal services and responsibilities	
COM-2.1	Continue to list service providers on CSMA website	CSMA, COSA, BC, ISDs, neighborhood associations, churches, community groups and stakeholders
COM-2.2	Create Heritage South stakeholder alliance(s) made up of property owners, residents, neighborhood associations, churches and parishes to hold town hall meetings and address community-wide issues with respective governmental agencies	

No.	Goals and Strategies	Potential Partners
COM-3	Community resources between local school districts, surrounding municipalities, Bexar County, quasi-public and private entities in Heritage South Sector that are coordinated and clustered	
COM-3.1	Foster joint planning, land acquisitions and capital improvement projects to create common sites for the possible co-location of community and recreation centers, parks, schools, and libraries	BC, ISDs, COSA, TxDOT, TPWD, Linear Creekway Park Advisory Board, NPS, YMCA, the development community and surrounding municipalities
COM-3.2	Promote trails and greenways that connect community facilities, parks and open space	
COM-3.3	Promote shared infrastructure and efficient transportation	
COM-4	The Heritage South Sector is served by community services including emergency and public safety services.	
COM-4.1	Encourage code compliance and enforcement services within incorporated and unincorporated areas of Bexar County	COSA, BC, Wilson County, surrounding municipalities, Voluntary Fire Departments, Emergency Medical Districts (EMS), SABOR, AIA, GSABA, Spay Neuter Inject Project of San Antonio (SNIPSA), Humane Society, San Antonio Corporate Recycling Council, private waste haulers, ISDs, non-profit organizations, neighborhood associations, churches, community groups and stakeholders
COM-4.2	Continue mutual aid agreements between municipalities, Volunteer Fire Departments, Emergency Service Districts, and respective counties	
COM-4.3	Provide for and consider the location of emergency medical facilities in centrally located regional or neighborhood centers that are easily accessible and appropriately scaled	
COM-4.4	Promote the use of Community Policing through Environmental Design (CPTED) using site planning and building design as elements that decrease crime and calls for service	
COM-4.5	Continue citizen participation, volunteer assistance, and youth and adult educational programs, such as the San Antonio Fear Free Environment (SAFFE), Neighborhood Watch, National Night Out, Cellular Patrol programs	
COM-4.6	Support the goals identified in the CoSA Animal Care Services Department 5-year Strategic Plan	
COM-4.7	Provide and enforce animal care and control services and facilities such as, ACS satellite centers, off-leash dog parks and spay and neuter services	
COM-4.8	Promote recycling opportunities and drop-off centers for paper and cardboard	

No.	Goals and Strategies	Potential Partners
<b>Education (EDU)</b>		
EDU-1	Growth of the Texas A & M University –San Antonio (TAMU-SA) campus	
EDU-1.1	Support infrastructure growth of the TAMU-SA by ensuring that the campus is accessible to pedestrians, bicycles, and vehicles	COSA, BC, TxDOT, TAMU-SA, VIA, and the Lone Star Rail District
EDU-1.2	Encourage that public transportation (including buses, light rail, and park and ride facility) is provided to the TAMU-SA campus from key destination locations in the Greater San Antonio area	
EDU-2	Expansion of the role of community colleges, private and public university and other higher education institutions including Texas A & M University- San Antonio (TAMU-SA) and Alamo Community College District in the Heritage South Sector community	
EDU-2.1	Continue and expand outreach initiatives of higher education institutions with educators from public, private, charter, and parochial schools in the Heritage South Sector (e.g. TAMU Teacher Leadership and Blueprint for Success Initiative Program	TAMU-SA, CSMA, COSA, BC, ISDs, ACCD, vocational training schools, Chamber of Commerce and the business community
EDU-2.2	Connect student clubs at middle and high schools with counterpart clubs (co-curriculum) at community colleges, private and public universities (e.g. the TAMU -SA ROTC with local junior ROTC programs)	
EDU-2.3	Continue to support existing higher education institutions outreach effort with Heritage South youth including mentoring and student teaching programs	
EDU-3	Higher-educational institution programs in the Heritage South Sector that support workforce development and the targeted job needs	
EDU-3.1	Foster partnership among the business community, local cities, universities, other higher education institutions to tailor college re-entry and career training programs with needed technical and educational skills that enhance the local job base	TAMU-SA, ACCD, ISDs CSMA, ISDs, COSA, BC, vocational training schools, Chamber of Commerce and the business community
EDU-3.2	Support the TAMU-SA Blueprint for Success Initiative in the education field	
EDU-3.3	Create higher education programs that allow for multiple paths of entry including high school, vocational training, career training, and re-entry of working adults	

No.	Goals and Strategies	Potential Partners
EDU-4	Strong community public schools and partnerships (pre-kindergarten to 12th grade education) in the Plan area	
EDU-4.1	Strive to expand the collaboration among local school districts, private education organizations, the San Antonio Public Library System, surrounding cities and Bexar County, to serve youth with after-school programs, extended day care programs, day camps and educational opportunities	
EDU-4.2	Expand partnerships with community serving organizations (e.g. Mitchell Lake Audubon Center, Land Heritage Institute, etc.) for the provision of experiential learning	
EDU-4.3	Support public and private educational partnerships for college assistance programs including the P16 Plus (pre-kindergarten “P” through college “16Plus”), San Antonio Education Partnership, Council for South Texas Economic Progress (COSTEP), and Adventures in Education (AIE)	ISDs, ACCD, TAMU-SA , YMCA, COSA, BC, LHI, MLAC, CSMA, Chamber of Commerce, the business community and local universities
EDU-4.4	Develop incentives and ongoing public awareness for greater involvement at all age level including, educational-related community activities, academic outreach program, and learning/teaching talents sharing among educational and non-profit organizations	
EDU-4.5	Promote the accessibility of affordable educational experiences, receiving skills certification, earning a high school diploma and graduating with a college degree	
EDU-5	Coordination between the local public school districts, utility providers, local governments, municipalities and developers in the Plan area	
EDU-5.1	Encourage communication between Heritage South Community stakeholders including developers, utility providers, local governments, and respective school districts to involve schools as necessary for community building and integrative learning opportunities	TAMU-SA, ISDs, ACCD, CPS
EDU-5.2	Foster multi-use, campus facilities comprised of schools, public libraries, parks and recreation facilities, and community centers	Energy, Bexar Met, SAWS, COSA, CSMA, BC, TXDOT, Chamber of Commerce, YMCA, surrounding municipalities, and
EDU-5.3	Ensure that schools and libraries reflect the importance as community facilities by taking into consideration the location, topography, infrastructure, traffic conditions and accessibility by pedestrians, bicycles and vehicles	Development Community

No.	Goals and Strategies	Potential Partners
<b>Parks and Natural Resources (NR)</b>		
NR-1	Preserve Medina and San Antonio Rivers, and continue to support linear parks	
NR-1.1	Continue to support the expansion of linear parks to link the Medina, San Antonio Rivers and other sites in the Plan area	COSA, CSMA, BC, SARA, NPS, USFWS, TPWD, Linear Creekway Park Advisory Board, SA Convention and Visitors Bureau, SAWS, BexarMet Water District, BC, SARA, local municipalities and Bexar Regional Watershed Management partners
NR-1.2	Promote development that preserves the natural settings along the rivers and linear parks	
NR-1.3	Protect water quality through flood plain protection and buffers	
NR-1.4	Promote Low Impact Development (LID) standards to reduce the impact of urban development on rivers, watersheds and other natural assets	
NR-1.5	Promote and support the expansion of the City’s Linear Creekway Project to link the Medina River Greenway to the Mission Reach of the San Antonio River Improvements Project.	
NR-2	Promote the Land Heritage Institute Master Plan	
NR-2.1	Publish information regarding the offerings of the Land Heritage Institute and promote their value in the preservation of historical, archaeological, and environmental sites	LHI, CSMA, COSA, BC ISDs, and SA Conservation Society
NR-2.2	Promote public outreach and community events to increase visitor attendance to include educational outings from area schools	
NR-3	Support Mitchell Lake Audubon Center (MLAC) as a wildlife resource	
NR-3.1	Expand public outreach and community events to increase visitor attendance to include educational outings from area schools	Mitchell Lake Audubon Society, USFWS, COSA, BC, SAWS, TPWD, Bexar Audubon Society, ISDs, SA Convention and Visitors Bureau, CSMA, Chambers of Commerce, ISDs, National Audubon Society, San Antonio Audubon Society, Tax Increment Reinvestment Zone (TIRZ) Boards for Mission Del Lago and Verano, the development community and/ or property owners
NR-3.2	Promote awareness of the Audubon Center as a regional wildlife resource to promote its recognition as an international tourist “destination location”	
NR-3.3	Promote development that will preserve and protect the natural setting of the Audubon Center	
NR-3.4	Encourage the use of dark skies principles to help safeguard the natural habitat around Mitchell Lake are	

No.	Goals and Strategies	Potential Partners
NR-4	Preserved natural resources, parks and open spaces	
NR-4.1	Promote and support the expansion of the San Antonio Missions National Historical Park and the preservation of Mission Espada and historic trails and corridors to include, El Camino Real and Chisholm trails.	
NR-4.2	Explore available funding sources to protect existing resources	USFWS, National Parks Service, SARA, COSA, BC, CSMA and
NR-4.3	Protect flood plains and preserve natural river and creek banks	Texas Historical Commission, TPWD, COSA, BC and NPS,
NR-4.4	Strictly enforce the tree ordinance.	Green Spaces Alliance, SARA
NR-4.5	Encourage trees with large canopies to be retained on site when feasible, and new trees strategically located to shade buildings, parking lots, structures, and sidewalks.	The Nature Conservancy, Bexar Regional Watershed Management, development
NR-4.6	Support development features and healthy vegetation that promote natural storm water mitigation.	community community and/or property owners
NR 4.7	If any governmental entity should engage in strategic land acquisition (e.g., Transfer of Development Rights, Conservation Easements, etc.), the entity would compensate as established by law.	
NR-5	An interconnected system of parks, open spaces and hike and bike greenways	
NR-5.1	Utilize the recommendations identified in the City's updated Parks and Recreation Department System Strategic Plan to ensure adequacy, accessibility, and connectivity	
NR-5.2	Provide a wide variety of active and passive recreational opportunities	COSA , BC, ISD, TAMU-SA, San
NR-5.3	Develop criteria for high standards of access, development, use and maintenance of recreational open space	Antonio Parks Foundation, USFW, NPS and surrounding
NR-5.4	Develop open space areas that provide linkage between neighborhoods, parks, schools and other recreational/ cultural facilities including creekway systems that can support trail development and interconnected parkways or linear parks	municipalities

No.	Goals and Strategies	Potential Partners
<b>Historic Preservation (HP)</b>		
HP-1	Preserve and promote historic sites, trails and cultural heritage	
HP-1.1	Identify potential historic sites and trails in Heritage South Sector Plan area	Historic Preservation Office (COSA), San Antonio Conservation Society, LHI, CSMA, Los Compadres, Texas Historical Commission, national heritage groups, TPWD, NPS, and surrounding municipalities
HP-1.2	Preserve sites through Historical Landmark designation	
HP-1.3	Promote public outreach and community events to encourage visitor attendance to include educational outings from area schools	
HP-1.4	Promote development that will preserve the natural setting of historic sites and trails	
HP-1.5	Educate private land owners on preservation of designated properties	
HP-1.6	Explore potential funding sources for marketing and the education of historic areas and cultural assets	
HP-1.7	Expand the historic structures and archeological survey to the entire Heritage South area	
HP-2	Provide links between historic sites	
HP-2.1	Expand linkages through expansion of linear parkways, and hike and bike trails	COSA, BC, Texas Historical Commission and surrounding municipalities
HP-2.2	Expand linkages to Historical Markers or Historical District designations	
<b>Land Use and Urban Design (LU)</b>		
LU-1	Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability	
LU-1.1	Promote preservation of natural and historic resources, e.g., Mitchell Lake, wildlife refuges, etc. through conservation easements and strategic land acquisitions where appropriate	National Audubon Society, Green Space Alliance, COSA, BC, CSMA, TPWD, SARA, Mitchell Lake Wetlands Society, The Nature Conservancy, NPS, SAWS, VIA, AIA, ULI, and US Green Building Council, businesses with more than 100 employees, the development community and private landowners
LU-1.2	Promote multi-modal (walkable, bicycle friendly and transit oriented) integrated and compact neighborhood patterns	
LU-1.3	Promote nodal commercial development and community centers where various modes of transportation are accessible	

No.	Goals and Strategies	Potential Partners
LU-2	Design guidelines for non-residential uses to encourage compatibility of adjacent properties	
LU-2.1	Consider developing design guidelines for non-residential uses to avoid visual blight and encourage greater compatibility with the surrounding neighborhoods.	COSA, BC, CSMA, US Green Building Council, Say Si, Art Pace, San Antonio River Foundation, the development community and professional landscape architects
LU-2.2	Ensure buffer zones and transitional areas between industrial and other uses	
LU-2.3	Create a regional character incorporating building styles reflecting tradition and nature	
LU-2.6	Design and coordinate a public enhancements system that respects the character of south San Antonio and encourages art to be incorporated in public spaces	
LU-3	Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments	
LU-3.1	Promote nodal development at appropriate locations where infrastructure (water and sewer) is adequate while preserving natural and historic resources	CSMA, COSA, BC, BexarMet Water District, SAWS, VIA , TIRZ Boards for Mission de Lago and Verano, Chambers of Commerce, SABOR, GSABA and the development and land brokerage communities
LU-3.2	Promote commercial and mixed use development at areas designated for Transit Oriented Development	
LU-4	Establishment of districts through which the unique qualities of the area are protected	
LU-4.1	Propose a new River Improvement Overlay (RIO) District to protect the unique environment of the San Antonio and Medina Rivers	COSA, SARA, BC, SAWS and US Fish and Wildlife
LU-4.2	Promote Neighborhood Conservation Districts (NCD) for neighborhoods with unique characteristics	
LU-5	A community that applies sustainable development patterns and principles	
LU-5.1	Integrate regional town centers that include commercial, retail, office and institutional uses into the fabric of the community	COSA, CSMA, BC, Chambers of Commerce, VIA, SA Board of Realtors, GSABA, TIRZ Boards for Mission de Lago and Verano, utility providers, developers and land brokage community
LU-5.2	Cluster high intensity commercial in regional centers to reduce “strip development”	
LU-5.3	Preserve as much as 25% of the developable land to maintain the area’s rural character and retain agricultural practices	

# Appendix





# APPENDIX A: Public Involvement Process

*Shaping the Future of San Antonio*

## Public Process

The Sector Plan was prepared through the use of a communicative planning method utilized by City of San Antonio Planning and Development Service Department staff, other City staff, a Sector Planning Team, a technical committee, and input from the public and other stakeholders.

The Sector Planning Team was composed of stakeholders that represented community interests in the Heritage South Sector including residents, businesses, community organizations, development entities, education, and local government. The Planning Team was developed for several reasons, including representing the diverse interests of the Heritage South Sector by providing input into the planning process, providing review and comment on draft documents and recommendations, and serving as a communication conduit to each member's respective interest group throughout the process.

## Meeting Schedule

Throughout the planning process, the Sector Planning Team held a series of nine meetings that were open to the public. These meetings are discussed as follows:

- *Planning Team Meeting #1 – January 19, 2010: This meeting provided an introduction to the Sector Planning process and discussed how the plan would be developed, the planning*

*process time line, the role and responsibilities of the Sector Planning Team, and a group issue and value identification exercise.*

- *Planning Team Meeting #2 – February 11, 2010: This meeting provided a summary of the citywide visioning forum that took place on January 22, 2010, reviewed the priorities of the issues and values identified in the previous meeting, further developed the issues and values, conducted an asset identification mapping exercise, and discussed a preliminary vision statement.*
- *Planning Team Meeting #3 – March 4, 2010: This meeting resulted in the selection of a draft vision statement, validated the draft Sector Plan goals and presented the development suitability analysis map.*
- *Planning Team Meeting #4 – March 30, 2010: This meeting provided a review of the draft vision and goals*



*Heritage South Sector Planning Team Meeting*

and the presentation of the suitability development map, (Please see Figure 3.1. Development Suitability Map.) This information focused attention on those areas that were unplanned. Attendees were then provided the opportunity to gather in groups to create their own land use plan on these and other areas in which they had an interest.



Heritage South Planning Team Meeting

- *Planning Team Meeting #5: – April 13, 2010: This meeting provided the Sector Planning Team with the opportunity to review three conceptual land use alternatives (based on their work in the previous meeting) and to work at preparing a preferred alternative. The results of the meeting created a composite draft land use plan that comprised portions of all three alternatives as well as additional changes.*
- *Planning Team Meeting #6 – May 18, 2010: This meeting acquired final consensus on the Vision Statement and acquired input from the planning team on goals and objectives, and the latest updates to the land use map.*
- *Planning Team Meeting #7 – June 1, 2010: This meeting provided the Sector Planning Team with the opportunity to review plan elements along with respective goals and objectives based input from previous meetings.*
- *Planning Team Meeting #8 – June 8, 2010: This meeting provided the Sector Planning Team with the opportunity to compare proposed goals, objectives and the land use map from*

the Sector Plan with those from the adopted City South Community Plan.

