

North Sector Plan

Shaping the Future of San Antonio

Draft Vision

The North Sector is a community, rich with natural panoramic views and abundant natural resources, nestled in the Texas Hill Country. As the North Sector Community continues to grow, compatible live, work, and play opportunities will foster a high quality of life by:

- ***Preserving priceless natural resources, including the irreplaceable Edwards Aquifer, which provide a unique and valuable asset to the region today and in the future;***
- ***Enhancing the integration of scenic and recreational resources, outstanding educational opportunities, and diverse quality housing; while***
- ***Developing a compatible land use fabric that preserves military readiness, contributes high quality jobs to the regional economy, recognizes and preserves private property rights and integrates sustainable development patterns.***

Preliminary Draft Goals and Strategies

Continued

Land Use and Urban Design Goals and Strategies

LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

Strategies

LU-1.1 Locate buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands.

LU-1.2 Utilize the recommendations of existing (i.e. Northwest, Huebner/Leon Creeks, Oakland Estates, Tanglewoodridge) and future adopted neighborhood and community plans to provide specific uses and standards at proposed locations within the North Sector.

LU-1.3 Promote the application of site plan and subdivision designs that provide residents with transportation choices to walk, ride bicycles, access transit, as well as utilize a vehicle, including neighborhood electric vehicles.

LU-1.4 Promote the application of land use designs that provide a variety of living environments, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between LOOP 1604 and Loop 410.

LU-1.5 Promote the retention of healthy, mature trees and natural open space areas, greenbelts and the provision of adequate parks for proposed projects to promote a high quality of life within the North Sector.

LU-1.6 Prevent the intrusion of new incompatible activities and land uses that increase traffic, noise, or glare and environmental hazards (i.e., flooding, soil instability) within existing residential areas.

LU-1.7 Continue programs to maintain existing neighborhoods, using available city and homeowner resources, including: enforcement of all codes, participation in neighborhood rehabilitation programs, and other City departmental actions.

LU-1.8 Provide a variety of residential, employment and supportive land use designations that will meet the future needs of the North, as well as other sectors of the City.

LU-1.9 Promote flexibility and innovation in residential and non-residential land uses through planned unit developments, developer agreements, specific plans, mixed use projects, and other innovative development and planning techniques.

LU-1.10 Protect existing and planned facilities (through aviation easements) within the environs of the San Antonio International Airport Vicinity Land Use Plan where encroachment by existing or potentially incompatible land uses occur..

LU-1.11 Avoid "strip commercial" land uses in new development areas by encouraging the grouping of commercial land uses in centers, which fosters walkability, transit access and compact design.

LU-1.12 Advocate that residential land uses be buffered and protected from encroachment by non-residential land uses through the use of techniques including, but not limited to, landscaping, sound walls, berms, fencing, open space set-backs, greenbelts, and building orientation.

Preliminary Draft Goals and Strategies Continued

LU-1.13 Identify and preserve appropriate areas (based on size and location) for development of regional commercial opportunities.

LU-2 Preservation of active farm and ranch lands is encouraged.

Strategies

LU-2.1 Maintain Country and Rural Estate land use designations and large parcel zoning in areas where the provision of potable water and sewer collection are not anticipated to occur.

LU-2.2 Discourage residential density in excess of 11 du/ac, commercial intensity in excess of 0.20 floor area ratio (FAR), or industrial development in rural areas unless public services and utilities can be provided and annexation is accomplished.

LU-2.3 Protect prime agricultural land for long-term use (i.e., under a conservation easement) through buffering from adjacent urban land uses applying techniques including, but not limited to, greenbelts, open space setbacks, soundwalls, fencing and berms.

LU-2.4 Consider enhanced notification for buyers of residential developments, in excess of two dwelling units per acre, locating next to active agricultural areas.

LU-3 Higher density/intensity land uses recommended adjacent or proximate to activity centers.

Strategies

LU-3.1 Aggressively pursue the development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the future land use plan.

