

Appendices

Introduction

The following section was assembled to provide additional information about the planning process, as well as, provide a resource guide for plan implementation. This section lists points of contact from various City organizations, other government agencies, community resources and basic data and information about the Lavaca Neighborhood. This guide is ultimately intended to give the Lavaca residents a starting point from which to begin the real work of neighborhood planning, plan implementation.



ACKNOWLEDGEMENTS

City Officials

Mayor
Howard W. Peak

City Council
Bobby Perez, District 1

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Enrique (Kike) Martin,
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David A. Garcia, District 5

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Julian Castro, District 7

Bonnie Conner, District 8

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David Carpenter, District 10

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ACKNOWLEDGEMENTS

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Getting Around Town and Rebuilding Our Infrastructure

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Places Where We Play, Gather and Learn

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ACKNOWLEDGEMENTS

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Places Where We Play, Gather and Learn

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Getting Around Town and Rebuilding Our Infrastructure

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ACKNOWLEDGEMENTS

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Alamo Architects, Inc.

Armando Juarez, Intern Architect
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MEETING SCHEDULES

First Public Meeting

Thursday, August 10, 2000

7:00 pm – 9:00 pm

Victoria Plaza, Community Room

411 Barrera St.

Kitchen Table Discussions

Thursday, August 17, 2000

6:30 pm – 8:30 pm

Penny Boyer's house

127 Callaghan Ave.

Thursday, August 17, 2000

7:00 pm – 9:00 pm

Bob & Joan Carabin's house

210 Lavaca St.

Friday, August 18, 2000

7:00 pm – 9:00 pm

Joseph & Tanya Kulhanek's house

111 Delaware

Tuesday, August 22, 2000

7:00 pm – 9:00 pm

Ruby & Jimmy Tristan's house

124 Jacobs

Second Public Meeting

Thursday, August 24, 2000

7:00 pm – 9:00 pm

Victoria Plaza, Community Room

411 Barrera St.

Victoria Courts Redevelopment Meeting

Tuesday, September 4, 2000

7:00 pm – 9:00 pm

Victoria Plaza, Community Room

411 Barrera St.

Business Community Meeting

Thursday, December 7, 2000

Taco Haven

1032 S. Presa St.

Third Public Meeting

Wednesday, December 13, 2000

7:00 pm – 9:00 pm

Herff (Burnet) Elementary School

406 Barrera St.

Open House

Tuesday, March 27, 2001

7:00 pm – 9:00 pm

Herf (Burnet) Elementary School

406 Barrera St.

MEETING SCHEDULES

Workgroup Meetings

Heart of the Neighborhood

Thurs., Sept. 7, 2000, 7:00 pm
Victoria Plaza, Community Rm.

Thurs., Sept. 14, 2000, 7:00 pm
Victoria Plaza, Community Rm

Thurs., Sept. 28, 2000, 7:00 pm
Victoria Plaza, Community Rm

Thurs., Oct. 12, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Oct. 28, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Nov. 2, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Nov. 9, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Nov. 15, 2000, 7:00 pm
Herff (Burnet) ES

Getting Around Town & Re-building Our Infrastructure

Thurs., Sept. 7, 2000, 7:00 pm
Victoria Plaza, Community Rm.

Thurs., Sept. 14, 2000, 7:00 pm
Victoria Plaza, Community Rm

Thurs., Sept. 28, 2000, 7:00 pm
Victoria Plaza, Community Rm

Thurs., Oct. 12, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Oct. 28, 2000, 7:00 pm
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Thurs., Nov. 2, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Nov. 9, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Nov. 15, 2000, 7:00 pm
Herff (Burnet) ES

Community Places Where We Play, Gather and Learn

Thurs., Sept. 7, 2000, 7:00 pm
Victoria Plaza, Community Rm.

Thurs., Sept. 14, 2000, 7:00 pm
Victoria Plaza, Community Rm

Thurs., Sept. 28, 2000, 7:00 pm
Victoria Plaza, Community Rm

Thurs., Oct. 12, 2000, 7:00 pm
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Thurs., Oct. 28, 2000, 7:00 pm
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Thurs., Nov. 2, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Nov. 7, 2000, 7:00 pm
Herff (Burnet) ES

Thurs., Nov. 15, 2000, 7:00 pm
Herff (Burnet) ES

Victoria Courts Redevelopment Meetings:

All three workgroups consolidated to meet with the Victoria Courts Redevelopment Team, including the developer and design professionals on: November 21, November 28, and December 5, 2000 at Victoria Plaza, Community Room.

NEIGHBORHOOD DEMOGRAPHICS

POPULATION (1990 census)*

	Housing Units	Population
Neighborhood	1142	2659
City	365,414	935,933

RACE / ETHNICITY*

	Neighborhood		City	
Hispanic	2341	88%	520,282	56%
African-American	0	0%	65,884	7%
White	303	11%	335,761	36%
Other	15	1%	14,006	1%

NEIGHBORHOOD AGE BREAKDOWN*

Age Group	Under 5	5-17	18-24	25-44	45-64	65 plus
#	240	501	312	657	464	485
%	9%	19%	12%	25%	17%	18%

NEIGHBORHOOD DEMOGRAPHICS

INCOME LEVEL *

	Annual Median Household Income
Neighborhood	\$10,400
City	\$23,584

HOUSING*

	Neighborhood		City	
Owner-occupied	309	27%	176,422	48%
Renter-occupied	628	55%	150,339	41%
TOTAL occupied units	937	82%	326,761	89%
Vacant Housing	205	18%	38,653	11%
TOTAL housing units	1142	100%	365,414	100%

	Neighborhood	City
Median Housing Value	\$38,010	\$49,700
Median Housing Age	1944	1969

* Data shown for neighborhood is based on 1990 Census data and does not include the former Victoria Courts Site

