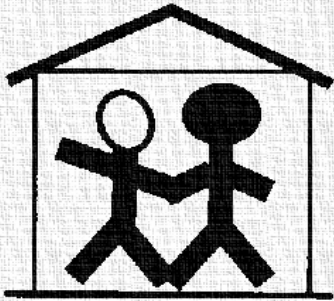


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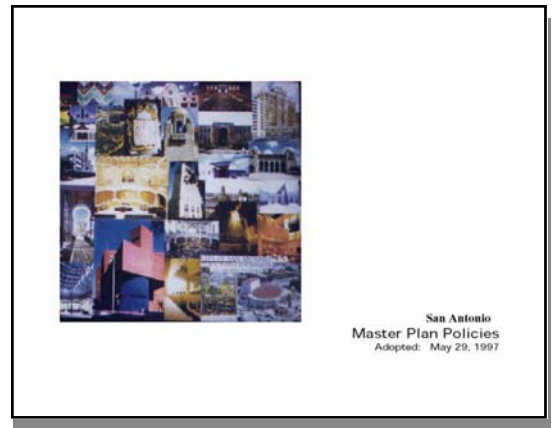


CITY OF SAN ANTONIO PLANNING & DEVELOPMENT SERVICES DEPARTMENT
NEIGHBORHOOD PLANNING & URBAN DESIGN DIVISION

ANNUAL IMPROVEMENT PROJECT REPORT

Annual Improvement Project Report

The Annual Improvement Project Report (AIPR) is a rolling report presented each fiscal year to the Planning Commission and the City Council, that includes operational programs or larger capital projects from adopted Neighborhood, Community, and Perimeter Plans. The projects listed were reviewed by the Planning Team during the Plan development process, and each year Planning Teams are given the opportunity to update their priority list. The City of San Antonio Master Plan, Neighborhood Policy 2e calls for City departments to review and follow neighborhood plans to the extent possible and to consider projects identified in recognized plans when making decisions regarding capital improvements. The AIPR provides a concise resource to which City officials may refer when identifying potential bond projects.



How to Use This Report

Priority projects submitted by neighborhood and community representatives are listed by their respective Neighborhood, Community or Perimeter Plan. Each plan should be consulted for additional details about the recommended projects. As the priority is addressed, implemented or reprioritized by Planning Teams, the item will be removed from the AIPR. Projects not addressed will remain in the report and continue to be provided to City Council each year as potential improvements for future budgets.

New and Updated Plans in this Issue:

| | |
|---|-----------|
| <i>Downtown—West Neighborhood Plan Update</i> | 3 |
| <i>Downtown— North Neighborhood- River North Plan Update</i> | 3 |
| <i>Northeast Inner Loop Neighborhood Plan</i> | 12 |
| <i>Stinson Airport Vicinity Land Use Plan</i> | 14 |
| <i>Tobin Hill Neighborhood Plan</i> | 14 |

INFRASTRUCTURE

- A. Address insufficient infrastructure through street and sidewalk reconstruction from:
 - 1) Walters St. to New Braunfels Ave. along:
 - Hays St.
 - Canton
 - East Crockett
 - 2) Poinsettia from Onslow Dr. to New Braunfels Ave.
 - 3) Lamar St. from 2000 Block to New Braunfels Ave.
- B. Obtain cost estimates and implement drainage improvements on low water crossing #139, if feasible.
- C. Construct pedestrian bridge/ sidewalk south of King Chest, along Hwy 90 access road, to accommodate students walking to school.

PUBLIC SAFETY & CODE COMPLIANCE

- D. Implement an aggressive Code Enforcement program.

LAND USE / REZONING

- E. Initiate a comprehensive rezoning for the:
 - 1) East side of New Braunfels Ave. between Commerce St. and the rail yard is recommended as Mixed-Use but is zoned I-1.
 - 2) Area north and south of Gembler Rd.
 - 3) Area east of W.W. White
 - 4) Area surrounding the Willow Wood neighborhood.

Camelot 1 Neighborhood Plan

COMMUNITY FACILITIES

- A. Acquire public park space in neighborhood to ensure a quality recreational area for children.

PUBLIC SAFETY & CODE COMPLIANCE

- B. Improve safety and quality of existing high density residential areas.

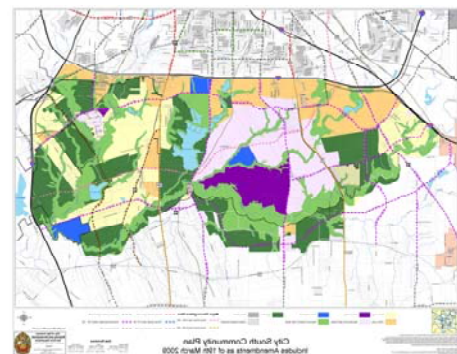


Example of a park desired in the planning area

City South Community Plan

LAND USE/REZONING

- A. Update Land Use Plan for Area 1, as warranted.
- B. Update Transfer of Development Rights UDC provision for implementation in City South. (see page 16)
- C. Update/amend UDC to include two new Flexible Zoning Districts— Farm and Ranch—2 (FR-2) and Mixed Rural Development (MRD).
- D. Study and recommend standards for development along San Antonio and Medina Rivers and integrate into the UDC.
- E. Continue to feature new development and promote usage of the Flexible Zoning Districts on the City South web page.



City South Planning Area

Downtown Neighborhood Plan

Districts 1, 2, and 5

COMMUNITY FACILITIES

- A. Implement Phase I of the San Pedro Creek restoration and pedestrian facility project from Houston St. to Durango Blvd.

INFRASTRUCTURE

- B. Encourage the development of gateways at Broadway Ave./Jones St. and Romana Plaza.

LAND USE / URBAN DESIGN

- C. **Implement the Hemisfair Area Master Plan. (see page 16)**
- D. Implement River North District Plan Catalytic Projects.

1. Transform Broadway from a residual highway to an urban, mixed-use avenue
2. Transform Avenue B from an industrial street to a fine urban neighborhood street
3. Construct the Street Trolley route linking Downtown and River North
4. Establish the Performing Arts District and a Park-Once utility
5. Connect River North to the area north of I-35
6. Infill new neighborhood development around the Museum of Art
7. Infill new mixed-use development along Alamo St, Maverick Park and Madison Sq. Park
8. Preserve historic assets within the neighborhood

Five Points Neighborhood Plan

District 1

INFRASTRUCTURE

- A. Reconstruct sidewalks on N. Flores, Euclid and Jackson Sts., including gateway treatments and streetscape design.
- B. Conduct a drainage study for area west of N. Flores St. to identify possible mitigation efforts. Any street reconstruction projects on east/west directional streets offer the opportunity to include drainage improvements.

D. Complete an update to the Five Points Neighborhood Plan. (see page 16)

- E. Install “trailblazer” signs to hospitals, colleges, and other nearby public facilities.

Government Hill Neighborhood Plan

District 2

INFRASTRUCTURE

- A. Improve streets and sidewalks (west of N. New Braunfels Ave., and on Carson, Mason St., Pierce, Palmetto St. and Gloucester St. between N. Palmetto and Rogers Ave.) and assess need for additional lighting in existing alleys.

