



*Jefferson  
Neighborhood  
Plan*

A Cooperative Effort of Monticella Park  
and Jefferson Neighborhood Associations  
and the City of San Antonio



**Original Plan - January 1989**

**Updated Plan - April 1997**

# Jefferson Neighborhood Plan



A Cooperative Effort of Monticello Park  
and Jefferson Neighborhood Associations  
and the City of San Antonio



## I. Introduction

The Greater Jefferson Area Neighborhood Planning Team (GJPT) respectfully submits its five-year amendments to its plan, approved in January 1989. The amended document for the Jefferson Neighborhood Plan (JNP) remains virtually the same, other than some minor adjustments. For example, Jefferson Village remains a concern. The study by the Texas A & M graduate students has focused interest on the site. Possible further study and economic development will be discussed in the coming years.

The Fredericksburg Road Drainage Project, funded through a city bond project and enhanced by the Economic Development Agency grant, has begun in earnest. This project has evolved and been motivated by the neighborhood associations for over five years. Completion of this project will greatly enhance the economic possibilities of the business corridor of the Greater Jefferson Neighborhood (GJN).

Juvenile crime has also been brought to the forefront of neighborhood concerns. Although neighborhood residents have seen a decrease in overall crime, it has been observed that crimes committed by and against juveniles are obvious. The neighborhood associations will continue to focus on "crime busting" programs as noted in the *Crime* section.

This amended neighborhood plan has been completed by the JPT, composed of residents and business owners in the Greater Jefferson Area. Two neighborhood associations, Jefferson and Monticello Park, have once again contributed to the completion of this plan. Following the public hearing, the amended document will join the original plan for submission to the City of San Antonio Planning Department for recognition by city officials.



## II. Housing

### Description of Existing Housing Conditions

There is a considerable variation in housing conditions throughout the Greater Jefferson Area (GJA). A number of residences have been recently remodeled or restored, but a few dwellings are beyond salvaging. Some larger homes have been converted to duplexes or apartments, and several buildings in the area appear to have been originally constructed as multi-family rental units.

However, approximately 85% of the housing in the GJA consists of single family dwellings, whether rented or owner occupied. Only .005% of the housing appears to be vacant.

In this neighborhood, many of the homes dating from the twenties through the early forties were built on cedar post foundations. These foundations respond well to the seasonal soil instability in the area, but ultimately (at approximately 60 years) require replacement if the homes on which they are built are to remain habitable.

Construction styles are charmingly eclectic. Whether mansionesque or modest, many of the properties in the area are "period pieces" of special architectural interest and are worthy of preservation and protection. In March 1995, parts of the Monticello Park area, including Jefferson High School, were declared a "Historic District" by a vote of the city council.

Property conditions vary greatly from street to street, and even between neighboring houses. A general assessment of the status of area buildings has been made on the basis of a visual survey (see Attachment A for criteria). The results are as follows:<sup>1</sup>

Good Condition	approx. 48%
Minor Repairs Needed	approx. 40%
Major Repairs Needed	approx. 12%
Completely Dilapidated	under 1%

## **Goals**

1. To preserve the economic and cultural diversity characteristic of the area.
2. To preserve quality housing in the area.
3. To become an area which is attractive to potential residents and is recommended by Realtors.

## **Recommendations**

1. Inform area residents of existing city codes and ordinances.
2. Assist in the enforcement of city codes and ordinances.
3. Work with city government to obtain ordinances, or modify existing ordinances, in furtherance of goals stated above.
4. Inform area residents about available home improvement loans and programs.
5. Promote "paint-up" home and neighborhood self-improvement programs.
6. Inform residents as to how the useful life of area houses can be extended.
7. Allow for the pursuit of historic district or other home preservation district status for the area, or for locations within its boundaries, if the majority of homeowners therein desire such a designation.
8. Develop a plan for promoting the GJA as a desirable place to live.