LU-3.2 Promote the use of site plans that allow for a compact organization of structures, and use space in an efficient but aesthetic manner, to promote natural vegetation and a healthy lifestyle including walking, biking and use of public transit and leverage existing infrastructure investments in developed areas.

LU-3.3 Include vertical as well as horizontal design in mixed use land uses, allowing for differing land uses within the same building, as well as within the same project area.

LU-3.4 Promote and direct job growth to the designated locations identified in the future land use plan to achieve the City's diversified business targets.

LU-4 City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plan goals within the City's ETJ.

Strategies

LU-4.1 Amend the zoning code and other land use regulations to make them consistent with the adopted or amended Sector Plans within the City.

LU-4.2 Ensure that implementation measures and actions are consistent with the Sector Plan and the goals and policies of the Comprehensive Master Plan.

LU-4.3 Consider the effects of land use proposals and decisions on the North Sector area and the efforts to improve the balance of jobs and housing.

Preliminary Draft Goals and Strategies

Continued

LU-4.4 Work with Bexar County and other neighboring counties to coordinate land uses within the City of San Antonio's ETJ.

LU-4.5 Continue to participate in the Alamo Area Council of Governments' regional planning programs to coordinate City plans and programs with its surrounding and internal municipalities.

LU-4.6 Work with other internal towns and cities in planning contiguous areas in order to ensure a compatible land use edge for both entities.

Urban Design Goals

UD-1 All corridor overlay districts standards are complied with for all new construction and substantial, and remodeling efforts.

Strategies

UD-1.1 Continue to adhere to the standards and guidelines of existing gateway corridor overlay districts on North Sector Interstates (i.e. IH-10 and IH-35) to maintain and enhance a consistent design theme along the City's gateways.

UD-1.2 Continue to adhere to the recommendations of existing corridor district plans (i.e. Bulverde Road, Hill Country Gateway, and Northeast Gateway, and portions of Loop 1604, Wurzbach Parkway, Highway 281) to maintain and enhance a consistent design theme along North Sector principal and arterial roadways.

UD-1.3 Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and historic context.

UD-1.4 Foster a sense of place by providing transitions between the street and building, front setback variation for residential development, and building articulation and massing, as part of development standards or any design guidelines that may be prepared.

UD-1.5 Create a transition between public and private spaces through the use of elements such as porches, bay windows, and landscaping.

UD-2 Development of livable, walkable communities is encouraged.

Strategies

UD-2.1 Reinforce the city's unique character, scale, and identity through urban design programs (i.e. historic districts, neighborhood conservation districts, urban corridors, etc.).

UD-2.2 Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape, hill top sight lines and important "gateways" into the North Sector and the City.

UD-2.3 Continue to foster linkages between the seven City Sectors, resulting in the creation of diverse and distinctive places.

Preliminary Draft Goals and Strategies

Continued

UD-2.4 Designate gateway points at major entrances to the Sector/City, using street trees, welcome signs, decorative lighting, archways, etc.

UD-2.5 Maintain a distinct urban edge within regional and mixed use centers, while creating a gradual transition between urban uses and open space.

UD-2.6 Encourage development that is visually and functionally compatible with the surrounding neighborhoods by:

- Maintaining a massing and density of development that is compatible with adjacent developed neighborhoods; and
- Accenting entrances to new neighborhoods with varied landscaping, hardscaping, and signage treatment.

UD-3 Complete street designs are utilized in capital improvement projects and new development projects.

Strategies

UD-3.1 Utilize complete street standards for all arterial, collector and local streets.

UD-3.2 Design local streets to not only accommodate traffic, but also to serve as comfortable pedestrian environments. To achieve this, these environments should include, but not be limited to:

- Street tree planting between the street and sidewalk to provide shade and a buffer between the pedestrian and the automobile;
- Minimum curb cuts along streets;
- Sidewalks on both sides of streets, with the sidewalk separate from the curb face with a landscape strip, where feasible;
- Traffic calming devices such as roundabouts, bulb-outs at intersections, traffic tables, etc.; and
- The establishment of a tree canopy over residential streets and neighborhoods. A street tree program shall be included with all specific plans.

