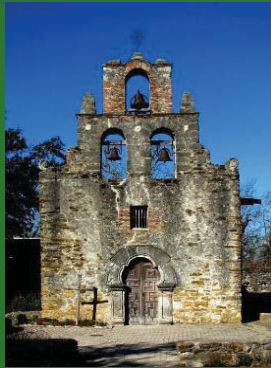


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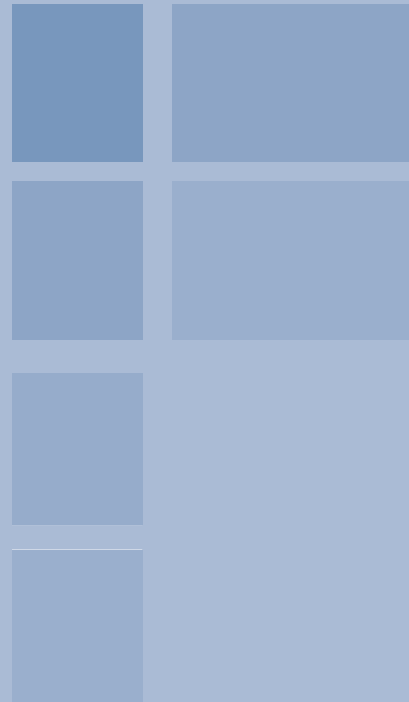


CITY OF
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Heritage South Sector Plan

Shaping the Future of San Antonio



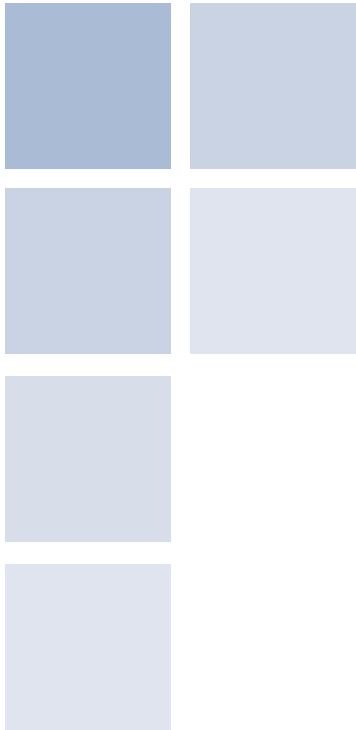


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Heritage South Sector Plan

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.

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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

Sector 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

When 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

It 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

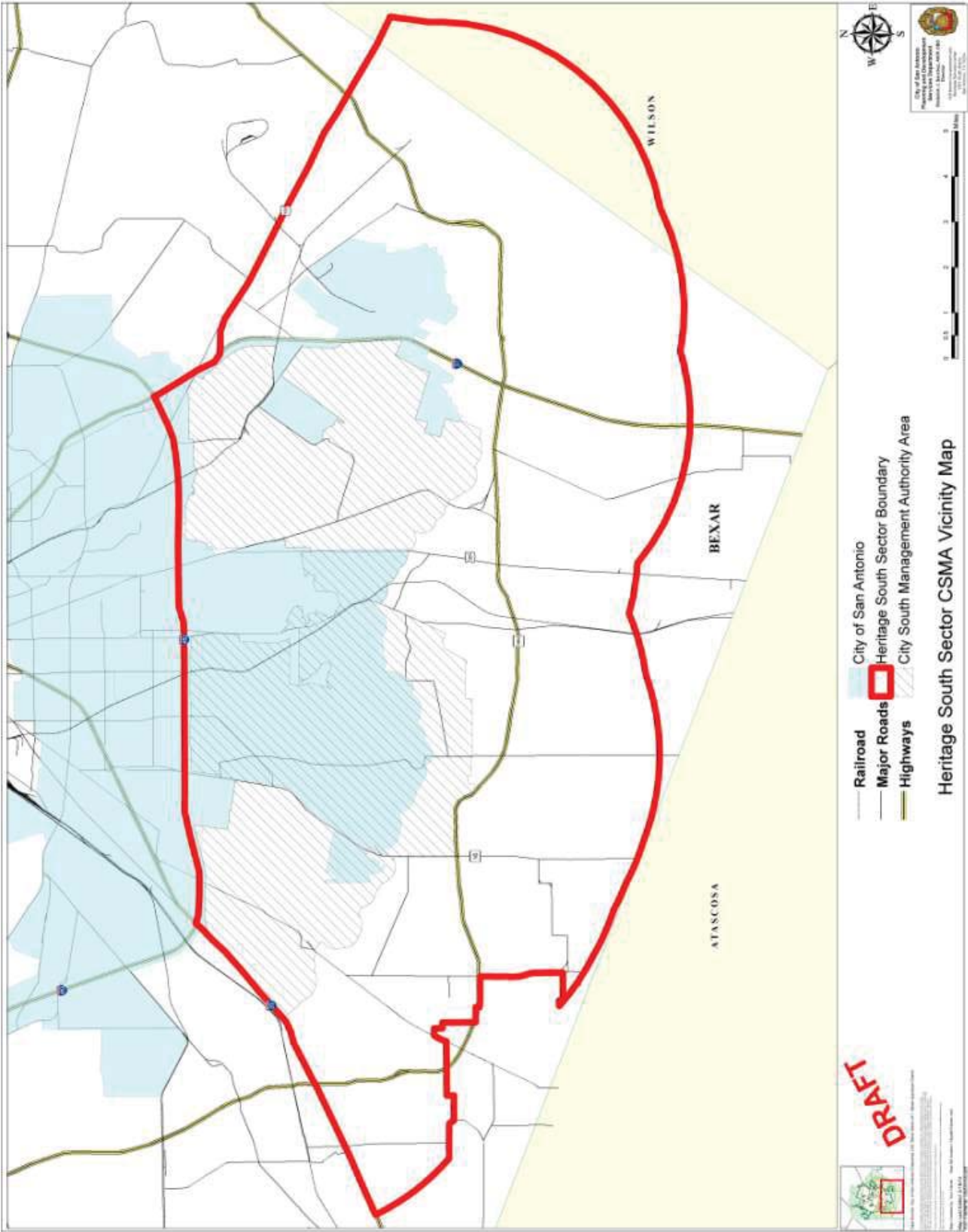
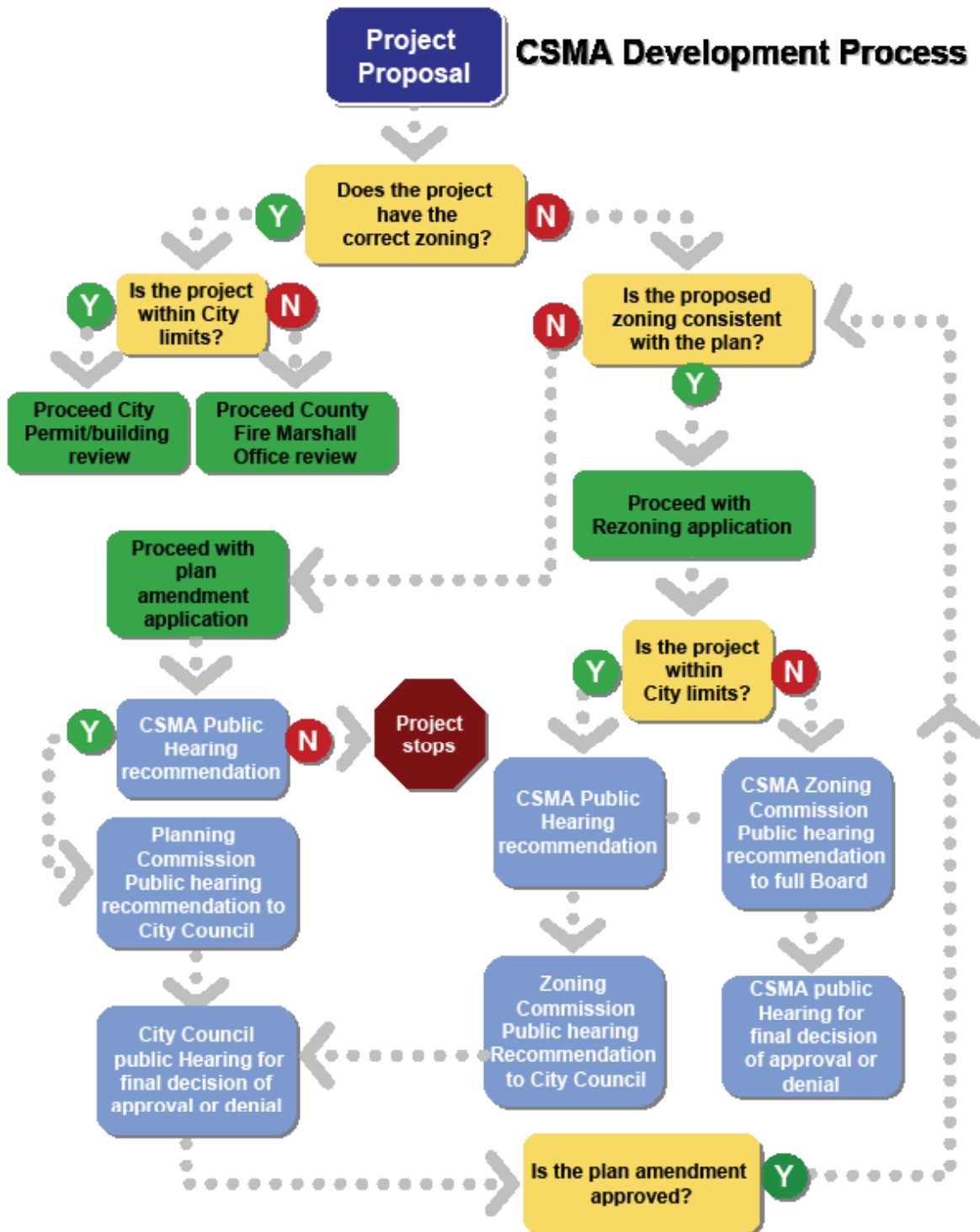