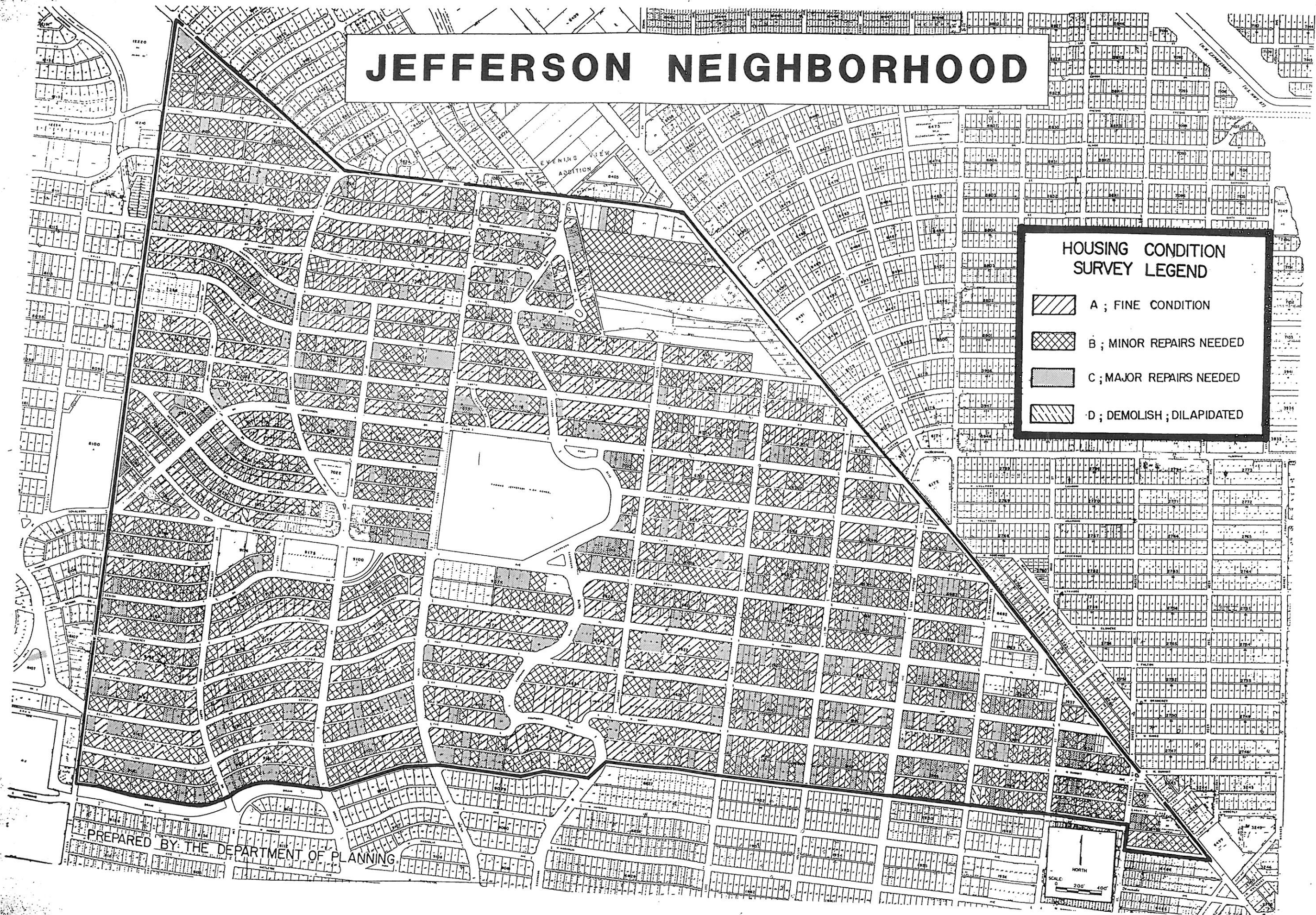
## **Action Plan**

1. Cause the Jefferson Neighborhood Association (JNA) and the Monticello Park Neighborhood Association (MPNA) to continue working in alliance to accomplish the following:
  - a) identify and / or establish self-help and home improvement programs (including loan programs where available), and motivate area residents to take advantage of these programs,
  - b) support city, state and federal government initiatives intended to benefit the area and its residents,
  - c) develop specific strategies to achieve the goals and implement the recommendations stated above.