- *Planning Team Meeting #9 – June 22, 2010: This meeting provided the Sector Planning Team with the opportunity to review the draft of the Sector Plan document and conducted an exercise ranking in priority goals and strategies for Near and Mid-Term Action Plan (Figure 5.1).*

Four public meetings were hosted during this planning process to allow members of the public to participate and voice their opinions and ideas on the development of the Heritage South Sector Plan. The public meetings are summarized as follows:

- *Public Meeting #1 – March 9, 2010: This meeting provided an overview of the Sector Planning process and project to members of the public and provided for an interactive identification of issues and values, as well as a community asset mapping exercise.*
- *Public Meeting #2 – April 27, 2010: This meeting provided an update to the planning process, scope, and schedule, discussed the issues and values used to create preliminary vision statement and goals, provided a preview of the land use categories, and acquired public input on the preliminary vision statement and goals, and the land use planning exercise.*
- *Public Meeting #3 – June 14, 2010: This community meeting provided an update regarding the planning process, discussed key elements of the Sector plan document, goals and objectives, and provided a preview of the land use categories and map.*
- *Public Meeting #4 – June 19, 2010: This community meeting provided an update regarding the planning process, scope, and schedule, discussed key elements of the Heritage South Sector plan document, goals and objectives, and provided a preview of the land use categories and map.*

The City South Management Authority (CSMA) Board was also updated on the Sector planning process. Presentations were made to both the Land Use Subcommittee and the CSMA board.

- *CSMA Land Use Subcommittee Meeting #1 – April 8, 2010: This meeting provided an overview of the Heritage South Sector Planning process scope, and schedule, and acquired input on the land use categories and map.*
- *CSMA Land Use Subcommittee Meeting #2 – April 15, 2010: This meeting provided the opportunity to compare the proposed land use categories and map from the Sector Plan with those from the adopted community plan.*
- *CSMA Board Meeting #1 – May 13, 2010: This meeting provided an update regarding the Sector planning process, scope and schedule, review of the vision statement, and provided a preview of the land use categories and map.*
- *CSMA Board Meeting # 4 – June 10, 2010: This meeting provided an update to the CSMA Board the status of the planning process and schedule, discussed key elements of the Heritage South Sector plan document, and provided a preview of the land use categories and map.*

A project website was developed to keep the public informed of upcoming meetings and to post documents for their review. The project website is [www.sanantonio.gov/planning/south\\_sector\\_plan1.asp](http://www.sanantonio.gov/planning/south_sector_plan1.asp)

## Heritage South Sector Plan Amendments

The Heritage South Sector Plan has been prepared to address the needs of the planning area, existing development patterns, considerations of the natural environment and opportunities for growth over

the next years. As such, physical, market and development conditions will continue to evolve within the planning area.

Over the next five to ten years, any of these variables are expected to undergo any number of changes and can result in plan amendments. Amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council.

The various factors to be evaluated should include, but may not be limited to:

- *The recommended land use pattern identified in the Heritage South Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.*
- *The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.*
- *The amendment must uphold the vision for the future of the Heritage South Sector Plan.*
- *The amendment will not adversely impact a portion of, or the entire Planning Area by:*
  - *Significantly altering acceptable existing land use patterns, especially in established neighborhoods.*
  - *Affecting the existing character (i.e., visual, physical and functional) of the immediate area.*
  - *Creating activities that are not compatible with adjacent neighboring uses.*
- *Significantly alter recreational amenities such as open space, parks, and trails.*

It shall be the burden of the party requesting the amendment to prove that the change constitutes an improvement to the Heritage South Sector Plan and that all its goals and strategies have been met under the proposed amendment.

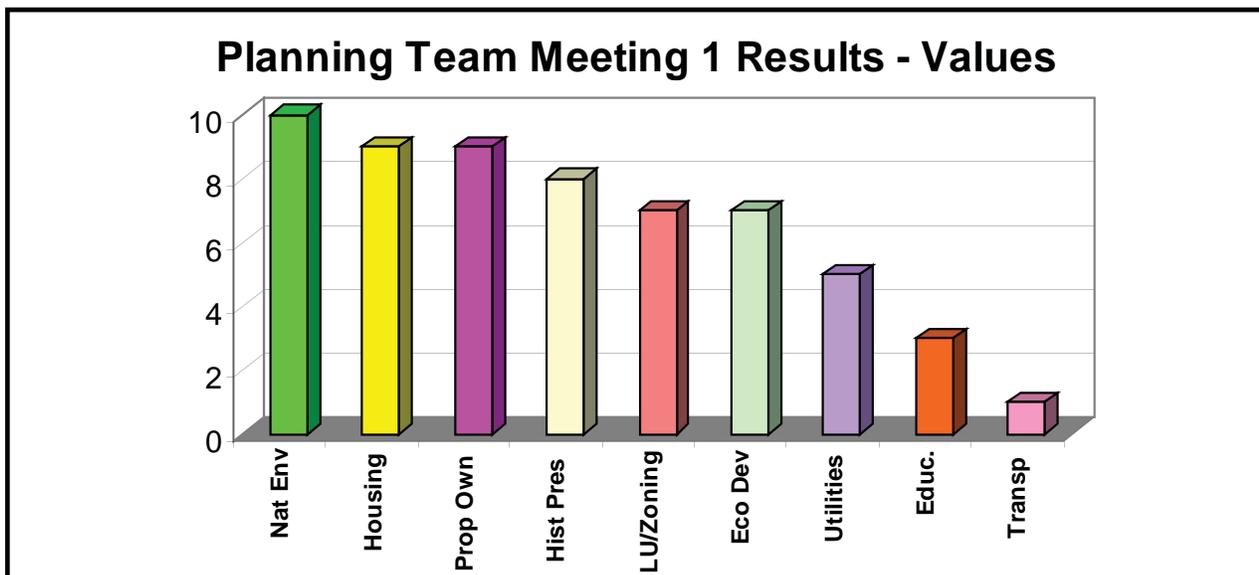
## Issues and Values

During the Sector planning process, the planning team and public were provided the opportunity to identify key issues and values within the planning area. The results from the issue and values identification exercises were compiled and ranked by priority into the following tables and charts.

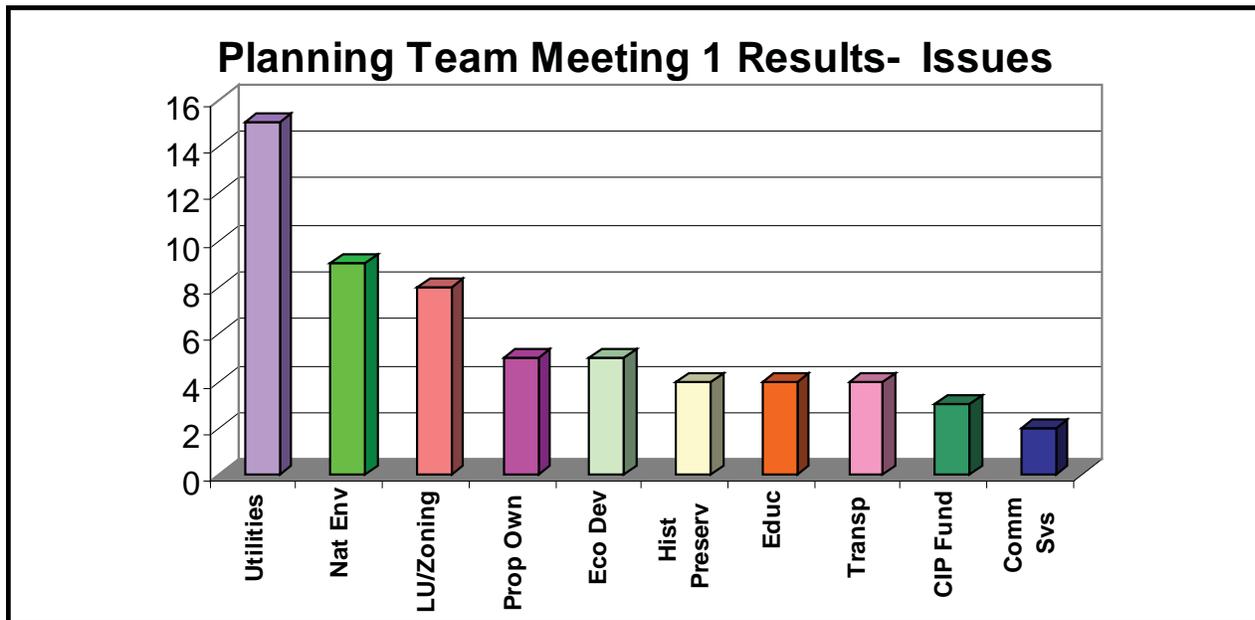
**Figure A-1: Results from Planning Team Issues and Values Prioritization Exercise**

Priority	Values	Issues
1	Natural Environment	Utilities
2	Housing	Natural Environment
3	Property Ownership	Land Use/Zoning
4	Historic Preservation	Property Ownership
5	Land Use/Zoning	Economic Development

**Figure A-2: Results from Planning Team Values Prioritization Exercise**



**Figure A-3: Results from Planning Team Issues Prioritization Exercise**



**Figure A-4: Results from Planning Team from Issues and Values Identification Exercise**

Values	Issues
<b>Utilities</b>	
<ul style="list-style-type: none"> <li>• Sewer</li> <li>• Natural gas</li> <li>• Renewable resources</li> <li>• Adequate water supply</li> <li>• Sustainable water supply</li> </ul>	<ul style="list-style-type: none"> <li>• Need more services</li> <li>• Affordability</li> <li>• Sanitary of the sewer system</li> <li>• Excessive amount of septic tank usage</li> <li>• Mitchell Lake dam's integrity</li> </ul>
<b>Land Use/ Zoning</b>	
<ul style="list-style-type: none"> <li>• Vision of City South</li> <li>• Incentive to property owners to preserve cultural resources, and landscapes</li> <li>• Enforcement of the plan (despite pressure)</li> <li>• Respect historic patterns</li> </ul>	<ul style="list-style-type: none"> <li>• Incompatible construction</li> <li>• Abandoned properties</li> <li>• (Un)protection of ranch lands</li> <li>• Pollution (less heavy manufacturing)</li> <li>• Leapfrog development</li> <li>• Salvage yards</li> <li>• Long-standing vs. new use</li> <li>• Inconsistent development with the plan</li> <li>• Need for quality development</li> <li>• Undesired uses i.e. garbage, sewer</li> <li>• Locked in zoning</li> <li>• Incompatibility between City, CSMA, ETJ</li> <li>• Lack of jurisdiction clarity</li> </ul>

Values	Issues
<b>Natural Environment</b>	
<ul style="list-style-type: none"> <li>• Open space</li> <li>• Waterways</li> <li>• Wildlife</li> <li>• Parks along rivers</li> <li>• Medina River</li> <li>• Mitchell Lake</li> <li>• Renewable resources</li> </ul>	<ul style="list-style-type: none"> <li>• Degradation</li> <li>• Keep the rivers clean &amp; running</li> <li>• Pollution</li> <li>• Medina River protection</li> <li>• Water quality</li> </ul>
<b>Historic Preservation</b>	
<ul style="list-style-type: none"> <li>• Open space</li> <li>• Historic cemeteries</li> <li>• Scenic corridors</li> <li>• Historic trails</li> <li>• Buildings</li> <li>• Waterways</li> <li>• Adaptive use</li> <li>• Heritage education sites</li> </ul>	<ul style="list-style-type: none"> <li>• Identification of historic sites</li> </ul>
<b>Economic Development</b>	
<ul style="list-style-type: none"> <li>• Green Jobs</li> <li>• More jobs</li> <li>• New subdivisions</li> </ul>	<ul style="list-style-type: none"> <li>• Better job opportunities</li> <li>• Need a better tax base</li> </ul>
<b>Education</b>	
<ul style="list-style-type: none"> <li>• Better opportunities for kids</li> <li>• Higher standards</li> <li>• Increase revenue</li> </ul>	<ul style="list-style-type: none"> <li>• Provide adequate K12 in public schools</li> <li>• Quality</li> <li>• Opportunity</li> <li>• Educated work force</li> </ul>
<b>Urban Design</b>	
<ul style="list-style-type: none"> <li>• Rural community feel/look</li> <li>• Concentrated higher densities</li> <li>• Maintain rural character</li> </ul>	<ul style="list-style-type: none"> <li>• New green projects</li> <li>• Revitalization</li> <li>• Landscaping</li> <li>• Sprawl</li> </ul>
<b>Transportation</b>	
<ul style="list-style-type: none"> <li>• Connection/proximity to downtown</li> <li>• Location of MTP corridors</li> <li>• Transit</li> <li>• MTP integration with transit and multi-modal</li> <li>• Non-vehicular transportation values</li> <li>• Pedestrian</li> </ul>	<ul style="list-style-type: none"> <li>• Congestion</li> <li>• Highway thoroughfares</li> <li>• Thoroughfares</li> <li>• Non-vehicular transportation issues</li> <li>• The inclusion of non-vehicular transportation facilities (trails and bike paths) can improve the look and feel of the community</li> </ul>
<b>Property Ownership</b>	
<ul style="list-style-type: none"> <li>• Ownership rights</li> </ul>	<ul style="list-style-type: none"> <li>• Ownership rights</li> </ul>

Values	Issues
<b>Housing</b>	
<ul style="list-style-type: none"> <li>• Diversity</li> <li>• Affordability</li> <li>• Maintain density levels</li> <li>• Better zoning map</li> <li>• Use subdivision regulations to protect quality of housing</li> </ul>	
<b>Community Facilities</b>	
	<ul style="list-style-type: none"> <li>• Need to ensure that funding is disseminated to the South</li> <li>• Need more services (i.e. libraries and community centers)</li> </ul>

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# APPENDIX B: Planning Area Profile

*Shaping the Future of San Antonio*

## Overview

The unique natural, historic, and scenic characteristics of the Heritage South sector distinguish it from the other sectors. The inherent beauty of the tree lined San Antonio River, Medina River and creeks, and pristine areas and pastures provide a remarkable opportunity to acknowledge and preserve the timeless South Texas landscape. Although filled with numerous historical sites, buildings, and landmarks, the best-known landmarks include the San Francisco de la Espada Mission (the first mission in Texas) and Espada Acequia (eighteenth century aqueducts). See the Figure B.1, the Community Asset Map, for more details.

The riparian areas along the acequias, rivers, and Mitchell Lake provide ample bird watching opportunities. The planning area is home to several outdoor recreation facilities and parks including the Medina River Natural Area and Greenway, Braunig Lake, and the Mission de Lago Golf Course.

Generally made up of neighborhoods rural, agriculture and natural areas, the Heritage South Sector is one of the least dense sectors of the seven. Ranches, farms, and large lots are scattered throughout the area. Higher densities of residential and non-residential uses are concentrated along Loop 410, highways and major roads. Non-residential uses include small retail stores, local restaurants, large flea markets, and auto parts shops.

Presently, the planning area contains approximately 10,735 housing units. There are multiple proposed residential projects, including Verano and Preserve at the Medina River that will have significant impact on the area once built.

