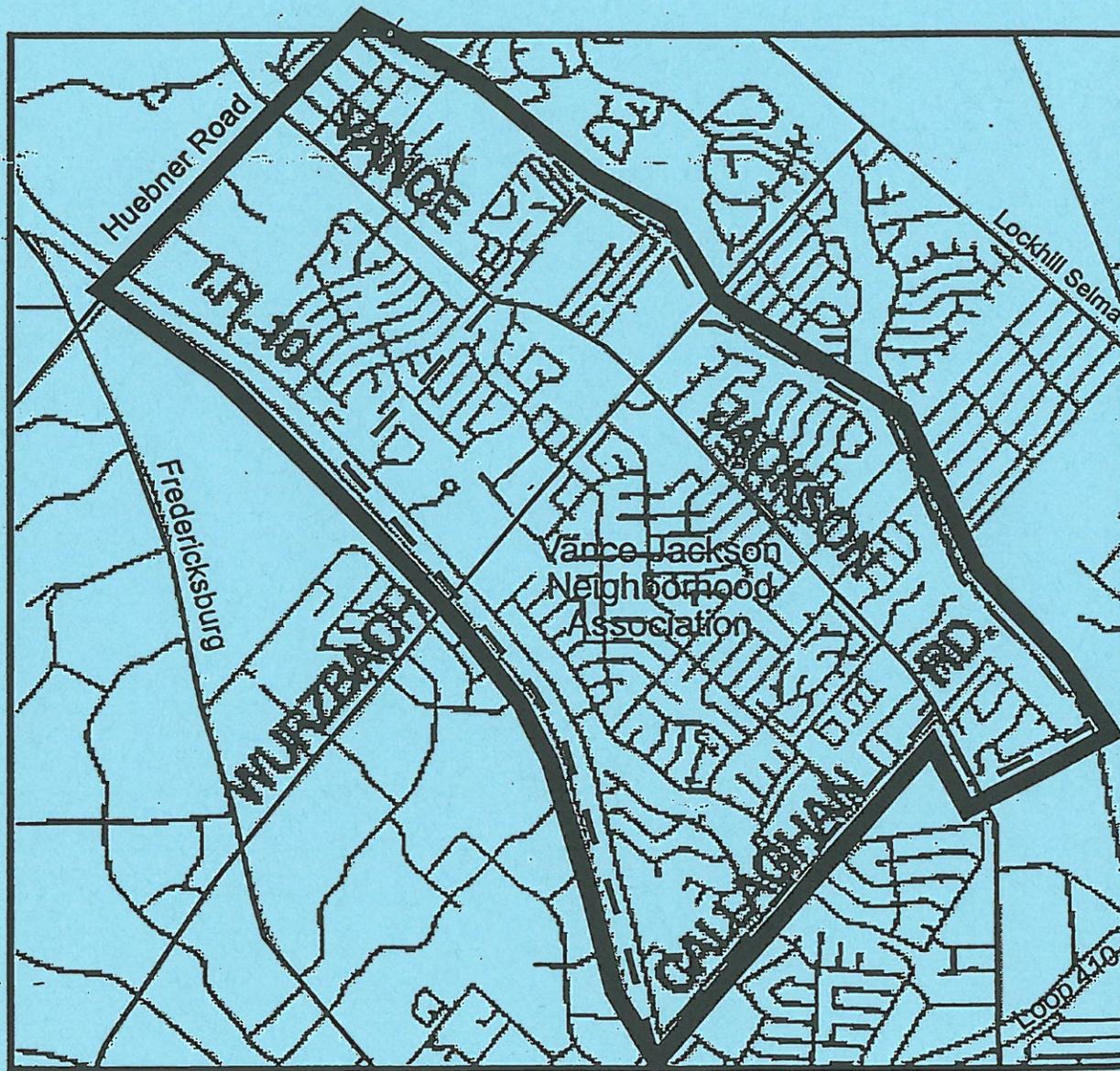


Vance Jackson Neighborhood Association GOAL SETTING REPORT



October 1997

prepared by the
Vance Jackson Neighborhood
and the

City of San Antonio Planning Department

Recent Planning Efforts

Since 1995 the Vance Jackson Neighborhood Association wanted to produce a neighborhood plan as outlined by the City of San Antonio's 1989 Neighborhood Planning Process. The community desired a neighborhood plan that expressed their values, identified their issues, outlined their ideas to improve the area as well as a plan that went before City Council for official City 'recognition.'

