



July 1998

Dear Neighbors:

The City of San Antonio Planning Department met with a small group of community leaders from the Lone Star-St. Henry's area to brainstorm and identify the goals and strategies for the neighborhood.

The Goals and Strategies Report is a snapshot of the values of the community. The purpose of this snapshot is to focus the community's energies on commonly agreed upon goals and strategies. There is no funding in this planning effort.

The real value of the report is that it functions as a catalyst that will bring community residents and stakeholders together to focus their energies.

The May 7, 1998 workshop resulted in goals that include creating mixed-income housing, improving streets and sidewalks, creating more jobs, providing recreational programs for children, identifying preferences on land use, and fostering better communication within the community. Important strategies include strengthening neighborhood leadership, creating better working relationships with public agencies and elected officials and the development of an umbrella neighborhood organization.

In this spirit, the report includes the Lone Star neighborhood name to rejuvenate a neighborhood association that is already registered with the City. The Lone Star Neighborhood embraces a larger geographic area that enables the community to address issues and develop solutions comprehensively. The City cannot improve neighborhoods alone. Today, neighborhoods must partner with all stakeholders such as schools, businesses, non-profits, churches, and other community institutions to make a positive impact in our neighborhoods.

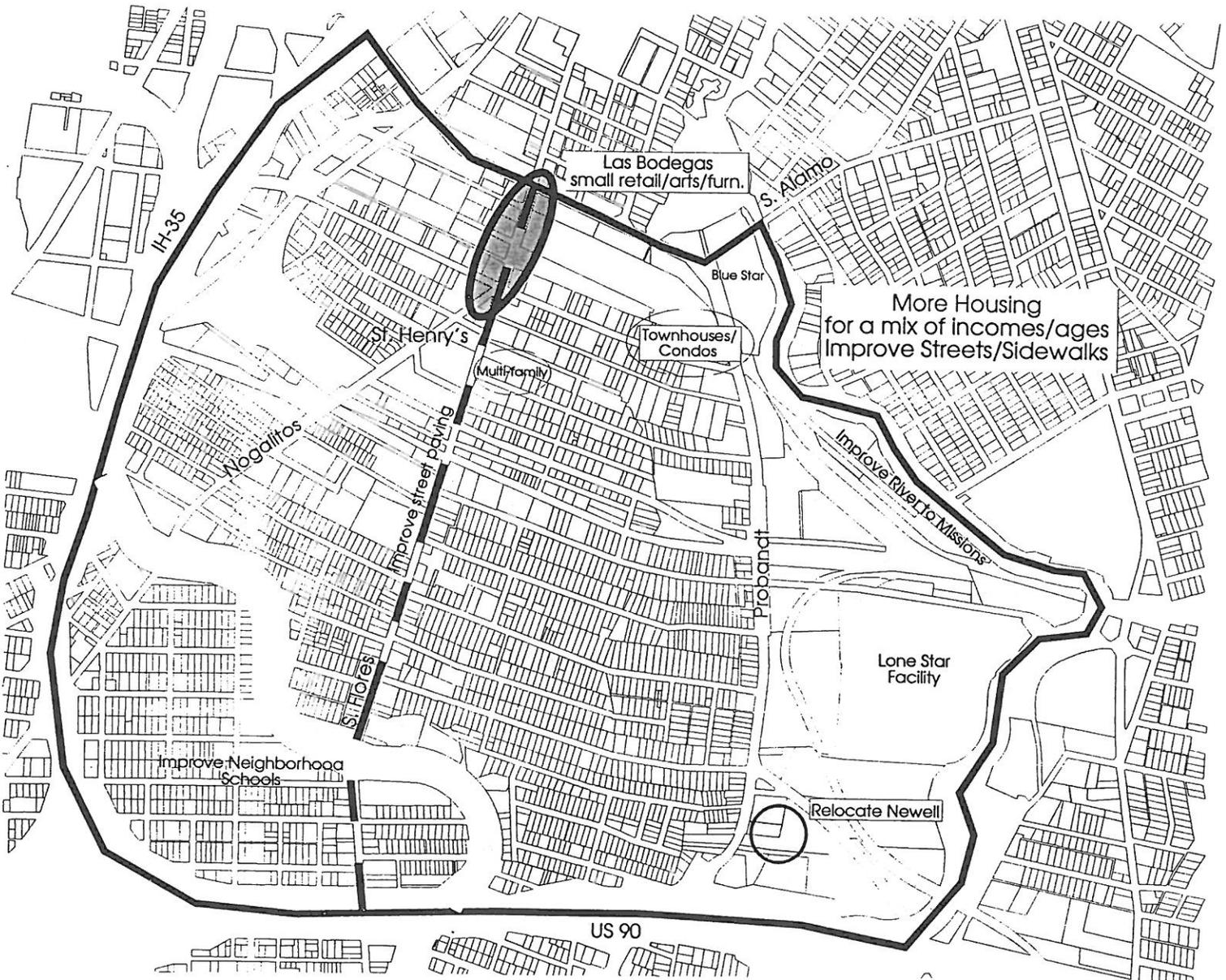
The Lone Star/St. Henry's Goals and Strategies Report will be distributed to appropriate City departments as well as to Councilman Flores, District 1, Councilman Vasquez, District 5, and to Mayor Howard Peak. If your community wishes further assistance in forming an umbrella neighborhood organization, and for any other information, please contact the Neighborhood Planning Division at 207-7941. As Planning Director, I applaud your efforts and look forward to working with you in the future.