UD-3.3 Require that entrances to new neighborhoods be accented with distinctive landscaping, pavement, and signage/identity treatments.

Transportation, Infrastructure and Utilities Goals and Strategies

TRAN-1 Connected road network constructed with improved traffic flow on local, collector, and arterial streets within and among neighborhoods.

Strategies

TRAN-1.1 Continue to coordinate with the San Antonio-Bexar County Metropolitan Planning Organization to model existing and future roadway and intersection level of service and prepare mitigation plans for segments and intersections that achieve a "D" or less in the 2035 horizon year.

Preliminary Draft Goals and Strategies

Continued

TRAN-1.2 Update and continue to implement the recommendations of the Major Thoroughfare Plan to alleviate vehicular congestion.

TRAN-1.3 Foster intra-neighborhood collector and local road connectivity to reduce traffic on the arterial network.

TRAN-2 East-west roadway mobility and connectivity that alleviates north-south congestion is established.

Strategies

TRAN-2.1 Consider the acceleration of implementation actions of the updated Major Thoroughfare Plan that identifies improvements to the east-west arterial and collector network in the North Sector.

TRAN-2.2 Foster east-west intra-neighborhood collector and local road connectivity to reduce traffic on the arterial network.

TRAN-3 Mass transit corridors within the southeast and southwest quadrants are supported through land use planning and increased density at selected locations.

Strategies

TRAN-3.1 Support the recommendations of SmartWaySA (Long Range Comprehensive Transportation Plan) to explore options within the North Sector for high capacity transit, including bus rapid transit, electric streetcar, light rail, commuter rail, dedicated bus lanes, transit stations, and HOV lanes.

TRAN-3.2 Augment transit station area planning with adjacent transit oriented development to capitalize on the access and proximity of high capacity transportation corridors.

TRAN-3.3 Consider an evaluation study to examine the cost and benefits of a circulator transit loop, serving Loop 1604 and the 410 Loop, if survey data suggests sufficient patron demand or interest.

TRAN-4 Enhanced and strategically located new park and ride options within the northeast and northwest areas are encouraged.

Strategies

TRAN-4.1 In conjunction with the SmartWaySA Plan, coordinate the siting of alternative locations, selection of preferred locations and tract acquisition where park and ride facilities will provide optimum support for the extension of transit service in the North Sector.

TRAN-4.2 Work with VIA advance planning to identify mid- and longer term park and ride locations that could be preserved along anticipated high capacity North Sector transit corridors.

TRAN-5 Bicycle and pedestrian network expanded along compatible streets.

Strategies

TRAN-5.1 Develop a 5-year rolling project list based on Bicycle Master Plan criteria, Street Maintenance Plan, and capital improvement projects

Preliminary Draft Goals and Strategies

Continued

TRAN-5.2 Promote the mutual benefits of secondary access bike and pedestrian paths connecting gated communities and proximate originations/destinations (i.e. parks, schools, libraries, employment areas etc.).

TRAN-5.3 Establish a flexible menu of "in-lieu" fees, right of way/land exchange policies to foster secondary non-vehicular corridor connectivity.

TRAN-5.4 Provide incentives for "Complete Streets" and cluster development that encourages walkability and bikability.

TRAN-5.5 Form public-private partnerships with major employers, the medical industry, and higher education to enhance the connection of the non-vehicular network on private property.

TRAN-5.6 Implement some of the recommendations of the street diet analysis conducted by the San Antonio-Bexar County MPO in order to establish more bicycle and pedestrian facilities.

UTI-1 **Utility investments coordinated in order to accommodate recommended future development.**

Strategies

UTI-1.1 Coordinate with SAWS expansion of CCN for sewer and water that is consistent with the future land use plan and require that SAWS demonstrate an adequate water supply prior to approval by the SAWS Water Board.

UTI-1.2 Consider long term sustainable groundwater supplies from the Edwards Aquifer in the North Sector Planning Area's ETJ in determining build out development capacity.