Figure 1-3: City South Management Authority Development Process





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

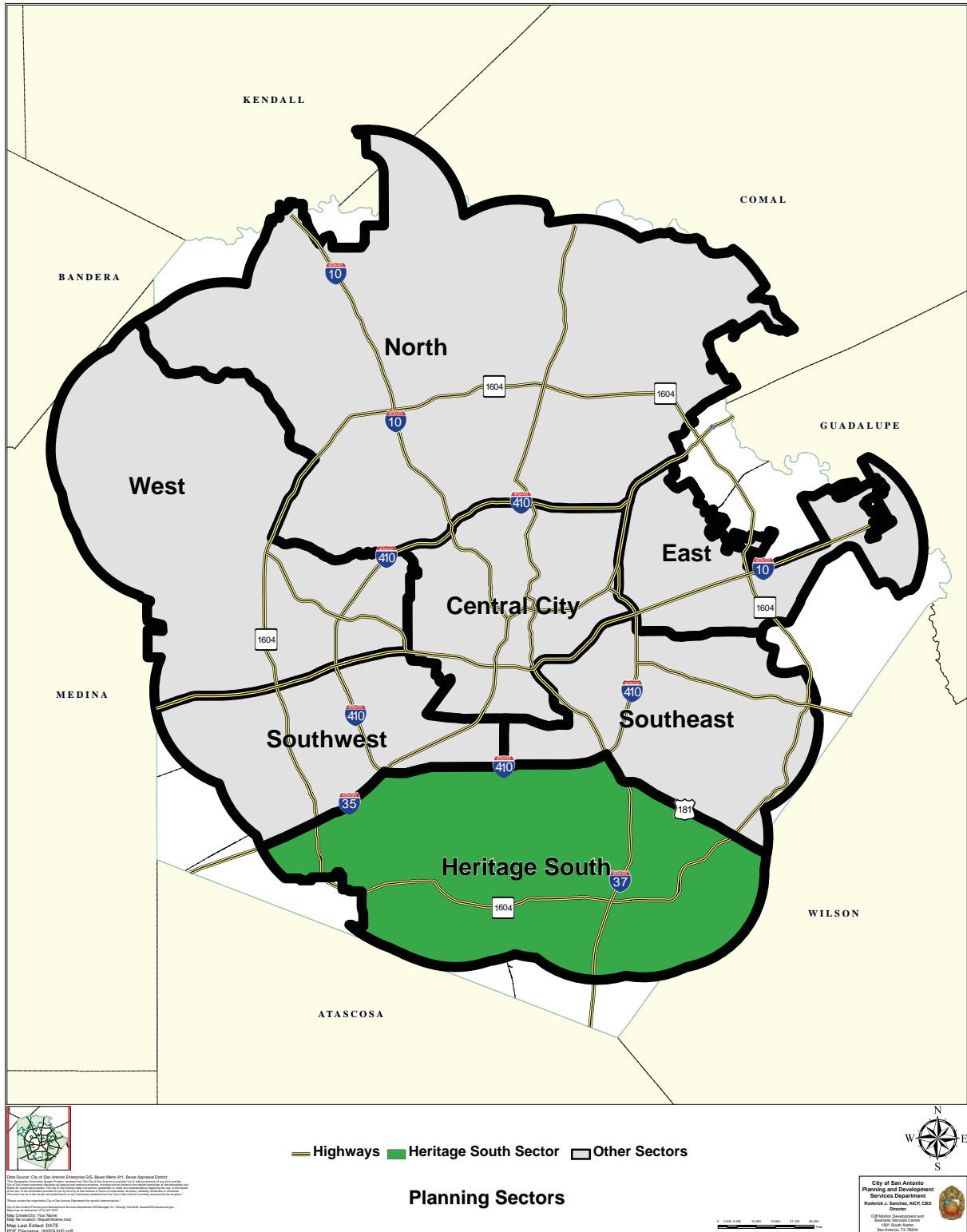


Figure 2-2: Heritage South Boundary and Quadrants

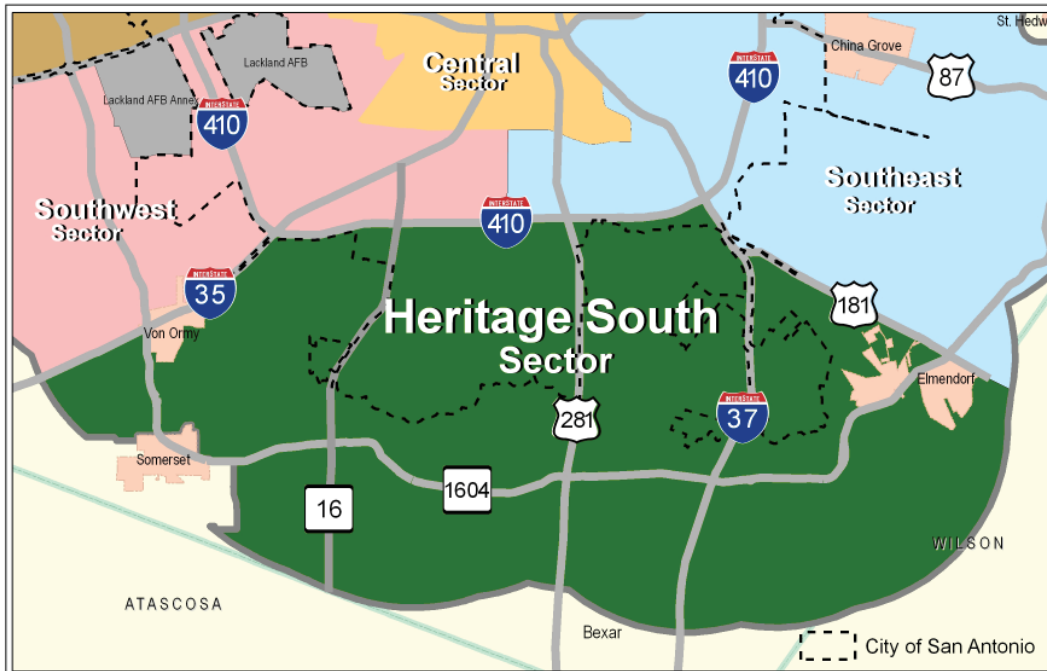


Figure 2-3: Heritage South Sector Profile

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

During 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

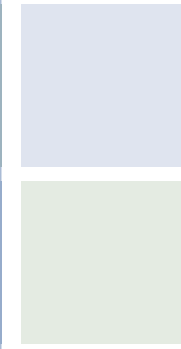
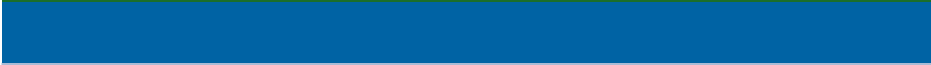


Heritage South Sector Planning Team Meeting

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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

Goal TRAN-1	<i>A comprehensive circulation system serving local as well as regional needs for existing and future developments within the Heritage South Sector area.</i>
------------------------------	---

- Strategies:**
- 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
 - TRAN-1.4** Support commuter rail with connections in the Heritage South Sector
 - TRAN-1.5** Coordinate with railroad companies to improve safety conditions of rail lines running through the area

Goal TRAN-2	<i>Improved street connectivity within and between neighborhoods and throughout the community</i>
------------------------------	---

- Strategies:**
- 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

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. Storm water 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>
---------------	--

- | | |
|--------------------|---|
| Strategies: | <p>UTI-1.1 Promote long-term coordination between service providers, the development community and government entities regarding land use planning and utility easements</p> <p>UTI-1.2 Encourage the availability of utilities within the Inner City Reinvestment / Infill Target Areas to promote development and redevelopment</p> <p>UTI-1.3 Encourage the establishment of utility corridors parallel or and sufficiently buffered from major thoroughfares to preserve rural and aesthetic character on roadways</p> <p>UTI-1.4 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

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
- 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

Floodplains maintained as natural drainage way

- 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.



House found in Heritage South Area

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



Houses at the Hunter's Pond Subdivision. 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.

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 home buyers
 - 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	<i>Advance goals of Mission Verde relative to “green” jobs and industries</i>	
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	<i>TAMU-SA is used as a resource and catalyst for workforce development</i>	
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	<i>Agri-businesses with high technology and research in the Heritage South Sector</i>	
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>Strategies:</p>	<p>COM-1.1</p>	<p>Identify and assess community facilities located in the Heritage South Sector</p>
<p></p>	<p>COM-1.2</p>	<p>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></p>	<p>COM-1.3</p>	<p>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>Strategies:</p>	<p>COM-2.1</p>	<p>Continue to list service providers on CSMA website</p>
<p></p>	<p>COM-2.2</p>	<p>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>

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

Goal COM-4	<i>The Heritage South Sector is served by community services including emergency and public safety services</i>
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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
Strategies:	<p>EDU-1.1 Support infrastructure growth of the TAMU-SA by ensuring that the campus is accessible to pedestrians, bicycles, and vehicles</p> <p>EDU-1.2 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</p>

Goal EDU-2	<i>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</i>
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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-SA 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

Goal EDU-3	<i>Higher educational institution programs in the Heritage South Sector that support workforce development and the targeted job needs</i>
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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

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

Goal EDU-5	<i>Coordination between the local public school districts, utility providers, local governments, municipalities and developers in the Plan area</i>
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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

Strategies:

- NR-1.1 Continue to support the expansion of linear parks to link the Medina and San Antonio Rivers and other sites in the plan area
- 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.

Goal NR-2	<i>Promote the Land Heritage Institute Master Plan</i>	
Strategies:	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
	NR-2.2	Promote public outreach and community events to increase visitor attendance to include educational outings from area schools
Goal NR-3	<i>Support Mitchell Lake Audubon Center as a wildlife resource</i>	
Strategies:	NR-3.1	Expand public outreach and community events to increase visitor attendance to include educational outings from area schools
	NR-3.2	Promote awareness of the Audubon Center as a regional 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 area
Goal NR-4	<i>Preserved natural resources, parks and open spaces</i>	
Strategies:	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
	NR-4.3	Protect flood plains and preserve natural river and creek banks
	NR-4.4	Strictly enforce the tree ordinance.
	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.
	NR-4.6	Support development features and healthy vegetation that promote natural storm water mitigation
	NR-4.7	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.

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.

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



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/RIMSE Tier is concentrated in the eastern most part of the sector and the areas north and west of the Toyota plant.

Current Zoning

Presently, 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

Goal LU-1	<i>Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability</i>
Strategies:	<p>LU-1.1 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>LU-1.2 Promote multi-modal (walkable, bicycle friendly and transit oriented) integrated and compact neighborhood patterns where appropriate</p> <p>LU-1.3 Promote nodal commercial development and community centers where various modes of transportation are accessible</p>
Goal LU-2	<i>Design guidelines for non-residential uses to encourage compatibility of adjacent properties</i>
Strategies:	<p>LU-2.1 Consider using corridor design guidelines for non-residential uses to avoid visual blight and encourage greater compatibility with the surrounding neighborhoods.</p> <p>LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses</p> <p>LU-2.3 Create a regional character incorporating building styles reflecting tradition and nature</p> <p>LU-2.4 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>
Goal LU-3	<i>Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments</i>
Strategies:	<p>LU-3.1 Promote nodal development at appropriate locations where infrastructure (water and sewer) is adequate while preserving natural and historic resources</p> <p>LU-3.2 Promote commercial and mixed use development at areas designated for Transit Oriented Development</p>
Goal LU-4	<i>Establishment of districts through which the unique qualities of the area are protected</i>
Strategies:	<p>LU-4.1 Design a new River Improvement Overlay (RIO) District to protect the unique environment of the San Antonio and Medina Rivers</p> <p>LU-4.2 Establish Neighborhood Conservation Districts (NCD) for neighborhoods with unique characteristics inside the City limits</p>

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

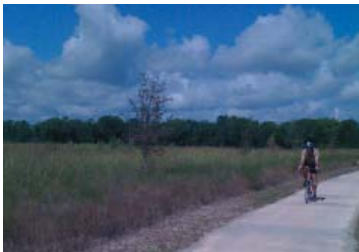
The Heritage South Sector Land Use Plan has been prepared based on the concept of Centers and Tiers. The intent of this concept is to allow for a mix of residential and non-residential uses within each Tier or Center. Tiers and Centers allow for a range of appropriate densities and intensities that can 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. For instance, within the Heritage South Sector Plan, the Verano Master Development Plan consists of various development patterns including hamlet, village and regional center and is designated with Form Based Zoning (FBZD). Each of these development patterns is allowed within the corresponding Center or Tier. 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/RIMSE 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, quadrplexes); townhouses, 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, quadrplexes, triplexes, and duplexes; townhouse (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/ RIMSE (Research, Industrial, Manufacturing, Sport & Entertainment) 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, Light Industrial, Manufacturing, Sports & Entertainment

Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

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. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.*

