

CITY OF SAN ANTONIO, TEXAS



FIVE POINTS NEIGHBORHOOD PLAN

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City Council approval of this document does not include any financial commitment to the initiatives set forth within the document.

PREFACE

Neighborhood History

The history of the area known as Five Points extends back to the founding of the City. In early May of 1718 the first site of Mission San Antonio de Valero and the Presidio de Bejar were founded and established with the requisite solemnity by Martin de Alarcon, Governor of Coahuila and Texas, in the area now known as San Pedro Park, just immediately north of the Five-Points intersection. From the springs in the park the original settlement developed an acequia, the San Pedro or Principal, a canal designed to irrigate fields south of the headwaters and through the area that is now the lower Five-Points Neighborhood. While the original settlement was relocated from this area just a few years later, the acequia continued in operation. The meandering nature of Flores Street between Elmira and Five-Points is explained by the fact that the road follows the course of the ditch.

The lands along either side of the acequias were subdivided and distributed by lottery to citizens of the villa (mostly Canary Islanders). These owners used the land primarily for farming and many held title to their land till nearly the close of the 19th century when the land was sold for residential development. The Five Points Neighborhood lies just north of the civil settlement, which was the Barrio Del Norte.

One of the first homes in the area was built in 1857 and is still standing today. However, The Civil War (1861-1865), and the five to ten years following it, saw an almost complete lack of development in the area. With the arrival of the streetcar, the area experienced a residential boom and by 1880, the former agricultural lands were being sold and subdivided for residential development. The majority of the residences in the area were constructed between 1880 and 1900.

The early 20th century was a time of growth and prominence for the area. With San Pedro creek as a common gathering area for all citizens the neighborhood maintained



PREFACE

its character until the 1950's at which time the Interstate Highways were built forming a barrier that cut the neighborhood into quarters and served as a boundary to downtown. With the advent of the interstate, people were no longer confined to the downtown area for their residence. This led to the migration of people from the urban center to the suburbs causing a change in what businesses could continue to survive in the downtown area. The interstate also affected the commercial corridor along San Pedro Ave., formerly the main connector to the outskirts and subdivisions.

The location of the Five Points neighborhood by the crossing of two major Interstate Highways also influenced the change of the neighborhood. Its location served as a prime location for warehousing of goods since they could be easily transported to and from this location utilizing the Interstate Highways. The construction of I.H. 10 also destroyed the use of San Pedro creek as a community area and affected the social geography of the "neighborhood".

Demographics and Health Statistics

The following is a brief demographic sketch of the Five Points Neighborhood. This information is based on 1990 U.S. Census data and 1997 Metropolitan Health District Statistics.

Population

- 1632 People
- Median Household income \$8,507

Ethnicity

- White population -8%
- Hispanic - 88%
- African American - 4%
- Indian and Asian - 0%

Age Distribution

- Under 18 - 25%
- 18 to 24 - 11%
- 25 to 44 -24%
- 45 to 64 - 18%
- 65 plus - 22%

Housing Market

- Median Home Value \$40,300
- 771 Housing units
- 21% of homes are owner occupied (Citywide average is 54%)

PREFACE

- 79% of homes are rental units (Citywide average is 46%)
- Vacancy rate is 14% (Citywide average is 11%)

Health Indicators

- Total Births -50
- Teen Births - 7
- Births to Single Mothers - 19
- Total Deaths - 26
- Cancer - 3
- Diabetes -0
- Heart & Cardiovascular - 14
- Accidents -1
- Suicides - 0
- Homicides – 0

EXECUTIVE SUMMARY

The City of San Antonio, together with the Five Points community, coordinated the development of the Five Points Neighborhood Plan. The Five Points Neighborhood is bound by Laurel St. and Laredo St. to the north, San Pedro Avenue to the east, I.H. 35 to the south and I.H. 10 to the west.

Purpose

The purpose of the Five Points Neighborhood Plan is to create a specific plan that will define steps to help revitalize the neighborhood. The Five Points community has identified goals that address housing, preferred land uses, community initiatives, community facilities / recreation, and transportation as well as a redevelopment strategies map. As a first step toward the revitalization of the Five Points Neighborhood, the community identified strategies that are key to the implementation this plan.

Critical Strategies

The following critical strategies were identified by the community as important activities to implement the plan and to revitalize the Five Points neighborhood. Each strategy is taken from an objective within the plan.

1. Create / rejuvenate the neighborhood association.
2. Continue to work with SADA, Project Renew, and other housing assistance agencies on rehabilitation opportunities, construction and funding sources.
3. Identify and clean up vacant lots and houses by working with Code Compliance.
4. Conduct a survey and create a priority list of streets that need improvements to curbs, sidewalks and drainage systems.
5. Pursue funding and work with SAPD, City, SAISD and neighborhood volunteers to control gangs, eliminate graffiti, and vandalism.

Consistency with Other Plans

This plan is supported by the following **Master Plan (1997)** Goal:

Neighborhoods, Goal 2: Strengthen the use of the Neighborhood Planning Process and Neighborhood Plans.

EXECUTIVE SUMMARY**Community Based Process**

A series of public meetings were held to gather input from residents, property owners and businesses in the Five Points Neighborhood. A transcription of the community meetings can be found in Appendix A. Appendix A includes strengths / opportunities, weaknesses / threats, key ideas / solutions, and small inexpensive ideas. Throughout the process, community involvement and partnerships were stressed as critical to the success of this plan.

**Recognition by the City of San Antonio**

The plan was reviewed by City Departments for policy consistency and was forwarded to the Planning Commission on October 20, 1999. The Five Points Neighborhood Plan was reviewed by the Planning Commission to ensure inclusiveness, policy consistency and that the Five Points Neighborhood Plan is an accurate reflection of the community's values. After Planning Commission recognition, the plan was forwarded to the City Council for recognition and became a component of the City's comprehensive Master Plan on December 2, 1999.

Plan Contents

The Goals, Objectives, Strategies, and Redevelopment Strategy Map address the issues of the Five Points community. The Plan elements provide information regarding each of the goals and an explanation of the redevelopment strategies.

Appendices included in the plan are; A) Transcription of Community Meetings, B) Zoning Densities and Allowable Uses, and C) Project Renew Status.

GOALS AND STRATEGIES

The following Goals were identified during community meetings held May 2, 1998, June 10, 1998 and July 22, 1998.