UTI-1.3 Encourage new projects to apply for Community Infrastructure and Economic Development (CIED) funds to offset the cost of new electrical improvements.

UTI-1.4 Approve new development only when the following conditions are met:

- The applicant can demonstrate that all necessary transportation and utilities will be installed or adequately financed;
- Anticipated environmental issues have been addressed, and
- Improvements are consistent with utility provider master plans

UTI-2 **Storm water runoff is effectively managed to reduce flooding and protect the safety of citizens and property.**

Strategies

UTI-2.1 Continue to manage the capacity and transmission capabilities of the storm drainage network to protect public and private property from damage.

UTI-2.2 Encourage project designs that minimize drainage concentrations and impervious coverage and avoid floodplain areas and, where feasible, are designed to provide a natural water course appearance.

UTI-2.3 Continue to require new development to provide stormwater-retention sufficient for the incremental runoff from an eight-day, 100 year storm.

Preliminary Draft Goals and Strategies

Continued

UTI-2.4 Discourage development or major fill or structural improvements (except for flood control purposes) within the 100-year floodplain as regulated by FEMA. Recreational activities that do not conflict with habitat uses may be permitted within the floodplain.

DRAFT

Preliminary Draft Goals and Strategies

Continued

Housing Goals

HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

Strategies

HOU-1.1 When reviewing Master Development Plan (MDP) / Planned Unit Development (PUD) zoning applications, encourage innovative development techniques that promote a variety of housing types in the North Sector and embrace flexible standards such as: zero lot lines, clustering of development, narrower streets, density bonuses, and reduced dedication requirements as per the future land use plan.

HOU-1.2 Provide for a range of housing choices to achieve sustainable development for current and future residents through land use designations and zoning ordinances that support the goals of the North Sector Plan.

HOU-1.3 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that “fit in” with the existing residential character of the North Sector.

HOU-1.4 Advocate for new residential developments to meet local and state regulations and policies for energy efficiency and mitigate adverse environmental impacts as per the goals of the Mission Verde Plan.

HOU-1.5 Make available public information provided by other public agencies and non-profit organizations on equal housing opportunity and rehabilitation grants and programs.

HOU-1.6 Promote and encourage residents and developers in the North Sector to utilize CDBG and HOME programs and grants that are available.

HOU-1.7 Support the efforts to designate, preserve and enhance existing (i.e. Whispering Oaks) and future neighborhood conservation districts within the North Sector.

HOU-2 Large lot single-family housing is encouraged north of Loop 1604 in order to preserve natural resources and viewsheds.

Strategies:

HOU-2.1 Encourage the use of Resource Protection (RP), Residential Estate (RE), and Residential Single Family (R-20) zoning categories on residential lots that exceed a generalized existing natural slope of more than 15 percent.

HOU-2.2 Consider the voluntary limit of single story housing on the tops of ridgelines to maintain an appropriate building scale and existing vistas in the Hill Country.

HOU-2.3 Evaluate the size and shape of building envelopes to minimize disturbance of native trees and vegetation.

Preliminary Draft Goals and Strategies Continued

HOU-2.4 Promote the use of best management practices for site grading and drainage to foster sustainable development objectives.

HOU-3 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.

Strategies:

HOU-3.1 Focus both rental and owner occupied housing in excess of 11 du/ac in locations that offer walkable access to universities and college institutions.

HOU-3.2 Educate and encourage homeowners to utilize available financial mechanisms (i.e. Location Efficient Mortgages, etc.) that reflect increased retained income from lower car ownership costs in areas served by transit.

HOU-3.3 Locate housing in excess of 11 du/ac with direct vehicular access to principal and arterial roadways, and internal and external bicycle access within the North Sector.

HOU-3.4 Utilize higher density housing (>11 du/ac) as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing

HOU-3.5 Consider the use of higher density housing along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached residential neighborhoods and concentrated locations of non-residential uses.