Source: 1990 Census of Population & Housing

NEIGHBORHOOD DEMOGRAPHICS

POPULATION COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	3,160	----	786,023	----	0.4%
1990	2,659	-16%	935,933	19%	0.3%
1999	2,763	4%	1,192,300	27%	0.2%
2004	2,890	5%	1,297,100	9%	0.2%

ETHNICITY COMPARISON--HISPANIC

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	2,679	----	421,954	----	0.6%
1990	2,306	-14%	520,282	23%	0.4%
1999	2,532	10%	679,507	31%	0.4%
2004	2,665	5%	768,776	13%	0.3%

ETHNICITY COMPARISON--ANGLO

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	377	----	299,357	----	0.1%
1990	285	-24%	339,115	13%	0.1%
1999	144	-49%	310,760	-8%	0.0%
2004	143	-1%	292,759	-6%	0.0%

NEIGHBORHOOD DEMOGRAPHICS

ETHNICITY COMPARISON--BLACK

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	53	----	57,700	----	0.1%
1990	33	-38%	63,260	10%	0.1%
1999	44	33%	66,945	6%	0.1%
2004	50	14%	68,387	2%	0.1%

ETHNICITY COMPARISON--OTHER

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	51	----	6,869	----	0.7%
1990	35	-31%	13,276	93%	0.3%
1999	43	23%	18,980	43%	0.2%
2004	32	-26%	22,203	17%	0.1%

HOUSING UNIT COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	1,329	----	291,560	----	0.5%
1990	1,142	-14%	365,414	25%	0.3%
1999	1,202	5%	415,790	14%	0.3%
2004	1,284	7%	454,619	9%	0.3%

NEIGHBORHOOD DEMOGRAPHICS

HOUSEHOLD COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	1,146	----	271,278	----	0.4%
1990	937	-18%	326,761	20%	0.3%
1999	1,087	16%	392,573	20%	0.3%
2004	1,161	7%	429,271	9%	0.3%

FAMILY HOUSEHOLDS

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	651	----	204,356	----	0.3%
1990	548	-16%	230,604	13%	0.2%
1999	594	8%	270,493	17%	0.2%
2004	622	5%	291,906	8%	0.2%

AVERAGE HOUSEHOLD SIZE

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	2.72	----	2.97	----	92%
1990	2.64	-3%	2.80	-6%	94%
1999	2.53	-4%	2.69	-4%	94%
2004	2.48	-2%	2.63	-2%	94%

NEIGHBORHOOD DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$5,780	----	\$13,775	----	42%
1990	\$10,400	80%	\$23,584	71%	44%
1999	\$14,600	40%	\$32,238	37%	45%
2004	\$16,580	14%	\$36,330	13%	46%

AVERAGE HOUSEHOLD INCOME COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$8,300	----	\$17,460	----	48%
1990	\$14,140	70%	\$30,614	75%	46%
1999	\$19,040	35%	\$45,657	49%	42%
2004	\$21,670	14%	\$55,236	21%	39%

SOURCE: 1980--1990 CENSUS, 1999 CLARITAS CORP DATA ESTIMATES & FORECASTS

PREPARED: PLANNING DEPARTMENT-DATA MANAGEMENT-NOVEMBER 2000

HISTORIC AND NEIGHBORHOOD CONSERVATION DISTRICTS

Local Historic Districts, National Register Historic Districts and Neighborhood Conservation Districts

A portion of the Lavaca Neighborhood (the northern three blocks above the Camargo St./ Callaghan Ave. alley) was listed in the National Register of Historic Places, as a Historic District, on July 5, 2000. Simultaneously, the Lavaca neighborhood initiated an effort to designate a larger portion of the neighborhood (generally that above Leigh Street, west of Labor St.) as a local historic district. The local designation will occur in the Winter of 2001/2002.

The Heart of the Neighborhood Chapter of the plan has identified research on historic and neighborhood conservation districts as a proactive tool to help preserve the integrity of the Lavaca neighborhood. These zoning overlay designations are planning tools that can be used in a neighborhood in a manner that provides for a degree of development predictability for both property owners and the development community.

Either designation, if deemed appropriate, would be formulated in the context of a public process. The following questions and answers and comparison chart provide information on local historic district and neighborhood conservation district designations, in addition to information on the results of a National Register listing:

Local Historic Districts

Will designation affect the use of my property?

NO. Use of property is regulated by the City's Zoning ordinance. Uses that are permitted by the base property zoning are not affected by historic district designation. Historic 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. Historic district designation will not require retrofitting. If a property owner elects

to make an addition or an improvement to his or her property after designation, the addition or improvement will need architectural review and approval by the Historic and Design Review Commission (HDRC).

Does district designation affect changes to the interior of a property?

NO. Historic district designation does not regulate interior changes to a property.

Will I always need to hire an architect?

NO. 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 or her property.

Can I pick my own paint colors?

YES. HDRC 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 will increase if the assessed valuation of a property increases or the tax rate is increased by a political entity.

National Register Listing

In addition to honorific recognition, listing in the National Register results in the following for historic properties:

- **Consideration in planning for Federal, federally licensed, and federally assisted projects;**

Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the

Federal planning process.

- **Eligibility for certain tax provisions;**

Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for non-residential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

- **Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and**
- **Qualification for Federal grants for historic preservation, when funds are available.**

Conservation Districts

Neighborhood Conservation Districts are zoning overlay designations, used as management tools to address the appropriateness of new and infill construction in both residential and commercial neighborhoods.

The development of Neighborhood Conservation Districts (NCD) in San Antonio is a response to the 1997 Master Plan and 1998 Community Action Revitalization Group (CRAG) recommendations. The NCD also addresses neighborhood concerns about protection of architectural integrity and neighborhood character for new residential and commercial construction.

Neighborhood Conservation Districts identify geographic areas in the context of a broader streetscape. Neighborhood defining elements are more than just the age of structures. Local identity and perception, enhanced through neighborhood-based design standards, prove to be as important as architectural style and character.