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.*

Figure 3-1: Heritage South Sector Suitability Map

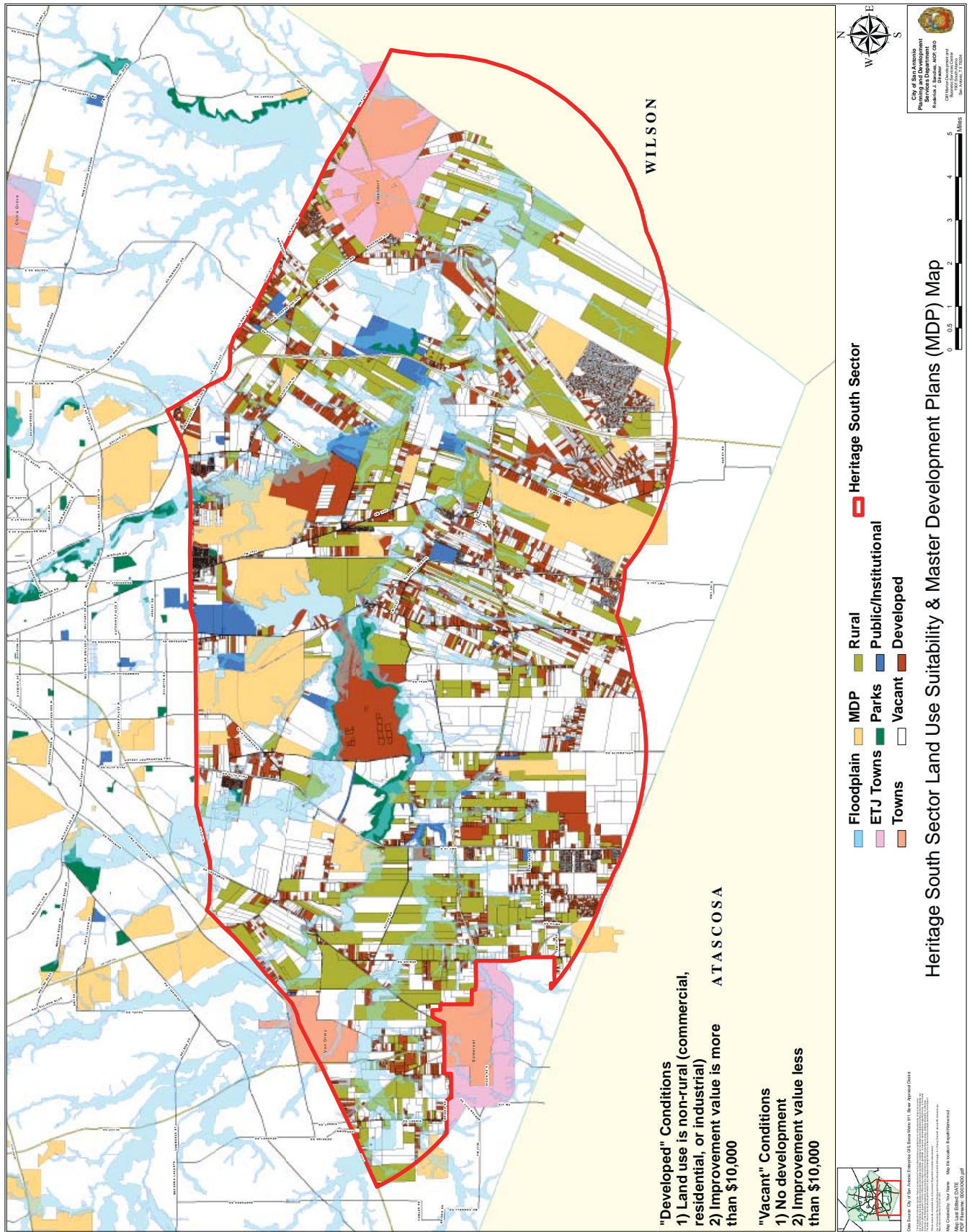
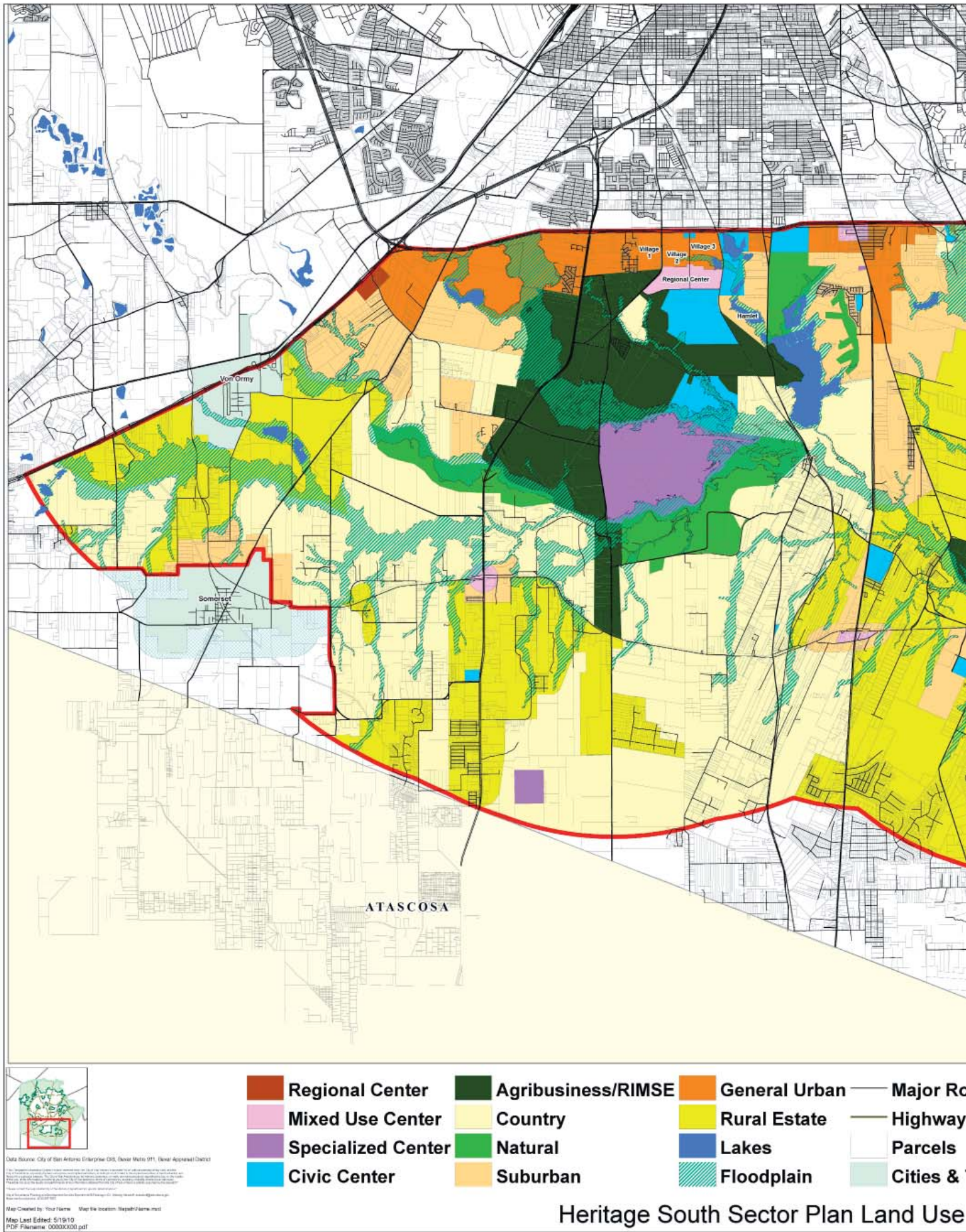
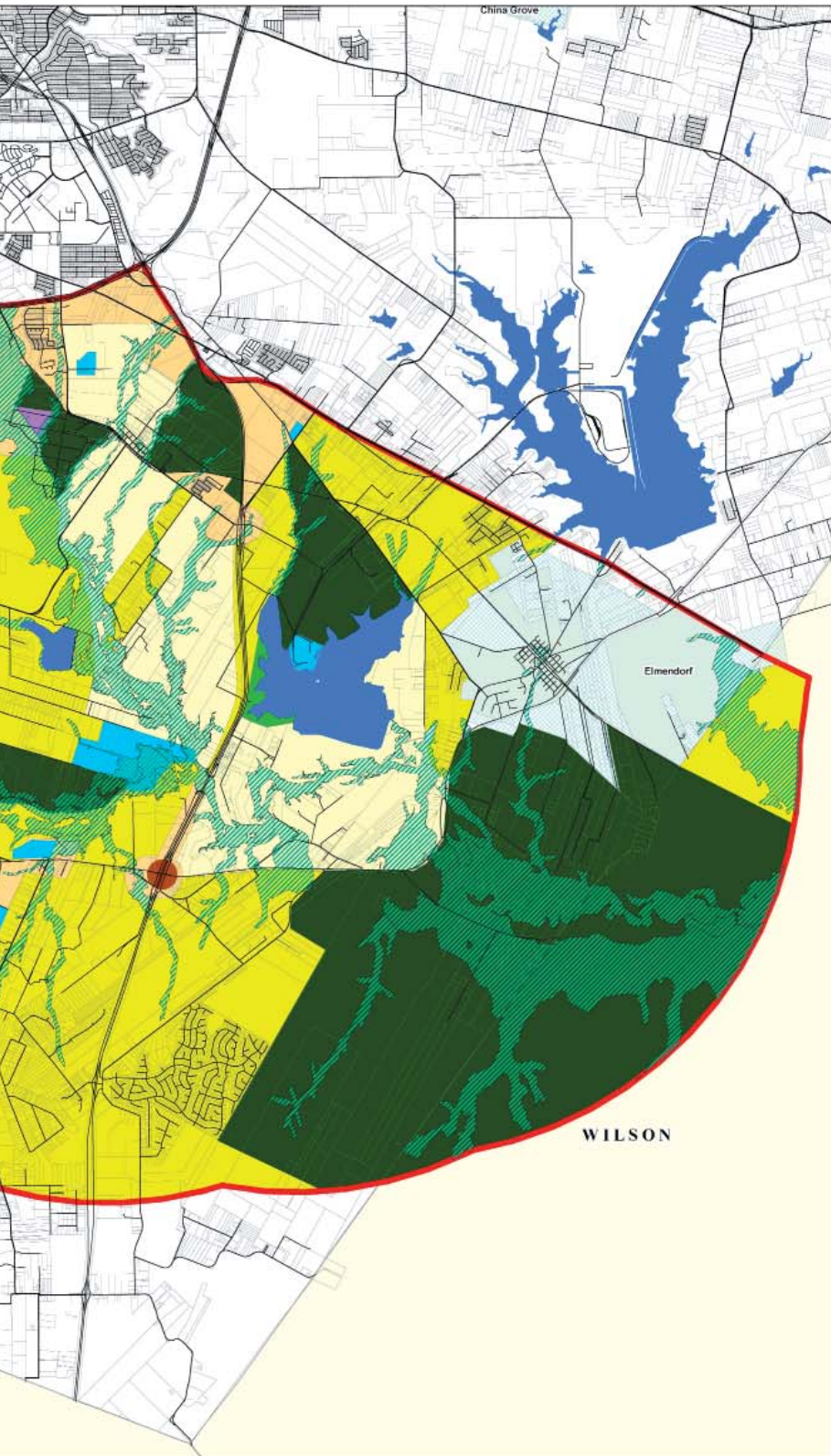


Figure 3-2: Heritage South Sector Land Use Map (Insert 11 x 14)





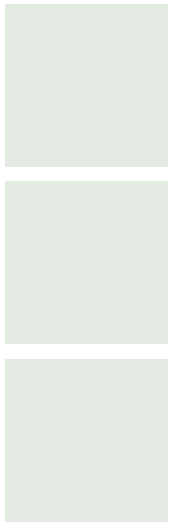
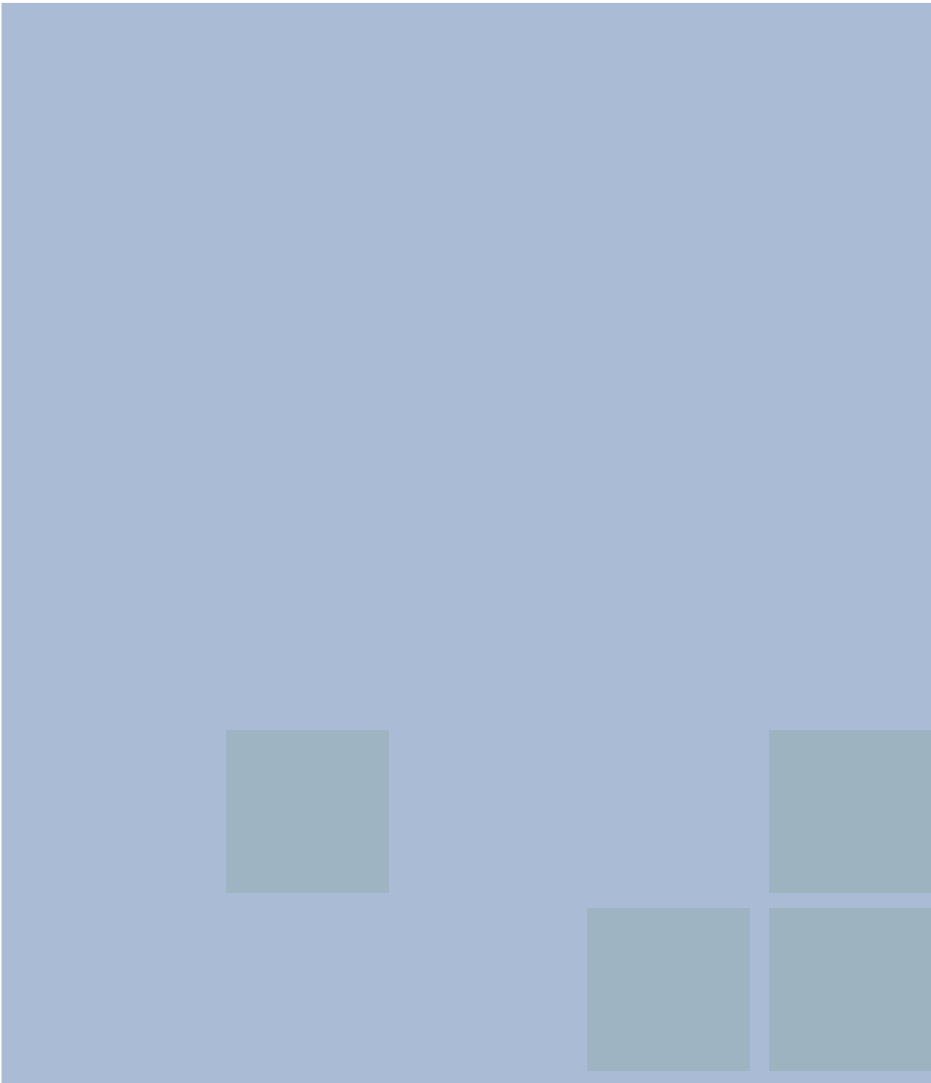
-  Towns ETJ
-  COSA
-  Heritage South Sector Plan Boundary



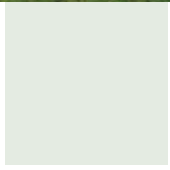
City of San Antonio
 Planning and Development
 Services Department
 Rodrick J. Sanchez, AICP, CBO
 Director
 Cliff Martin Development and
 Planning Services Center
 1501 South Alamo
 San Antonio, TX 78204



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Chapter 4
City South Community Plan



CHAPTER 4: Adopted City South Community Plan

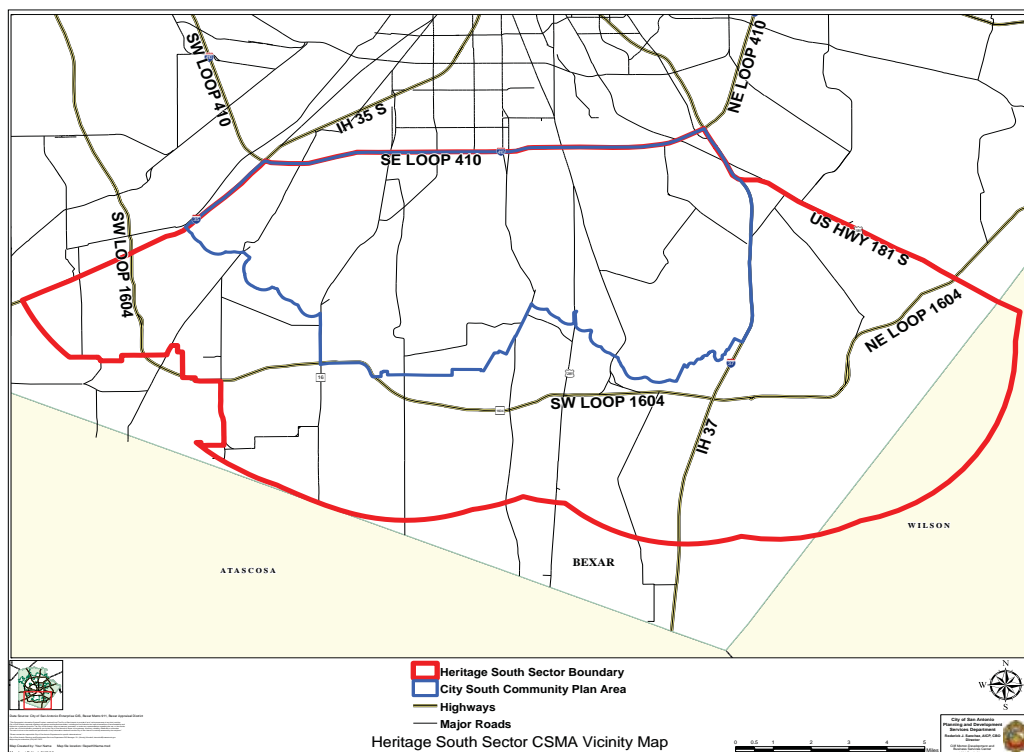
Shaping the Future of San Antonio

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.