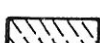
2. Devote resources to the maintenance and enhancement of the periodic "paint-up", "clean-up" programs as they pertain to this area.
3. Establish programs through the neighborhood associations to recognize residents for special beautification efforts.
4. Open formal lines of communications with San Antonio Realtors to encourage the showing of property in the area.
5. Persuade city authorities to take a proactive role in identifying code violations in the area and seeking compliance.

FIG. NO. 1.

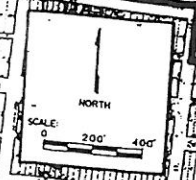
# JEFFERSON NEIGHBORHOOD

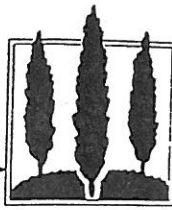


**HOUSING CONDITION SURVEY LEGEND**

-  A ; FINE CONDITION
-  B ; MINOR REPAIRS NEEDED
-  C ; MAJOR REPAIRS NEEDED
-  D ; DEMOLISH ; DILAPIDATED

PREPARED BY THE DEPARTMENT OF PLANNING





### III. Land Use and Zoning

#### Description of Existing Conditions

On May 14, 1987, the zoning in the area containing the Jefferson Neighborhood and Monticello Park Neighborhood was rezoned to conform with the new system of zoning used throughout the city (see maps). Overall the zoning changes that were enacted were of a conservative nature, thereby helping to maintain the original composition of the neighborhood and discourage some of the changes that already had begun to develop. These changes occurred under the 1938 zoning classification which allowed, among other things, the dividing of larger residences into multi-family housing. The new zoning classification allows the changes which occurred under the 1938 zoning definitions to be "grandfathered" by Special Use Permits. New changes contrary to the existing zoning ordinances will now be in violation of the code or must apply for a variance.

The zoning of the GJN is consistent with present land use in the area. The majority of the residential area is zoned as single family housing. Zoning for two-family residences occurs close to the public centers of the neighborhood, Jefferson Village and Jefferson High School. Multi-family housing or apartment buildings are allowed in a small area near Jefferson High School and an area adjacent to businesses that border Fredericksburg Road. The areas zoned for business use B1, B2 and B3 are located along Fredericksburg Road as well as Donaldson at Jefferson Village. Certain restrictions, such as no alcohol sold in Jefferson Village, were petitioned for by the neighborhood group during the 1987 zoning change. Neighborhood groups in the area are hoping to encourage commercial development in the areas designated for business use which will enhance and serve the neighborhood. **Current zoning already encourages the types of businesses needed to serve a neighborhood. Less restrictive zoning is not required.**



## Goals

1. To encourage and promote zoning regulations which will strengthen the present residential character as well as allow for revitalization of the business areas.
2. Proper zoning of property and/or enforcement of zoning regulations.
3. **To conserve "R" zoning as much as possible and discourage its conversion to "B" categories.**