Neighborhood Conservation District designation, whether used to protect distinctive architecture or natural features, stabilize property values, or deter incompatible development, is a neighborhood revitalization planning tool that provides:

- a more predictable course of development,
- an efficient building permit process without the necessity of a Commission review, and
- a means of self-determination for residential and commercial neighborhood organizations.

What are the benefits of NCD designation?

Neighborhood Conservation District designation protects and strengthens the desirable and unique physical features, design characteristics, and recognized identity, charm and flavor of neighborhoods. It offers a level of “protection” for property values, helping to prevent blight caused by incompatible, insensitive development.

Does a NCD affect my taxes?

NO. Neighborhood character within a NCD will generally maintain a higher level of stability; however, NCD designation does not initiate tax increases. This is handled through the Bexar Appraisal District.

Does a NCD affect the use of my property?

NO. A Neighborhood Conservation District is an “overlay” zoning designation, and as such, does not affect the use of property. The underlying base zoning remains intact. *(example: in an R-2 (NCD) zoning classification, the R-2 regulates zoning use)*

Is a NCD for residential or commercial properties?

Both. The boundaries may include:

- residential properties
- commercial properties, or
- residential & commercial properties

How do I know if my neighborhood or commercial district is eligible for a NCD?

Generally, the criteria for designation includes:

- a minimum of one blockface, and
- at least 75% of the structures in the area are at least 25 years old, and
- at least 75% of the area is presently improved, and

-
- the area possesses distinctive features that create a cohesive, identifiable setting, character or association.

Who is able to initiate a NCD?

There are several ways to initiate the process. Property owners may initiate the process through a petition of either:

- property owners representing 51% of the land area within the district, or
- 51% of the property owners within the district.

The City's Planning Department can also initiate the process if:

- a Neighborhood or Community Plan has already identified the NCD as a preferred option, or
- a City or community targeted revitalization program has identified a NCD need.

Is my neighborhood already designated?

San Antonio has many neighborhoods that are designated as either local historic districts, or are listed on the National Register of Historic Places. These designations are different than a NCD designation, and maintain different standards.

If my neighborhood is eligible for Historic District status, should we consider a NCD designation?

NO. If a neighborhood maintains the necessary architectural or historical integrity to be eligible for a historic district, it would be encouraged to pursue historic district designation, rather than a NCD designation. However, the neighborhood property owners would generally make that decision.

Are there design standards required for NCD designation?

YES. One of the most important components of the NCD designation is a set of established design standards. The standards, however, are developed by property owners, unique to each NCD, and determined as part of the application process.

What are design standards?

Required design standards include characteristics such as building height, size, massing, principal elevation features, lot size/coverage, parking, setbacks, roof line/pitch and paving. Optional standards might include features such as signage, building materials, landscaping and natural features, fences/walls, building orientation, driveway and sidewalk location.

Who decides what design standards are important for my neighborhood?

The property owners located within the NCD determine the “character-defining” elements that are important to them.

Do the design standards apply to new construction or rehabilitation of existing properties?

Both. Although the design standards primarily affect those properties where new construction will occur. Rehabilitation projects (beyond ordinary maintenance and repair) that affect the street facade, will also be required to adhere to the design standards.

If my property is in a NCD, will I have to rehabilitate my property to conform to the design standards?

No. Property owners are not required to rehabilitate their property upon designation. However, if they elect to rehabilitate their property, they would be required to conform to the NCD standards.

What if I can't afford the requirements of the design standards?

The standards are determined by the same property owners who will be using them, therefore, the local aesthetic and economic conditions become part of the determining factors for the design standards. With the exception of specific “character-defining” building materials determined unique to the neighborhood, the design standards generally address the broader elements that define the streetscape.

Will the design standards address paint color?

NO. Repainting is considered ordinary maintenance and repair, and is not regulated.

Is demolition allowed in a NCD?

Unless a structure already maintains a protected status, a demolition permit application will be processed in the same manner as any other demolition permit application.

Once a NCD is established, how do I get my project approved? Is a commission presentation required?

The NCD review process is an administrative process, with no commission review. A project may be forwarded to the NCD staff via the standard building permit process, or an applicant may bring the project plans directly to the NCD staff. A Certificate of Compliance (CoC) is issued if

the project conforms to the design standards. If not, the applicant is issued a Notification of Non-Compliance, and may reapply after conforming to the standards, or appeal the administrative decision to the Board of Adjustment.

How long does administrative review take?

The NCD review process provides for an efficient turnaround period. However, if project plans change after the CoC is issued, it is voided, and the review process would be initiated again.

Is there a charge for NCD project review?

NO. There is no additional charge for NCD review.

PROPOSED HISTORIC HOMEOWNERSHIP ASSISTANCE ACT

Historic Homeownership Assistance Act (HR 1172 and S 664)

The following information was developed by Preservation Action (www.preservationaction.org) and is used with their permission. Also see the National Trust for Historic Preservation (www.nationaltrust.org) for additional information on this act.

The historic homeownership rehabilitation tax credit was first introduced in Congress in 1995. The 20 percent federal income tax credit would be attractive to first-time homeowners, long-time residents and fixer-uppers alike, representing a broad spectrum of income levels.

Qualifying Properties:

Single-family and multi-family residences, condominiums and cooperatives listed on the National Register of Historic Places, state or local registers, contributing buildings in historic districts and the portion of a qualified building used as a principal residence.

Amount of Allowable Credit:

Twenty percent of qualified rehabilitation expenditures credited against a homeowner's federal income tax liability up to \$40,000 (\$200,000 of qualified rehab) for each principal residence. Expenditures must equal or exceed \$5,000 or the adjusted basis, whichever is greater. Exceptions: buildings in census tracts targeted as distressed, Enterprise Zones or Empowerment Zones require a minimum investment of \$5,000. Five percent must be spent on the exterior. Credit can be applied to tax liability over a number of years. If the residence is vacated or sold before five years, the credit is subject to recapture.

