

A partnership between the San Antonio Planning Department and the following neighborhoods: Alamo Farmsteads, Country View, Country View Village, Eckhart Crossing, French Creek Village, Lincoln Green, Lincoln Park, Lochwood Estates, Lost Oaks, Marshall Meadows, Oak Bluff, Pembroke Estates, Pembroke Farms, Pembroke Forest, Pembroke Village, Verde Hills, Wellesley Manor, Westchase Village, Westfield, Whisper Creek and Wildwood One.

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Huebner/Leon Creeks Community Plan

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Huebner/Leon Creeks Community Plan

Table of Contents

Huebner/Leon Creeks Community Plan

Plan Basics	1
Plan Summary	9
Heart of the Neighborhood	15
Getting Around Town	30
Places Where We Play, Gather and Learn	39
Taking Action	44
Measuring Our Success (Indicators)	48

Appendices

A. Planning Area Demographics	55
B. Community History	57
C. Resource Directory	64
D. Meeting Calendar	68
E. Plan Glossary (includes acronyms)	69
F. Conservation and Corridor Districts	74
G. Directory of Housing Assistance Programs	76
H. Public Improvement Projects	78
I. Land Use and Zoning	81
J. Strengths, Weaknesses, Opportunities, & Threats	83
K. Existing Land Use Map	84
L. Leon Creek Restoration Study (SAWS)	85

Maps

Land Use Plan	29
Getting Around Town Map	38
Places Where We Play, Gather & Learn Map	43
Public Improvement Projects Map	78
Strengths, Weaknesses, Opportunities, & Threats	83
Existing Land Use Map	84

Map Disclaimer:

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Huebner/Leon Creeks Community Plan

Plan Basics



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

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.

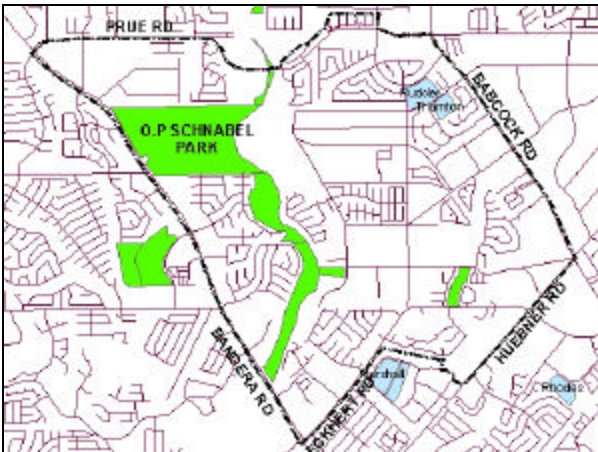
Huebner/Leon Creeks Community Plan

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.



Planning Area Map

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 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.



Alamo Farmsteads house



Lochwood Estates house

Huebner/Leon Creeks Community Plan

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.



Volunteers work the sign in table at a community meeting

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.



Some participants at the Plan Writing Conference

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.



Commercial property owners review the Plan at the Business Meeting

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.

Huebner/Leon Creeks Community Plan

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.



State Representative Joaquin Castro discussed the importance of neighborhood planning at the Plan Writing Conference

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.

Huebner/Leon Creeks Community Plan

Plan Summary



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

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.

Huebner/Leon Creeks Community Plan

Heart of the Neighborhood



Neighbors at the Plan Conference

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.



Neighborhood businesses on Babcock Road.

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.

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

Huebner/Leon Creeks Community Plan

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.



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

Goal 7 - **Community Strength**

Build a strong and organized community.

Objective 7.1: **Community Programs**

Develop and maintain community programs.

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.

Huebner/Leon Creeks Community Plan

Heart of the Neighborhood



Above: Residential estate in the Verde Hills 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.

Huebner/Leon Creeks Community Plan



A new neighborhood business on Bandera Road



A new home in Verde Hills

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: COSA Planning—NCD program, COSA Development Services

Funding Sources: Minimal/Volunteer

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: Property owners

Funding Sources: Minimal/Volunteer

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: COSA Planning—NCD program, COSA Development Services

Funding Sources: Minimal/Volunteer

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.

Heart of the Neighborhood

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

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partners: COSA Planning—NCD program, COSA Development Services

Funding Sources: Minimal/Volunteer

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.*



A house in Alamo Farmsteads

Timeline: Short (1 to 2 years) to Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partners: Property owners, SAWS, City Arborist



Wurzbach Parkway

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 green-strip 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.*

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partners: COSA Planning—NCD program, COSA Public Works, TxDOT

Funding Sources: Minimal/Volunteer

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 Partners: Neighborhood Associations

Partners: COSA Planning—NCD program, COSA Public Works, TxDOT

Funding Sources: Minimal/Volunteer

Huebner/Leon Creeks Community Plan

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: COSA Planning—NCD program, COSA Development Services

Funding Sources: Minimal/Volunteer



Many of the community's roads retain a rural feel.

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: COSA Planning—NCD program, COSA Development Services

Funding Sources: Minimal/Volunteer

Timeline: Short (1 to 2 years) to Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: 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.