Goals**1. Housing**

- 1.1 Preserve, rehabilitate and improve the housing stock

2. Land Use/Revitalization

- 2.1 Redevelop and revitalize the neighborhood

3. Community Initiatives

- 3.1 Improve community involvement and influence
- 3.2 Improve safety and security

4. Community Facilities/Recreation

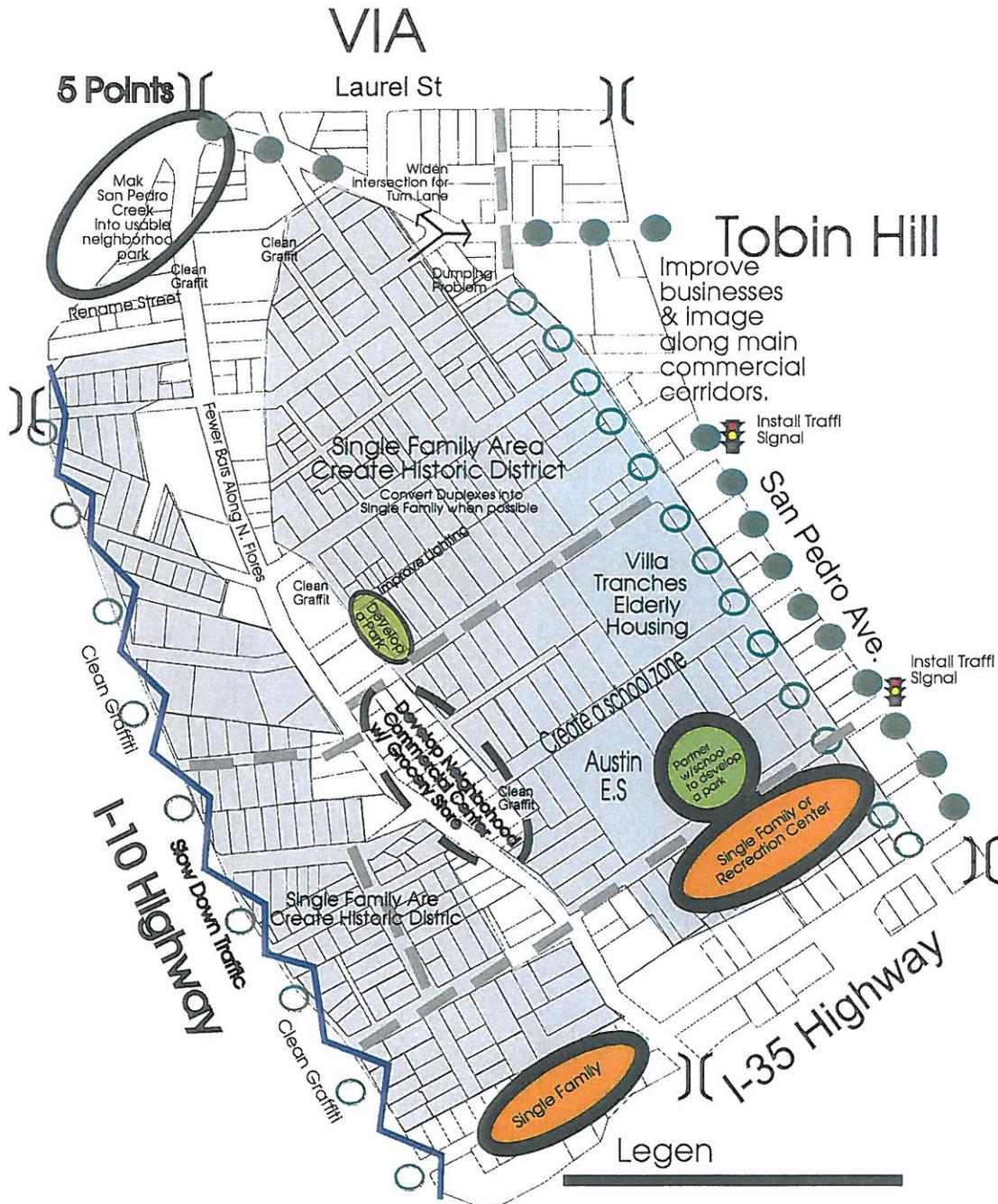
- 4.1 Improve recreational opportunities

5. Transportation

- 5.1 Improve vehicular and pedestrian circulation

The following map includes Redevelopment Strategies. Also included are the Preliminary Goals, Objectives, and Strategies.

Map 1 Revitalization Strategie Five Points Neighborhood Pla



Based on May 6, 1998 and June 10, 1998 Community Meetings
Prepared by the City of San Antonio Planning Department

- Legen**
- Landscape Buffer
 - Redirect through traffic
 - Neighborhood Gateway
 - Improve curbs, sidewalks, and lighting
 - Streetscape / Landscape Improvements

FIVE POINTS NEIGHBORHOOD PLAN

HOUSING

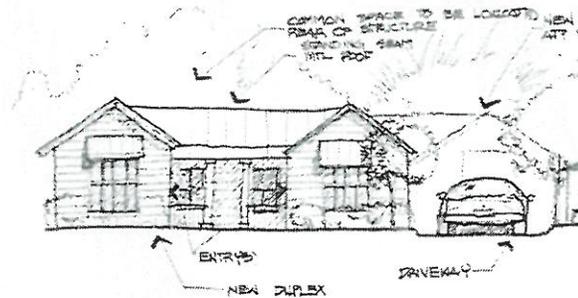
Preserving the existing housing structures individually through historic landmark designation or all the housing stock through the creation of a neighborhood historic district or conservation district are initiatives that have neighborhood support. In addition to preservation, the improvement of the housing stock is possible through rehabilitation and infill development.

A common idea within the neighborhood is to create new housing, preferably single family residences, ranging from four to seven units per acre, along W. Euclid and W. Elmira by utilizing vacant properties as well as abandoned or dilapidated houses. The re-conversion of duplexes and other multi-family units into single family houses is an idea that is prominent in other areas of the neighborhood.

GOAL: Preserve, rehabilitate and improve the housing stock

Objective: To develop a housing preservation strategy to stabilize and improve real estate values.

Strategies (based on community input, see appendix A)



- Continue to work with SADA, Project Renew, and other housing assistant agencies on rehabilitation opportunities, construction and funding sources.
- Pursue historic district or conservation district designation with the City of San Antonio.
- Identify and clean- up vacant lots and houses by working with Code Compliance.
- Encourage new residential development consistent with the existing architectural character of the neighborhood.
- Convert Duplexes and other multiple family units, in areas identified on the strategies map (MAP 1, pg. 7), back to single family homes when possible.

LAND USE AND ZONING**Existing Land Use**

The existing land use for the neighborhood is predominately residential. However, commercial uses can be found along San Pedro Avenue and sporadically along North Flores. The majority of the residential land use is single family. Some of the commercial uses, such as bars, have been identified as inappropriate for the neighborhood. Map 2 identifies existing land uses within the neighborhood.