"Pass Through" Feature

A developer may rehabilitate a qualifying property and sell it to a homeowner with the credit.

Lower Income Families Can Afford Rehabilitated Historic Housing

Taxpayers with little tax liability may convert the credit into a mortgage credit certificate to reduce the costs of homeownership (see below).

Standards for Rehab

All rehabilitation must meet The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Final certification will consider location in a "targeted area", Enterprise Zone or Empowerment Zone.

The tax credit can be used in three ways:

1. Reduction of a taxpayer's federal income tax,
2. Conversion of the credit to a mortgage certificate which enables a receiving lending institution to apply the credit to its own tax liability. In return, the lending institution compensates the homeowner through an equivalent reduction of interest on his/her mortgage.
3. In a distressed census tract only, the mortgage certificate can be transferred to a lending institution which, as above, can apply the credit toward the reduction of its federal tax liability. In return, the lender can make the credit amount available in cash to be applied to the purchase price of the residence. This feature assists citizens to meet the down payment requirements and effectively reduce the appraisal gap.

In all cases, a developer can rehabilitate and sell the property, passing the credit to a qualified owner.

To date this act has not been enacted into federal law.

DIRECTORY OF AFFORDABLE HOUSING PROGRAMS

	AGENCY	ASSISTANCE	TERMS	SOURCE OF FUNDS	ELIGIBILITY
REPAIR					
Home Improvement Program	City of San Antonio – NAD 207-7881	Financing to make necessary repairs (qualify for deferred payment if income below 80%, and age is 65 or older, or you or Head of Household is physically handicapped, or able to finance 50% of repairs)	Lien against property @ 6% for 10 years for \$1,500 to \$35,000	CDBG, HOME, General Funds (Council Dist. 6 & 7)	80% or below AMFI, living within city limits or up to 120% of AMFI, living within revitalization area or SHTA and property claimed as homestead, satisfactory credit, current property taxes, and clear title. No Applications currently being accepted due to closed waiting list.
Owner-Occupied Home Repair	UUHAC 731-8203	Advises on work; finds and qualifies contractors; owner-financing and 10-yr deferred loans	Deferred payment and low interest loans available dependent on income	HOME '99, Broadway Bank	Homes needing repair in Beacon Hill, Five Points and Alta Vista Areas. Broadway Bank loans with UUHAC available in District 1.
Buy-Repair-Sale Program	UUHAC 731-8203	Buy, repair, sale homes		Private	Low – moderate income families

TYPE OF PROGRAM	AGENCY	ASSISTANCE	TERMS	SOURCE OF FUNDS	ELIGIBILITY
FINANCIAL INCENTIVES					
Residential Rehabilitation Tax Exemption	City of San Antonio – Planning Dept. 207-7925	Zero (0) City of San Antonio property taxes for five (5) years and five (5) years requiring payment of fifty (50%) percent of the total assessed ad valorem taxes.	10 years		Substantial rehabilitation of a historic residential property that is designated as an individual landmark or is located in a designated historic district.
Historic District Designation Tax Exemption	City of San Antonio – Planning Dept. 207-7925	All properties located within a newly designated historic district receive a twenty (20%) credit off of the assessed City ad valorem tax total for ten years.	10 years		Located within a new historic district; applies to all properties.
Long-time Resident Tax Exemption	City of San Antonio – Planning Dept. 207-7925	Five (5) year extension of the twenty (20%) percent credit for all property owners that can show proof of ownership and residence within the historic district boundaries prior to its designation.	5 years		Proof of residence and property ownership for the entire initial ten-year period of new historic district.
Low-income Rental Tax Exemption	City of San Antonio – Planning Dept. 207-7925	For owners of property of an individually designated landmark or within a local designated historic district that substantially rehabilitate their property and then lease forty (40%) or greater of available rental units at “affordable” rates. Ten years of zero assessed City ad valorem taxes.	10 years		Rent cannot exceed thirty (30%) percent of the “low-income” sliding scale values from HUD; adjusted for number of family members. Scale based on the median family income for San Antonio, as listed in a one-year period.
Community Grant Program	San Antonio Conservation Society 224-6163	Two funding rounds yearly (Oct 1, Mar 1). Owner must contribute to repairs. Grant amounts vary per application.	Reimbursement Grant	Private Funds	Structure must be 50 years old. Restoration of a house exterior or stabilization of a structure that has historic value. Work must be in accordance with “Secretary of the Interior’s Standards.” Limit of \$15,000; most grants in \$5000 range.

TYPE OF PROGRAM	AGENCY	ASSISTANCE	TERMS	SOURCE OF FUNDS	ELIGIBILITY
COUNSELING					
Homebuyers' Club	City of San Antonio – NAD 207-7881	Pre-Post purchase counseling program – required for down payment assistance (families referred by lenders and realtors)		Private Funds, Lenders, Texas Dept. of Housing & Community Affairs	General public
Home Ownership Counseling	SAAHC 224-2349	Pre/Post home ownership counseling program; after obtaining home, monthly sessions for 3 years			
Homebuyers Counseling (in conjunction with other programs)	NHS 533-6673	Mandatory prior to loan closing	8 hrs	Private	Mandatory prior to loan closing
Home Improvement Classes	UUHAC 731-8203	Must take for any UU-HAC loans.	6 sessions	NCDI, SAHT, Enterprise, Fannie-Mae, CCSA	Owner-Occupied Home Repair Program participants with UUHAC

APPLICATION FOR UNDERGROUND UTILITY CONVERSION

Conversion Project Suggestion Form

The purpose of this form is to initiate discussion on a project involving the conversion of utility service. Provide as much information as possible (if you need more room, attachments--especially maps and drawings--are encouraged).