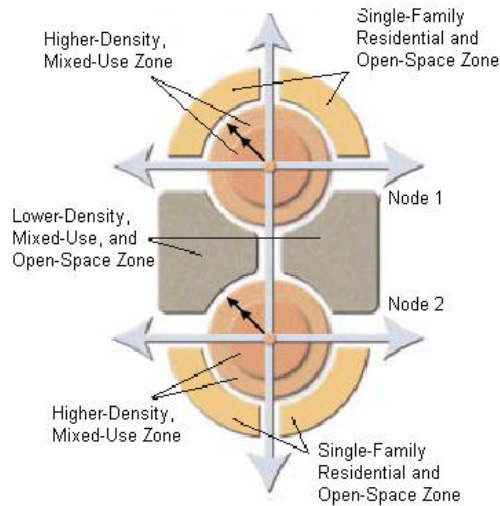
1.4.1 Seek techniques to limit new retail, office and multifamily development to the major thoroughfares that surround the Planning Area.

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.*

Heart of the Neighborhood

Image courtesy of Urban Land Institute, *Ten Principles for Reinventing America's Suburban Strips*.



An example of a house in Verde Hills

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: Mid (3 to 5 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: Volunteer/Minimal

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, Zoning Commission, City Council representative, State Representative

Funding Sources: Minimal/Volunteer

Huebner/Leon Creeks Community Plan



Neighborhood leaders participating in the Newsletter class offered by the Planning Department in 2001

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

Timeline: Short (1 to 2 years)

Lead Partner: Huebner/Leon Plan Implementation Committee

Partnerships: Neighborhood Associations, Neighborhood Resource Center, COSA Planning

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.



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>

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

Heart of the Neighborhood

2.4.2 Coordinate a liaison based on small, manageable community units to distribute welcome/information packets to neighborhood newcomers.

Timeline: Short (1 to 2 years)

Lead Partner: Huebner/Leon Plan Implementation Committee

Partnerships: Neighborhood Associations

Funding Sources: Minimum/Volunteer



District 125 Representative Castro

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

Timeline: Ongoing

Lead Partner: Huebner/Leon Implementation Committee

Partnerships: Neighborhood Associations

Funding Sources: Minimal/Volunteer



Neighbors and City staff share ideas during the Plan Writing Conference

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.*

Timeline: Short (1 to 2 years)

Lead Partner: Alamo Farmsteads/Babcock Road NA

Partnerships: Other Neighborhood Associations, Newspapers

Funding Sources: Volunteer/Minimal, Neighborhood Resource Center

Huebner/Leon Creeks Community Plan

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.



Description

Low-Density Residential 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.

Land Use Classifications

Low-Density Residential



Huebner/Leon Creeks Community Plan

Medium Density Residential



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



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.

Heart of the Neighborhood

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.

Community Commercial



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.

Regional Commercial



Huebner/Leon Creeks Community Plan

Mixed Use



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



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.

Heart of the Neighborhood

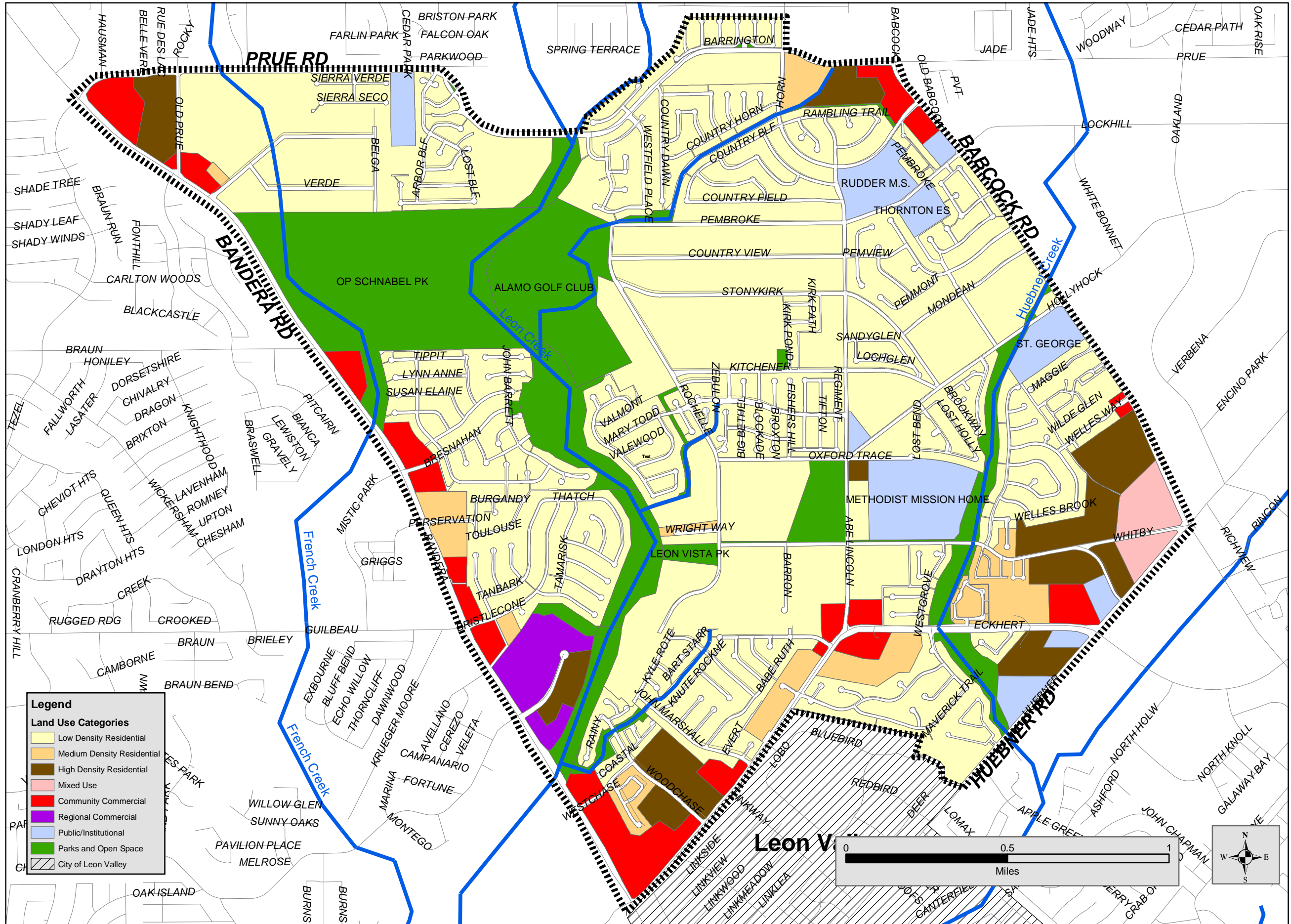
Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

