

Appendices



Above: The community has long shared a strong relationship with Kelly and Lackland Air Force bases.

Introduction

The following appendices provide additional information about the planning area including community demographics, a telephone resource directory as well as a listing of online planning resources. Finally, detailed information is available on existing community programs for the area including urban design programs offered by the City, a directory of housing assistance programs, a listing of funded public projects, minimum standards for Section 8 housing quality, the Health and Wellness program associated with former Kelly Air Force Base and maps of designated Tax Increment Financing Zones.

The information in these appendices is offered as resource and reference material that was made available to the Planning Department from other public agencies. The appendices do not constitute an implementation element of the Community Plan.

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Community Demographics

The following tables provide the census of population and housing demographics for both the United Southwest area and the City as a whole. The Community was defined by following census tract block groups: census tracts 1613.001-5, 1613.021, 1615.011-5 and 1618.002-4. This information was presented during the planning process as the community worked to identify issues and develop goals, objectives and actions steps for improving the neighborhoods within the planning area.

*In the 2000 census, the Race category can include more than one race, therefore, categories are not comparable to any previous census.

POPULATION CHARACTERISTICS--COUNT					
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE	% of CITY
1980	25,945	----	785,880	----	0.6%
1990	27,641	6.5%	935,933	19%	1.2%
2000	32,032	15.9%	1,144,646	22%	1.4%
ETHNICITY-- HISPANIC					
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE	% of CITY
1980	10,959	----	421,774	----	0.2%
1990	18,450	68.4%	520,282	23%	0.6%
2000	25,464	38.0%	671,394	29%	0.9%
ETHNICITY COMPARISON--ANGLO					
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE	% of CITY
1980	12,326	----	299,114	----	1.3%
1990	7,019	-43.1%	339,115	13%	2.2%
2000	4,494	-36.0%	364,357	7%	2.2%
ETHNICITY COMPARISON--AFRICAN AMERICAN					
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE	% of CITY
1980	2,333	----	57,654	----	0.1%
1990	1,629	-30.2%	63,260	10%	0.4%
2000	1,294	-20.6%	78,120	23%	0.8%
ETHNICITY COMPARISON--OTHERS*					
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE	% of CITY
1980	327	----	6,868	----	0.3%
1990	543	66.1%	13,276	93%	3.7%
2000	780	43.6%	30,775	132%	3.3%
UNITED SOUTHWEST COMMUNITIES AGE BREAKDOWN (YEAR 2000)					
Under Age 5	Age 5—17	Age 18—24	Age 25—44	Age 45—64	Age 65+
3,240	8,889	3,716	9,201	5,112	1,874
10.1%	27.8%	11.6%	28.7%	16.0%	5.9%

POVERTY RATE—PERCENT BELOW POVERTY LINE				
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE
1980	20.3%	----	20.9%	----
1990	29.4%	44.8%	22.6%	8.1%
2000	28.1%	-4.4%	17.3%	-23.5%
EDUCATIONAL ATTAINMENT FOR PERSONS 25 & OLDER				
2000 CENSUS	UNITED SW	% of TOTAL	CITY	% of TOTAL
Less than 12th Grade	6,435	39.8%	173,563	26.5%
High School Grad	5,093	31.5%	168,209	25.7%
Assoc./Some College	3,709	22.9%	203,570	24.9%
Bachelor Degree	657	4.1%	95,761	14.6%
Graduate + Degree	293	1.8%	54,919	8.4%
MEDIAN HOUSEHOLD INCOME				
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE
1980	\$14,510	----	\$13,775	----
1990	\$22,950	58.2%	\$23,584	71%
2000	\$29,130	26.9%	\$36,214	54%
HOUSING CHARACTERISTICS				
2000 CENSUS	UNITED SW	%	CITY	%
Total Occupied	8,991	94.4%	405,474	94%
--Owner-Occupied	5,587	62.1%	235,699	58%
Median Value	\$46,370	----	\$68,800	----
--Renter-Occupied	3,404	37.9%	169,775	42%
Median Rent	\$380	----	\$549	----
Median H/U Age	1974	----	1975	----
NUMBER OF HOUSEHOLDS				
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE
1980	7,357	----	258,984	----
1990	7,816	6.2%	326,761	26%
2000	8,991	15%	405,474	24%
AVERAGE HOUSEHOLD SIZE (# OF PERSONS)				
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE
1980	3.53	----	2.97	----
1990	3.54	0.4%	2.80	-6%
2000	3.56	0.6%	2.77	-1%
NUMBER OF HOUSING UNITS				
YEAR	UNITED SW	% CHANGE	CITY	% CHANGE
1980	1,831	----	277,865	----
1990	4,259	133%	365,414	32%
2000	5,990	41%	433,122	19%