## Recommendations

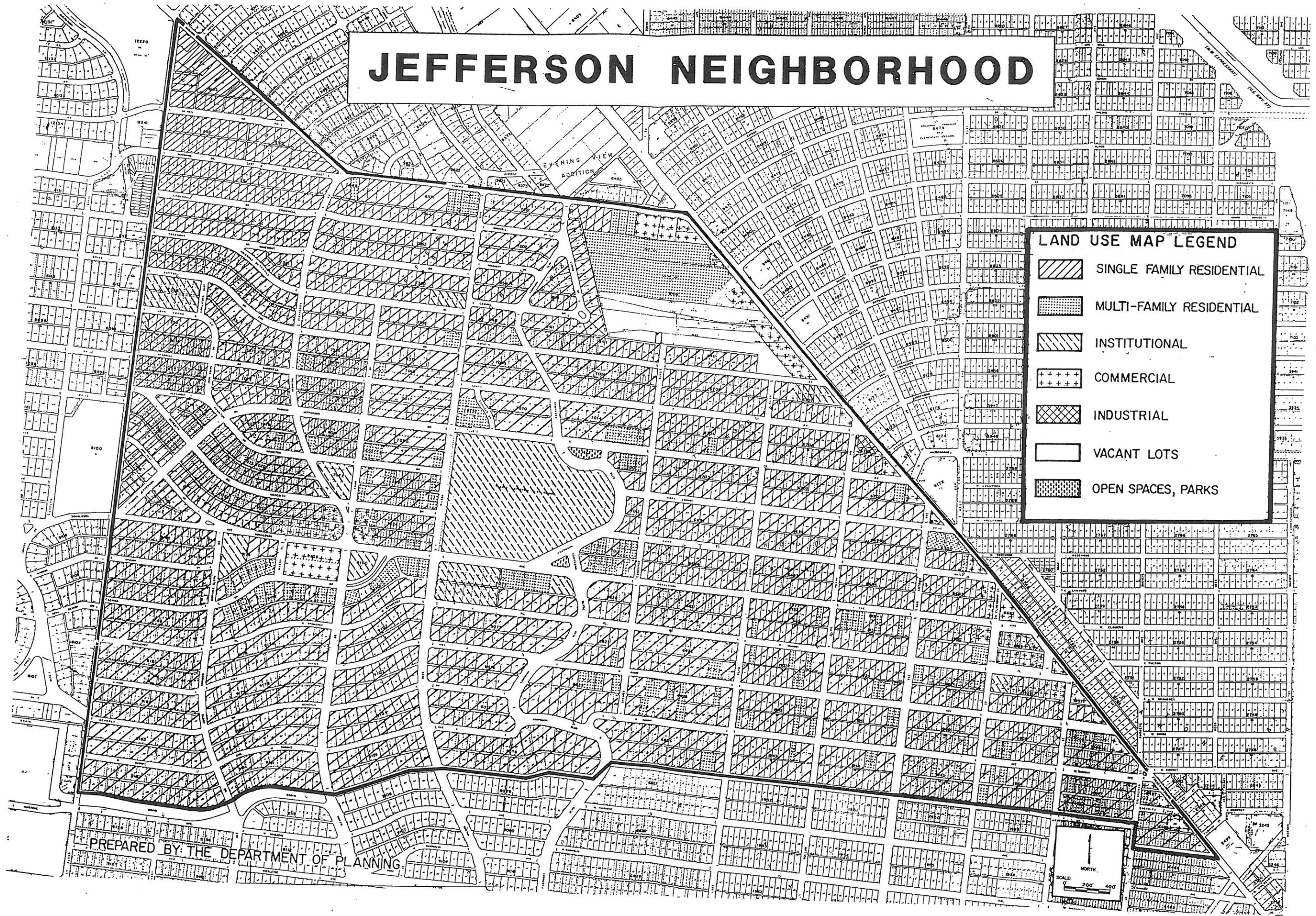
1. Monitor zoning in the area by checking on zoning violations on an annual basis.
2. Monitor rezoning requests.
3. **Discourage any new "B- 3" category businesses in order to preserve walk-in businesses and discourage warehouse type businesses.**

## Action Plan








1. Neighborhood associations will create an ad hoc committee to analyze zoning issues at the residential/commercial boundaries of the neighborhood.
2. Ad hoc committees will take appropriate action on zoning issues.
3. Request notification of zoning changes in the area from the Planning Department, Current Section.