Parks/Open Space

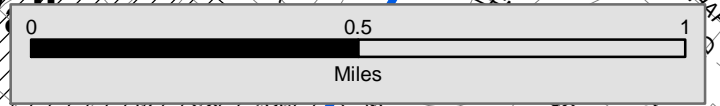


Huebner/Leon Creeks Community Plan

Huebner/Leon Creeks Community Plan Draft Proposed Land Use Map April 2003



Legend	
Land Use Categories	
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Mixed Use
	Community Commercial
	Regional Commercial
	Public/Institutional
	Parks and Open Space
	City of Leon Valley



Getting Around Town



Above: Tree preservation on Abe Lincoln.

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.

Huebner/Leon Creeks Community Plan



Whitby Road

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.

Timeline: Short (1 to 2 years)

Lead Partner: Huebner/Leon Creeks Community Plan Transportation Coordination Committee

Proposed Partnerships: COSA Public Works, TxDOT

Funding Sources: Volunteer/Minimal

Action Steps:

3.1.1 Identify issues using previous input from the or community (see Table 1), prioritize improvements needed and obtain pavement condition index.

- *Pavement/base failures should be reported to 311*



Neighborhood low water crossing

Timeline: Short (1 to 2 years) to Mid (3 to 5 years)

Lead Partner: Huebner/Leon Creeks Community Plan Transportation Coordination Committee

Proposed Partnerships: COSA Public Works, TxDOT

Funding Sources: Minimal/Volunteer

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

Timeline: Mid (3 to 5 years)

Lead Partner: Huebner/Leon Creeks Community Plan Transportation Coordination Committee

Partnerships: COSA Public Works, TxDOT, MPO

Funding Sources: COSA Capital Improvement Program, COSA Bond Program, TxDOT

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.*

COSA Public Works is reviewing the area in order to develop a pipe system to relieve the water ponding within private property flooding the streets along Whitby and Abe Lincoln. This area is currently monitored during prolonged rain events in order to provide for pumping of the excess water to Huebner Creek. The Alamo Farmsteads neighborhood includes streets without curbs and bar ditches to route storm flow along the frontage of properties into arterial earthen channels that flow into Leon and Huebner Creek. To improve the drainage system in this area would require reconstructing the streets and drainage system. Each resident would need to have a drainage pipe installed under their driveway.

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



Standing water at the intersection of Rochelle and Mary Todd

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



Warning signs on Hollyhock

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

Huebner/Leon Creeks Community Plan

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



A Public Works crew working on Whitby Road

Timeline: Short (1 to 2 years)

Lead Partners: Huebner/Leon Creeks Community Plan Implementation Committee

Partnerships: none

Funding Sources: Minimal/Volunteer

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.



A CPS crew working on Prue Road

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.

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.



Bus stop on Old Prue Road

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.

Timeline: Short (1 to 2 years)

Lead Partner: Huebner/Leon Creeks Community Plan Traffic Plan Committee

Partners: COSA Public Works, San Antonio Police Department – Records Division, Area Neighborhood Associations.

Funding Sources: Minimal/Volunteer

Timeline: Short (1 to 2 years) to Mid (3 to 5 years)

Lead Partner: Huebner/Leon Creeks Community Plan Traffic Plan Committee

Partners: COSA Public Works – Traffic, Area Neighborhood Associations

Funding Sources: Minimal/Volunteer

Timeline: Short (1 to 2 years)

Lead Partner: Huebner/Leon Creeks Community Plan Transportation Coordinating Committee

Partners: VIA

Funding Sources: Minimal/Volunteer

Timeline: Mid (3 to 5 years)

Lead Partner: Huebner/Leon Creeks Community Plan Transportation Coordinating Committee

Partners: VIA, major destination bus stops (e.g. Marshall, Esperanza, Shopping Centers)

Funding Sources: VIA Adopt A Shelter/Bench Program, CPS tree program, AACOG tree program, local nurseries

Huebner/Leon Creeks Community Plan

Timeline: Short (1 to 2 years)

Lead Partners: : Huebner/Leon Creeks Community Plan Implementation Committee

Partnerships: None

Funding Sources: Minimal/Volunteer

Timeline: Short (1 to 2 years)

Lead Partners: Appointed Sidewalk Improvement Committee

Partnerships: Neighborhood Associations

Funding Sources: Minimal/Volunteer



Sidewalk along Abe Lincoln

Timeline: Short (1 to 2 years)

Lead Partners: Huebner/Leon Creeks Community Plan Implementation Committee

Partnerships: None

Funding Sources: Minimal/Volunteer

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.