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Resource Numbers

A

Abandoned Structures (Code Compliance)	207-7230
AIDS/HIV Information (Metro Health)	207-2437
Alamo Area Agency on Aging	362-5217
Alamo Area Council of Governments (AACOG)	362-5200
Alamo Area Mutual Housing Association	731-8030
Alamo WorkSource (Texas Workforce Commission)	272-3250
Animal Control	737-1442
Dead Animal Pick Up	311

B

Battered Women's Shelter	733-8810
Bexar Appraisal District (Property Valuations/Exemptions)	224-8511
Bexar County Dispute Resolution Center	335-2128
Bexar County Housing & Human Services Dept. (Health, TIF)	335-3666
Bexar County Infrastructure Services Dept. (County Roads, Parks)	335-6700
Big Brothers Big Sisters—Alamo Area	225-6322
Boys & Girls Club of San Antonio	436-0686
Breast Health/Breast Cancer Awareness	924-5035
Brush Pickup	311
Building Permits	207-1111

C

Child Care Assistance	246-5246
Child Protective Services	800-252-5400
City Arborist	207-8265
City Council District 4 Office	207-7058
Code Compliance Complaints	207-7230
Computer Literacy for Seniors (Madonna Neighborhood Center)	432-2374
Curb Damage (damage by street contractors)	207-2800 or 359-3110

Resource Numbers

D	
Drainage Ditch Clearing (Public Works Department)	359-3110
Domestic Violence Counseling (Police Department)	207-2141
E	
Elderly & Disabled Services	207-7160
Environmental Health and Wellness Center (Kelly AFB contamination)	434-0077
F	
Fire non-emergency	207-7744
G	
Garage Sale Permits	207-8263
Garbage Pickup Information	311
Graffiti Hotline	207-4400
I	
Illegal Dumping	207-DUMP
Immunization Information	207-8894
K	
Kelly USA	362-7805
Keep San Antonio Beautiful	207-6461
Kidcare Resource and Referral Service (City of San Antonio)	246-5276
L	
Lead Paint Hazard Reduction Program (City of San Antonio)	207-5455
Legal Aid (Bexar County)	227-0111
Library – Johnston Branch	674-8410
M	
Meals on Wheels	735-5115
Merced Housing Texas	930-6466
Metro Health	207-8780
Metropolitan Planning Organization (San Antonio/Bexar County MPO)	227-8651

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Resource Numbers

N

Neighborhood Action Department (Neighborhood Sweeps)	207-7881
Neighborhood Commercial Revitalization (NCR) Program	207-3927
Neighborhood Conservation District (Planning Department)	207-6536
Neighborhood Resource Center (NRC)	735-0586
Noise Complaints	207-7230
Non-Profit Resource Center of Texas	227-4333
Northside Independent School District	706-8500

P

Parks & Recreation Department	207-8480
After School Challenge Program	207-3170
Park Reservations	207-PARK
Volunteer Services—Tool Lending	207-8452
Park Rangers Dispatch (24 hours)	207-8590
Planning Department	207-7873
Police Department—West Patrol Substation	207-7420
Pothole, Chughole Complains	359-3110
Project Warm (Utility Bill Assistance)	207-7830
Project Worth	207-8850
Public Works Department	207-8020
Capital Programs (Bond Projects)	207-8140
Drainage Engineering	207-8052
Stormwater Division	207-6580
Transportation Engineering	207-7720

R

Rape Crisis Center	349-7273
Recycling Info/Complaints	311
Rental Rehab Program (Neighborhood Action Department)	207-7881

Resource Numbers

S

SAFFE Unit—West Police Patrol Area	207-7421
San Antonio Alternative Housing	224-2349
San Antonio Board of Realtors	593-1200
San Antonio Conservation Society	224-6163
San Antonio Economic Development Foundation	226-1394
San Antonio Housing Authority—Section 8 Problem Line	212-SEC8
San Antonio Water System (Water Service Trouble)	227-6143
Senior Citizen Services	207-7172
Sheriff's Office	335-6000
Sign Inspections, Sign Code (Development Services Department)	207-8289
South San Antonio Chamber of Commerce	533-1600
South San Antonio Independent School District	977-7000
South Texas Business Fund	207-3932
Southwest Independent School District	622-4300
Spay-Neuter Assistance Program (SNAP)	673-7722
Speed Humps	207-7000
State Representative Leibowitz—District 117 Satellite Office	645-4400
Stop signs	207-7000