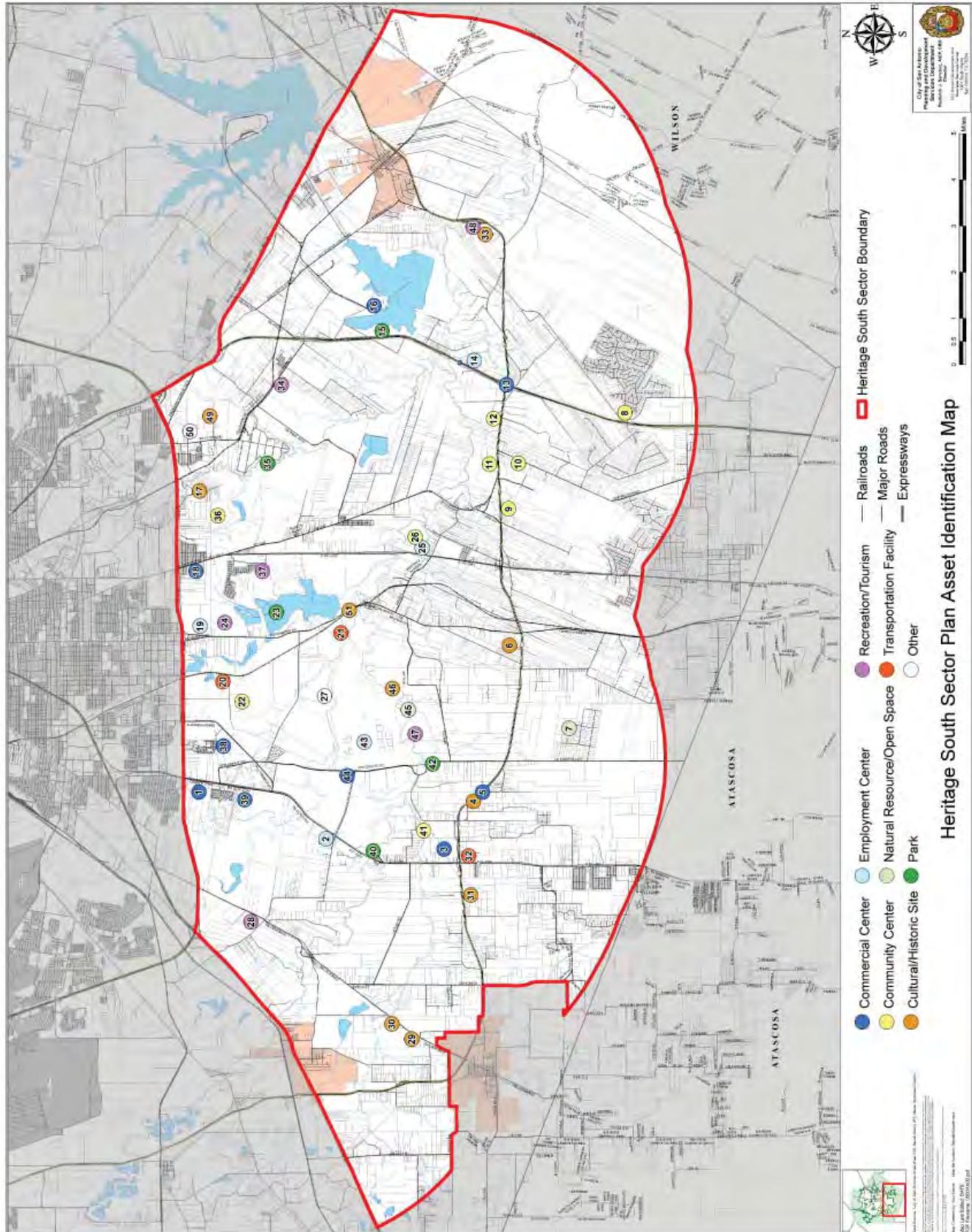
Major employers in the area include Toyota, the San Antonio Police Academy, several utility plants, and independent school districts. Agriculture and petroleum industries are also prevalent throughout the area.



*San Antonio River*

Graced with abundant natural and open space, the planning area provides opportunities for sustainable development, green industry, agribusiness, and agricultural educational opportunities, for example, the Toyota motor manufacturing plant, Blue Wing Solar Farm (one of the largest solar farms in the nation), and Texas A & M University-San Antonio (TAMU-SA) will include modern water irrigation and sustainable agriculture research. The impact of these recent developments extends beyond the sector to the entire San Antonio community and South Texas Region

Figure B-1: Community Assets Map



**Figure B-2: Community Assets List**

Heritage South Sector Asset List		
ID	Type	Name
1	Commercial Center	Motel /Gas Station
2	Employment Center	Speedway Business Park
3	Commercial Center	Bill Millers
4	Community Center	Oak Island Church
5	Commercial Center	Oak Island convenience store
6	Cultural/Historic Site	Thelma School
7	Natural Resource/Open Space	Applewhite Estates Community Park
8	Community Center	Water Wood Community Center
9	Community Center	Southside Baptist Church
10	Community Center	Julus Matthey Middle School
11	Community Center	Southside Heritage Elementary
12	Community Center	Freedom Elementary
13	Commercial Center	1604 & IH 37 Commercial Center
14	Employment Center	Dos Rios Waste Water Treatment Plant
15	Park	Braunig Lake Park
16	Employment Center	CPS Energy Power Plant
17	Cultural/Historic Site	Mission Espada
18	Commercial Center	Holiday Inn Express
19	Employment Center	San Antonio Police Academy
20	Transportation Facility	Union Pacific Rail Lines
21	Transportation Facility	Horizon Airport
22	Community Center	Texas A&M University -San Antonio
23	Natural Resource/Open Space	Mitchell Lake
24	Recreation/Tourism	Mitchell Lake Audubon Society
25	Employment Center	SSISD
26	Community Center	Catholic Church
27	Employment Center	Leon Creek Waste Water Treat Plant
28	Recreation/Tourism	Softball Fields
29	Cultural/Historic Site	Unknown
30	Cultural/Historic Site	Unknown
31	Cultural/Historic Site	General Store
32	Transportation Facility	Park & Ride
33	Cultural/Historic Site	Unknown
34	Recreation/Tourism	Softball Field
35	Cultural/Historic Site	San Antonio Historic Mission Trail
36	Community Center	The Emporium
37	Recreation/Tourism	Mission Del Lago Golf Course
38	Commercial Center	Auto Auction
39	Commercial Center	Flea Market
40	Natural Resource/Open Space	Medina River Natural Area
41	Community Center	Boy Scout Campground
42	Park	Medina RiverCreekway Trail Head
43	Employment Center	Toyota MM Facility
44	Commercial Center	South Port Triangle
45	Natural Resource/Open Space	Medina River
46	Recreation/Tourism	Land Heritage Institute
47	Cultural/Historic Site	Presnall Watson Farmstead
48	Recreation/Tourism	Texas Independence Trail
49	Cultural/Historic Site	Historic House
50	Other	Alcohol Rehabilitation Center
51	Cultural/Historic Site	Historic Bridge

# General Profile

## Area Profile/Demographics

Demographic data show that the Heritage South Sector has several demographic challenges including low educational attainment, lower than average home value, and lower than average family income. These factors are integrally related: low educational attainment increases the likelihood of getting a low-paying job, which in turn allows people to afford lesser-priced homes and so on.

## Total Population and Age

The Heritage South Sector comprised approximately 2% of the total population of all sectors in both 2000 and 2008. The population in the Heritage South Sector area increased by over 4,000 people (14%) between 2000 and 2008. The population age cohorts that saw the greatest increase were persons between the ages of 18 to 34 (16%), and 35 to 64 (12%). The median age of the Heritage South Sector is below the average for all sectors.

**Figure B-3: Age Distribution within Sector**

Age Distribution								
Age Variables	2000 All Sectors		2000 South Sector		2008 All Sectors		2008 South Sector	
	Pop.	%	Pop.	%	Pop.	%	Pop.	%
<b>17 &amp; under</b>	380,354	28%	9,335	33%	426,439	28%	10,283	32%
<b>18 to 34</b>	346,190	26%	6,650	24%	375,592	25%	7,766	24%
<b>35 to 64</b>	470,645	35%	9,930	35%	559,887	37%	11,219	35%
<b>65 &amp; over</b>	139,307	10%	2,274	8%	157,323	10%	2,985	9%
<b>Total Population</b>	1,336,496		28,189		1,519,230		32,253	
<b>Person Per Acre</b>	1.9		0.2		2.2		0.26	
<b>Median Age</b>	32.8		30.4		33.9		30.5	
<b>Average Age</b>	34.0		32.0		34.8		33.0	

Source: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census.

Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

## Race and Ethnicity

Latinos made the biggest gain in the Heritage South Sector, increasing by almost 5,000 between 2000 and 2008. Meanwhile, Whites decreased by over 1,000. These changes were reflected in the population's composition: In 2000, Latinos comprised 71% of the Heritage South Sector; in 2008, 78%. In 2000, Whites comprised 25% of the Heritage South Sector, in 2008, 19%. See Figure B-4, for racial and ethnic characteristics

## Gender

In the Heritage South Sector, men outnumber women. The male/female ratio for this sector was 1.02 in 2000 and 1.00 in 2008. These ratios are higher than the ratios for the population of all sectors. See Figure B-5 for a detailed gender breakdown.

**Figure B-4: Race and Ethnicity**

Race and Ethnicity								
Race	2000 All Sectors		2000 South Sector		2008 All Sectors		2008 South Sector	
	Pop.	%	Pop.	%	Pop.	%	Pop.	%
<b>Hispanic or Latino</b>	739,755	55.4%	20,215	71.7%	890,262	58.6%	25,189	78.1%
<b>Black or African Am.</b>	91,711	6.9%	265	0.9%	100,675	6.6%	375	1.2%
<b>White</b>	463,796	34.7%	7,289	25.9%	470,733	31.0%	6,123	19.0%
<b>Native American</b>	3,248	0.2%	84	0.3%	4,751	0.3%	131	0.4%
<b>Asian</b>	20,238	1.5%	111	0.4%	28,849	1.9%	159	0.5%
<b>Native Hawaiian &amp; other Pacific Islander</b>	869	0.1%	9	0.0%	1,142	0.1%	15	0.0%
<b>Other &amp; two or more races</b>	16,788	1.3%	216	0.8%	22,818	1.5%	260	0.8%

**Figure B-5: Gender**

Gender Distribution								
Gender Variable	2000 All Sectors		2000 South Sector		2008 All Sectors		2008 South Sector	
	Pop.	%	Pop.	%	Pop.	%	Pop.	%
<b>Male</b>	649,347	48.6%	14,211	50.4%	739,939	48.7%	16,153	50.1%
<b>Female</b>	687,148	51.4%	13,978	49.6%	779,291	51.3%	16,100	49.9%
<b>Male/Female Ratio</b>	0.94		1.02		0.95		1.00	

Source: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census.

Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

# Transportation

Transportation planning within the San Antonio metropolitan area involves federal, state, regional, and local agencies. The primary agencies that directly impact transportation within the Heritage South Sector are: City of San Antonio, Bexar County, Alamo Area Council of Governments, San Antonio-Bexar County Metropolitan Planning Organization, VIA Metropolitan Transit Authority, and Texas Department of Transportation.

Several highways including IH-35, IH-37, State Highways 16, 181, and 281, traverses through the sector. The NAFTA (North American Free Trade Corridor, (IH 35) is a major trade route between Mexico and Canada.

## Major Thoroughfare Plan

The city's Major Thoroughfare Plan (MTP) is a long-range plan for the city and Bexar County. The MTP depicts the general location, dimensions, and right-of-way (ROW) dedication requirements of arterial streets of various sizes.

The Heritage South Sector includes several MTP arterials totaling approximately 167 miles. Future roads on the MTP accommodate future demand. This demand is driven primarily by expansion of urban land use, increase in motor vehicle ownership, and increase in population density.

The City of San Antonio encourages a MTP that is consistent with future development, population projections, and community values. The City also encourages the construction of multi-modal arterials reflected in the complete streets concept. Complete streets are created when the entire right-of-way is designed so that all users (drivers, transit users, pedestrians, bicyclists, older people, children, people with

disabilities, etc.) can move along and across safely. Each complete street is unique, “but ingredients that may be found on a complete street include sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible transit stops, frequent crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and more.



*Applewhite Road*

A complete street in a rural area will look quite different from a complete street in a highly urban area. But both are designed to balance safety and convenience for everyone using the road,” (Source: National Complete Streets Coalition, [www.completestreets.org](http://www.completestreets.org)). Complete Streets shares similarities with Context Sensitive Streets (CSS), but the two are not the same. CSS emphasizes multi-modality, but the street design should serve the activities generated by the adjacent context, and context sensitivity sometimes requires that the design of the thoroughfare change as it passes through areas where a change in character is desired. Currently, the city's Unified Development Code includes bike facilities and sidewalks as conventional street design standards for collectors and arterials.



## Transit

The Heritage South Sector has few bus routes. In total, throughout the entire Heritage South Sector area, there are four bus routes in operation that cover approximately 48 linear miles.

## Bicycle and Pedestrian

The City of San Antonio and Bexar County Commissioners Court both adopted the MPO's Bicycle Master Plan. City of San Antonio adopted this plan by ordinance in 2005. The City of San Antonio is currently working on an update to the Bicycle Master Plan. The Heritage South Sector currently has approximately 7 miles of dedicated bike lanes.

## Railroads

The Heritage South Sector includes sections of two Union Pacific railroad lines: Corpus Christi Subdivision, and Rockport Subdivision. The Freight Rail Corridors Reuse Study published in 2010 investigated the feasibility of reusing these lines if through-freight rail were ever allocated to new routes.

The Corpus Christi Subdivision line runs down the middle of the Heritage South Sector west of HWY 281, and currently carries 13 freight trains per day. According to the study, the section of this line within Bexar County is best suited for light rail and hike and bike trails, (Freight Rail Corridors Reuse Study, page 82.) Within the Heritage South Sector, this line is approximately 11 miles in length.

The Rockport Subdivision line heads to Rockport, and runs through the far eastern section of the Heritage South Sector, south of HWY 181. Within the Heritage South Sector, this line is approximately 9 miles in length. This line currently carries two freight trains per day. According to

the study, this line could be reused to serve Brooks City Base and could incorporate light rail and hike and bike trails (Freight Rail Corridors Reuse Study, page 77.)

The Union Pacific Railroad has a major presence in San Antonio employing approximately 1,000 persons. Major clients include CPS Energy, Toyota Motor Manufacturing and Vulcan Materials. The 300-acre intermodal facility located just outside the Heritage South Sector planning area, off IH-35, is a \$100 million investment that opened in 2008. It is scheduled to handle 250,000 containers per year, thus removing 80,000 trucks from the highway.

The Lone Star Rail District (LSTAR), an independent public agency, was created to bring regional passenger rail service to the Austin-San Antonio corridor. The LSTAR service will connect communities in five counties that are home to more than 3 million people – giving them a transportation alternative to congested highways. The proposed route would extend to the Heritage South Sector planning area with a proposed station at Texas A&M – San Antonio campus.

## Aviation

There are four private airfields with unpaved landing strips. located within the planning area. These air fields are Cannon, AW Ranch, Russell Paradise and Horizon. Cannon Field is the home of the Alamo Liaison Squadron, where WWII aircrafts are restored. It is open to the public. The Stinson Municipal Airport owned by the City of San Antonio also serves the planning area. It is located only a mile to the north of the planning area.



*Stinson Municipal Airport*

## Utilities and Infrastructure

### Gas and Electric

**C**PS Energy, a municipally owned energy utility company, is the sole provider of gas and electric in the Heritage South Sector Plan area. This utility company has a strong presence in the planning area. The V.H. Braunig power plant which is located in the eastern quadrant of the planning area, opened in 1966. It broke ground in water conservation efforts by using treated wastewater instead of drinking water from the aquifer to cool its boilers. At the end of the 1960's, CPS Energy began filling Calaveras Lake which became both a popular fishing and picnic spot.



Until recently coal was the major source of electrical generation for CPS Energy. Today, the company has diversified its resources and modes of power generation to include wind, solar and nuclear energy. CPS dedicated itself to reduce carbon emissions through various environmental friendly practices such as adding compressed natural gas-powered vehicles to its motor pool and opening the super-efficient Arthur Von Rosenberg coal plant.

While wind turbine generated electricity is obtained from West Texas wind farms, some solar energy is to be obtained from the solar farms located within the city. Most recently, the Blue Wing Solar Project, a 14-megawatt (MW)

solar photovoltaic (PV) installation, is being built near the intersection of Blue Wing and Southton Roads which is located within the northeast quadrant of the plan area.

### Water Providers

**T**here are two major water providers in the Heritage South Sector Plan area. San Antonio Water Systems (SAWS) and Bexar Metropolitan Water District (BexarMet) have the largest service area as delineated in their “certificate of convenience and necessity”(CNN). Atascosa Rural Water Supply Corporation, City of Elmendorf and other small service providers also serve this planning area. In addition to central water systems, some of the rural residents rely on well water.