Sincerely,



Emili R. Moncivais, Director  
Planning Department

# Ideas & Strategies Map Lone Star / St. Henry's Neighborhood



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## STRATEGIES

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- **Strengthen neighborhood leadership and develop better relationships with the community, city officials, state representatives, and government leaders.**
  - Attend every meeting that involves neighborhood interests to increase awareness of activities and to communicate neighborhood goals.
  - Identify funding sources to implement neighborhood goals and strategies.
  
- **Develop an umbrella neighborhood association to make a commitment to reaching goals and to create partnerships.**
  - Include all of the area organizations in the umbrella neighborhood association.
  - Provide an organized way to address issues including:
    - Clean-up and eliminate graffiti,
    - Clean-up vacant lots to plant community gardens,
    - Paint houses for those persons who cannot afford the cost, and
    - Educate people on how to take care of their home.
  
- Build new houses on vacant lots.
- Work in partnership with the City to keep companies and jobs.
- Ask area businesses and other businesses where residents shop to sponsor clean-up days and donate items to assist with the work.
- Organize a Neighborhood Fiesta/Annual Neighborhood Party where neighbors work on community projects during the day and celebrate at night to raise funds for the neighborhood. Coordination, in date selection and with other organizations, is important to the success of this event.
- Increase the community's involvement with the schools.
- Develop an educational partnership at Burbank H.S. to offer scholarships to every kid who maintains a B average or higher and 95% attendance.

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## Weaknesses

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The following section outlines the weaknesses identified by the community. This report has not verified any of the issues outlined.

1. Housing:           Housing needs rehabilitation.
2. Schools:           Briscoe E.S. needs refurbishing and the asbestos removed.
3. Streets, Sidewalks, and Drainage
  - Streets need repair, drainage and sidewalks at Simon, Fest, Lone Star, St. Francis, and Cumberland streets and near Harris M.S. (see Appendix A for additional locations)
4. Neighborhood Clean-Up
  - Lack of Code Compliance:
    - Illegal dumping occurring at Clay Street, the vacant truck terminal along Cevallos, and the apartment complex at St. Francis Ave./ Probandt Street.
    - Graffiti at Nogalitos, Powell, Carle, Collins Garden Library, Nogalitos bridge, and the bus stop at Keller & Nogalitos. Graffiti and vandalism especially is a problem when the owner is trying to make improvements.
  - Industrial Expansion / Contamination:
    - Purchase of building by Newell Recycling along Probandt are deteriorating with locations at Clay, Cevallos, Fest, and Nogalitos and around Westco Company.
    - Lead contamination on Helena, Bank, and Lone Star Streets
    - Underground gas tanks at Union Pacific, near Keller and Rehmann Streets, Steves Ave., and the Probandt triangle.
    - Contamination at Swift near Pendleton and San Marcos.
    - Spills at the chrome plating plant.
5. Traffic and Access
  - Railroad trains come by at 8:00 a.m. and 3:00 p.m. near S. Flores and Briscoe E.S. while kids are walking to and from school. Problem with traffic, sight lines, and highway access at the intersection of Pendleton and San Marcos.
6. Bars and Substance Abuse
  - People using drugs.
  - Number of bars on South Flores near Briscoe E.S. and Harris M.S.
  - Traffic congestion, street parking and an unsafe environment on weekend nights.