FIG. No. 2.

# JEFFERSON NEIGHBORHOOD



**LAND USE MAP LEGEND**

-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  INSTITUTIONAL
-  COMMERCIAL
-  INDUSTRIAL
-  VACANT LOTS
-  OPEN SPACES, PARKS

PREPARED BY THE DEPARTMENT OF PLANNING

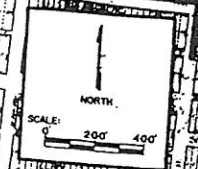

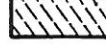




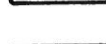




FIG. No. 3.

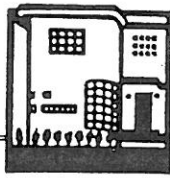
# JEFFERSON NEIGHBORHOOD



## ZONING MAP LEGEND

-  R-1; ONE FAMILY RESIDENCE DISTRICT.
-  R-2; TWO FAMILY RESIDENCE DISTRICT
-  R-3; MULTIPLE FAMILY RESIDENCE DISTRICT
-  B-1; BUSINESS DISTRICT
-  B-2; BUSINESS DISTRICT
-  B-3; BUSINESS DISTRICT
-  O; OFFICE DISTRICT
-  N.A.; NO ALCOHOL PERMITTED
-  S.U.P.; SPECIAL USE PERMIT GRANTED

PREPARED BY THE DEPARTMENT OF PLANNING



## IV. Commercial and Economic Development

### Description of Existing Conditions

The GJN is bordered by two business areas, a small section of Babcock Road between Fredericksburg and Kampmann and the larger Fredericksburg Road area. Jefferson Village, in the center of the residential area at Donaldson and Manor, is another business section of the neighborhood. Generally, the entire business area has declined over the last decade, but with the trends towards inner city revival, the business sector is expected to improve overall.

The business area along Fredericksburg Road appears to have potential for revitalization, but the area lacks continuity in its maintenance and rejuvenation. Deterioration of some businesses has contributed to a climate of neglect and has helped give the area a cluttered, dirty appearance. The area needs a strong revitalization and reinvestment program by developers, financial institutions, community groups, and government urban redevelopment programs in order to reverse the trend of decline.

Jefferson Village, once a thriving shopping area in the middle of stylish residential tract, suffers from a lack of common interests among land owners, business owners and residents. High rents have forced some of the businesses out that formerly responded to the needs of the area residents. Empty storefronts now advertise the decline of a once active business center. It's crucial to create a healthy business climate in the GJA and this will come about only if businesses are given incentives to add to the economic base of the area and therefore, become part of an overall revitalization effort.

### Goals

1. Seek businesses oriented to neighborhood need.
2. Encourage long-term business growth consistent with community needs and redevelopment possibilities.
3. Establish a relationship between the community and those responsible for revitalization of a reinvestment in the area such as banks, developers, and Realtors.
4. Encourage property maintenance of business establishments.

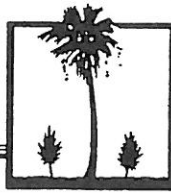
## **Recommendations**

1. Organize a business outreach program to make businesses aware of available funding resources.
2. Provide adequate incentives to improve the economic base of the neighborhood through its business establishments.
3. Enforce zoning restrictions to promote commercial development while maintaining the integrity of the neighborhood as a residential unit.

## **Action Plan**

1. Using the information taken from the economic analysis, establish a commercial and economic development committee in the neighborhood associations to improve the business climate on an on-going basis.
2. Neighborhood association committees will encourage new commercial developments and will help retain viable existing establishments in the area as well as encourage large scale development, revitalization and reinvestment in the area.
3. Committees will develop a neighborhood outreach program through the resources of local agencies which focus on economic development.
4. Continue working with the Jefferson/Woodlawn Lake Community Development Corporation (CDC) in finding funds to develop a master plan for the area.
5. The CDC will work with city leaders, local developers and local financial institutions to establish a Jefferson Area Community Development Bank that could provide capital investment for development, consulting, job training and family support, and small business lending.
6. The CDC and other committees will work with the Department of Housing and Urban Development (HUD) to determine if the area would qualify as an Empowerment Zone and or Enterprise Community that will bring together the advantages of major tax credits to businesses, employment credits, and the full resources of federal agencies.