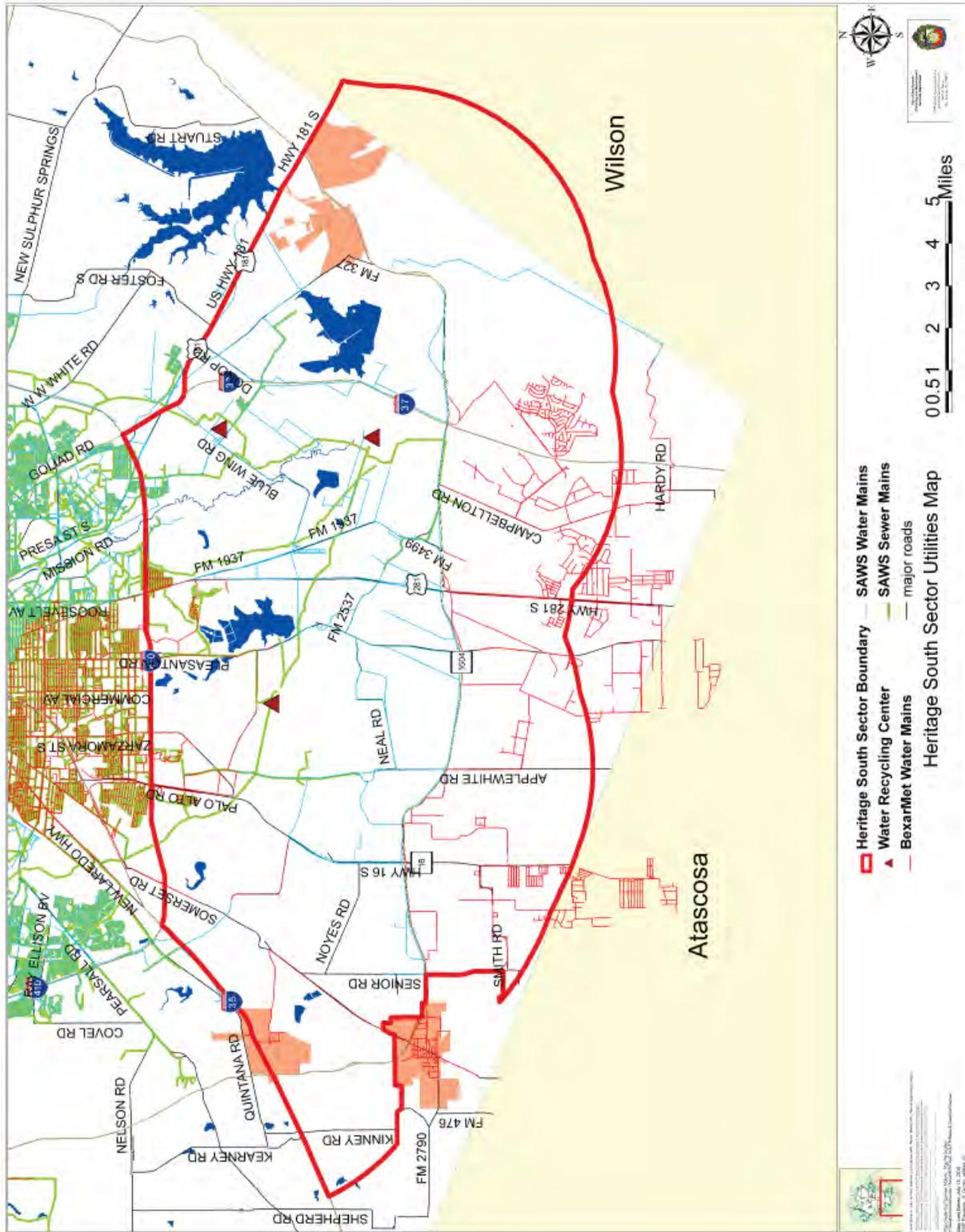
BexarMet services cover the areas south of Loop 1604 ,with the exception of the cities of Elmendorf and Somerset, and areas west of Hwy 281 along south of Loop 410. SAWS services extend over most of the eastern and central sections of the plan area.

### Waste Water Providers

**S**AWS is the primary wastewater service provider in the sector planning area. Due to the topographical characteristics of Bexar County, SAWS placed two of its three wastewater treatment plants in this planning area. Leon Creek and Dos Rios Water Recycling Centers (WRC) are located along the Leon Creek and Medina River.

Dos Rios and Leon Creek WRCs are conventional activated sludge facilities, while the Medio Creek WRC uses an extended aeration water recycling process. Currently, almost 80-miles of pipeline delivers highly treated effluent to golf courses,

Figure B-7: Sector Utilities Map



parks, and commercial and industrial customers throughout the city. The system can provide up to 35,000 acre-feet per year, or about 29 million gallons per day, thereby conserving large amounts of Edwards Aquifer water for potable use. In addition the City of Somerset provides waste water services. See Figure B-7 for the Utilities Map

## Stormwater Management

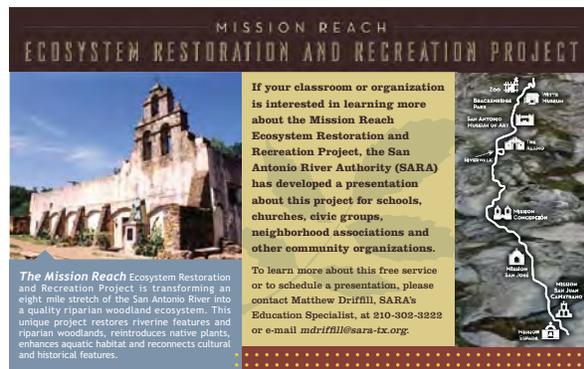
The planning area contains three primary watersheds, including the San Antonio River, Medina River, and Leon Creek. All other smaller waterways flow into these principal courses. Flood plains, lakes, rivers and creeks make up approximately 16.3 square miles (10,462 acres) of the sector.

San Antonio is located in one of the most flash-flood prone regions in North America. Annual rainfall ranges from 15 inches to 35 inches, causing unpredictable droughts and sporadic flash floods, according to the Texas Park and Wildlife Department website on ecoregions.

Another cause of flash floods is impervious cover, which impedes rainwater from percolating into the ground causing it to flow across surfaces and collect in low lying areas. There are approximately six low-water roadway crossings located within the City limits and the Heritage South Sector, which are unusable during such weather events.

The City of San Antonio has implemented several development measures to help prevent and/or reduce flood problems. Within flood areas, minimizing development or instituting low-impact development allows for increased stormwater percolation into the ground instead of collecting in areas where it could cause property damage or harm to residents. The use of detention areas or managed stormwater runoff networks also assists to reduce the impacts of flooding during heavy storms. San Antonio currently implements many regulatory measures that are used to guide future development to manage stormwater and flood prone areas.

**Bexar Regional Watershed Management (BRWM)** recognizing that major flooding issues require regional collaboration, local leaders established the BRWM as an inter-local partnership to manage flood control and water quality. BRWM partners include Bexar County, City of San Antonio and San Antonio River Authority (SARA) and 20 municipalities such as the City of Somerset. Although BRWM partners are responsible for funding capital improvement projects within their jurisdiction, resources are coordinated to ensure effective stormwater management.

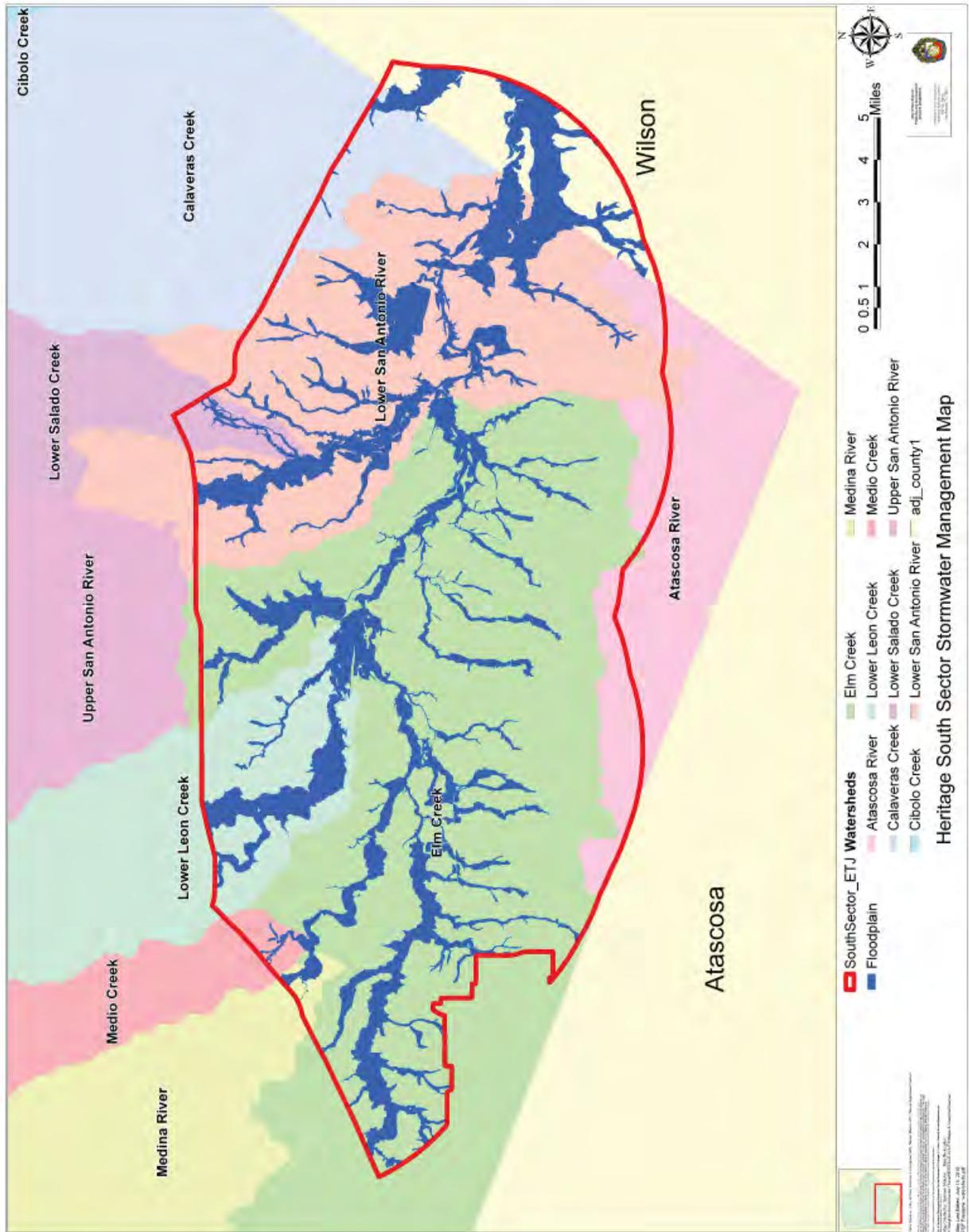


SARA Mission Reach Postcard

The San Antonio River Improvements Project will enhance and restore the San Antonio River, which includes flood control, amenities, ecosystem restoration and recreational improvements. The City of San Antonio, Bexar County, San Antonio River Authority (SARA), the U.S. Army Corps of Engineers (USACE) and the San Antonio River Foundation invested \$384.5 million into this improvement. The project is comprised of four reaches totaling 13 miles of the San Antonio River from Hildebrand Avenue south to Loop 410 South. A portion of the Mission Reach falls within the planning area. The Mission Reach is a eight-mile section of the river extending from Lonestar Boulevard south to Mission Espada.

SARA also operates the Bexar County Maintenance Unit. The unit is responsible for the 26 floodwater retarding structures in the Salado, Calaveras and Martinez Creek Watershed Projects. It is located in southeast Bexar County near Loop 1604 and Highway 181 South.

Figure B-8: Sector Watershed Map



# Housing

## Housing Units

There was a 15% increase in the number of housing units in the Heritage South Sector between 2000 and 2008. This increase is approximately the same as the increase in the number of housing units in all sectors. This implies that the housing stock in the South Sector grew at a similar rate to the housing stock of the region comprised by all sectors.

Interestingly, the percentage of owner-occupied units in the Heritage South Sector was far above the percentage for all sectors. The percentage of renter-occupied units in the South Sector was considerably lower than the percentage for all sectors.



Mission Del Lago Subdivision



House found in Heritage South Planning Area

Figure B-9: Housing Units and Occupancy

Housing Units and Occupancy								
Housing Variables	2000 All Sectors		2000 South Sector		2008 All Sectors		2008 South Sector	
	No.	%	No.	%	No.	%	No.	%
<b>Total Housing Units</b>	500,388		9,284		574,975		10,738	
<b>Vacant</b>	31,340	6%	796	9%	39,002	7%	1,010	9%
<b>Rent Occupied</b>	183,576	37%	1,440	16%	204,158	36%	1,690	16%
<b>Owner Occupied</b>	285,473	57%	7,048	76%	331,815	58%	8,037	75%

Source: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census.

Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

## Housing Value

In 2008, the median housing value for the Heritage South Sector was \$110,535, which was \$34,778 less than the median home value for all sectors. Despite this disparity, there is an indication that the gap may be closing. The growth in median housing value in the Heritage South Sector was greater than the average for all sectors. The median housing value in the south sector grew 129% between 2000 and 2008. For all sectors combined, this figure was 70%.



**Figure B-10: Values of Owner Occupied Housing**

Owner-Occupied Housing Value								
Housing Value	2000 All Sectors		2000 South Sector		2008 All Sectors		2008 South Sector	
	No..	%	No.	%	No.	%	No.	%
<b>Less than \$40,000</b>	54,278	19.0%	2,990	42.4%	25,370	7.6%	2,118	26.4%
<b>\$40,000 - \$79,999</b>	109,472	38.3%	2,560	36.3%	90,573	27.3%	3,362	38.1%
<b>\$80,000 - \$99,999</b>	41,536	14.5%	710	10.1%	44,702	13.5%	976	12.1%
<b>\$100,000 - \$149,999</b>	43,691	15.3%	489	6.9	82,615	24.9%	1,232	15.3%
<b>\$150,000 - \$199,999</b>	17,580	6.2%	489	6.9	36,903	11.1%	330	4.1%
<b>\$200,000 - \$299,999</b>	11,197	3.9%	78	1.1	30,990	9.3%	235	2.9%
<b>\$300,000 or more</b>	7,757	2.7%	32	0.5%	20,662	6.2%	85	1.1%
<b>Total</b>	285,510		7,045		331,815		8,037	
<b>Median Value</b>	\$85,528		\$48,183		\$145,313		\$110,535	

Source: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census.

Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

## Economic Development

The planning area has experienced growth since the 2003 City South Community Plan was adopted. A world renowned manufacturing facility, a brand new university, three approved Master Development Plans for mixed-use residential and commercial developments, a business park and one of the largest solar farms in the country have been generating continued interest in the future opportunities for economic development in the region.



Toyota Motor Manufacturing and its 21 suppliers have been operating since 2006 with over 4,000 employees and over \$1.5 billion investment, producing Toyota Tundra trucks. In the Summer of 2010, an additional vehicle, Toyota Tacoma started being manufactured.

Texas A&M University – San Antonio was established in 2009 by the Texas Legislature as an independent campus. It has been in operation since 2000 as a branch of Texas A&M University – Kingsville. By September 2011, Texas A&M University - San Antonio is projected to open a new dedicated campus. The economic impact at full operation with 25,000 students is 10,200 jobs, annual direct spending of \$329.1 million and annual economic activity of \$790.2 million.

Verano is to be an integrated urban village on approximately 2,700 acres located south of Loop 410, between South Zarzamora and Pleasanton

Road. Projected uses include a hospital complex, sports complex, industrial, commercial town center, high-density residential and residential neighborhoods with approximately 7,000 dwelling units and 3 million square feet of mixed use. Preserve at Medina River, located a few miles west of Toyota on 534 acres, is meant to be include 73 acres of commercial and 1,058 dwelling units. Espada, located south of Loop 410, between the San Antonio River and Highway 281 on approximately 1,800 acres, will include 73 acres of commercial and 4,900 dwelling units.

Speedway Business Park, located a few miles west of Toyota on 100 acres, opened in May 2008. It is developing into a commercial, office and warehouse & distribution site. W.W. Rowland Trucking moved its operation to the site for easy access to customers.

Blue Wing Solar Project, a solar farm located on Blue Wing Road and IH-37, is expected to be on-line by the end of 2010. It is being developed, designed and permitted by Juwi Solar Inc., and includes a 30-year power purchase agreement with CPS Energy. The 16 megawatt (MW) facility will be the largest solar generation facility in Texas. The project will consist of 214,500 ground-mounted First Solar thin film panels and is expected to create a significant number of green jobs and opportunities during the construction and operation phases.

## Economic Development

Within the City, the City of San Antonio's International and Economic Development Department and Center City Development Office are the lead agencies in implementing various economic development activities aimed at creating and retaining jobs and diversifying San Antonio's base of industries.

The departments operate several programs and initiatives related to tax abatements, enterprise and empowerment zones, downtown development, and small business development. The Inner City Reinvestment/Infill Policy (ICRIP), adopted February 4, 2010 will further assist growth and development in targeted areas of the City, including portions of the Southern Sector currently served by the City South Management Authority by providing a range of public incentives. Among other benefits of the program, commercial development services fees may be waived in these ICRIP areas, in addition to the advantage of tax abatement of up to 10 years. In addition, the City can assist businesses by providing grants for workforce development with customized job training and industry workforce programs, facilitated by its local colleges for qualifying projects.

Bexar County is authorized by the State Legislature to revitalize its community in various ways. Tax Abatements, special improvement districts and Freeport exemptions are available to qualifying entities in an effort to reverse adverse conditions. The County also holds seats on and makes appointments to boards, commissions

and committees which support economic development initiatives thus expanding the creation of new jobs and investment.

## Employment

In 2008, there were approximately 12,623 employed persons living in the Heritage South Sector. This figure represents approximately 2% of all employed persons living in all sectors. The sector's unemployment rate was only slightly lower than the rate for all sectors. In terms of percent difference, the unemployment rate for Heritage South rose 6.3% between 2000 and 2008 while the rate for all sectors declined 5.3%



NuStar Inc., State Highway 281 South

**Figure B-11: Sector Employment**

Employment								
Employment Variables	2000 All Sectors		2000 South Sector		2008 All Sectors		2008 South Sector	
	No.	%	No.	%	No.	%	No.	%
<b>Population Age 16+</b>	997,072		19,859		1,138,434		23,083	
<b>Not in Labor Force</b>	367,213		8,451		405,385		9,788	
<b>Employed</b>	593,964		10,820		693,503		12,623	
<b>Unemployed</b>	35,896	5.7%	548	4.8%	39,547	5.4%	672	5.1%

Source: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census.

Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

## Household Income and Poverty

In 2008, median household income for the Heritage South Sector was \$37,965, which was \$11,003 lower than the average for all sectors. In that same year, 18% of families in the Heritage South Sector income below the poverty level compared to 13% for all sectors. Between 2000 and 2008, the number of families in all sectors with incomes below poverty level increased by 3,331 (8% difference). In the Heritage South sector, this figure was 193 (15% difference). Comparatively, the Heritage South Sector is above average in this respect.



**Figure B-12: Household Income and Poverty Level in the Sector**

Household Income and Poverty								
	2000 All Sectors		2000 South Sector		2008 All Sectors		2008 South Sector	
	No.	%	No.	%	No.	%	No.	%
<b>Total Households</b>	469,048		8,488		535,973		9,727	
<b>Less than \$25,000</b>	149,119	31.8%	2,184	25.7%	143,162	26.7%	3,096	31.5%
<b>\$25,000 - \$49,999</b>	148,109	31.6%	3,136	36.9%	156,937	29.3%	3,303	34%
<b>\$50,000 - \$99,999</b>	126,243	26.9%	1,812	21.3%	158,240	29.5%	2,626	27%
<b>\$100,000 - \$149,999</b>	29,766	6.3%	248	2.9%	50,612	9.4%	554	5.7%
<b>\$150,000 - \$249,999</b>	11,766	2.5%	92	1.1%	19,011	3.5%	133	1.4%
<b>\$250,000 or more</b>	4,352	0.9%	26	0.3%	8,011	1.5%	43	0.4%
<b>Median Household Income</b>	\$41,809		\$32,365		\$48,968		\$37,965	
<b>Per Capita Income</b>	\$18,300		\$11,878		\$21,488		\$14,162	
<b>Total Families</b>	330,364		6,884		337,507		30.5	
<b>Families Below Poverty</b>	42,968	13.0%	1,278	18.6%	46,229	12.3%	33.0	18.7%

Source: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census.

Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.



## Community Facilities and Services

Community facilities and services are linked to population growth and economic development since each depends on the provision of adequate community facilities. By planning for growth in advance, it is possible to proactively plan for new and expanded services and facilities to meet the needs and expectations of the area's growing population and development. A unified plan to integrate services stands not only to benefit area residents and businesses, but can provide costs savings to the service providers.

### Animal Care Services

The Animal Care Services Department of the City of San Antonio (CoSA) is responsible for the animal care services and enforcement of the animal control code, also known as Chapter 5 of the City Code. Through an inter-local agreement between the CoSA and Bexar County, the Department collects living animals considered nuisances in unincorporated areas of the County. It is important to note that Chapter 5 is an adopted City Code, and does not extend into the ETJ and County. Other animal care services include animal placement and responsible pet ownership programs.

### Code Compliance and Enforcement

Code Enforcement staff from the San Antonio Housing and Neighborhood Service Department are responsible for enforcement of public health, and safety codes within the City limits. City codes include graffiti abatement, vacant dangerous premises and structures, junked vehicles, weeded vacant lots, zoning (Unified Development Code), illegal dumping, minimum housing, unsanitary premises,

and front yard parking. Other codes include water, sewer alley and right-of-way violations, water leaks or discharges of wastewater on private or public property, monthly inspections of salvage/junk yards, monitoring and enforcing materials received at salvage/junk yards, and enforcement of garage sale permits.

In addition, the Housing and Neighborhood Services Department has several community outreach and involvement programs including the Citizens Academy, Targeted Neighborhood Sweeps, and Extreme Targeted Sweeps. Additionally, the Community Tool Shed is available to City residents.

Bexar County is responsible for code enforcement in unincorporated areas of Bexar County. The county's Infrastructure Services Department provides code enforcement through their Environmental Services Section.

### Emergency Services

Law enforcement, fire protection and emergency services are essential to residents in urban and rural areas. In recent years, San Antonio and Bexar County area voters have selected to improve such public services through bond elections and through the creation of emergency service districts.

The City of San Antonio's police, fire, and emergency medical services (EMS) covers the Sector located within the San Antonio's city limits. The San Antonio Police Department (SAPD) South District covers the planning area within the City limits. The South District is administered by a substation located at 711 W. Mayfield St. The San Antonio Police Training Academy is located 12200 SE Loop 410, and situated within the planning



SAPD Police Storefront, Poteet-Jourdanton Highway

area. SAPD also has a police storefront located on the Poteet Jourdanton Hwy, to the immediate north of the Sector. The police storefront is similar to a mini substation. Its purpose is to increase the visibility of and accessibility to SAPD.

The Bexar County Sheriff's Department provides law enforcement and patrol services to incorporated and unincorporated areas of Bexar County. Within incorporated areas, Bexar County Sheriffs will issue warrants and traffic control citations. City police units are responsible for emergency calls within their jurisdiction.

Four San Antonio Fire Department (SAFD) Stations including Numbers 2, 22, 36 and 50, cover the planning area within the City. Only SAFD station No. 50 is located within the Sector. All the fire stations are interconnected through the computer aided dispatch system. SAFD Capital Improvement Projects include the improvements of fire stations No. 2 and. 50. In the fall of 2010, fire station No. 2 will be rebuilt and relocated to S. Zarzamora Street and will be closer in proximity to the planning area. In addition, in the winter of 2010, SAFD will build a permanent facility for fire station No. 50 further south on Applewhite Road. The City received \$7.3 million American Recovery and Reinvestment Act funding to construct two fire stations (50 and 51).



SAFD Station #50, 12703 Applewhite Rd., Note: Construction of permanent station will begin in Winter 2010.

A number of fire and emergency service providers including Bexar County, various volunteer fire departments (VFD), and Emergency Services Districts (ESD) serve unincorporated areas within Bexar County. VFD services are available on a full-time basis- 24 hours-7 days week. The Bexar County Fire Marshall's Office provides administrative oversight and supportive services including dispatch and communication services, fire code compliance and enforcement, fire prevention, inspections, fire and arson investigations, and emergency management services.

Volunteer Fire Departments include AtaBexar, Harmony, Jarrett, Sandy Oaks, Somerset and South Bexar. Emergency Service Districts 5 and 6 also serve the planning area. **See Figure B-14.**

## Health Services

The San Antonio Metropolitan Health District (Metro Health) provides a variety of preventive health services and programs to City of San Antonio and unincorporated Bexar County residents. Metro Health activities include preventive health services; health code enforcement; clinical services; environmental monitoring; disease control; health education; dental health; maintenance and sale of birth

and death certificates; emergency planning and response for natural and manmade disasters; and other regulatory functions.



*CentroMed Clinic Poteet-Jourdanton Highway*

The Bexar County Hospital District also known as the University Health System is an academic medical center with 18 outpatient clinics. Other accessible health care providers include Centro Med, Daughters of Charity Services and CommuniCare Health Centers.

Health Care Providers and Hospitals: Presently, the planning area contains two accessible health care providers. Most of the other clinics are located inside Loop 410. The Somerset CentroMed clinic is located south of Loop 1604, but is located not within the planning area. For a list of accessible health care providers, please see Figures B-15.

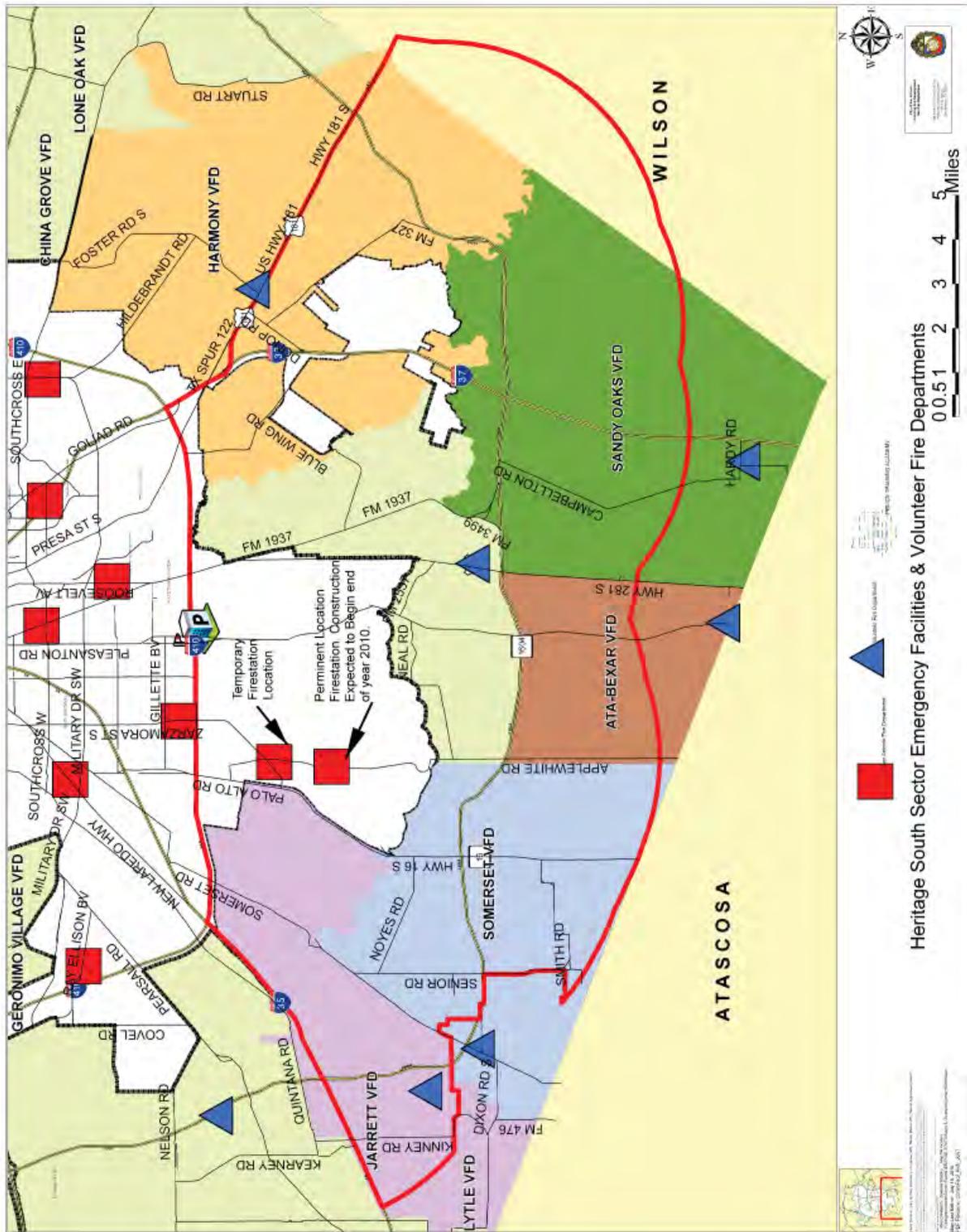
The closest hospitals are located north of Loop 410. These include Southwest General and Southeast Baptist. Currently, the Baptist Health System is building the Mission Trail Baptist Hospital to replace Southeast Baptist Hospital. The new hospital will be located within Brooks City Base, which is closer in proximity to the Heritage South Area. The Baptist System began construction in January 2010 and is expected to open in June 2011.

## Solid Waste Services

The Solid Waste Management Department (SWMD) of the City of San Antonio provides solid waste services to the solid waste customers. Services include automated garbage and recycling and brush and bulky item collection. Solid waste customers can access various disposal services and facilities including household hazardous waste collection centers and events including free Landfill Day, City-wide Clean up, and Dial-a-Trailer events, and the Bitters Road Mulch Recycling Center. On request, the Department will pick up dead animals from public rights-of-way. The Department also offers Out-of-Cycle brush and bulky item collection for a fee.

Residents within unincorporated areas typically arrange for private garbage collection services. Waste haulers generally do not offer curbside recycling within the planning area. Recycling options include the use of private drop-off recycling centers. Schools, churches or community facilities may also arrange with private companies to locate a paper and cardboard recycling dumpster at their locations. Bexar County provides residents living in unincorporated areas with door-to-door household hazardous waste collection services.

Figure B-14: Community Facilities



**Figure B-15: Health Care Providers**

Accessible Health Care Providers Within the Planning Area			
Health System	Clinic	Location	Service
Daughters of Charity Svcs.	La Mision Family Healthcare	19780 U.S Hwy South	Medical and Dental
Daughters of Charity Svcs.	El Carmen	18555-1 Leal Rd.%	Free Wellness
Accessible Health Care Providers Close to the Planning Area			
CentroMed	Commercial	3750 Commercial	Medical, dental, behavioral health and laboratory
CentroMed	Somerset	7315 S Loop 1604 West	Medical and dental
CentroMed	Poteet-Jourdanton Hwy	9011 Poteet -Jourdanton Freeway	Medical
CentroMed	Southside	910 SW Military Dr.	Medical, Ob/GYN and Dental
CentroMed	South Park Dental	910 Wagner	Dental
Communicare	Ascot	123 Ascot	Family Resource Center, WIC, Elder Service and Parenting/Child Developmen
Metro Health	Barrio Family	1102 Barclay	WIC
Metro Health	South Flores	6723 S Flores, #106	WIC
UHS	Pecan Valley	802 Pecan Valley	Immunization and preventive healthcare
UHS	University Dialysis	3750 Commerical, Suite 900	Acute and chronic kidney failure treatment
UHS	Zarzamora	4503 S. Zarzamora	Immunizations, preventive healthcare and WIC

Source: Data derived from websites of Metro Health District, UHS, Centro Med, Communicare Services and Daughters of Charity Services.

# Education

## Educational Attainment

The educational attainment for the Heritage South Sector is generally below average. In 2008, the number of persons without a high school diploma in the Heritage South Sector was almost twice the average for all sectors (39% compared to 22%). In 2008, the number college degrees (bachelor's, master's, doctoral, and professional) per 1,000 persons age 25 and over was 243 for all sectors. For the Heritage South Sector, this figure was 56. Among all persons with bachelor's, master's, doctoral,

and professional degrees, only 0.5% live in the Heritage South Sector.

Despite these imbalances, the number of degreed persons in the Heritage South Sector between 2000 and 2008 rose from 940 to 1,053. This is an increase of 12%. Meanwhile, the Heritage South population increased 14%. Thus, the rate of increase in the number of degreed person is only slightly behind the growth in population.

**Figure B-16: Educational Attainment**

Educational Attainment Level								
Educational Variables	2000 All Sectors		2000 South Sector		2008 All Sectors		2008 South Sector	
	No.	%	No.	%	No.	%	No.	%
Population Age 25+	813,517		16,064		933,054		18,525	
Less than 9th Grade	93,708	11.5%	3,277	20.4%	97,531	10.5%	3,833	20.7%
Some High School - No Diploma	97,121	11.9%	2,889	18.0%	103,486	11.1%	3,363	18.2%
High School Graduate or Equivalent	196,788	24.2%	5,514	34.3%	220,397	23.6%	6,287	33.9%
Some College - No Degree	193,452	23.8%	2,913	18.1%	226,862	24.3%	3,358	18.1%
Associate Degree	48,326	5.9%	531	3.3%	57,910	6.2%	631	3.4%
Bachelor's Degree	116,109	14.3%	735	4.6%	142,871	15.3%	827	4.5%
Master's Degree	45,080	5.5%	168	1.0%	55,820	6.0%	184	1.0%
Professional School Degree	16,571	2.0%	10	0.1%	20,373	2.2%	12	0.1%
Doctorate Degree	6,361	0.8%	27	0.2%	7,804	0.8%	30	0.2%

Source: 2008 Data derived from Block Group data provided by the Nielsen Company Claritas 2008 PopFacts dataset of projections, which are based on 2000 Census data. 2000 Data derived from Block Group data from 2000 Census. Note: "All Sectors" include only the portions of Bexar County that fall within the sector boundaries. Therefore, "All Sectors" include incorporated cities.

## Primary and Secondary Schools

Presently, four independent school districts (ISDs) serve the planning area. Southside ISD covers more geographic area than the other ISDs. Within the planning area, there are fourteen schools serving youth from pre-kindergarten through 12th grade, thirteen public schools and a private school (kindergarten through 12th grade). In addition, Southside ISD has a total of nine schools consisting of five elementary schools, two middle schools, a high school, and a disciplinary alternative education program school. Somerset ISD has an elementary school and a middle school. East Central ISD also has an early learning center and alternative learning center (6th - 12th) grade situated within the planning area.

The school districts within the planning area are generally smaller compared to other local ISDs. Current ISD student enrollment within the planning area averages 7,182 while other ISDs (excluding military base ISDs) average approximately 24,700 students.