HOUSING

- B. Develop a housing rehabilitation plan and pursue funding options for rehabilitation of older homes.
- C. Promote infill development east of Walters to Region 20 office.

COMMUNITY FACILITIES

- D. Identify properties for a neighborhood park or Senior Center (potential area: old Melman School on Austin St.)

E. Construct walking trail in City Park next to Pershing Elementary School and landscape with trees/shrubs. (see pg. 16).

ECONOMIC DEVELOPMENT

- F. Recruit businesses or expand existing businesses on N. New Braunfels Ave. and Walters St.

LAND USE / REZONING

- G. **Complete comprehensive rezoning of the neighborhood, update Neighborhood Plan, and work to extend historic district within 2 years. Phases II through IV of Plan Update to be initiated in FY 09-10. (see page 16)**

Greater Dellview Area Community Plan

District 1

INFRASTRUCTURE:

- A. Traffic calming for El Monte Blvd. between Catalina and Blanco Roads.
- B. La Manda at Vance Jackson - left turn signal needed.
- C. Add sidewalks on La Manda from Vance Jackson to West.
- D. Explore improvements to the safety and efficiency of traffic flow on Vance Jackson between IH-10 and Denton.
- E. Curb and sidewalk repair/installation on El Monte Blvd. between Blanco and West Avenue.
- F. Sidewalks on Vance Jackson & West Ave. between IH-10 and 410 for safe pedestrian traffic.
- G. Enhance Basse Rd. median with trees and landscaping to assist with area revitalization efforts.
- H. **Realign Basse Rd. and Blanco intersection to improve traffic flow. Explore possibility of a roundabout or intersection realignment. (see page 16)**
- I. **Install protected left turn signals for both Fresno (east/west) and Blanco (north /south) at intersections.**

(see page 16)

- J. Address drainage issues on Birchwood Dr., Spicewood Dr., Glen Ivy, Warner Ave, West Ave and West Olmos.

COMMUNITY FACILITIES:

- K. Explore the acquisition of property in the 1400 block of Basse Rd. near railroad tracks as potential location for a park and youth/community center. (Property currently owned by SAISD.)



Example of desired sidewalk design in planning area

Guadalupe Westside Community Plan

District 5

INFRASTRUCTURE

- A. Improve and increase street lighting along Guadalupe St.
- B. Improve and maintain storm water drainage infrastructure - problem areas: Guadalupe St., Tampico St., S. Colorado St., Colima, S. Comal, and Frio City Rd.
- C. Construct & repair sidewalks, ADA compliant if possible: Trinity from Commerce to Chihuahua, S. Navidad from Commerce to W. Durango, S. Hamilton from Commerce to Driftwood, Zarzamora from Commerce to B St., Commerce from NW 19th St. to S. Alazan, Montezuma from SW 18th St. to San Jacinto, Guadalupe St.— improve and widen sidewalks to promote a pedestrian-friendly corridor.
- D. Address street maintenance at: Guadalupe, Montezuma, Brazos, San Jacinto, Trinity, Colima, Navidad, Hamilton, Colorado, El Paso, Calaveras, Chupaderas, Sabinas, Nueces, Rosillo, Richter, Smith .
- E. Improve amenities at bus stops along Bus Route 68.
- F. Investigate the burying of utilities, particularly along the length of Guadalupe St.
- G. Beautify the neighborhood through improved streetscape design, especially on the corridors to include; tree planting, wider sidewalks and distinctive ROW paving

treatments.

PUBLIC SAFETY / CODE COMPLIANCE

- H. Increase stray animal prevention services throughout the planning area .

COMMUNITY FACILITIES

- I. Increase park amenities at Amistad and Cassiano Parks & improve linear park system along Alazan/Apache Creek.
- J. Extend hours of operation and services at Bazan Branch Library and provide more services throughout the area; for example, mobile book units.

INFRASTRUCTURE

- A. Target thoroughfares for tree planting and landscaping:
 - 1) S. New Braunfels Ave. /Hackberry St.
 - 2) Gevers Rd. (off US Highway 90) as an entrance to Highland Park.
 - 3) Pecan Valley median.
 - 4) Southcross median.
 - 5) Hot Wells at IH-37.
- B. Perform traffic study for high accident areas. Assess information to determine if needs assessment identifies school zone areas. Evaluate cost and feasibility of traffic calming devices to slow down vehicles in identified school zones.



Tree planting project

COMMUNITY FACILITIES

- C. Evaluate the feasibility of a teen/senior center potentially located at Pecan Valley Park or Pickwell Park.

Huebner-Leon Creeks Community Plan

INFRASTRUCTURE

- A. Develop bicycle facilities along thoroughfares identified in the plan (Eckhert Rd., Rochell Rd., and Whitby Rd.)
- B. Install permanent drainage infrastructure to correct drainage problems adjacent to Thornton Elementary School.
- C. Construct permanent bridge (pedestrian and bike) from the Abe Lincoln side of O.P Schnabel Park in to the park to enhance non-vehicular access to the park and decrease traffic to and from the park.



Example of an on-street bicycle facility

- D. Conduct a traffic study to investigate the necessity of a traffic light at Babcock Rd. and Welles Way.
- E. **Complete repaving of Babcock Rd. from Prue Rd. to Hollyhock Rd. to extend to Huebner Rd (see pg. 16).**

COMMUNITY FACILITIES

- F. Conduct feasibility study for development of additional parks and open space in areas identified in the plan (see page 43 of the Plan document).

INFRASTRUCTURE

- A. Acquire right-of-way and extend a collector street in the Eastgate neighborhood, south to FM 1346, to provide better neighborhood accessibility to shopping areas to the southwest

along W.W. White Road. Currently, all residents must exit the Eastgate neighborhood onto a one-way



Truck traffic in the plan area

frontage road along Loop 410 and travel through the Ackermann Road interchange at IH-10 to gain access to W. W. White Road, where there is considerable conflict between automobile and commercial truck traffic.

- B. Address insufficient infrastructure for the following neighborhood streets:

1) Eastgate neighborhood:

- a. Eunice from Loop 410 access road to the end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at end of the street.
- b. Stutts Dr. from IH-10 East access road to end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at end of the street.
- c. Eastgate from Loop 410 access road to Peggy Dr. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- d. Crossway from Loop 410 access road to Peggy Dr. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- e. Peggy Dr. from IH-10 East access road to Eunice and from Eunice to Houston St./F.M. 1346 - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- f. Address and complete drainage project: Stutts Dr., Eastgate, Eunice, IH-410 N. frontage road, channel between Stutts Dr. and Peggy Dr.

2) Churchill Estates neighborhood:

- a. Minnie St. from IH-10 East access road to the end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and a cul-de-sac at end of the street.
- b. "X" St. from Chloe Dr. to Minnie St. - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and a cul-de-sac at end of the street.
- c. Churchill Ave. from IH-10 East to end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at end of the street.
- d. Chloe St. from IH-10 East to end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at end of the street.

3) East Commerce Estate neighborhood:

- a. Lincoln Wood from Diversity to Newcombe Dr. and from IH-10 East access road to Newcombe Dr. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- b. Newcombe Dr. from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at both ends of street.
- c. Malden from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- d. Langdon Rd. from Newcombe Dr. to Weichold Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- e. Toronto from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- f. Diversey Dr. from Newcombe Dr. to Weichold Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- g. Farley from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- h. Rhode from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- i. Kilgore from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.