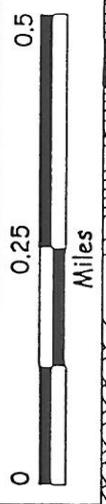
## Appendices

- Appendix A: Consolidated Plan Project Requests
- Appendix B: Land Use and Zoning Maps
- Appendix C: May 7, 1998 Public Meeting Sign In Sheets
- Appendix D: Community Comments



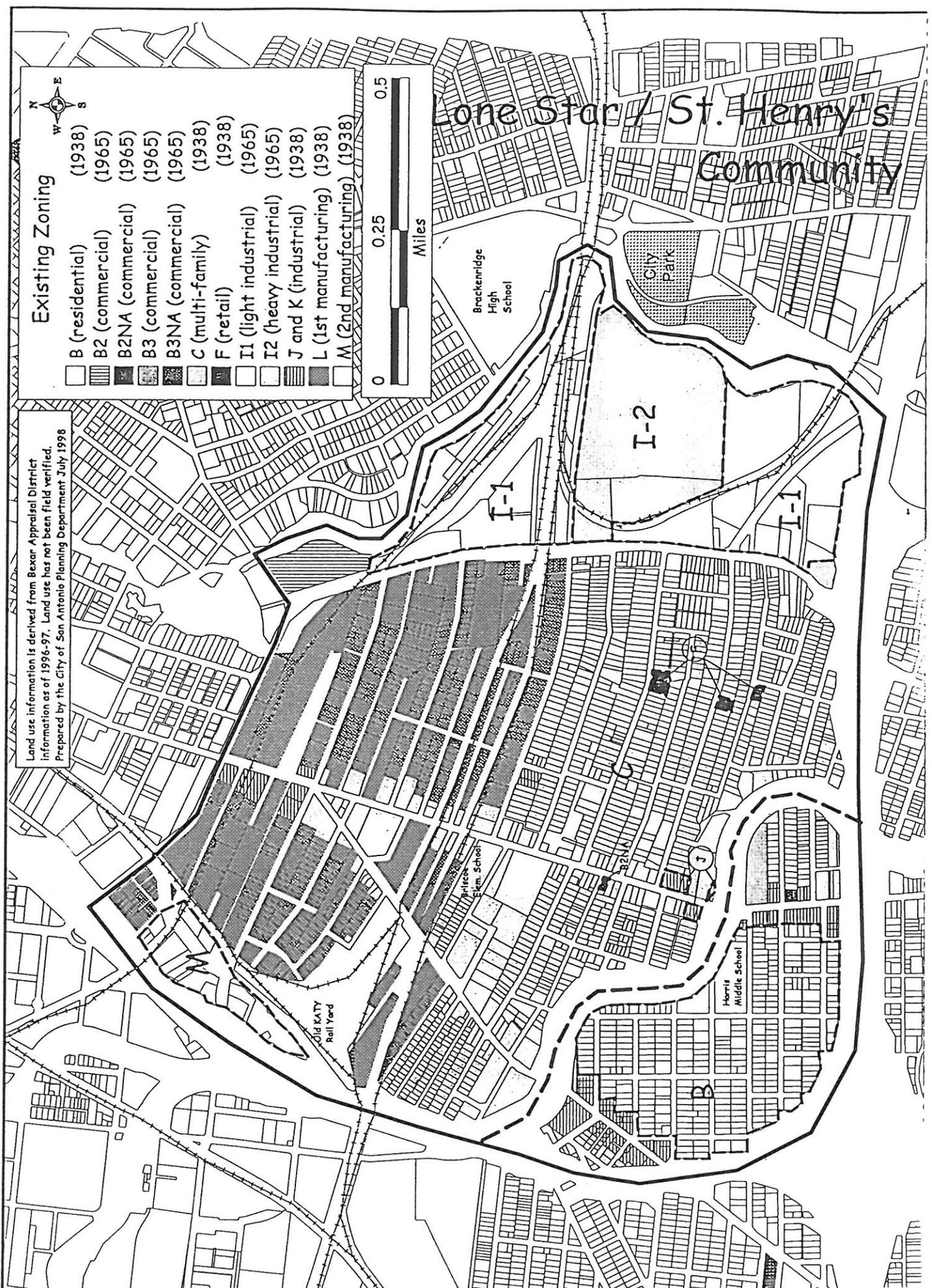
### Existing Zoning

- B (residential) (1938)
- B2 (commercial) (1965)
- B2NA (commercial) (1965)
- B3 (commercial) (1965)
- B3NA (commercial) (1965)
- C (multi-family) (1938)
- F (retail) (1938)
- I1 (light industrial) (1965)
- I2 (heavy industrial) (1965)
- J and K (industrial) (1938)
- L (1st manufacturing) (1938)
- M (2nd manufacturing) (1938)



Land use information is derived from Bexar Appraisal District information as of 1996-97. Land use has not been field verified. Prepared by the City of San Antonio Planning Department July 1998

# Lone Star / St. Henry's Community



# Sign In Sheet

## Goals and Strategies Setting Workshop

Thursday, May 7, 1998; 7:00 a.m. - 8:30 p.m.

St. Henry's Church; 1619 S. Flores

Name	Address	Zip	Phone
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Rita V. Moreno	118 Finch	78204	223-3682
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Rosa Munoz	123 Jennings	78225	922-2618
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Mary Imelda Flores	212 Cumberland	78204	2251246
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Ruby Rodriguez	614 Cumberland	78204	226-4009
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Eddy Jenkins	NAD		2072819
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Bertha V. Valdez			224-6073
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Marta O. Pireira			2241253
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Emiteria R. Montez	343 clay st		923-4169
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Mary M. Pragon			533-1698
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# Sign In Sheet

## Goals and Strategies Setting Workshop

Thursday, May 7, 1998; 7:00 a.m. - 8:30 p.m.

St. Henry's Church; 1619 S. Flores

Name	Address	Zip	Phone
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Celia Regalado	202 W. Lambert	78204	223-3680