Over the past years, the school districts within the planning area have experienced some growth. South Side ISD opened Gallardo Elementary and Matthey Middle Schools. East Central ISD also opened a disciplinary alternative learning center but it serves the entire school district, however its jurisdiction is mostly outside of the Sector.

The school districts slightly vary in enrollment, graduation rates and percentage of economically disadvantaged. The table (Figure B-17) below reflects statistics for each school district.



Southside High School, Hwy 281 South

**Figure B-17: Sector School Districts Statistics**

2008-2009 School District Statistics				
District Name	Student Enrollment	Graduation Rate	Mean SAT Score	Percent of Economically
Southwest	11,110	76%	862	82%
East Central	9,078	75%	915	60%
Southside	5,081	65%	814	92%
Somerset	3,459	65%	835	77%

Source: Data derived from websites of Texas Education Agency Academic Excellence Indicator System 2008-2009.  
Note: School District order is based on student enrollment.



## Higher Educational Institutions

**P**alo Alto College and a temporary campus of the Texas A&M University-San Antonio (TAMU-SA) presently serve residents within the planning area.

Palo Alto College (PAC) began as initiative by the Southside community leaders and the Communities Organized for Public Services (COPS) to open an Alamo Community College District (ACCD) college in the underserved, predominantly Hispanic Southside San Antonio community in 1982. PAC was established by ACCD trustees and chartered by the Texas Legislature in 1983. It began holding classes in 1985 and is situated north of Loop 410 near State Highway 16 just to the immediate north of the Heritage South Sector. In 1987, it had an enrollment of 7,623 students in the spring semester of 2010.

Texas A&M University-San Antonio (TAMU-SA) will open the new campus along Loop 410 and Zarzamora Road, within the planning area by September 2011. In 2000, the Texas Legislature requested that Texas A&M University-Kingsville to open a branch college to serve the South San Antonio community. The southside branch offers junior and senior level courses, several master's degrees, and graduate alternative teacher certification. In 2009, the Texas Legislature established TAMU-SA as an independent campus. In spring 2010, TAMU-SA had 2,573 students. Enrollment projections indicate approximately 25,000 students at full capacity.

## Public Libraries

**T**he San Antonio Public Library System serves both the City of San Antonio and Bexar County residents. It provides residents with access to the Central Library, branch libraries, book mobiles, and internet services. Library services also include reading programs, educational resources, access to materials and services in Spanish, computers, and audio, video, and CD collections.

Bookmobiles are scheduled and located within the City of Elmendorf and Somerset Independent School District on a monthly basis. Although the planning area does not contain any branch libraries, a few are located inside of Loop 410 and are in close proximity to the Sector, these are:

- *Cortez Branch Library, 2803 Hunter Ave.*
- *McCreless Branch Library, 1023 Ada Ave.*
- *Pan American Branch Library, 1122 Pyron Ave.*

## Parks and Natural Resources

The preservation and enhancement of the plan area’s natural features is essential to defining its character and ensuring its historic value. There are plenty of large tracts of undeveloped land conducive to agricultural and open space in the southern half of the plan area.

### Parks

There are several parks and recreational areas within the Heritage South Sector totaling approximately 1550.3 acres. The majority of the parks located within the Sector consist of natural areas or include natural areas. See Figure B-19.

### Linear Creekway

The City’s linear creekway program is designed to create a linear park system that preserves open space along San Antonio’s creekways and provides hike & bike trail opportunities.

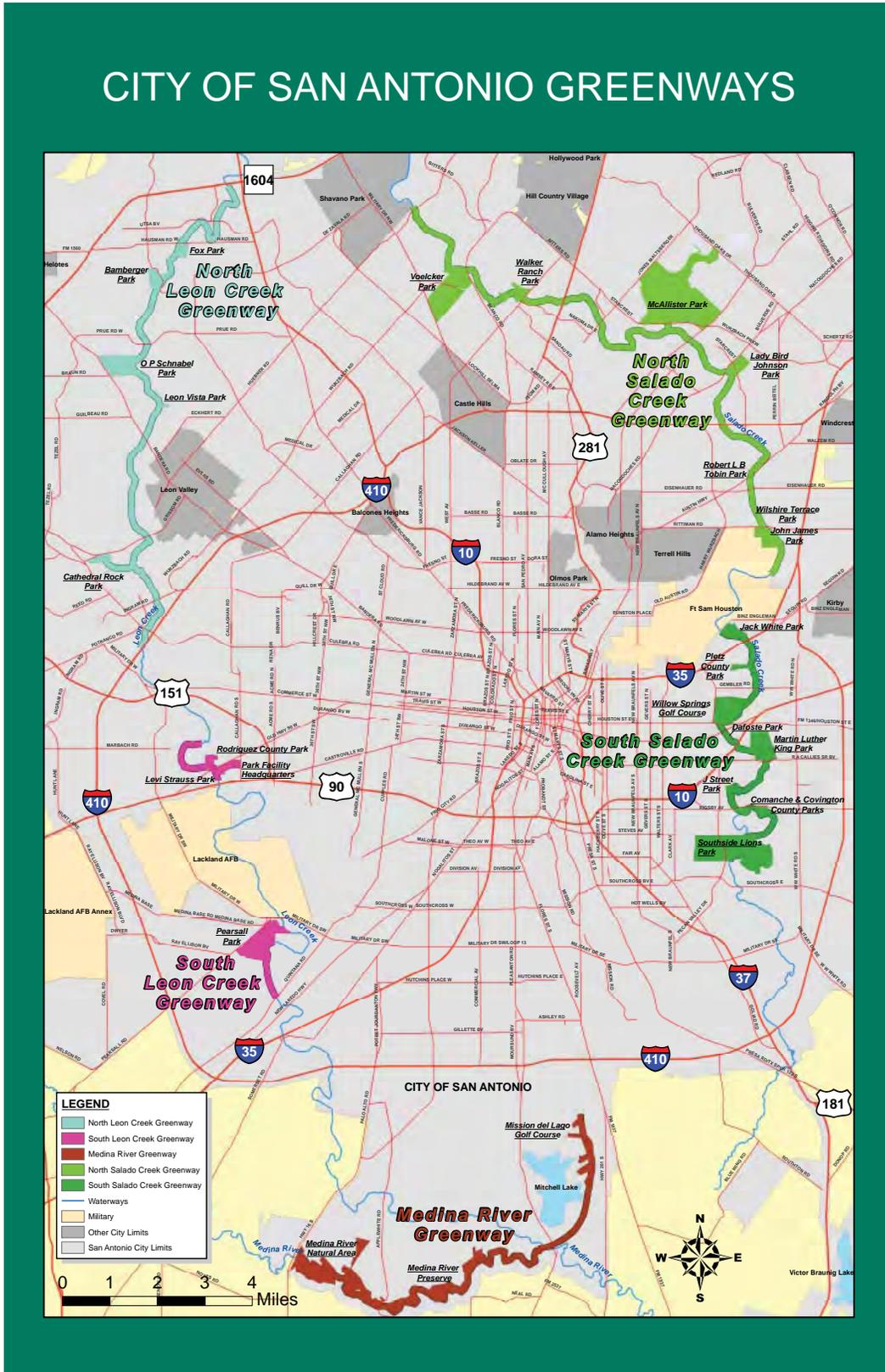
The program, funded through sales tax approved by voters in 2000 and 2005, includes land acquisitions and trail development along Salado Creek, Leon Creek, and the Medina River Greenway. The sales tax revenue also supports the San Antonio River Improvements Project, a 10-year, \$148 million investment being made

**Figure B-19: Parks within the Heritage South Sector**

Parks within the Planning Area			
Park Name	Address	Type	Acres
Hildago	1000 Hildalgo Ave.	Community	2.3
Mission Espada	10040 Espada Rd.	Historic Resource	14
Mission Del Lago Golf Course	1250 Mission Grande	Sport Complex	191
Spicewood Park	3139 Fidelia Dr.	Community	31
Villa Coronado	11031 Renov	Community	15
Medina River Natural Area	15890 Hwy 16 South	Natural Area, Large Urban Park	511
Medina River Greenway	15667 Pleasanton Rd.	Natural Area	250
Medina River Preserve	17510 Applewhite Rd.	Natural Area	224
Leon Creek Preseve	15730 Applewhite Rd	Natural Area%	187
Braunig Lake	17500 Donop Rd.9	Natural Area, Large Urban Park, (fishing & picnic areas)	125
Total acreage			1,550.3

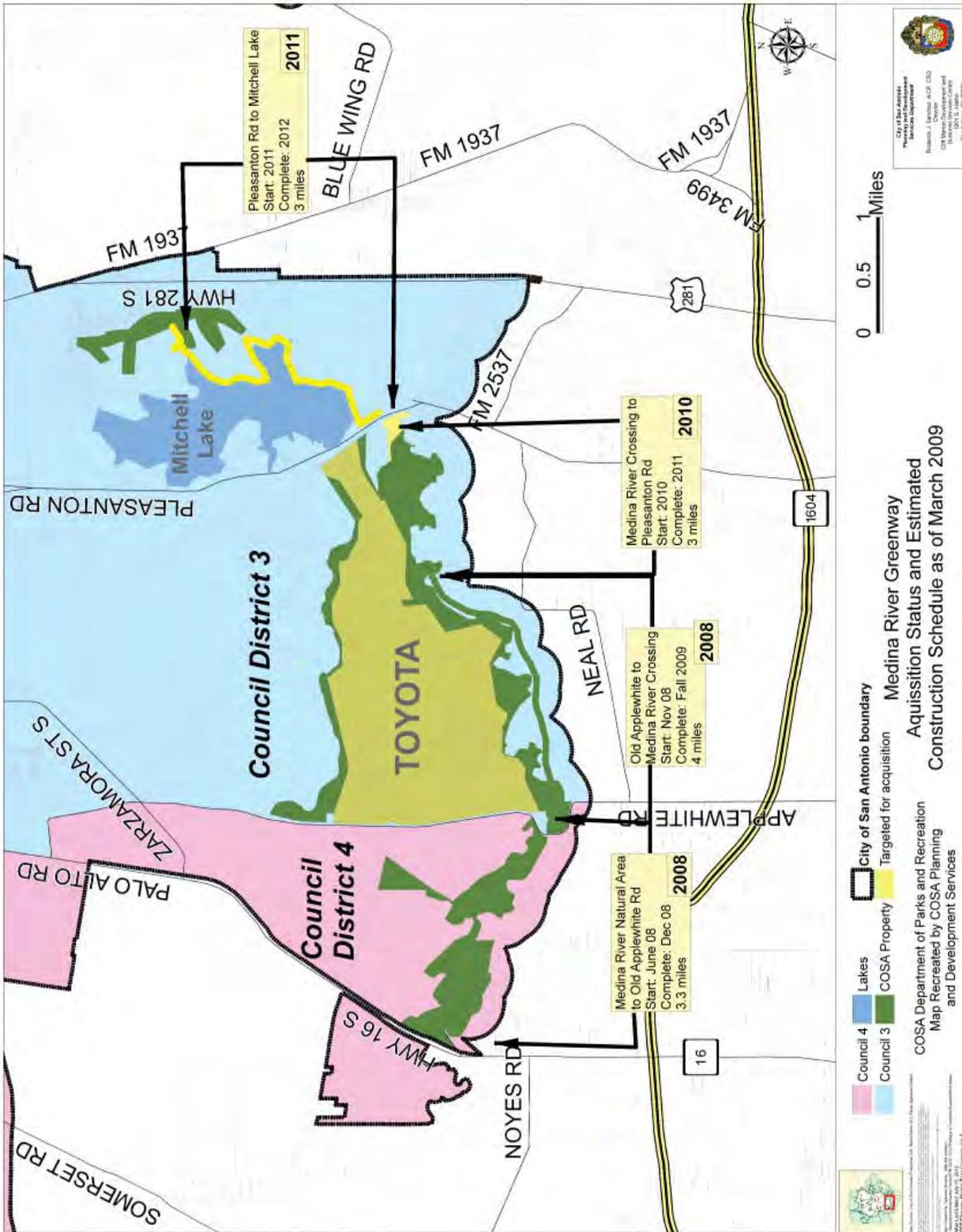
Figure B-20: City of San Antonio Greenways

Source: CoSA, Parks and Recreation Website



**Figure B-21: Medina River Greeway Map**

Source: CoSA, Parks and Recreation Website



by the City, Bexar County, San Antonio River Authority and the federal government for flood control, economic development, ecosystem restoration and recreation improvements.

An election to approve reauthorization of the current 1/8 cent sales tax is proposed for November of 2010. If the election is successful and new funding becomes available, the Medina River Greenway (near the Mitchell Lake wetlands area) to the Mission Reach of the San Antonio River Improvements Project.

Phases 1 and 2 of the Medina River Greenway were completed in 2009, and span 7 miles from the Medina River Natural Area eastward past Applewhite Road through the Land Heritage Institute (LHI) property. Phases 3 and 4 will continue to extend linear park eastward to the Mitchell Lake area. It is projected to be completed by 2012.

## Mitchell Lake Audubon Center

The Mitchell Lake Audubon Center is a 1,200-acre natural preserve. This unique and beautiful bird haven consists of the 600-acre Mitchell Lake; 215 acres of wetlands and ponds; and 385 acres of upland habitat. It is located on the northern edge of the South Texas plains eco-region. Audubon's mission is to conserve and restore natural ecosystems,



Mitchell Lake Audubon Center

focusing on birds, other wildlife, and their habitats for the benefit of humanity and the earth's biological diversity. It also promotes ecology, scientific observation and resource and environmental management through its educational offerings to school aged children and adults.

## Land Heritage Institute (LHI)

The Land Heritage Institute (LHI) interprets, maintains, and develops 1,200 acres of open space on the Medina River as a living land museum, thereby preserving archeological, cultural, educational, environmental, historical and recreational resources.



After years of negotiation, the City transferred the property to the Land Heritage Institute (LHI). In exchange for the transfer of land, the Land Heritage Institute plans to develop existing resources on site to provide programs and opportunities for the public consistent with their stated mission. Two of the initial projects include the Living History Museum and an Equestrian Center.

Restoration of the Presnall Watson Ranch Complex into a Living History Museum that illustrates farm and ranch life in South Texas at the turn of the 19th century. This complex includes a home and outbuildings that date

back to the 1840's. The building will house an interpretive center and place to educate students and the public about how life was during this time period.

The equestrian activities will utilize an existing and suitable dairy barn structure on a 240 acre portion of the site. This activity will be centered around an existing quonset hut barn structure located in the center of the property that will serve as a classroom, interpretive center and trail head for birdwatching, hiking, camping and other nature oriented activities.

## Mission San Francisco de la Espada

**S**an Francisco de la Espada, the southern-most mission along the San Antonio River is protected as part of the Mission National Historical Park, along with its three other mission sisters, Concepcion, San Jose, and San Juan. It was established in order to preserve and interpret the City's historical missions that were built during the 1700's. Each

of the four missions, along with the Alamo are linked to each other by the Mission Trail, a 12 mile hike and bike route that traverses the southern part of the city parallel to the San Antonio River.



*Mission Espada*

## Ecoregion

**T**he Planning area lies in the northern part of the South Texas Plains ecoregion, also known as the Rio Grande Plain or Tamaulipan Brushlands. Typically, the topography

includes relatively flat areas and gently slopes from the northwest to the southeast. The northern area including Bexar County has wide open spaces with grassland prairies. This ecoregion also includes oak forests and some tall riparian forests along the San Antonio, Rio Grande, Nueces and other rivers. In southern areas, thorny brush is the predominant vegetation type which includes mesquite, acacia, prickly small trees, shrubs, cactus, weeds and various grassland species. Principal trees are honey mesquite, live oak, and post oak along with several members of the cactus family; cactaceae, black brush acacia, guajillo and others.

According to the Texas Park and Wildlife Department, annual rainfall can range from 13 inches to 33 inches, Rainfall varies widely and droughts are frequent and often lengthy.