Landscaped sidewalk along a major thoroughfare (Scottsdale, AZ)

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.

Getting Around Town

4.4.2 Meet with consulting experts to establish purview for allied agencies.

Timeline: Short (1 to 2 years)

Lead Partner: Appointed Huebner/ Leon Creeks Community Plan Bicycle Committee

Partners: MPO Bicycle Mobility Task Force, COSA Parks & Recreation, Open Space Advisory Board, COSA Public Works

Funding Sources: Minimal/Volunteer

4.4.3 Make recommendations on the existing bicycle amenity system.

Timeline: Short (1 to 2 years) to Mid (3 to 5 years)

Lead Partner: Appointed Huebner/ Leon Creeks Community Plan Bicycle Committee

Partners: MPO Bicycle Mobility Task Force, COSA Parks & Recreation, Open Space Advisory Board, COSA Public Works

Funding Sources: Minimal/Volunteer



Area bicyclist



*Off-street bicycle route with signs
(Flower Mound, TX)*

Huebner/Leon Creeks Community Plan

Table 1. Street and Drainage Issues Identified in Community Meetings

Street	From	To	Community Comments	Public Works Comments	Action Step
Abe Lincoln	Horn	Eckhert	Flooding at Country View, Oxford Trace, and Whitby	Abe Lincoln Public Improvement Project (See Appendix H).	3.2.1, 3.2.2, 3.2.3
Abe Lincoln	Horn	Eckhert	Bicycle route requested	Abe Lincoln Public Improvement Project (See Appendix H).	4.4.1, 4.4.2, 4.4.3
Babcock	At	Welles Way	Stoplight requested		4.1.2, 4.1.3
Babcock	Huebner	Babcock	Needs repaving	Prue to Hollyhock scheduled for repaving in 2005.	3.1.1, 3.1.2, 3.1.3
Babcock	Huebner	Horn	Sidewalks requested	This could be considered as a future Neighborhood Accessibility and Mobility Project.	3.3.2
Babcock	Huebner	Hollyhock	Speeding		4.1.2, 4.1.3
Bandera	Eckhert	Prue	Sidewalks requested	This could be considered as a future Neighborhood Accessibility and Mobility Project.	4.3.2
Eckhert	At	Marshall High School	High School entrance needs a stoplight.	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.	4.1.2, 4.1.3
Eckhert	Huebner	Bandera	Bicycle route requested		4.4.1, 4.4.2, 4.4.3
Hollyhock	At	Huebner Creek	Low water crossing. Refuse build up.	Hollyhock Low Water Crossing Public Improvement Project (See Appendix H).	3.2.1, 3.2.2, 3.2.3
Hollyhock	Babcock	Abe Lincoln	Sidewalks requested	This could be considered as a future Neighborhood Accessibility and Mobility Project.	4.3.2
Hollyhock	Babcock	Abe Lincoln	Speeding		4.1.2, 4.1.3
Horn	Babcock	Prue	Needs repaving because of buses and emergency vehicles	Section from Abe Lincoln to Prue scheduled for repaving in 2005.	3.1.1, 3.1.2, 3.1.3
Huebner	Babcock	Huebner Creek	Speeding		4.1.2, 4.1.3
John Marshall	Eckhert	Devlin	Speeding		4.1.2, 4.1.3
Pembroke	Babcock	Rochelle	Flooding near Thornton ES, and between Abe Lincoln and Rochelle	Public Works is conducting debris and vegetation removal near Pembroke and Rochelle to allow for proper storm water conveyance out of the community.	3.2.1, 3.2.2, 3.2.3
Prue	At	Huebner Creek	Low water crossing		3.2.1, 3.2.2, 3.2.3
Prue	Babcock	Shady Elms	Sidewalk requested	This could be considered as a future Neighborhood Accessibility and Mobility Project.	4.3.2
Prue	Country Dawn	Lost Bluff	Speeding		4.1.2, 4.1.3
Prue	Horn	Country Dawn	Road narrows to 2 lanes creating a bottleneck	The only funding to widen Prue Road would be through a future City bond election.	4.1.1, 4.1.2, 4.1.3
Rochelle	Whitby	Stonykirk	Pedestrian and bicycle path requested		4.3.2, 4.4.1, 4.4.2, 4.4.3
Rochelle	Oxford Trace	Kitchener	Flooding along roadway		3.2.1, 3.2.2, 3.2.3
Stonykirk	Hollyhock	Rochelle	Street needs repair	This roadway is in need of an asphalt overlay application and will be considered for inclusion in a future Street Maintenance Program.	3.1.1, 3.1.2, 3.1.3
Strathaven	Hollyhock	Mondean	Street needs repair	This roadway has base failures and will be considered to be placed on a future schedule.	3.1.1, 3.1.2, 3.1.3
Westchase	Woodchase	Bandera	Cut through traffic from Eckhert to Bandera	Since the date of the community meetings, speed humps have been installed at this location.	4.1.2, 4.1.3
Westgrove	Whitby	Eckhert	Speeding		4.1.2, 4.1.3
Whitby	Huebner Creek	Rochelle	Pedestrian and bicycle path requested	This could be considered as a future Neighborhood Accessibility and Mobility Project.	4.3.2, 4.4.1, 4.4.2, 4.4.3
Whitby	Abe Lincoln	Rochelle	Flooding along roadway	This area is being studied in order to develop a pipe system to relieve the water ponding. (see page 32).	3.2.1, 3.2.2, 3.2.3
Whitby	Old Whitby	Westgrove	Speeding		4.1.2, 4.1.3
Woodchase	Westchase	Eckhert	Cut through traffic from Eckhert to Bandera		4.1.2, 4.1.3

Note: Improvements suggested herein may require further study to determine feasibility/appropriateness.