T

Texas Department of Health & Human Services (DHHS)	609-8006
Texas Department of Transportation (TxDOT), San Antonio District	615-1110

U

United Way Hotline	227-HELP
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V

Vector Control	207-8853
VIA Metropolitan Transit	362-2020
Victim Advocacy Section (San Antonio Police Department)	207-2141
Victim Assistance—Bexar County District Attorney	335-2105

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Resource Numbers

Voter Registration	335-VOTE
W	
Water Testing	207-8887
Water Waster Reporting	227-6143
Y	
Youth Services	207-7195
Z	
Zoning (Development Services Department)	207-1111

Online Planning Resources

American Farmland Trust	www.farmland.org
American Planning Association	www.planning.org
Bexar Appraisal District	www.bcad.org
Bexar County Dispute Resolution Center	www.co.bexar.tx.us/drc_home.htm
Census Bureau	www.census.gov
Center for Livable Communities	www.lgc.org
Center for Neighborhood Technology	www.cnt.org
Center for Urban Transportation Research	www.cutr.eng.usf.edu
Center for Watershed Protection	www.cwp.org
Charrette Center	www.charrettecenter.com
City of Austin Smart Growth Program	www.ci.austin.tx.us/smartgrowth
City of San Antonio Portal	www.sanantonio.gov
City of San Antonio Development and Business Services	www.sanantonio.gov/onestop
Congress for New Urbanism	www.cnu.org
Department of Housing and Urban Development (HUD)	www.hud.gov
Land Trust Alliance	www.lta.org
Maryland Smart Growth program	http://www.mdp.state.md.us/smartintro.htm
Metropolitan Planning Organization	www.sametroplan.org

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National Association of Homebuilders	www.nahb.com
National Center for Biking and Walking	www.bikewalk.org/index.htm
Neighborhood Link	www.neighborhoodlink.com
Planetizen	www.planetizen.com
Project for Public Spaces	www.pps.org
Rails-to-Trails Conservancy	www.railtrails.org
San Antonio Water System	www.saws.org
Smart Growth America	www.smartgrowthamerica.org
Smart Growth Network	www.smartgrowth.org
Surface Transportation Policy Project	www.transact.org
Sustainable Communities Network	www.sustainable.org
Texas Commission on Environmental Quality	www.tceq.state.tx.us
Texas State Statutes	www.capitol.state.tx.us/statutes/statutes.html
Traditional Neighborhood Design	www.tndhomes.com
Traffic Calming	www.trafficcalming.org
Transguide	www.transguide.dot.state.tx.us
Texas Department of Transportation	www.dot.state.tx.us
Urban Land Institute	www.uli.org
VIA Metropolitan Transit	www.viainfo.net

Plan Glossary

AACOG – Alamo Area Council of Governments

Accessory Dwelling Unit – A dwelling unit that is accessory, supplementary, and secondary to the principal dwelling unit that may be constructed as an addition to the principal structure or as an accessory to the principal structure.

Affordable Housing – A unit of housing, which does not exceed in cost 30% of the gross household income, including utilities and maintenance, for families as defined by the U.S. Department of Housing and Urban Development (HUD).

Annual Improvement Project Report (AIRP) - An annual report prepared by the Planning Department that details the capital and operating needs identified in community plans.

Bicycle Facility—Any bicycle path, bicycle trail, bicycle lane, or bicycle route.

Board of Adjustments (BOA) – A quasi-judicial appellate body responsible for holding hearings and making decisions on special exemptions to the zoning requirements of the Unified Development Code and the Sign Ordinance. In specific cases authorizes variances to the UDC where hardship is not solely financial and will not be contrary to the public interest. Appeals to the board's decisions can be made to district court. The Board has eleven members and 4 alternates appointed by City Council for two-year terms. Meets the 1st and 3rd Mondays of each month at 1:00 PM in Development & Business Services Center.

Bus Shelter—A roofed structure with at least three walls located on or adjacent to the right-of-way of a street, and which designed and used primarily for the protection and convenience of bus passengers.

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

Community Housing Development Organization (CHDO) - As a private nonprofit organization with a 501 (c) federal tax exemption, a CHDO must include providing decent, affordable housing to low-income households as one of its purpose in its charter, articles of incorporation, or by-laws. It must serve a specific, delineated geographic area; either a neighborhood, several neighborhoods, or the entire community, but not the entire state.

Community Policing – The practice of crime prevention by assigning a police officer permanently to a specific sector for surveillance by foot or bicycle patrol. Community policing differs from the common practice of responding to emergencies by patrol car on a city-wide basis.

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Conservation Subdivision— A design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.

COP – Cellular On Patrol. A program that prepares neighborhood residents to be the “eyes and ears” of the police and promote cooperation between residents and the city agencies that exist to serve them.

Corridor Overlay District—overlay zoning that includes the application of objective site development standards, individually tailored to address specific issues such as signage, landscaping and building materials for a major thoroughfare.

COSA – City of San Antonio

CPS – City Public Service. San Antonio’s municipal utility service provider.

Density—An objective measure of the number of people or residential units allowed per unit of land, such as employees or residents per acre.

Design Standards – Design standards provide a framework of design criteria within which physical planning can take place. Standards may address the design of new homes/businesses and repair/rehabilitation of the street façade of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential standards while setbacks, canopies and signage may be emphasized in commercial standards.

Development – Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials.

Downzoning – The reduction of the intensity of a zoning district through a formal zone change process.

Easement – A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

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

Floodplain – Any land area susceptible to being inundated by water from any source.

Goal—An ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed.

Granny Flat – A free-standing, single unit apartment located behind the primary residence.

Impact Fees—A charge or assessment imposed by the city against new development in order to generate revenues for funding the costs of capital improvements or facility expansions necessitated by and attributable to new development as specified in the sanitary sewer capital improvements plan for designated impact fee service areas.

Impervious Cover—Roads, parking areas, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface; this includes but is not limited to all streets and pavement within a subdivision.

Indicator—A way to measure the impact of local actions to determine the progress of a 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.

Infrastructure—Facilities and services needed to sustain any type of development—residential, commercial or industrial activities. Includes water and sewer lines, streets, electrical power, fire and police stations.

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

Land Use Plan—A plan that graphically depicts future land uses. A land use plan serves as a guide in the preparation of zoning ordinances and zoning district maps.

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studios.

Major Thoroughfare Plan– That part of the City's Master Plan designating the location, dimensions, and dedication requirements of expressways, primary arterials and secondary arterials.

Mass Transit – The transportation of passengers by surface, overhead, or underground means of transportation, or combination of those means, including motor bus, trolley, coach, rail, and suspended overhead rail transportation.

Master Plan Policies – 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 Community

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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.

Metro Mobility Fund— A creature of the Texas Legislative which allows TxDOT to issue bonds secured by future revenue to accelerate mobility projects throughout the state. Projects are chosen by local officials by prioritizing projects based on a congestion index measuring the mobility of people and goods in each metropolitan area, with attention to the delay time experienced by drivers.

Mixed Use District – A zoning district that provides residential, retail, service, or office uses in a concentrated environment subject to design standards.

MPO—San Antonio/Bexar County Metropolitan Planning Organization. An agency created by federal law to provide local input for urban transportation planning and allocating federal transportation funds to cities with populations of greater than 50,000.

NAD – The City of San Antonio Neighborhood Action Department.

NAMP – Neighborhood Accessibility and Mobility Program. A program administered by the City's Public Works Department that funds a variety of neighborhood transportation projects such as sidewalks and bicycle routes.

NAs – Neighborhood Associations.

Neighborhood Conservation District (NCD) – overlay zoning that includes the application of neighborhood based design standards, individually tailored to address development issues.

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

Objective– A specific end, condition, or state that is an intermediate step toward attaining a goal. An objective should be achievable and when possible measurable and time specific.

Open Space—An area that is intended to provide light and air, and is designed for environmental, scenic or recreational purposes. Open space may include, but need not be limited to, lawns, decorative plantings, bikeways, walkways, outdoor recreational areas, wooded areas, greenways and water courses.

Overlay Zoning – is a zoning classification which defines an additional set of requirements over and above the base zoning requirements, such as a Neighborhood Conservation District.

Pedestrian friendly – Describing an environment that is pleasant and inviting for people to experience on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

Planned Unit Development (PUD) - A zoning classification created to accommodate master planned developments that include mixed uses, varied housing types, and/or unconventional subdivision designs. Public access to these areas may be restricted.

Planning – The process of setting development goals and policy, gathering and evaluating information, and developing alternatives for future actions based on the evaluation of the information.

Planning Commission—A nine member, at large body established pursuant to the City Charter that acts as an advisory body to the City Council on the City's Master Plan and which approves plats and subdivision variances. Meets the 2nd and 4th Wednesday of each month at 2:00 PM at the Development Business Services Center.

Plat – A complete and exact map representing a tract of land, showing the boundaries and location of individual lots, easements, and streets which has been approved by the Planning Commission and recorded in the Office of the County Clerk.

Project Worth—A collaborative effort of seven City Departments to help youth make healthy choices and to postpone pregnancy. Informational courses for teens and adults are available. Also, a confidential clinic is available for teens.

Public Works – A City department charged with the design, engineering and implementation of street and drainage projects; management of municipal building and parking facilities; managing public rights of way; public art and design enhancements; and other functions as directed by the City Manager and City Charter.

Replat—See subdivision.

Rezone – To change the zoning district applied to particular lots or parcels of land.

Roundabout – A raised traffic island, usually landscaped, located in the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right of way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.

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SAFFE – San Antonio Fear Free Environment is a community policing program that consists of officers who focus on identifying, evaluating and resolving community crime problems with the cooperation and participation of community residents. SAFFE officers are assigned to specific areas within the city, and work closely with both residents and the district patrol officers assigned to those areas.

SAWS—San Antonio Water System. A public utility owned by the City of San Antonio. In addition to water and wastewater service, SAWS has a planning role in watershed protection including the enforcement of certain city ordinances related to subdivision development.

Scrub Team—City interdepartmental review team of proposed TIRZ projects.

Section 8 Housing Assistance (HUD-8) – A rent subsidies program administered by local governments to eligible tenants – low (50 percent of median) income, elderly, disabled and handicapped tenants.

Setback – The required or actual placement of a building a specified distance away from a road, property line or other structure.

Sign Ordinance—Rules and regulations that govern the postings of on premises and off premises signs in a city. This includes billboards as well as signs affixed to a structure, window or other structural element.

Smart Growth—A term that describes the efforts of communities across the United States to manage and direct growth in ways that minimize damage to the environment and which build livable towns and cities.

Subdivision—A division of any tract of land into two (2) or more parts for the purpose of layout out lots, streets, alleys, or parks or other portions intended for public use, or the use of purchasers or owners of lots thereon or adjacent thereto. A subdivision includes a replat.

TIF—Tax Increment Financing. A technique used by local governments, through Chapter 311 of the Texas Tax Code, to capture the future tax benefits of publicly financed improvements to pay the present cost of implementing the improvements. The developer will front related costs to finance public improvements. To repay the developer, the taxing jurisdiction agrees to set aside all tax revenues above the predefined base level (tax increment) generated in that area during the financing period. A TIF project should act as an economic stimulus to the surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be a tool used to assist in financing needed public improvements and enhancing infrastructure. To implement TIF a city must create a Tax Increment Reinvestment Zone (TIRZ) designating the particular geographic area targeted for new development or redevelopment. The year in

which a TIRZ is created is defined as the base year. A TIRZ works by capturing the tax value generated in the Zone above the base year value and reinvesting that revenue back into public improvements within the Zone.

TIRZ—Tax Increment Reinvestment Zone. The particular geographic area to implement a TIF.

Townhouse – A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

Traditional Neighborhood Development (TND) – A type of development that combines a variety of housing types with commercial and civic uses in a compact, walkable neighborhood setting. TNDs feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale.

Traffic calming – Of or relating to transportation techniques, programs, or facilities intended to slow the movement of motor vehicles.

Traffic circle – Raised circular islands constructed in the center of an intersection of two local streets that cause motorists to decrease speed in order to maneuver around the circle. Can take the place of a 4-way stop sign. A traffic circle is similar to a roundabout but at a smaller scale.

Transit oriented development (TOD) – Similar to traditional neighborhood development, but typically incorporates higher densities and an orientation to transit and pedestrian travel. Retail services and other uses are clustered in a “town center” and a range of housing densities is offered, providing an alternative to typical suburban growth patterns. Usually a 1/4 mile radius around a transit stop and core commercial area that is designed to emphasize a pedestrian-oriented environment where it is convenient for residents and employees to travel by transit, bicycle or foot, as well as by car.

Tree Preservation Ordinance—Implemented in 1997 and revised in 2003, the primary purpose of the City’s tree preservation ordinance is to not only make new development attractive but to add value to the property. In conjunction with other sections of the Unified Development Code, the ordinance encourages preservation of existing trees, understory plants and natural areas in addition to installing new trees and plant materials.

TxDOT – Texas Department of Transportation. Formerly known as the Highway Department.

Unified Development Code (UDC)—A chapter of the Municipal Code of Ordinances that establishes standards and procedures for new development in the City and its extraterritorial jurisdiction.

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Urban Design— A process to creatively shape the City's physical form, image or identity that incorporates broad community and professional involvement to visually improve the character of the City at a scale and level ranging from streetscapes, to individual buildings, to neighborhoods and to the City as a whole.

Use – The purpose for which land or structures thereon is designated, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented or leased.

Variance—A request for permission to vary or depart from a requirement of the Municipal Code where, due to special conditions, a literal enforcement of the requirement will result in an unnecessary hardship. Variance requests from the zoning text and the sign ordinance are heard by the Board of Adjustments. The Planning Commission hears variance requests from the subdivision ordinance.

Vested Rights— Also known as “grandfathering.” The right of a property owner or developer to complete a project under the rules, regulations and ordinances in effect at the time the project was initiated through a permit as defined in the Unified Development Code. When vested rights exist for property within the boundaries of a project, certain ordinances passed after the date the project is initiated shall not apply to the project except as specifically provided by State Law or the Municipal Code.

VIA—VIA Metropolitan Transit. Public transit operator for San Antonio and Bexar County.

Zero Lot Line—The location of a building on a lot in such a manner that one (1) or more of the sides of the building lies directly on or immediately adjacent to the lot line.

Zoning—Regulates building size, bulk, density and the way land is used through the establishment of zoning districts.

Zoning Commission—an eleven member body appointed by City Council district which is advisory to the City Council on zoning district boundaries and the regulations to enforce zoning. Meets the 1st and 3rd Tuesday of each month at 1:00 PM at the Development Business Services Center.

Zoning Districts—Zoning districts are established to promote compatible patterns of land use. Distinct zoning districts exist for residential, office, commercial and industrial uses. Furthermore, specific use restrictions, site development regulations or performance standards may apply to zoning districts combined with special overlay zoning districts.

Zoning Map—The zoning map shows the locations of adopted zoning districts.

Zoning Text—The zoning text establishes zoning districts and sets forth regulations governing land use and development. The Unified Development Code contains the City's zoning text.

Conservation Districts and Corridor Districts

The following text provides a brief description of neighborhood conservation districts and corridor districts. These zoning overlays are two tools available for areas to promote compatible development and may also be used to develop a specific theme to promote the character of an area.

Neighborhood Conservation Districts

In 1998, City Council, through the CRAG I initiative, targeted the designation of Neighborhood Conservation Districts as a CRAG priority action recommendation. The Neighborhood Conservation District Ordinance planning tool, in the form of a “zoning overlay” (a specific geographic area identified as an “overlay” to the base zoning, but does not change the zoning designation use) is available to help implement neighborhood and community plans, through the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Recognized as a means to promote neighborhood revitalization, Neighborhood Conservation District designation identifies a set of “character-defining elements,” (e.g. front porches, detached garages, building height, setbacks, etc.) for a specific residential and/or commercial area, that are adopted as design development standards. A review process of these neighborhood attributes then is placed into effect, in an effort to retain neighborhood integrity, protect and stabilize property values, and prevent insensitive development. The review process, which will address infill development or rehabilitation projects, is administered through the Planning Department staff, and will allow a streamlined, objective evaluation of projects proposed within established Neighborhood Conservation District boundaries.



An NCD could adopt standards to protect existing neighborhoods that are 25 years old or older. Examples of standards include building setbacks, building materials, tree preservation, driveway width, carports and lot coverage.



As a zoning overlay designation, Neighborhood Conservation District status does not affect the use of property, nor does it require a property owner to rehabilitate existing structures to conform to the design standards. In addition, Neighborhood Conservation District designation alone does not increase property taxes.

Neighborhood Conservation District designation, whether used to protect distinctive architecture, combat incompatible development, or stabilize property values, is a neighborhood revitalization planning tool that provides a more predictable course of development, an efficient building permit process without the necessity of a Historic & Design Review Commission review, and a means of self-determination for residential and commercial neighborhood organizations.

United Southwest Communities Plan

Corridor Overlay Districts

Much like Conservation Districts, a Corridor District is a zoning overlay that addresses special siting and compatibility issues which require development regulations in addition to those found in the underlying zoning district. The overlay district has precedence over the base zoning district.

In 1992 the City Council enabled Urban Corridor Districts to provide for control of screening, set-backs and signage along designated thoroughfare corridors in the City. Corridor Districts were established on IH-10 West, Loop 1604, Broadway, Fredericksburg Road, North St. Mary's, North Main, San Pedro and McCullough. After these designations additional corridor districts were not established due to amendments to the City Code including the on-premises sign ordinance, the landscape ordinance, the tree preservation ordinance and additional amendments to the UDC pertaining to screening and shading. The 1997 *San Antonio Master Plan Policies* recommended that the City "review and strengthen the urban corridor regulations."

In December 2002 the City Council adopted a new Corridor Districts enabling ordinance that can be used to promote cohesive development along the City's Major Thoroughfares. The new ordinance provides controls not available in the original ordinance, such as building materials; siting and grading standards; and a reduction in maximum allowable sign message areas. In addition, the new ordinance allows application of the overlay to a greater distance from the corridor roadway than under the original ordinance.

Major Thoroughfares within the San Antonio City Limits in the United Southwest planning area include Loop 410, Military Drive, Medina Base Road, Ray Ellison, Old Pearsall Road and Covell Road. To be designated as a corridor district, the area subject to the designation must meet at least one of the following criteria:

- Serve as a primary entryway into the city from outside the city limits or the Bexar County line
- Provide primary access to one or more major tourist attractions
- Abut, traverse or link designated historic landmarks, districts and/or historic roads or trails
- Have a public or private commitment of resources for redevelopment or revitalization of the corridor's buildings or infrastructure
- Have historically served as a regional or commercial center
- Abut, traverse or link the San Antonio River or its major tributaries including Leon and Salado Creeks
- Traverse residential areas where single family and multifamily housing units exist in residentially zoned areas along at least fifty percent of the corridor frontage
- Traverse scenic terrain where natural areas (an area without man made alterations that contains native topography and/or native plants such as trees, shrubs, wildflowers, forbs and grasses) are present along at least fifty percent of the roadway frontage

Public Improvement Projects

	Project Name and Project Limits	Project Scope	Project Cost	Project Status	Department or Agency
Infrastructure Projects (Projects 1 through 10)					
1	IH-35 at Loop 410 South	Replace bridge and approaches for northbound collector.	\$426,000	Contract to be let in January 2004	TxDOT
2	IH-35 at Loop 410 South	Replace bridge and approaches for southbound collector	\$633,750	Contract to be let in January 2004	TxDOT
3	Loop 410 from IH-35 to Old Pearsall Rd.	Relocate entrance and exit ramps between railroad overpasses.	\$606,875	Contract to be let in January 2006.	TxDOT
4	Loop 410 from Hwy 90 to IH-35 South	Widen freeway to 4 lanes each direction.	\$217,180,000	Project planning underway, final timeline established.	TxDOT
5	FM 2536 (Old Pearsall Road) from SW Military to Loop 410	Reconstruct and widen to 4 lanes with bicycle and pedestrian amenities.	\$11,357,320	Completed October 2003	TxDOT
6	Five Palms from Medina Base to SW Military	Install new curbs	\$104,959	Unfunded NAMP	COSA Public Works
7	Old Sky Harbor from Yacht Harbor to Harbor View	Remove and replace curbs.	\$37,859	Unfunded NAMP	COSA Public Works
8	Ray Ellison from Shadow Valley to Moon Valley	Install new sidewalk and wheelchair ramps.	\$112,797	Unfunded NAMP	COSA Public Works
9	Yucca Valley from Crystal Valley to Myrtle Valley	Remove and replace curb and sidewalk.	\$3,975	Unfunded NAMP	COSA Public Works
10	Hillside Acres Drainage Outfall	Constructs underground drainage from Godek to Farr.	\$1,171,489	Completed December 2003	COSA Public Works
11	Hidden Cove Pedestrian Bridge	Construct pedestrian bridge between War Horse and Trading Post and sidewalks.	\$125,947	Completed July 2002	COSA Public Works
Traffic Operations (Projects 12 through 20)					
12	IH-35 from 1/8 mile north of Loop 410 to 1/2 mile south of Medina River	Refurbish signs	\$150,200	Begin September 2005	TxDOT
13	Apple Valley between Palm Valley and Walnut Valley	Install speed humps	\$12,000	Late 2004	COSA Public Works
14	Elm Valley between Apple Valley and Walnut Valley	Install speed humps	\$12,000	Late 2004	COSA Public Works
15	Five Palms between Buckhorn and Century	Install speed humps	\$12,000	Late 2004	COSA Public Works
16	Five Palms between Elk Runner and Raindance	Install speed humps	\$12,000	Late 2004	COSA Public Works
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	Project Name and Project Limits	Project Scope	Project Cost	Project Status	Department or Agency
17	Hayden between Pearsall and Clegg	Install speed humps	\$12,000	Late 2004	COSA Public Works
18	Mill Valley between Lark Valley and Pine Valley	Install speed humps	\$12,000	Late 2004	COSA Public Works
19	Seacomber between Royal Gate and Amberwood	Install speed humps	\$12,000	Late 2004	COSA Public Works
20	Medina Base Road near Ray Ellison Blvd.	Install school flasher for Valley Hi Elementary	\$14,000	Funded	COSA Public Works/NISD
Community Facilities (Projects 21 through 42)					
21	Johnston Library	Exterior and interior refurbishment, fire and security system upgrades.	\$150,000	Estimated completion in 2005.	COSA Library
22	Millers Pond Park	Improve parking, ADA access, park toilets and lighting.	\$200,000	Estimated completion December 2004.	COSA Parks
23	Gateway Terrace Park	Acquisition of 5.3 acres of real property at Knollcrest and Merry Oaks and basic park improvements.	\$250,000	Awaiting County Commissioners Court Action on Land Transfer.	COSA Parks
24	Hike & Bike Trail at abandoned railroad track	Acquire abandoned Lackland railroad spur to develop hike and bike trails.	\$420,000	Request submitted to Public Works Real Estate Division to initiate land acquisition.	COSA Parks
25	Hillside Acres Gardens	Development of City property into a community garden and park.	\$100,000	2003 Bonds	COSA Parks
26	Medina Base Road Park Improvements	Basic park improvements to newly acquired park land including parking, utilities, security lighting, park toilets, drinking fountains, trash receptacles, park signage, playground, trails and picnic facilities.	\$434,674	Completed September 2003.	COSA Parks
27	Medina Base Road Park Skate Plaza	Development of a skate plaza including a concrete pad and portable skate components.	\$180,000	Under design.	COSA Parks
28	Medina Base Road Park Northern Entrance	Northern entrance roadway, parking and walkways connecting neighborhood to park.	\$130,000	Estimated completion in February 2004.	COSA Parks, COSA Public Works NAMP
29	Pearsall Road Park Improvements	Basic park improvements to include a dog park, trail, parking area and park furnishings	\$285,000	Estimated completion in May 2004.	COSA Parks
30	Pearsall Park Disc Golf and Walkways	Development of a disc golf course and walkways.	\$80,000	Under design.	COSA Parks

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Appendix F

	Project Name and Project Limits	Project Scope	Project Cost	Project Status	Department or Agency
31	Pearsall Park Sports Facility	To be one of four citywide locations for a Major Youth Sports Facility. Includes access, roadways, parking, grading, seeding, irrigation, and associated amenities.	\$4,580,000	Under design.	COSA Parks
32	Valley Hi Elementary School	Addition to school, kinder play area, parking lot, and playground.	\$5,725,000	Completed January 2001	Northside ISD
33	Rayburn Middle School	Addition, Title IX, shop conversion, technology cabling and roof replacement.	\$8,462,000	Completed June 2003	Northside ISD
35	Shepard Middle School	Additions including 20 new classrooms, 6 new science labs and new library.	\$500,000	Scheduled for completion in December 2004	South San Antonio ISD
36	Royalgate Elementary School	Addition and renovation.	\$1,683,169	Scheduled for completion in October 2004	South San Antonio ISD
37	South San West Campus High School	Addition and renovation.	\$3,297,254	Scheduled for completion in August 2005.	South San Antonio ISD
38	Five Palms Elementary School	Renovation.	\$1,155,000	Scheduled for completion in September 2004.	South San Antonio ISD
39	Armstrong Elementary School	Renovation.	\$1,155,000	Scheduled for completion in September 2004.	South San Antonio ISD
40	Sun Valley Elementary School	Replace existing school.	\$8,000,000	Scheduled for completion in June 2005.	Southwest ISD
41	Sky Harbour Elementary School	Replace existing school.	\$8,000,000	Scheduled for completion in June 2006.	Southwest ISD
42	Indian Creek Elementary School	Addition of 6 classrooms and parking lot renovation.	\$1,500,000	Scheduled for completion in June 2006.	Southwest ISD
		Total Public Investment Planned	\$273,716,268		

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