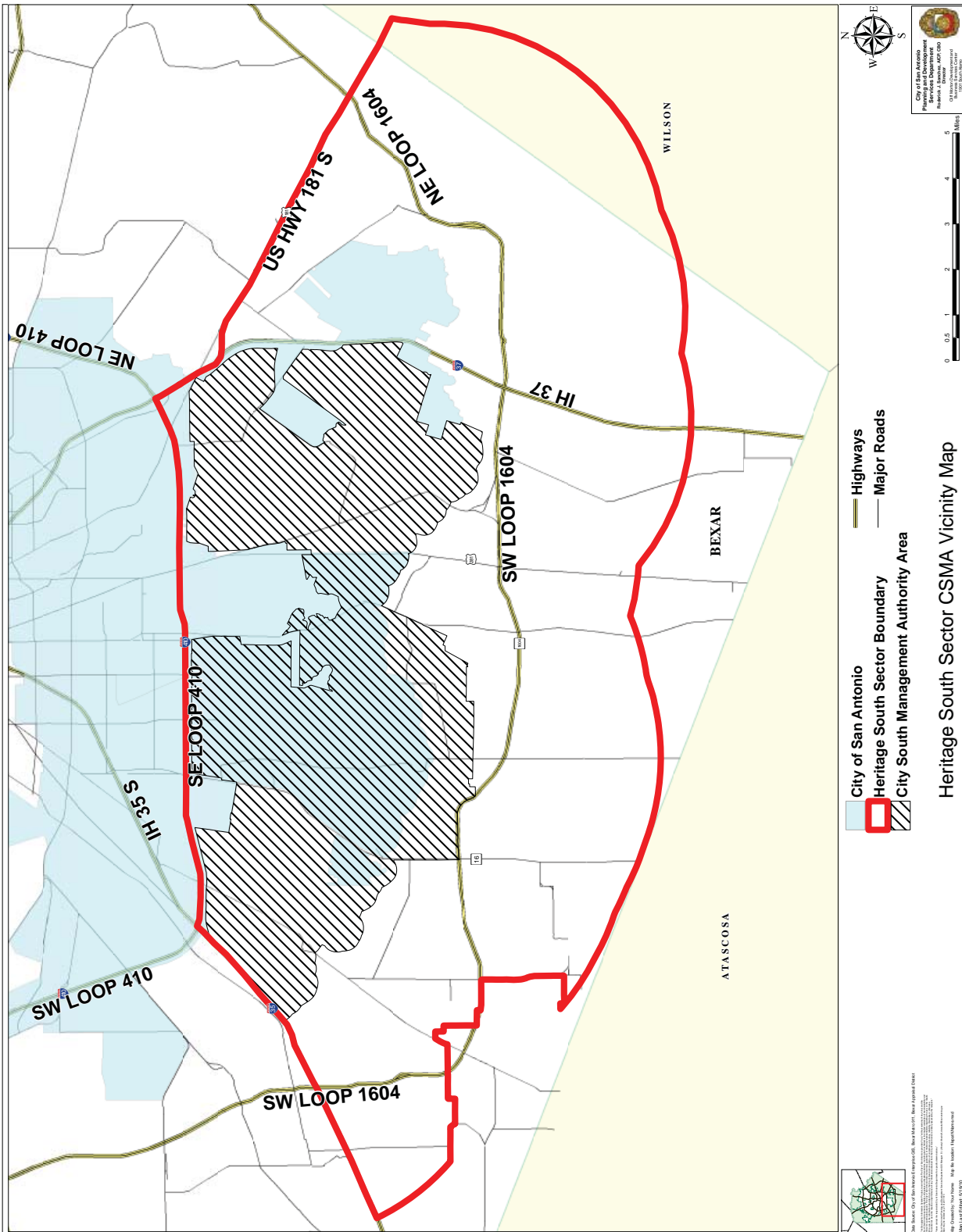
In developing the Heritage South Sector Plan, all the plan elements including the land use plan, vision statement, and goals and strategies of the 2003 City South Community Plan were considered. The sector plan process included updating the community plan. Furthermore, the sector plan expanded the community 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.

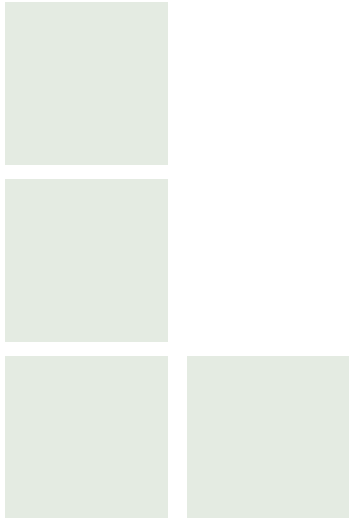
City South Management Authority

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:

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

Table 5.2: Heritage Sector Action Plan

No.	Goals and Strategies	Potential Partners
Transportation (TRAN)		
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
Utilities (UTI)		
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	
Housing (HOU)		
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
Economic Development (ED)		
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	
Community Services and Facilities (COM)		
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
Education (EDU)		
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 Energy, Bexar Met, SAWS, COSA, CSMA, BC, TXDOT, Chamber of Commerce, YMCA, surrounding municipalities, and Development Community
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		

No.	Goals and Strategies	Potential Partners
Parks and Natural Resources (NR)		
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

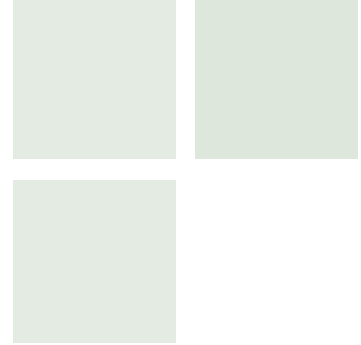
No.	Goals and Strategies	Potential Partners
Historic Preservation (HP)		
HP-1	Preserve and promote historic sites, trails and cultural heritage	
HP-1.1	Identify potential historic sites and trails in Heritage South Sector Plan area	Historic Preservation Office (COSA), San Antonio Conservation Society, 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	
Land Use and Urban Design (LU)		
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





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

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

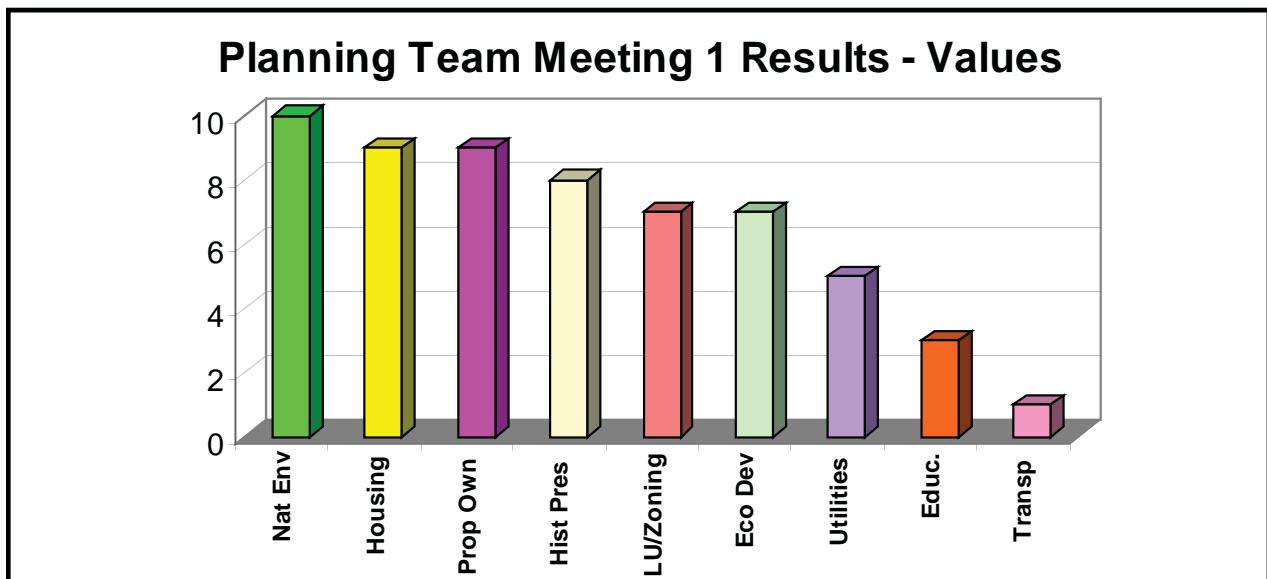


Figure A-3: Results from Planning Team Issues Prioritization Exercise

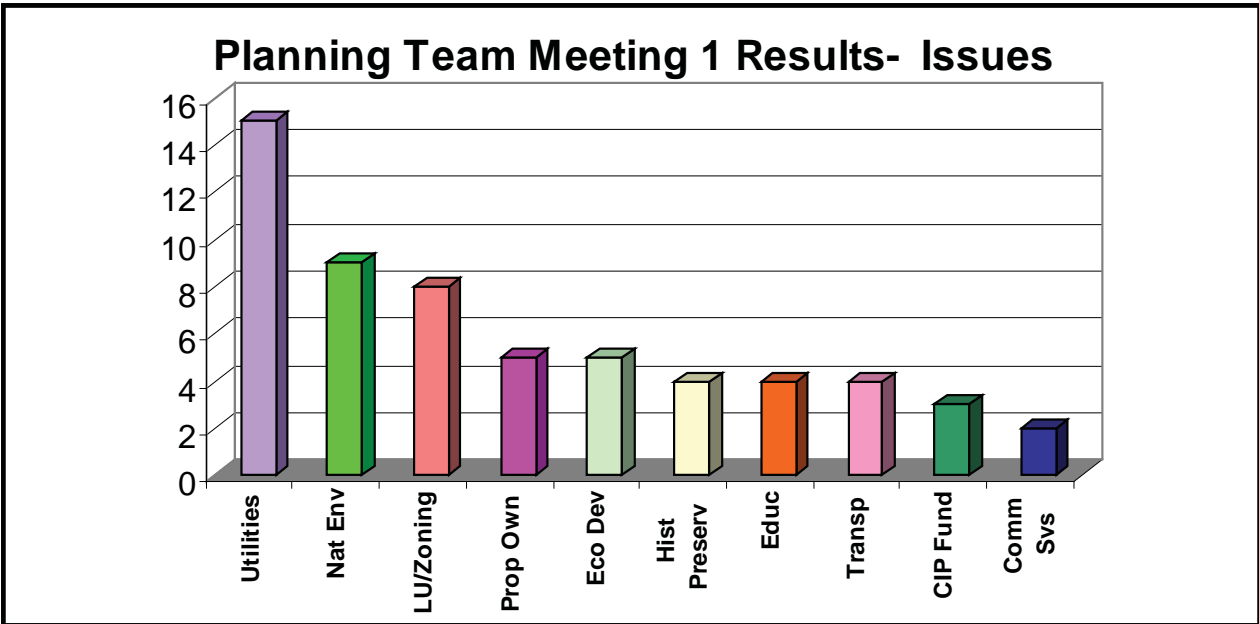


Figure A-4: Results from Planning Team from Issues and Values Identification Exercise

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

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

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

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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

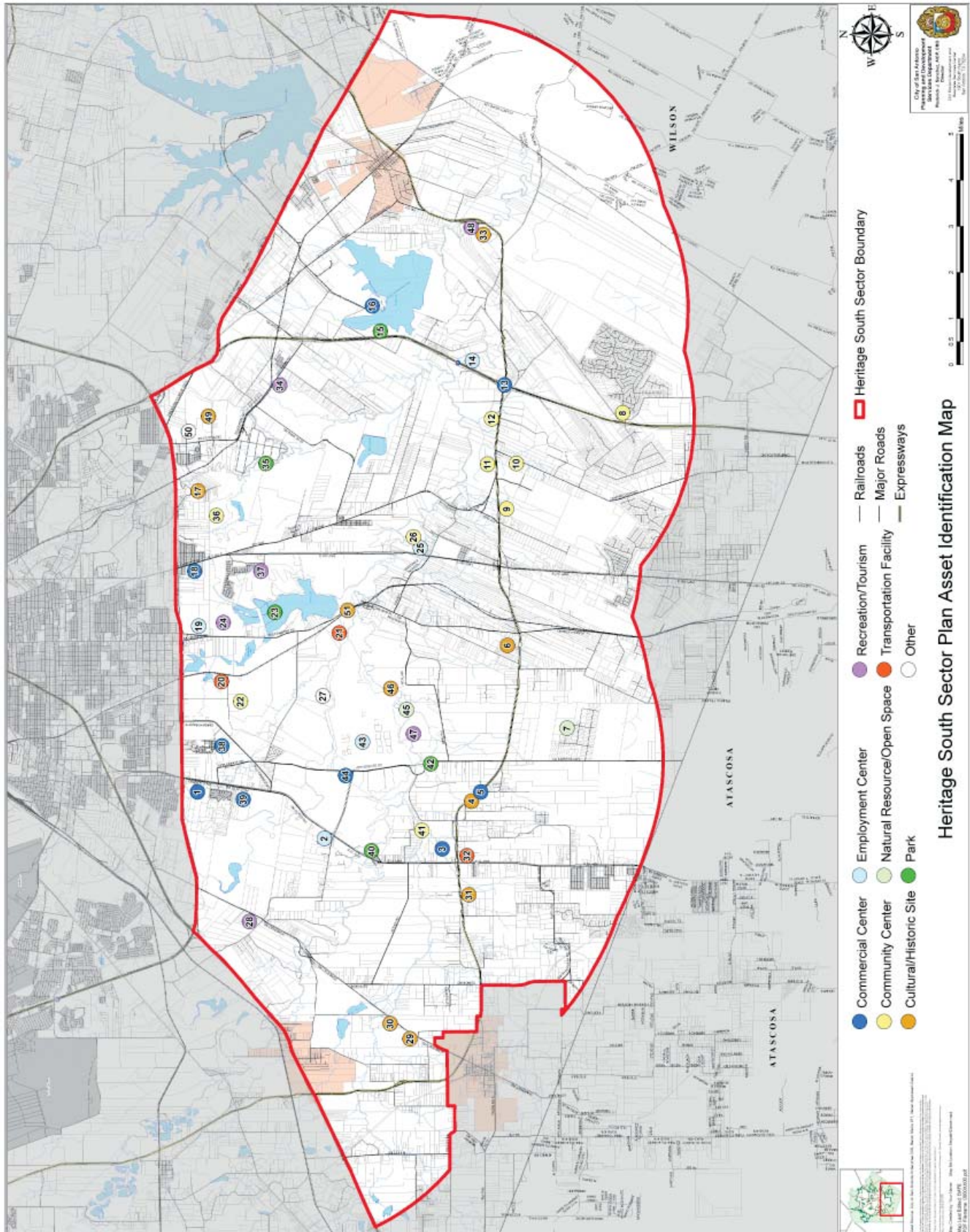


Figure B-2: Community Assets List

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.	%
17 & under	380,354	28%	9,335	33%	426,439	28%	10,283	32%
18 to 34	346,190	26%	6,650	24%	375,592	25%	7,766	24%
35 to 64	470,645	35%	9,930	35%	559,887	37%	11,219	35%
65 & over	139,307	10%	2,274	8%	157,323	10%	2,985	9%
Total Population	1,336,496		28,189		1,519,230		32,253	
Person Per Acre	1.9		0.2		2.2		0.26	
Median Age	32.8		30.4		33.9		30.5	
Average Age	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.	%
Hispanic or Latino	739,755	55.4%	20,215	71.7%	890,262	58.6%	25,189	78.1%
Black or African Am.	91,711	6.9%	265	0.9%	100,675	6.6%	375	1.2%
White	463,796	34.7%	7,289	25.9%	470,733	31.0%	6,123	19.0%
Native American	3,248	0.2%	84	0.3%	4,751	0.3%	131	0.4%
Asian	20,238	1.5%	111	0.4%	28,849	1.9%	159	0.5%
Native Hawaiian & other Pacific Islander	869	0.1%	9	0.0%	1,142	0.1%	15	0.0%
Other & two or more races	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.	%
Male	649,347	48.6%	14,211	50.4%	739,939	48.7%	16,153	50.1%
Female	687,148	51.4%	13,978	49.6%	779,291	51.3%	16,100	49.9%
Male/Female Ratio	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