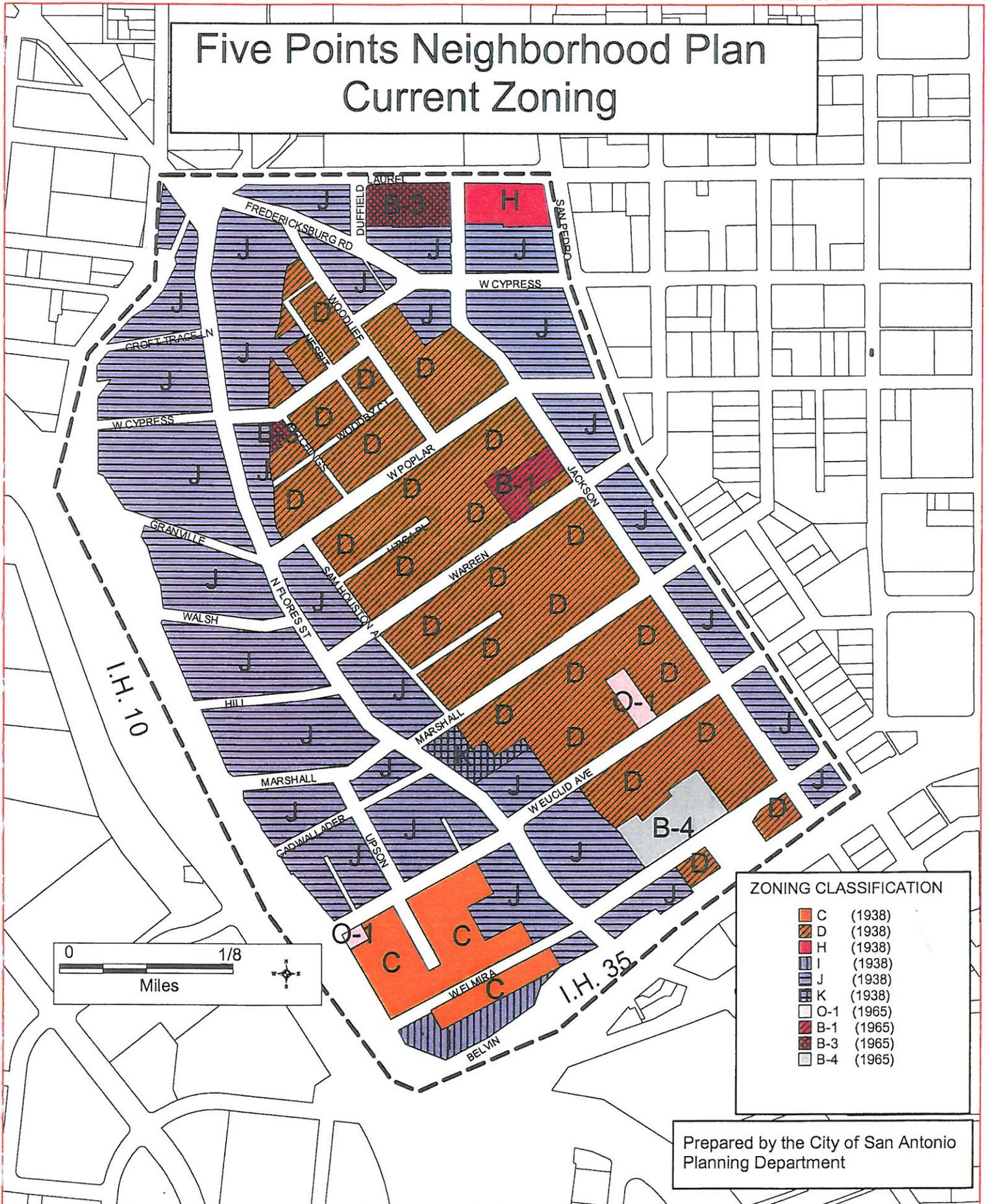
LAND USE AND ZONING

Current Zoning

Based on 1938 zoning, there is a core area between Flores St. and Jackson St. that is zoned C, which allows multi-family uses. In addition to this core, there is a small pocket at Camaron St. and W. Elmira St. that is also zoned C. The rest of the area is zoned J, K, or I, which permits light industrial uses. Map 3 represents the current zoning within the Five Points Neighborhood.

Appendix B contains a table of zoning densities and allowable uses.

Five Points Neighborhood Plan Current Zoning



Prepared by the City of San Antonio
Planning Department

LAND USE AND ZONING

Land Use Plan

The proposed land use is divided into 5 categories. The land-use classifications found on the Land Use Plan (Map 4) are outlined in the table below:

LAND USE CLASSIFICATIONS*	DESCRIPTION
Low-Density Residential	Low-density residential uses include single-family houses on individual lots. Low-density residential can include a limited number of duplexes and granny flats or garage apartments that are developed to address family needs.
Medium-Density Residential	Medium-density residential uses include single family houses, duplexes, triplexes, 4-plexes and apartments (not exceeding 33 units per acre and 2 ½ stories in height.)
High -Density Residential	High-density residential uses include apartments (exceeding medium density standards), medium-density and low-density residential uses.
Mixed Use/Office	Mixed Use/Office includes offices (i.e. dentists, insurance agencies, and nonprofit organizations) duplexes, 3 to 4 family dwellings, apartments or townhouses. Office uses and residential uses can exist within the same structure.
Mixed Use/Commercial	Mixed Use/Commercial includes the uses outlined in the Local/Neighborhood Commercial classification with the addition of residential uses. Commercial and residential uses may exist within the same structure.
Local/Neighborhood Commercial	This classification includes moderate-intensity convenience retail or service uses necessary to satisfy the household needs of the surrounding neighborhood. Retail uses could include drug stores, cleaners, banks, shoe repair shops, groceries, and restaurants. Offices are also appropriate for this category.
Institutional	Public, quasi-public, and institutional uses are included in this classification.
Recreation/Open Space	Lands for recreation or open space are included in this classification, offering either active uses or passive enjoyment and environmental protection.

* Any structure that is single family should maintain its existing characteristics.

LAND USE AND ZONING

The low-density residential areas are located south of Fredericksburg Road, West of Jackson, north of I.H. 35 in the southern corner of the neighborhood and east of I.H. 10.

The Medium-density residential area is west of Jackson between Marshall and Euclid.

The high-density residential area is west of Jackson between Warren and Marshall.

The office/mixed use area is along the west side of Jackson St. between Cypress and Elmira Ave.

The commercial/mixed use area is along N. Flores St. between Fredericksburg and Elmira.

The local convenience/commercial uses are located along Fredericksburg Road and W. Cypress to San Pedro Ave. and north to Laurel and extending along San Pedro Ave. to I.H. 35.