Preliminary Draft Goals and Strategies

Continued

Economic Development Goals and Strategies

ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Strategies

ED-1.1 Continue to located higher density residential and compatible employment uses at the intersections of

- IH-10 / Loop 410
- IH-10 / Loop 1604
- US 281 / Loop 410
- US 281 / Loop 1604
- IH-35 / Loop 410

ED-1.2 Encourage compatible regional and mixed use centers proximate to future station locations of the Union Pacific Railroad, if utilized for commuter rail between San Antonio and Round Rock.

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand existing employers and attract new desired job sectors in the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

ED-1.4 Work cooperatively with other internal and adjacent cities and counties, and other local and regional economic development entities to retain, expand, and improve the North Sector economic base.

ED-2 Strong and stable medical and research industries that promote economic stability in the North Sector.

Strategies

ED-2.1 Support the rezoning of sufficient land adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion.

ED-2.2 Actively promote the benefits of locating and/or hiring from within a State Enterprise Zone.

ED-2.3 Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.

ED-2.4 Identify and attract “white collar” jobs that achieve the City’s strategic economic objectives.

ED-2.5 Foster a triumvirate among the city, universities and business community to attract new businesses and top tier students and professors to enhance medical research collaboration and incubator startups.

ED-2.6 Discuss options to leverage Education Facilities Corporation (EFC) bonds, or other financial resources for capital improvements with local higher education institutions.

ED-3 Camp Bullis’ continued significance as a component of San Antonio’s military economy.

Preliminary Draft Goals and Strategies

Continued

Strategies

ED-3.1 Continue to encourage an open dialogue between the US Army / Air Force and the City to assist Camp Bullis meet its ongoing mission and readiness objectives.

ED-3.2 Implement the recommended strategies contained in the Camp Bullis Joint Land Use Study.

ED-3.3 Continue to work with Camp Bullis personnel to educate and inform adjacent and proximate existing and future City residents of operations and missions at the installation.

ED-3.4 Encourage developers to coordinate with the City and/or County for all proposed developments or expansion of an existing use if located in an area subject to a compatibility zone within the Camp Bullis Military Influence Area.

Preliminary Draft Goals and Strategies Continued

Community Facilities and Education Goals and Strategies

COM-1 Linear parks, schools and other community facilities linked to one another.

Strategies

COM-1.1 Utilize the recommendations identified in the City's updated Parks and Recreation Department System Strategic Plan to ensure adequacy, accessibility, and connectivity.

COM-1.2 Implement the City's Bicycle Master Plan to connect existing bicycle facilities, through the use of linear parks and greenways.

COM-1.3 Foster joint land acquisition and planning by the City, independent school districts, and other quasi-public and private entities to create a common site for the possible co-location of community/recreation centers, neighborhood and community parks, elementary, middle and senior high schools, libraries and stormwater facilities.

COM-1.4 Evaluate the City's full time and volunteer Parks and Recreation Department personnel to adequately operate and manage linear and other parks, open space, conservation areas and recreational facilities and programs.

COM-1.5 Use trails incorporated within greenways that serve as man-made and natural drainageways as the connective link for community facilities, parks and open space and commercial uses.

COM-1.6 Prepare and adopt an amendment to the Transfer of Development (TDR) policy to facilitate the preservation of open space, parks, and agricultural preservation.

COM-1.7 Consider private funding (i.e. Morgan's Wonderland) and/or sponsorships/partnerships (i.e., adopt-an-area) to leverage public resources for acquisition and to provide for long-term operational and maintenance needs.

COM-1.8 Continue to require parkland dedications or fee in-lieu of parkland to serve one or more neighborhoods.

COM-2 Educational facilities and libraries maintained as cornerstones of the North Sector.

Strategies

COM-2.1 Continue to upgrade and augment library facilities and services to meet educational, informational, and cultural needs of residents.

COM-2.2 Co-locate libraries near or adjacent to schools and park sites, and other community facilities wherever possible.

COM-3 All areas within the North Sector adequately served by emergency and public safety services.

Strategies

Preliminary Draft Goals and Strategies

Continued

COM-3.1 Provide fire station facilities, equipment (engines and other apparatus), and staffing necessary to maintain the City's service standards (five minute fire / eight minute EMS response time).