For Staff Use Only

Project Number: _____

Project Name: _____

Please Print or Type

Initiated By: _____
Name

Address

City, State, Zip

Phone: _____ Fax: _____

E-Mail: _____

Do you represent a group? If so, group name is: _____

Conversion Type: (i.e. overhead to underground\relocate overhead\etc.)

Threshold Status: Is this project linked to a public improvement project, i.e. a street widening project; or is it of a unique city-wide significance, or is it strongly supported by the *affected* property owners, most of whom would sign a petition requesting the project?

Please explain:

Project Boundaries (e.g. San Pedro from Basse to Jackson-Keller) :

Proposed Improvements Summary (Describe what you want the project to accomplish):

Other Comments:

Send To:

Dave Pasley, Special Projects Coordinator
Department of Public Works
PO Box 839966
San Antonio, Texas 78283-3966

Phone: 210-207-3398
Fax: 210-207-4406
E-Mail: Pasplan@ci.sat.tx.us

Resource Directory

Neighborhood Services Directory

The following tables are provided to illustrate neighborhood services for residents and visitors to utilize. These tables can also be used to help prioritize needed business or services within the planning area.

ANTIQUES	ART GALLERIES	ARTIST STUDIOS	FLORAL DESIGN	OFFICE SUPPLY	SPECIALTY	THRIFT STORES
Archaic Treasures	IV Design Art Space	Katie Pell	Riverwalk Floral Design	School Mart	Dos Carolinas	La Chica
Southtown Emporium		Peter Zubiarte			Rustic Finds	
20th Century Southtown		Oscar Alvarado			The Clothes Vine	
Cups, Crosses & Candles, Etc.						
Marie's Treasures						
CHILD CARE	EMERGENCY SVC	SCHOOLS	NEIGHBORHOOD ASSN.	NON-PROFIT ORG.	UNIONS	MUSEUMS
Positive Beginnings, Inc.	Fire Station No. 7	Bonham Elementary (out of area)	Lavaca Neighborhood Assn.	Southtown Mainstreet Alliance	American Postal Workers	Texas Highway Patrol Museum
		Burnet Elementary (Herff)	King William Association	United Way of San Antonio	TX United Tmstrs Un Local 1110	
		Brackenridge High				
		Page Middle (out of area)				
		SAISD Headquarters				

LAW PRACTICE	MEDICAL/ HEALTH CARE	RESIDENTIAL DESIGN	HOUSES OF WORSHIP	BARS/ICE HOUSES	RESTAURANTS	PUBLIC ENTI- TIES
George Cedeno	Miguel Ayala, MD	Ohlenbusch Design	Central Baptist Church	Acapulco Drive-Inn	Eagle's Nest Café	Pocket Park @ San Arturo
Joe G. Cumpian	Bien Estar Diabetes Clinic		Full Gospel Chapel	Bar America	El Mirador	Pocket Park @ Sadie/Eager
Dave E. Dilley	Robert A. Borrego III		St. Anthony the Great Orthodox	El Sauzeno Lounge	La Foccacia Italian Grill	Pocket Park @ Florida St.
Douglas E. Dilley	David Luna Jr., DDS		Templo Ebenezer	Little Joe's Ice House	Pig Stand Diner	Martinez Park (Along Durango Blvd.)
Abel Dominguez	Guillermo A Marcos, MD		New Hope Baptist	Texas Tejano	Torres Taco Haven	Triangle @ Railroad track
M S Dyches	Robert A. Martinez, MD		New Mexican church	The New Mug Club	Barbed Wire Grill	
Ernie L. Glenn	Martinez Street Womens Ctr.				Taqueria Monterrey	
J. Anthony Guajardo	Medic One Ambulance					
Barry P. Hitchings	Rose's Pharmacy					
Albert McKnight	Roberto D. Ross, MD					
John A. Mead	Letisha Sneed, MD					
Albert Pena	Roger Steckley, M.A., CCC-SLP					
Julie B. Pollock						
John Quinlan						
Louis T. Rosenberg						
Jeffrey Scott						
Ray Vale, Jr.						
Roger Stephens						

AUTO SERVICE	BEAUTY SALONS	BUILDING SERVICE	COMPUTER SERVICE	CONVENIENCE STORE	GROCERY	INSTRUCTION	LAUNDRY
Alanis Body Repair/ Towing	Carmen's Hair Designs	Allen Electric Co.	A-Plus Computer Services	Felipe's Grocery Store	Handy Andy Supermarket	Inst. Of Professional Studies	Kwik Wash Launderers
Clay's Auto Parts/ Machine Shop	Connie's Coiffures	Monday Construction	Solrac Computer Specialties	Labor Food Market		Karavan Studio	
Coastal No. 7 Gas Station	Sandy's Beauty Salon			Pik Nik Foods			
Davila's Bug Service				S. Presa Drive-Thru			
Dr. Leo MB Auto Clinic				Shop-in-Go			
Goodyear Tire Center				Victoria Food Market			
Mario's Automotive							
Tires Plus Inc.							
W&W Diesel Automotive							
LOCKSMITH	MANUFACTURING	PHOTOGRAPHY	PRINTING	REALTORS	SERVICES	TAILOR	UPHOLSTERY
R.L. Locksmith	Arias Enterprises	Salazar Studios Photography	Quality Offset Printing	Bailey Street Properties	AAA Freight Salvage	ABC Tailor	Fashion Upholstery & Furn.
	Continental Ironworks				Cintas Uniform Corp.	Dos Carolinas	
					Danny's Appliance Sls&Svc.		
					Loomis Armored Inc.		
					Luna Glass Works		
					Reynosa Electronics Repair		

RESOURCE DIRECTORY

The City of San Antonio and area agencies listed as partners in the action steps of this plan have many departments that serve citizens. The following directory can be used to help solve neighborhood problems and obtain information about various programs and services.

Alamo Community College District

Community Liaison 220-1680

City Public Service

Street Light Repairs 353-4357

Purchasing & Small Business Development 353-2153

COSA Asset Management Department

General Information 207-4032

COSA Department of Community Initiatives

Child Care Assistance 246-5240

Fair Housing 207-7821

Literacy Services 225-READ

Youth Services 207-7190

COSA Department of Building Inspections

Building Permits 207-4252

Tree Preservation—City Arborist 207-8053

Central Records 207-6378

COSA Code Compliance Department

General Code Compliance Complaints 207-7230

Illegal Dumping 207-3867

Noise Complaints 207-7230

Unsafe Structures 207-7230

Vacant Lot Clean Up Requests 207-7230

COSA Economic Development Department

General Information 207-8080

San Antonio Business Assistance Focus Center 207-3900

COSA Fire Department (SAFD/EMS)

General Information 207-8400

Emergency 911

COSA Housing and Community Development Department

HOME Funds, CDBG Funds, etc. 207-6600

COSA Neighborhood Action Department

Neighborhood Sweeps Program 207-7881

Neighborhood Commercial Revitalization 207-7881

COSA Metropolitan Health Department

General 207-8790

Animal Control 207-6650

Vector Control (Pests in public places) 207-8853

Water Testing 207-8887

COSA Parks and Recreation Department

Park Design and Project Services 207-2879

Youth Athletics/Recreation 207-3038

Volunteer Services 207-8452

COSA Planning Department

Historic Preservation Office 207-7900

RESOURCE DIRECTORY

Neighborhood and Urban Design Division 207-7873
 Zoning Division 207-7900

COSA Police Department (SAPD)

General Information 207-7484
 Central Substation 207-7410
 SAFFE Officer Central Area 207-7413
 Gang Hotline 224-4264
 Emergency 911

COSA Public Works Department

Brush / Rubbish Pick Up Info 207-6400
 Potholes / Drainage Repair 359-3110
 Dead Animal Collection 207-6400
 Recycling Complaints / Requests 207-6400
 Speed Hump Requests 207-7720
 Street Light Installation Requests 207-8075
 Streets / Drainage Problems 359-3110
 Traffic Signal / Sign Problems 207-7765

COSA Library Department

General Information 207-2500

District 1 City Council Office 207-7279

Downtown Residents Association

Available Upon Request From COSA Planning Dept.

King William Association

Available Upon Request From COSA Planning Dept.

Lavaca Neighborhood Association

Available Upon Request From COSA Planning Dept.

Presa Real 534-5533

San Antonio Conservation Society 224-6163

San Antonio Housing Authority 220-3200

San Antonio Independent School District 299-5500

San Antonio Water System

Main Office 704-7297
 Water Emergency / Sewer Maintenance 227-6143
 /Water Waste / Water Main Leaks

Southtown Urban Main Street Program 226-0888

University of Texas at San Antonio, Small Business Development Center 224-2460

Texas Alcoholic Beverage Commission
 Enforcement and Compliance Division 736-4466

Texas Department of Health
 General Information 949-2000

Texas Historical Commission 512-463-6100

EDUCATIONAL RESOURCES

225-READ Central Referral Center

Provides client and volunteer referrals to approximately 215 literacy services provider sites located throughout the San Antonio metropolitan area.