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Huebner/Leon Creeks Community Plan

Places Where We Play, Gather & Learn



Above: Playground equipment at O.P. Schnabel Park.

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.

Huebner/Leon Creeks Community Plan



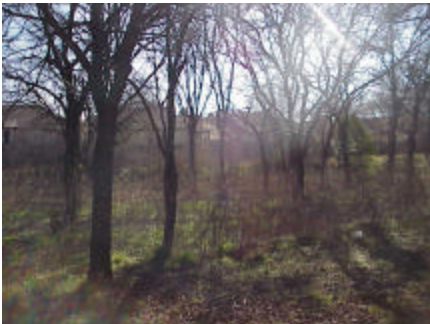
Recently acquired parkland in the community

Timeline: Short (1 to 2 years) to Mid (3 to 5 years)

Lead Partner: Huebner/Leon Creeks Community Plan Implementation Committee, Neighborhood Associations

Partnerships: COSA Parks & Recreation, COSA Public Works

Funding Sources: Minimal/Volunteer (planning stage); Easements, Transfer of Development Rights, Eminent Domain, Donation (acquisition stage)



Huebner Creek

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

Lead Partner: Huebner/Leon Creeks Community Plan Implementation Committee, Neighborhood Associations

Partnerships: COSA Parks & Recreation, COSA Public Works, City Arborist, SAWS, US Army Corps of Engineers

Funding Sources: Minimal/Volunteer

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).*

Places Where We Play, Gather & Learn

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*



Multiple code violations at a home in Wildwood One.



Illegal dumping in Verde Hills

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: COSA Environmental Services, COSA Code Compliance, NISD

Funding Sources: Minimal/Volunteer



Abandoned sign on Babcock Rd.

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: Property Owners, COSA Planning

Funding Sources: Minimal/Volunteer

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: AACOG, CPS, COSA Public Works, Property Owners, City Arborist

Funding Sources: AACOG, CPS, City Council discretionary funds

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.

Huebner/Leon Creeks Community Plan



Thornton Elementary School

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 cafeteriums 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.



Neighborhood Cellular on Patrol sign

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.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: NISD Facilities Administration

Funding Sources: Minimal/Volunteer

Timeline: Short (1 to 2 years)

Lead Partners: Neighborhood Associations

Partnerships: Huebner/Leon Creeks Community Plan Implementation Committee, San Antonio Police Department

Funding Sources: Minimal/Volunteer

Timeline: Mid (4 to 6 years) to Long (6 + years)

Lead Partners: Neighborhood Associations

Partnerships: Metro Health District

Funding Sources: COSA Bond Program

Timeline: Mid (3 to 5 years)

Lead Partners: Huebner/Leon Creeks Community Plan Implementation Committee

Partnerships: COSA Parks and Recreation, NISD

Funding Sources: Minimal/Volunteer

Places Where We Play, Gather & Learn

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Huebner/Leon Creeks Community Plan

Taking Action



Above: Neighbors develop goals and action steps at the Plan Writing conference.

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.

Huebner/Leon Creeks Community Plan



Plan participants meet with City staff

Timeline: Short (1 to 2 years)

Lead Partner: Huebner/Leon Creeks Community Plan Implementation Committee, Neighborhood Associations

Partners: COSA Planning, Neighborhoods, Schools

Funding Sources: Minimal/Volunteer

Timeline: Short (1 to 2 years) to Mid (3 to 5 years)

Lead Partners: Neighborhood Associations, Community Plan Implementation Committee

Partnerships: City Planning Department, Planning Commission, City Council representative, Public Works Department - Capital Projects Officer.

Funding Sources: Volunteer/Minimal

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.*

Timeline: Short (1 to 2 years) to Mid (3 to 5 years)

Lead Partner: Neighborhood Associations, Community Plan Implementation Committee

Partnerships: City Planning Department, Planning Commission, Council Action Team officer, Public Works Department - Capital Projects Officer, City Council representative

Funding Sources: Minimal/Volunteer

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



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.

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

Lead Partner: Community Plan Implementation Committee

Partners: City Planning Department, Planning Commission, Council Action Team officer, Public Works Department - Capital Projects Officer, City Council representative

Funding Sources: Minimal/Volunteer

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

Huebner/Leon Creeks Community Plan

Measuring Our Success



Above: Community members review plans for the Mystic Park branch library.

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



A house in Verde Hills

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



New construction at Westchase

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



Low water crossing in the community

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



Example of an on street bicycle lane

Huebner/Leon Creeks Community Plan



Bus stop in Austin, TX



VIA bus stops in the Medical Center

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

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



Trail head in O. P. Schnabel Park



Greenbelt in Austin, TX

Huebner/Leon Creeks Community Plan

Appendices



Above: In the Huebner/Leon Creek Community, Leon Creek remains in a natural state.

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.