In early 1997 the Vance Jackson Neighborhood Association and the Planning Department determined that a Goal Setting Report would produce the same desired outcome but without the extensive effort required by residents to create a "recognized" plan. Once completed, the Goal Setting Report would be distributed to appropriate City departments and to District 8 City Council District, Councilman Robert Marbut's Office.

The Goal Setting Report is permitted under the current 1989 Neighborhood Planning Process but does not require review by the Planning Commission and City Council for formal "recognition." However, if conducted properly, the Goal Setting Report can be an effective neighborhood planning tool to focus the energy of a community to accomplish the goals and strategies they have defined for themselves.

Boundaries

The area examined includes Callaghan Road to the south, Olmos Creek/rail line to the east, Huebner Road to the north and IH-10 to the west. The Vance Jackson Neighborhood Association is a smaller area but in the Goal Setting process expanded to include this area (please see map, Figure 1, page 5).

The Goal Setting Process

As part of the City of San Antonio's neighborhood planning process, the Goal Setting Report included the following three neighborhood meetings:

- Step 1: Listening and documenting neighborhood issues;
- Step 2: Reaffirming issues and identifying neighborhood goals; and
- Step 3: Defining goals and prioritizing a neighborhood strategy.

An outline of the Goal Setting process and minutes from each meeting are found in Appendix A.

Findings

The following findings have been concluded:

- traffic congestion and through-traffic is the greatest concern caused by highway construction and high traffic volumes along arterials;
- residents are concerned about on-going roadway extensions, road -widening projects and surrounding land development creating more traffic in their neighborhood;
- there is lack of recreational space that is accessible and nearby;
- citizens want bike lanes, sidewalks and landscaping;
- drainage is inadequate; and
- residents like their neighborhood but want to make it better.

The following are the most important Neighborhood Goals with Strategy 1(a), shown on the next page, being the neighborhood's most important project.

Neighborhood Goals

1. Traffic

- To live in a community where cars and people can circulate freely.
- To minimize traffic through the neighborhood.
- To build more sidewalks.
- To coordinate roadway improvements such as the Vance Jackson widening project.

2. Safety

- To live in a safe community for children and adults.

3. Open Space and Recreation

- To live in a community that is not noisy and has more open space with recreational facilities for children and adults.

The following Strategies have been defined with Traffic being very important.

Strategies

1. Traffic

- a. Develop a master plan for the Vance Jackson Road widening project to include landscaping, sidewalks and bike lanes.
- b. Work with the Wurzbach Parkway proposal and provide neighborhood input into its design.
- c. Work with traffic engineers to address traffic issues mapped-out on page 5 of this report.

2. Safety

- a. To create a working relationship with the Police Department in order to increase police patrol presence in the neighborhood.

3. Open and Recreational Space

- a. Work with the Parks and Recreation Department in the development of the Parks Master Plan.
- b. Work with developers to provide more landscape buffering and lower development densities.

4. Other Items

- a. Attract younger, beginning families to help regenerate neighborhood demographics as there is large elderly population in the neighborhood.
- b. Explore drainage issue related to runoff towards Olmos creek.