COM-3.2 Coordinate existing City facilities with Bexar, Kendall, and Medina County facilities, equipment, and staffing.

COM-3.3 Encourage all new developments to provide adequate emergency access features, including secondary access points in accordance with adopted subdivision regulations and zoning codes.

COM-3.4 Consider the inclusion of required sprinklers in all new commercial, industrial and multifamily structures, as well as single family residential structures that are located outside of areas that achieve the City's targeted emergency response times.

COM-3.5 Continue to monitor police protection and calls for service records to maintain an adequate level of service in the northern portions of the North Sector.

COM-3.6 Promote the use of Crime Prevention Through Environmental Design (CPTED) using site planning and building design as elements that decrease crime and calls for service.

COM-3.7 Continue to utilize volunteer assistance and promote both youth and adult educational programs to assist police personnel.

COM-3.8 Provide adequate capital facilities investment for police protection using a staffing ratio of 2.0 officers per 1,000 population.

COM-3.9 Continue to organize and foster citizen participation in safety programs, such as the San Antonio Fear Free Environment (SAFFE), Neighborhood Watch, National Night Out, Cellular Patrol and Police Explorer programs.

COM-3.10 Continue to strive to maintain an average response time of five minutes or less for priority one calls.

EDU-1 Growth and expansion of UTSA and other post secondary institutions in the North Sector.

Strategies

EDU-1.1 Support and encourage the expansion of UTSA programs by providing supportive community infrastructure (i.e. capacity of the vehicular transportation network, utilities, pedestrian/bicycle access and egress from the university, park and ride facility/transit connectivity from key destination points outside the UTSA area).

EDU-1.2 Nurture the expansion of other existing, and attract new, post secondary institutions to a North Sector location.

EDU-1.3 Work with UTSA and other post secondary institutions to prepare an integrated land use and transportation plan that supports the campus' long-term housing needs.

EDU-1.4 Discuss options with UTSA to leverage Education Facilities Corporation (EFC) bonds, or other financial resources for capital improvements and expansion.

Preliminary Draft Goals and Strategies

Continued

EDU-2 Curriculum of post secondary institutions in the North Sector support the targeted job needs of greater San Antonio.

Strategies

EDU-2.1 Foster a triumvirate among the city, universities/colleges and business community to match educational curriculum with the technical and educational skills required to enhance the City's job base.

EDU-2.2 Communicate the post secondary curriculum to the independent public school districts to ensure a proper foundation is prepared through matriculation of local senior high schools.

EDU-3 Strong neighborhood school district.

Strategies

EDU-3.1 Strive to expand the collaboration of the City with the Comal, North Side, North East, San Antonio, Alamo Heights, and Judson Independent School Districts serving the North Sector Planning Area to serve youth through curriculum, after-school, and extended day care programs and day camps.

EDU-3.2 Work with private educational organizations to provide additional opportunities to city youth.

EDU-3.3 Maintain a visible police presence in middle and high schools to facilitate programs that reduce the incidences of crime committed by North Sector youth.

EDU-3.4 Foster multi-use campus facilities comprised of city libraries, parks and recreation facilities and schools to support after school programs for North Sector youth with shared costs for operation and maintenance of such facilities.

EDU-3.5 Locate new elementary schools in the North Sector Planning area where they are easily accessible by motorized vehicles, and connected to bicycles and pedestrians.

EDU-3.6 Support the North Sector Planning Area independent school districts in maximizing the use of developer fees and other funding options to fund new construction.

EDU-3.7 Coordinate with the respective independent school districts to monitor housing, population, and school enrollment trends in order to determine future enrollment, faculty and facility needs.

EDU-3.8 Encourage the various independent school districts to site: elementary schools within residential neighborhoods with a maximum walking radius of approximately 0.5 miles; middle schools at the periphery of residential neighborhoods where they are served by a collector street and bicycle networks and high schools away from residential neighborhoods, in locations served by a collector or arterial street and pedestrian and bicycle networks.