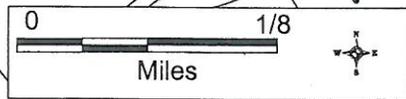
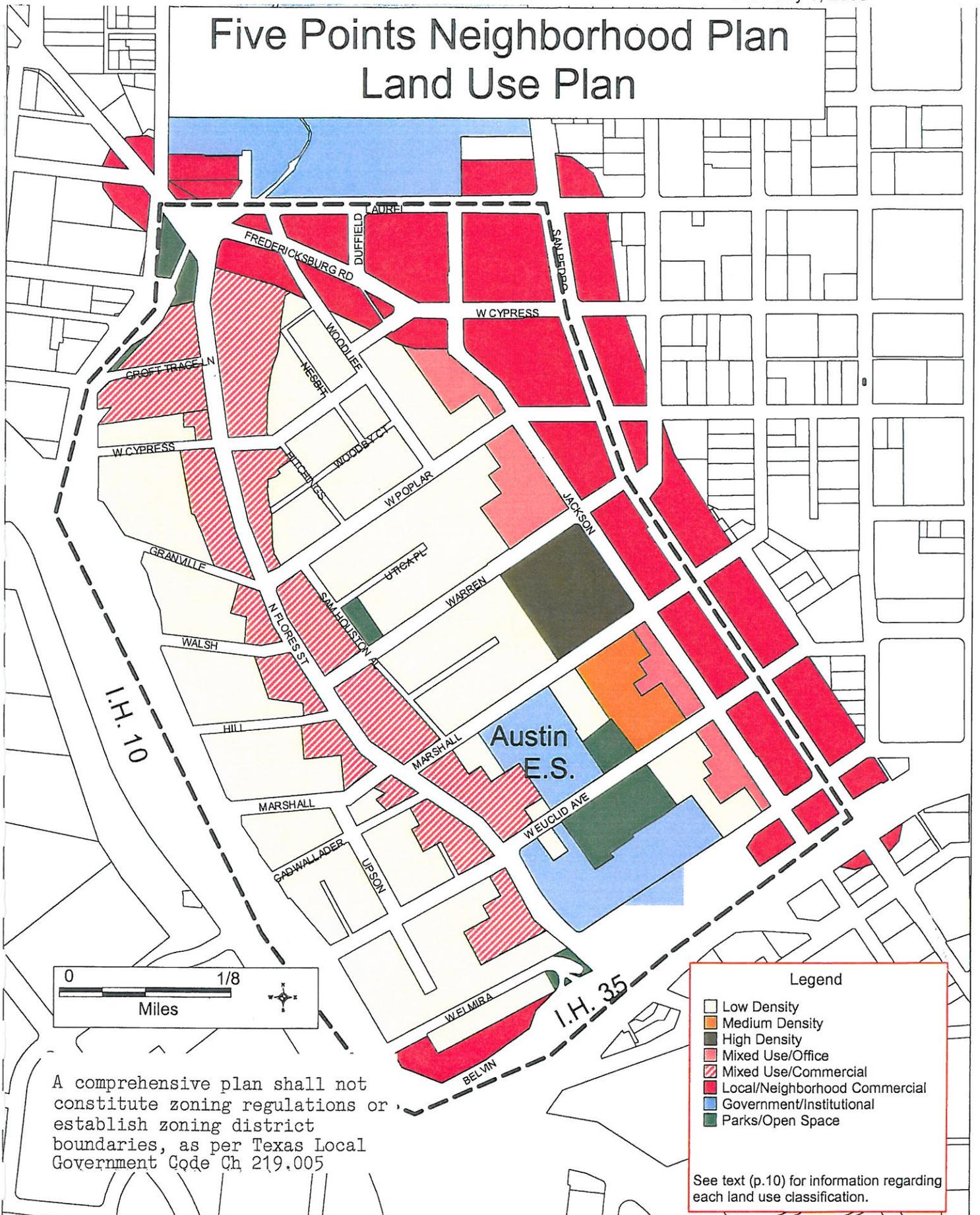
Institutional areas are located in the middle section of the block bounded by Marshall, N. Flores St., W. Euclid Ave. and Jackson; in the southern section of the block bounded by N. Flores St., W. Euclid Ave., W. Elmira and Jackson as well as, the eastern section of the block bounded by Warren, Jackson, Marshall and Sam Houston Alley.

Recreational/Open Spaces are located along W. Euclid Ave. in the mid-section of the blocks between N. Flores St. and Jackson, and in a small pocket on the corner of Sam Houston Alley and Warren as well as the corner of Belvin and Flores.

Rezoning

Some of the existing commercial uses have been identified as inappropriate for the neighborhood. Therefore, there has been a community request to investigate the current uses allowed by the 1938 zoning. A more restrictive zoning code is desired in many of the areas currently under the 1938 zoning code. These issues will be addressed through a City of San Antonio, Planning Department, rezoning initiative upon completion of this plan.

Five Points Neighborhood Plan Land Use Plan



Legend

- Low Density
- Medium Density
- High Density
- Mixed Use/Office
- Mixed Use/Commercial
- Local/Neighborhood Commercial
- Government/Institutional
- Parks/Open Space

See text (p.10) for information regarding each land use classification.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries, as per Texas Local Government Code Ch 219.005

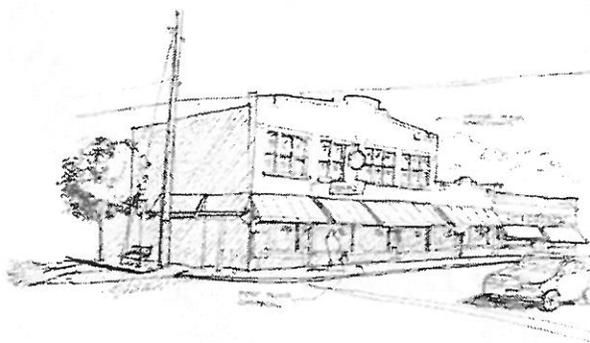
REVITALIZATION STRATEGIES

The revitalization of the neighborhood is important to the residents of the area. Ideas that have been submitted range from encouraging businesses and residential in-fill development to rezoning the Five Points area. Below are the prioritized strategies for this element:



GOAL: Redevelop and revitalize the neighborhood

Objective: To encourage and support the revitalization and redevelopment efforts consistent with this plan.



Strategies (Based on Community input, see appendix A)

- Encourage infill development residential and commercial uses, excluding industrial uses according to this plan.
- Create “gateways” into the neighborhood with signage along San Pedro, Fredericksburg, N. Flores, and Laredo Streets.
- Encourage the development of Bed and Breakfasts.
- Encourage the development of a grocery store.
- Pursue the re-zoning effort with the City of San Antonio.

COMMUNITY INITIATIVES

The Five Points neighborhood has many community minded citizens who are active and want to influence changes in the social, economic and physical environments. One idea is to re-organize the neighborhood association to act as the implementing body to achieve the goals set out in this plan. Below are the prioritized strategies for this element:

GOAL: Improve community involvement and influence

COMMUNITY INITIATIVES

Objective: To increase the level of participation among the Five Points neighborhood.

