

South Central San Antonio Community Plan

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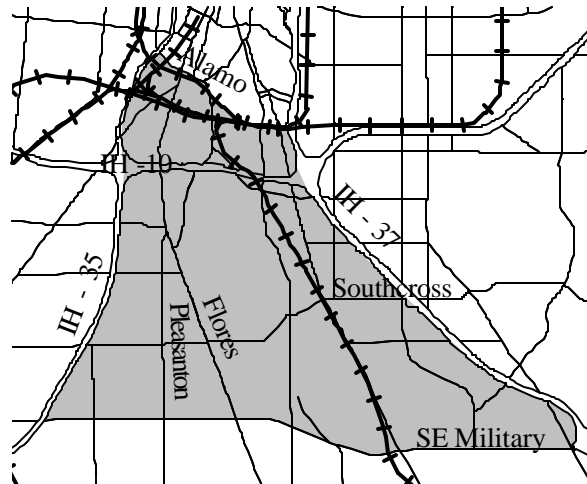
Plan Basics

The South Central Community in partnership with the City of San Antonio Planning Department and the South San Antonio Chamber of Commerce developed the South Central San Antonio Community Plan.

Plan Boundaries

The plan area includes over 55,000 people (Appendix A - Community Demographics) and is bound by Alamo Street/railroad tracks to the north, IH-35 to the west, S.W. Military to the south, and IH-37 to the east.

The northern boundary of the South Central San Antonio Community Plan area abuts the southern boundary of the Downtown Neighborhood Plan. The interstates provide a visual and physical boundary to the communities to the west and east of the plan area. Serving as a heavily traveled major thoroughfare, Military Drive is the southern boundary of the plan area.



Plan Purpose

Developed by neighbors, businesses, neighborhood associations, community organizations, churches, schools, and other interested groups, the South Central San Antonio Community Plan is a blueprint for action. The plan identifies the action steps and partnerships necessary to improve the quality of life in South Central San Antonio. This plan organizes many of the community's ideas into a single document that can be shared with residents, potential community partners, and investors. The strategies and major action steps address four basic elements: Neighborhood Development/Environment, Community Facilities/Quality of Life, Transportation Networks, and Plan Implementation.

Community Based Process

The South Central San Antonio Community Plan was developed following the guidelines set out in the Community Building and Neighborhood Planning Program (approved by City Council in October 1998).

The planning process was initiated in October 1998 (Appendix B - Meeting Calendar) with a public meeting to introduce community members to the proposed timeline and tasks for plan completion. Community stakeholders, including neighbors, businesses, neighborhood associations, community organizations, churches, schools, and other

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interested groups, were invited to attend and provide suggestions. Public meetings were held in November, January, February, March, May and June to continue plan development.

At the January 1999 public meeting, community members signed up to participate in three Citizen Work Groups: Neighborhood Development/Environment, Community Facilities/Quality of Life, and Transportation Networks. The Citizen Work Groups met during February and March 1999 to develop strategies, major action steps, proposed partnerships, and potential funding sources. Citizen Work Group members, at a public meeting held in March 1999, presented the results to the community.

City departments reviewed the plan in April to ensure consistency with city policies. A partnership meeting was held in May to review plan actions steps with the proposed partners. A final public meeting was held in June to review the final draft of the South Central San Antonio Community Plan. After incorporating community comments, the plan began the formal approval process.

Community Outreach

The Planning Department, together with several community partners, worked to outreach to community groups to encourage participation in the planning process. In addition to a mailing list of community stakeholders and meeting attendees, the South San Antonio Chamber of Commerce provided a list of their members to receive meeting flyers. Neighborhood Associations and area religious institutions were encouraged to include meeting notices in newsletters and bulletins.

In partnership with the Harlandale Independent School District and the San Antonio Independent School District, the Planning Department distributed meeting flyers to all of the community's elementary school students and teachers. The Planning Department also contacted PTA and Parent and Community Network groups to encourage their memberships' participation. Members of the Citizen Work Groups volunteered to hand out flyers, including an outreach effort to the business owners along Flores and Presa Streets. Press releases were sent to newspapers resulting in coverage in the *Southside Reporter* and the *San Antonio Express News Southside Sun*.

Recognition by the City of San Antonio

After a review by city departments and a final community meeting, the South Central San Antonio Community Plan is forwarded to the Planning Commission for consideration. The Planning Commission will review the document to ensure the South Central San Antonio Community Plan 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

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used by city departments, boards and commissions as a guide for decision-making. Key projects may be selected from the plan to be included in the Annual Improvement Project Report. This report is recommended to City Council as a part of the budget process.

Consistency with Other Plans

The South Central San Antonio Community Plan is consistent with the ideas found in the *Major Thoroughfare Plan*, *Avenidas del Rio Business Corridor Report* (November 1996) and the *Lone Star/St. Henry's Community Goals and Strategies Report* (July 1998).

The Plan also is supported by the following *Master Plan* (1997) Goal:

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

Plan Contents

The Plan Summary Chapter reviews the community's goals, objectives and strategies for community improvement. The SWOT Map, included in the Plan Summary Chapter, reviews the major strengths, weaknesses opportunities and threats in the area. Each of the following three chapters of the plan: Neighborhood Development/Environment, Community Facilities/Quality of Life, and Transportation Networks, include the major action steps, proposed partnerships, and potential funding sources to achieve the community's goals. The Plan Implementation Chapter includes the actions the community will undertake to work on achieving the goals and projects included in the plan.

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Plan Summary

The South Central San Antonio Community Plan includes four basic elements: Neighborhood Development/Environment, Community Facilities/Quality of Life, Transportation Networks, and Plan Implementation. The following text provides a summary of plan goals, objectives, and strategies that were developed through a community-based process. The SWOT Map reviews the major strengths, weaknesses, opportunities, and threats in the area as well as ideas for community improvement.

Neighborhood Development/Environment

Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.

Objective 1 – Economic Development:

Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

Strategies 1.1 & 2 – Economic Development:

- 1) Improve the quality of commercial corridors including South Flores Street, South Presa Street, and Roosevelt Avenue.
- 2) Attract investors for vacant land and buildings available for development.

Objective 2 – Housing:

Encourage the rehabilitation of existing homes and the construction of new housing.

Strategy 2.1 – Infill Housing:

Construct all types of infill housing on vacant lots throughout the entire community.

Strategy 2.2 – Housing Rehabilitation:

Rehabilitate deteriorated or abandoned homes throughout the entire community.

Objective 3 – Environment:

Create a healthy environment for families and businesses.

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Community Facilities/Quality of Life

Goal: Support and enhance the area's community facilities to improve quality of life.

Objective 1 – Parks and Recreation:

Enhance and improve the Missions, parks, and the San Antonio River.

Strategy 1.1 – Hike & Bike Trail System:

Expand the hike and bike trail/linear park system to connect all parts of the city along waterways (including the San Antonio River, San Pedro Creek, Alazon Creek, and Apache Creek).

- A. Establish hike and bike trails.
- B. Stabilize the pilot channel.
- C. Beautify and contour the trapezoid channel.

Strategy 1.2 – Recreational Facilities:

Provide more recreational facilities and activities for youth and community members.

Strategy 1.3 – Cleanliness & Safety:

Enhance the San Antonio River and area parks' cleanliness and safety.

Objective 2 – Community Identity:

Build on the strength of good neighbors and increase participation to make community improvements happen.

Strategy 2.1 – Community Identity:

Increase community identity through publicity, education, logos/icons, and the formation of community/neighborhood groups.

Objective 3 – Community Appearance:

Enhance the overall community appearance.

Strategy 3.1 – Community Projects:

Initiate community projects to improve community appearance.

Strategy 3.2 – Tree Planting:

Plant more trees in the South Central San Antonio area.

Objective 4 – Community Facilities:

Support and enhance existing community facilities.

Objective 5 – Community Safety:

Increase security and maintain a safe environment.

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Transportation Networks

Goal: Develop the transportation networks necessary to make community facilities and businesses accessible by car, public transit, bike, and foot.

Objective 1 – Street & Sidewalk Conditions:

Improve the quality and maintenance of area streets, curbs, and sidewalks.

Strategy 1.1 – Street & Sidewalk Construction/Repair:

Enhance street and sidewalk conditions.

Strategy 1.2 – Street & Sidewalk Cleanliness:

Maintain the cleanliness of neighborhood streets/arterials/sidewalks.

Objective 2 – Infrastructure:

Enhance the area's infrastructure.

Strategy 2.1 – Infrastructure:

Address drainage problems within the area.

Objective 3 – Highway Access:

Enhance the area's accessibility to and from highways.

Strategy 3.1 – Highway Access:

Improve access along I.H. 37.

Objective 4 – Public Transit:

Provide accessible, convenient transit for area residents.

Strategy 4.1 – Public Transit:

Support VIA's efforts to provide a high level of quality service along transit corridors.

Objective 5 – Railroad Traffic:

Provide for the smooth flow of traffic at railroad crossings and work to address noise concerns while maintaining railroad safety.

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Plan Implementation

Goal: Improve the overall quality of life in South Central San Antonio through the development and implementation of the South Central San Antonio Community Plan.

Objective 1 – Implementation:

Ensure implementation of the goals, objectives, strategies and major action steps included in the South Central San Antonio Community Plan.

Strategy 1.1 – Implementation:

Develop a coordinating and action group to work on achieving the goals of the South Central San Antonio Community Plan.

Neighborhood Development/ Environment Plan Chapter

The Neighborhood Development/Environment Plan Chapter focuses on strategies to develop and enhance the community's commercial corridors, encourage the rehabilitation and construction of housing, and create a healthy environment for families and businesses.

The strategies, major action steps, proposed partnerships, and potential funding sources were developed by Citizen Work Group members working together with city staff and other agency representatives (Appendix C - Resource Directory).

Lead Partners are groups who have volunteered to begin the work of developing the partnerships necessary to implement the major action steps. The Lead Partners will serve as coordinators to bring together all of the groups needed to achieve the proposed action. An initial listing of these groups is included under proposed partnerships.

The Neighborhood Development/Environment Plan Chapter was reviewed by community members at public meetings held in March, May and June 1999.

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Neighborhood Development/Environment

Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.

Objective 1 – Economic Development:

Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

Strategies 1.1 & 2 – Economic Development:

- 1) Improve the quality of commercial corridors including South Flores Street, South Presa Street, and Roosevelt Avenue.
- 2) Attract investors for vacant land and buildings available for development.