Ingram Hills Neighborhood Plan

District 7

INFRASTRUCTURE

- A. Re-open the connection between Majestic Dr. and S. Horseshoe Bend, as development warrants.
- B. Conduct an area-wide drainage study to verify efficiency of stormwater infrastructure.
- C. Install ADA-compliant ramps and sidewalks to improve accessibility to neighborhood facilities.



Ingram Hills Planning Area

COMMUNITY FACILITIES

- D. Actively pursue property for preservation of green space in the area

PUBLIC SAFETY

- E. Increase the number of active neighborhood crime watch programs.

Kelly/South San PUEBLO Community Plan

District 4 and 5

INFRASTRUCTURE

- A. Provide streetscaping with shaded accessible walkways and lighting along Southcross, Quintana, Bynum and Somerset corridors.
- B. Improve drainage from the 1000 to 2200 Blocks of Quintana Road.
- C. Construct sidewalks on the west side of Quintana Rd. from the 1000-2000 blocks.
- D. Reconstruction of streets with curb and sidewalks at:
 - 1) Tampa - 100-200 Block
 - 2) Dacus - 100-200 Block
 - 3) Creighton Street
 - 4) Perian - 100-200 Block
 - 5) Wilcox 200 Block to Bynum Street
 - 6) Crittendon - 100-200 Block
 - 7) Hollenbeck - 300 block

- E. Alley improvements between the 2800 block of Southcross and the 500 Block of Wilcox.
- F. Walking or jogging track/trail along Fay St. at the south end of Port San Antonio.
- G. Upgrade bus service with sidewalk and shelter improvements (in particular at 2200 Quintana Rd.).
- H. Construct under/over passes at major train crossings at Southcross/Somerset and at New Laredo Highway south of Nogalitos.

COMMUNITY FACILITIES

- I. Investigate the opportunity to acquire the green space from Port San Antonio located at the North of the Port.



Example of enhanced streetscape design



Bus shelter in Plan area

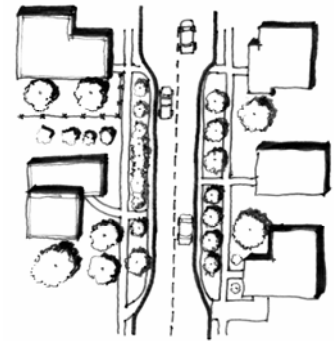
INFRASTRUCTURE

- A. Investigate the installation of traffic-calming/realignment measures as warranted, particularly the Florida St./Carolina St. intersections with Labor St. (See pg. 16)
- B. Address insufficient infrastructure through street and sidewalk reconstruction:
 - 1) *Street reconstruction* – Carolina St. from IH-37 W to S. St. Mary’s St (see page 16).; Devine St., and Labor St. from Callaghan St. to Durango Blvd. are major priorities. Other streets: Vitra Place, Conrad, Jacobs, Lotus, and Leigh Sts.,
 - 2) *Sidewalks* – S. Presa St. (west side) from Durango Blvd. to MKT Railroad is a priority. Labor, Callaghan, and Camargo (between Indianola and Labor Sts).
 - 3) *Street lighting* — S. Presa St., Garfield Alley, Labor St., Refugio St. (between Indianola and Matagorda Sts.), Camargo and San Arturo Sts, and Sadie Alley.

- 4) Drainage projects – Boerne, Florida, Delaware, S. Presa, and S. St. Mary’s Sts.
- C. Remove existing and replace new underground utilities and provide for street reconstruction along one block of S. Presa St. from Durango Blvd. to S. Alamo St. to connect with the Mission Trails project.

LAND USE / URBAN DESIGN

- D. Protect neighborhood character through continued expansion of the historic districts in the neighborhood.



Sketch of possible traffic calming solution

Mahncke Park Neighborhood Plan

ECONOMIC DEVELOPMENT

- A. Establish a Neighborhood Commercial Revitalization Program for the Broadway St. business corridor.

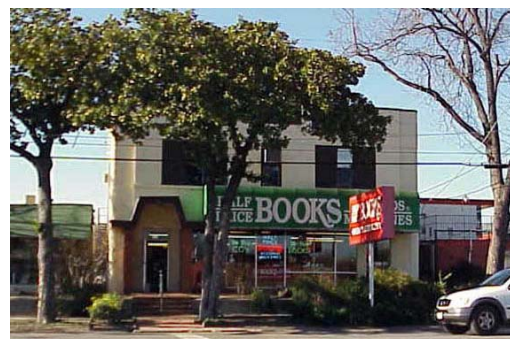
INFRASTRUCTURE

- B. Coordinate impact of Fort Sam Houston gate closures and traffic detours with the neighborhood association. Recommend re-opening of N. New Braunfels Ave. through Fort Sam Houston.
- C. Improvements to N. New Braunfels Ave:
 - 1) From Fort Sam Houston to Pershing Ave., involve neighborhood assoc. in redesign to possibly include: adding sidewalks and narrowing N. New Braunfels from Eleanor to Pershing.
 - 2) Repave from Eleanor Ave. to Burr Rd.
 - 3) From Parland Place to Pershing Ave. add sidewalks to serve both school children walking to Lamar Elementary and neighbors walking in the area.
- D. Provide 4-Way Stop at intersections of Elhurst Ave. at Bellview St. and Queen Anne Court at Bellview St., as warranted.

- E. Install speed bumps on Parland Place to slow down traffic to make the area safer for school children and neighbors walking in the area.

PUBLIC SAFETY

- F. Increase police presence to improve security, specifically at southern end of the neighborhood.
- G. Consult with Fire Department to decrease Fire Department response time in the area which increased by five minutes since the closing of N. New Braunfels Avenue at Fort Sam Houston.



Existing commercial development along Broadway St.

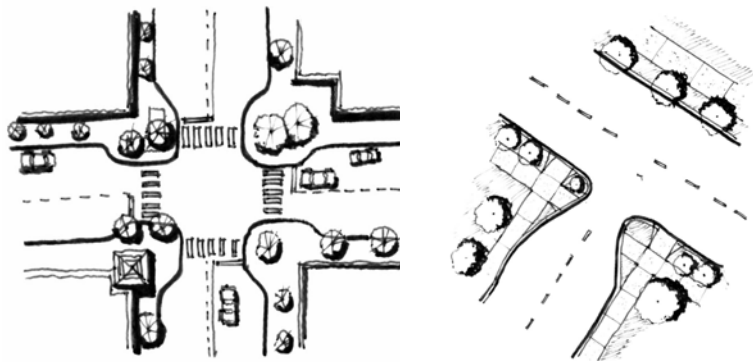
COMMUNITY FACILITIES

- A. Create a linear park along the drainage right-of-way located along and through the blocks bounded by Elsmere Place and Michigan, Lynwood, Rosewood and Lullwood Avenues.