The following Defined Strategies are specific recommendations from residents needing additional examination by the appropriate public agencies and working committees formed by the neighborhood association:

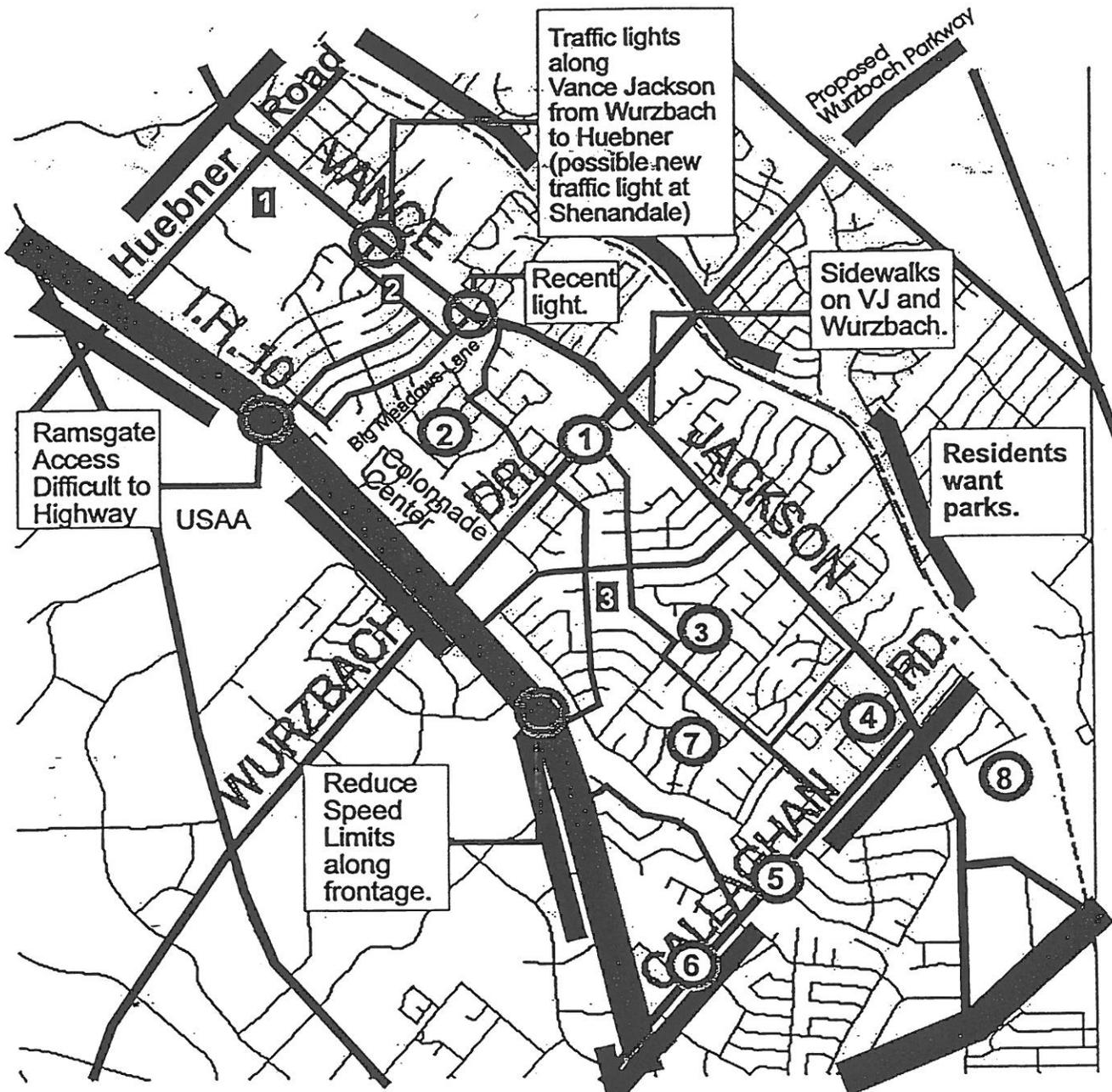
Defined Strategies

1. Traffic

Work with engineers to continue and explore the following traffic problems identified by residents during the three Goal Setting meetings Also, as part of the Defined Strategies, refer to items mapped-out on Figure 1, page 5.