Huebner/Leon Creeks Community Plan

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					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	4,550	----	785,880	----	0.6%
1990	11,130	145%	935,933	19%	1.2%
2000	15,691	41%	1,144,646	22%	1.4%
ETHNICITY-- HISPANIC					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	680	----	421,774	----	0.2%
1990	2,890	325%	520,282	23%	0.6%
2000	5,874	103%	671,394	29%	0.9%
ETHNICITY COMPARISON--ANGLO					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	3,789	----	299,114	----	1.3%
1990	7,465	97%	339,115	13%	2.2%
2000	8,142	9%	364,357	7%	2.2%
ETHNICITY COMPARISON--AFRICAN AMERICAN					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	59	----	57,654	----	0.1%
1990	279	373%	63,260	10%	0.4%
2000	664	138%	78,120	23%	0.8%
ETHNICITY COMPARISON--OTHERS					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	22	----	6,868	----	0.3%
1990	496	2155%	13,276	93%	3.7%
2000	1,011	104%	30,775	132%	3.3%
HUEBNER/LEON CREEKS COMMUNITY AGE BREAKDOWN (YEAR 2000)					
Under Age 5	Age 5—17	Age 18—24	Age 25—44	Age 45—64	Age 65+
1,012	3,306	1,290	5,171	3,618	1,294
6.5%	21.1%	8.2%	33.0%	23.1%	8.1%
MEDIAN AGE					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	# RATIO
1980	27.8	-	27.1	-	103%
1990	29.8	7%	29.8	10 %	100%
2000	34.4	15 %	32.2	8 %	107%

PER CAPITA INCOME & POVERTY				
2000 CENSUS	HUEBNER/LEON CR		CITY	
Per Capita Income	\$23,770		\$17,487	
% Below Poverty	7.0%		17.3%	
EDUCATIONAL ATTAINMENT FOR PERSONS 25 & OLDER				
2000 CENSUS	HUEBNER/LEON CR	% of TOTAL	CITY	% of TOTAL
Less than 12th Grade	894	8.9%	173,563	25%
High School Grad	1,682	16.7%	168,209	24.2%
Assoc./Some College	4,307	42.7%	203,570	29.3%
Bachelor Degree	2,197	21.8%	95,761	13.8%
Graduate + Degree	1,009	10.0%	54,919	7.8%
MEDIAN HOUSEHOLD INCOME				
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE
1980	\$21,054	----	\$13,775	----
1990	\$35,500	69%	\$23,584	71%
2000	\$57,880	63%	\$36,214	54%
HOUSING CHARACTERISTICS				
2000 CENSUS	HUEBNER/LEON CR	%	CITY	%
Total Occupied	5,820	97%	405,474	100%
--Owner-Occupied	4,210	72%	235,699	58%
Median Value	\$104,620	----	\$68,800	----
--Renter-Occupied	1,610	28%	169,775	42%
Median Rent	\$620	----	\$549	----
Median H/U Age	1987	----	1975	----
NUMBER OF HOUSEHOLDS				
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE
1980	1,644	----	271,278	----
1990	4,038	146%	326,761	20%
2000	5,820	44%	405,474	24%
AVERAGE HOUSEHOLD SIZE				
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE
1980	2.75	----	2.97	----
1990	2.74	0%	2.80	-6%
2000	2.67	-3%	2.77	-1%
NUMBER OF HOUSING UNITS				
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE
1980	1,831	----	277,865	----
1990	4,259	133%	365,414	32%
2000	5,990	41%	433,122	19%

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-

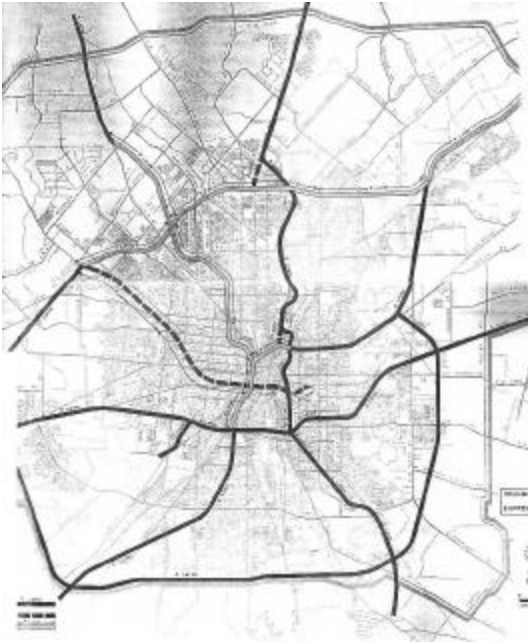


Historic Onion House as it exists today



Grady's Texas Star Inn as it exists today

Huebner/Leon Creeks Community Plan



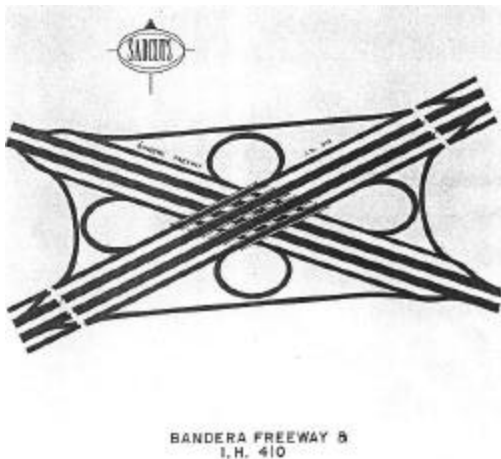
San Antonio-Bexar County Urban Transportation Study 1964 Freeway Plan

tablishment 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.