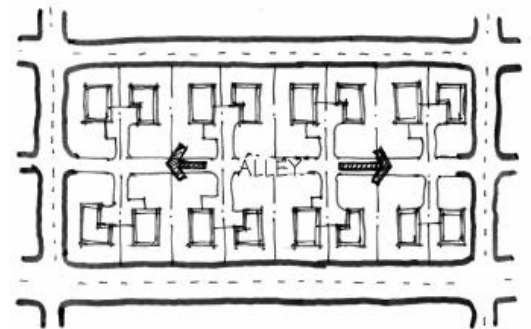
INFRASTRUCTURE

- B. Upgrade the following sidewalks:
 - 3) N. Flores St. from Ashby to Fulton Sts.: Add sidewalks where missing along both sides of the street.
 - 4) Breeden Ave. from Ashby St. to Hildebrand Ave.: Add sidewalks where missing along both sides of the street.
 - 5) Rosewood Ave. from Blanco Rd. east to the railroad tracks.
- C. Improve maintenance and re-institute garbage pick-up in alleys. Fund a maintenance and repair contract for the following alleys:
 - 1) Between Summit & Agarita Avenues from Capital Street to Blanco Road.
 - 2) Between Mulberry & Huisache Avenues from IH -10 to Blanco Rd.

- 3) Between Craig Place & Russell Place from Michigan Ave. to Grant St., and from N. Flores St. to San Pedro Ave.
- 4) Between Russell & French Sts. from Fredericksburg to Blanco Rds.
- 5) Between W. Kings Highway & Summit Ave. from Grant St. to Blanco Rd: This alley recently has been repaired. However, a water problem exists which has resulted in newly formed deep ruts in the alley.



Example curb bulb and sidewalk designs



Example alley illustration that could allow for services behind buildings

INFRASTRUCTURE

- A. Repair existing sidewalks, in-fill where missing, and where feasible; set sidewalks back from curb to provide planting strips:
 - 1) Kampmann Blvd. from Babcock Rd. to W. Woodlawn.
 - 2) Broadview/Willowbrook Dr. from Bandera Rd. to Slayden Dr.
 - 3) Wilson Blvd. from Babcock Rd. to W. Woodlawn.
 - 4) **St. Cloud from W. Woodlawn to Sunshine (add sidewalks, increase width of existing sidewalks, and paint crosswalk in front of St. Paul's Church) .(see page 16)**
 - 5) Vollum Ave. from Fredericksburg Rd. to Woodlawn Lake.
 - 6) San Antonio Ave. from Fredericksburg Rd. to Woodlawn Lake.
 - 7) Along Quentin Dr. (a route to school).
 - 8) Along Danville
- B. Fund the construction of a multi-story parking garage in the Deco District / NCR Area with first floor retail and streetscape enhancements.
- C. Work with VIA to develop a neighborhood circular shuttle service to connect the residential, commercial and historic areas of the communities from Woodlawn Lake to the Deco District.
- D. Traffic Calming into and around Woodlawn Lake Park:
 - 1) Consider traffic circle at Woodlawn and Lake/N. Josephine Tobin

- 2) Consider closing to motor vehicles, existing bridge on S. Josephine Tobin at Woodlawn
- 3) Implement slower speed limits around the Park

- E. Babcock Road: consider changing Raleigh Pl. to one-way traffic traveling northeast away from Babcock Rd. at all times to avoid conflicts at the Babcock Rd. intersection. (Currently Raleigh Pl. is one-way during school hours with traffic traveling southwest toward Babcock Rd.

COMMUNITY FACILITIES

- F. Improve Woodlawn Lake area:
 - 1) **Locate and build catchment ponds for Woodlawn Lake. (see page 16)**
 - 2) **Implement plans for bicycle lanes around Woodlawn Lake Park (see page 16);** Streets to be considered for this plan include N. and S. Josephine Tobin, W. French, W. Woodlawn, and Alexander.
- G. Construct a library/community center/technology center in the Deco District / NCR Area or on W. Woodlawn (potential site: former Protestant Children's Home at 3031 W. Woodlawn).



Sidewalks set back from the curb to allow for planting strip



Deco District / NCR area

INFRASTRUCTURE

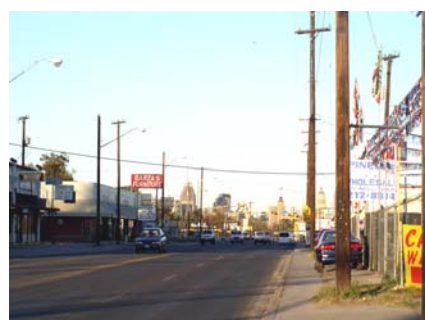
- A. Implement a public art project, such as a fountain or antique trolley, at the intersection of Nogalitos and S. Zarzamora Sts.
- B. Complete drainage improvements on and around the central portions of S. Zarzamora St. from Highway 90 to Theo. (see page 16)**
- C. Implement sidewalk improvement projects around three area elementary schools: Collier, Columbia Heights and Fenly-Flanders.
- D. Implement the burial of overhead utility lines along Nogalitos to coincide with current, on-going road projects.
- E. Build an overpass on S. Zarzamora to ease problems with the railroad intersection at S. Zarzamora, Kirk and Frio City Rd.
- F. Green Street reconstruction and drainage project from Nogalitos to the IH-35 S access road.



New sidewalks installed at along Hoover St. adjacent to Graebner Elementary School

LAND USE / REZONING

- G. Initiate comprehensive rezoning of major corridors in the plan area. (see page 16)**



View N. toward Downtown along Nogalitos

North Central Neighborhoods Community Plan

COMMUNITY FACILITIES

- A. Create a trail and linear park along the drainage right-of-way bounded by Fresno, N. Audubon, Alametos St., Carney Ave., and S. Audubon.
- B. Kenwood Park improvements: additional lighting, sprinkler system, landscaping, basketball court refurbishment.

INFRASTRUCTURE

- C. Repair and add sidewalks on the east side of San Pedro Ave. from Hildebrand Ave. to Basse Rd., to include planters or some kind of landscaping that would prevent business patrons from parking cars over the sidewalks.
- D. Functionally repair and restore the Art Deco style San Pedro Ave. underpass (constructed in 1937) north of Hildebrand Ave. and enhance as a “gateway” into the community. Conduct a drainage study at this location.

- E. **Address drainage & curbs in the Northmoor neighborhood, particularly on N. Flores St. between El Monte Blvd. and San Angelo (see page 16):** address drainage on McCullough Ave. by the Olmos Park golf club.
- F. Extend Burwood from Breeden to El Mio to improve the intersection; reconstruct or repair La Manda Street.
- G. Improve intersection design at Jones Maltzberger Rd. and US Hwy. 281. (see page 16)**

LAND USE / REZONING

- H. Initiate a comprehensive rezoning of commercial properties south of Basse Rd. along Blanco Rd. and San Pedro Ave.

ECONOMIC DEVELOPMENT

- I. Establish a Neighborhood Commercial Revitalization Program for the San Pedro Ave. and Blanco Rd. area.