- a. Explore through-traffic along Tioga.
- b. Colony and Northampton intersection congestion.
- c. Access from Ramsgate at IH-10 from neighborhood. Neighborhood cannot use highway crossover and traffic moves too fast along frontage road.
- d. Lowering traffic speed entirely along IH-10 frontage.
- e. Install traffic signal or install flashing yellow warning lights for school speed zone at Wurzbach and Northampton (St. Matthews School).
- f. Install possible traffic signal at Whitsom and Vance Jackson.
- g. Add one more signal along Vance Jackson between Huebner and Wurzbach.
- h. Explore the development of more bike lanes and trails along Olmos Creek / railroad right-of-way.
- i. Convert flood plane and drainage areas into recreational and open space.
- j. Form a neighborhood association subcommittee to investigate land use densities and traffic generation.

Neighborhood Issues Vance Jackson Neighborhood Association Figure 1



- 1. School area needs traffic (flashing) signal or signage.
- 2. Millspring / Tioga through-traffic.
- 3. Possible speed humps on Greentree.
- 4. Desired traffic signal at Whitson Road.
- 5. Spot light nuisance at church.
- 6. Left turn conflict at Callahan / Pinebrook (construction of health club could add traffic).
- 7. Stonehaven Drive through-traffic.
- 8. Colonial Oaks traffic and flooding issues.

1 Hobby Middle School **2** Howsman E.S. **3** Colonies North E.S.

Appendix A Meeting Minutes

Methodology / Meetings

The Goal Setting Report was produced by conducting three neighborhood meetings:

- Meeting 1: Listening and document issues: (April 16, 1997)
Neighborhood expressed concerns that were mapped-out and documented through meeting notes (see appendix).
- Meeting 2: Reaffirm issues and identify initial goals: (May 14, 1997)
Residents reviewed map showing problem areas.
Residents began brainstorming on goals for neighborhood to address issues and problems.
- Meeting 3: Goals and Priorities Meeting: (June 4, 1997)
Community places priority on which projects are most important.

The following are meeting minutes from each of the above meetings.

AGENDA

A Meeting to Establish Goals and Strategies
One of three neighborhood meetings.

April 16, 1997
7:00 p.m.-to-8:30 p.m.

VJ (Vance Jackson) Neighborhood Association &
the City of San Antonio Planning Department

1. Why are we meeting? What are goals and strategies?

- Neighborhood Goal Setting, the process and realistic expectations.
- Listening - Reaffirming - Strategizing.
- What is the neighborhood area?
- What is final product?

2. Rules of Conduct

- Be courteous.
- Share your ideas.
- Allow others to speak.
- Helpful Hint: Think positively and constructively.

3. What can we accomplish? A LISTENING exercise....

- a. Why does the neighborhood want to work together?
What do we wish to accomplish?
- b. What are the things that are good about the neighborhood area?
- c. What are the issues in the neighborhood area?
- d. What are some the things the community can do to make the neighborhood better?

4. Our next steps.

- May 14th:
Reviewing what we said. — verifying the issues
- June 4th:
Finalize and prioritize goals and strategies.

If you should have any questions please call Jack Guerra, City Planning Department, at 207-2031.

Meeting Minutes

Vance Jackson Neighborhood Association Goal Setting Neighborhood Planning Process

April 16, 1997

7 p.m. to 9 p.m. -- Colonial Hills Elementary School

(Meeting 1 of a 3 meeting process)

(Meeting 1: Identification of Neighborhood Issues)

Attending:

Jack Guerra, Senior Planner, Planning Department

Mike Kauskey, Senior Planner, Planning Department

Neighborhood Residents: See attached sign-in sheet.

The purpose of tonight's meeting is to document all the issues facing residents in the Vance Jackson neighborhood area. The second meeting will look at confirming those issues and then to begin to envision a goal for the neighborhood. The third and final meeting will identify what plan of action and priority the neighborhood would like to take given all this information. The following items were discussed during the neighborhood meeting:

Question: What do you want to accomplish as a neighborhood group? What are the issues facing the neighborhood?