Major Action Steps:

1. Identify vacant structures and report problem properties to the Dangerous Premises Team of the City of San Antonio's Code Compliance Department. Work closely with Code Compliance to encourage the completion of cases. The Dangerous Premises Team forwards problem properties to the Dangerous Structures Determination Board (DSDB) which will discuss with the property owner(s) options for either improving or demolishing the property.
 - Timeline: Short (Ongoing)
 - Lead Partner: PATH Neighborhood Initiative
2. Develop a watchdog group to follow zoning cases in order to enhance the long-term vision for the neighborhood. (Proposed future land uses are identified in the Land Use Plan. The definitions of the land uses are found at the end of the Neighborhood Development/Environment Chapter.)
 - Timeline: Short (Ongoing)
 - Lead Partner: Community Action Group

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3. Work to develop several Neighborhood Commercial Revitalization Program (NCR) Partnership Project applications for South Flores, South Presa, Roosevelt, and other commercial areas identified in the land use plan. The typical size of an NCR area is six-to-eight blocks in length. Partnership Projects help groups develop an organizational structure, a building inventory, and assess problems with City of San Antonio's Economic Development Department staff support. Each Partnership Projects lasts for one year. Partnership groups can work towards developing future applications for designation as NCR Revitalization Projects. Revitalization projects include market research, planning and implementation.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Lone Star Neighborhood Association
4. Enhance **landscaping** and add street trees along commercial corridors by finding out what future transportation projects are planned by the Metropolitan Planning Organization (MPO) and/ or the City of San Antonio Public Works Department in the South Central San Antonio area. Push for street trees, landscaping, planter boxes, and sidewalks with enhancements, such as brick pavers, to be included as a part of infrastructure improvement projects along the "green" corridors identified on the SWOT Map.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: JOVEN & Lone Star Neighborhood Association
5. Work with the City of San Antonio's Economic Development Department to identify property owners along the commercial corridors. Create a property ownership database.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Riverside Neighborhood Association
6. Develop a committee to talk with commercial corridor business owners, using the database created in action step 5, about the South Central San Antonio Community Plan and hand out bilingual flyers about small business assistance programs. The small business assistance flyers will increase awareness of existing programs to help develop the area's economic base.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Community Action Group
7. Develop a logo, a slogan such as "Come Home to the Southside" or "Proud to Live on the Southside", and banners along the commercial corridors to promote economic development. Develop a media campaign that communicates the Southside's support for economic development.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Community Action Group

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8. Include a regular column about the South Central San Antonio commercial corridors in the neighborhood newsletter (discussed under Community Facilities/Quality of Life Chapter: Strategy 2.1, Action Step 2).
 - Timeline: Mid (3 - 4 years)
 - Lead Partner: Community Action Group

9. Bring in/talk with people from other places (in San Antonio, other cities and other states) to gain new economic development ideas for improving South Central San Antonio. Expose community members and business owners to additional possibilities for commercial revitalization.
 - Timeline: Mid (3 - 4 years)
 - Lead Partner: Lone Star Neighborhood Association

10. Hold focus groups and conduct marketing studies to determine what type of businesses are needed and the economic potential of the Partnership Project areas. Based on the market studies, develop economic development strategies. Once selected as a NCR Revitalization Project, groups have funding available to undertake these types of studies.
 - Timeline: Mid (3 - 4 years)
 - Lead Partner: South San Antonio Chamber of Commerce, Community Action Group

11. Work with business owners to develop a common landscaping theme. Identify resources to encourage tree planting and landscaping. Develop a program where community organizations partner with business owners to pay for landscaping. Invite local businesses to participate in implementation including: HEB at US 90 & Presa, Circle K at Steves & Presa, and Walgreens.
 - Timeline: Mid (3 - 4 years)
 - Lead Partner: JOVEN & Lone Star Neighborhood Association

Strengths & Weaknesses to be addressed by Major Action Steps

- *Military Drive Corridor*
 - Connects Kelly and Brooks military bases, providing economic development opportunities.
 - Offers a good business mix including South Park Mall, SW Junction, Kmart, HEB, and several banks.
 - Create a commercial/office node at Military & Presa that builds on the strengths of available land and the work force at Brooks AFB. Node could include a light rail station or a park and ride lot.

- *Vacant Buildings and Land Available for Development*

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- Development opportunities including the former HEB at Military & Pleasanton, Lone Star Brewery, Hot Wells, business near Southcross, drive-in at White & Roosevelt, land near Pleasanton & Brighton and the LaTuna area.
- Provide opportunities for citizen input on new development of vacant properties.

- Good mix of small businesses and new business investment (new groceries, new laundromats) in the community area.
- Community support for small business development.
- Redevelopment of older warehouses in the St. Henry's area.
- Neighborhood services are convenient to residents.

- *Lack of Economic Development Strategies*
 - Develop the area's economic base by assisting small businesses to provide jobs and needed community services.
 - Recruit businesses that pay a livable wage.
 - Market the river, south of downtown, as a part of an economic development strategy.
 - Encourage banks to provide loans and programs to assist with economic development.
 - Encourage more technical employment opportunities tied to locally placed technical and higher education facilities.

- *Poor Quality of Commercial Corridors*
 - Improve negative image along the South Flores Commercial Corridor by addressing vacant commercial and residential buildings, potholes & poor street surfaces, several bars (especially near Morrill E.S.), and poorly maintained businesses. Landscape as a street of flowers.
 - Improve streetscapes to be more attractive to businesses and customers.
 - Add street trees, improve landscaping and place utilities underground along the following streets: Presa, Flores, Roosevelt, Military Drive, Probandt, Lone Star, Mission, and Hansford near Riverside Golf Course.
 - Encourage business development along the South Presa Corridor.
 - Enhance and encourage commercial development at the identified commercial nodes along Steves Avenue.
 - Reduce the number of tire stores and auto repair shops along commercial corridors.
 - Improve the current landscaping ordinance to encourage existing buildings, vacant lots, warehouses, and residences to add landscaping.

- Enforce the sign ordinance, especially regulations related to sign

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- height, along Military Drive and other community streets.
- Remove billboards from the entire community area.
- Improve business maintenance and cleanliness.
- Address problems caused by bars located along major streets including Flores and Roosevelt. Note: The Crime Analyst assigned to the south service area will conduct extensive research on the identified locations and nearby areas for crimes related to each bar. Known trouble spots will be turned over the Police Department's VICE Unit. The VICE Unit also will work with the SNAP Unit. The SNAP unit is comprised of SAPD, Code Compliance, Building Inspections, Health Dept., TABC, and others who specialize in enforcing laws, regulations, and codes that apply to bars.
- Investigate urban corridors and main street programs as a way to enhance the commercial areas.
- *Industrial Zones*
 - Encourage clean, regulated industries, where appropriate, that provide jobs for residents and are good neighbors.
 - Update zoning to the current code.
 - Better regulate junkyards to improve their appearance including the salvage yards in the area between Flores & Pleasanton and the junkyard south of SW Military Drive.
 - Improve notification about commercial developments.
 - Recruit additional good quality, healthy restaurants and a bookstore.
 - Encourage the development of a theater complex at McCreless Mall.

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Proposed Partnerships – Economic Development:

Business Owners/Banks

Churches

Community Organizations/Neighborhood Associations: Lone Star, Riverside

City of San Antonio

Code Compliance Department

Economic Development Department

Public Works Department

JOVEN

Metropolitan Planning Organization (MPO)

Path Neighborhood Initiative

San Antonio Development Agency

South San Antonio Chamber of Commerce

Potential Funding Sources – Economic Development:

CDBG funds

MPO funds

Capital Improvement Fund

Private Businesses

South Central San Antonio Community Plan**Objective 2 – Housing:**

Encourage the rehabilitation of existing homes and the construction of new housing.

Strategy 2.1 – Infill Housing:

Construct all types of infill housing on vacant lots throughout the entire community.

Major Action Steps:

1. Identify vacant land for all types of housing development including single-family, duplexes, 3 to 4 family dwellings, senior housing, and townhouses. Ensure multi-family units are convenient to transportation, medical facilities, stores, and shops. Market the listing of available land to nonprofits and developers.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: JOVEN
2. Identify sites suitable for senior housing in the St. Henry's area.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Merced Housing Texas
3. Develop voluntary design guidelines as a strategy to maintain the architectural character of neighborhood areas. The voluntary design guidelines will provide suggestions for repairing existing homes and designing new housing. An initial focus will be the Mission Historic District and adjacent residential areas.
 - Identify large areas with similar housing stock by age.
 - Develop two sets of design guidelines: 1) suggestions to guide owners in making repairs to existing homes, and 2) suggestions for designing new housing. The guidelines should be friendly, simple, easy-to-use, and allow for affordable maintenance and design.
 - Work with the historic committee of the Community Action Group to develop the guidelines.
 - Develop bilingual flyers and other materials to publicize the architectural character of the area and the voluntary guidelines.
 - Publicize the guidelines by working with area neighborhood associations and sponsoring workshops.
 - In the mid to long-term, identify incentives to encourage property owners to follow the voluntary design guidelines.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: City of San Antonio Planning Department

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4. Recruit a Parade of Homes for the South Central San Antonio area, potentially located on the vacant land south of Mission San Jose and east of Mission Rd.
 - Timeline: Mid (3 - 4 years)
 - Lead Partner: Lone Star Neighborhood Association

Strategy 2.2 – Housing Rehabilitation:

Repair deteriorated or abandoned homes throughout the entire community.

Major Action Steps:

1. Hold an annual housing fair for South Central residents to learn more about available housing programs.
 - Encourage banks and lenders to provide bilingual informational flyers at the housing fairs.
 - Invite realtors to increase their awareness of available housing rehabilitation programs.
 - Coordinate the housing fairs with other community events such as PTA open houses or the Summer Resource Fair held the last Saturday in July at South Park Mall.
 - Provide bilingual housing program information.
 - Include information on local historic tax credits available for substantial housing rehabilitation within the Mission Historic District.
 - Timeline: Short (Ongoing)
 - Lead Partner: JOVEN
2. Identify deteriorated or vacant houses and talk with owners about fixing up their properties.
 - Provide information to owners about available housing programs that meet their needs. Potentially match owners with interested buyers.
 - In cases where owners are unresponsive, report problems to Code Compliance.
 - Develop a database to track code problems. Ask neighborhood groups to report their code violations to the PATH Neighborhood Initiative, an organization staffed by community youth, for tracking.
 - Set up a group of volunteers to help elderly or disabled persons address code violations. Develop bilingual flyers to notify when volunteer help will be available.
 - The PATH Neighborhood Initiative and neighborhood groups may want to report problem properties to the Dangerous Structures Determination Board (DSDB) to discuss options for either improving or demolishing the property.
 - Timeline: Short (Ongoing)
 - Lead Partner: PATH Neighborhood Initiative/Riverside N.A.