Schematic of 1964 proposal for Bandera Freeway interchange with Loop 410

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



1959 image of Loop 410 construction at Bandera Road (courtesy of TxDOT)



South Texas Medical Center



USAA campus on Fredericksburg Road

Huebner/Leon Creeks Community Plan

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.



*San Antonio Police Department
Prue Road substation*

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.



*A bicyclist enjoys the Leon Creek Greenway
south of 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.



Fire Station No. 49 temporary facilities

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	737-1442
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

Huebner/Leon Creeks Community Plan

N	
Neighborhood Action Dept. (Neighborhood Sweeps)	207-7881
Neighborhood Commercial Revitalization (NCR) Program	207-3927
Neighborhood Resource Center	735-0586
Noise Complaints	207-7230
Northside Independent School District	706-8500
P	
Parks & Recreation Department	
After School Challenge Program	207-3170
Park Reservations	207-PARK (7275)
Volunteer Services - Tool Lending	207-8452
Park Rangers Dispatch (24 hours)	207-8590
Planning Department	207-7873
Police, non-emergency	227-7201
Police Department, Prue Road substation	207-7425
Pothole, Chughole Complaints	359-3110
Project Warm (Electric Utility Bill Assistance)	207-7830
Public Information Office	207-7235
Public Works Department	207-8020
Capital Programs (Bond Projects)	207-8140
Drainage Engineering	207-8052
Stormwater Division	207-6580
R	
Recycling Info/Complaints	311
Rental Rehab Program (City of San Antonio, Neighborhood Action Dept.)	207-7881
S	
San Antonio Housing Authority - Sect. 8 Problem Line	212-SEC8
San Antonio Water System (Water Service Trouble)	227-6143
Senior Citizen Services	207-7172
Spay-Neuter Assistance Program (SNAP)	673-7722
Stop signs/Speed humps	207-7000
T	
Texas Department of Transportation, San Antonio District Office	615-1110
V	
VIA Metropolitan Transit	362-2020
W	
Water Testing	207-8887
Water Waster Reporting	227-6143
Y	
Youth Services	207-7195
Z	
Zoning (Development Services Department)	207-5505

Online Planning Resources

American Farmland Trust	www.farmland.org
American Planning Association	www.planning.org
Bexar Appraisal District	www.bcad.org
Bexar County Dispute Resolution Center	www.co.bexar.tx.us/drc_home.htm
Census Bureau	www.census.gov
Center for Livable Communities	www.lgc.org
Center for Neighborhood Technology	www.cnt.org
Center for Urban Transportation Research	www.cutr.eng.usf.edu
Center for Watershed Protection	www.cwp.org
Charrette Center	www.charrettecenter.com
City of Austin Smart Growth Program	www.ci.austin.tx.us/smartgrowth
City of San Antonio Portal	www.sanantonio.gov
City of San Antonio Development and Business Services	www.sanantonio.gov/onestop
Congress for New Urbanism	www.cnu.org
Department of Housing and Urban Development (HUD)	www.hud.gov
Land Trust Alliance	www.lta.org
Loop 410 Construction	www.410forsa.org
Maryland Smart Growth program	http://www.mdp.state.md.us/smartintro.htm
Metropolitan Planning Organization	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

Huebner/Leon Creeks Community Plan

Plan Glossary

AACOG – Alamo Area Council of Governments

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

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.

Huebner/Leon Creeks Community Plan

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 studios.

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

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.

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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.

Huebner/Leon Creeks Community Plan

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

						<i>Types of Assistance</i>			
<i>Organization</i>	<i>Type</i>	<i>Contact</i>	<i>Address</i>	<i>Zip</i>	<i>Phone</i>	<i>Purpose</i>	<i>Financial</i>	<i>Advice</i>	<i>Other</i>
Alamo Area Mutual Housing Association	private non-profit	Sandra Williams			731-8030	Develop and rehab. affordable multi-family housing units	none	none	Solely in the construction and rehab of multi-family affordable housing
Neighborhood Action Department	City Agency	David Garza	PO BOX 839966	78283-3966	207-7881	Single-family and rental rehabilitation;	Down payment assistance		
Neighborhood Housing Services	private non-profit	Robert Jodan	851 Steves Ave.	78210	533-8740, ext 211	Develop low -income single-family housing	Down-payment assistance	Substantial education & counseling for families	
Neighborhood Reinvestment Corp.	Federal non-profit	Philip Schumacher	4801 NW Loop 410, Ste. 750	78229	256-8518, ext 24	Help development non-profits establish a revolving fund and train them	Provide financial assistance for other organizations that provide affordable housing	Training for organizations	
San Antonio Alternative Housing Corporation	private non-profit	Bob Moreno	1410 Guadalupe	78207	224-2349	Low -income, disabled, and handicapped housing assistance		Pre- and post- housing counseling	Repair and modification (elderly and disabled assistance); teach youth conflict resolution
San Antonio Conservation Society	private non-profit	Kathy Bailey	107 King William	78204	224-6163	Improve inner-city housing		Support and facilitate info.	
San Antonio Development Agency (SADA)	City agency	Philp Covington	118 E. Travis St.	78205	225-6833	One of two urban renewal agencies in Texas	Assembles land for development		
San Antonio Housing Authority	City created; Quasi-government	Terry Coker, VP of Finances	818 Flores		220-3289	Low -income housing; Section 8 vouchers, etc.	Develop low -income complexes, etc. catering to low -income renters -i.e. ceiling at 30 percent of renter's income		Offer a nutrition program, a senior residence program, and a public housing anti-drug program
San Antonio Housing Trust		Kimberly Almeida	118 Broadway St.	78205	735-2772	Provide affordable housing through acquisition and rehab, as well as being a funding source	Grants and low -interest loans and down-payment assistance	Counsel potential homeowners	
San Antonio Housing Trust Finance Corporation	Formed by the Housing Trust					Issues bonds to finance housing; administered by the Foundation staff			Have a \$10 million bond program with a 5.75% mortgage rate, and a \$15 million mortgage credit certificate (MCC) program
San Antonio Housing Trust Reinvestment Corporation	Formed by the City Council					Administers Tax Increment Reinvestment Zones (TIRZs)			