EDU-3.9 Continue the City's efforts to work with the development community and independent school districts such that new residential projects mitigate their respective enrollment impacts on existing and new school facilities.

Preliminary Draft Goals and Strategies Continued

Parks, Natural Environment and Historic Resources Goals and Strategies

NR-1 Edwards Aquifer Recharge and Contributing Zones are protected as the City's primary potable water source.

Strategies

NR-1.1 Continue to work with the Edwards Aquifer Authority, other cities and counties, and local water purveyors to share groundwater data to develop a mutually beneficial Integrated Regional Water Resources Management Program, define the long-term sustainability of the groundwater basin, and work to manage groundwater uses in ways that facilitate the basin's quality and quantity.

NR-2 Natural Hill Country topography, i.e. steep slopes, soils, and low water crossings are protected.

Strategies

NR-2.1 Respect the natural setting of the Hill Country area by encouraging hillside development to retain existing/incorporate new natural looking landscape/hardscape features.

NR-2.2 Preserve the existing natural edges and minimize erosion along the city's creek system and wetland areas and restore impacted creeks by planting indigenous vegetation.

NR-2.3 Encourage (where feasible) the provision of pedestrian and bicycle access to creeks, wetlands, and other open space areas.

NR-2.4 Wherever practical, encourage new development to be oriented towards adjacent creeks and wetland areas and provide visual access to such areas.

NR-2.5 Locate open space and parks adjacent to creeks, whenever possible.

NR-3 Native tree canopy is conserved and managed to provide natural storm water mitigation, shade, and improved air quality.

Strategies

NR-3.1 Respect the natural setting of the hillside area by encouraging hillside development to preserve in place (or retain and relocate) mature and valued indigenous trees, shrubs, and groundcover.

NR-3.2 To enhance views of hillsides, open space, and other distinctive views within the community, proposed project designs will be expected to maintain natural views by regulating building orientation, height, mass, and integrated landscape features.

NR-3.3 Where feasible, utilize porous hardscape and paving materials to reduce on site retention and foster healthy vegetation through natural infiltration.

NR-3.4 Where feasible, the City should preserve the existing natural edges within the North Sector creek system and wetland areas and restore impacted creeks by planting natural vegetation.

Preliminary Draft Goals and Strategies

Continued

NR-3.5 Wherever practical, the City will encourage new development to be oriented towards adjacent creeks and wetland areas and enhance visual access to these areas through selective tree thinning/augmentation.

NR-4 **Natural vistas are preserved.**

Strategies

NR-4.1 Enhance the views of hillsides, open space, and other distinctive views within the North Sector by regulating building siting, orientation, height, and mass.

NR-5 **Endangered species in the area are protected.**

Strategies

NR-5.1 Pursue public and private **funding** to acquire endangered species habitat areas within the North Sector.

NR-5.2 Participate in the implementation of a **Regional Habitat Conservation Plan (RHCP)**.

HP-1 **Historic trails, sites, cemeteries, and ridges are preserved and promoted.**

Strategies

HP-1.1 **Strive to make rehabilitation the first choice in all public projects and encourage it in the private sector, consistent with the City's Historic Preservation Plan and Mission Verde.**

HP-1.2 **Continue efforts to preserve the character of the Old Spanish Trail and Boerne Stage Road in the northwest portion of the North Sector.**

HP-1.3 **Support voluntary efforts by landowners to preserve historic farms and ranches with the North Sector.**

HP-1.4 **Restrict the placement of new development to locations that allow the view of the ridgeline to be unobstructed.**

HP-1.5 **Ensure that new development respects the Hill Country heritage through its response to the regional architectural context.**

HP-1.6 **Promote a greater public awareness of the architectural, urban design, and cultural heritage of North Sector.**

HP-1.7 **Work with Hill Country preservation groups and property owners to improve the building facades and exteriors consistent with the historic and visual character of such areas.**

HP-1.8 **Provide code enforcement that protects the cultural and historic value of existing places and buildings through guidelines that address demolition by neglect, inappropriate renovations, lack of maintenance, overgrown landscaping, and inappropriate storage.**