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3. Work with a neighborhood realtor to market a list of homes in the area.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: San Antonio Board of Realtors

Strengths & Weaknesses to be addressed by Major Action Steps

- *Existing Housing and Available Land*
 - Existing homes and larger lot sizes are assets.
 - Opportunity to build townhouses or nice apartments by LaTuna.
- *Need for Housing Construction and Rehabilitation*
 - Provide incentives to builders to construct and repair homes throughout the entire area by providing loans or other programs.
 - Encourage banks to provide loans for home repair.
 - Address housing density in area near Dickson and Kendalia.
 - Address crack houses located on Roosevelt, Flores and Presa.
 - Remove the substandard apartments at Presa and Glenwood.
 - Initiate a redevelopment plan for the area bound by White to the north, the San Antonio River to the east, Military to the south, and Roosevelt to the west. Address ways to improve the efficiency of land uses, including new residential development. Tie design elements and architectural details to the Missions and other historical resources.

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Proposed Partnerships – Housing:

Alamo Area Mutual Housing Association
American Institute of Architects - Urban Affairs Committee
Banks & Lenders
City of San Antonio
 Code Compliance Department
 Neighborhood Action Department
 Planning Department
Fannie Mae
Habitat for Humanity
JOVEN
Merced Housing Texas
PATH Neighborhood Initiative
San Antonio Alternative Housing Corporation (SAAHC)
San Antonio Board of Realtors
San Antonio Development Agency (SADA)
San Antonio Housing Authority (SAHA)
San Antonio Housing Trust Foundation Inc.
Neighborhood Housing Services of San Antonio (NHS)

Potential Funding Sources – Housing:

HUD 202
HOME
Low-Income Housing Tax Credits
Local Historic Tax Credits

South Central San Antonio Community Plan**Objective 3 – Environment:**

Create a healthy environment for families and businesses.

Strengths & Weaknesses to be addressed by Major Action Steps

- *Environmental concerns*
 - Address areas potentially in need of environmental clean-up including: Newell, BFI, salvage/junk yards, Lone Star Brewery, I.C.P., petroleum plant, Kelly contamination field, stockyards, area around Cevallos, L & H, Brooks, and the CPS plant at Roosevelt and the San Antonio River.
 - Address industrial noise concerns in the Lone Star area and from BFI.
 - Increase City involvement in environmental issues.
 - Address bad smell from L & H Meat Packing Plant.
 - Consider providing more frequent hazardous waste pick-up.
 - Ensure neighborhood children are safe from lead contamination.
 - Work to address high levels of coliform bacteria in the San Antonio River, probably due to adjacent land uses and urban runoff, causing the river to be listed as a non-contact recreational basin.

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Land Use Plan

The Land Use Plan identifies the preferred land development pattern for South Central San Antonio. The location of different land uses is based on existing uses, community discussions, policies from the City's *Master Plan*, the *Avendias del Rio Business Corridor Report*, and the *Lone Star/St. Henry's Community Goals and Strategies Report*. Each land use classification is described in the following table.

After City Council approval of the South Central San Antonio Community Plan, the Planning Department will begin to re-zone portions of the South Central area that currently are zoned under the 1938 zoning code. (Currently, two zoning codes exist in San Antonio. One zoning code was enacted in 1938 and the second code was enacted in 1965.) The Planning Department also will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

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 three and four family dwellings. Low-density residential uses also can be found within this classification.
High-Density Residential	High-density residential uses include apartments. Medium and low-density residential uses also can be found within this classification.
Office/Light Commercial	Office/light commercial includes low-intensity service or retail uses, such as offices (i.e. dentists, insurance agencies, nonprofit organizations), gift shops, book stores, or antique shops, generally serving the neighborhood area. This classification also includes multi-family housing such as duplexes, 3 to 4 family dwellings, apartments or townhouses.
Neighborhood Commercial	Neighborhood commercial includes moderate-intensity convenience retail or services uses, generally serving the neighborhood area. Retail uses could include drug stores, cleaners, banks,

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shoe repair shops, groceries, restaurants, coffee shops or multi-family housing such as duplexes, 3 to 4 family dwellings, apartments or townhouses. Office/light commercial uses also can be found within this classification.

Transit-Oriented Development

Transit-oriented development includes higher density land uses to encourage transit ridership. This classification could include a mix of land uses such as office/light commercial, neighborhood commercial, medium-density residential and high-density residential. Transit-oriented development includes design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit.

General Commercial

General commercial includes higher-intensity convenience retail or service uses, generally serving larger community areas. This classification also can include office/light commercial and neighborhood commercial uses.

Light Industrial

Light industrial areas include general manufacturing, wholesaling, warehousing, and research and development uses.

Public/Institutional

Public, quasi-public and institutional uses, such as schools, are included in this classification.

Parks

Existing city, county or national recreational lands or open spaces that are available for active use, passive enjoyment or environmental protection.

Open Space

Recreational lands or open spaces that are identified for active use, passive enjoyment or environmental protection are included in this classification.

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Land Use Concepts

Low-density residential uses are located throughout the community. The majority of *medium-density and high-density residential* uses are located along arterials or thoroughfares.

Commercial uses include office/light commercial nodes, neighborhood commercial nodes, and transit-oriented development nodes. The nodes are centers of activity with uses defined by their land use classification. Transit-oriented development (TOD) nodes include both community and neighborhood nodes. The Community TOD node serves a larger or regional area and can develop as a community center for employment, shopping, and entertainment. Neighborhood nodes serve the surrounding neighborhood area and provide similar activities at a smaller scale. Commercial development also is located along the community's identified commercial corridors.

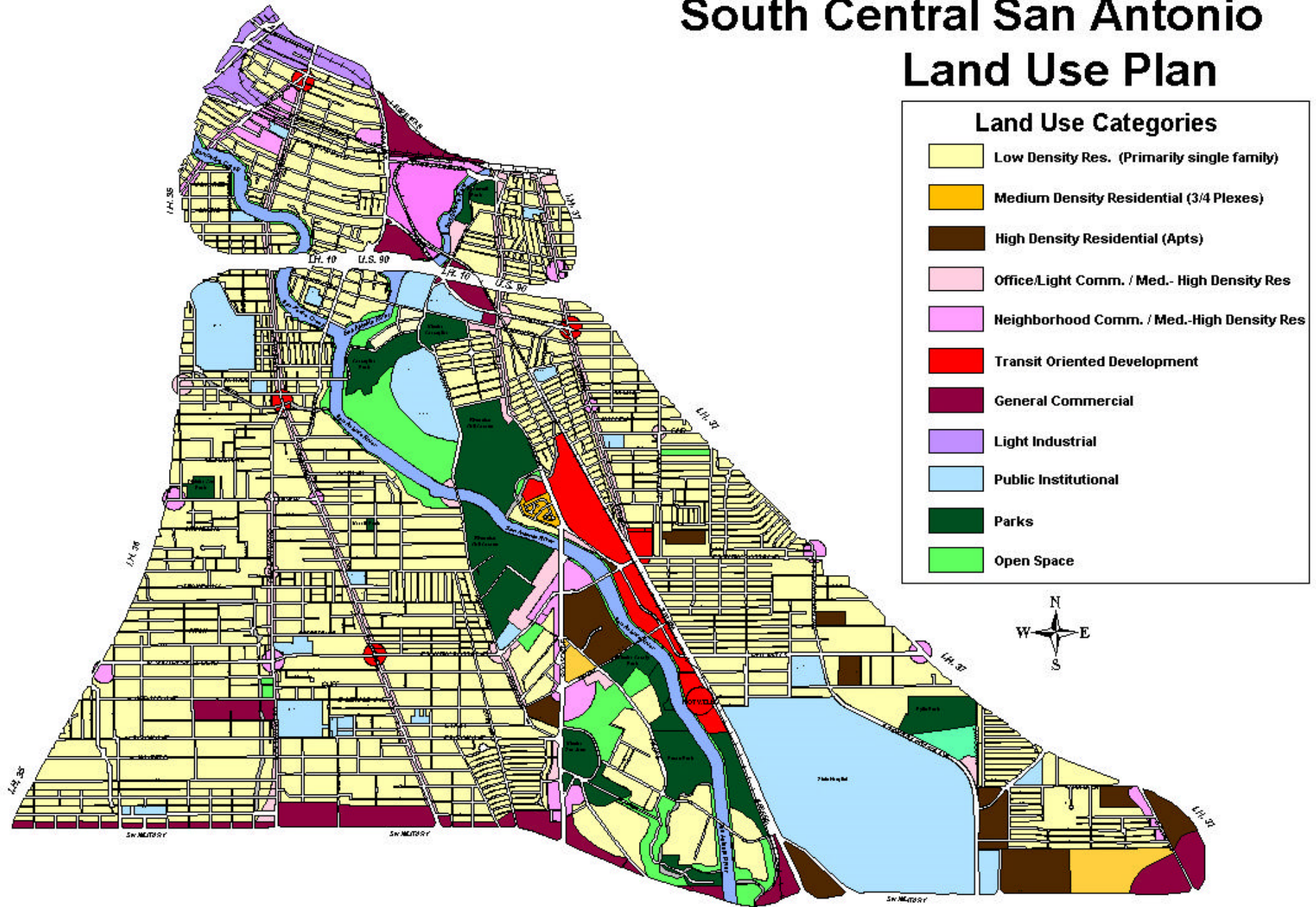
- *Office/Light Commercial Nodes*
 - Theo/Malone/IH-35, Roosevelt/near Roosevelt Park, Roosevelt/Steves, Fair/Hackberry, Pleasanton/Division, Mission/SA River (for canoe rental, other recreational activities, snack shops), Mission/Southcross, Pleasanton/Sayers, Flores/Sayers
- *Neighborhood Commercial Nodes*
 - Division/IH-35, Southcross/IH-35, Pleasanton/Southcross, Flores/Division, Presa/Chicago, Roosevelt/White, Southcross/IH-37, Hot Wells/IH-37, Mission San Jose/Roosevelt (gift shops, restaurants, and other shops that serve tourists as well as potential new housing to the south)
- *Transit-Oriented Development (TOD) Nodes* include:
 - Community TOD Nodes: Presa/Southcross
 - Neighborhood TOD Nodes: Cevallos/Nogalitos/Flores, Flores/Pleasanton, Flores/Southcross, Presa/US-90, Presa/Steves, Hot Wells

Industrial uses are located in the northern portion of the planning area, near existing rail lines.