Northeast Inner Loop Neighborhoods Plan

Districts 2, 9, and 10

INFRASTRUCTURE

- A. N. New Braunfels Ave. from Nacogdoches Rd. to Austin Hwy:
 - 1) Rebuild, pave and construct drainage
 - 2) Add center turn lanes and bicycle lanes
 - 3) Construct ADA compliant sidewalks on the East side of street where not already provided for
- B. Traffic feasibility study along Austin Hwy: assess changing traffic patterns & effects on adjacent neighborhoods given proposed large-scale development projects
- C. Construct crosswalk and other traffic calming devices at Greenwich Blvd. & Eisenhower and Eisenhower & Chevy Chase
- D. Address insufficient drainage infrastructure in neighborhood alleys and particularly at Eisenhower and New Braunfels.
- E. Retain garbage collection in alleys.
- F. Verify the sidewalk survey of areas adjacent to Austin Highway to determine which streets do not have sidewalk access to Austin Hwy. Consider these areas for new sidewalks. **Construct sidewalks and bike lanes on Vandiver Rd. (see page 16)**, a route to school, and Exeter from Rittiman Rd. to Austin Hwy.
- G. Construct streetscape enhancements along Austin Hwy. (sidewalks, crosswalks, bike lanes, and landscaping for street edges) from Rittiman Rd. to Eisenhower Rd.
- H. Install sidewalks on Harry Wurzbach.
- I. **Construct ADA-compliant sidewalks on N. New Braunfels from Austin Hwy to Loop 410 to serve as a pedestrian route to area schools. (see page 16)**

Northwest Community Plan

Districts 6,7, and 8

LAND USE / ZONING

- A. Implement nodal concept of zoning for commercial uses.

INFRASTRUCTURE

- B. Continue extension of arterial streets including Eckhert Rd., as well as additional access points to Loop 1604.
- C. Improve access, signal synchronization, and crosswalks, especially along Bandera Rd.

COMMUNITY FACILITIES

- D. Implement Leon Creek Greenway to include tributaries and linkages, specifically, establishing a link to Leon Creek, south of Bandera Rd.
- E. **Continue development of New Territories Park** (with an addition of approx. 16 acres) and **French Creek, now known as Nani Falcone Community Park. (see page 16)**
- F. Develop walk/bike routes throughout the entire Plan area to improve access to community facilities



Potential walk / bike route solution

INFRASTRUCTURE

- A. Implement speed hump improvements on Oakland Rd. or install stop signs on Oakland Rd. at cross street intersections.
- B. Conduct drainage study for Southwell Rd., at the low water crossing, taking in to account new planned development in the area.
- C. **Address increased traffic on Prue Rd. and bottleneck at Babcock Rd. and Laureate. (see page 16)**
- D. Construct a bridge at the low-water crossing at Huebner Creek on Prue Rd.
- E. **Implement extension of Prue Rd. to Huebner Rd. to eliminate the bottleneck at Fredericksburg Rd. (see page 16).**
- F. Address flooding along the south side of Prue Rd.



Example of residential lot in planning area

River Road Neighborhood Plan

LAND USE / URBAN DESIGN

- A. Pursue Historic District designation.

COMMUNITY FACILITIES

- B. Pursue funding to develop and maintain “Ave. A” a paper street between Brackenridge Golf Course and the San Antonio River, from Mulberry to the north and Woodlawn to the south, as a nature/bird wildlife area.

INFRASTRUCTURE

- C. Implement River Road/Brackenridge Park Circulation Study recommendations primarily pertaining to N. St. Mary’s St.



View of Brackenridge Park

South Central Community Plan

Districts 1, 3, 4, and 5

INFRASTRUCTURE

- A. Intersection of Roosevelt and VFW Blvd. - address drainage, curves, sidewalk and new signal and pedestrian lights
- B. Extend Mission Trail Improvement Project:
 - 1) Roosevelt from San Jose Drive to E. Southcross Blvd. and from Napier to SE Military Dr.
- C. Complete road improvement, sidewalk and drainage of E. White from Mission Road to Roosevelt Ave.

- D. Complete road improvement including sidewalk and drainage of Padre Dr. from VFW Blvd. to Roosevelt Ave.
- E. Complete road improvement including sidewalk and drainage of VFW Blvd from Padre Dr. to Roosevelt Ave.
- F. Promote the Mission Trails Project.

LAND USE / ZONING

- G. Implement a comprehensive rezoning initiative along the corridors in order to provide compatible uses. Roosevelt Avenue currently being rezoned for a Corridor Overlay District

Stinson Airport Vicinity Land Use Plan

District 3

INFRASTRUCTURE

- A. Improve directional signage for access from all approaches.
- B. Install Mission Trail amenities adjacent to the terminal.
- C. Realignment study of Graff Road and Mission Road intersection.
- D. Work with TxDOT to landscape a "gateway" area at Loop 410 and Roosevelt Ave.
- E. Build/improve sidewalks with accessible ramps:
 - 1) West side of Roosevelt Avenue from SE Military Dr. to March Ave.
 - 2) East side of Roosevelt Ave. from March Ave. to Loop 410
 - 3) Both sides of SE Military Dr. from Roosevelt Ave. to San Antonio River
 - 4) North side of SE Military Dr. from S. New Braunsfels Ave. to HEB entrance
 - 5) Both sides of Mission Rd. from 99th St. to hangers

LAND USE / ZONING

- F. Make noise contours and airport hazard overlay zone available through City's electronic zoning map.
- G. Adopt corridor overlay district along Roosevelt Ave. and Loop 410
- H. Promote home rehabilitation programs in neighborhoods and residential area along Espada Road.
- I. Add airfront development to City's Incentive Scorecard.
- J. Eliminate illegal dumping throughout area, especially along Ashley Road

Tobin Hill Neighborhood Plan

District 1

INFRASTRUCTURE

- A. Install street lighting throughout the Planning Area to improve public safety with particular focus on the following locations:
 - 1) E. Woodlawn
 - 2) E. Magnolia
 - 3) E. Ashby between N. St. Mary's and the San Antonio River
 - 4) E. Park between N. St. Mary's and McCullough
 - 5) Josephine between N. St. Mary's and the Pearl Brewery
 - 6) Grayson between N. St. Mary's and the Pearl Brewery
 - 7) Euclid
 - 8) Quincy
 - 9) Elmira
 - 10) The Historic Districts

- B. Conduct sidewalk repairs, as warranted, along the following streets and ensure ADA-compliance on all newly installed sidewalks throughout the Planning Area:
 - 1) E. Euclid between McCullough and N. St. Mary's St.
 - 2) E. Park Ave. between McCullough and N. St. Mary's St.
 - 3) McCullough between Ashby and IH-35
 - 4) N. St. Mary's between Highway 281 and IH-35
 - 5) Grayson between N. St. Mary's St. and the Pearl Brewery
 - 6) E. Woodlawn

INFRASTRUCTURE

- A. Reconstruct and widen Medina Base Rd from Military Drive to Ray Ellison Drive.
- B. Clearly mark turning lanes at Five Palms and Medina Base Rd.
- C. Install speed bumps and sidewalks on Apple Valley.
- D. Resurface Palm Valley.

E. Improve drainage and sidewalks on Medina Base Rd. from:

- 1) Moon to Shadow Valley
- 2) Ray Ellison Rd. (inside Hwy 90)
- 3) **Interstate 410 to the Palm Valley Drive intersection (see pg. 16).**
- 4) Myrtle to Five Palms
- 5) Knoll Crest to Royal Gate Elementary

PUBLIC SAFETY & CODE COMPLIANCE

- F. Remove litter from vacant lots in the Ray Ellison and Five Palms area.