Strategies (Based on community input, see appendix A)

- Create a neighborhood association to serve the entire Five Points area including VIA and the San Pedro commercial corridor.
- Create a neighborhood information service to improve communication with the City and the neighborhood.
- Create a central location for posting neighborhood news.
- Work with Austin Elementary to promote its semi-annual neighborhood clean-up day and include landscaping as well as trash clean-up.

GOAL: Improve safety and security of the neighborhood

Objective: To improve the accessibility and visibility of the neighborhood.

Strategies (Based on community input, see appendix A)

- Pursue funding and work with SAPD, City, SAISD and neighborhood volunteers to control gangs, eliminate graffiti, and vandalism.
- Add street lights consistent with the Neighborhood Redevelopment Map.
- Work with the Fire and Police Departments to improve the emergency vehicle accessibility.
- Locate a fire station near the neighborhood.
- Increase the vigilance by S.A.P.D. in the neighborhood.
- Initiate Cellular on Patrol (COP) and Neighborhood Watch programs.

COMMUNITY FACILITIES/RECREATION

The neighborhood has identified the need for community recreation and green space, as well as a community center. The community identified the area around Austin Elementary as a preferred location for these amenities. Below are this elements prioritized strategies:

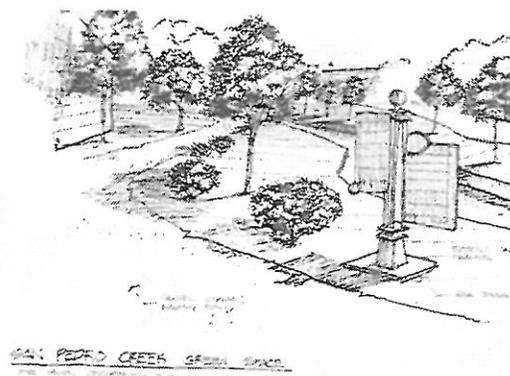
GOAL: Improve recreational opportunities

Objective: To develop a park, that will provide a range of recreational opportunities for neighborhood residents and students, adjacent to Austin Elementary School, as well as, develop small parks throughout the neighborhood.

COMMUNITY FACILITIES/RECREATION

Strategies (Based on community input, see appendix A)

- Advocate a partnership between the neighborhood, SAISD, City and private property owners to develop parks and a recreation center for the neighborhood.



TRANSPORTATION

The improvement of the community's infrastructure is a key issue within the neighborhood. This infrastructure includes sidewalks, curbs, streets and drainage. There are some streets within the neighborhood that are narrow residential streets acting as major collectors for I.H. 10. The community feels that these roads are dangerous and affect the accessibility of emergency units into the neighborhood as well. Below are prioritized strategies to be used to address the issues of this element:

GOAL: Improve vehicular and pedestrian circulation

Objective: To improve and maintain the existing infrastructure throughout the neighborhood and improve the visual appearance of the streetscape.

Strategies (Based on community input, see appendix A)

- Conduct a survey and create a priority list of streets that need improvements to curbs, sidewalks and drainage systems, including, but not limited to, physical repairs, landscaping and street lighting improvements.
- Improve the alignment and safety of Belvin Street.
- Conduct a traffic study and implement traffic calming measures along Cameron.

TRANSPORTATION

Strategies (Continued; Based on community input, see appendix A)

- Establish better communication between the Neighborhood Association and the Texas Department of Transportation (TXDOT) regarding the transportation of hazardous materials on and transportation improvements adjacent to the interstate system
- Replace faded and missing street signs
- Restrict access and redirect large truck traffic on local streets other than major thoroughfares in the Five Points neighborhood / area

The Transportation element of this plan is consistent with the *City of San Antonio Major Thoroughfare Plan* (amended January 1998). The *City of San Antonio Major Thoroughfare Plan* is an evolving document that changes periodically. As that document changes and transportation improvements occur, the preceding strategies should be changed or deleted or new strategies added to meet the Goal and Objective of the Transportation Section of the Five Points Neighborhood Plan. The six types of thoroughfares included in the Five Points Neighborhood Plan are listed in the table below:

Classification	Type	Description
<u>Expressway</u>	-	Calls for a right-of-way that is 300' or more. An expressway is defined as a limited access, normally grade-separated, thoroughfare designed for the movement of large volumes of vehicular traffic operating at high speeds for long distances, connecting principal or regional activity centers.
<u>Primary Arterial</u>	A	Calls for limited at-grade access which expands and links to the expressway system and are designed primarily for the movement of through traffic between activity centers of medium intensity. <u>Type A</u> - Calls for a right-of-way 110' or more. A Type A Primary Arterial is defined as a 6 lane, divided roadway with 12' lane widths and a 14' median and turn lanes provided at nodes
	B	Same as Type A except: <u>Type B</u> - Calls for 60'-110' right-of-way with three traffic lanes for each direction and turn lanes provided at nodes.
<u>Secondary Arterial</u>	A	Calls for a limited at-grade access, which supports the primary arterial system by providing essential system linkages to expressways, primary arterials and activity centers of medium intensity. <u>Type A</u> - Calls for an 86' right-of-way. The Type A Secondary Arterial is defined as a four lane divided roadway with 12' lane widths and a median, including left and right turn lanes at the nodes.
	B	Same as Type A except: <u>Type B</u> - Calls for a 60'-86' right-of-way. The Type B Secondary Arterial is defined as a four lane undivided roadway with 11' lane widths and turn lanes provided at nodes.

TRANSPORTATION

<u>Arterial Type C</u>	-	Calls for a 60' right-of-way for a four lane undivided roadway with 11' lane width. The Arterial Type C, also known as a Collector Street, is defined as a roadway designed to provide direct access to residential, commercial, industrial, and other activity areas with a primary function of collecting and distributing traffic between local access streets and the major thoroughfare system.
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Expressways- the expressways in this neighborhood are I.H. 35 and I.H. 10.

Primary Arterial Type A- the primary arterial type A is Elmira.