Comments from residents:

- "Keep neighborhood as good as it is now."
Synopsis: Individual indicated the area enjoys a good/ wide "age diversity" mix among the residents. Wants to keep the mix. Ensure a youthful, regenerative process among the area population.
- "Quality of life issues should be focus." "Examine traffic impact resulting from commercial development especially at locations: Vance Jackson & IH-10, Wurzbach & IH-10, Wurzbach / Colony & North Hampton, Tioga, Mill Spring & Sugar Hill.
- Traffic is cutting through the neighborhoods to avoid congestion on major arterials.
(Some of this may be a temporary condition caused by the heavy construction on I-10 and 410.)
- There is no entrance to IH-10 at Rams Gate and as a result the Shenandoa neighborhood is using Vance Jackson as the street to get in-and-out of the neighborhood.
- The traffic speed is too high along IH-10 access road making entrance onto access road from residential streets dangerous.
- IH-10 Highway crossover - turnaround ramps at USAA is of no use to any neighborhood residents as residential access is not possible.

Vance Jackson Meeting Minutes

April 16, 1997

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- There is not good, coordinated planning in the city. There are too many different agencies doing things and not talking to one another. How are roads being built and not considering growth and land use?
- Vance Jackson & Loop 410 access / turn around appears to be completed but area is used for parking for construction crews personal vehicles and for construction equipment. When will roadway be opened? Can the city do anything to encourage the contractor to finish up and move out? *(note: as of July 1, 1997, the turnaround ramp is open and in use).*
- Traffic on Green Tree travels too fast. Can speed bumps be installed on Green Tree?
- Concern was voiced regarding construction of apartment buildings in the area contributing to the traffic congestion as land use density is being viewed as contributor to traffic congestion.
- Segments of roadway along Wurzbach & Vance Jackson do not have sidewalks. Kids walk to school along side of roadway and traffic is heavy and fast. Neighborhood needs to look at making area safe for children getting to school and to play areas.
- Drainage is a problem along Vance Jackson, near Callahan, as it drains to the Olmos Creek Basin. Water runoff drains into adjacent subdivision on east side of Vance Jackson.
- Put a traffic signal at North Hampton & Wurzbach.
(St. Mathews Church/school. Residents claim heavy traffic area, 4 daily masses at the church. 14,500 church membership and 500 student enrollment. There is other community concern about traffic congestion/traffic flow management at this location. Some individuals have approached the church leadership requesting concessions to proposed church and church school expansion which will contribute to traffic congestion).
- Limit any additional commercial development causing traffic congestion. How does traffic impact reports work?
- At Whitsom & Vance Jackson, it is impossible to get out of or into the subdivision onto Callahan during morning and afternoon rush hours because traffic is so heavy.
- There was an expressed desire for more green space and public parks, examples: East side of RR tracks, Wurzbach & Lockhill Selma, and areas within the neighborhood along some of the drainage ways/creeks.
- There are no traffic lights on the highway frontage road between Vance Jackson & Huebner. During rush hour traffic, one cannot get out of the subdivisions onto the access road because cars are going too fast. *(May be a temporary condition, resolved when I-10 construction is completed.)*

Vance Jackson Meeting Minutes

April 16, 1997

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- One individual advocated group should be looking at more strategic planning issues to improve the quality of life. "Get out in front of the tactical problems." (*Suggesting focus of group should look beyond the traffic nuisance problems being discussed and address longer range vision for the neighborhood.*)
- Design / Construct nature & bike trails as part of any new roadway widening construction projects. Suggested location for nature / bike trail to be along RR right of way and Olmos Creek.
- There is a need for planning for (*public*) green space as a ratio of land platted and the number of people living in an area.
- North Hampton & Wurzbach needs a flashing school zone warning light to warn motorists of St. Mathew's traffic, especially during school teaching and worshipping hours.
- Colony Road resurfacing is coming off at corners and intersections, road is slick when wet.
- A resident submitted a written statement regarding drainage and flood control.
- A diagram of a traffic problem at Callahan & Pine Brook was submitted by a resident. (*Center turn lane on Callahan at Pine Brook is not marked sufficiently. Motorists disregard the left turn only signage and proceed straight through the intersection despite a second lane of traffic also turning left. Potential for a major broadside accident.*)