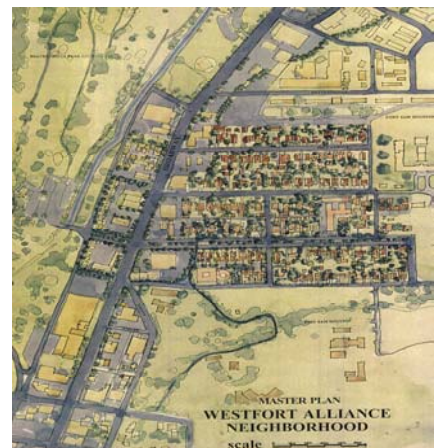
COMMUNITY FACILITIES

- G. Develop a Community Garden at the Hillside Acres park property

Westfort Alliance Neighborhood Plan

INFRASTRUCTURE

- A. Bury or relocate utility lines along Army, Post Ave. and Cunningham Ave.
- B. Improve pedestrian crossing at Broadway St. and Brahan Blvd., one alternative being a pedestrian bridge.
- C. Implement street reconstruction and sidewalks at Millrace St. across from Brahan Blvd.
- D. Address drainage issues at Millrace St.
- E. Install street lights on Brahan, Cunningham, and Haywood Streets.



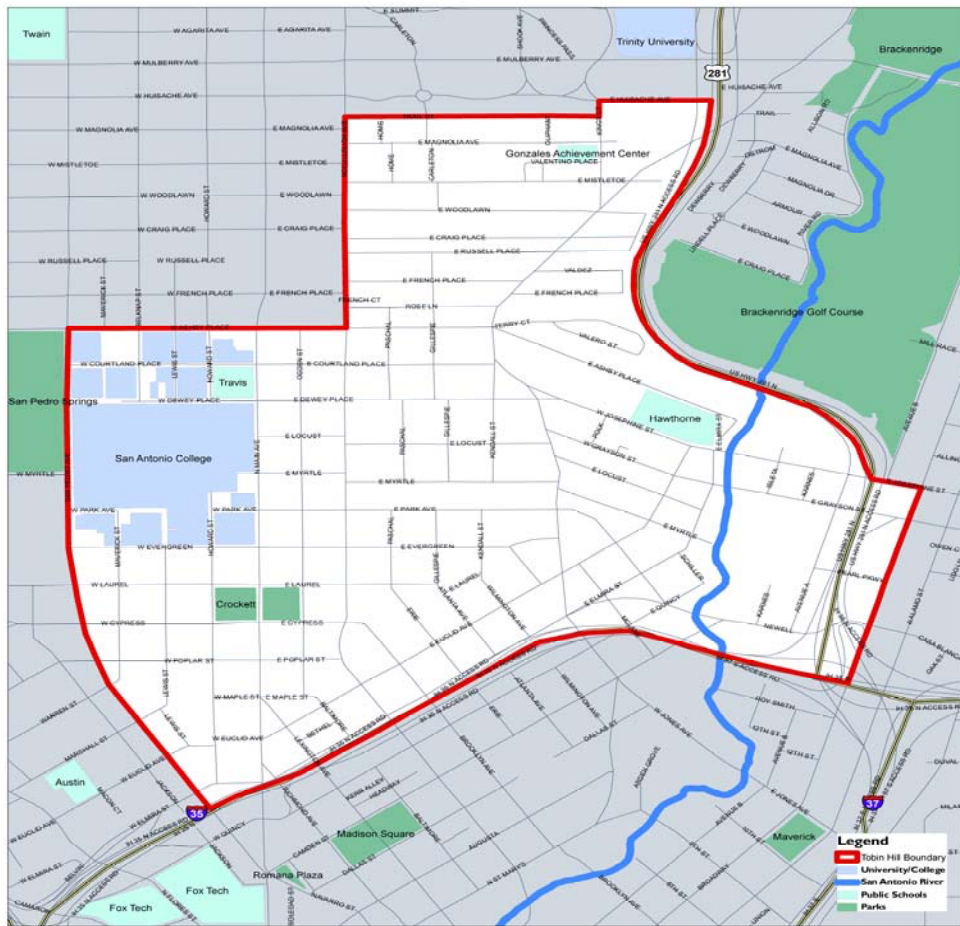
Conceptual Plan for the Westfort Alliance area

Current Projects with Identified Funding Sources

| Plan (related item) | District | Project | Funding Source | Status |
|------------------------|----------|---|------------------------------------|--------------------------|
| City South | 3,4 | Transfer of Development Rights Ordinance | Operational Programs | In Progress |
| Downtown | 1 | HemisFair Park | 2007-2012 Bond Program | Pre-design |
| Downtown | 2 | Hays St. Bridge Rehab Project. | TxDOT, certs of obligation | Under Construction |
| Five Points | 1 | Plan Update | Operational Programs | In Progress |
| Government Hill | 2 | Improvements to park next to Pershing Elementary | 2007-2012 Bond Program | Pre-design |
| Government Hill | 2 | Comprehensive Rezoning, Plan Update, Phases 2-4 | Operational Programs | In progress |
| Greater Dellview | 1 | Blanco Rd. Project (Hildebrand to Jackson Keller) | 2007-2012 Bond Program | Under Design |
| Greater Dellview | 1 | Realign Basse Rd and Blanco intersection to improve traffic flow | 2007-2012 Bond Program | Under Design |
| Greater Dellview | 1 | Olympia Park Improvements | 5 yr. Renovations Program | Scheduled for FY 2010 |
| Huebner-Leon Creeks | 7, 8 | Babcock Rd. Improvements | 2007-2012 Bond Program | Under Design |
| Ingram Hills | 1 | Neighborhood Conservation District (NDC-3) implementation | Operational Programs | On-going |
| Lavaca | 1 | Reconstruction of Carolina, S. St Mary's St | Infrastructure Maintenance Program | Scheduled for FY 2012-13 |
| Nogalitos/S. Zarzamora | 4,5 | Green Street reconstruction and drainage project | 2007-2012 Bond Program | Under Design |
| Nogalitos/S. Zarzamora | 4,5 | Comprehensive Rezoning, Plan Update | Operational Programs | In Progress |
| Near Northwest | 1, 7 | St. Cloud Pedestrian Improvements | 2007-2012 Bond Program | Under Design |
| Near Northwest | 1, 7 | Woodlawn Lake Catchment Ponds | 2007-2012 Bond Program | Under Design |
| North Central | 1,9 | Improve Jones Maltsberger/US Hwy 281 intersection | 2007-2012 Bond Program | Under Design |
| North Central | 9 | El Monte (Blanco - San Pedro Phase I & III) | 2005 HUD 108 | Scheduled for FY 2009-10 |
| Northeast Inner Loop | 2,9,10 | Sidewalks on N. New Braunfels from Austin Hwy to Loop 410 | 2007-2012 Bond Program | Under Design |
| Northeast Inner Loop | 9, 10 | N. New Braunfels improvements | 2007-2012 Bond Program | Proposed Bond |
| Northwest | 7 | Nani Falcone Community Skate Park | 2007-2012 Bond Program | Under Design |
| Oakland Estates | 8 | Babcock Rd.(Prue to Hollyhock) | 2007-2012 Bond Program | Construction Contract |
| Oakland Estates | 8 | Extension of Prue Rd. to Huebner Rd. to eliminate bottleneck at Fredericksburg Rd | 2007-2012 Bond Program | Under Construction |
| United Southwest | 4 | Re-design intersection at Five Palms and Medina Base Rd | 2007-2012 Bond Program | Under Design |