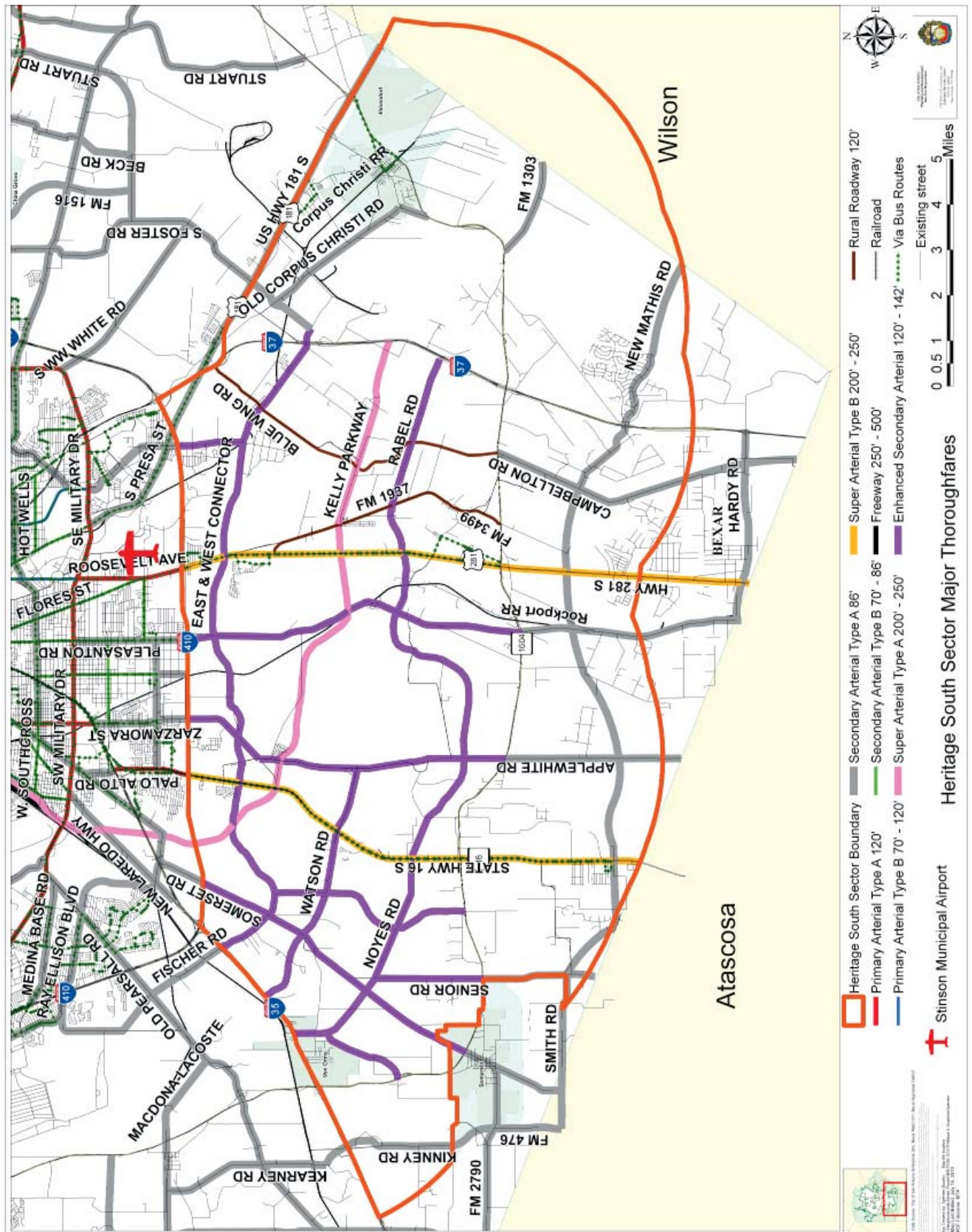
disabilities, etc.) can move along and across safely. Each complete street is unique, “but ingredients that may be found on a complete street include sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible transit stops, frequent crossing opportunities, median islands,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

Figure B-6: Sector Transportation Map



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. The airfield is opened 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

CPS 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

There 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.

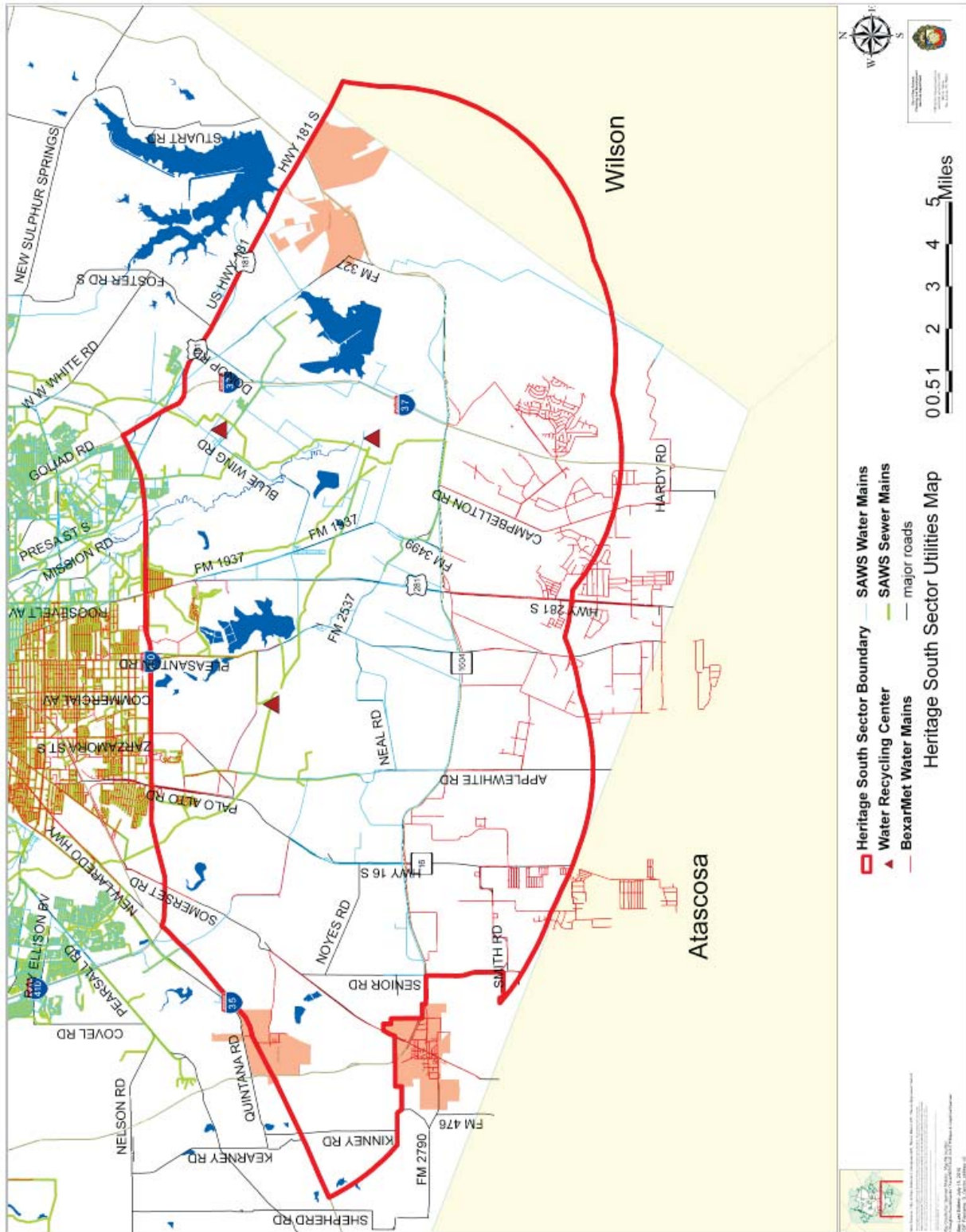
BexarMet services cover the areas south of Loop 1604 ,with the exception of the cities of Elmendorf and Somerset, and areas west of Hwy 281 along south of Loop 410. SAWS services extend over most of the eastern and central sections of the plan area.

Waste Water Providers

SAWS 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.

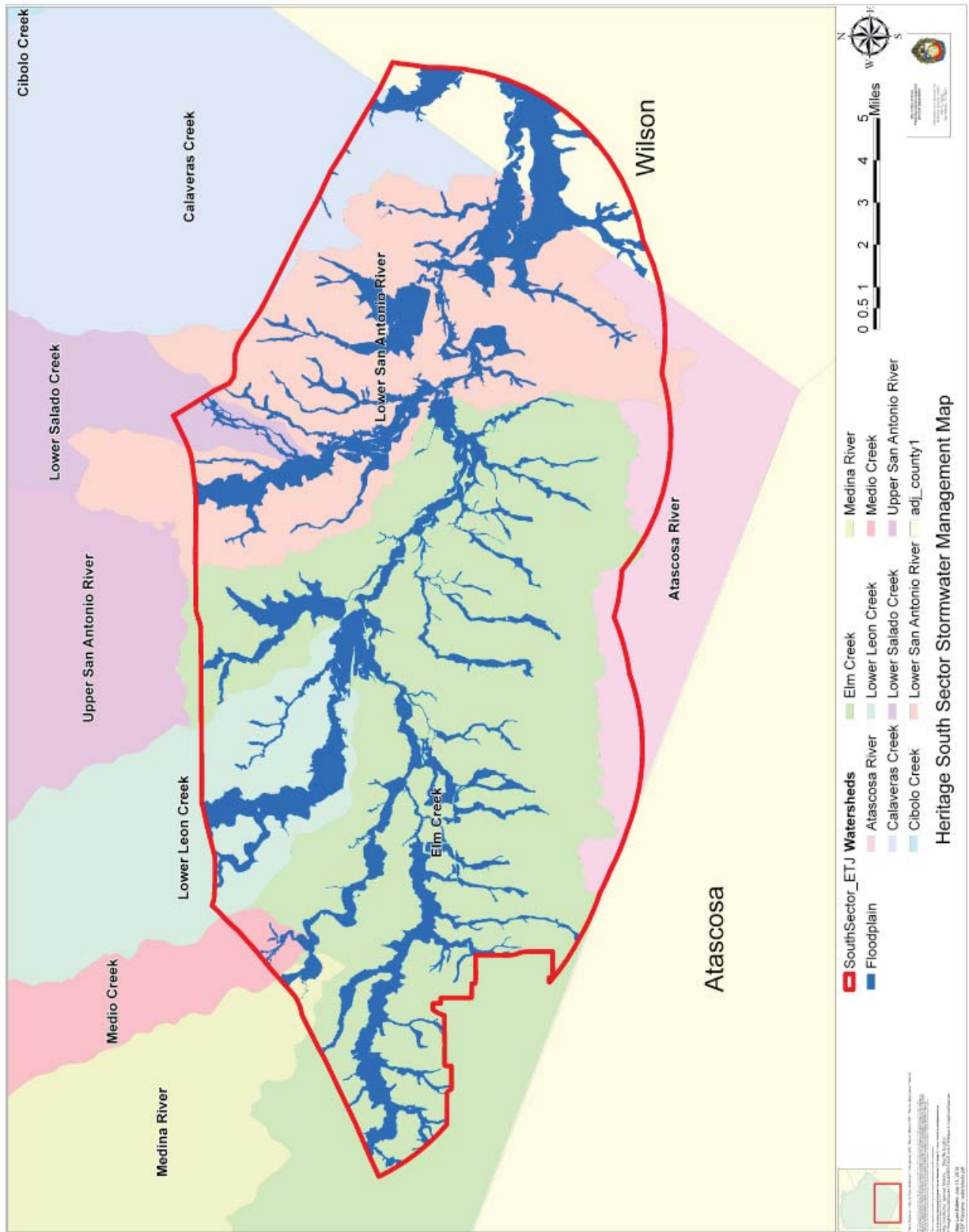


SARA Mission Reach Postcard

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.	%
Total Housing Units	500,388		9,284		574,975		10,738	
Vacant	31,340	6%	796	9%	39,002	7%	1,010	9%
Rent Occupied	183,576	37%	1,440	16%	204,158	36%	1,690	16%
Owner Occupied	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.	%
Less than \$40,000	54,278	19.0%	2,990	42.4%	25,370	7.6%	2,118	26.4%
\$40,000 - \$79,999	109,472	38.3%	2,560	36.3%	90,573	27.3%	3,362	38.1%
\$80,000 - \$99,999	41,536	14.5%	710	10.1%	44,702	13.5%	976	12.1%
\$100,000 - \$149,999	43,691	15.3%	489	6.9	82,615	24.9%	1,232	15.3%
\$150,000 - \$199,999	17,580	6.2%	489	6.9	36,903	11.1%	330	4.1%
\$200,000 - \$299,999	11,197	3.9%	78	1.1	30,990	9.3%	235	2.9%
\$300,000 or more	7,757	2.7%	32	0.5%	20,662	6.2%	85	1.1%
Total	285,510		7,045		331,815		8,037	
Median Value	\$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 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.	%
Population Age 16+	997,072		19,859		1,138,434		23,083	
Not in Labor Force	367,213		8,451		405,385		9,788	
Employed	593,964		10,820		693,503		12,623	
Unemployed	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.