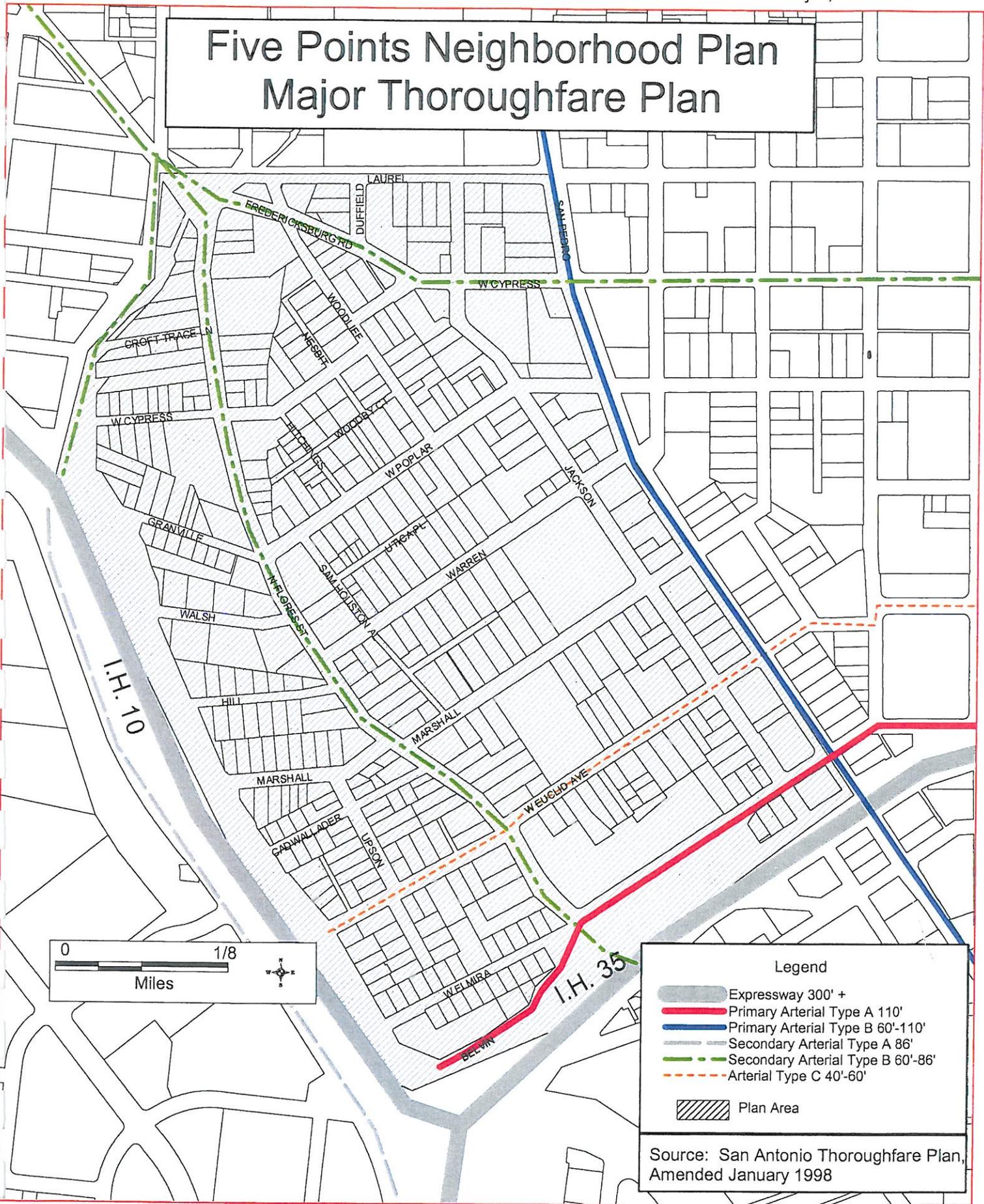
Primary Arterial Type B- the primary arterial type B is San Pedro Avenue.

Secondary Arterial Type A- the secondary arterial type A is Pecos-La Trinidad.

Secondary Arterial Type B- there are four type B secondary arterials. They are Fredericksburg Rd., Cypress, N. Flores, and Laredo Avenue.

Arterial Type C- the arterial type C is W. Euclid Avenue.

Five Points Neighborhood Plan Major Thoroughfare Plan



Legend

- Expressway 300' +
- Primary Arterial Type A 110'
- Primary Arterial Type B 60'-110'
- Secondary Arterial Type A 86'
- Secondary Arterial Type B 60'-86'
- Arterial Type C 40'-60'
- Plan Area

Source: San Antonio Thoroughfare Plan, Amended January 1998

Transcription of Community Meetings**APPENDIX A****STRENGTHS AND WEAKNESSES**

The following is a summary on the neighborhood's strengths and weaknesses that were identified by the community participants at the first neighborhood plan meeting. A full transcription of all comments can be obtained from the City of San Antonio Planning Department.

Strengths

- Location and accessibility to downtown, hospitals and the highway
- Heritage and Historical value
- Residents
- Churches in area, schools and institutions

Weaknesses

- Lack and ineffectiveness of code compliance process
- Crime-gangs, graffiti, and vagrants
- Housing- vacant lots, vacant houses, and absentee landlords
- Streets- drainage, lighting, and paving
- Speeding through neighborhood
- Lack of grocery store and other amenities
- Old zoning

SOLUTIONS

The following is a transcription of solutions to protect the strengths/opportunities and to address the weaknesses/threats. These solutions were identified by three small work groups during the first community meeting.

Group 1

- Form a Community Organization
- More money
- More attention by City Council and Historic review
- Feed back from police about crime in area
- Better communication
- Clean up creek along R.R.
- Care about Community
- Clean between curbs and streets (street sweepers)
- Get code compliance to patrol and cite without citizen complaints

Transcription of Community Meetings**APPENDIX A****Group 2**

- Encourage single family housing
- Amenities/grocery/bakery
- Neighborhood Association
- Neighborhood Watch/Cellular on Patrol
- Work as a group
- Preserve homes/control developers (don't tear down homes and leave vacant lot)
- Slower speed limit on Fredricksburg Rd.

Group 3

- Rezoning the neighborhood
- Bond issue for better infrastructure
- Better response from city services (code compliance)
- Jogging trails with good lighting
- More homes preserved
- Project Renew
- Neighborhood watch program
- Neighborhood Association

SMALL INEXPENSIVE IDEAS

The following is a transcription of small inexpensive ideas, identified by community participants during a small group work session at the community meeting held June 10, 1998. There are three groups and each group worked independently to identify inexpensive solutions.