Questions submitted from attending residents:

- How many lanes are proposed for the Wurzbach Parkway?
- How much weight will this plan have? (*Is there any real and tangible benefit to the neighborhood to spend the time putting this plan together or is it just another exercise in futility?*)
- How close does Planning work with the Councilman? The Councilman already knows most of our concerns.
- Are there any plans to widen Vance Jackson and if so how many lanes?
- The city requires traffic impact studies. Why don't residents and neighborhoods hear about what the impacts will be?
- Are there any areas in the neighborhood suitable for a park?
- Why not use drainage areas for parks and green space? (*Suggested area = drainage area between I-10 & Callahan*)
- The (St. Mathew's) Church wants to expand their church school adjacent to a residential area by putting 5 portable buildings in. they also want to create ingress & egress driveways. Can't the city do anything about church school traffic through the neighborhood?
- Does the city have a formula for a ratio of park / (*public*) green space to developed land area?

AGENDA

A Meeting to Establish Goals and Strategies
Second of three neighborhood meetings.

May 14, 1997
7:00 p.m. to 8:30 p.m.
Colonies North Elementary School

VJ (Vance Jackson) Neighborhood Association &
the City of San Antonio Planning Department

1. Why are we meeting? What are goal and strategies?
 - The goal setting process
 - Listening - Reaffirming - Strategizing
 - What is final product?
2. Rules of Conduct
 - Be courteous
 - Share your ideas.
 - Allow others to speak.
 - Helpful Hint: Think positively and constructively.
3. Review and Analysis of Issues Discussed on April 16th meeting.
4. Our next step
 - June 4th
 - Finalize and prioritize goal and strategies.

If you should have any questions please call Jack Guerra, City Planning Department at 207-2031.

Meeting Minutes

Vance Jackson Neighborhood Association Goal Setting Neighborhood Planning Process

May 14, 1997

7 p.m. to 9 p.m. – Colonial Hills Elementary School

(Meeting 2 of a 3 meeting process)

(Meeting 2: Goals for the Neighborhood
Affirming Issues & Beginning to Identify)

Attending:

Jack Guerra, Senior Planner, Planning Department

Roy Ramos, Planner II, Planning Department

Neighborhood Residents: See attached sign-in sheet.

In the first meeting we had established the general issues of concern for neighborhood residents. This meeting will be used to affirm neighborhood issues expressed at the last meeting and to begin identifying the goals of the neighborhood. The following items were discussed during the neighborhood meeting.

Note: The meeting opened with a vote by the Association to extend the neighborhood boundaries north to Huebner Road. This action will require dialogue with two smaller neighborhood associations to work.

QUESTION: This is an opportunity to further describe your local concerns. What are the issues facing your neighborhood?

Comments from residents:

-
- What's going to happen to Wurzbach, between IH 10 and Vance Jackson and then eastward? (Wurzbach Parkway plans and schedule were provided.)
 - When the Wurzbach Parkway is completed, isn't it going to generate more traffic due to the hospitals?
 - Is there an other way to control traffic along Vance Jackson, besides more street lights? (Traffic signs and roadway layout can influence traffic speeds).
 - Signal lights along Vance Jackson need to be re-adjusted since signalization allow no more than two motor vehicles to exit the residential area and allows 40 vehicles to pass along Vance Jackson.