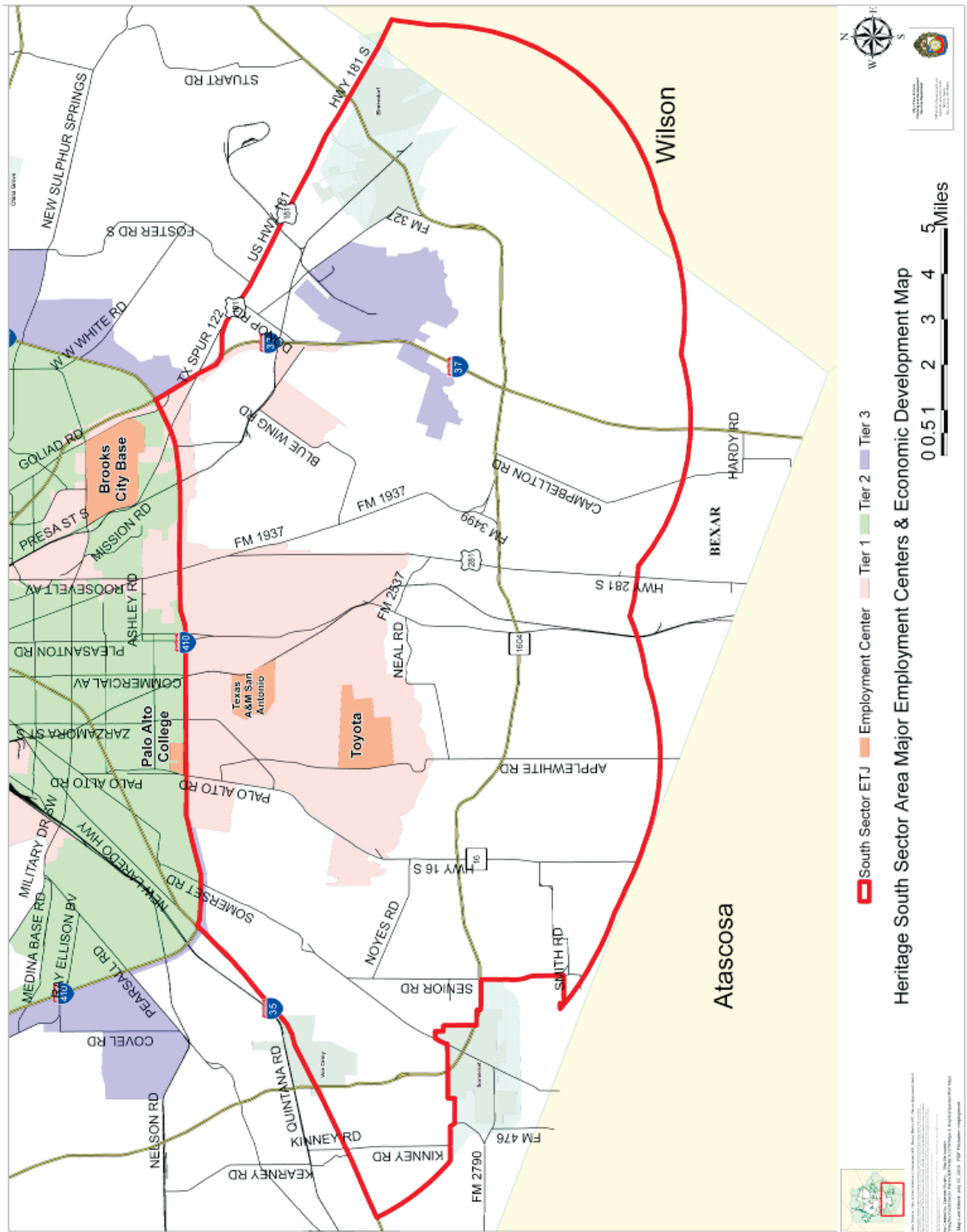
Figure B-12: Household Income and Poverty Level in the Sector

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

Figure B-13: Sector Major Employers



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

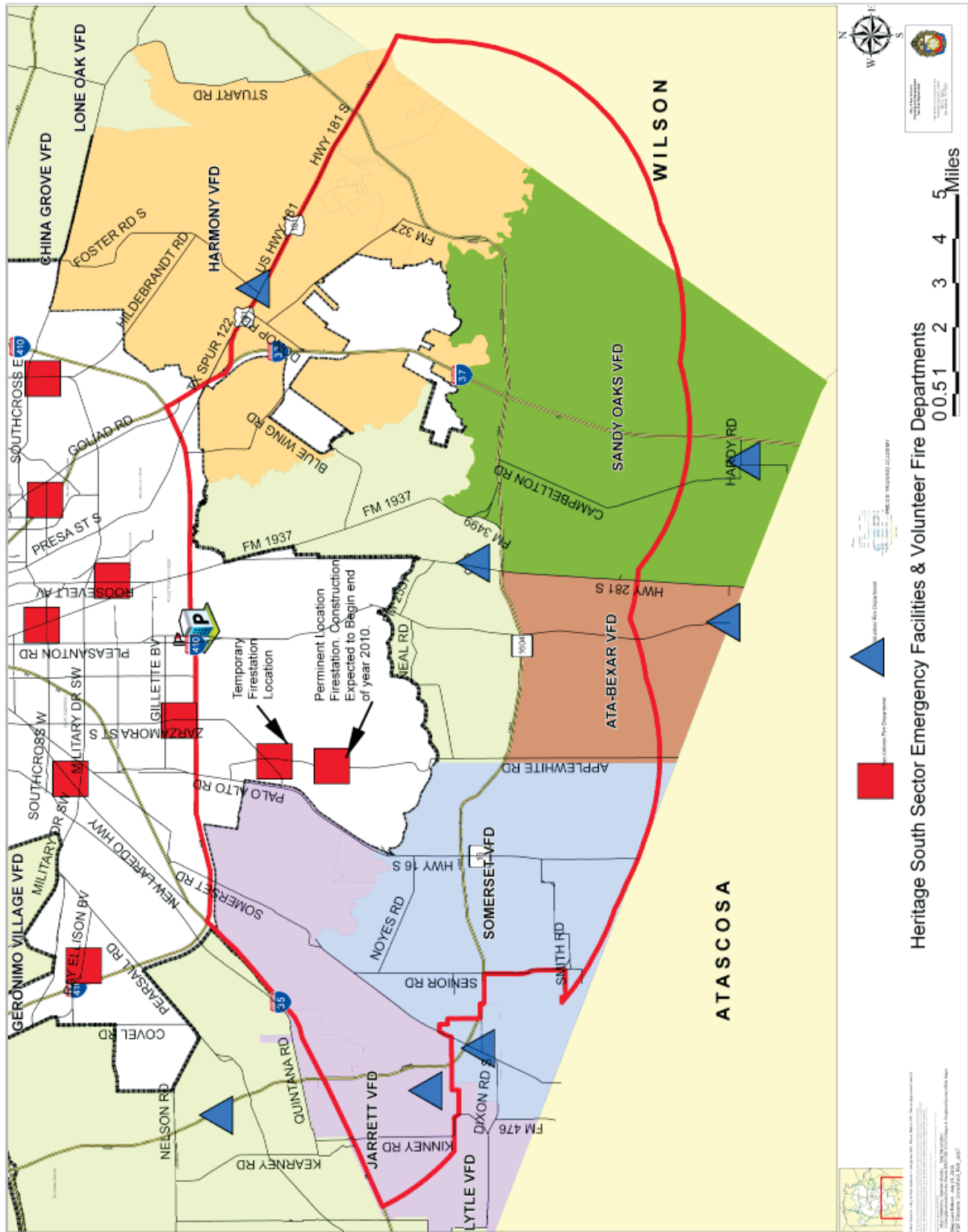


Figure B-15: Health Care Providers

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.



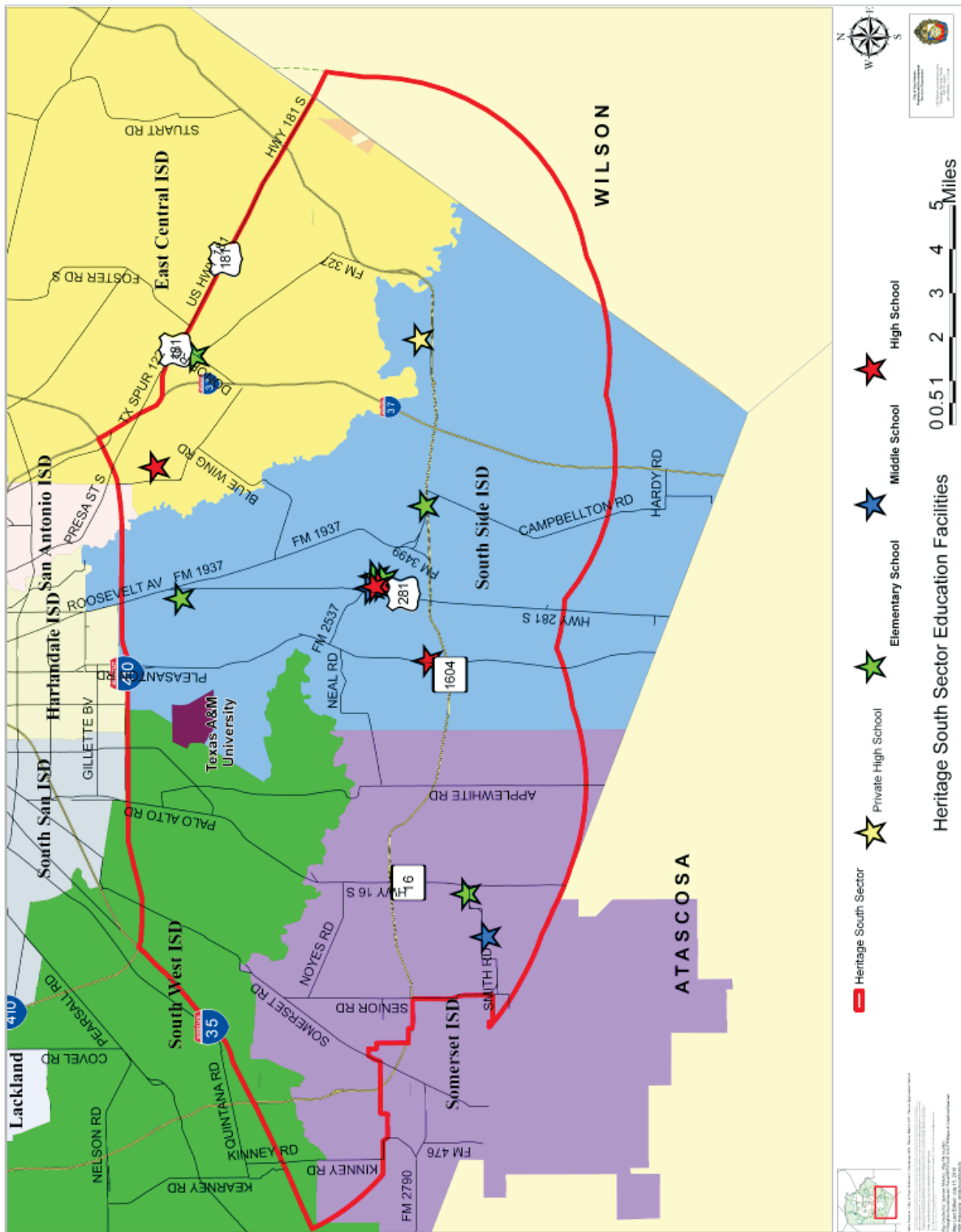
Southside High School, Hwy 281 South

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.