Completed Projects

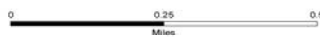
| Plan (related item) | District | Project | Funding Source | Status |
|---------------------------|----------|--|---|------------------|
| Arena District/Eastside | 2 | Rezone two blocks along Commerce St. east of New Braunfels Ave. from I-1 to a commercial zoning designation. | Operational Programs Arts and Entertainment Districts | Complete |
| Arena District / Eastside | 2 | Infrastructure Improvements - Center St. (Polaris to Gevers) | Street Maintenance Contract | Complete |
| Downtown Plan | 1 | Improvements to the Historic Civic Center and Main Plaza | Main Plaza Redevelopment Project Funding | Complete |
| Government Hill | 2 | Comprehensive rezoning | Operational Programs | Phase I Complete |
| Near Northwest | 1, 7 | Cincinnati Avenue Bike Path | 1999 Bond , certs of obligation | Complete |
| Northeast Inner Loop | 10 | Vandiver Bike Path | 1999 Bond Program | Complete |



**Tobin Hill Neighborhood Plan
Plan Area**



City of San Antonio, Planning & Economic Development Department
T.C. Bradley
San Antonio, Texas
2009



Plans Listing

| | Approval Date | Resolution/ Ordinance | Population | Acreage | Square Miles | City Council District |
|--|---------------|--------------------------|------------|---------|-----------------|--------------------------|
| Arena District/Eastside CP+ | 4-Dec-2003 | Ord. 98562 | 32,062 | 5,056 | 7.9 | 2 |
| Arena District/Eastside Update | 4-Dec-2008 | Ord. 2008-12-04-1127 | 0 | 0 | 0 | 0 |
| Camelot I Update+ | 23-Sep-1999 | Ord. 90553 | 0 | 0 | 0 | 2 |
| Camelot 1 Update | 26-Aug-2004 | Ord. 99619 | 3,753 | 960 | 1.5 | 2 |
| City South CP (Southside Initiative)+^ | 26-Jun-2003 | Ord. 97875 | 7,641 | 46,944 | 73 | 3, 4 |
| City South CP – Expansion Land Use Plan Amendment | 22-Jul-2004 | Ord. 99476 | 428 | 4,080 | 6.4 | 3,4 |
| Downtown NP+^ | 13-May-1999 | Ord. 89770 | 18,250 | 2,375 | 3.7 | 1,2, 5 |
| HemisFair Park Area Master Plan (Downtown NP Update) | 25-Mar-2004 | Ord. 99009 | 0 | 0 | 0 | 1 |
| Downtown - West Neighborhood | 15-Jan-2009 | Ord.2009-01-15-0034 | 0 | 0 | 0 | 5 |
| Downtown- East Neighborhood | 4-Dec-2008 | Ord. 2008-12-04-1126 | 0 | 0 | 0 | 2 |
| Downtown - North Neighborhood - River North | 19-Mar-2009 | Ord.2009-03-19-0224 | 0 | 0 | 0 | 1 |
| Five Points NP ^ | 3-Feb-2000 | Ord. 91227 | 1,886 | 146 | 0.2 | 1 |
| Five Points - No Update Warranted | 26-Apr-2006 | Res. 06-4-26 | 0 | 0 | 0 | 1 |
| Government Hill NP+^ | 20-Sep-2001 | Ord. 94594 | 5,354 | 624 | 1 | 2 |
| Government Hill - No Update Warranted | 27-Dec-2006 | Res. 061203 | 0 | 0 | 0 | 2 |
| Government Hill Update, Phase 1 | 16-Oct-2008 | Ord. 2008-10-16-0954 | 0 | 0 | 0 | 2 |
| Greater Dellview Area CP | 29-Sep-2005 | Ord. 101499 | 33,345 | 3,098 | 4.8 | 1 |
| Guadalupe/Westside CP | 3-May-2007 | Ord. 2007-05-03-0508 | 22,015 | 2,239 | 3.5 | 5 |
| Highlands CP | 4-Apr-2002 | Ord. 95578 | 29,864 | 3,642 | 5.7 | 3 |
| Highlands CP Update - Boundary Change | 6-Dec-2007 | Ord. 2007-12-06-1276 | 38,170 | 4,324 | 6.8 | 3 |
| Huebner/ Leon Creeks CP (Alamo Farm- steads NP update)^ | 21-Aug-2003 | Ord. 98049 | 15,691 | 3,143 | 4.9 | 7, 8 |
| IH-10 East Corridor Perimeter Plan+ | 22-Feb-2001 | Ord. 93493 | 0 | 0 | 0 | 2 |
| IH-10 East Perimeter Plan Update | 20-Mar-2008 | Ord. 2008-03-20-0231 | 29,166 | 35,804 | 56 | 2 |
| Kelly/South San PUEBLO CP^ | 15-Feb-2007 | Ord. 2007-02-15-0190 | 31,503 | 4,039 | 6.31 | 4,5 |
| Lavaca NP | 27-Sep-2001 | Ord. 94640 | 2,659 | 257 | 0.4 | 1 |
| Mahncke Park NP | 27-Sep-2001 | Ord. 94641 | 3,408 | 445 | 0.7 | 2, 9 |
| Mahncke Park - No Update Warranted | 24-Oct-2007 | Res. 07-10-24 | 0 | 0 | 0 | 2,9 |
| Meadow Village NP | 25-Feb-1993 | Res. 93-09-12 | 3,990 | 567 | 0.9 | 4 |