Public/Institutional uses vary in size and are located throughout the community including: schools, the State Hospital, and the Juvenile Probation Department.

Parks/Open Space includes the proposed hike and bike trail system and open spaces along the San Antonio River and San Pedro Creek, new open spaces near Harlandale HS and near Hackberry and Ward, and existing parks.

South Central San Antonio Land Use Plan



Prepared by the City of San Antonio Planning Department

Community Facilities/ Quality of Life Plan Chapter

The Community Facilities/Quality of Life Plan Chapter focuses on strategies to enhance the community's Missions, parks and the San Antonio River, increase community identity, improve overall community appearance, support existing community facilities, and maintain a safe environment.

The strategies, major action steps, proposed partnerships, and potential funding sources were developed by Citizen Work Group members working together with city staff and other agency representatives (Appendix C - Resource Directory).

Lead Partners are groups who have volunteered to begin the work of developing the partnerships necessary to implement the major action steps. The Lead Partners will serve as coordinators to bring together all of the groups needed to achieve the proposed action. An initial listing of these groups is included under proposed partnerships.

The Community Facilities/Quality of Life Plan Chapter was reviewed by community members at public meetings held in March, May and June 1999.

South Central San Antonio Community Plan

Community Facilities/Quality of Life

Goal: Support and enhance the area's community facilities to improve quality of life.

Objective 1 – Parks and Recreation:

Enhance and improve the Missions, parks, and the San Antonio River.

Strategy 1.1 – Hike & Bike Trail System:

Expand the hike and bike trail/linear park system to connect all parts of the city along waterways (including the San Antonio River, San Pedro Creek, Alazon Creek, and Apache Creek).

- A. Establish hike and bike trails.
- B. Stabilize the pilot channel.
- C. Beautify and contour the trapezoid channel.

Note: The 1999 Bond includes San Antonio River Improvements for City Council District 3. This project includes funding to assist Bexar County and the San Antonio River Authority in making flood control improvements, dams and amenities along the San Antonio River from Brackenridge Park to Mission Espada. Strategy 1.1 also is consistent with a strategy in the SA Parks and Recreation System Plan to establish linkages along city waterways.

Major Action Steps:

1. Plan a day when all area parks have a party with music and radio station remote broadcasts. Invite residents, community leaders, neighborhood associations, community organizations, churches, businesses and people from the west side creek areas. Ask people to sign a petition, at the party, supporting the South Central San Antonio Community Plan and the restoration and improvement of the San Antonio River and area creeks so the Community Action Group can lobby for river and creek improvements.
 - Timeline: Short (1-2 years)
 - Lead Partner: Community Action Group

South Central San Antonio Community Plan

2. Promote the development of the south San Antonio River at every meeting, charrette and public forum possible to have it become known and keep it visible.
 - Timeline: Short (Ongoing)
 - Lead Partner: Community Action Group
3. Lobby congressional delegates to give the Corps of Engineers money for river restoration.
 - Timeline: Short (Ongoing)
 - Lead Partner: Community Action Group
4. Lobby the City, Bexar County and San Antonio River Authority (SARA) for funding for the San Antonio River and other city waterways.
 - Timeline: Short (Ongoing)
 - Lead Partner: Community Action Group, Environmental Organizations
5. Present the community's desires for river improvements to the San Antonio River Oversight Committee and the SARA Board of Directors, in addition to other community boards, to inform them and gain their interest and support. The San Antonio River Oversight Committee, established by Bexar County, the City of San Antonio and SARA, advises on river project funding, phasing, and design. The committee's authority extends along the river from Josephine Street to Espada Dam.
 - Timeline: Short (Ongoing)
 - Lead Partner: Community Action Group
6. Propose bicycle trail and facility improvements during the annual "Call for Projects" held by the Metropolitan Planning Organization (MPO) to develop the Transportation Improvement Program (TIP). Projects are selected annually in September based on recommendations made by the Bicycle Mobility Task Force. For more information, contact the MPO at 227-8651.
 - Timeline: Short (1 –2 years)
 - Lead Partner: San Antonio Wheelmen

 South Central San Antonio Community Plan

7. Increase community awareness of their impacts on water pollution in the San Antonio River. Water pollution probably is due to adjacent land uses and urban runoff. Work to reduce the high levels of coliform bacteria found in the San Antonio River. Investigate which recreational activities are allowed in a non-contact recreational basin (SA River currently is defined as a non-contact recreational basin).
 - Timeline: Mid (3 –4 years)
 - Lead Partner: SAWS

8. Build a water trail that encourages and allows for other recreational uses, along the San Antonio River for canoes and kayaks (modeled on the Platt River trail in Denver).
 - Timeline: Long (5+ years)
 - Lead Partner: Alamo City Rivermen Canoe and Kayak Club

Strengths & Weaknesses to be addressed by Major Action Steps

- *Missions/Parks/River*
 - Investment in the Mission Trails project creates a community opportunity.
 - Opportunity to enhance and clean-up the San Antonio River as a nature corridor and a place for children to learn about the environment.
- *San Antonio River*
 - Restore and improve the entire San Antonio River.
 - Encourage the development of recreational activity centers for recreational and retail uses along the river at the Lone Star/Roosevelt Park area, Conception Park and at Hot Wells. Potentially recreational and retail uses could include snack shops or canoe rental stores.
 - Develop Hot Wells as a retreat center, potentially including a spa, meeting facilities, hotel rooms, restaurants, and other related retail uses, with the potential for a future light rail stop on a line extending from the downtown area.
 - Improve maintenance of the river.
 - Add canoeing trails along the river.
 - Dredge the Davis Lake area.
 - Add hike/bike trails and additional green space along San Pedro Creek.

Projects listed above are identified on the Community Facilities Plan map.

South Central San Antonio Community Plan

Proposed Partnerships – Hike & Bike Trail System:

Adopt-A-River
Alamo City Rivermen Canoe and Kayak Club
Bexar County
Bexar Nature Preserve
City Council Districts 1, 3, 4, and 5
City of San Antonio Parks and Recreation Department
Community Action Group
Corps of Engineers
Environmental groups
Metropolitan Planning Organization (MPO)
National Park Service
Neighborhood Associations
Open Space Advisory Board
Parks Foundation
San Antonio Environmental Network
San Antonio River Authority
San Antonio River Oversight Committee
San Antonio Trees
San Antonio Water System
San Antonio Wheelmen
South San Antonio Chamber of Commerce
TNRCC

Potential Funding Sources – Hike & Bike Trail System:

City, Bexar County, and Federal money for flood control and channel improvements
Corps of Engineers
Private Foundations
Transportation Enhancement Program

 South Central San Antonio Community Plan

Strategy 1.2 – Recreational Facilities:

Provide more recreational facilities and activities for youth and community members.

Major Action Steps:

1. Expand the use of the Harlandale and Burbank High Schools as Recreation/Community Centers before and after school and on weekends by youth and neighborhood citizens.
 - Build an indoor pool (natatorium) at one of the schools to meet the needs of all ages in the community, including school swim teams.
 - Provide supervised outdoor team-building activities such as tug-of-war, ropes course and twister.
 - Provide space for recreation (gyms and outdoor sports fields), study (library and computer rooms), a mentor program, meeting rooms and social recreation area.
 - Expand the Centers to include community facilities at Connell MS/Ball ES, Briscoe ES, Roosevelt Park, Concepcion Park, New Frontiers Charter School, and other area schools.
 - Possible alternate location for the natatorium at Concepcion Park.
 - Timeline: pilot program: short (1-2 years), both schools: mid (3-4 years), new pool and facilities: long (5+ years)
 - Lead Partner: City of San Antonio Parks and Recreation Department, School Districts

Note: Harlandale and San Antonio Independent School Districts participate in the Park and Recreation Department's After School Challenge Program. This program offers homework assistance, tutoring, supervised recreational activities, snacks and social opportunities. Interested schools can call 207-3151 for more information. Harlandale and Burbank High Schools also participate in the Night Owl Program. This program offers supervised evening recreational programming at area high school and middle schools gyms during the summer months from 5 to 10 p.m.

2. Sponsor a cultural arts and community awareness festival to promote the talents of the local youth and awareness of community/neighborhood activities and projects.
 - Timeline: Short (1-2 years)
 - Lead Partner: Community Action Group, City of San Antonio Parks and Recreation Department

3. Involve the youth by creating a South Central Youth Historical Association/Community Service group.

 South Central San Antonio Community Plan

- Organize community service projects.
 - Write a history of the area and its culture, similar to the *Foxfire* books, by interviewing elders of the community and researching past events, historic techniques and recipes.
 - Timeline: Short (1-2 years)
 - Lead Partner: Schools, History and English Teachers, National Honor Societies
4. Encourage youth to take part in the youth docent program at Mission San Jose.
- Timeline: Short (1-2 years)
 - Lead Partner: Junior Historian Club at Harlandale High School
5. Provide canoe rentals and fishing equipment rental, potentially locate rental businesses at commercial node near the intersection of the San Antonio River and Mission Road.
- Timeline: Mid (3-4 years)
 - Lead Partner: City of San Antonio Parks and Recreation Department
6. Provide more benches, picnic areas, trash cans and play equipment in all parks. Various community organizations (Lions Club, Garden Club) can donate, build, or adopt a playscape or picnic area.
- Timeline: Mid (3-4 years)
 - Lead Partner: Community Organizations, City of San Antonio Parks and Recreation Department
7. Allow for a bike stop “rest area” with a family-run patio restaurant along the trail at the north end of Mission County Park.
- Timeline: Mid (3-4 years)
 - Lead Partner: County Commission

Strengths & Weaknesses to be addressed by Major Action Steps

- *Missions/Parks/River*
 - Missions, history, and culture of the area serve as unique strengths that unite the neighborhood and provide opportunities for new development.
 - Opportunity to enhance area parks.
 - Pavilion in Padre Park.
- *Parks and Recreation*
 - Increase the number of organized recreational activities for youth including: tennis, basketball and volley ball courts, after-school and

South Central San Antonio Community Plan

summer programs, longer hours at improved swimming pools that are open year-round, and a natatorium, potentially at Concepcion Park.