Vance Jackson Meeting Minutes

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- Four-way stop signs along Vance Jackson instead of street lights was suggested to slow down the traffic.
- The issue of one-way streets was mentioned and no interest was raised by the residents.
- Traffic along Vance Jackson will be minimized upon the completion of work along IH 10 West. IH 10 between Wuzbach and Callahan by Sept. 9, 1998 - finish construction.
- Are there any plans to widen Lockhill Selma? If so, what are they?
- Traffic along Stonehaven Drive has recently increased. Resident implied that the closing of Ladden Drive caused the heavy increase in traffic along Stonehaven Drive. Colonial Oaks has also experienced an increase in traffic.
- Resident notes that traffic near area #6 will increase due to the construction of an indoor Sports Court & Volleyball and Tennis Court.
- How is Vance Jackson supposed to be widened? Will the tree ordinance keep the trees in the area?
- Has the City finished the drainage project at Dreamland?
- Why did you close the turnaround lanes at Loop 410 and Vance Jackson Road. Currently, they are barricaded and the workers use it for parking. It creates a terrible traffic jam. Traffic could flow a lot better if they were not closed until work begins on the highway, (note: turnaround lanes opened as of June 1997).

Vance Jackson Meeting Minutes

May 14, 1997

Question: Given the issues expressed in April's and today's meeting, how is your neighborhood association going to address these issues in the form of goals for the neighborhood? What are your goals?

Comments from residents:

- Safety
- Drainage
- Traffic
- Fire & Police issues. Primarily theft. The police do not give theft a very high priority. They just seem to chuck these things aside. Theft needs to be a top priority. My goal is to see that this becomes a top priority. (Crime was not seen as a major issue though police resources were an issue.)
- Wurzbach Parkway would be acceptable if it is developed as a true Parkway. In my opinion, a Parkway is lined with greenery landscaped down the middle and is aesthetically pleasing and does not present itself as a major parking lot with a great deal of commercial development. This would be my goal.
- Plan rational roads
- A place that's less noisy, more open spaces for community activities. Facilities for children, playgrounds, etc..... A place where kids can circulate freely. A safe environment.
- Minimize the effect of through traffic. More facilities and open spaces. More cooperation from Schools and Churches.

Meeting Minutes

Vance Jackson Neighborhood Association Goal Setting Meeting

June 4, 1997

7 p.m. to 9 p.m. -- Colonial Hills Elementary School

(Meeting 3 of a 3 meeting process)

(Meeting 3: establishing goals and strategies for the neighborhood)

Attending:

Jack Guerra, Senior Planner, Planning Department

Lichen Grever, Planning Intern

Neighborhood Residents: See attached sign-in sheet.

The main objective of this meeting is to further define goals for the neighborhood association and to prioritize community strategies.

Question: We established that safety, traffic, open space and diversity were the major goals needing attention. Specifically, what additional goals do you have and what strategies can we pursue to make them a reality?

- Safety- One member asks that sidewalks be installed on streets for children to walk to school.
- Traffic-Wurzbach is repeatedly mentioned as a specific area of concern for a majority of the residents.
- Traffic- It is important to coordinate roadway improvements with public officials.
- Open Space- What is the status of the quarry as we want to make it into a park.
- Land densities -- Many residents concede that it is important to work together to try and influence zoning decisions.

Question: What are steps we can take to implement these goals?

SAFETY

- Regular patrol through all of the neighborhoods.
- Build a community presence for the police force.
- Create a relationship with the police in order to increase their presence.

OPEN SPACE/ RECREATION SPACE

- Apartments on VJ need more of a green edge/buffer to the street.
- These apartments also need to be of a lower density.
- There is a question about zoning being piecemeal, and whether or not Zoning and Planning work together.
- The residents want to know what they can do to change zoning. - Developers in SA are increasingly looking to work with neighborhood associations. Perhaps VJ can form a sub-committee to examine this issue.

DIVERSITY AND DEMOGRAPHICS

- A desire for more young families and a general rejuvenation of the community.
- The advise here is to do as other neighborhoods have done and put together a brochure that touts the numerous advantages of their neighborhood/community. Marketing can also be done through local real estate agents.

TRAFFIC

- What is the long range plan for VJ Road?
- Residents need to make a mini master plan for VJ Road.
- Work with the city team for Wurzbach Parkway and input on design.
- Traffic is called out as the key issue to this group of residents.
- David Simon says that he will arrange for a meeting with the City's Traffic People this fall. In the mean time, residents can form a sub comm. To identify those problems which are the most in need of a solution.