Figure B-18: Educational Facilities Map



Higher Educational Institutions

Palo 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

The 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

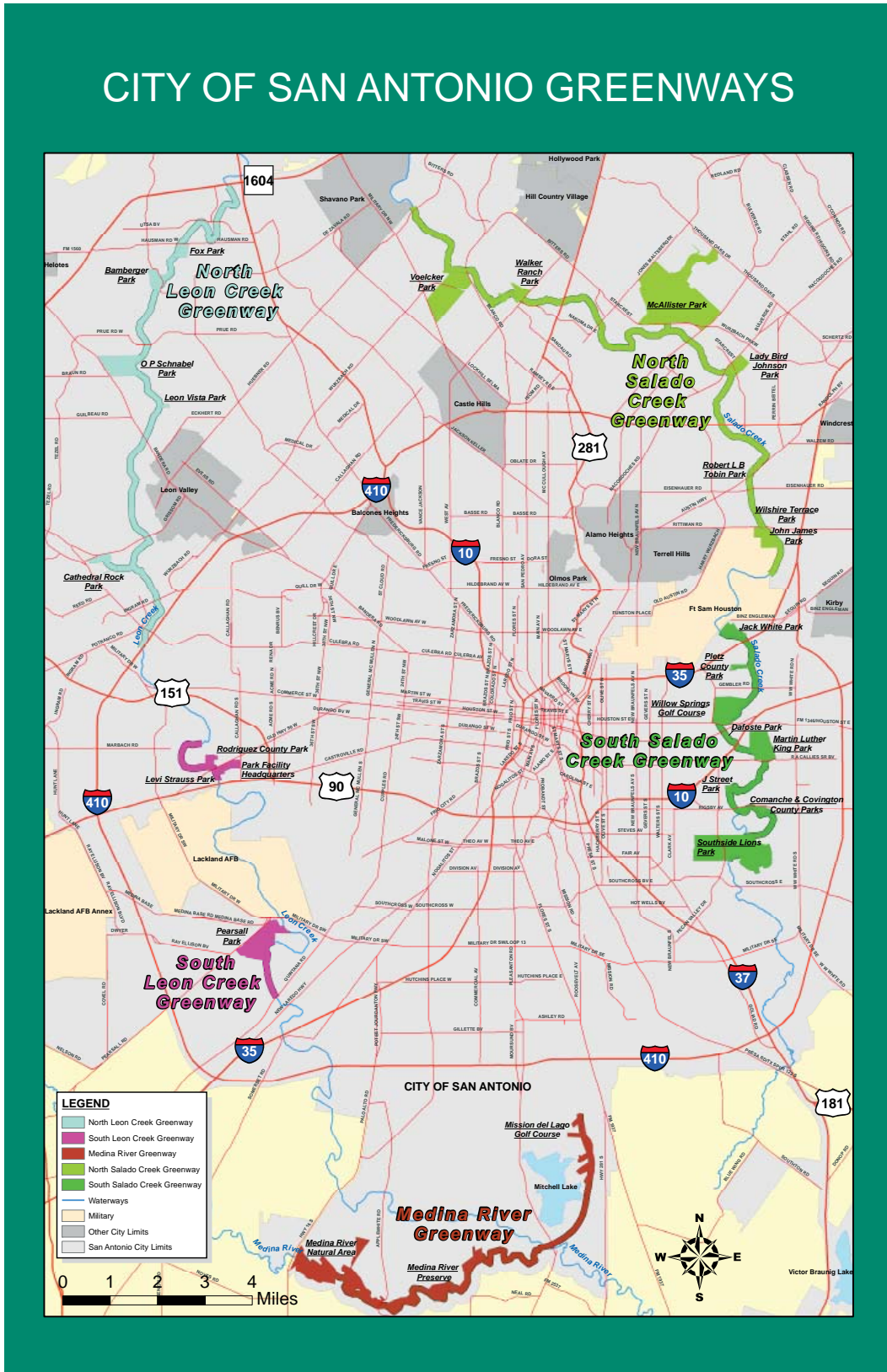
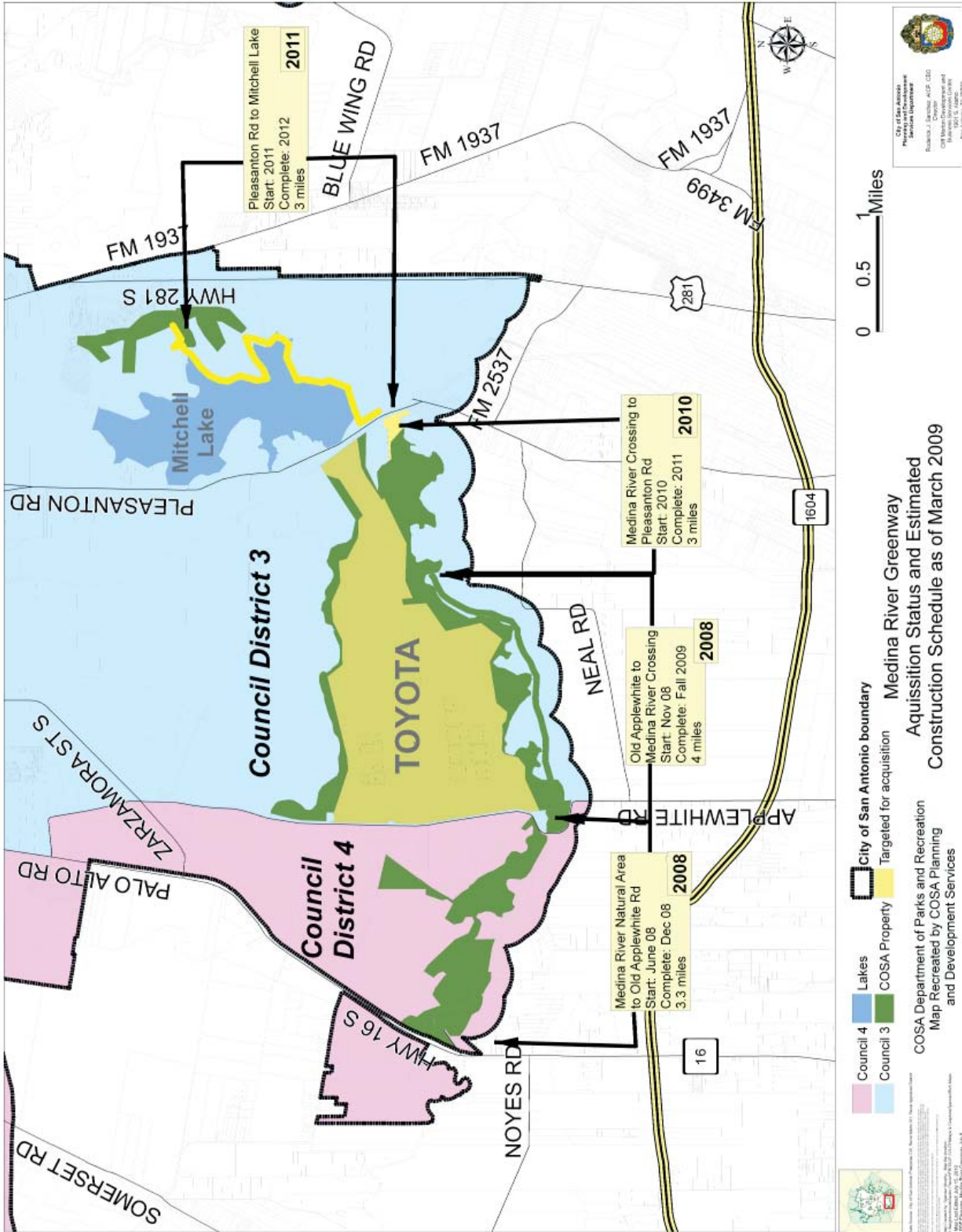


Figure B-21: Medina River Greeway Map

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

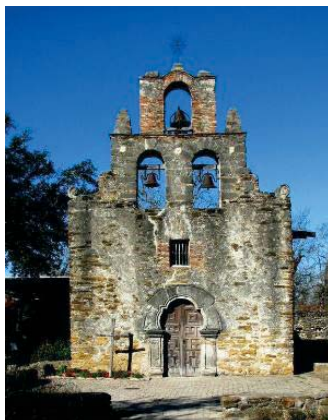
back to the 1840's. The building will house an interpretive center and place to educate students and the public about how life was during this time period.

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

San 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

The 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

Parks, 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

The 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.

Historic Preservation

Prehistoric, Protohistoric, and Historic Periods

Prehistoric 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

The 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

Mission 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

Contained 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



Bridge found in the Heritage South Area

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

Early 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.



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

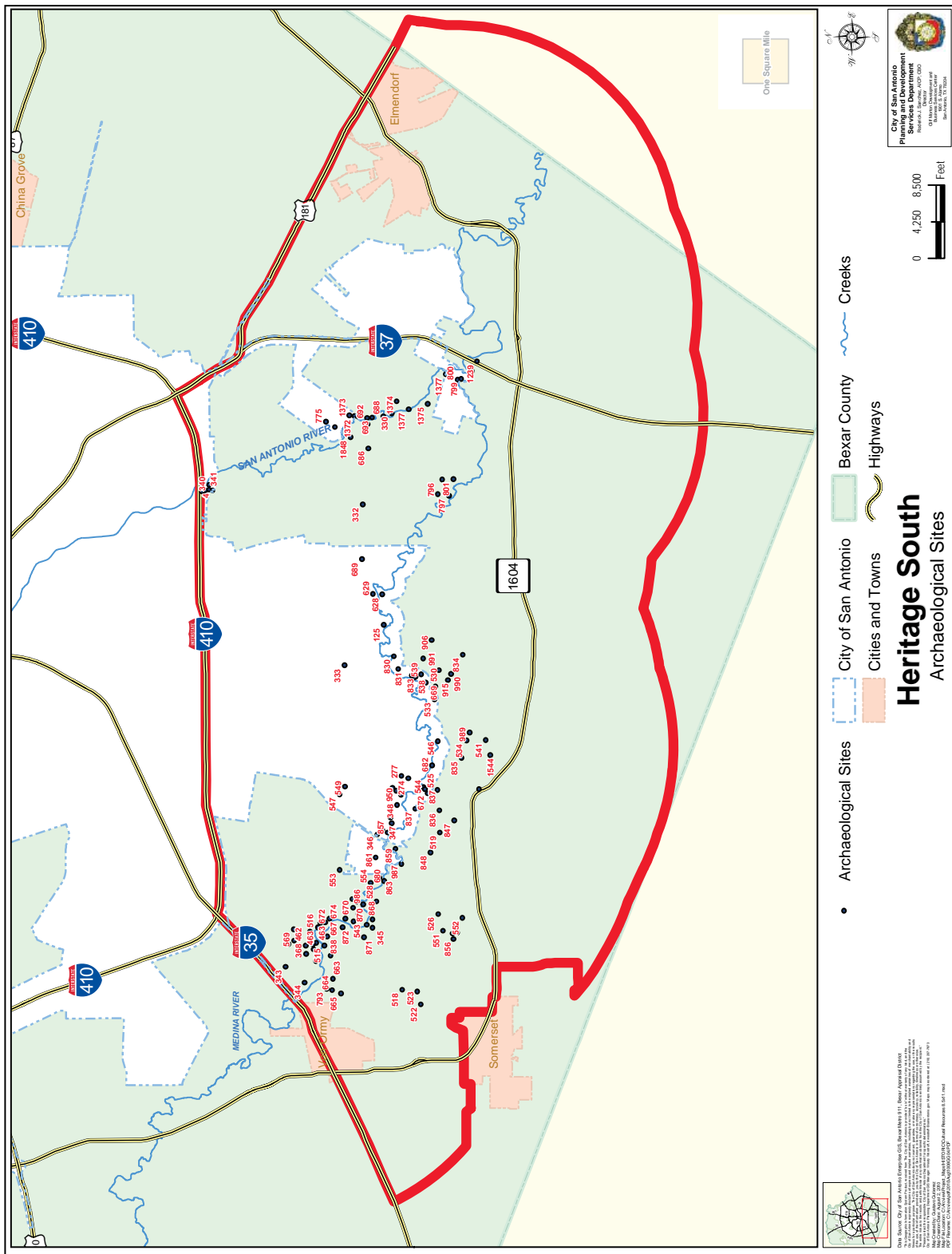


Figure B-24: Historic Farms and Ranches

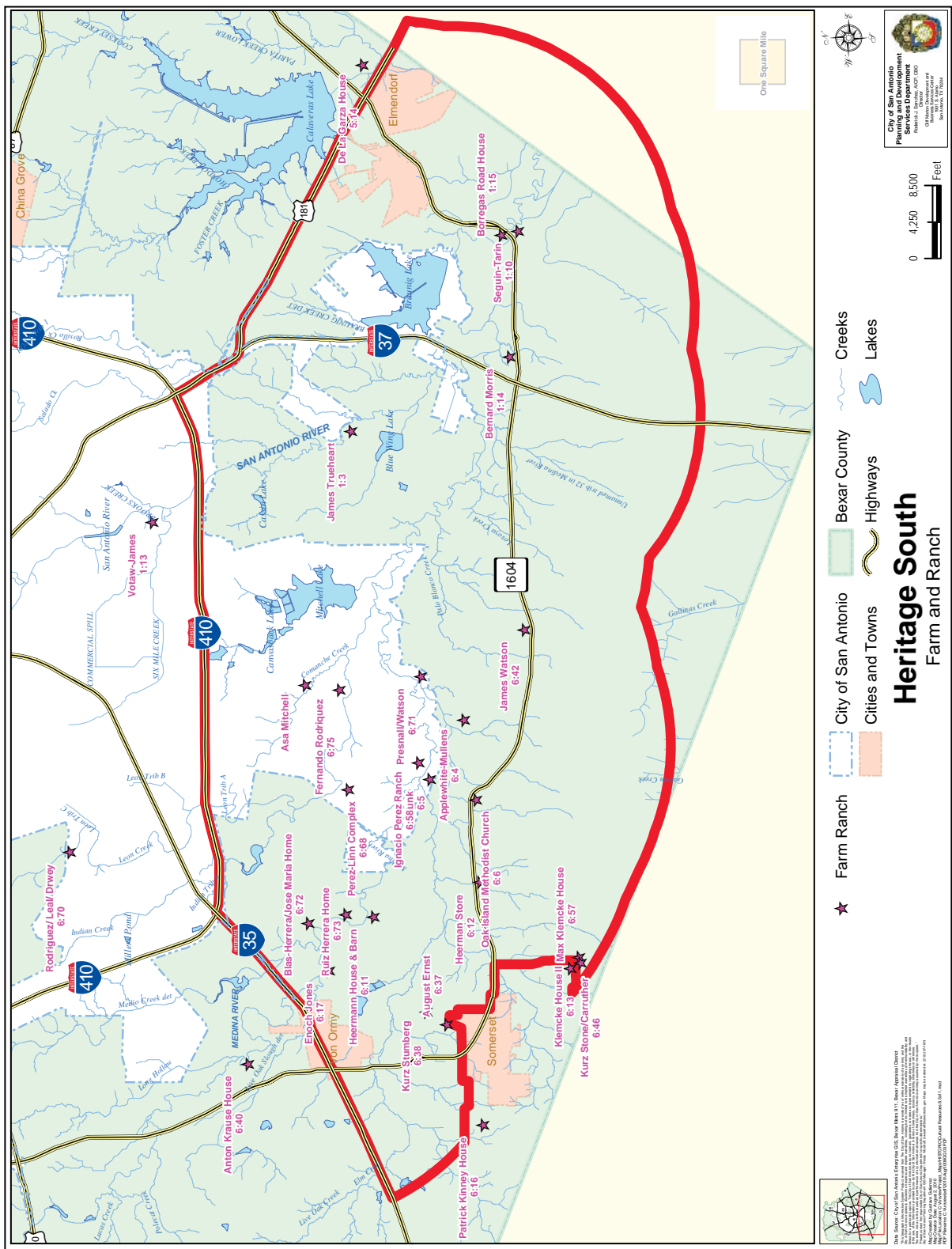
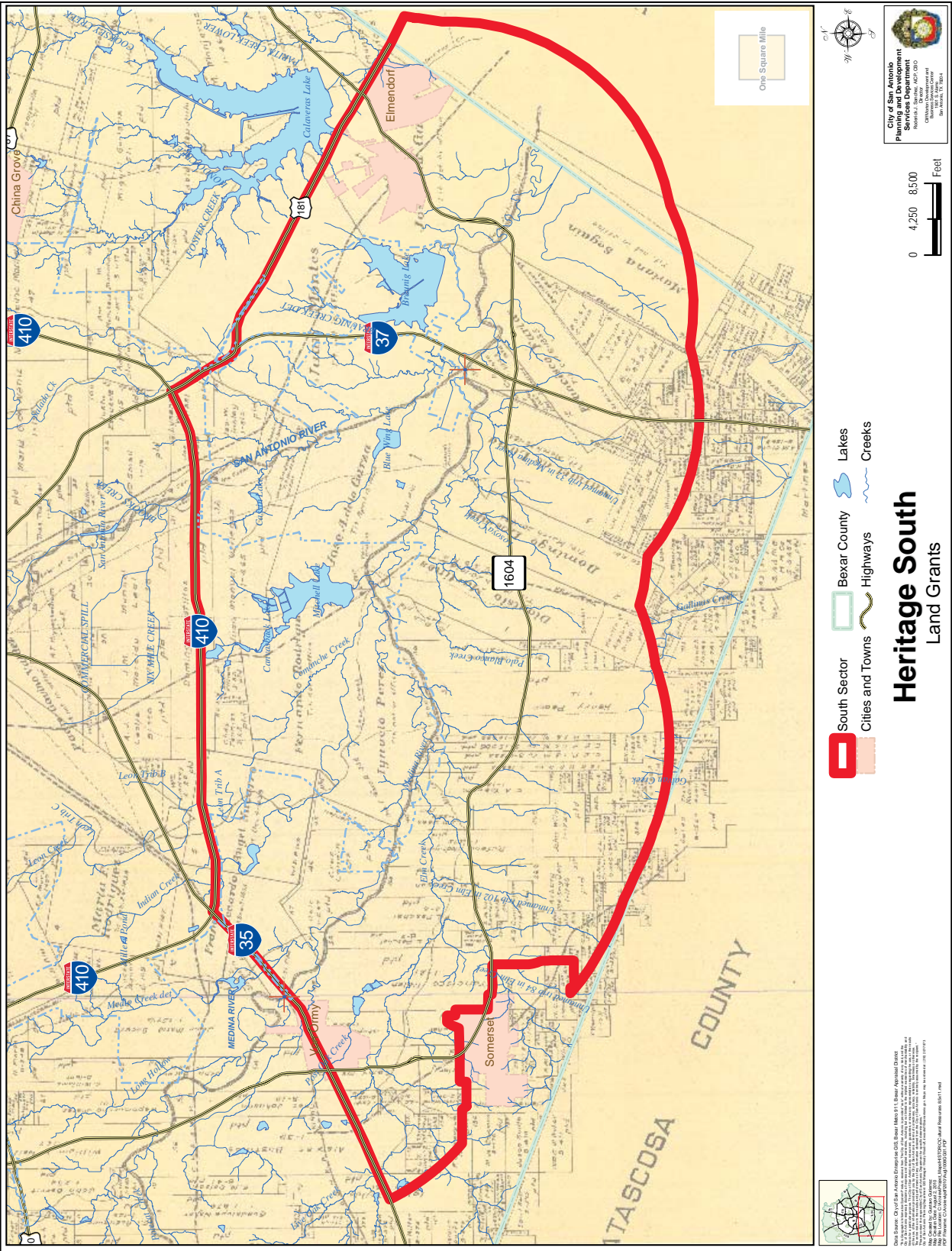