Group 1**A. Small Inexpensive**

- Form a Neighborhood Association
- Replace faded and illegible street signs
- Replace streetlight on Hill
- Neighborhood cleanup days
- Community dumpster
- Community newsletter
- Centralized neighborhood bulletin board
- Neighborhood signs on Flores, San Pedro, and Five Points
- Historic Designation
- Light Up neighborhood
- More business input
- Fix pot holes or repave Flores, Comal and Myrtle
- Community landscaping project

Transcription of Community Meetings**APPENDIX A****Group 2****A. Small Inexpensive**

- Form a Neighborhood Association
- Fix neighborhood infrastructure especially curbs, sidewalks and drainage
- Identification of Five Points Area
- Traffic lights at San Pedro and Warren or Poplar
- Park and/or Community Center near Austin Elementary
- Neighborhood graffiti clean up
- Street lights
- Landscaping
- Neighborhood Watch, Cellular on Patrol
- Bakery, grocery store - commercial strip on Flores
- More police presence
- traffic around rainbow bakery

Group 3**A. Small Inexpensive**

- Neighborhood clean-up days - cut down weeds, pick-up trash, and people with trucks volunteer to haul it away
- Form a Neighborhood Association
- Work with Code Compliance to put pressure on absentee landlords
- "Yard of the Month"
- Landscaping - tree planting
- House Numbers

Zoning Densities and Allowable Uses

APPENDIX B

Densities

Zoning District	Allowable Uses	Density	Other	Notes
R-8	Large Lot Residence District	2	20,000	25
R-A	Residence-Agriculture District	4	10,000	30
R-1	Single Family Residence District	7	6,000	20
R-5	Single Family Residence District	8	10,000	25
R-7	Small Lot Residence District	10	5,000	5 or 10
R-6	Townhouse Residence District	10	10,000	25
R-2	Two Family Residence District	10	4,200	5 or 20
R-2A	3 & 4 Family Residence District	10	8,000	5 or 20
R-3	Multiple Family Residence District (also allowed in B-1 & B-2)	10	10,000	25
R-4	Manufactured home	10	4,200	20

¹ F=Front yard, S=Side yard, R=Rear yard ² Assumes 20% of developable land ³ Set backs apply to exterior park property lines

FIVE POINTS NEIGHBORHOOD PLAN

Zoning Densities and Allowable Uses**APPENDIX B****Permitted Uses in Zoning Districts**

1938 Zoning Districts - Identified in the Unified Development Code, June 1995

A - Single Family Residence District- Single family dwellings, churches, schools, colleges, home occupations, family homes, and registered family homes.

B - Residence District- Any use permitted in "A" Single family residence district and two family dwellings.

C - Apartment District- Any use permitted in "B" Residence district, apartments group day care homes, bed and breakfast, boarding and lodging houses, hospital and clinics, libraries and museums, institution of philanthropic nature, fraternities, sororities, lodges.

D - Apartment District- Any use permitted in "C" Apartment District.

E - Office District- Any use permitted in "D" Apartment District and offices

F - Local Retail District- Any use permitted in "E" Office District, banks commercial billboards, gasoline filling stations, restaurants, bowling alleys, taverns, and retail stores, automobile sales , automotive oil and lube facilities.

G - Local Retail District- Any use permitted in "F" District

H - Local Retail District- Any use permitted in "F: Local Retail District, automobile storage facilities and repair work when incidental to a new car dealership, building material, storage yard and lumber yard where incidental to hardware or building materials retail store.

I - Business District- Any use permitted in "H" Local Retail District, bakery, bottling works, brewery, lumber yard, chicken hatchery, machine shop, public parking garage, auto repair, warehouses, wholesale warehouses, contractors facilities and/or storage, and commercial amusement park, automotive tune-up facilities.

J - commercial District- Any use permitted in "I" Business District

K - Commercial District- Any use permitted in "I" Business District

L - First Manufacturing District- Any use permitted in "I" Business District, manufacturing of acetylene gas, alcohol, candles, canning or

Zoning Densities and Allowable Uses**APPENDIX B**

preserving factory, disinfectant or insecticide manufacture, flour mill, forge plant, grain elevator, foundry or fabrication plant, stone mill or quarry, textile manufacture, veterinary hospital.

M - Second Manufacturing District- Any use permitted in "L" First Manufacturing District, manufacturing of acid, ammonia, chlorine, cement, creosote, gun powder, match, soap, vinegar, smelting or iron ore, distillation of bones.

1965 Zoning Districts - Identified in the Unified Development Code, June 1995

R-A - Residence-Agricultural District- Single-family dwellings, home occupations, plant nurseries (one acre minimum/no retail sales), family homes, registered family homes and with City Council approval athletic fields, bed and breakfast, cemeteries, day care centers, group day care homes., nursery schools, universities, colleges, equestrian centers and oil wells.

R-1 - Single Family Residence District- Single-family dwellings with a minimum lot size for 6,000 square feet for each dwelling unit, neighborhood recreational facilities, home occupation, plant nurseries (one acre minimum/ no retail sales), garage sales, family homes, registered family homes and with City Council approval athletic fields, bed and breakfast, cemeteries, day care centers group day care homes, nursery schools, universities and colleges.

R-2 - Two Family Residence District- Any use permitted in "R-1" district and two family dwellings.

R-2A - Three and Four Family Residence District- Any use permitted in "R-2" district and three and four family dwellings.

R-3 - Multiple Family Residence District- Any use permitted in "R-2A" district and apartment, bed and breakfast, rooming or boarding houses and townhouses.

R-4 - Manufactured Home Residence District- Any use permitted in "R-2A" and apartments, bed and breakfast, rooming or boarding houses, manufactured home residences and parks.

Zoning Densities and Allowable Uses**APPENDIX B**

R-5 - Single Family Residence District- Same as “R-1” but with a minimum lot size of 5,000 square feet for each single family dwelling which may be attached.

R-6 - Townhouse Residence District- Any use permitted in “R-1” and “R-2” districts and townhouses constructed in a series or group, not exceeding ten units nor being less than two.

R-7 - Small Lot Home District- Same as “R-1” district but with a minimum lot size of 4,200 square feet for each single family dwelling which may be attached.

R-8 - Large Lot Residence District- Same as “R-1” but with a minimum lot area of 20,000 square feet for each single family dwelling.

O-1 - Office District- Offices, fraternal clubs or lodges with no on premises sales and/or consumption of alcoholic beverages, plant nurseries one acre minimum - no retail sales, home occupations.

B-1 - Business District- Multiple family dwellings, office uses, dental or medical laboratories, nursing homes, golf courses and limited retail such as gift shops, photo shops, barber shops, antique shops, stationary sales, book stores, watch repairs, radio and TV stations, bed and breakfast, family homes, home occupations.

B-2 - Business District- Multiple family dwellings, office uses, general retail, uses such as drug stores, Laundromats, fruit and vegetable stands, department stores, restaurants, sales of alcoholic beverages permitted only for off premises consumption except when incidental to consumption of food, service station with no repair, automobile parts sale, plant nursery, sales, dry cleaning and laundries limited to 5 employees, furniture upholstery completely enclosed with no outside storage, bed and breakfast, home occupations.

B-2NA - Non-Alcoholic Sales District- Same as “B-2” except that sale of alcoholic beverages for on or off premises consumption shall not be permitted.

B-3 Business District- General retail and such uses as billboards, exterminators, funeral homes, printers, dance halls and when completely enclosed such uses as auto repair garages, building hardware, tool rental; wholesale drug sales, contractors, care washes, fix it shops, wholesale plant nurseries, sale and consumption of alcoholic beverages, welding

Zoning Densities and Allowable Uses**APPENDIX B**

shops limited to three employees and completely enclosed, mini-warehouses 2 and ½ acres maximum, automotive oil/lube and tune up facilities.