225-READ Central Referral Center

1502 Fitch Street, 78211

(210) 225-7323

Hours: 8:15 a.m. - 5:00 p.m. Monday – Friday

Fr. Albert J. Benavides

Learning and Leadership Development Center

515 Castroville Rd., 78237

(210) 435-2352 or 435-2353

Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday

7:45 a.m. - 4:30 p.m. Friday

Bob & Jeanne Billa

Learning & Leadership Development Center

1033 Ada, 78223

(210) 534-9905

Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday

7:45 a.m. - 4:30 p.m. Friday

Columbia Heights

Learning and Leadership Development Center

1502 Fitch Street, 78211

(210) 977-8464 or 977-8465

Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday

7:45 a.m. - 4:30 p.m. Friday

EDUCATIONAL RESOURCES

Margarita R. Huantes

Learning and Leadership Development Center

1411 Guadalupe, 78207

(210) 225-0174 or 225-0175

Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday

7:45 a.m. - 4:30 p.m. Friday

St. Mary's

Learning and Leadership Development Center

3141 Culebra Rd., 78228

(210) 436-7633

Hours: 7:45 a.m. - 8:30 p.m. Monday - Thursday

7:45 a.m. - 4:30 p.m. Friday

St. Philip's

Learning and Leadership Development Center

101 Meerscheidt St., 78203

(210) 531-4852 or 531-4853

Hours: 7:45 a.m. - 8:30 p.m. Monday - Thursday

7:45 a.m. - 4:30 p.m. Friday

Willie C. Velasquez

Learning & Leadership Development Center

1302 N. Zarzamora, 78207

(210) 733-9355 or 733-0101

Hours: 7:45 a.m. - 9:00 p.m. Monday-Friday

7:45 a.m. - 4:30 p.m. Friday

OPENING SOON: Regional LLDC

PUBLIC IMPROVEMENT PROJECTS

Public Improvement Projects Map Here

PUBLIC IMPROVEMENT PROJECTS

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PUBLIC IMPROVEMENT PROJECTS

	Agency/ Department	Location	Project	Status	Estim. Date of Construct.	Estimated Cost
1	Housing & Community Dev.	Barrera (Alamo-Labor);	Sidewalks	Completed		\$ 78,711.00
2	Housing & Community Dev.	Camargo (Presa-Labor)	Sidewalks	Completed		(included in figure above)
3	Housing & Community Dev.	see project #6				\$ 317,906.00
4	Housing & Community Dev.	Alamo Street (Durango-Cedar)	Reconstruct Alamo St. to include new curbs, 4' sidewalks at the curb, driveway approaches and necessary drainage, as well as bike lanes from Durango to Presa	MPO for construction	under final design	\$ 895,396.00
5	Public Works	Florida IH-37 to St. Mary's	Reconstruct Florida from IH-37 to St. Mary's: provide for 3 lanes, sidewalks, & drainage	Under design	Jan-02	\$ 1,450,300.00
6	Public Works	Indianola: Garfield to Camargo	Reconstruction of Indianola from Garfield to Camargo to a 30' width to include curbs, sidewalks, driveway approaches, and necessary drainage	Under construction	Oct-00	\$ 281,669.00
7	Public Works	Mission Trails Parkway: Phase IV	S. St. Mary's road reconstruction, including sidewalks and drainage; Bike lanes from Durango to Presa on Alamo, including curbs, sidewalks and drainage	Under design	Nov-00	\$ 1,912,680.00
8	Public Works	Mission Trails Parkway: Phase V	Includes increased signage	Under design	2001	\$ 1,000,000.00
9	Public Works	St. Mary's: Alamo to Pereida	Reconstruction of St. Mary's from Alamo to Pereida to include a center turn lane, as well as drainage and sidewalks	Under design	Jun-01	\$ 341,900.00
10	Public Works	St. Mary's: Pereida to Roosevelt	Reconstruction of St. Mary's from Pereida to Roosevelt including widening to 4-lanes	Under construction	Oct-00	\$ 4,167,500.00
11	Public Works	S. Presa: Durango to the railroad	Routine street maintenance (repaving)	not available	not available	not available
12	Public Works	Labor: Durango to Carolina	Routine street maintenance (repaving)	not available	not available	not available
13	SAHA	Victoria Courts	432 units in elevator buildings (including 70 affordable and 20 public)	not available	not available	(the \$90,000,000 total listed below was not broken down by phase, land use, etc.)
14	SAHA	Victoria Courts	231 units in walk-up buildings (including 25 affordable and 20 public)	not available	not available	see below
15	SAHA	Victoria Courts	100 row homes (including 26 replacement public housing units)	not available	not available	see below
16	SAHA	Victoria Courts	32 homeownership duplexes (including 16 affordable and 2 replace. public)	not available	not available	see below
17	SAHA	Victoria Courts	32 single-family homeownership houses (including 16 affordable and 4 replace. public)	not available	not available	see below
18	SAHA	Victoria Courts	13, 000 sq. ft. of office and neighborhood retail	not available	not available	see below
19	SAHA	Victoria Courts	10,000 sq. ft. of community and administrative space	not available	not available	\$ 90,000,000.00
20	SAISD	Bonham Elementary	P.E. Building construction	Feb-01	Feb-01	\$ 984,552.00
21	SAISD	Burnet Elementary	Bond Program	On hold-pending Victoria Crt. redevelopment	not available	\$ 4,704,658.00
22	SA Water Systems	From IH-37 along Durango, to Labor, to Garfield, to Durango, & over to Alamo	Water systems improvements	not available	not available	not available
23	COSA	Pocket Park Development	Funded by Neighborhood Improvement Challenge Program	pending	Dec-00	\$ 5,000.00
24	VIA	Various	Replacement of Allied benches and placement of shelters	TBD	not available	not available
25	US Gov't—General Services	Durango Blvd. at Indianola	Potential new Federal Courts System Bldg.	TBD	FY04	\$ 119,000,000.00
					TOTAL	\$225,140,272

ZONING / LAND USE CONVERSION MATRIX

The following comparison is meant to serve as a guide, not an exact conversion of desired future land use to new zoning categories, that compares the Land Use Plan classifications found in the *Land Use Section* of this document with Zoning Districts found in the Unified Development Code. The proposed land use plan found in this document and the following conversion matrix will not constitute zoning regulations or establish zoning districts*. Rather the proposed land use plan and the accompanying land use and zoning information is a guide for long-range development of a neighborhood or community and for the establishment of desired development patterns within the community. *(Local Government Code, Chapter 219.001-005).

The Land Use Plan Category Column refers to the designated desired future use found in the Lavaca Neighborhood Land Use Plan, pages 38-40. The Potential Zoning Districts refer to the zoning districts found in the Unified Development Code. The Allowable / Desired Uses are specific citations of the explicit desired future uses determined by the residents and stakeholders of that participated in the planning process.

ZONING / LAND USE CONVERSION MATRIX

Land Use Plan Category	Potential Zoning Districts	Allowable / Preferred Uses
Low-Density Residential	R-4 , Single-family Residential R-5 , Single-family Residential R-6 , Single-family Residential NP-8 , Neighborhood Preservation District NP-10 , Neighborhood Preservation District NP-15 , Neighborhood Preservation District RM-4 , Mixed Residential* RM-5 , Mixed Residential* RM-6 , Mixed Residential* *(For Single-family residential with accessory dwelling units only)	Single-family homes; Single-family homes with accessory dwelling units
Medium Density Residential	RM-4 , Mixed Residential RM-5 , Mixed Residential RM-6 , Mixed Residential And less intense residential zoning districts	Single-family homes; Single-family homes with accessory dwelling units, duplexes, three and four family dwellings, cottage, cottage homes and town homes
High Density Residential	MF-25 , Multi-family Residential MF-33 , Multi-family Residential MF-40 , Multi-family Residential MF-50 , Multi-family Residential And less intense residential zoning districts	Apartments and less intense residential uses
Mixed Used / Neighborhood Commercial	MXD , Mixed Use Commercial TOD , Transit-oriented Development C-1 , Commercial C-2 , Commercial O-1 , Office District (And less intense residential zoning districts)	Mixed uses within the same building or development, transit supported mixed use development, gift shops, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe sales and repair shops, medical clinics and offices, specialty retail sales shops, live/work units, limited number of apartments and multi-family structures and less intense residential zoning districts

GLOSSARY

Accessory Detached Dwelling Unit - A Dwelling Unit that is accessory, supplementary, and secondary to the Principal Dwelling that may be constructed as an addition to the principal structure or as an accessory to the principal structure. An Accessory Dwelling Unit is detached from the Principal Dwelling.