- Increase the number of community centers.
- Enhance the facilities at Roosevelt Park, possibly adding a basketball pavilion. Note: \$210,000 has been allocated for Roosevelt Park improvements. A community meeting was held in March 1999 to gather public input for improvements. Possible improvements include a basketball court, playground, picnic improvements, and lighting.
- Improve Roosevelt and Concepcion Parks by removing or replacing the concession stands and adding benches.
- Develop park space on the vacant land between Fairview & Ward.
- Recruit a representative for the Bexar Preserve Committee.
- Follow-up on the jogging trails for Collins Garden Park in the 1994 bond.
- *Need for Additional Community Facilities*
 - Provide a safe haven for kids to hang out, participate in youth programs, and recreational activities.
 - Develop a community center, potentially near Concepcion Park, that could provide public meeting space.
 - Improve existing community centers.
 - Ensure quality supervision at community facilities.
 - Improve access to the internet at all public facilities: schools, libraries, meeting rooms, etc.

Projects listed above are identified on the Community Facilities Plan map.

South Central San Antonio Community Plan

Proposed Partnerships – Recreational Facilities:

Alamo City Rivermen Canoe and Kayak Club
City of San Antonio Parks and Recreation Department
Community Action Group
Community Organizations
County Commission
Harlandale High School Junior Historical Club
Harlandale Independent School District
Junior Historian Club
Mission Trail Oversight Committee
National Honor Societies
National Park Service
Parks Foundation
San Antonio Independent School District
Schools, History and English Teachers
Sports Foundation

Potential Funding Sources – Recreational Facilities:

CDBG funding
Facilities Accessibility Program ADA
Los Compadres
Park Improvement Bond

South Central San Antonio Community Plan**Strategy 1.3 – Cleanliness & Safety:**

Enhance the San Antonio River and area parks' cleanliness and safety. (Note: Strategy 1.3 is consistent with Goal 4 and objectives 4d and 4e of the San Antonio Parks and Recreation System Plan.)

Major Action Steps:

1. Develop strategies to discourage drunks and drug users from using parks.
 - Timeline: Short (1-2 years)
 - Lead Partner: City/County Law Enforcement
2. Provide better lighting in parks that are open at night and along the Mission Trails jogging paths.
 - Timeline: Short (1-2 years)
 - Lead Partner: Neighborhood Associations
3. Work with Park Rangers to increase their visibility and enhance safety.
 - Timeline: Short (1-2 years)
 - Lead Partner: Neighborhood Associations
4. Improve restroom cleanliness, maintenance, security, and handicapped accessibility at all parks. Ensure availability of restrooms during park hours.
 - Timeline: Short (1-2 years)
 - Lead Partner: City, County and National Parks, Community Action Group
5. Encourage more frequent river clean-ups and ensure responsible city departments are coordinating their efforts. Encourage volunteer organizations to adopt a segment of the San Antonio River.
 - Timeline: Short (Ongoing)
 - Lead Partner: City of San Antonio Public Works Department, Keep San Antonio Beautiful
6. Organize a community clean-up day for each park when play equipment can be repaired and trash and brush picked up. The Park and Recreation Department's Volunteer Program can help organize clean-ups and lend tools. For more information, call 207-8452.
 - Timeline: Mid (3-4 years)
 - Lead Partner: City of San Antonio Parks and Recreation Department, Lions Club, Community Organizations

South Central San Antonio Community Plan

Strengths & Weaknesses to be addressed by Major Action Steps

- *Parks and Recreation*
 - Improve maintenance and plant a variety of additional trees in city parks.
 - Improve park accessibility, safety, and park ranger patrols.

Proposed Partnerships – Cleanliness & Safety:

Alamo City Rivermen Canoe and Kayak Club
City/County Law Enforcement
City/County/National Parks
Community Action Group
Community Organizations
City of San Antonio
 Parks and Recreation Department
 Public Works Department
Keep San Antonio Beautiful
Lions Club
Mission Trail Oversight Committee
Neighborhood Associations
Parks Foundation
Park Rangers

Potential Funding Sources – Cleanliness & Safety:

CDBG funding
Facilities Accessibility Program ADA
Los Compadres
Park Improvement Bond

South Central San Antonio Community Plan**Objective 2 – Community Identity:**

Build on the strength of good neighbors and increase participation to make community improvements happen.

Strategy 2.1 – Community Identity:

Increase community identity through publicity, education, logos/icons, and the formation of community/neighborhood groups.

Major Action Steps:

1. Form more neighborhood associations in the South Central San Antonio area by having neighborhood leaders identify neighborhood-sized areas of common tradition, history, interest, symbolism, natural features, etc.
 - Timeline: Short (Ongoing)
 - Lead Partner: Churches, PTAs, Community Action Group
2. Start a neighborhood newsletter or ask the Southside Reporter, La Prensa, or the San Antonio Express News Southside Sun newspaper if the neighborhood can have a feature section or article written by the neighborhood each week or month. Write a neighborhood association column for the newspapers that talks about the accomplishments and activities of South Central San Antonio neighborhoods.
 - Timeline: Short (1-2 years)
 - Lead Partner: Community Action Group
3. Research the history of buildings and neighborhoods in the area. Write and publicize a “family tree” of a neighborhood. Research old city directories, the location of old trolley lines and Sanborn Maps. Involve elementary, middle and high school students; university classes (Palo Alto, Downtown UTSA); businesses and institutions.
 - Timeline: Short (1-2 years)
 - Lead Partner: San Antonio Conservation Society, Schools
4. Identify potential historic districts or individual properties. Work to have those properties designated as historic. Ask a historic preservation architect, the Conservation Society or the City Planning Department Historic Division how to complete historic designation applications.
 - Timeline: Short (1-2 years)
 - Lead Partner: Personal Property Owners, historical committee of the Community Action Group

 South Central San Antonio Community Plan

5. Collect old photos to be enlarged, mounted in individual poster-sized frames, and hung in the front windows of neighborhood businesses.
 - Timeline: Mid (3-4 years)
 - Lead Partner: Greater Chamber of Commerce South Area Council

6. Identify and promote icons and distinctive places and properties in the area (eg. Mission Trails art project (to be built at Mission Road and Military Drive), Judge Roy Bean's house, cemetery by the State Hospital).
 - Timeline: Mid (3-4 years)
 - Lead Partner: Greater Chamber of Commerce South Area Council

7. Research and publish historic walking tours in the South Central area. Promote the tours at the Missions, hotels and Chambers of Commerce.
 - Timeline: Mid (3-4 years)
 - Lead Partner: Greater Chamber of Commerce South Area Council, San Antonio Conservation Society

8. Obtain distinctive street signs, banners, and/or street lighting for unique or historic areas.
 - Timeline: Long (5+ years)
 - Lead Partner: Neighborhood Associations

Strengths & Weaknesses to be addressed by Major Action Steps

- *Sense of Community Identity*
 - South Central San Antonio area is home to strong families and long-time residents who help each other out, care about the neighborhood, and have chosen to live in the community.
 - Strong organizations are working to improve and/or inform the area including: South SA Chamber of Commerce, COPS, JOVEN, neighborhood associations, Southside Reporter, etc.
- *Lack of Participation*
 - Develop strategies to encourage all community stakeholders (landowners, absentee owners, residents, etc.) to invest time and dollars in promoting the neighborhood.
 - Encourage participation and unity in community improvement.
 - Educate the community about the importance of voting.
 - Develop a marketing campaign to promote the southside's quality of life.

South Central San Antonio Community Plan

Proposed Partnerships – Community Identity:

Churches

City of San Antonio

 Planning Department

 Public Works Department

Canary Islanders Descendents Association

Community Action Group

Greater Chamber of Commerce South Area Council

La Prensa

Native American Groups

Neighborhood Resource Center

PTAs

Personal Property Owners

San Antonio Conservation Society

San Antonio Express News

Schools

South San Antonio Chamber of Commerce

Southside Reporter

Southside Sun

Potential Funding Sources – Community Identity:

Private foundations

San Antonio Conservation Society

South Central San Antonio Community Plan**Objective 3 – Community Appearance:**

Enhance the overall community appearance.

Strategy 3.1 – Community Projects:

Initiate community projects to improve community appearance.

Major Action Steps:

1. Request Christmas in April, George Gervin Youth Program and/or City Year help to paint houses in the area.
 - Timeline: Short (1-2 years)
 - Lead Partner: Community Action Group

2. Educate citizens on City codes and enforcement by:
 - passing out Code Compliance Information flyers to all residents,
 - using the Code Compliance blue card program,
 - forming neighborhood code compliance committees,
 - having area code compliance officers speak at neighborhood meetings,
 - organizing youth groups at the schools to help with education and reporting, and,
 - requesting Keep San Antonio Beautiful bring their code compliance program to area schools.
 - Timeline: Short (1-2 years)
 - Lead Partner: Community Organizations

3. Organize volunteer clean-up work days to continue efforts to paint out graffiti and clean up trash. Encourage youth with community service hours to participate in improvement efforts. Keep San Antonio Beautiful can help with advice on obtaining permission slips from property owners, paint supplies, and paint from their paint bank.
 - Timeline: Short (1-2 years)
 - Lead Partner: Neighborhood Associations, Community Groups, Churches, Schools, South SAFFE unit

4. Submit Neighborhood Improvement Challenge Program applications to the Planning Department for neighborhood beautification projects. This program provides \$2,500 to \$5,000 in City funds to be matched equally by private funds, labor or in-kind contributions.
 - Timeline: Short (1-2 years)
 - Lead Partner: Community Action Group, Neighborhood Associations

South Central San Antonio Community Plan

5. Encourage groups of neighbors, volunteers or youth to “adopt-a-spot” through the Keep San Antonio Beautiful organization.
 - Timeline: Short (1-2 years)
 - Lead Partner: Keep San Antonio Beautiful, Schools

6. Contact the Boy Scouts/Girl Scouts to help organize a community service project (helping elderly with code violations, planting trees, painting houses, clean-up, etc.). Boys interested in becoming more advanced scouts must organize and carry out community service projects.
 - Timeline: Short (1-2 years)
 - Lead Partner: Environmental Club at Harlandale High School

7. Develop a positive “default” message, such as “South Central San Antonio is Wonderful” that goes on billboards, bus bench ads and other outdoor advertising locations that do not have paid advertising.
 - Timeline: Short (1-2 years)
 - Lead Partner: Community Action Group