B-3R - Restrictive Business District- Same as “B-3” except that no sale of alcoholic beverages for on premise consumption shall be permitted.

B-3NA - Non-Alcoholic Sales District- Same as “B-3” except that no sale of alcoholic beverages for on or off premise consumption shall be permitted.

B-4 - Central Business District- Uses permitted in “O-1”, “B-1”, “B-2”, and “B-3” districts wholesaling, warehousing, machine shops, planning mills, manufacturing, taxidermist. It is intended that no other areas of the City will have this zoning classification.

I-1 Light Industry District- Wholesaling, warehousing, outside storage, machine shops, planning mills, packing plants, veterinary clinics, welding shops, and light manufacturing of such uses as brooms, paper products and ceramic tile, home occupations.

I-2 Heavy Industry District- More Intensive uses such as the manufacturing of acetylene gas, alcoholic beverages, sauerkraut and vinegar.

Urban Corridor District- This is an overlay district that imposes development guidelines and sign limitations on new construction

Historic District- This is an overlay district which is intended to preserve, enhance, and protect the historically significant aspects of the City.

HISTORIC DISTRICT

Will designation affect the use of my property? NO

- Use of property I regulated by the City’s Zoning ordinance. Whatever uses are permitted by the zoning for the property are not affected by district designation. District designation is concerned with the aesthetics, not the uses of the property

Does district designation require me to “retrofit” my property to a more “historic” character? NO

Zoning Densities and Allowable Uses**APPENDIX B**

- District designation will no require retrofitting. If a property owner elects to make an addition of an improvement to his property after designation the addition will need architectural review and approval y the Historic and Design Review Commission.

Does district designation affect changes to the interior of a property? NO

- District designation does not regulate interior changes to a property.

Will I always need to hire an architect? NO

- Just as before designation, a minor change to a property probably would not need the services of an architect. However, just as in undesignated areas, a property owner would probably elect to hire an architect or other professional to assist in plans for a major change to his property.

Can I pick my own paint colors? YES

- The Commission will review changes in paint colors, but ordinarily the property owner's choice will be respected unless the colors are completely out of character. If colors are determined inappropriate, the Historic Preservation Officer can assist the property owner in color selection.

Will my Taxes go up? NO

- Historic designation in itself does not increase taxes. Taxes go up if the assessed valuation of a property increases or the tax rate is increased by a political entity.

Project Renew Status**APPENDIX C**

Project Renew is a cooperative effort to revitalize and preserve inner city historic neighborhoods. It brings together a coalition of both public and private entities, and will serve as a model for the successful physical rehabilitation of declining neighborhoods. The purpose is to provide a comprehensive approach to neighborhood preservation and revitalization that utilizes a variety of city, federal and private initiatives, concentrated in a defined neighborhood, to produce measurable results.

Below is a status report of Project Renew:

Project Renew:

- Applications for home repair are being reissued.
- Two home repair projects are complete with two additional home repairs underway in the Five Points Neighborhood
- San Antonio Development Agency is currently working to replace a home that has deteriorated beyond economical repair

Neighborhood Plan:

- Plan needs city department review.
- One last public meeting.
- Planning Commission and then City Council.

Project Implementation

- Possible Historic Designation via Neighborhood Plan.
- Target Redevelopment (new and rehab) of housing based on Project Renew (analysis still needed).
- Landscape and streetscape along San Pedro / S. Flores. (submit for underground utility program).
- Improve overall image of area.

RESOLUTION NO. 2000-01-02

RESOLUTION TO RECOMMEND FIVE POINTS NEIGHBORHOOD PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS OUTLINED IN THE 1998 COMMUNITY BUILDING AND NEIGHBORHOOD PLANNING PROGRAM.

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Five Points Neighborhood Plan and found the plan to be consistent with City policies and therefore meets all required guidelines; and

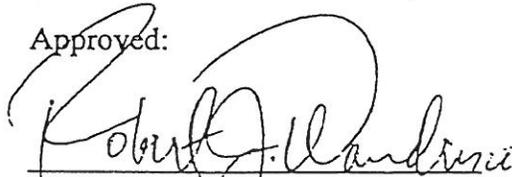
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: That the Five Points Neighborhood Plan be submitted to the City Council.

SECTION 2: That the Five Points Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council for approval and be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 12th day of January, 2000.

Approved:

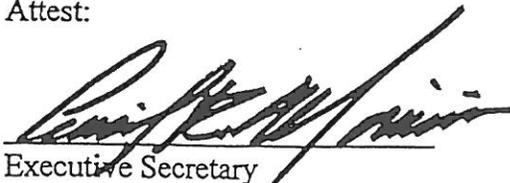


Robert J. Wandrisco

Chair

San Antonio Planning Commission

Attest:



Executive Secretary

San Antonio Planning Commission

AN ORDINANCE **91227**

ACCEPTING THE FIVE POINTS NEIGHBORHOOD PLAN AS AN
ADDENDUM TO THE NEIGHBORHOOD PLANNING COMPONENT OF THE
MASTER PLAN ADOPTED MAY 29, 1997.

* * * * *

WHEREAS, the Five Points Neighborhood Plan was developed during a series of five community meetings held between May of 1998 and October of 1999; and

WHEREAS, the Plan was reviewed and approved by the Planning Commission on January 12, 2000; and

WHEREAS, the Plan was also presented to HNAT in October of 1999 for review and approval; and

WHEREAS, staff recommends acceptance of the Five Points Neighborhood Plan; NOW
THEREFORE; BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN
ANTONIO:

SECTION 1. City Council hereby accepts the Five Points Neighborhood Plan as an addendum to the Neighborhood Planning Component of the Master Plan adopted May 29, 1997. A copy of said Plan is attached hereto and incorporated herein by reference for all purposes as Attachment I.

SECTION 2. This ordinance shall take effect on the tenth day from the date of passage hereof.

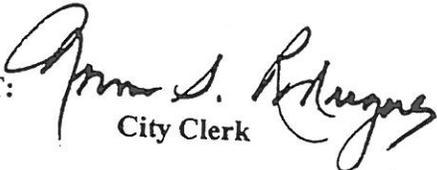
PASSED AND APPROVED this 3rd day of February, 2000.



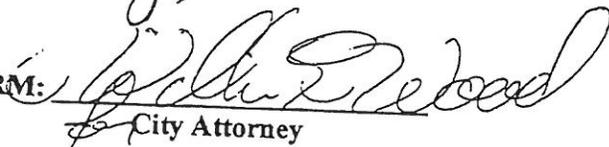
M A Y O R

Howard W. Peak

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney