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Plan Basics

Introduction

This chapter of the Huebner/Leon Creeks Community Plan provides information about the planning area, its boundaries, how the plan was initiated, the plan drafting process utilizing citizen input, plan outreach and the implications of recognition of the plan by the City of San Antonio.

Above: Large lot estates characterize much of the Planning Area.
**Plan Basics**

The Huebner/Leon Creeks Community Plan is a partnership effort of the Alamo Farmsteads, Country View, Country View Village, Eckhert Crossing, French Creek Village, Lincoln Green, Lincoln Park, Lochwood, Lost Oaks, Marshall Meadows, Oak Bluff, Pembroke Estates, Pembroke Farms, Pembroke Forest, Pembroke Village, Verde Hills, Wellesley Manor, Westchase Village, Westfield, Whisper Creek, Wildwood One Neighborhoods and the City of San Antonio Planning Department. The plan is the result of nearly a year of hard work by the Planning Team and other active residents and business people.

**Plan Boundaries**

The planning area is bound by Prue Road to the north; Babcock Road to the east; Huebner Road and the City of Leon Valley to the south and Bandera Road to the west.

The wide rights of way and relatively high vehicular speeds characterized by Bandera, Huebner and Babcock Roads provide a demarcation between the planning area and neighborhoods to the west, south and east.

To the north, Prue Road is a narrow but heavily trafficked thoroughfare that bisects the Westfield Neighborhood. For approximately one-half mile the planning area boundary extends to the north of Prue Road to include all of the Westfield Neighborhood.

Major community landmarks include the Leon Creek Greenway, O.P. Schnabel Park, Thornton Elementary School, Rudder Middle School and the Alamo Golf Club. Significant tracts of vacant, unplatted land can still be found in the planning area and offer an opportunity for the Community to guide growth to provide for a better future.

**Why create a plan?**

Developed by neighbors, businesses, neighborhood associations, community organizations, religious institutions, schools, developers, investors, and other interested groups, the
Huebner/Leon Creeks Community Plan is a blueprint for action. By setting goals, objectives and action steps, the community stakeholders create a vision and identify the steps needed to reach their goals. This plan organizes many of the community’s ideas into a single document that can be shared with residents, potential community partners and investors.

**Planning Area Characteristics**

The Huebner/Leon Creeks Community is home to nearly 16,000 residents according to the 2000 Census (see Appendix A: Planning Area Demographics). This number represents a 15 percent increase in population from the 1990 Census data but is a significantly slower rate of growth than the 145 percent increase experienced in this area between 1980 and 1990.

According to the 2000 Census, planning area residents are 37 percent Hispanic, 52 percent Anglo, 4 percent African-American and 6 percent other races and ethnicities. Since the 1980 Census, all races and ethnicities have an experienced an increase in total numbers.

The 2000 median household income of $57,880 is considerably higher than the citywide median income of $36,214. According to the Census, the median home value in the planning area was $104,620 which is also higher than the citywide median of $68,800.

The development of the planning area’s neighborhoods began in the eastern portion of the planning area in 1934 with the Alamo Farmstead plat (see Appendix B: Community History). Much of this area has been subsequently replatted into conventional subdivisions and planned unit developments. The Alamo Farmsteads area was annexed by the City of San Antonio in 1972. The areas west of Leon Creek, Marshall Meadows, and the Westchase area were annexed in 1985. Nearly 7,000 dwelling units were added to the planning area between 1980 and 1990. The northwest corner of the plan area, including the Verde Hills Neighborhood, was annexed in 1993.

Currently, commercial development in the planning area is limited to the major thoroughfares along the periphery and is concentrated at major intersections.
After the dramatic growth experienced in the 1980s the area has begun to experience some growing pains. Streets and drainage infrastructure have not been upgraded in many areas and crowding has caused the Northside Independent School District to embark upon a major bond program to add classroom space and construct new facilities.

**Getting Started**

The Huebner/Leon Creeks Community neighborhoods successfully submitted an application to request the Planning Department’s assistance in developing a community plan in 2001. In June 2002, the Planning Department began meeting with the Planning Team to develop a Memorandum of Understanding. The Planning Team (see Acknowledgements for a listing) is composed of representatives of planning area neighborhoods and organizations. An initial team was proposed in the application and updated after selection. The Memorandum of Understanding outlined the responsibilities of the Planning Team and the Planning Department for the planning process.

**Community-Based Process**

The Huebner/Leon Creeks Community Plan was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001.

Two community meetings were held in July 2002 to give participants an opportunity to talk about the planning area’s strengths and weaknesses. Community stakeholders, including neighbors, business owners, neighborhood association representatives, religious institution members, school officials and other interested groups, were invited to attend all events and offer their input throughout the planning process.

Between July and November the Planning Team met several times to review the input provided by the community and plan for subsequent meetings. Outreach to additional community stakeholders was also coordinated.
In November, a Plan Writing Conference was held to draft the majority of the plan. Participants divided into three groups: the Heart of the Neighborhood Work Group, the Getting Around Town Work Group, and the Places Where We Play, Gather and Learn Work Group. Each group met all day, developing goals and action steps for improving the community. The groups worked closely with the “consulting experts” in attendance to develop action steps that can be achieved and implemented feasibly. (see Acknowledgements or Appendix C: Resource Directory for a listing). The draft plan resulting from the Plan Writing Conference was reviewed by the Planning Team in December.

In February 2003, a Land Use Workshop was held to develop the land use plan for the area. The draft plan also was presented at a business community meeting held in April 2003.

During April 2003, relevant City departments had an opportunity to review the plan for consistency with City policies. The agencies proposed as lead partners or partnerships also were asked to review and support the goals and actions found in the plan.

A final draft of the plan was presented at a community meeting in May. With requested changes included, the plan was presented to the Planning Commission and City Council for consideration. An Open House Celebration will follow plan adoption.

**Community Outreach**

The Planning Department, together with the partnering neighborhoods and the Office of Councilman Julian Castro, worked to encourage participation in the community planning process. The mailing list included over 8,000 neighborhood association members, business owners, owners of commercial and vacant properties, and meeting attendees. In addition, each neighborhood association published the meeting dates in their newsletters, Planning Task Force members hung posters at area businesses and volunteers requested meeting announcements in area religious institutions’ newsletters.
For each of the community meetings, excluding the November Plan Writing Conference, hundreds of flyers were provided for distribution by the neighborhoods. Press releases also were sent to the San Antonio Express News.

**Recognition by the City of San Antonio**

After a review by City departments and a final community meeting, the Huebner/Leon Community Plan was forwarded to the Planning Commission for consideration. The Planning Commission reviews the document to ensure the Community Plan was created through an inclusive process, is consistent with City policies and accurately reflects the community’s values.

After Planning Commission consideration, the plan was forwarded to the 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. Key projects may be selected from the plan to be included in the Annual Improvement Project Report. The report is provided to City Council as a part of the budget process.

**Consistency with Other Plans**

The Huebner/Leon Creeks Community Plan is consistent with the ideas found in the 1997 Master Plan, the 1978 Major Thoroughfare Plan and the 1999 Parks System Plan.

The plan also is supported by the following Master Plan 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 and objectives for neighborhood improvement. This chapter and the following three chapters, Heart of the Neighborhood, Getting Around Town, and Places Where We Play, Gather and Learn, include goals, objectives, action steps, lead partners, proposed partnerships and potential funding sources to achieve the community’s desired vision. The Taking Action
Chapter describes the implementation steps the community will undertake to ensure the plan’s vision becomes a reality.

Lead partners are the groups who have volunteered to begin the work of developing the partnerships necessary to implement the action steps. An initial listing of the partnering groups is included under proposed partnerships. The community also identified potential funding sources for the plan’s action steps. The lead partner, together with the other partners, could approach these funding sources once the work of coordination is underway.

The Measuring Our Success Chapter describes the indicators the community will use to judge progress toward the plan goals. Finally, the appendices contain background and resource material for the plan.
Introduction

The Huebner/Leon Creeks Community Plan includes four main elements or chapters: Heart of the Neighborhood, Getting Around Town, Community Facilities and Quality of Life and Taking Action. The following text provides a summary of plan goals and objectives for each element.

Above: Neighbors work on drafting the plan during a community meeting.
Heart of the Neighborhood

Goal 1 - Community Character and Quality of Life
Preserve the character and quality of life of the Huebner/Leon Creeks Community.

Objective 1.1: Growth Management
Promote new commercial and residential development that is respectful of the primarily residential character of the area.

Objective 1.2: Street Design
Promote context sensitive street design.

Objective 1.3: Low Density
Maintain the low density development pattern.

Objective 1.4: Neighborhood Conservation and Nodal Development
Seek techniques to maintain existing development patterns.

Goal 2 - Communication and Public Policy
Improve communication between neighbors and the City and develop a newsletter program.

Objective 2.1: Improve Communication
Improve communication between City departments and the community.

Objective 2.2: Public Policy
Balance economic development policy with sound environmental policy.
Plan Summary

Objective 2.3: Community Newsletter
Create a community newsletter and a neighborhood association website.

Objective 2.4: Outreach and Education
Reach out to area residents and provide information on local government.

Getting Around Town

Goal 3 - Rebuild the Infrastructure
Improve streets, drainage and lighting in the community.

Objective 3.1: Improve Street Conditions
Assess and address street and pavement conditions.

Objective 3.2: Drainage
Address community drainage issues.

Objective 3.3: Lighting
Light neighborhood streets appropriately.

Goal 4 - Multi-Modal Transportation System
Provide a multi-modal transportation system by managing traffic, developing mass transit and bicycle and pedestrian facilities.

Objective 4.1: Traffic Control
Develop a traffic control plan.

Objective 4.2: Mass Transit
Develop a mass transit system.

Objective 4.3: Sidewalk Improvements
Develop a sidewalk improvement plan.

The Whitby Road Bridge over Huebner Creek replaced a neighborhood low water crossing.

Leon Creek Greenway
Objective 4.4: Bicycle Amenities
Develop a bicycle amenities plan.

Places Where We Play, Gather and Learn

Goal 5 - Parks and Open Space
Maintain and increase the amount of parks and open space in the community.

Objective 5.1: Park Access and Safety
Develop and maintain parks, greenways, and recreational areas and promote neighborhood safety.

Goal 6 - Community Appearance
Use all techniques available to improve community appearance.

Objective 6.1: Education
Provide an education campaign to improve community appearance.

Objective 6.2: Community Character
Promote community character.

Goal 7 - Community Strength
Build a strong and organized community.

Objective 7.1: Community Programs
Develop and maintain community programs.

O. P. Schnabel Park houses the YMCA Youth Leadership Program.
Plan Summary

Taking Action

Goal 8 - Implement the Community Plan
Organize coalitions to implement the plan, stay abreast of the plan’s status and seek funding.

Objective 8.1: Organize
Organize to begin implementation.

Objective 8.2: Monitor Implementation
Keep the plan alive by monitoring the status of implementation.

Objective 8.3: Funding
Fund the Plan.

Good Neighbor Program sign on Whitby Road.
Heart of the Neighborhood

Introduction

The Huebner/Leon Creeks Community is comprised of some twenty distinct neighborhoods. Most of the neighborhoods have been developed over the last 25 years, however, several clusters of older housing exist in the Alamo Farmsteads and Verde Hills neighborhoods. These areas possess character defining features that make them potential candidates for Neighborhood Conservation Districts.

This chapter of the Community Plan focuses on the community’s goals, objectives and action steps for promoting the character of the community and protecting its quality of life and include recommendations to managing growth and context sensitive street design.

This chapter also promotes improving communication between the City and the community, improving public policies pertaining to development, and forming a newsletter and an educational campaign.
Goal 1 - Community Character and Quality of Life
Preserve the character and quality of life of the Huebner/Leon Creeks Community.

Objective 1.1: Growth Management
Promote new commercial and residential development that is respectful of the primarily residential character of the area.

Action Steps:
1.1.1 Promote development that preserves trees and natural elements and respects the scale and proportion of the existing structures.
   - Advocate to establish a root protection zone to be located at the dripline of trees.
   - Seek preservation of open spaces to protect trees.

1.1.2 Seek independent “mom and pop” business to service the community.

1.1.3 Seek objective impervious cover standards for new development.
1.1.4 Promote individual character by developing design standards for new residential construction in an effort to reduce “cookie-cutter” development.

1.1.5 Promote planting of native and water saving plants.
- Tree planting, especially with non Live Oak species, to diversity urban forest in this community is recommended by the City Arborist.

Objective 1.2: Street Design
Promote street designs in character with the area.

Action Steps:
1.2.1 Promote alternative designs with special character for pedestrian and bicycle paths.
- Request winding, treelined sidewalks with greenstrip rather than sidewalks next to the curb. (e.g. Wurzbach Parkway).
- Maintain roads with rural character without curbs and sidewalks but with paths for walking or bicycle riding.

Note: Curbs are often installed as part of drainage projects.

1.2.2 Advocate the design criteria desires of the Neighborhood Plan on new City improvements such as sidewalks and bridges to incorporate new, attractive, rural design.

Timeline: Mid (3 to 5 years)
Lead Partner: Neighborhood Associations
Partners: COSA Planning—NCD program, COSA Development Services
Funding Sources: Minimal/Volunteer
Objective 1.3: Low Density

Maintain the low density development pattern.

1.3.1 Promote large lot, single family zoning (i.e. 20,000 square foot or one-acre minimum lot size) and large buffer yards between existing large lot single family developments and commercial uses through creation of a Neighborhood Conservation District (NCD).

- A Neighborhood Conservation District is an overlay zoning district that contains design standards for new development. Property owners, together with Planning Department staff, develop the design standards. These standards can address architectural style and details, building height, driveways, curbs, sidewalks, landscaping, fences, etc.

Objective 1.4: Neighborhood Conservation and Nodal Development

Seek techniques to maintain existing development patterns.

1.4.1 Seek techniques to limit new retail, office and multifamily development to the major thoroughfares that surround the Planning Area.

1.4.2 Maintain the existing nodal development pattern of Babcock Road by actively participating in the development process.

- A node is a center of activity or development located at a major intersection.
Goal 2 - Communication and Public Policy

Improve communication between neighbors and the City and develop a newsletter program.

Objective 2.1: Improve communication.

Improve communication between City Departments and the community.

Action Steps:

2.1.1 Seek change to state statutes to require replatting notification be forwarded to all owners of lots in the original plat and property owners within 200 feet of the property being replatted.

Objective 2.2: Public Policy

Balance economic development policy with sound environmental policy.

2.2.1 Monitor the development approval process to verify that existing rules are followed.
- Encourage municipal and religious property owners to conform to the same rules that govern individuals (i.e. zoning, platting, etc.)
- Enforce and strengthen current zoning and other development rules and policies through community education.

Timeline: Short (1 to 2 years) to Long (6 + years)

Lead Partner: Neighborhood Associations

Partnerships: City Planning Department, Development Services Department, City Attorney’s Office, Planning Commission, City Council representative, State Representative, External Relations

Funding Sources: Minimal/Volunteer
Objective 2.3: Community Newsletter
Create a community newsletter and neighborhood association website.

Action Steps:
2.3.1 Create a community newsletter
- Form a newsletter committee to ensure a minimum of semi-annual (twice per year) distribution to all residents of the planning area.
- Address concerns of citizens and provide more investigative reporting about how official decisions are made through newsletter articles.
- Provide information to all neighborhood associations and groups as well as city government and public agencies.

2.3.2 Publish and post the rules/processes for land development on the City and neighborhood association internet websites.

Timeline: Short (1 to 2 years)
Lead Partner: Huebner/Leon Plan Implementation Committee
Partnerships: Neighborhood Associations, Neighborhood Resource Center, COSA Planning
Funding Sources: Advertising space within newsletter; Volunteer

Objective 2.4: Outreach and Education
Reach out to area residents and provide information on local government.

Action Steps:
2.4.1 Educate neighborhood property owners on their local and state representatives (i.e. City Council, Planning Commission, Zoning Commission) and how to communicate with them.

Timeline: Ongoing
Lead Partner: Huebner/Leon Plan Implementation Committee
Partnerships: Neighborhood Associations, Neighborhood Resource Center, COSA Planning
Funding Sources: Minimal/Volunteer

Zoning maps and the Zoning Commission agenda can be found at Development Services’ zoning webpage can be found at http://www.sanantonio.gov/dsd/sections/zoning/index.asp
**2.4.2** Coordinate a liaison based on small, manageable community units to distribute welcome/information packets to neighborhood newcomers.

**2.4.3** Educate citizens of San Antonio regarding how the government works and how someone gets to serve on the City Council.

**2.4.4** Network with all of the other neighborhood associations in the planning area.
- Reciprocate on newsletter content and distribution.
- Attend each other’s neighborhood meetings as appropriate.
- Establish a contact person for all neighborhood associations in the planning area.
Land Use Plan

The Land Use Plan identifies the preferred land development pattern for the Huebner/Leon Creeks Community.

Implementation of the land use plan can be shaped by a community's capital improvement program, parks and open space preservation plans and also the City's development guidance system. The development guidance system includes the Building Code, the Electricity Code, the Fire Prevention Code, the Solid Waste Code, Licenses and Business Regulations, the Plumbing Code, the Signs and Billboards ordinance, the Water and Sewer ordinance and the Unified Development Code, which includes zoning and subdivision ordinances. After City Council approval of the Huebner/Leon Community Plan, the Land Use Plan will be consulted in the development of staff recommendations for rezoning cases.

The location of different land uses is based on existing uses, community discussions, the May 2001 Unified Development Code and policies from the City’s Master Plan. The basic land use model assumes that the most intensive types of land uses occur in clusters, or nodes, at the intersections of major thoroughfares. Each land use classification is described in the following table.

<table>
<thead>
<tr>
<th>Description</th>
<th>Land Use Classifications</th>
</tr>
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<tbody>
<tr>
<td><strong>Low-Density Residential</strong></td>
<td>Low-Density Residential</td>
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<tr>
<td>is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials.</td>
<td></td>
</tr>
</tbody>
</table>
**Medium Density Residential** mainly includes single-family houses on individual lots, however, zero-lot line configurations, duplexes, triplexes and fourplexes may be found within this classification. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

**High Density Residential** include apartments with more than four dwelling units on an individual lot, however, low and medium residential uses can also be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.
**Community Commercial** provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Regional Commercial** development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.
**Mixed Use** provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.), professional offices and high-density residential uses.

**Public/Institutional** provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.
Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).
Getting Around Town

Introduction

The Huebner/Leon Creeks Community is surrounded by major thoroughfares and is served by several VIA Metropolitan Transit routes. The community’s neighborhoods are separated by Leon Creek but development of the greenway offers an opportunity to unite neighborhoods to the east and west of the Creek.

This chapter of the Community Plan focuses on the community’s goals, objectives and action steps for addressing the area’s streets, drainage and lighting issues. Much of the community infrastructure dates from when this area was still a rural area and has not been upgraded to meet new demands. Also traffic management is promoted as well as improvements to mass transit, sidewalk facilities, and bicycle amenities to create a multimodal transportation system.

Above: Tree preservation on Abe Lincoln.
Goal 3 - Rebuild the Infrastructure

Improve streets, drainage and lighting in the community.

Objective 3.1: Improve Street Conditions

Assess and address street and pavement conditions.

Action Steps:

3.1.1 Identify issues using previous input from the community (see Table 1), prioritize improvements needed and obtain pavement condition index.
   - Pavement/base failures should be reported to 311

3.1.2 Request a study by the City or State, as applicable, to determine appropriate solutions and costs related to improvements identified.

3.1.3 Identify projects with the largest return on investment and work with City and/or State to implement those projects.
   - Consider including tree plantings with road improvement projects.
   - City Bond Elections are planned for 2003 and 2007.
Objective 3.2: Drainage
Address community drainage issues.

Action Steps:

3.2.1 Establish drainage committee with appropriate representation from each neighborhood to:
- Identify all known issues.
- Prioritize from the community.
- Contact the City for subject matter expert.
- Prioritize projects for official request for implementation.
- Regularly monitor areas of standing water that are a health concern, such as along Whitby Road.

3.2.2 Determine largest return on investment on various solutions for projects, using previous input from the community (see Table 1).

3.2.3 Implement projects with greatest return on investment.
- City Bond Elections are planned for 2003 and 2007.

Timeline: Short (1 to 2 years)
Lead Partner: Huebner/Leon Creeks Community Plan Drainage Committee
Partners: COSA Public Works, TxDOT, City Council Office, SAWS
Funding Sources: Volunteer/Minimal

Timeline: Mid (3 to 5 years)
Lead Partner: Huebner/Leon Creeks Community Plan Drainage Committee
Partners: COSA Public Works, TxDOT, City Council Office, SAWS
Funding Sources: Volunteer/Minimal

Timeline: Long (6+ years)
Lead Partner: Huebner/Leon Creeks Community Plan Drainage Committee
Partners: COSA Public Works, TxDOT, City Council Office, SAWS
Funding Sources: COSA General, COSA Bond
Objective 3.3:  **Lighting**
Light neighborhood streets appropriately.

**Action Steps:**
3.3.1 Review current placement and condition of street lights and inventory locations of repetitive lamp failures.

3.3.2 Request the addition/removal of street lights as necessary.

Goal 4—Multi-Modal Transportation System
Provide a multi-modal transportation by managing traffic, developing mass transit and bicycle and pedestrian facilities.

Objective 4.1:  **Traffic Control**
Develop a traffic control plan.

**Action Steps:**
4.1.1 Appoint a traffic plan implementation committee comprised of Community Plan participants and adjacent neighborhoods.

Timeline: Short (1 to 2 years)
Lead Partners: Huebner/Leon Creeks Community Plan Transportation Committee
Partnerships: COSA Public Works, City Public Service, Cellular on Patrol
Funding Sources: Minimal/Volunteer

Timeline: Mid (3 to 5 years)
Lead Partners: Huebner/Leon Creeks Community Plan Transportation Committee
Partnerships: COSA Public Works, City Public Service, Cellular on Patrol
Funding Sources: COSA General

Timeline: Short (1 to 2 years)
Lead Partners: Huebner/Leon Creeks Community Plan Implementation Committee
Partnerships: none
Funding Sources: Minimal/Volunteer

A Public Works crew working on Whitby Road
A CPS crew working on Prue Road
4.1.2 Collect data on traffic issues.
   - Traffic counts
   - Windshield survey
   - Accident reports
   - Attitudinal survey

4.1.3 Dialogue with consulting experts on data collection results.

Objective 4.2: Mass Transit
   Develop a mass transit system.

Action Steps:
4.2.1 Obtain information on current ridership and location of current bus stops and coordinate with VIA to determine the type of bus amenities warranted at stops (e.g. benches, shelters, trees, garbage receptacles).

4.2.2 Coordinate with VIA to implement bus stop design standards.
**Objective 4.3:** Sidewalk Improvements  
Develop a sidewalk improvement plan

**Action Steps:**

4.3.1 Determine if a sidewalk task force exists; if not, appoint a sidewalk improvement committee.

4.3.2 Survey the existing sidewalk system and identify sidewalk improvement priorities for implementation.

**Objective 4.4:** Bicycle Amenities  
Develop a bicycle amenities plan

**Action Steps:**

4.4.1 Appoint a committee to study bicycle mobility within the Plan area and linkages to UTSA and the Leon Creek Greenway.
**4.4.2** Meet with consulting experts to establish purview for allied agencies.

**4.4.3** Make recommendations on the existing bicycle amenity system.
### Table 1. Street and Drainage Issues Identified in Community Meetings

<table>
<thead>
<tr>
<th>Street</th>
<th>From</th>
<th>To</th>
<th>Community Comments</th>
<th>Public Works Comments</th>
<th>Action Step</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abe Lincoln</td>
<td>Horn</td>
<td>Eckhert</td>
<td>Flooding at Country View, Oxford Trace, and Whitby</td>
<td>Abe Lincoln Public Improvement Project (See Appendix H).</td>
<td>3.2.1, 3.2.2, 3.2.3</td>
</tr>
<tr>
<td>Abe Lincoln</td>
<td>Horn</td>
<td>Eckhert</td>
<td>Bicycle route requested</td>
<td>Abe Lincoln Public Improvement Project (See Appendix H).</td>
<td>4.4.1, 4.4.2, 4.4.3</td>
</tr>
<tr>
<td>Babcock</td>
<td>At</td>
<td>Welles Way</td>
<td>Stoplight requested</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Babcock</td>
<td>Huebner</td>
<td>Babcock</td>
<td>Needs repaving</td>
<td>True to Hollyhock scheduled for repaving in 2005.</td>
<td>3.1.1, 3.1.2, 3.1.3</td>
</tr>
<tr>
<td>Babcock</td>
<td>Huebner</td>
<td>Horn</td>
<td>Sidewalks requested</td>
<td>This could be considered as a future Neighborhood Accessibility and Mobility Project.</td>
<td>3.3.2</td>
</tr>
<tr>
<td>Babcock</td>
<td>Huebner</td>
<td>Hollyhock</td>
<td>Speeding</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Bandera</td>
<td>Eckhert</td>
<td>Prue</td>
<td>Sidewalks requested</td>
<td>This could be considered as a future Neighborhood Accessibility and Mobility Project.</td>
<td>4.3.2</td>
</tr>
<tr>
<td>Eckhert</td>
<td>At</td>
<td>Marshall High School</td>
<td>High School entrance needs a stoplight.</td>
<td>Existing conditions do not meet warrant criteria for a stoplight; however, NISD may want to consider moving the entrance to share the existing signal with the exit to the school. Coordination with TxDOT is recommended.</td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Eckhert</td>
<td>Huebner</td>
<td>Bandera</td>
<td>Bicycle route requested</td>
<td></td>
<td>4.4.1, 4.4.2, 4.4.3</td>
</tr>
<tr>
<td>Hollyhock</td>
<td>At</td>
<td>Babcock</td>
<td>Low water crossing. Refuse build up</td>
<td>Hollyhock Low Water Crossing Public Improvement Project (See Appendix H).</td>
<td>3.2.1, 3.2.2, 3.2.3</td>
</tr>
<tr>
<td>Hollyhock</td>
<td>Babcock</td>
<td>Abe Lincoln</td>
<td>Sidewalks requested</td>
<td>This could be considered as a future Neighborhood Accessibility and Mobility Project.</td>
<td>4.3.2</td>
</tr>
<tr>
<td>Hollyhock</td>
<td>Babcock</td>
<td>Abe Lincoln</td>
<td>Speeding</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Horn</td>
<td>Babcock</td>
<td>Prue</td>
<td>Needs repaving because of buses and emergency vehicles</td>
<td>Section from Abe Lincoln to Prue scheduled for repaving in 2005.</td>
<td>3.1.1, 3.1.2, 3.1.3</td>
</tr>
<tr>
<td>Huebner</td>
<td>Babcock</td>
<td>Huebner Creek</td>
<td>Speeding</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>John Marshall</td>
<td>Eckhert</td>
<td>Devlin</td>
<td>Speeding</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Pembroke</td>
<td>Babcock</td>
<td>Rochelle</td>
<td>Flooding near Thornton ES, and between Abe Lincoln and Rochelle</td>
<td>Public Works is conducting debris and vegetation removal near Pembroke and Rochelle to allow for proper storm water conveyance out of the community.</td>
<td>3.2.1, 3.2.2, 3.2.3</td>
</tr>
<tr>
<td>Prue</td>
<td>At</td>
<td>Babcock</td>
<td>Low water crossing</td>
<td></td>
<td>3.2.1, 3.2.2, 3.2.3</td>
</tr>
<tr>
<td>Prue</td>
<td>Babcock</td>
<td>Shady Elms</td>
<td>Sidewalk requested</td>
<td></td>
<td>4.3.2</td>
</tr>
<tr>
<td>Prue</td>
<td>Country Dawn</td>
<td>Lost Bluff</td>
<td>Speeding</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Prue</td>
<td>Horn</td>
<td>Country Dawn</td>
<td>Road narrows to 2 lanes creating a bottleneck</td>
<td>The only funding to widen Prue Road would be through a future City bond election.</td>
<td>4.1.1, 4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Rochelle</td>
<td>Whitby</td>
<td>Stony Kirk</td>
<td>Pedestrian and bicycle path requested</td>
<td></td>
<td>4.3.2, 4.4.1, 4.4.2, 4.4.3</td>
</tr>
<tr>
<td>Rochelle</td>
<td>Oxford Trace</td>
<td>Kitchener</td>
<td>Flooding along roadway</td>
<td></td>
<td>3.2.1, 3.2.2, 3.2.3</td>
</tr>
<tr>
<td>Stony Kirk</td>
<td>Hollyhock</td>
<td>Rochelle</td>
<td>Street needs repair</td>
<td>This roadway is in need of an asphalt overlay application and will be considered for inclusion in a future Street Maintenance Program.</td>
<td>3.1.1, 3.1.2, 3.1.3</td>
</tr>
<tr>
<td>Strathaven</td>
<td>Hollyhock</td>
<td>Mondean</td>
<td>Street needs repair</td>
<td>This roadway has base failures and will be considered to be placed on a future schedule.</td>
<td>3.1.1, 3.1.2, 3.1.3</td>
</tr>
<tr>
<td>Westchase</td>
<td>Woodchase</td>
<td>Bablera</td>
<td>Cut through traffic from Eckhert to Bablera</td>
<td>Since the date of the community meetings, speed humps have been installed at this location.</td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Westgrove</td>
<td>Whitby</td>
<td>Eckhert</td>
<td>Speeding</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Whitby</td>
<td>Huebner Creek</td>
<td>Rochelle</td>
<td>Pedestrian and bicycle path requested</td>
<td>This could be considered as a future Neighborhood Accessibility and Mobility Project.</td>
<td>4.3.2, 4.4.1, 4.4.2, 4.4.3</td>
</tr>
<tr>
<td>Whitby</td>
<td>Abe Lincoln</td>
<td>Rochelle</td>
<td>Flooding along roadway</td>
<td>This area is being studied in order to develop a pipe system to relieve the water ponding. (see page 32).</td>
<td>3.2.1, 3.2.2, 3.2.3</td>
</tr>
<tr>
<td>Whitby</td>
<td>Old Whitby</td>
<td>Westgrove</td>
<td>Speeding</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
<tr>
<td>Woodchase</td>
<td>Westchase</td>
<td>Eckhert</td>
<td>Cut through traffic from Eckhert to Bablera</td>
<td></td>
<td>4.1.2, 4.1.3</td>
</tr>
</tbody>
</table>

Note: Improvements suggested herein may require further study to determine feasibility/appropriateness.
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Places Where We Play, Gather & Learn

Introduction

This community is served by a necklace of parkland along Leon Creek and O.P. Schnabel, a regional park visited by residents from all over San Antonio. The community is also served by the Northside Independent School District and a number of faith based nonprofit facilities that are potential community partners in implementing the Plan.

This chapter of the Community Plan focuses on the community’s goals, objectives and action steps for parks, public safety and community appearance. Also building a strong and active community is discussed in this section.

Above: Playground equipment at O.P. Schnabel Park.
Goal 5 - Parks and Open Space
Maintain and increase the amount of parks and open space in the community.

Objective 5.1: Park Access and Safety
Develop and maintain parks, greenways, and recreation areas and promote neighborhood safety.

Action Steps:
5.1.1 Proactively identify future sites of parks, greenways, recreation areas within existing neighborhoods.

5.1.2 Make examinations of existing land(s) affected by public access to parks and recreation areas to delineate public and private land (via natural borders, buffers.)

5.1.3 Develop a maintenance plan for both existing and future parks, greenways, and recreation areas to ensure safety and cleanliness for the neighborhoods.

5.1.4 Preserve creek corridors for greenway and protect wildlife habitats.
- Buffer uses adjacent to creeks to protect the creek in a natural state.
- Survey and evaluate areas where “improved” channels can be restored to a natural state while maintaining capacity for stormwater.
- Request to the City to acquire property along Huebner Creek adjacent to Eckhert Crossing.
- Consider development of a wetland area within the Leon, Huebner and French Creek watersheds to improve water quality, reduce flooding and improve wildlife habitat.
- Educate the community on fertilizer techniques, usage of native trees and plants and work with schools to educate children on ecological issues (see also 1.1.5).
Goal 6 - Community Appearance
Use all techniques available to improve community appearance.

Objective 6.1: Education
Provide an education campaign to improve community appearance.

Action Steps:
6.1.1 Provide educational sessions to inform the community on:
- Code Compliance Issues
- Unified Development Code
- Tree Preservation Ordinance
- Sign Ordinance

Objective 6.2: Community Character
Promote Community Character

Action Steps:
6.2.1 Explore the development of a Neighborhood Conservation District within the Alamo Farmsteads and Verde Hills neighborhoods (see also 1.4.3).

6.2.2 Reestablish a neighborhood tree project to protect community character.
Goal 7 - Community Strength
Build a strong and organized community.

Objective 7.1: Community Programs
Develop and maintain community programs.

Action Steps:

7.1.1 Develop dialogue with the Northside Independent School District to allow community use of public school facilities.
- Interested groups can arrange to use cafeterias for public meetings.
- Playing fields are available for athletic groups.
- Rudder Middle School has a gardening plot which could be a public resource if arrangements are made through the school.

7.1.2 Ensure staffing for Cellular on Patrol (COP) program.

7.1.3 Propose establishment of a new Northwest City Services facility to include a public health component to offer preventative health services for the Huebner/Leon Creeks Community.

7.1.4 Investigate and identify locations for a possible community swimming pool such as O.P. Schnabel Park or Babcock North.
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Taking Action

Introduction

This chapter of the Huebner/Leon Creeks Community Plan focuses on the community's goals, objectives and action steps for creating a group responsible for overseeing plan implementation.

In each of the following chapters, Heart of the Neighborhood, Getting Around Town and Places Where We Play, Gather and Learn, Lead Partners are identified who volunteered to serve as coordinators to bring together all of the groups needed to achieve the proposed action. The neighborhoods in the Community Plan either will serve as the coordinator or encourage the identified Lead Partner to take action towards plan implementation.
**Goal 8 - Implement the Community Plan**

Organize coalitions to implement the plan, stay abreast of the plan’s status and seek funding.

**Objective 8.1: Organize**

Organize to begin implementation.

**Action Steps:**

**8.1.1** Identify and notify all neighborhood based groups and organizations of the Community Plan and its implementation objectives.

**8.1.2** Develop implementation team and develop time frame for implementation team review

- Establish agents for Plan implementation accountability.

**Objective 8.2: Monitor Implementation**

Maintain the Community Plan as an implementation document.

**Action Steps:**

**8.2.1** Conduct an annual review of the planning area to monitor actual change in the neighborhoods and update the Plan as needed.
8.2.2 Request the establishment of a team to monitor and assist with Plan implementation.
   • Ensure continuity of communication on the status of the Community Plan.
   • Request more direct communication from decision makers through public meetings and City Council involvement.

Objective 8.3: Funding
Seek funding for the plan.

Action Steps:
8.3.1 Request proper appropriation of City/local funds for the proposals in this Plan.

8.3.2 As implementation proposals are implemented, request consistent attention to the details and persistent communication with local citizens by the decision makers.

Timeline: Ongoing
Lead Partner: Community Plan Implementation Committee
Partners: Neighborhood Associations
Funding Sources: Minimal/Volunteer

Country View Village successfully obtained Neighborhood Improvement Challenge Program funds from the City’s Planning Department to establish entry signs.
Introduction

This chapter of the Huebner/Leon Creeks Community Plan focuses on community indicators. The following indicators will be used to determine if progress is being made towards the community’s goals.

National examples of indicators include the consumer price index, the number of highway-related fatalities and the national unemployment rate. Indicators used by people everyday include checking account balances or gas gauges. Indicators can be used to raise awareness of community issues, inform decision-making and identify trends. The results of the indicator analysis can be used to publicize good works or identify work what needs to be done. As required by the Unified Development Code, the community should publish a biennial progress report indicating progress on plan implementation as shown through positive changes measured by the community’s indicators. The report also could call for volunteers or policy changes needed to spur action.
Heart of the Neighborhood

**Indicator 1: Zoning and Subdivision Variances**

**Baseline:** Ratio of number of variance applications to number of variance requests approved in 2003.

**Desired Future Outcome:** Reduce number of variance requests approved.

**Data Source:** COSA Development Services

**Frequency of Review:** Annually

**Indicator 2: Community New Home Starts**

**Baseline:** Number of new home starts, including apartments, in the planning area in 2003.

**Desired Future Outcome:** Maintain linear growth in accordance with AACOG population projections (approximately 3,500 more persons and 2,400 additional households by 2025).

**Data Source:** COSA Development Services

**Frequency of Review:** Annually
Getting Around Town

Indicator 3: City Expenditures on Capital Projects in the Community.

**Baseline:** Current capital projects programmed for implementation (see appendix H).

**Desired Future Outcome:** Increase spending on projects identified on page 37 of the Plan until those projects are implemented.

**Data Source:** COSA Public Works—Capital Projects Officer, TxDOT Public Information Office, MPO

**Frequency of Review:** Annually

Indicator 4: Bicycle Network

**Baseline:** No bicycle network.

**Desired Future Outcome:** Increase mileage of bicycle network with routes identified on page 37.

**Data Source:** COSA Public Works, COSA Parks & Recreation, MPO

**Frequency of Review:** Every five years
Indicator 5: VIA Bus Stops with Amenities

**Baseline:** VIA stops with trees, benches, sidewalk access and other amenities in 2003.

**Desired Future Outcome:** Increase percentage of area bus stops with amenities.

**Data Source:** VIA, Neighborhood Survey

**Frequency of Review:** Every five years
Measuring Our Success

Places Where We Play, Gather & Learn

Indicator 6: Park Access Points

**Baseline:** Park access points in 2003.

**Desired Future Outcome:** Provide defined, delineated level 2 or easier park access in accordance with the Plan.

**Data Source:** COSA Parks & Recreation, Neighborhood Survey

**Frequency of Review:** Every two years

Indicator 7: Acreage of Parkland in the Community

**Baseline:** Current acreage of parks and open space in the Community.

**Desired Future Outcome:** Increase amount of land devoted to parks and open space.

**Data Source:** COSA Parks and Recreation, Neighborhood Survey

**Frequency of Review:** Every two years
Introduction

The following appendices provide additional information about the planning area including community demographics, community history, a resource directory, a meeting calendar, a plan glossary and other resource information.

Above: In the Huebner/Leon Creek Community, Leon Creek remains in a natural state.
**Community Demographics**
The following tables provide the census of population and housing demographics for both the Huebner/Leon Creeks Community and the City as a whole. The Community was defined by following census tract block groups: census tract 1818.031 pt, 1818.032, 1818.033, 1818.101-4, and 1818.11. 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.

### Population Characteristics–Count

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
<th>% of CITY</th>
</tr>
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<tbody>
<tr>
<td>1980</td>
<td>4,550</td>
<td>----</td>
<td>785,880</td>
<td>----</td>
<td>0.6%</td>
</tr>
<tr>
<td>1990</td>
<td>11,130</td>
<td>145%</td>
<td>935,933</td>
<td>19%</td>
<td>1.2%</td>
</tr>
<tr>
<td>2000</td>
<td>15,691</td>
<td>41%</td>
<td>1,144,646</td>
<td>22%</td>
<td>1.4%</td>
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### Ethnicity–Hispanic

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
<th>% of CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>680</td>
<td>----</td>
<td>421,774</td>
<td>----</td>
<td>0.2%</td>
</tr>
<tr>
<td>1990</td>
<td>2,890</td>
<td>325%</td>
<td>520,282</td>
<td>23%</td>
<td>0.6%</td>
</tr>
<tr>
<td>2000</td>
<td>5,874</td>
<td>103%</td>
<td>671,394</td>
<td>29%</td>
<td>0.9%</td>
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</table>

### Ethnicity Comparison–Anglo

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
<th>% of CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>3,789</td>
<td>----</td>
<td>299,114</td>
<td>----</td>
<td>1.3%</td>
</tr>
<tr>
<td>1990</td>
<td>7,465</td>
<td>97%</td>
<td>339,115</td>
<td>13%</td>
<td>2.2%</td>
</tr>
<tr>
<td>2000</td>
<td>8,142</td>
<td>9%</td>
<td>364,357</td>
<td>7%</td>
<td>2.2%</td>
</tr>
</tbody>
</table>

### Ethnicity Comparison–African American

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
<th>% of CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>59</td>
<td>----</td>
<td>57,654</td>
<td>----</td>
<td>0.1%</td>
</tr>
<tr>
<td>1990</td>
<td>279</td>
<td>373%</td>
<td>63,260</td>
<td>10%</td>
<td>0.4%</td>
</tr>
<tr>
<td>2000</td>
<td>664</td>
<td>138%</td>
<td>78,120</td>
<td>23%</td>
<td>0.8%</td>
</tr>
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### Ethnicity Comparison–Others

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
<th>% of CITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>22</td>
<td>----</td>
<td>6,868</td>
<td>----</td>
<td>0.3%</td>
</tr>
<tr>
<td>1990</td>
<td>496</td>
<td>2155%</td>
<td>13,276</td>
<td>93%</td>
<td>3.7%</td>
</tr>
<tr>
<td>2000</td>
<td>1,011</td>
<td>104%</td>
<td>30,775</td>
<td>132%</td>
<td>3.3%</td>
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</table>

### Huebner/Leon Creeks Community Age Breakdown (Year 2000)

<table>
<thead>
<tr>
<th>Under Age 5</th>
<th>Age 5—17</th>
<th>Age 18—24</th>
<th>Age 25—44</th>
<th>Age 45—64</th>
<th>Age 65+</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,012</td>
<td>3,306</td>
<td>1,290</td>
<td>5,171</td>
<td>3,618</td>
<td>1,294</td>
</tr>
<tr>
<td>6.5%</td>
<td>21.1%</td>
<td>8.2%</td>
<td>33.0%</td>
<td>23.1%</td>
<td>8.1%</td>
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</table>

### Median Age

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
<th># RATIO</th>
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</thead>
<tbody>
<tr>
<td>1980</td>
<td>27.8</td>
<td>-</td>
<td>27.1</td>
<td>-</td>
<td>103%</td>
</tr>
<tr>
<td>1990</td>
<td>29.8</td>
<td>7%</td>
<td>29.8</td>
<td>10%</td>
<td>100%</td>
</tr>
<tr>
<td>2000</td>
<td>34.4</td>
<td>15%</td>
<td>32.2</td>
<td>8%</td>
<td>107%</td>
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## Appendix A

### PER CAPITA INCOME & POVERTY

<table>
<thead>
<tr>
<th>2000 CENSUS</th>
<th>HUEBNER/LEON CR</th>
<th>CITY</th>
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</thead>
<tbody>
<tr>
<td>Per Capita Income</td>
<td>$23,770</td>
<td>$17,487</td>
</tr>
<tr>
<td>% Below Poverty</td>
<td>7.0%</td>
<td>17.3%</td>
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### EDUCATIONAL ATTAINMENT FOR PERSONS 25 & OLDER

<table>
<thead>
<tr>
<th>2000 CENSUS</th>
<th>HUEBNER/LEON CR</th>
<th>% of TOTAL</th>
<th>CITY</th>
<th>% of TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 12th Grade</td>
<td>894</td>
<td>8.9%</td>
<td>173,563</td>
<td>25%</td>
</tr>
<tr>
<td>High School Grad</td>
<td>1,682</td>
<td>16.7%</td>
<td>168,209</td>
<td>24.2%</td>
</tr>
<tr>
<td>Assoc./Some College</td>
<td>4,307</td>
<td>42.7%</td>
<td>203,570</td>
<td>29.3%</td>
</tr>
<tr>
<td>Bachelor Degree</td>
<td>2,197</td>
<td>21.8%</td>
<td>95,761</td>
<td>13.8%</td>
</tr>
<tr>
<td>Graduate + Degree</td>
<td>1,009</td>
<td>10.0%</td>
<td>54,919</td>
<td>7.8%</td>
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### MEDIAN HOUSEHOLD INCOME

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
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</thead>
<tbody>
<tr>
<td>1980</td>
<td>$21,054</td>
<td>----</td>
<td>$13,775</td>
<td>----</td>
</tr>
<tr>
<td>1990</td>
<td>$35,500</td>
<td>69%</td>
<td>$23,584</td>
<td>71%</td>
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<td>2000</td>
<td>$57,880</td>
<td>63%</td>
<td>$36,214</td>
<td>54%</td>
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### HOUSING CHARACTERISTICS

<table>
<thead>
<tr>
<th>2000 CENSUS</th>
<th>HUEBNER/LEON CR</th>
<th>%</th>
<th>CITY</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Occupied</td>
<td>5,820</td>
<td>97%</td>
<td>405,474</td>
<td>100%</td>
</tr>
<tr>
<td>--Owner-Occupied</td>
<td>4,210</td>
<td>72%</td>
<td>235,699</td>
<td>58%</td>
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<tr>
<td>Median Value</td>
<td>$104,620</td>
<td>----</td>
<td>$68,800</td>
<td>----</td>
</tr>
<tr>
<td>--Renter-Occupied</td>
<td>1,610</td>
<td>28%</td>
<td>169,775</td>
<td>42%</td>
</tr>
<tr>
<td>Median Rent</td>
<td>$620</td>
<td>----</td>
<td>$549</td>
<td>----</td>
</tr>
<tr>
<td>Median H/U Age</td>
<td>1987</td>
<td>----</td>
<td>1975</td>
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### NUMBER OF HOUSEHOLD

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
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</thead>
<tbody>
<tr>
<td>1980</td>
<td>1,644</td>
<td>----</td>
<td>271,278</td>
<td>----</td>
</tr>
<tr>
<td>1990</td>
<td>4,038</td>
<td>146%</td>
<td>326,761</td>
<td>20%</td>
</tr>
<tr>
<td>2000</td>
<td>5,820</td>
<td>44%</td>
<td>405,474</td>
<td>24%</td>
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### AVERAGE HOUSEHOLD SIZE

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
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</thead>
<tbody>
<tr>
<td>1980</td>
<td>2.75</td>
<td>----</td>
<td>2.97</td>
<td>----</td>
</tr>
<tr>
<td>1990</td>
<td>2.74</td>
<td>0%</td>
<td>2.80</td>
<td>-6%</td>
</tr>
<tr>
<td>2000</td>
<td>2.67</td>
<td>-3%</td>
<td>2.77</td>
<td>-1%</td>
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### NUMBER OF HOUSING UNITS

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HUEBNER/LEON CR</th>
<th>% CHANGE</th>
<th>CITY</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>1,831</td>
<td>----</td>
<td>277,865</td>
<td>----</td>
</tr>
<tr>
<td>1990</td>
<td>4,259</td>
<td>133%</td>
<td>365,414</td>
<td>32%</td>
</tr>
<tr>
<td>2000</td>
<td>5,990</td>
<td>41%</td>
<td>433,122</td>
<td>19%</td>
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Community History

The Huebner/Leon Creeks Community exhibits the growing pains of an urbanizing area located on lands once devoted to rural residential and agricultural uses. The existing development patterns of the area are the result of many policies and trends such as state health codes pertaining to well water and septic systems, a municipal zoning code from the 1960s that encouraged separation of land uses, as well as a highly mobile and affluent society dependent of the automobile to fulfill basic human needs.

A significant market for residential development in this area was created with the siting of the South Texas Medical Center, University of Texas at San Antonio, and the United States Automobile Association (USAA) campuses in the 1970s. Exemplary public schools and easy access to parks and open spaces have contributed to the high quality of life of the community and, consequently, have attracted additional residents to the area. Despite the rapid urbanization of the area, vast acreages of green space remain and many ranching operations remain giving the area a country-like atmosphere unlike much of the other areas around San Antonio.

Early Settlement

Settlement of the Huebner/Leon Creeks Community began in the early 1800s with a stagecoach stop in the area that is now the City of Leon Valley. The stop was the first out of San Antonio on a military supply route leading northwest from the City. Joseph Huebner built his homestead along this stage route next to what is now referred to as Huebner Creek. Huebner’s estate encompassed some 800 acres. Due to frequent raids by local Indian tribes, roaming mountain lions and flooding of Huebner and Leon Creeks, the area was considered dangerous for settlement. According to David P. Green’s Place Names of San Antonio, the Huebner homestead would later be known as the Onion House in reference to the last family to occupy the structure.

According to the Handbook of Texas, the late 1840s brought population growth to Bexar County with the arrival of large numbers of immigrants from the Old South and Germany. During this time the economy was largely based upon ranching and subsistence agriculture. In 1850 the County had a total human population of 5,633; 5,023 cattle and some 7,007 sheep.

The Civil War had a devastating effect on the local economy, land prices dropped and many of the county’s farms fell idle. Economic recovery came in the late 1860s and
early 1870s with the cattle drives which figured prominently in local business affairs of the day.

The arrival of the railroads in 1877 ended San Antonio’s dependence on overland freight and many of the stagecoach stops, such as the one on Huebner Creek, fell into disuse. The population of Bexar County grew from 16,043 in 1870 to 30,470 in 1880. Some 7,912 of the 1880 population were foreign born with the largest numbers coming from Mexico and Germany, a cultural mix that shaped later cultural development of the City. By 1900 the City had grown to 53,321, making San Antonio the largest city in the state.

**Modern Settlement**

Modernization of agriculture in Bexar County began in the 1920s with the use of tractors and other machinery. When the Great Depression hit in 1929 Bexar County experienced falling agriculture prices as well as the boll weevil infestation. Many farmers left their land and successive buyers subdivided the land for residential settlement.

Platting of the Huebner/Leon Creeks Community for residential development began in 1934 with the Alamo Farmstead plat, which was characterized by a typical lot size of five acres. Over the years many of the original lots were subdivided both legally and illegal into one-acre and half-acre lots. Because this area relied on well water and septic systems, state health codes governing minimum lot sizes maintained this low density arrangement.

The Northside Independent School District opened its first high school in 1950, the Northside Rural High School. Ten years later this facility was renamed to honor Supreme Court Justice John Marshall. In 1952 Frank (“Papa”) and Aselee Mattie (“Mama”) Klein purchased a seven year old “motorcycle beer joint” at 7400 Bandera Road and renamed it the Texas Star Inn. Over the next thirty years, the Texas Star Inn became one of the region’s most famous Honky Tonks. Ray Price, Faron Young, Roger Miller, Johnny Bush and Willie Nelson all played at the Texas Star Inn. The es-
Establishment is now operated by Grady’s Bar-B-Que but continues to serve as a meeting place for area musicians as well as civic groups and neighborhood associations.

Aerial images of the Community from the 1950s show there was little development, even within the Alamo Farmsteads subdivision. The lack of development pressure on the area allowed the City of San Antonio to purchase 202 acres of land in 1964 for the development of a destination park originally known as Bandera Road Park. Its native vegetation including oak trees and mountain laurels characterized the park. This park was later named after O.P. Schnabel who successfully led many city beautification and clean up efforts.

Freeways and the Suburbanization of San Antonio

By 1950 the City had grown to a population of 408,442. Much of the San Antonio area suburban development followed expressways built under Interstate Highway Program. The first expressway in San Antonio was a section of what is now Interstate 10 between Woodlawn Avenue and Culebra. By 1964, Interstate 10 was extended to Huebner Road near its junction with Fredericksburg Road.

The 1964 freeway plan for San Antonio proposed upgrading Bandera Road into a controlled-access freeway following Bandera Road and then southeast to Guadalupe Street and joining Interstate 35 near Durango Boulevard. A factor considered when planning this facility was the proposed San Antonio Ranch New Town development with an anticipated population of 80,000 to be located off of Highway 16 north of Loop 1604. By the 1970s the Bandera Expressway plan was scrapped in favor of improvements to existing freeways.
Lack of direct freeway access meant that the Huebner/Leon Creeks Community did not develop as early as the City’s other corridors. However, the opening of the South Texas Medical Center in 1970, University of Texas at San Antonio in 1975, and the United States Automobile Association (USAA) in 1976 had a major impact on future development in this area. The Alamo Farmsteads area was annexed by the City of San Antonio in 1972. After the 1972 annexation, development of the area occurred vigorously. The first modern subdivisions in the area were Marshall Meadows and Wildwood One. In 1980 the planning area had a population of 4,550 and San Antonio had grown to 785,880. The next major residential subdivisions in the area were Country View, platted in eight phases between 1980 and 1984; Wellesley Manor, which was platted between 1982 and 1983; and French Creek Village platted in 1982. Unlike the original subdivisions in this area, these newer developments were characterized by disconnected street patterns, smaller lot sizes (generally 6,000 sq ft) and greater uniformity in home design. Many of the subsequent subdivisions built in the 1980s, including Echo Creek, Whisper Creek, Lost Oaks, Lincoln Park, Pembroke Estates, and the Retreat at Glenheather exhibited the Planned Unit Development use pattern characterized by clustering development to set aside additional open space.

Starting in the 1980s commercial uses began lining Bandera Road in the planning area. In 1982 the first commercial uses developed at the intersection of Huebner and Babcock. The first modern garden style apartment complex was the Huebner Country apartments which opened in 1983 and between 1984 and 1985 additional apartment complexes opened along Whitby Road and Woodchase Drive including the Sierra Vista, Richland Trace and Westchase Apartments. By 1985 residential densities were high enough to support the community’s first grocery store when an HEB opened at the intersection of Huebner and Babcock Road.

The Marshall Meadows subdivision and the areas west of
Leon Creek were annexed by the City of San Antonio in 1985 in response to the urbanization of the Bandera Road corridor and the area in general. Bond elections held in the 1980s brought to this area a fire station that opened in 1987, widening and reconstruction of Babcock Road, Eckhert Road and Huebner Road, and a police substation in 1990. Between 1980 and 1990 the Planning Area had grown by a remarkable 145% to 11,130 residents. A 1994 municipal bond election also provided for the development of a playground, picnic facilities, trails and other amenities for O.P. Schnabel Park, additional parkland acquisition along Leon Creek and neighborhood drainage improvements.

**From Floodway to Greenway**

In October 1998 a cataclysmic flooding event brought extensive damage and numerous casualties to the San Antonio region, particularly along Leon and Salado Creeks. This event strengthened the efforts of the then young Leon Creek Greenway Coalition, a registered 501 (C)3 nonprofit dedicated to establishing a public greenway along the Creek. In recognition of the need to preserve floodplains and the tremendous recreational opportunities they present, San Antonio voters approved Proposition 3 to use sales taxes to fund land purchases along Leon and Salado Creeks to lead the way to what could eventually become a regional greenway program. City funding has been matched by funds made available by the State of Texas Parks & Wildlife Department and volunteer labor to build and maintain the trails along the creek. Working in conjunction with the Leon Creek Greenway Coalition, the City has currently developed Phase 1 of the greenway along 3.1 miles of Leon Creek from Bandera Road to Babcock Road.

**Changing Demographics and Changing Needs**

Between 1990 and 2000 the population of the planning
area grew by 41% to 15,691. Moreover, the portion of the population that identifies as Hispanic grew to 37% of the Community's population, up from 15% of the population in 1980 and 26% of the population in 1990. The 2000 census also revealed significant increases in the median age of the population and decreases in average household size, trends that suggest that the community will have to provide additional housing choices for future populations.

As the area has continued to grow the City has sought to expand community services. The Police Department is currently in the process of expanding the Prue Road Service Center to continue the Department's decentralization of detectives and promote community policing; the Fire Department has added a new fire station off of Bandera Road at Mystic Park and the Library Department is planning a new 15,000 square foot branch library on Mystic Park to open in 2004. Representing a new generation of branch libraries, the new facility will include a community meeting room, programs for children and young adults, computers with word processing and internet access and the latest records storage technologies such as CDs and DVDs. The library and fire station complex will be just a small part of the 65 acre Ernani Falcone Community Park, renamed from French Creek Park in 2002 to honor a popular community leader that was instrumental in increasing neighborhood involvement in decision making and the development of new ordinances including the Tree Preservation Ordinance and the revised Unified Development Code.

In 2001, a new Unified Development Code was adopted by the San Antonio City Council that consolidates zoning and subdivision regulations with development standards such as parking, landscaping and tree preservation. Influenced by the New Urbanist movement, the new Code permits mixtures of land uses and alternative development concepts that promote walkability and preserve open space. Significant involvement in the revision process from the Northwest Neighborhood Alliance and the Northwest Interstate Coalition of Neighborhoods dramatically increased the strength of the neighborhood planning process in the new Code.

The Huebner/Leon Creeks Community Plan has been developed under the Community Building & Neighborhood Planning Program to meet all the requirements of the 2001 Unified Development Code.
Resource Directory

Consulting Experts
Raquel Favela, CoSA Neighborhood Action Dept.
207-7746

Deborah Flach, San Antonio Housing Authority
277-3525

Vincent Martinez, CoSA Neighborhood Action Dept.
207-3944

John McDonald, CoSA Parks & Recreation Dept.
207-2886

Lori Mendez, San Antonio Housing Authority
270-1409

Molly Robbins, CoSA Library Dept.
207-2637

Dean Murphy, CoSA Dept. of Community Initiatives
207-8121

Jenny Ramirez, CoSA Code Compliance Dept.
416-5811

Roger Reyes, San Antonio Police Dept.
207-7169

Oscar Serrano, CoSA Asset Management Dept.
207-7370

Rosalinda Vasquez, San Antonio Police Dept.
207-7667

Christina Ybañez, VIA Metropolitan Transit
362-2097

Doug Yerkes, CoSA Public Works Dept.
207-6530
Additional Resource Numbers

A
Abandoned Structures (Code Compliance) 207-7230
AIDS Information (Health Department) 207-2437
Animal Control
   Dead Animal Pickup 311
B
Bexar Appraisal District (Property Valuations/Exemptions) 224-8511
Birth and Death Records 207-8754
Brush Pickup 311
Building Permits 207-8820
C
Child Care Assistance 246-5246
City Council District 7 Office 207-7044
City Council District 8 Office 207-7086
Code Compliance Complaints 207-7230
Curb damage by street repair contractors 207-2800 or 359-3110
D
Domestic Violence Counseling (Police Dept.) 207-2141
Drainage Ditch Cleaning (Public Works Dept.) 359-3110
E
Edwards Aquifer Authority 222-2204
Elderly & Disabled Services 207-7160
F
Fire non-emergency 207-7744
G
Garage Sale Permits 207-8263
Garbage Pickup Information 311
Graffiti Hotline 207-4400
H
Health Department 207-8780
I
Illegal Dumping 207-DUMP (3869)
Immunization Information 207-8750
K
Keep San Antonio Beautiful 207-6461
L
Library Telephone Reference 207-2500
M
Metropolitan Planning Organization (San Antonio/Bexar County MPO) 227-8651
<table>
<thead>
<tr>
<th>Department/Program</th>
<th>Phone Number</th>
</tr>
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<tbody>
<tr>
<td>Neighborhood Action Dept. (Neighborhood Sweeps)</td>
<td>207-7881</td>
</tr>
<tr>
<td>Neighborhood Commercial Revitalization (NCR) Program</td>
<td>207-3927</td>
</tr>
<tr>
<td>Neighborhood Resource Center</td>
<td>735-0586</td>
</tr>
<tr>
<td>Noise Complaints</td>
<td>207-7230</td>
</tr>
<tr>
<td>Northside Independent School District</td>
<td>706-8500</td>
</tr>
<tr>
<td>Neighbors Action Dept. (Neighborhood Sweeps)</td>
<td></td>
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<tr>
<td>Neighborhood Commercial Revitalization (NCR) Program</td>
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<tr>
<td>Neighborhood Resource Center</td>
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<tr>
<td>Noise Complaints</td>
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</tr>
<tr>
<td>Northside Independent School District</td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Recreation Department</td>
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</tr>
<tr>
<td>After School Challenge Program</td>
<td>207-3170</td>
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<tr>
<td>Park Reservations</td>
<td>207-PARK (7275)</td>
</tr>
<tr>
<td>Volunteer Services - Tool Lending</td>
<td>207-8452</td>
</tr>
<tr>
<td>Park Rangers Dispatch (24 hours)</td>
<td>207-8590</td>
</tr>
<tr>
<td>Planning Department</td>
<td>207-7873</td>
</tr>
<tr>
<td>Police, non-emergency</td>
<td>227-7201</td>
</tr>
<tr>
<td>Police Department, Prue Road substation</td>
<td>207-7425</td>
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<tr>
<td>Pothole, Chughole Complaints</td>
<td>359-3110</td>
</tr>
<tr>
<td>Project Warm (Electric Utility Bill Assistance)</td>
<td>207-7830</td>
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<tr>
<td>Public Information Office</td>
<td>207-7235</td>
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<tr>
<td>Public Works Department</td>
<td>207-8020</td>
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<tr>
<td>Capital Programs (Bond Projects)</td>
<td>207-8140</td>
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<tr>
<td>Drainage Engineering</td>
<td>207-8052</td>
</tr>
<tr>
<td>Stormwater Division</td>
<td>207-6580</td>
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<td>Recycling Info/Complaints</td>
<td>311</td>
</tr>
<tr>
<td>Rental Rehab Program (City of San Antonio, Neighborhood Action Dept.)</td>
<td>207-7881</td>
</tr>
<tr>
<td>San Antonio Housing Authority - Sect. 8 Problem Line</td>
<td>212-SEC8</td>
</tr>
<tr>
<td>San Antonio Water System (Water Service Trouble)</td>
<td>227-6143</td>
</tr>
<tr>
<td>Senior Citizen Services</td>
<td>207-7172</td>
</tr>
<tr>
<td>Spay-Neuter Assistance Program (SNAP)</td>
<td>673-7722</td>
</tr>
<tr>
<td>Stop signs/Speed humps</td>
<td>207-7000</td>
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<tr>
<td>Texas Department of Transportation, San Antonio District Office</td>
<td>615-1110</td>
</tr>
<tr>
<td>VIA Metropolitan Transit</td>
<td>362-2020</td>
</tr>
<tr>
<td>Water Testing</td>
<td>207-8887</td>
</tr>
<tr>
<td>Water Waster Reporting</td>
<td>227-6143</td>
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<tr>
<td>Youth Services</td>
<td>207-7195</td>
</tr>
<tr>
<td>Zoning (Development Services Department)</td>
<td>207-5505</td>
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</tbody>
</table>
Online Planning Resources

American Farmland Trust
American Planning Association
Bexar Appraisal District
Bexar County Dispute Resolution Center
Census Bureau
Center for Livable Communities
Center for Neighborhood Technology
Center for Urban Transportation Research
Center for Watershed Protection
Charrette Center
City of Austin Smart Growth Program
City of San Antonio Portal
City of San Antonio Development and Business Services
Congress for New Urbanism
Department of Housing and Urban Development (HUD)
Land Trust Alliance
Loop 410 Construction
Maryland Smart Growth program
Metropolitan Planning Organization

www.farmland.org
www.planning.org
www.bcad.org
www.co.bexar.tx.us/drc_home.htm
www.census.gov
www.lgc.org
www.cnt.org
www.cutr.eng.usf.edu
www.cwp.org
www.charrettecenter.com
www.ci.austin.tx.us/smartgrowth
www.sanantonio.gov
www.sanantonio.gov/onestop
www.cnu.org
www.hud.gov
www.lta.org
www.410forsa.org
http://www.mdp.state.md.us/smartintro.htm
www.sametroplan.org
Huebner/Leon Creeks Community Plan

National Association of Homebuilders  www.nahb.com
National Center for Biking and Walking  www.bikewalk.org/index.htm
Neighborhood Link  www.neighborhoodlink.com
Northside Independent School District  www.nisd.net
Planetizen  www.planetizen.com
Project for Public Spaces  www.pps.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
Meeting Calendar

Community Meetings

Planning Team
  Tuesday, June 4, 2002; McMullen Bank, 9324 Huebner Road
  Tuesday, June 18, 2002; McMullen Bank, 9324 Huebner Road
  Thursday, September 12, 2002; SAPD Prue Road Substation, 5020 Prue Road
  Wednesday, October 9, 2002; SAPD Prue Road Substation, 5020 Prue Road
  Monday, December 9, 2002; SAPD Prue Road Substation, 5020 Prue Road

Identifying Community Strengths and Weaknesses Meetings
  Thursday, July 18, 2002; 1:30 – 3:00 PM
  Rudder MS, 6558 Horn Blvd.

  Thursday, July 18, 2002; 6:30 – 8:30 PM
  Rudder MS, 6558 Horn Blvd.

Current Land Use Verification
  Thursday, August 1, 2002; 6:30—8:30 PM
  SAPD Prue Road Substation, 5020 Prue Road

Plan Writing Conference
  Saturday, November 16, 2002; 9:00 AM – 3:00 PM
  Rudder MS, 6558 Horn Blvd.

Land Use Plan Workshop
  Thursday, February 6, 2003; 7:00—9:00 PM
  St. Brigid’s Church, 6907 Kitchener Drive

Reviewing the Strategies Meeting
  Tuesday; May 20, 2003; 7:00—9:00 PM
  St. Brigid’s Church, 6907 Kitchener Drive

Measuring Our Success: Setting Community Indicators
  Wednesday; June 4, 2003; 7:00—9:00 PM
  SAPD Prue Road Substation, 5020 Prue Road

Business Meeting
  Wednesday, April 2, 2003; 2:30—3:30 PM
  Grady's Bar-B-Que, 7400 Bandera Road
Plan Glossary

**AACOG** – Alamo Area Council of Governments

**Accessory Dwelling Unit** – A dwelling unit that is accessory, supplemenary, 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.

**Annual Improvement Project Report (AIRP)** - An annual report prepared by the Planning Department in coordination with the Housing and Neighborhood Action Team (HNAT) that details the capital and operating needs identified in neighborhood and community plans.

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

**Buffer Yard**—A unit of yard together with enough planting to eliminate or minimize potential negative impacts such as dirt, litter, noise, glare of lights, signs and unsightly buildings between different land use intensity classes.

**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.

**CIP**—Capital Improvements Program. The list of recommended capital improvements to be constructed in the forthcoming five-year period.

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

**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.

**COSA** - City of San Antonio

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

**Crosswalk**—Any portion of a street at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or other markings on the street surfaces.

**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.

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

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

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.

HOME – Home Investment Partnerships Program. HOME provides formula grants from the U.S. Department of Housing and Urban Development to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

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.
Linear Parks– Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

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 studies.

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.

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

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

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

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.

NAs – Neighborhood Associations.

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

NISD—Northside Independent School District.
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.

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 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.

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.

Replat—See subdivision.

Roof Pitch—The slope of a roof as determined by the vertical rise in inches for every horizontal twelve inch length (“the run”). Pitch is expressed with the rise mentioned first and the run mentioned second. For example, a roof with a four inch rise for every horizontal foot has a 4:12 pitch.

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.

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.

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.

USAA—United States Automobile Association.

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.

UTSA—University of Texas at San Antonio.

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.

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 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.

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 to be administered through the Planning Department staff, and will allow a streamlined, objective evaluation of projects proposed within established Neighborhood Conservation District boundaries.

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.
**Corridor 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, setbacks 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 further 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.

The pilot project for the Corridor Districts program will be along IH-10 West in City Council District 8. Upon completion of this project, the Planning Department, upon City Council Resolution, may initiate Corridor Districts along other Major Thoroughfares in San Antonio.

Major Thoroughfares in the Huebner/Leon Creeks Community include Bandera Road, Babcock Road, Eckhert Road, Huebner Road and Prue 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
## Directory of Housing Assistance Programs

<table>
<thead>
<tr>
<th>Organization</th>
<th>Type</th>
<th>Contact</th>
<th>Address</th>
<th>Zip</th>
<th>Phone</th>
<th>Purpose</th>
<th>Financial</th>
<th>Advice</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alamo Area Mutual Housing Association</td>
<td>private non-profit</td>
<td>Sandra Williams</td>
<td>731-8030</td>
<td></td>
<td>731-8030</td>
<td>Develop and rehab. affordable multi-family housing units</td>
<td>none</td>
<td>none</td>
<td>Solely in the construction and rehab of multi-family affordable housing</td>
</tr>
<tr>
<td>Neighborhood Action Department</td>
<td>City Agency</td>
<td>David Sarza</td>
<td>PO BOX 89966</td>
<td>78283</td>
<td>207-7881</td>
<td>Single-family and rental rehabilitation;</td>
<td>Down payment assistance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Housing Services</td>
<td>private non-profit</td>
<td>Robert Jodan</td>
<td>533-8740, ext 211</td>
<td>78210</td>
<td>78210</td>
<td>Develop low-income single-family housing</td>
<td>Down-payment assistance</td>
<td>Substantial education &amp; counseling for families</td>
<td></td>
</tr>
<tr>
<td>Neighborhood Reinvestment Corp.</td>
<td>Federal non-profit</td>
<td>Philip Schumacher</td>
<td>4801 NW Loop 410, Ste. 750</td>
<td>78229</td>
<td>256-8518, ext 24</td>
<td>Help development non-profits establish a revolving fund and train them</td>
<td>Provide financial assistance for other organizations that provide affordable housing</td>
<td>Training for organizations</td>
<td></td>
</tr>
<tr>
<td>San Antonio Alternative Housing Corporation</td>
<td>private non-profit</td>
<td>Bob Moreno</td>
<td>1410 Guadalupe</td>
<td>78207</td>
<td>224-2349</td>
<td>Low-income, disabled, and handicapped housing assistance</td>
<td>Pre- and post- housing counseling; teach youth conflict resolution</td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Antonio Development Agency (SADA)</td>
<td>City agency</td>
<td>Phil Covington</td>
<td>118 E. Travis St.</td>
<td>78205</td>
<td>225-6833</td>
<td>One of two urban renewal agencies in Texas</td>
<td>Assembles land for development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Antonio Housing Authority</td>
<td>City created; Quasi-government</td>
<td>Terry Coker, VP of Finance</td>
<td>518 Flores</td>
<td>78207</td>
<td>220-3289</td>
<td>Low-income housing; Section 8 vouchers, etc.</td>
<td>Develop low-income complexes, etc. c a - tering to low-income renters - i.e. ceiling at 30 percent of renter's income</td>
<td>Offer a nutrition program, a senior residence program, and a public housing anti-drug program</td>
<td></td>
</tr>
<tr>
<td>San Antonio Housing Trust</td>
<td>Kimberly Almeid</td>
<td>118 Broadway St.</td>
<td>78205</td>
<td>735-2772</td>
<td></td>
<td>Provide affordable housing through acquisition and rehab, as well as being a funding source</td>
<td>Grants and low-interest loans and down payment assistance</td>
<td>Counsel potential homeowners</td>
<td></td>
</tr>
<tr>
<td>San Antonio Housing Trust Finance Corporation</td>
<td>Formed by the Housing Trust</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Issues bonds to finance housing; administered by the Foundation staff</td>
<td>Have a $10 million bond program with a 5.75% mortgage rate, and a $15 million mortgage credit certificate (MCC) program</td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Antonio Housing Trust Reinvestment Corporation</td>
<td>Formed by the City Council</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Administrates Tax Increment Reinvestment Zones (TIRZs)</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
## Public Improvement Projects

<table>
<thead>
<tr>
<th>Project and Limits</th>
<th>Improvements</th>
<th>Project Cost</th>
<th>Project Status</th>
<th>Department/Agency</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hollyhock low water crossing at Huebner Creek</td>
<td>Construct bridge or box culvert structure over Huebner Creek to replace low water crossing.</td>
<td>$2,600,000</td>
<td>Start construction June 2004</td>
<td>COSA Public Works</td>
<td>David Matney 207-7790</td>
</tr>
<tr>
<td>Whitby from Stoneridge to Westgrove</td>
<td>Replace low water crossing with drainage structure.</td>
<td>$507,352</td>
<td>Completed November 1999</td>
<td>COSA Public Works</td>
<td>Larry Davis 207-7516</td>
</tr>
<tr>
<td>Abe Lincoln from Eckhert to Horn</td>
<td>Reconstruct Abe Lincoln with one northbound lane, one southbound lane with a center turn lane and bicycle lanes. Reconstruct Oxford Trace from Abe Lincoln east to dead end to a 30 foot width. Includes curbs, sidewalks, driveways, drainage and utility improvements.</td>
<td>$4,898,549</td>
<td>Funded for design only</td>
<td>COSA Public Works</td>
<td>David Matney 207-7790</td>
</tr>
<tr>
<td>Bandera Road (SH-16) from Leon Valley to Helotes</td>
<td>Upgrade traffic signals.</td>
<td>$900,000</td>
<td>September 2002</td>
<td>TxDOT</td>
<td>Maggie Rios 615-5836</td>
</tr>
<tr>
<td>Leon Creek Greenway from Bandera to Babcock</td>
<td>Construct bicycle path.</td>
<td>$271,200</td>
<td>October 2002</td>
<td>TxDOT</td>
<td>Maggie Rios 615-5836</td>
</tr>
<tr>
<td>Bandera Road (SH-16) at Eckhert Road (FM 1517)</td>
<td>Safety lighting at intersection.</td>
<td>$60,000</td>
<td>May 2003</td>
<td>TxDOT</td>
<td>Maggie Rios 615-5836</td>
</tr>
<tr>
<td>Bandera Road (SH-16) northbound lanes at Leon Creek</td>
<td>Replace bridge and approaches.</td>
<td>$275,000</td>
<td>Anticipated 2010</td>
<td>TxDOT</td>
<td>Maggie Rios 615-5836</td>
</tr>
<tr>
<td>Bandera Road (SH-16) from Eckhert (FM 1517) to Loop 1604</td>
<td>Upgrade to 4 lane Freeway with 4 lane frontage roads. Includes grading, structures, base, surface, and signs.</td>
<td>$34,474,700</td>
<td>Anticipated 2020</td>
<td>TxDOT</td>
<td>Maggie Rios 615-5836</td>
</tr>
<tr>
<td>Leon Creek Greenway from Bandera to Babcock</td>
<td>Create 3.75 miles of pedestrian/bike trails, signage, soil erosion abatement, seating and bicycle racks.</td>
<td>$110,000</td>
<td>Under construction</td>
<td>COSA Parks, TX Parks &amp; Wildlife</td>
<td>John McDonald 207-2886</td>
</tr>
<tr>
<td>Leon Vista Park</td>
<td>Renovate building for multipurpose use and general park supplies by Park Operations.</td>
<td>$34,827</td>
<td>Identifying additional funding sources</td>
<td>COSA Parks</td>
<td>John McDonald 207-2886</td>
</tr>
<tr>
<td>Project and Limits</td>
<td>Improvements</td>
<td>Project Cost</td>
<td>Project Status</td>
<td>Department/Agency</td>
<td>Contact</td>
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<tr>
<td>----------------------------------------</td>
<td>--------------------------------------------------</td>
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</tr>
<tr>
<td>Fire Station #49, 8710 Mystic Park</td>
<td>Construct permanent fire station for personnel and pumper truck.</td>
<td>$2,234,284</td>
<td>Under design</td>
<td>COSA Fire</td>
<td>Asst. Chief Carl Wedige 207-8496</td>
</tr>
<tr>
<td>Branch Library, Mystic Park at Bandera Road</td>
<td>Construct 15,000 square foot full service library.</td>
<td>$2,812,418</td>
<td>Design phase, planned opening date is in early 2004</td>
<td>COSA Library</td>
<td>Molly Robbins 207-2637</td>
</tr>
<tr>
<td>Thornton Elementary</td>
<td>After School Kare program for 35 children.</td>
<td>$12,667</td>
<td>FY 2000 through 2002</td>
<td>COSA Housing &amp; Comm. Developement</td>
<td>Andrew Cameron 207-6600</td>
</tr>
<tr>
<td>Babcock North Expansion, 6542 Spring Branch</td>
<td>HOME Entitlement project to add two units.</td>
<td>$25,000</td>
<td>Acquisition and soft costs</td>
<td>COSA Housing &amp; Comm. Developement</td>
<td>Andrew Cameron 207-6600</td>
</tr>
<tr>
<td>Rhodes Elementary School</td>
<td>Construct new school.</td>
<td>$10,000,785</td>
<td>Substantial completion scheduled for July 2002</td>
<td>NISD</td>
<td>Carmen Miller 257-1200</td>
</tr>
<tr>
<td>Marshall High School</td>
<td>Additions and renovations.</td>
<td>$3,066,262</td>
<td>53% Complete</td>
<td>NISD</td>
<td>Carmen Miller 257-1200</td>
</tr>
<tr>
<td>Thornton ES and Rudder MS</td>
<td>Roof replacements.</td>
<td>$252,138</td>
<td>Completion scheduled for August 2002</td>
<td>NISD</td>
<td>Carmen Miller 257-1200</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$62,535,183</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix I

Insert 11 x 17 Size Public Improvement Projects Map
Land Use and Zoning

Implementation of the land use plan can be shaped by a community’s capital improvement program, open space preservation plans and also its development guidance system. In San Antonio, the development guidance system includes the Building Code, the Electricity Code, the Fire Prevention Code, the Solid Waste Code, Licenses and Business Regulations, the Plumbing Code, the Signs and Billboards ordinance, the Water and Sewer ordinance and the Unified Development Code. The Unified Development Code includes the City’s ordinances for zoning, subdivision, stormwater management, parks and open space, tree preservation, streets and drainage standards, historic preservation and vested rights.

The difference between land use and zoning is shown below:

**Land Use:**
- Land use refers to the activity that occurs on land and within the structure that occupies it. For example, low density residential land use primarily includes single family homes.
- Land use maps can be used to guide infrastructure and service delivery. For example, the sizing of wastewater lines are based upon land use assumptions for how an area will develop in the future.

**Zoning:**
- Zoning regulates building size, bulk, density and the way land is used.
- In some instances, zoning regulations also set parking requirements, setbacks, the number of dwelling units permitted on a lot, the required open space for residential uses on a lot or the maximum amount of building coverage on a lot.
- Zoning regulations are comprised of two components: the zoning text and the zoning maps (see appendix E).

The following comparative table is meant to be a guide, not an exact breakdown, to cross reference Land Use Plan Categories with comparable uses permitted in certain Base Zoning Districts as defined in the Unified Development Code. Upon City Council approval, a more intense land use may be allowed in a less intense land use category subject to conditional zoning or a specific use authorization that may provide for context sensitive site design or layout of the property. In addition, alternative use patterns, including Commercial Center, Office or Institutional Campus, Commercial Retrofit, Traditional Neighborhood Development, or Transit Oriented Development are encouraged rather than Conventional Subdivision. In accordance with §213.005 of the Texas Local Government Code, a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
### Land Use Plan Category

<table>
<thead>
<tr>
<th>Land Use Plan Category</th>
<th>Recommended Base Zoning Districts (UDC Art. III, Divisions 2 &amp; 5)</th>
<th>Sample Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>Residential Estate District, Residential Single Family Districts, Neighborhood Preservation Districts</td>
<td>Single family homes, accessory dwelling units, churches, schools, parks</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>Residential Single Family Districts, Mixed Residential Districts</td>
<td>Single family homes, accessory dwelling units, duplexes, triplexes, four-plexes, townhouses, churches, schools, parks</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts</td>
<td>Single family homes, accessory dwelling units, duplexes, triplexes, four-plexes, apartments, condominiums, assisted living facilities, churches, schools, parks</td>
</tr>
<tr>
<td>Community Commercial</td>
<td>Neighborhood Commercial District, Commercial Districts (not including C-3 Districts), Office Districts (not including O-2 Districts)</td>
<td>Beauty parlors, shoe repair shops, small gasoline service stations, food stores, restaurants, medical clinics, day care centers, small office or bank buildings, live/work units</td>
</tr>
<tr>
<td>Regional Commercial</td>
<td>Neighborhood Commercial District, Commercial Districts, Office Districts, Business Park District</td>
<td>Automobile sales, automobile repair, malls, home improvement centers, hotels and motels, fitness centers</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>Mixed Use District, Transit Oriented Development District, Neighborhood Commercial, Commercial Districts (not including C-3 Districts), Office Districts, Business Park District, Mixed Residential Districts, Multi-Family Residential Districts</td>
<td>Low to high rise buildings that promote a mix of uses. Building designs should be close to the street and have ground level windows.</td>
</tr>
</tbody>
</table>