8. Organize an annual house painting blitz. Select five or six houses on one block that need painting and solicit a major company to donate volunteer labor for the painting blitz. One Saturday morning volunteers can prepare the houses for painting. The next Saturday morning volunteers can paint the houses. Request paint donations and use free paint from paint stores, Negley-Coronado Paint (a local company), and City of San Antonio Neighborhood Action Department.
 - Timeline: Mid (3-4 years)
 - Lead Partner: Keep San Antonio Beautiful, Community Action Group

9. Consider adopting a special tax for this area to be used for improvement and beautification.
 - Timeline: long (5+ years)
 - Lead Partner: Community Organizations

South Central San Antonio Community Plan

Strengths & Weaknesses to be addressed by Major Action Steps

- *Community Appearance*
 - Enhance the provision of City services including fire service, animal control, infrastructure, pot holes, and drainage.
 - Address animal control issues throughout the community including domestic and non-domestic animals, the number of stray animals, and grackles (Flores & Military). Note: Neighborhood sweeps help to address stray animal problem areas. The extensive use of police bicycle patrol also has helped with locating, reporting and recovering a large number of stray dogs.
 - Clean-up graffiti throughout the community.
 - Improve maintenance of private property and increase code compliance.
 - Encourage maintenance of beautification efforts.
- *Maintenance of Vacant Lots and Buildings*
 - Discourage illegal dumping, graffiti, garbage, high weeds, and general poor appearance along: Flores, Fitch, Givens St., dead end streets along river, highways, and railroad right-of-way. Note: A coordinated effort between police officers, code compliance and solid waste will make every effort to report and clean up identified illegal dumping areas as needed. SAFFE officers will work with the community to organize clean-ups and help motivate the community to maintain their accomplishments. Additional enforcement efforts will be made to apprehend persons committing illegal dumping.

Projects listed above are identified on the Community Facilities Plan map.

South Central San Antonio Community Plan

Proposed Partnerships – Community Projects:

Americorps City Year Program
Boy Scouts/Girl Scouts
City Council Districts 1, 3, 4 and 5
City of San Antonio
 Code Compliance Department
 Planning Department
 Police Department - SAFFE Officers
Christmas in April Program
Churches
Community Action Group
Community Organizations
George Gervin Youth Program
Harlandale High School Environmental Club
Keep San Antonio Beautiful
Neighborhood Associations
Schools

Potential Funding Sources – Community Projects:

Neighborhood Improvement Challenge Program, City of SA Planning Department
Private foundations

 South Central San Antonio Community Plan

Strategy 3.2 – Tree Planting:

Plant more trees in the South Central San Antonio area.

Major Action Steps:

1. Organize tree plantings at schools or public places where a minimum of 50 trees can be planted. Coordinate with the 2000 Trees by 2000 Program.
 - Timeline: Short (1-2 years)
 - Lead Partner: Community Organizations, Harlandale High School Environmental Club

2. Contact Keep San Antonio Beautiful to recommend VIA bus stops for tree planting. VIA and Keep San Antonio Beautiful have a program to plant 200 trees per year at bus stops.
 - Timeline: Short (1-2 years)
 - Lead Partner: South San Antonio Chamber of Commerce

3. Organize tree plantings, block by block, for residential yards that do not have trees. Several blocks can work together and order trees wholesale. Volunteer organizations such as the Boy Scouts/Girl Scouts and neighborhood volunteers can dig the holes and help with planting of the trees.
 - Timeline: Short to Mid (1-4 years)
 - Lead Partner: Neighborhood Associations, Residents

Proposed Partnerships – Tree Planting:

Bexar County Extension Service Master Gardeners and Master Naturalists
 Boy Scouts/Girl Scouts
 City of San Antonio Arborist - Building Inspections Department
 Community Organizations
 Harlandale High School Environmental Club
 Keep San Antonio Beautiful
 Neighborhood Associations
 Residents
 San Antonio Forest
 San Antonio Trees
 South San Antonio Chamber of Commerce
 State Forest Service

Potential Funding Sources – Tree Planting:

City of San Antonio 2000 Trees by 2000 Program
 Keep San Antonio and VIA's joint tree planting program
 Neighborhood Improvement Challenge Program, City of SA Planning Dept.

South Central San Antonio Community Plan

Objective 4 – Community Facilities:

Support and enhance existing community facilities.

Strengths & Weaknesses to be addressed by Major Action Steps

- *Community Assets*
 - Churches including: Methodist, Lutheran, St. Henry's, St. Philips, St. Leo's, Baptist, and Presbyterian.
 - Libraries including: Collins Garden and Pan Am.
 - Schools including: Green ES, St. Cecilla, New Frontier Charter School, and investments at Burbank Athletics and Harris M.S.
 - Schools serve as community facilities after hours.
 - Hospitals and medical facilities including: SW General, San Saba Medical Center, Gonzaba Medical Clinic, and University Health System.
 - Senior Centers along Flores, Pleasanton, and Fair by HEB.
 - Community centers including the JOVEN, Harlandale Civic Center, and the Bob Billa Learning Center.
 - CPS Service Center
 - Fiber optics cable recently was installed.
- *Need for Additional Community Facilities*
 - Attract additional clinics to provide health services and care for "honored elders" and children.
 - Address educational issues including: school drop-outs, truancy, and teen pregnancy.
 - Improve the maintenance and parking at the Post Office on South Flores.
 - Address concerns related to fire protection and the moving of stations.
 - Encourage the city to open an extension office in the CPS Service Center.
 - Provide kiosks to inform residents about community events.
 - Provide additional library services to community.
 - Increase the number of books at Collins Gardens Library.

South Central San Antonio Community Plan**Objective 5 – Community Safety:**

Increase security and maintain a safe environment.

Strengths & Weaknesses to be addressed by Major Action Steps

- *Safety*
 - Area is safe with few break-ins.
 - Community has a good relationship with police and participates in SAFFE, Neighborhood Watch, and Cellular on Patrol.
- *Crime Concerns*
 - Work with police to address crime concerns along SW Military on Fridays, Saturdays, and Sundays.
 - Address shootings on Cliff Street, Robert E. Lee Street, and throughout the area.
 - Address problems caused by crack houses located on Roosevelt, Flores, and Presa.
 - Address prostitution on Roosevelt and Presa.

Transportation Networks Plan Chapter

The Transportation Networks Plan Chapter focuses on strategies to improve the quality and maintenance of area streets, curbs, and sidewalks, enhance the area's infrastructure, improve accessibility to and from highways, provide accessible, convenient transit, provide for smooth traffic flow at railroad crossings and work to address railroad noise concerns while maintaining safety.

The strategies, major action steps, proposed partnerships, and potential funding sources were developed by Citizen Work Group members working together with city staff and other agency representatives (Appendix C - Resource Directory).

Lead Partners are groups who have volunteered to begin the work of developing the partnerships necessary to implement the major action steps. The Lead Partners will serve as coordinators to bring together all of the groups needed to achieve the proposed action. An initial listing of these groups are included under proposed partnerships.

The Transportation Networks Plan Chapter was reviewed by community members at public meetings held in March, May and June 1999.

Transportation Networks

Goal: Develop the transportation networks necessary to make community facilities and businesses accessible by car, public transit, bike, and foot.

Objective 1 – Street & Sidewalk Conditions:

Improve the quality and maintenance of area streets, curbs, and sidewalks.

Strategy 1.1 – Street & Sidewalk Construction/Repair:

Enhance street and sidewalk conditions.

Major Action Steps:

1. Hold street repair contractors responsible for damage to existing curbs and sidewalks.
 - Timeline: Short (Immediate)
 - Lead Partner: Community Organization, City of San Antonio Public Works Maintenance Division (Call 207-2800 or 359-3110)
2. Work with decision makers to commit Neighborhood and Mobility Access Program funds for sidewalks in areas around the schools. (Elementary Schools are the highest priority.) Note: Funded programs exist for sidewalk construction around a limited number of schools. Sidewalks also are provided as a part of street reconstruction projects.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Community Organization, City of San Antonio Public Works Department
3. Identify funding sources to install, repair or replace sidewalks and roads around existing parks and schools.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Community Action Group
4. Develop a partnership between the City and the community to install sidewalks where the City provides supervision and materials and the community supplies volunteer labor (potential community service project).
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Community Organization, City of San Antonio Public Works Department, Juvenile Justice System

 South Central San Antonio Community Plan

5. Work with VIA to provide additional funding for the installation of concrete pads at bus stops to minimize damage to the road from frequent stops.
 - Timeline: Mid (3 - 4 years)
 - Lead Partner: Citizens, Community Groups, Community Action Group

Strengths & Weaknesses to be addressed by Major Action Steps

- *Neighborhood Streets/Arterials/Sidewalks*
 - Good traffic flow along major roads and small streets.
 - Good street width.
- *Street & Sidewalk Conditions*
 - Improve streets, curbs, and sidewalks including: Flores, Presa, Probandt, Southcross, Mitchell, Steves, Hot Wells from Presa to IH 37, Nogalitos throughout the plan area, White between Presa & Flores, Mission from Mitchell to SA river, Pleasanton from Flores to Southcross, Cevallos from Flores to RR tracks, Roosevelt, Hackberry, Lone Star, Bank, Helena, St. Francis, Simon, Clay, Edwards, Hansford, and Dickson.
 - Improve the quality of improvements and coordination of construction.
 - Construct streets of the quality necessary to withstand the weight of bus traffic.
 - Add sidewalks for children walking to Adams E.S., Harlandale H.S., and Leal M.S. and along Pyron.
 - Add sidewalks on McKinley from Presa to Roosevelt, Topeka from Presa to Hackberry, and Halliday from Presa to Hackberry.
 - Address traffic concerns along Roosevelt between Military and White including: left turns from Roosevelt to Military, and the intersections of Roosevelt with Bonner and Mission Road.
 - Address traffic flow problems caused by children being dropped off/picked up at all area schools.
 - Address speeding problems in school zones.
 - Add street lighting.
 - Add a left turn signal and turn lane at Pleasanton and Southcross.
 - Add speed humps along Fitch Street.
 - Add a traffic light at Gerald and Flores.
 - Add a sensor traffic light at Steves and Probandt Streets.
 - Synchronize all traffic lights in the area.
 - Discourage heavy traffic (18 wheelers) along Topeka and Halliday.
 - Increase the luminosity of road striping.

Note: Requests for street lights, speed humps or other traffic control devices can be made to the Engineering and Traffic Division of the Public Works Department. Each request will first be investigated to assure proper use of tax payer funds.

Projects listed above are identified on the Transportation Networks Plan map.