Plans Listing

| | | | | | | |
|--|-------------|----------------------|----------------|----------------|--------------|---------|
| Midtown Neighborhoods NP | 12-Oct-2000 | Ord. 92770 | 10,057 | 936 | 1 | 1 |
| Midtown - No Update Warranted | 9-Nov-2005 | Res. 05-11-01 | 0 | 0 | 0 | 1 |
| Monte Vista NP | 7-Jul-1988 | Res. 88-29-35 | 4,160 | 546 | 0.9 | 1 |
| Near Northwest CP | 14-Feb-2002 | Ord. 95325 | 34,231 | 5,306 | 8.3 | 1, 7 |
| Near Northwest - No Update Warranted | 24-Sep-2008 | Res. 08-09-24 | 0 | 0 | 0 | 1,7 |
| Nogalitos/S. Zaramora CP^ | 30-Sep-2004 | Ord. 99820 | 27,856 | 2,060 | 4 | 4, 5 |
| North Central CP | 14-Feb-2002 | Ord. 95324 | 17,895 | 4,134 | 6.5 | 1, 9 |
| North Cental - No Update Warranted | 9-Apr-2008 | Res. 08-04-01 | 0 | 0 | 0 | 1,0 |
| Northeast Inner Loop NP+ | 22-Mar-2001 | Ord. 93626 | 0 | 0 | 0 | 2, 10 |
| Northeast Inner Loop NP Update | 7-Aug-2008 | Ord.2008-08-07-0677 | 8,707 | 1,586 | 2 | 2, 10 |
| Northwest CP + | 24-Sep-1998 | Res. 93-35-35 | 0 | 0 | 0 | 6.7.8 |
| Northwest CP Update | 27-May-2004 | Ord. 99256 | 68,906 | 9,171 | 14.3 | 6, 7, 8 |
| Oakland Estates NP+ | 31-Aug-2000 | Ord. 92440 | 0 | 0 | 0 | 8 |
| Oakland Estates NP Update | 19-Apr-2007 | Ord. 2007-04-19-0460 | 880 | 930 | 1.5 | 8 |
| River Road NP Update+ | 17-Aug-2000 | Ord. 92344 | 0 | 0 | 0 | 1,9 |
| River Road NP Update | 23-Mar-2006 | Ord. 2006-03-23-0405 | 420 | 76 | 0.1 | 1, 9 |
| South Central San Antonio CP+ | 19-Aug-1999 | Ord. 90309 | 0 | 0 | 0 | 3, 4, 5 |
| South Central San Antonio CP Update | 10-Nov-2005 | Ord. 101664 | 55,000 | 7,325 | 12 | 3, 4, 5 |
| South Central San Antonio CP Update - Boundary Change | 6-Dec-2007 | Ord. 2007-12-06-1276 | 0 | 0 | 0.0 | 3, 4, 5 |
| Stinson Airport Vicinity Land Use Plan | 2-Apr-2009 | Ord. 2009-04-02-0252 | 20,227 | 6,533 | 10.2 | 3 |
| Tanglewoodridge NP | 28-Apr-1994 | Res. 94-21-21 | 4,010 | 1,040 | 1.6 | 8 |
| Tobin Hill NP | 21-Feb-2008 | Ord. 2008-02-21-0146 | 6,054 | 729 | 1.1 | 1 |
| United Southwest (PACE/Southwest Communities) CP | 18-Aug-2005 | Ord. 101220 | 32,032 | 14,442 | 22.6 | 4 |
| Westfort Alliance NP+ | 25-Sep-1997 | Res. 97-40-34 | 0 | 0 | 0 | 2 |
| Westfort NP Update^ | 29-May-2003 | Ord. 97713 | 1,300 | 116 | 0.2 | 2 |
| Westfort - No Update Warranted | 11-Mar-2009 | Res.09-03-04 | 0 | 0 | 0 | 2 |
| Woodlawn Hills / Ingram Hills NP^ | 4-Jun-1992 | Res. 92-24-20 | 2,720 | 584 | 0.9 | 7 |
| TOTAL | | | 573,640 | 173,257 | 270.9 | |

** Superseded by newer adopted plans. +Plans that have been amended with updated land use elements or chapters. Need to consult updated plan in addition to original document. ^Five-year review or update in progress. Bold - rezoning applications must be consistent. Population was derived from 2000 Census block-group data where boundaries do not always match plan boundaries. Efforts were made to adjust areas in order to provide an accurate population count. Acreage was determined using GIS.

**CITY OF SAN ANTONIO PLANNING & DEVELOPMENT SERVICES DEPARTMENT
NEIGHBORHOOD PLANNING & URBAN DESIGN**

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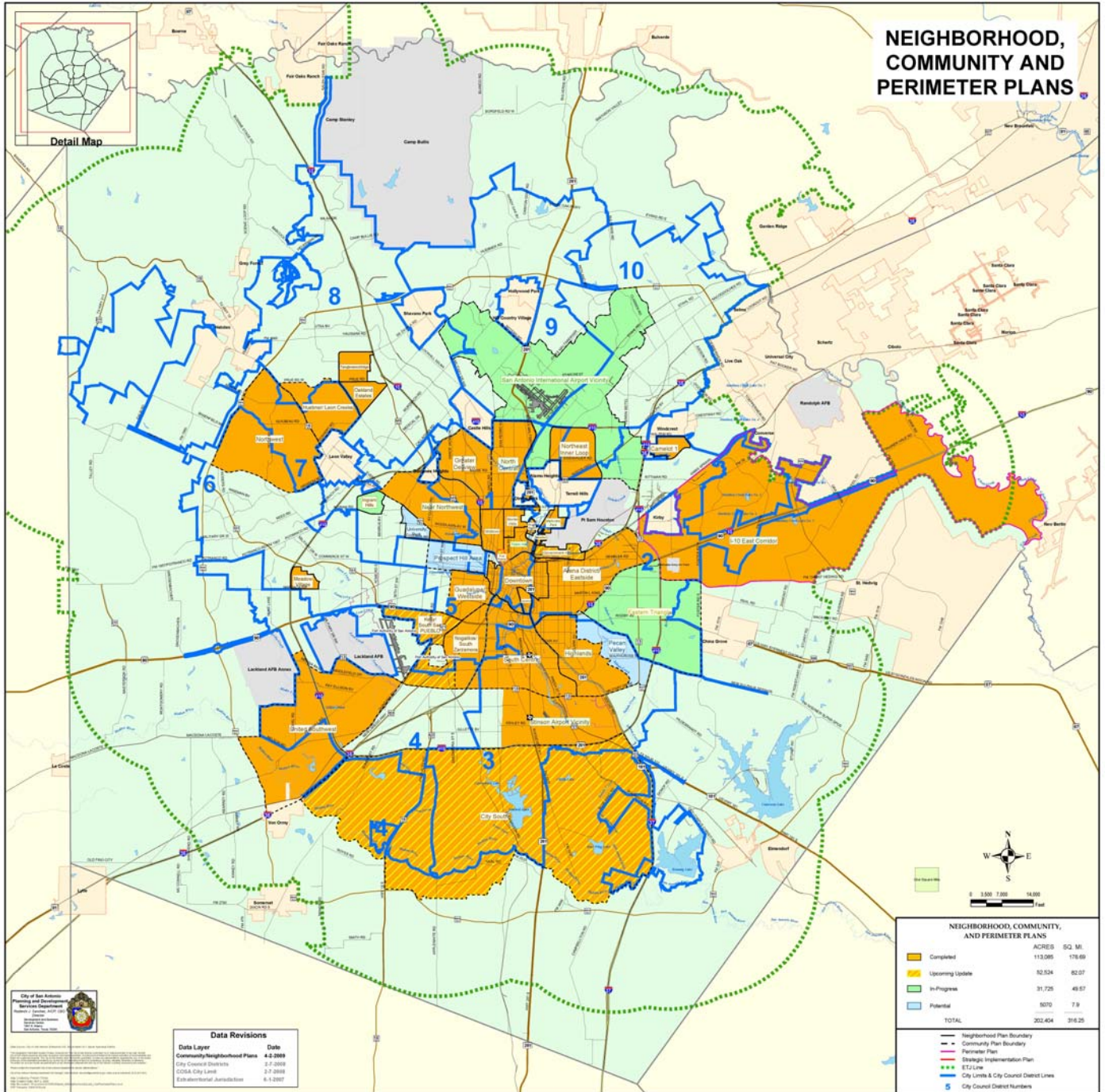
Phone: 210-207-7873
Fax: 210-207-7897



WE ARE ON THE WEB!

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WWW.SANANTONIO.GOV/
PLANNING/
NEIGHBORHOODS.ASP](http://www.sanantonio.gov/planning/neighborhoods.asp)

Planning For A Better Tomorrow



Neighborhood, Community and Perimeter Plans Map depicting planning processes completed and in-progress as of April, 2009.