## Water Features

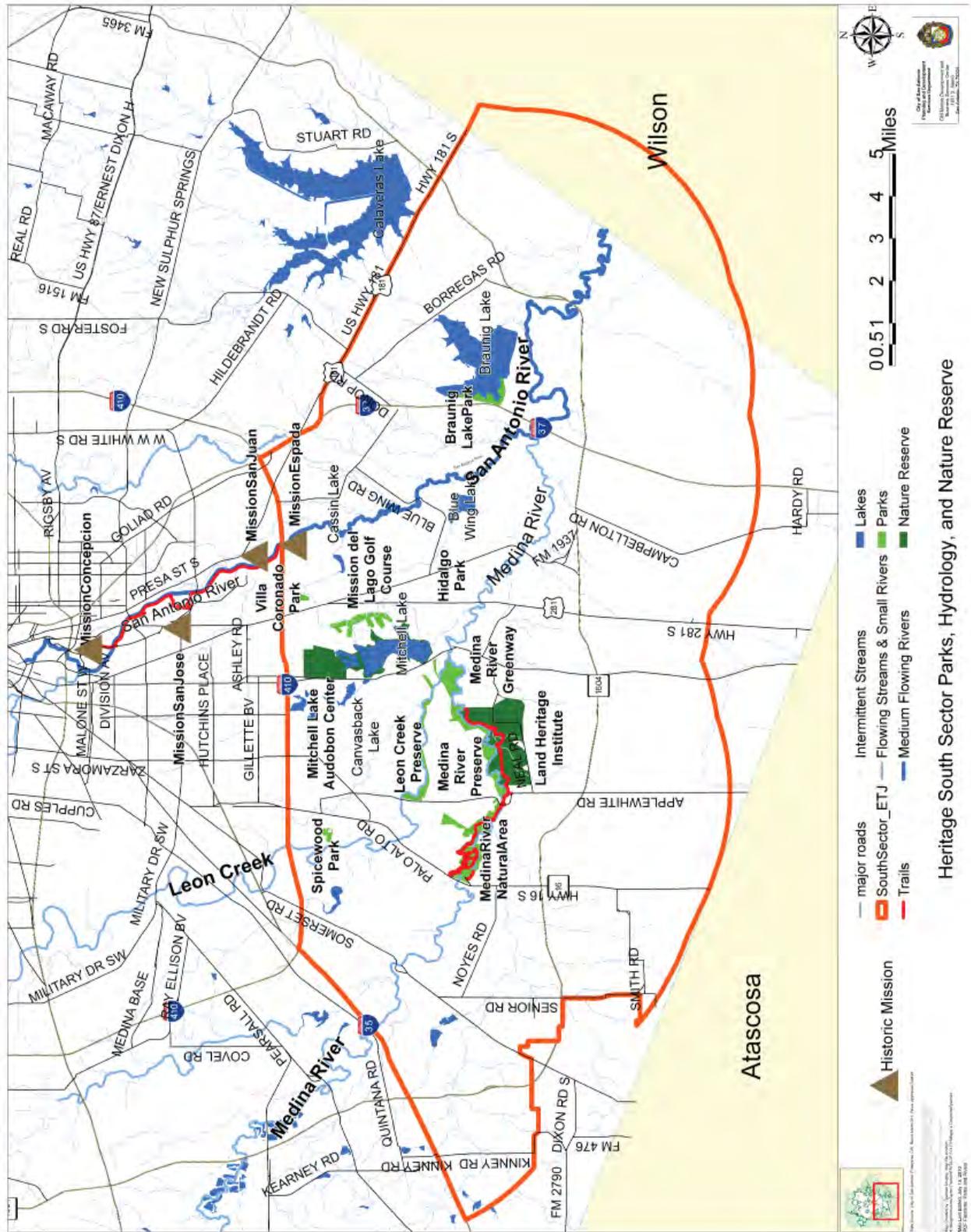
**P**arks, lakes and other water features are important visual and recreational attractions for residential development. It is important that developments are built to preserve the natural settings and protect water quality by providing for adequate flood plain protection and buffers.

The total large lake area within this sector is 2,350 acres. There are five smaller lakes totaling approximately 348 acres for a total lake area within the planning area of approximately. Please see Figure B-22, Parks, Hydrology, and Natural Resources.

## The Carrizo Wilcox Aquifer

**T**he Carrizo-Wilcox extends from the Rio Grande in South Texas northeastward into Arkansas and Louisiana, passing through southern Bexar, Wilson, and Atascosa counties. It covers most of the Heritage South Planning area. It is composed mainly of sand inter-bedded with gravel, silt, clay, and lignite. Source: San Antonio River Authority.

Figure B-22: Parks, Hydrology and Natural Resources



## Historic Preservation

### Prehistoric, Protohistoric, and Historic Periods

**P**rehistoric sites in Heritage South represent the broad spectrum of human occupation representing over 11,000 years of prehistory. Prehistoric sites include Paleo-Indian sites, Early Archaic, Middle Archaic, Late Archaic, Transitional Archaic, and Late Prehistoric sites.

The Protohistoric or Historic Aboriginal Contact period regionally could be said to begin in approximately 1519 when Pineda mapped portions of the Gulf Coast. The period can effectively be said to have ended by 1718, when the local Indian groups were first brought into the mission system in the San Antonio area. Aboriginal Native American groups known collectively as Coahuiltecos, have been identified on the Medina River and include a number of ethnically distinct bands or groups of Native Americans speaking a similar dialect and who shared similar lifeways (Hester 1989:79). Some of the identified groups include the Payaya, the Pastia, the Pampopa, the Sijame, the Cuaya, the Semomam, the Saracoam, the Pulacmam, and the Anxau. A number of other groups such as the Sulujam and the Mesquite, among others, were known to be on the San Antonio River.

Approximately 153 prehistoric and historic archaeological and historic sites have been identified in the Heritage South Sector. This area contains some of the most significant sites on a local, areal, regional, and statewide basis.

Historic archaeological sites include Mission San Francisco de la Espada (1731), four kilns associated with the mission, the Espada acequia and aqueduct, Historic Indian/Contact Period sites, early routes of exploration, trade and commerce and their associated river crossings,

battlefield area, bridges, a rock art site, Spanish Colonial, Mexican, Tejano and Anglo-European farm and ranch complexes, churches, family and community cemeteries, 20th century irrigation canals and dumps as well as early communities.

Heritage South does not stand isolated from the core city, but rather historically, served as an important hinterlands that sustained and nurtured the city. It was in the Heritage South area that the earliest settlers ranched, farmed and provided sustenance for not only themselves but for the citizens of Bejar. The cultural importance of this area should not be overlooked nor underestimated. Importantly, it is within the Heritage South area that many vestiges of the immensely significant Spanish Colonial heritage remain.

Two of the most important and historically significant and highly sensitive historic sites within the State of Texas, the Spanish Colonial hacienda (aka Rancho de Piedra or Stone Ranch and Rancho de la Purisima Concepcion) of Lt. Col. Ygnacio Perez (the last ad-interim Governor of Spanish Texas), and the Perez family cemetery are currently within Heritage South.

### Spanish Land Grants

**T**he current Heritage South area is carved out of a number of Spanish land grants including that of Lt. Colonel Ygnacio Perez, Juan Manuel Ruiz, Jose Antonio de la Garza, Angel Navarro, Francisco R. Hernandez, Domingo Bustillos, Juan Montes de Oca, Dionisio Martines (1834), and Domingo Losoya (1834), to name a few.

Lt. Col. Ygnacio Perez secured a one league grant on the north bank of the Medina River as early as 1790 and an additional four league grant on the south bank of the Medina River for a total of

over 20,000 acres. The de la Garza ranch had been inherited by Jose Antonio who secured Mexican title to the grant in 1824 (McGraw and Hindes 1987:72). Jose Angel Navarro inherited his lands and secured Mexican title to the land on Leon Creek in 1838 (ibid).

These grants were of three types: the sitio de Ganado mayor for large animals, the sitio de Ganado menor, for small animals, and the sitios de criadero de Ganado mayor for cattle breeding (McGraw and Hindes 1987:72).

## Mission Espada

**M**ission San Francisco de la Espada and its associated kilns, acequia, and aqueduct are located within Heritage South.

Mission San Francisco de la Espada was moved from East Texas to the San Antonio River in 1731. It is one of five Spanish missions in San Antonio and is a part of the San Antonio Missions National Historic Park.

## Battle of Medina

**C**ontained within the lands of Heritage South is a portion of the battlefield for the Battle of Medina. A Texas Centennial marker commemorating the battle is located on FM1937

at Losoya. The Battle of Medina, fought in 1813 between Spanish Loyalists and the Republican Army of the North, has been called “the bloodiest battle ever fought in Texas” (Thonoff 1985). In American history it is known as the Gutierrez-Magee Expedition or as the first Texas revolution. This grim encounter, which eclipsed the Alamo, Goliad, and San Jacinto together in its death toll, halted and destroyed the American filibustering expedition which had crossed into Texas from Louisiana a year earlier. Many of the original settlers of Heritage South participated in the battle either as a Loyalist or as a rebel member of the American forces.

## Early Towns and Communities

**E**arly towns and communities in the Heritage South area include Cassin, Losoya, Earle, Buena Vista, Southton, and Paso de las Garza’s. Cassin, located at one of the original Spanish Colonial crossings on the Medina River was founded in the early 1900’s. It was a railroad stop on the San Antonio Uvalde and Gulf Railroad. Losoya, named after the original Spanish land grant holder, was also located near one of the Spanish Colonial crossings on the Medina River. The modern town of Losoya got its start after the Civil War. Buena Vista, first settled around 1900, once had a school, a store, and a number of homes.



*Bridge found in the Heritage South Area*



*House on the Land Heritage Institute property*

## Farm and Ranch Complexes

The prevalent type of historic site within the Heritage South area is the farm and ranch complex. Farm and ranch complexes generally contain a main dwelling (either standing or ruins), and other outbuildings (standing or ruins) such as barns, smokehouses, sheds, and corrals, representing agricultural activities. Farm and ranch complexes within Heritage South date from the Spanish Colonial period to the mid-20th century.

## Other Domestic Sites

Several other sites contain substantial domestic components dating to the 1830's-1860's, a period that has not been adequately researched to date. The information gleaned from these sites represents a significant contribution to our understanding of the region's history and its place within the greater context of Texas history. These include the Presnall Watson Home; the Perez-Linn Complex; the Enoch Jones Complex; the Blas Herrera homesites; and the James Trueheart house.

## Cemeteries

Ten cemeteries/gravesites have been identified within the study area. However, a number of other cemeteries exist including the Espada Mission Cemetery, and data needs to be compiled for these. These include the Perez Family Cemetery; Heermann family cemetery; the Hernandez family cemetery; the Ruiz Herrera Cemetery; the Santissima Trinidad Cemetery; the Thompson Cemetery; the Esparza Family Cemetery; El Carmen Cemetery; the Mitchell/Mauerman Cemetery; and the El Carmen Catholic Cemetery.

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Figure B-23: Archeological Sites

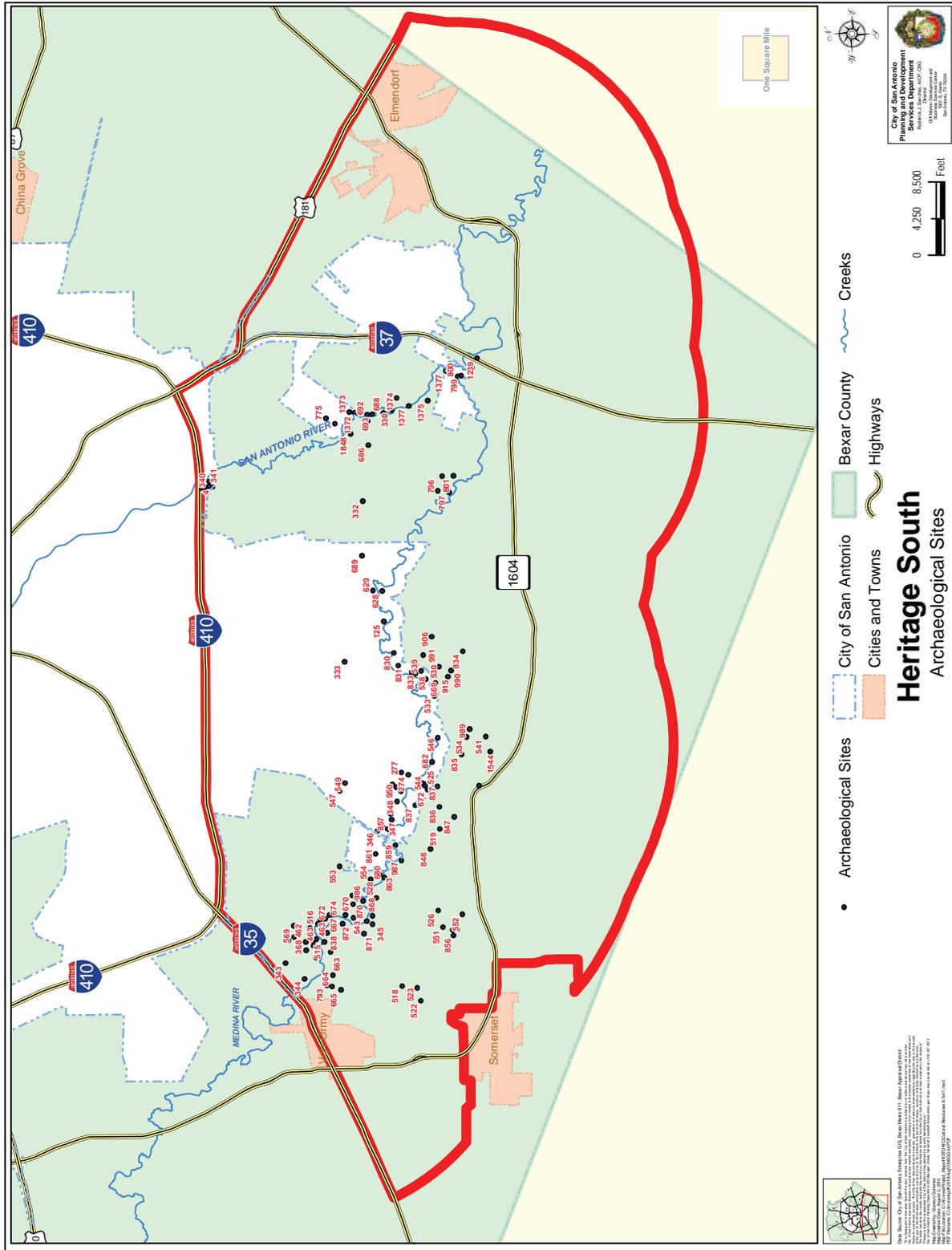
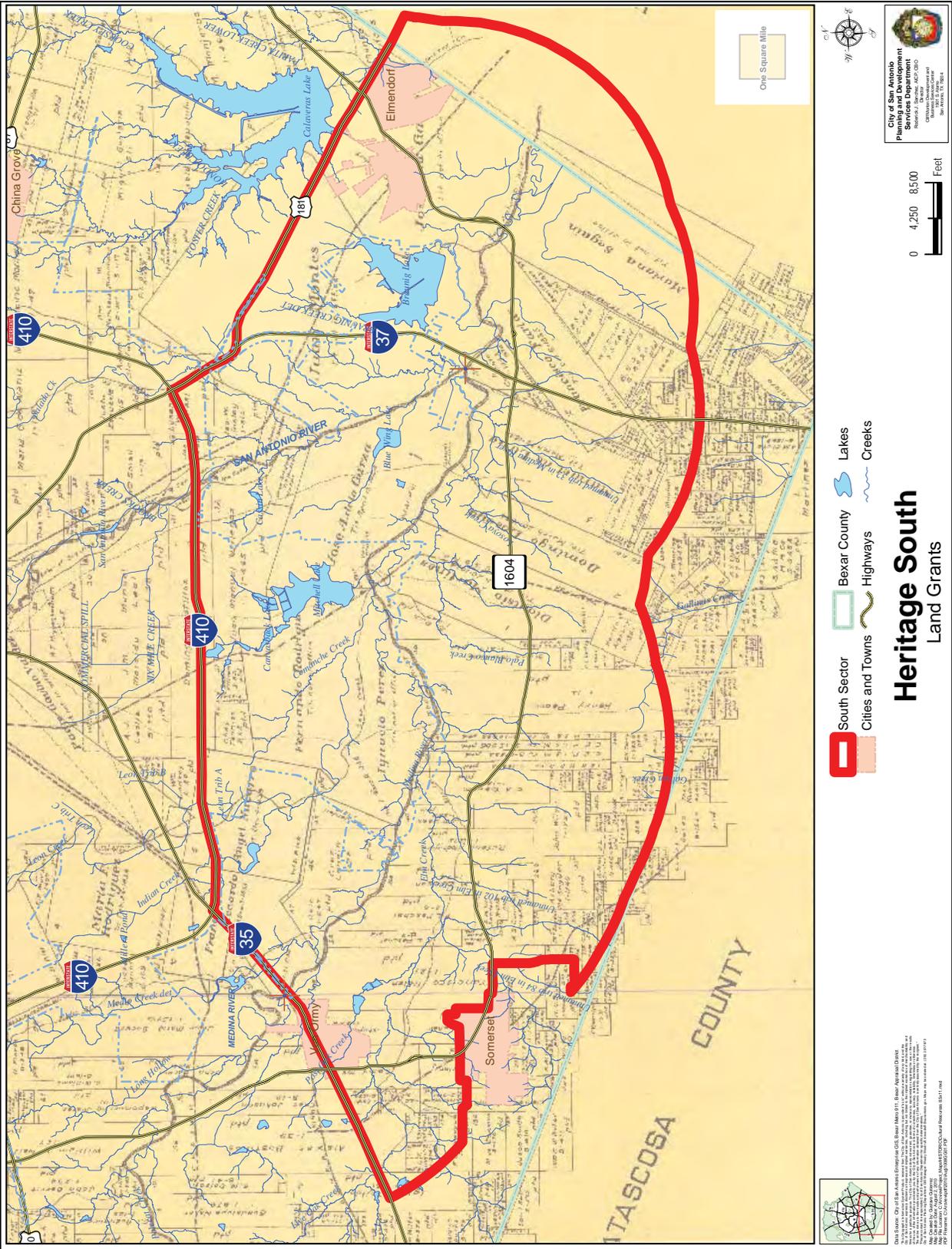




Figure B-25: Land Grants



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# APPENDIX C: GLOSSARY

## Heritage South Sector Plan

*Shaping the Future of San Antonio*

### A

#### **AACoG**

Alamo Area Council of Governments

#### **ACCD**

Alamo Community College District

#### **Accessible Health Care**

Health care services designated for uninsured and low-income individuals and families.