South Central San Antonio Community Plan**Strategy 1.2 – Street & Sidewalk Cleanliness:**

Maintain the cleanliness of neighborhood streets/arterials/sidewalks.

Major Action Steps:

1. Communicate with the City of San Antonio Public Works Department to encourage appropriate scheduling of which streets need cleaning.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Individual Citizens (Call 359-3110)

2. Work with the Juvenile Justice System to develop community service projects for delinquents to clean up graffiti at underpasses and other areas of the neighborhood.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: City of San Antonio Police Department SAFFE Officers

Strengths & Weaknesses to be addressed by Major Action Steps

- **Neighborhood Streets/Arterials/Sidewalks**
 - Beauty of the underpasses on Nogalitos and Roosevelt.
- **Street & Sidewalk Conditions**
 - Improve street cleaning.
 - Improve maintenance of City property (grass by curb, etc.).

South Central San Antonio Community Plan

Objective 2 – Infrastructure: Enhance the area’s infrastructure.**Strategy 2.1 – Infrastructure:**

Address drainage problems within the area.

Major Action Steps:

1. Continue to coordinate drainage improvements with major thoroughfare street repairs to enhance the impact of Metropolitan Planning Organization (MPO) funds and utilize City funds to address neighborhood street drainage issues. (Community Groups can obtain roadway improvement applications from the MPO and apply directly to the MPO. The MPO then forwards the applications for consideration by the appropriate public entity: City of San Antonio, VIA, Texas Department of Transportation (TxDOT), or Bexar County.)
 - Timeline: Mid - Long (3 - 5+ years) (The Transportation Improvement Program (TIP), developed by the MPO, is a rolling three year program. Each year projects are added to the third year of the program. The TIP can be amended and projects can be changed in scope, added, postponed or deleted.). Continuous once a project is on the TIP.
 - Lead Partner: Community Organizations, C.O.P.S., Alliance Schools (Morrill & Adams), Parishioners

Strengths & Weaknesses to be addressed by Major Action Steps

- *Flood Control*
 - Good flood control, especially along the San Antonio River.
- *Drainage Problems*
 - Address drainage problems at locations including: Fitch, East Gerald near Harlandale H.S., West Gerald, Hackberry (especially intersection with Fair), Monroe, Mission Road underpass/Steves/Mitchell, Roosevelt Park, Halstead, Alvarez & Glass, Division & S. Flores, E. Pyron & Symphony Lane, Southcross between Mission & Roosevelt, South Presa between Military & Hot Wells, Roosevelt between Military & White, Boswell between Pyron & Military, Flores & Steves, Military & Flores, Stonewall to Mayfield area, Goliad & SW Military, Octavia, and Cliff Street.
 - Place a priority on addressing drainage areas where kids are walking to school.
 - Upgrade/dredge San Pedro Creek.

Projects listed above are identified on the Transportation Networks Plan map.

South Central San Antonio Community Plan**Objective 3 – Highway Access:**

Enhance the area's accessibility to and from highways.

Strategy 3.1 – Highway Access:

Improve access along I.H. 37.

Major Action Steps:

1. Work with Texas Department of Transportation (TxDOT) to study ways to improve access to I.H. 37 between Fair and Southcross. Efforts to enhance access should consider the impacts on adjacent residents.
 - Time Line: Long (5+ years)
 - Lead Partner: Community Action Group

Strengths & Weaknesses to be addressed by Major Action Steps

- *Access to 35 & 37*
 - Good access to community from Highways 35 and 37.
- *Access to IH 10/US 90*
 - Improve access to Presa Street from IH10/US 90.
 - Improve access to US 90 from Nogalitos.
 - No frontage road along IH 37 between Fair and Southcross.

Projects listed above are identified on the Transportation Networks Plan map.

South Central San Antonio Community Plan

Objective 4 – Public Transit:

Provide accessible, convenient transit for area residents.

Strategy 4.1 – Public Transit:

Support VIA's efforts to provide a high level of quality service along transit corridors.

Major Action Steps:

1. Report damaged or poorly located bus benches.
 - Timeline: Short (1 - 2 years)
 - Lead Partner: Individual Citizens
(Call Allied Advertising 732-7874)

2. Encourage a Light Rail System, potentially along Presa connecting to Brooks AFB and/or Flores.
 - Timeline: Short - Mid (1 - 4 years)
 - Lead Partner: Individual Citizens

Strengths & Weaknesses to be addressed by Major Action Steps

- *Transit Service*
 - VIA provides good service along main streets.
 - Expand VIA service to the northern part of San Antonio and other areas of the City.
 - Move VIA bus bench back from corner at Southcross and Pleasanton.
 - Enhance bus stop at Flores and the railroad tracks.
 - Improve VIA route along Mission-Mitchell to San Jose.

Projects listed above are identified on the Transportation Networks Plan map.

South Central San Antonio Community Plan

Objective 5 – Railroad Traffic:

Provide for the smooth flow of traffic at railroad crossings and work to address noise concerns while maintaining railroad safety.

Strengths & Weaknesses to be addressed by Major Action Steps

- *Railroad Traffic*
 - Address the traffic problems caused by trains blocking several streets at the same time including: Flores, Laredo, Lone Star and Steves.
 - Address concerns related to train horns sounding in the early am.
 - Improve railroad crossing at Presa & Southcross, Presa & White, Presa & Riverside, Presa & Pyron, and Alamo & Flores.
 - Improve maintenance (mowing, picking up garbage, etc.) along railroad tracks.
 - Use existing railroad tracks for a potential future light rail link to Hot Wells.

Projects listed above are identified on the Transportation Networks Plan map.

Proposed Partnerships – Transportation Networks:

City of San Antonio

Parks and Recreation

Police Department

Public Works

C.O.P.S.

Community Action Group

Community Organizations/Neighborhood Associations

Juvenile Justice System

Metropolitan Planning Organization

Private Community Businesses

Schools/PTAs

South San Antonio Chamber of Commerce

VIA Metropolitan Transit Authority

Potential Funding Sources – Transportation Networks:

CDBG funds

MPO funds

Capital Improvement Fund

(Next) Bond Issue

VIA

Private Businesses

School Districts

South Central San Antonio Community Plan

Transportation Networks Plan

The Transportation Networks Plan is consistent with the *City of San Antonio Major Thoroughfare Plan*. Five types of thoroughfares are included in the South Central San Antonio Community Plan. These thoroughfares are:

Expressway- 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.

Primary Arterial- Calls for limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity. There are two classifications within this category.

Type A - 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.

Type B- Calls for 60'-110' right-of-way with three traffic lanes for each direction and turn lanes provided at nodes.

Secondary Arterial- 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. There are two classifications within this category.

Type A- 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.

Type B- 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.

Plan Implementation Plan Chapter

The Plan Implementation Chapter focuses on strategies to organize a Community Action Group to ensure implementation of the South Central San Antonio Community Plan.

The goal, objective, strategy and major action steps were developed by each of the three Citizen Work Groups working together with city staff and other agency representatives (Appendix C - Resource Directory).

Lead Partners are groups who have volunteered to begin the work of developing the partnerships necessary to implement the major action steps. The Lead Partners will serve as coordinators to bring together all of the groups needed to achieve the proposed action. An initial listing of these groups are included under proposed partnerships.

The Plan Implementation Chapter was reviewed by community members at public meetings held in March, May and June 1999.

South Central San Antonio Community Plan

Plan Implementation

Goal: Improve the overall quality of life in South Central San Antonio through the development and implementation of the South Central San Antonio Community Plan.

Objective 1 – Implementation:

Ensure implementation of the goals, objectives, strategies and major action steps included in the South Central San Antonio Community Plan.

Strategy 1.1 – Implementation:

Develop a coordinating and action group to work on achieving the goals of the South Central San Antonio Community Plan.

Major Action Steps:

1. Organize a Community Action Group. Identify community advocates to work with decision makers on plan implementation. Involve neighborhood associations, community organizations, residents, churches, businesses, the South San Antonio Chamber of Commerce, banks, and other interested groups.
 - Timeline: Short (Immediate & Ongoing)
 - Lead Partner: Alliance Schools (Morrill & Adams), C.O.P.S., Community Organization, Neighborhood Associations, PTA, Parishioners, South San Antonio Chamber of Commerce

2. Develop networks and other strategies to improve community communication.
 - Timeline: Short (Immediate & Ongoing)
 - Lead Partner: Community Action Group

Appendices

South Central San Antonio Community Plan

Appendix A – Community Demographics

South Central San Antonio Community Plan

Appendix B – Meeting Calendar

Community Meetings

First Public Meeting

Sat., October 31, 1998; 9 – 10 a.m.

Riverside Park ES, 202 School St.

Mapping the Issues Meetings

Thurs., November 12, 1998, 6 – 8 p.m.

Harlandale HS, 114 E Gerald

Sat., November 14, 1998, 9 – 11 a.m.

South Presa Community Center, 3721 S Presa

Tue., November 17, 1998, 6 – 8 p.m.

Hillcrest ES, 211 W Malone

Defining the Goals Meeting

Sat., January 23, 1999, 9 – 11 a.m.

Morrill ES, 5200 S Flores

Reviewing the Strategies Meeting

Sat., March 20, 1999, 9 – 11:30 a.m.

Riverside Park ES, 202 School St.

Developing Partnerships Meeting

Tue., May 25, 1999, 6:30 – 8 p.m.

Riverside Park Es, 202 School St

Finalizing the Plan Meeting

Thurs., June 17, 1999, 6:30 – 8 p.m.