Huebner/Leon Creeks Community Plan

Public Improvement Projects

Project and Limits	Improvements	Project Cost	Project Status	Department/ Agency	Contact
1 Hollyhock low water crossing at Huebner Creek	Construct bridge or box culvert structure over Huebner Creek to replace low water crossing.	\$2,600,000	Start construction June 2004	COSA Public Works	David Matney 207-7790
2 Whitby from Stoneridge to Westgrove	Replace low water crossing with drainage structure.	\$507,352	Completed November 1999	COSA Public Works	Larry Davis 207-7516
3 Abe Lincoln from Eckhert to Horn	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.	\$4,898,549	Funded for design only	COSA Public Works	David Matney 207-7790
4 Bandera Road (SH-16) from Leon Valley to Helotes	Upgrade traffic signals.	\$900,000	September 2002	TxDOT	Maggie Rios 615-5836
5 Leon Creek Greenway from Bandera to Babcock	Construct bicycle path.	\$271,200	October 2002	TxDOT	Maggie Rios 615-5836
6 Bandera Road (SH-16) at Eckhert Road (FM 1517)	Safety lighting at intersection.	\$60,000	May 2003	TxDOT	Maggie Rios 615-5836
7 Bandera Road (SH-16) northbound lanes at Leon Creek	Replace bridge and approaches.	\$275,000	Anticipated 2010	TxDOT	Maggie Rios 615-5836
8 Bandera Road (SH-16) from Eckhert (FM 1517) to Loop 1604	Upgrade to 4 lane Freeway with 4 lane frontage roads. Includes grading, structures, base, surface, and signs.	\$34,474,700	Anticipated 2020	TxDOT	Maggie Rios 615-5836
9 Leon Creek Greenway from Bandera to Babcock	Create 3.75 miles of pedestrian/bike trails, signage, soil erosion abatement, seating and bicycle racks.	\$110,000	Under construction	COSA Parks, TX Parks & Wildlife	John McDonald 207-2886
10 Leon Vista Park	Renovate building for multi-purpose use and general park supplies by Park Operations.	\$34,827	Identifying additional funding sources	COSA Parks	John McDonald 207-2886

Public projects list continued on next page

Huebner/Leon Creeks Community Plan

	Project and Limits	Improvements	Project Cost	Project Status	Department/ Agency	Contact
11	Fire Station #49, 8710 Mystic Park	Construct permanent fire station for personnel and pumper truck.	\$2,234,284	Under design	COSA Fire	Asst. Chief Carl Wedige 207-8496
12	Branch Library, Mystic Park at Bandera Road	Construct 15,000 square foot full service library.	\$2,812,418	Design phase, planned opening date is in early 2004	COSA Library	Molly Robbins 207-2637
13	Thornton Elementary	After School Kare program for 35 children.	\$12,667	FY 2000 through 2002	COSA Housing & Comm. Development	Andrew Cameron 207-6600
14	Babcock North Expansion, 6542 Spring Branch	HOME Entitlement project to add two units.	\$25,000	Acquisition and soft costs	COSA Housing & Comm. Development	Andrew Cameron 207-6600
15	Rhodes Elementary School	Construct new school.	\$10,000,785	Substantial completion scheduled for July 2002	NISD	Carmen Miller 257-1200
16	Marshall High School	Additions and renovations.	\$3,066,262	53% Complete	NISD	Carmen Miller 257-1200
17	Thornton ES and Rudder MS	Roof replacements.	\$252,138	Completion scheduled for August 2002	NISD	Carmen Miller 257-1200
Total			\$62,535,183			

Insert 11 x 17 Size Public Improvement Projects Map

Huebner/Leon Creeks Community Plan

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.

Huebner/Leon Creeks Community Plan

Land Use Plan Category	Recommended Base Zoning Districts (UDC Art. III, Divisions 2 & 5)	Sample Allowable Uses
Low Density Residential	Residential Estate District, Residential Single Family Districts, Neighborhood Preservation Districts	Single family homes, accessory dwelling units, churches, schools, parks
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts	Single family homes, accessory dwelling units, duplexes, triplexes, four-plexes, townhouses, churches, schools, parks
High Density Residential	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts	Single family homes, accessory dwelling units, duplexes, triplexes, four-plexes, apartments, condominiums, assisted living facilities, churches, schools, parks
Community Commercial	Neighborhood Commercial District, Commercial Districts (not including C-3 Districts), Office Districts (not including O-2 Districts)	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
Regional Commercial	Neighborhood Commercial District, Commercial Districts, Office Districts, Business Park District	Automobile sales, automobile repair, malls, home improvement centers, hotels and motels, fitness centers
Mixed Use	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	Low to high rise buildings that promote a mix of uses. Building designs should be close to the street and have ground level windows.

Huebner/Leon Creeks Community Plan