#### **Affordable housing**

Households whose total housing costs are deemed “affordable” to those whom have a median income. Housing Urban Development (HUD) guidelines for housing affordability is that housing costs including taxes, home insurance, and utility costs, do not exceed more than 30% of annual household gross income. Affordable housing programs include HOME Investment Partnerships Program, Self-help Homeownership Opportunity Program (SHOP) and Homeownership Zone Initiative (HOZ).

#### **Arterial Roadway**

A route used primarily for the movement of traffic, which may be both local and non-local in nature. Various classifications include:

##### **Primary Arterial**

A major thoroughfare, with limited at-grade access, which expands and links to the

expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.

##### **Secondary Arterial**

A major thoroughfare, with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, and medium intensity activity centers.

### B

#### **BC**

Bexar County

#### **BexarMet**

BexarMet Water District

#### **Bicycle Master Plan**

A document aimed at comprehensively planning for the expansion of bicycle facilities, paths, and trails, and connecting those facilities to existing infrastructure as well as ensuring its implementation in new developments. It integrates with roadway maintenance programs and identifies which projects should include bicycle infrastructure, and when they should be funded.

#### **Buffer / buffering**

A neutral zone between two incompatible uses that is implemented to reduce the chances of conflict, such as open space between industrial uses and residential areas. This can include fences and berms as well as shrubbery and trees.

# C

## **Capital Improvement Plans (CIP)**

A CIP is a short to medium range plan used by a municipality or district to identify needed capital projects and equipment purchases and prioritize and schedule them according to necessity and available financial resources.

## **Census Tract**

Small areas into which large cities and adjacent areas have been divided for statistical purposes. Each census tract is based upon an average population of four thousand people.

## **Centers and Tiers**

Different land use classifications according to type of use (office, residential, mixed use, etc.),

development intensity (density, building massing), and service area (regional, local, neighborhood).

## **CentroMed Clinics**

(formerly known as El Centro del Barrio) federally subsidized health care provider in the greater San Antonio and Bexar County area.

## **Certificate of Convenience and Necessity (CCN)**

A CCN is issued by the Texas Commission on Environmental Quality to an entity providing retail water or sewer service in an “uncertified” area. The purpose of obtaining a CCN is to protect these service areas from encroaching utilities.

## **CIP**

Capital Improvement Plans

## **Cluster development**

A design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.

## **Collector streets**

A street that carries traffic from minor streets to the major system of arterial streets and highways.

## **Community Facilities**

Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

## **Community Park**

A publicly owned park that is usually in the range of 25 to 50 acres. These parks are larger than

neighborhood parks, and provide more amenities and services, but are smaller in size and service area than regional parks.

## **Commuter Rail**

Short-haul passenger rail service that is provided between a central city and its outlying suburbs or nearby towns. It is usually provided to people who travel on a daily basis.

## **Complete Streets**

Streets designed so that all users - drivers, transit users, pedestrians, bicyclists, older people, children,

people with disabilities, etc. – can move along and across safely. Each complete street is unique, but ingredients that may be found on a complete street include sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible transit stops, frequent crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and more. A complete street in a rural area will look quite different from a complete street in a highly urban area. But both are designed to balance safety and convenience for everyone using the road. Source: National Complete Streets Coalition, [www.completestreets.org](http://www.completestreets.org). Complete Streets shares similarities with Context Sensitive Streets (CSS), but the two are not the same. CSS emphasizes multi-modality, but the street design should serve the activities generated by the adjacent context, and context sensitivity sometimes requires that the design of the thoroughfare change as it passes through areas where a change in character is desired.

### **Comprehensive Planning Program**

The process that San Antonio follows in developing, adopting, and implementing comprehensive plans.

### **Conditional/Special Use Permits**

A permit issued by the City to a landowner or developer that authorizes land uses in zoning districts that are otherwise not automatically allowed. Usually, this authorization comes with certain conditions attached that must be fulfilled by the landowner or developer as part of the agreement.

### **Conservation District**

Is an overlay district that includes the application of neighborhood based or context-sensitive design standards, individually tailored to address specific development or redevelopment issues.

### **Context Sensitive Street**

A roadway that is designed, operated, and maintained in a manner that considers not only regional transportation goals, but also the local context in which the street exists. Such streets respond to adjacent land uses and surrounding neighborhoods and generally respect traditional street design objectives for safety, efficiency, capacity, and maintenance.

### **COP**

Cellulars on Patrol

### **Corridor**

A generally linear transportation route that is dominated by one or more main lines for transport, such as a rail lines or highways. The corridor can also include the origins and destinations that are linked together. When referring to a land use, it is a generally linear area where a certain type of development occurs, for example a commercial corridor. These often follow major roadways.

### **CoSA**

City of San Antonio

### **Crime Prevention through Environmental Design (CPTED)**

The practice of influencing and deterring criminal behavior through the layout of the built environment, such as ensuring plenty of window frontage facing the streets so that the impression of surveillance is preserved, or encouraging mixed uses so that there is activity on the street during most times of the day and night.

## **CSMA**

City South Management Authority

## **Curb cut**

An opening in the curb where vehicles may enter or leave the roadway. Where there is no curb, the point at which the driveway meets the roadway pavement is considered the curb cut.

# **D**

## **Density**

The number of families, individuals, dwelling units, or housing structures per unit of land.

## **Density Bonus**

An increase in the allowed density that a developer may build to above and beyond the normal level of density permitted by the zoning code, usually in exchange for some exaction from the developer, such as green building, providing affordable units, upgrading public facilities, etc.

## **Design Guidelines**

Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

## **Dwelling**

A building or portion of a building designed exclusively for residential occupancy, but not including motels and hotels.

## **Dwelling unit**

A building or portion of a building designed exclusively for residential occupancy by one family and provided with sanitation and cooking facilities.

## **Dwelling unit per acre (du/ac)**

A measure of residential density that expresses the number of households that exist within a geographic area divided by the total number of acres in that area. A higher level means more residential density.

# **E**

## **Egress**

An exit.

## **EMS**

Emergency Medical Services

## **ESD**

Emergency Service District

## **Extraterritorial Jurisdiction (ETJ)**

State law authorizes San Antonio to regulate specific functions within an area extending five miles beyond its own boundaries. These functions include signs, platting, and the subdivision of land.

## G

### GIS

Geographic Information Systems

### Green Building

Development that has minimal environmental impact, is energy and water efficient, utilizes existing infrastructure where possible and uses recycled or recyclable material to create healthier indoor and outdoor environments.

### Greenway

A greenway is a long, narrow strip of land that is comprised of park or open space, such as a creek or gulch. Greenways can often be used for transportation if they contain trails, bike paths, or rail lines.

### Historic Resource

A historic building, structure, site, or district that is significant in history, architecture, archaeology, engineering, or culture that is eligible for listing on a National or State register of Historic Places.

### Household

(as defined by the census bureau) Consists of all the people who occupy a housing unit.

### Housing Master Plan

A comprehensive document that lays out a vision for meeting the housing needs of all of San Antonio's citizens, adopted in 2001.

## H

### HUD

Housing and Urban Development

### Housing Unit

(as defined by the census bureau) A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as separate living quarters, or if vacant, is intended for occupancy as separate living quarters.

## I

### ICRIP

Inner City Reinvestment Policy

### Impervious Cover

Ground cover that does not let rain or stormwater to penetrate and seep into the soil, but instead forces the water to flow downhill or stand in pools.

### Infill development

New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

### Inner City Reinvestment Infill Policy (ICRIP)

This policy coordinates public initiatives within targeted areas in order to stimulate private investment in walkable urban communities that are the building blocks of a sustainable region.

### ISD

Independent School District

## L

### Land Use

The manner in which land is used. For example, low-density residential land uses primarily include single family houses.

### **Large Urban Park**

One of the types of parks defined by San Antonio's park hierarchy, these parks serve a broader area than community or neighborhood parks, and can include major facilities such as pools and recreation centers.

### **Light Rail**

A type of urban rail transit that has slower speeds and lower capacities than heavy rail systems, but are larger and faster than streetcars. Light Rail is usually electric, and can operate in its own right of way like heavy rail, or in mixed traffic like a streetcar.

### **Linear Parks**

Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

### **Live/Work Units**

Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studios.

### **Local street**

A roadway, often a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations. Through traffic is usually not a priority.

## **M**

### **Mission Verde Plan**

San Antonio's plan to develop a more sustainable economy, with a special focus on energy.

### **Mixed use**

Development that incorporates two or more of the following major land use types; residential, office or retail within a single project.

### **MPO**

San Antonio-Bexar County Metropolitan Planning Organization

## **N**

### **National Night Out**

An event held to raise awareness of police programs in communities such as drug prevention, neighborhood watch, and other anti-crime efforts. It is held the first Tuesday of August, or the first Tuesday of October in Texas to escape hot weather. It has been held annually since 1984 and initially consisted of lights-on vigils, but has since expanded to include block parties, festivals, and other events.

### **Natural Area**

An area left in as near of a natural condition as possible, with minimal impact from humans.

### **Neighborhood Park**

One of the smallest parks in San Antonio's hierarchy of parks, both in scope and size. It is typically 3-10 acres, and is designed to serve only the local neighborhood and therefore has little or no off-street parking or facilities.

### **Neighborhood Watch**

A neighborhood watch (also called a crime watch or neighborhood crime watch) is an organized group of citizens devoted to crime and vandalism prevention within a neighborhood.

**Node**

A center of activity or development, often located at a major intersection.

**O****Open Space**

Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

**Overlay district**

A zoning district, which is designed to be applied on top of a base zoning district, and applies more restrictions above and beyond what the base district would require.

**P****PAC**

Palo Alto College

**PDS**

Planning and Development Services Department

**Parks and Recreation Department System Strategic Plan**

A plan document intended to provide guidance on future decisions concerning operations, capital improvement needs, and programs for San Antonio’s parks and recreation facilities.

**Planned unit development (PUD)**

A zoning category that allows innovation in development by the suspension of standard zoning to be replaced by negotiated agreements between the developer and the

city.

**Planning Commission**

Created by ordinance with the responsibility for reviewing and approving applications for the division and development of land and recommends amendments and additions to the master plan.

**R****Rehabilitation**

The restoration or repair of dilapidated housing or other types of structures to make habitable or usable again.

**Rehabilitation grants and programs**

Monetary grants and loans provided by municipal, state, and federal governments for the purpose of enabling and encouraging the rehabilitation of housing stock.

**Right-of-way (ROW)**

A strip of land that is dedicated for the purpose of transportation, such as land for a highway, road, or rail line.

**Riparian**

Relating to the interface between land and a river or stream. For example, a riverbank.

**S****SAFFE**

San Antonio Fear Free Environment

**SAWS**

San Antonio Water System

## **Sector**

One of seven planning areas defined by the CoSA for its own comprehensive plan.

## **Setback**

The required or actual placement of a building a specified distance away from a road, property line or other structure.

## **Single family detached dwelling**

A dwelling that is designed to be occupied by only one family and surrounded by open space or yards and is not attached to any other dwelling.

## **Site grading**

The process of ensuring that the slope of land on a site is appropriate for constructing a foundation, or providing infrastructure such as water, sanitation, and/or stormwater sewer.

## **Site plan**

Plans that provide a bird's-eye perspective on how structures, parking lots, and other facilities would be situated on a site.

## **Sports complex**

An amenity that can be found in certain types of larger parks in San Antonio that provide sports facilities such as indoor courts.

## **Streetscape**

The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

## **Subdivision designs**

The design and layout of the multiple smaller parcels that result from the division of a single large parcel.

## **Suitability Analysis**

The analysis and classification of land according to its suitability and readiness to accommodate new development.

## **T**

**TAMU-SA** Texas A&M University at San Antonio

## **Tax abatement**

A reduction of real estate taxes due over a period of time.

## **TDR**

Transfer of Development Rights

## **TOD**

transit oriented development

## **Townhome**

A single family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

## **Transit**

Transit – refers to various forms of mass transit such as bus, light rail, street car, commuter rail, etc. Light rail is a form of mass transit that has several linked cars and typically operates within a city and uses rail lines. Street cars typically hold fewer passengers than a bus and travel shorter distances.

## **Transit Oriented Development (TOD)**

Development that is located within proximity to a transit station that recognizes that context, and is designed to maximize access public transport and encourage

ridership.

## V

### **VFD**

Volunteer Fire Department

## W

### **Watercourse**

A natural or artificial channel through which water flows.

### **Wetland**

An area of low-lying soil that is saturated with water either permanently or seasonally.

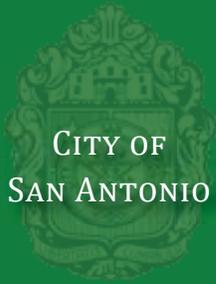
## Z

### **Zoning**

Regulates density and land use. Zoning is a key tool for carrying out planning policy.

### **Zoning application**

An application petitioning for an amendment of the City's official zoning map, such as a request to rezone a piece of property.



# APPENDIX D: ACKNOWLEDGMENTS

*Shaping the Future of San Antonio*

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## MAYOR AND CITY COUNCIL MEMBERS

---

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Robert C. Acosta, Planner

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Priscilla Rosales-Piña, Senior Management Analyst

Richard Martinez, Senior Planner

### **CITY SOUTH MANAGEMENT AUTHORITY**

Betsy Cameron, Special Projects Manager

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Spenser Murphy, GIS Analyst

Preston Trinkle, GIS Analyst

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---

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Laurie Charles, Resident

Amelia Gaitan, Resident

George L. Garcia, Resident

Doris Gayle, Resident

Joey Glowka, Resident

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Peggy Oppelt, Land Heritage Institute	Diana Steriver, Resident
Anne Parrish, Mitchell Lake Audubon Center	Melvin Thiel, Resident
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Peter Bella Alamo Area Council of Governments	Dr. Christine Drennon Trinity University
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## TECHNICAL COMMITTEE, CONT.

---

Stephanie Lee  
San Antonio-Bexar County MPO

Tom Long  
CPS Energy

Adrian Lopez  
Housing & Neighborhood Services Department  
City of San Antonio

Victorinao Martinez  
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City of San Antonio

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City of San Antonio

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City of San Antonio

Dr. Zaragoza  
Alamo Community College District

Ken Zigran  
Texas Department of Transportation



**FOR ADDITIONAL INFORMATION CONTACT:**

**City of San Antonio  
Planning and Development Services Department  
1901 S. Alamo  
San Antonio, TX 78204**

**210.207.1111**

**[www.sanantonio.gov](http://www.sanantonio.gov)**

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**RESOLUTION NO. \_\_\_\_\_**

**RECOMMENDING THE HERITAGE SOUTH SECTOR PLAN, AN APPROXIMATELY 197 SQUARE MILE AREA GENERALLY BOUNDED BY LOOP 410 TO THE NORTH, INTERSTATE HIGHWAY 35 TO THE WEST, A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO EXTRATERRITORIAL JURISDICTION TO THE SOUTH, AND HIGHWAY 181 TO THE EAST, TO THE SAN ANTONIO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, SECTION 35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."**

**WHEREAS**, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

**WHEREAS**, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

**WHEREAS**, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

**WHEREAS**, the San Antonio Planning Commission has reviewed the Heritage South Sector Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**WHEREAS**, a public hearing was held on September 8, 2010.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The Heritage South Sector Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 8<sup>th</sup> DAY OF SEPTEMBER, 2010.

Approved:

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

**P/C AGENDA FOR September 8, 2010**

Item Number	Plat/PUD Name	Company	Owner Information	Agent Information
5A & 6	University Oaks Unit-4 BSL	Jimmy Knebel	Jimmy Knebel	N/A
5B & 9	Town Center at La Cantera, Unit-2	La Cantera Development Company	Robert L. Sult, Jr.	N/A
5C & 7	Factory Hill	Alamo City Investments	Samuel Panchevre	N/A
8	Town Center at La Cantera, Unit-1	La Cantera Development Company	Robert L. Sult, Jr.	N/A
10	North Rim Unit-1	Thomas Enterprises, Ltd		N/A