Alley - A minor public right-of-way not intended to provide the primary means of access to the abutting lots, which is used for vehicular service access to the back or sides of properties otherwise abutting on a public street.

Capital improvements - Public facilities which have a life expectancy of three (3) or more years that are owned and operated by the city, and are treated as capitalized expenses according to generally accepted accounting principles. This definition does not include costs associated with the operation, administration, maintenance, or replacement of capital improvements.

COSA – City of San Antonio - The City of San Antonio or any agency, bureau, department, division or commission of the City of San Antonio and any department, agency, board, commission or governing body of the City of San Antonio and its capacity of providing services to the community at large

Charrette – is a brainstorming exercise that results in a quick visual presentation of the generated ideas.

Commercial property - A building, site, or structure whose use after rehabilitation or restoration (for ad valorem tax exemption) will be for other than residential use, i.e., for a single family, duplex, three or four family dwelling.

Conservation District – is a “zoning overlay” (a specific geographic area identified as an “overlay” to the base zoning, but does not change the zoning designation use) that includes the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

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.

Detached structure - A structure having no party wall or common wall with another structure unless it is an accessory structure.

Economic Base – The foundation on which a neighborhood relies for economic sustainability.

Façade – the exterior wall of a building exposed to public view.

District - A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of buildings, objects, sites, or structures united by past events or aesthetically by plan or physical development which may also comprise individual elements separated geographically but thematically linked by association or history.

Historic district - An area, urban or rural, defined as an historic district by city council, state, or federal authority and which may contain within definable geographic boundaries one or more buildings, objects, sites or structures designated as exceptional or significant historic landmarks or clusters, as defined herein, including their accessory buildings, fences and other appurtenances, and natural resources having historical, architectural, archaeological, and cultural significance, and which may have within its boundaries other buildings, objects, sites, or structures, that, while not of such historical, architectural, archaeological or cultural significance as to be designated landmarks, nevertheless contribute to the overall visual setting of or characteristics of the landmark or landmarks located within the district.

Historic Structure - Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the

Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

(d) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior or;
2. Directly by the Secretary of the Interior in states without approved programs.

Historic Tax Credits – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

Infill Housing – New housing constructed on vacant lots in an area that is predominantly developed. The new housing can include: single-family, duplexes, townhouses, apartments, senior housing, etc.

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

Landscaping Ordinance – Implemented in 1994, the primary purpose of the City's Landscaping Ordinance is to create commercial land uses that not only are attractive but add value to the property. Landscaping includes preservation of existing trees, understory plants, and natural areas in addition to installing new trees and plants.

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.

Livable Wage – An income sufficient to meet a family's basic needs.

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.

Major thoroughfare - Street routes that are identified as major thoroughfares as set forth in the major thoroughfare plan, and as may from time to time be amended. Major thoroughfares are devoted to moving large volumes of traffic over long distances.

Marketing Studies – A detailed study of the potential consumers in a certain area. This type of study helps businesses determine whether or not it would be beneficial to them to locate to, develop in, or service an area.

Master Plan – The City's Master Plan Policies were adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

Microenterprise – Small business entities, usually employing less than five persons.

Mixed Use Building - A building which contains two or more of the following major use types: residential, office, or retail.

Municipal Management District – A defined geographic area which established a separate taxing entity to provide funds for improvements within that area. Examples are TIFs (Tax Increment Financing districts) and PIDs (Public Improvement Districts).

Node – A center of activity or development, often located at a major intersection.

Office - A building used primarily for conducting the affairs of a business, profession, service,

industry, or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Overlay Zoning – is a zoning classification which defines an addition set of requirements over and above the base zoning requirements.

Park —Land and facilities, such as playgrounds, fountains, or swimming pools, used or to be used as a Neighborhood Park, Community Park, Large Urban Park, Sports Complex, Special Use Facility, or Urban Space as defined in the Parks and Recreation System Plan, regardless of location, including both the acquisition of such land, the construction of improvements thereon and the expenditure of funds incidental thereto, including but not necessarily limited to planning, engineering and design of the park and improvements, utility relocation, provision of improvements, utility relocation, provision of pedestrian and vehicular access thereto and purchase of equipment, the need for which are attributable to new residential development.

Planning Commission / City Council Recognition – The Planning Commission reviews community plans to ensure the document is inclusive, consistent with city policies and an accurate reflection of the community's values. After Planning Commission recognition, the plan is forwarded to City Council for adoption as a component of the City's Comprehensive Master Plan. An approved plan is used by city departments, boards and commissions as a guide for decision-making.

Public Improvement District – see Municipal Management District

Right-of-way - Property that is publicly owned or upon which a governmental entity has an express or implied property interest (e.g. fee title, easement, etc.) held for a public purpose. Examples of such public purpose include, by way of example and not limitation, a highway, a street, sidewalks, drainage facilities, sewerage and water facilities.

Sign Ordinance – Rules and regulations that govern the posting of signs in a city.

Streetscape –A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, awnings, marquees, signs, and lighting.

Scale - The relationship of a building or structure to its surroundings with regard to its size, height, bulk, and/or intensity.

School - An institution or place for instruction or education, such as kindergarten, elementary, middle or junior high school, high school, college or university.

Street tree - A tree planted along a street or roadway behind the right-of-way line or between a sidewalk and the edge of the paved surface of a roadway.

Streetscape - The general appearance of a block or group of blocks with respect to the structures, setbacks from public rights-of-way, open space and the number and proportion of trees and other vegetation.

Zoning – Regulates density and land use. Zoning is a key tool for carrying out planning policy.

Zoning Ordinance – Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.

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Letters of Support