Morrill ES, 5200 S Flores

South Central San Antonio Community Plan

Citizen Work Group Meetings

<i>Neighborhood Development/Environment</i>	<i>Community Facilities/Quality of Life</i>	<i>Transportation Networks</i>
Mon., February 8, 1999, 6:30 p.m., Trinity Lutheran Church	Mon., February 1, 1999, 5:30 p.m., Bob Orr's House	Thurs., February 11, 1999, 6 p.m., Morrill ES
Tues., February 16, 1999, 6:30 p.m., Ball ES	Thurs., February 11, 1999, 6 p.m., JOVEN	Thurs., February 18, 1999, 6 p.m., St. Leo's Catholic Church
Tues., March 2, 1999, 6:30 p.m., JOVEN	Mon., February 22, 1999, 6 p.m., Bob Billa Center	Thurs., February 25, 1999, 6 p.m., St. Leo's Catholic Church
Thurs., March 11, 1999, 6:30 p.m., JOVEN	Mon., March 1, 1999, 6 p.m., McCreless Library	Thurs., March 11, 1999, 6 p.m., St. Leo's Catholic Church
Wed., May 19, 1999, 6:30 p.m., Trinity Lutheran Church	Mon., March 8, 1999, 6 p.m., Bob Orr's House	Thurs., May 20, 1999, 6 p.m., St. Leo's Catholic Church
	Wed., May 19, 1999, 6 p.m., Bob Orr's House	

South Central San Antonio Community Plan

Appendix C – Resource Directory

Neighborhood Development/Environment Citizen Work Group Members

Edmund & Grace Brysch	Rodolfo Mancha	Maria L. Rومان
Pastor Al Cope	Barbara Mariani	Ricardo R. Salmon
Mary Dilla	Carrie Mariani	Laurencia Sandoval
Sara Gonzales	Sybil Mariani	Pat Shaw
Conrad G. Hernandez	Maria Elena Martinez	Susan Sheeran
Lorraine Lisenby	Mario Martinez	Josie Villarreal
Juan J. Mancha	Ruben Peña	

Neighborhood Development/Environment Consulting Experts

Ida Brown City of San Antonio, Economic Development Dept., Neighborhood Commercial Revitalization (NCR) Program; 207-8080	Jack Harper City of San Antonio, Code Compliance Dept.; 207-7230
Genie Cooper City of San Antonio, Planning Dept., Historic Division; 207-7900	Eloy Rosales City of San Antonio, Public Works Dept.; 207-8020
Matt Curry South San Antonio Chamber of Commerce; 533-5867	Christine Viña Southtown; 226-0888
Richard H. De Los Santos San Antonio Housing Authority; 220-3340	Tim Zamora City of San Antonio, Code Compliance Dept, Dangerous Premises Team; 207- 7230
Lori Hall City of San Antonio, Neighborhood Action Dept., Rental Rehab Program; 207-7881	

South Central San Antonio Community Plan

Community Facilities/Quality of Life Citizen Work Group Members

Joan Bradley	Gib Hafernick	Bob Orr
Alejandro Cano	Conrad G. Hernandez	Laurencia Sandoval
Sara Gonzales	Lorraine Lisenby	Fred Villarreal
Mary Dilla	Joline Moore	David Yoachum

Community Facilities/Quality of Life Consulting Experts

Rocky De Estrada City of San Antonio, Parks & Rec. Dept.; 207-8480	Jeff Neathery Avenidas Del Rio, Neathery Environmental Services; 930-5959
Tertia Emerson Neighborhood Resource Center; 735-0586	Mark Peterson State Forest Service; 223-9963
Rachel Esquivel City of San Antonio, Community Initiatives Dept., Youth Services, Southside Center; 924-4862	Steve Ramsey San Antonio River Authority; 227-1373
Jack Harper City of San Antonio, Code Compliance Dept.; 207-7230	Debbie Reid City of San Antonio, Building Inspections Dept., City Arborist; 207-8197
Irby Hightower San Antonio River Oversight Committee, Alamo Architects; 227-2612	Norma Silva Keep San Antonio Beautiful; 522-8823
Jeff Hough Avenidas Del Rio, HDR Simpson; 828- 2217	Christine Viña Southtown; 226-0888
Fred Montalvo City of San Antonio, Community Initiatives Dept., Youth Services; 924-4862	Stephen Whitesell National Park Service, SA Missions National Historical Park; 534-8875

South Central San Antonio Community Plan

Transportation Networks Citizen Work Group Members

Robert Bosquez	Tony Garza	Beatrice S. Perez
Dolores A. Cantu	Gabriela Guerra	Mary D. Rivas
Virginia S. Carrillo	Susie Hanks	Henry & Manuela Sielski
Andrew Garcia	Marcos Orya	Nancy E. Zubrod
Martin Garcia	Lydia Pacheco	

Transportation Networks Consulting Experts

Pam Bransford City of San Antonio, Public Works Dept.; 207-8017	Sylvia Mendiola VIA Metropolitan Transit Authority 362-2380
Ernest Brown City of San Antonio, Planning Dept.; 207-7207	Patricia Mota City of San Antonio, Public Works Dept.; 207-8144
Jeanne Geiger Metropolitan Planning Organization; 227-8651	Dave Pasley City of San Antonio, Public Works Dept.; 207-3398

 South Central San Antonio Community Plan

Additional Resource Numbers

A

Animal Control	737-1442
Dead Animal Pickup	522-8831
Stray Animal Pickup	737-1442
Athletics Hotline	207-3128

B

Birth & Death Records	207-8754
Bus Benches – Allied Advertising (to report damage or poor locations)	732-7874
Brush Pickup	522-8831
Building Permits	207-8820

C

City Council Office	207-7040
City's Website	www.ci.sat.tx.us
Code Compliance Complaints	207-7230
Curb damage by street repair contractors (report to Public Works, Maintenance Div.)	207-2800 or 359-3110

D

Domestic Violence Counseling (Police Dept.)	207-2141
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F

Fire non-emergency	207-7744
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G

Garage Sale Permits	207-8263
Graffiti Hotline	207-4400

H

Health Department	207-8780
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I

Illegal Dumping	207-DUMP (3869)
Immunization Information	207-8750

J

Job Line – City of San Antonio	207-7280
JOVEN	924-0330

K

Keep San Antonio Beautiful	522-8823
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L

Library Telephone Reference	207-2500
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M

Merced Housing Texas	281-0236
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C

 South Central San Antonio Community Plan

Metropolitan Planning Organization (MPO) 227-8651
 annual "Call for Projects (bicycle trails,
 road improvements)

N

Neighborhood Commercial Revitalization 207-8080
 Program

Noise Complaints 207-7230

P

Park & Recreation Department

 After School Challenge Program 207-3151

 Park Reservations 207-PARK (7275)

 Volunteer Services – Tool Lending 207-8452

Park Rangers Dispatch (24 hours) 207-8590

Planning Department 207-7900

Police, non-emergency 227-7201

Pothole, Chughole Complaints 359-3110

Public Information Office 207-7235

R

Rental Rehab Program (City of San Antonio, Neighborhood Action Dept.) 207-7881

S

SAFFE – South Patrol 922-7233

San Antonio Housing Authority – Section 8 212-SEC8

Problem Line

Senior Citizen Services 207-7160

Stop signs/Speed humps 207-7000

T

Tax Office 207-8680

Traffic 207-2141

W

Water Testing 207-8887

Y

Youth Services 207-7191

South Central San Antonio Community Plan

Appendix D – Community History

The historical development of the South Side is intimately connected with the City's past. Much of the area was once the labores, or work fields, of the four Spanish Colonial Missions in the area: Mission San Jose y San Miguel de Aguayo, Mission Nuestra Senora de la Purissima Concepcion, Mission San Juan Capistrano, and Mission San Francisco de la Espada. All four of these missions were founded in the first half of the 18th century.

After secularization of the missions in the late 18th, early 19th century, the former mission lands were divided among the remaining mission families and subsequently sold and conveyed. Many of the original families retain title to these lands or live in the area of their ancestors.

Much of the property continued in agricultural use through the 1800s and well into the 1900s. Many areas in the southern reaches, around Mission San Juan and Mission Espada, still are primarily agricultural and pastoral.

Residential development between the downtown and the northernmost mission, Concepcion, primarily occurred between 1850 and 1900. The neighborhoods in this period are the current Lavaca, King William, Beanville, and the area around St. Theresa's on South Presa. The residential development between 1850 and 1900 was located in the area bound by Durango on the north, South Flores Street to the west, Mitchell Avenue on the south and IH-37 to the east.

The neighborhoods below Mitchell Street and above Military Highway developed as the burgeoning City moved further south and as trolley tracks were laid to provide public transportation to and from the suburbs. The majority of the housing stock dates from the late 1890s through the 1920s.

During the later part of this time period, the initial development of the Harlandale and South San neighborhoods began. By the time of World War II, residential use had spread south to Military Highway.

Following World War II, those lots in the area that had not developed prior to the war began to be sold and developed for residential use. Often times, a section of 1920s houses will include a single 1940s house built after the war. These "out-of-time" houses add character and contrast to the existing housing stock in these neighborhoods.

Appendix E – Public Projects

South Central San Antonio Community Plan

South Central San Antonio Community Plan

South Central San Antonio Community Plan

Appendix F – Plan Dictionary

Coliform Bacteria - A particular group of bacteria primarily found in human and animal intestines and wastes. These bacteria are widely used as indicator organisms to show the presence of such wastes in water and the possible presence of disease-producing bacteria.

Community Action Group – A group that works to ensure that the goals found in a community plan are both followed and implemented.

Community Facilities – Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Design Guidelines – Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair of existing homes/businesses in order to keep the overall character of the neighborhood. Certain character-defining elements such as front porches, roof slopes, etc. are emphasized in the guidelines.

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

Focus Groups – A small group of participants who discuss selected topics as a group. A focus group takes advantage of the combined experience of participants to identify and resolve issues. The perspective is a down-to-earth, practical approach to finding real, workable solutions to real problems, and new approaches to opportunities.

“Green” Corridors – Linkage ways that serve as transportation corridors for pedestrians and bicyclists that are lined with natural landscaping.

Hazardous Waste – Waste products that can be hazardous to a community’s environment and human/animal population.

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.

South Central San Antonio Community Plan

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.

Kiosks – Educational/informational booths available at community-gathering places.

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 Park System – Provides a physical link between two or more areas. Linear park trails 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.

Major Thoroughfare – This plan is consistent with the City's Major Thoroughfare Plan. Five types of thoroughfares are included in the South Central San Antonio Community Plan. These thoroughfares are: expressway, primary arterial type A, primary arterial type B, secondary arterial type A, and secondary arterial type B.

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.

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

South Central San Antonio Community Plan

Noncontact Recreational Basin – Water-related recreation activity that does not involve direct bodily contact with the water but may involve occasional contact with the water (such as fishing/boating). The San Antonio River has been given this classification due to high levels of coliform bacteria, most probably due to adjacent land uses and urban runoff.

Pilot Channel – Low flow channel or where water normally flows.

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.

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.

Trapezoid Channel – Reference to shape of the flood channel – includes the bottom width of the channel and the constant slope of the banks.

Urban Runoff – Urban runoff is stormwater runoff from urbanized areas. This runoff is a potential problem due to the possibility of oil, grease, herbicide, pesticide, sewage overflows, etc. that may be a part of the runoff.

Zoning – Through zoning, a city 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.

Appendix G – Letters of Support