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Mary Lee Martinez	246 St. Francis	78204	229-8767
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John Dunc	City Planning Dept.		207-2031
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Rita Janner	218 St Francis		226-8077
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Trini Velasquez	254 Lone Star		226-9286
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Kara Nor	city planning		207-7909
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Rita Alvarez	Neighborhood Action		207-2820
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## ***Appendix D***

The Planning Department held a public meeting on Tuesday, August 11, 1998 to review with the community the Lone Star/St. Henry's Goals and Strategies Report. Community members requested a two week comment period. The following written comments were received by the Planning Department after the August 11<sup>th</sup> meeting.

- *Goals (page 4)*: Include, as a goal, eliminate the extensive use of telephone poles/power lines along neighborhood sidewalks in favor of underground cables.
- *Strategies (page 5)*: Promote and/or encourage the moving of the San Antonio Water System Central Office to the Lone Star facility. If SAWS does not need the entire facility, other stakeholders, such as the school district or YMCA, could make use of the space.
- *Strengths (page 6)*: Note that Briscoe Elementary School has achieved the rating of exemplary during the past several years for children's TAAS scores.
- *Weaknesses (page 7)*: Encourage the San Antonio School Board to address the problem of railroad trains on S. Flores near Briscoe Elementary School.
- *Weaknesses (page 7)*: Include, as a weakness, the number of abandoned or aging warehouse buildings.
  
- Appears that the May 7, 1998 meeting produced goals and strategies that reflect the real needs of the community. I concur with the goals of addressing housing needs, street repair/drainage, and attracting businesses. An umbrella neighborhood association can best address these needs.