Figure B-25: Land Grants



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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. 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

MAYOR AND CITY COUNCIL MEMBERS

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Sherry Chao-Hrenek

Marcello Diego Martinez

Christopher Lindhorst

Jody Sherrill

CITY SOUTH MANAGEMENT AUTHORITY (CSMA) BOARD

Edward D. Garza, Presiding Officer

Orlando Salazar, First Asst. Presiding Officer

June R. Kachtik, Second Asst. Presiding Officer

Arthur Campos, Jr.

Jesse F. Jenkins

Steve Tillotson

Kenneth E. Mitts

Loren G. Brewer

Roger A. Perez

Joseph H. Martinez

John M. Schaefer

William Atkins

Juan Antonio Jasso

James R. Selby

CITY OF SAN ANTONIO

Sheryl L. Sculley, City Manager

A.J. Rodriguez, Deputy Assistant City Manager

T.C. Broadnax, Assistant City Manager

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Roderick Sanchez, CBO, AICP, Director

Patrick Howard, AICP, Assistant Director

Jesus Garza, AICP, Assistant Director

NEIGHBORHOOD PLANNING & URBAN DESIGN SECTION

Andrea Gilles, Interim Planning Manager

John Osten, Senior Planner

Robert C. Acosta, Planner

REGIONAL PLANNING SECTION

Trish Wallace, AICP, Planning Manager

Priscilla Rosales-Piña, Senior Management Analyst

Richard Martinez, Senior Planner

CITY SOUTH MANAGEMENT AUTHORITY

Betsy Cameron, Special Projects Manager

GEOGRAPHIC INFORMATION SYSTEMS (GIS) SECTION

Spenser Murphy, GIS Analyst

Preston Trinkle, GIS Analyst

HERITAGE SOUTH SECTOR PLANNING TEAM

Susan Albert, Mitchell Lake Audubon Center

Arthur Campos, Jr., Resident

Teresa Cantu, Resident

Laurie Charles, Resident

Amelia Gaitan, Resident

George L. Garcia, Resident

Doris Gayle, Resident

Joey Glowka, Resident

Ken Glowka, Resident

Fernando Gutierrez, Resident

Blas Guzman, Resident

John Hayes, Resident

Archie Henley, Resident

Rosa Hernandez, Resident

Charles Hutzler, Resident

June Kachtik, CSMA Board

Barbara Knight, Resident

Binford D. (BD) Knight, Resident

Cynthia Mangum, Resident

Morris Martin and Mrs P. Martin, Residents

Joseph Martinez, Resident

Susan Mathews, Bexar Metropolitan Water District

Jackie Mitchel, Resident

Carolyn Morris, Resident

Holly Morris, Property Owner

Joe Naizer, Property Owner

Mary Ellen Naizer, Property Owner

Gavin Nichols, Own Up San Antonio

HERITAGE SOUTH SECTOR PLANNING TEAM, CONT.

Mark Oppelt, Land Heritage Institute	Margaret Sanchez, Resident
Peggy Oppelt, Land Heritage Institute	Diana Steriver, Resident
Anne Parrish, Mitchell Lake Audubon Center	Melvin Thiel, Resident
Roman Pena, Resident	Javier Villafana, Portico REI
Erik Rabe, Resident	Ralph Voss, Resident
Teresa Ramos, Resident	Willy May Weator, Resident
Richard Rios, Resident	Nels Youngborg, Portico REI

TECHNICAL COMMITTEE

David C. Arciniega Parks and Recreations Department City of San Antonio	Mike Denning CPS Energy
Bill Barker Office of Environmental Policy City of San Antonio	Julia Diana Office of Environmental Policy City of San Antonio
Peter Bella Alamo Area Council of Governments	Dr. Christine Drennon Trinity University
Charles M Bartlett Parks and Recreation Board	Gail Dugelby Parks and Recreation Department City of San Antonio
Terri Bilby San Antonio Apartment Association	Claude Harding San Antonio River Authority
Andrew Blouet Parks and Recreation Department City of San Antonio	Ernest Haffner University of Texas at San Antonio
Robert Brach Infrastructure Services Department Bexar County	Richard Heilburn Texas Parks and Wildlife Department
Jean Brady San Antonio Public Library City of San Antonio	Gary Hendel Animal Care Services City of San Antonio
Dale Bransford San Antonio River Authority	Kay Hindes Office of Historic Preservation City of San Antonio
Bob Browning Public Works Department City of San Antonio	Mark Hurley San Antonio Apartment Association
John Charles San Antonio Conservation Society	Juan Jasso Southside ISD
David Clear Metropolitan Health District City of San Antonio	Marcel Johnson Greater Chamber of Commerce
	Lydia Kelly San Antonio-Bexar County MPO

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
Public Works Department
City of San Antonio

Brian Mast
San Antonio River Authority

Susan Mathews
Bexar Metropolitan Water District

Anne Parrish
Mitchell Lake Audubon Center

Micele Partlett
Bexar County

Adrian Perez
Economic Development Department,
City of San Antonio

Lisa Ponce
CPS Energy

Kathleen Price
San Antonio Water System

Charles Pruski
Metropolitan Health District
City of San Antonio

Charles Rodriguez
Texas A&M University-San Antonio

Brandon Ross
Parks and Recreation Department
City of San Antonio

Marc Ross
San Antonio Apartment Association

Marc Schunur
San Antonio Water Systems

Jim Selby
East Central ISD

James Serrato
Police Department
City of San Antonio

Ryan Smith
North Chamber of Commerce

Albert Solorzano
Grants and Administration Department,
City of San Antonio

Roberta Sparks
San Antonio Public Library
City of San Antonio

Kim Stoker
CPS Energy

Carmen Vasquez-Gonzales
San Antonio ISD

Christine Vina
San Antonio VIA Metropolitan Transit

Carl Wedige
Fire Department
City of San Antonio

Dr. Zaragoza
Alamo Community College District

Ken Zigran
Texas Department of Transportation



APPENDIX E: CSMA Resolution

Shaping the Future of San Antonio

RESOLUTION NO. 2010-006

RECOMMENDING TO CITY COUNCIL THE HERITAGE SOUTH SECTOR PLAN 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." THE HERITAGE SOUTH SECTOR COMPRISES AN AREA OF APPROXIMATELY 197 SQUARE MILES, 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; AND ADOPTING THE HERITAGE SOUTH SECTOR PLAN AND ITS LAND USE PLAN FOR THE AREAS WITHIN THE CITY SOUTH MANAGEMENT AUTHORITY BOUNDARIES.

WHEREAS, the City South Management Authority Board adopted the City South Community Plan and the Comprehensive Land Use Plan for City South on December 20, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the San Antonio Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, The Board of Directors of the City South Management Authority adopted the Unified Development Code, Chapter 35, of the San Antonio Code of Ordinances, including any future amendments on December 20, 2005 and reaffirmed that adoption on April 24, 2006; and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the City South Management Authority Board received a briefing from the City of San Antonio Planning and Development Services staff about the Heritage South Sector Plan; and

WHEREAS, the City South Management Authority Board has considered the proposed plan and how it updates the City South Community Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY SOUTH MANAGEMENT AUTHORITY BOARD:

SECTION 1: The Heritage South Sector Plan and its Land Use Plan as it applies in the areas within the City South Management Authority boundaries is recommended to the City Council with this Board's recommendation for **APPROVAL** as a component of the City's Comprehensive Master Plan and to supersede the Adopted City South Community Plan.

SECTION 2: The City South Management Authority **ADOPTS** the Heritage South Sector Plan and its Land Use Plan as it applies in the areas within the City South Management Authority boundaries, said


adoption to be effective on and upon the adoption of the Heritage South Sector Plan by the San Antonio City Council.

PASSED AND APPROVED on the 12th day of August, 2010.



Ed Garza, Presiding Officer

ATTEST:



Jesus Garza, Executive Director

APPROVED AS TO FORM:



Charles E. Zech, Legal Counsel



APPENDIX F: Planning Commission Resolution

Shaping the Future of San Antonio

RESOLUTION NO. **10-9-54**

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.

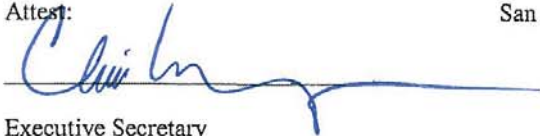
PASSED AND APPROVED ON THIS 8th DAY OF SEPTEMBER, 2010.

Approved:



Amelia Hartman, Chair
San Antonio Planning Commission

Attest:



Executive Secretary
San Antonio Planning Commission



CITY OF
SAN ANTONIO



APPENDIX G:
City Council Ordinance

Shaping the Future of San Antonio

AN ORDINANCE 2010-09-16-0811

ADOPTING THE HERITAGE SOUTH SECTOR PLAN AS A COMPONENT OF THE MASTER PLAN OF THE CITY IN AN AREA BOUNDED BY: LOOP 410 TO THE NORTH; INTERSTATE HIGHWAY 35 TO THE WEST; A MEANDERING LINE FOLLOWING THE CITY OF SAN ANTONIO EXTRA-TERRITORIAL JURISDICTION SOUTHERN BOUNDARY TO THE SOUTH; AND US HIGHWAY 181 TO THE EAST.

* * * * *

WHEREAS, the Heritage South Sector Plan includes approximately 197 square miles and 32,253 residents and is bounded by: Loop 410 to the north; Interstate Highway 35 to the west; a meandering line following the City of San Antonio Extra-territorial Jurisdiction southern boundary to the south; and US Highway 181 to the east; and

WHEREAS, the planning process was initiated in January 2010, a Planning Team established, and nine Planning Team Meetings, and four Public Meetings were held; and

WHEREAS, a public hearing was held on August 12, 2010, and the City South Management Authority Board recommended that the City Council adopt the Heritage South Sector Plan as an addendum to the neighborhood component of the Master Plan adopted May 29, 1997; and

WHEREAS, the San Antonio Planning Commission reviewed the Heritage South Sector Plan on September 8, 2010, and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, a public hearing was held on September 8, 2010, and the Planning Commission recommended that the City Council adopt the Heritage South Sector Plan as an addendum to the neighborhood component of the Master Plan adopted May 29, 1997; **NOW THEREFORE;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Heritage South Sector Plan is hereby adopted as a component of the Master Plan of the City of San Antonio for an area of approximately one hundred ninety seven square miles bounded by: Loop 410 to the north; Interstate Highway 35 to the west; a meandering line following the City of San Antonio Extra-territorial Jurisdiction southern boundary to the south; and US Highway 181 to the east. An amended copy of the plan is attached hereto and incorporated herein by reference for all purposes as **Attachment "I"**.

SG/cla
09/16/2010
P-1. Amended.

THE HERITAGE SOUTH SECTOR PLAN

SECTION 2. This ordinance shall take effect on September 26, 2010.

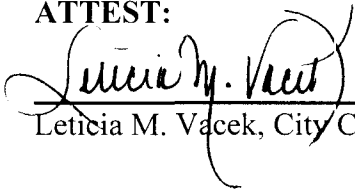
PASSED AND APPROVED on this 16th day of September 2010.



M A Y O R

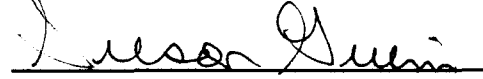
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Michael Bernard, City Attorney
for



FOR ADDITIONAL INFORMATION CONTACT:

**City of San Antonio
Planning and Development Services Department
P.O. Box 839966
San Antonio, TX 78283-3966
210.207.1111**

www.sanantonio.gov

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