7. The CDC and commercial and economic development committees in the neighborhood associations will determine if the area would benefit from the services of the Urban Land Institute's "Inner-City Community Building Program", under the ULI's advisory services.
8. Committees will investigate revenue for establishing project management teams to oversee implementation of a conceptual revitalization master plan. Sources include Main Street USA, local downtown redevelopment efforts, and neighborhood professional resources.



## V. Neighborhood Facilities and Assets

### A. Education

#### Description of Existing Conditions

The area's schools have a commendable history of providing a quality education to residents. The pride of the neighborhood is Jefferson High School, a public school which is part of the San Antonio Independent School District. It's the only high school in the United States awarded a Historical Marker and now lies within a Historic District Neighborhood.

In addition to Jefferson High School, students attend nearby elementary and middle schools, public and private, both inside and outside the neighborhood boundaries.

Because of a continued movement towards improving the image of schools which serve our area, a more positive attitude and cooperation between the community and schools has developed.

#### Goals

1. Encourage community participation in maintaining and improving the image of our area schools.
2. Increased use of facilities by citizens at Jefferson High School.
3. Encourage after school programs in all schools.
4. Promote and extend programs at area schools to meet the needs of the community.
5. Encourage provisions for the safety of students while going to and coming from schools.

## **Recommendations**

1. Establish a firm commitment for maintaining a positive image about our area schools.
2. Encourage use of facilities at Jefferson High School.
3. Notify both city and school officials of the needs of neighborhood students.
4. Encourage provisions for the safety of students while going to and coming from school.

## **Action Plan**

1. Make information available to area residents about possible use of school campuses as meeting sites.
2. Provide information about school programs to interested persons.
3. Publicize school board activities in neighborhood association newsletters.
4. Recognize outstanding students at neighborhood association meetings and in newsletters.

## **B. Churches**

### **Description of Existing Conditions**

The GJA has, within its boundaries, a varied representation of religious denominations.

Churches in the area have maintained a good relationship within the community over the years, welcoming groups for meetings as well as worship. Some of the churches also provide elementary and pre-school facilities as well as day care.

In 1983, Jefferson area churches formed a coalition, The Jefferson Area Community Outreach for Older People (CO-OP). Volunteers from many of the churches in the area work together to assist the neighborhood's elderly. Home delivered meals, transportation to and from medical appointments and grocery delivery are some of the services provided.



## **Goals**

1. Continued cooperation between the various congregations and the community.
2. Promote the concept of inter-community cooperation with religious organizations and churches.
3. Promote pride in religious buildings and property.

## **Recommendations**

1. Promote neighborhood association support of youth and elderly programs.
2. Promote the concept of inter-community cooperation with religious organizations and churches.
3. Promote pride in religious buildings and property.

## **Action Plan**

Neighborhood associations will encourage the use of church facilities for community purposes. Not only will this serve as a solution for existing needs, it will also acquaint church members with area residents as a whole. This will serve to increase the awareness of community activities and concerns.

## **C. Parks and Recreation**

### **Description of Existing Conditions**

The GJA has few designated parks, but is fortunate to have small areas of green spaces originally planted by a garden society. Generally, these green spaces are maintained by the city. "Pocket Parks" within the boundaries of the neighborhood associations are maintained by neighborhood association members.

Recreational facilities in the area can be found at both Jefferson High School and Woodlawn Lake. Between these two locations, there is a jogging track, baseball diamonds, tennis courts, boating, a swimming pool, a field house and various playgrounds.

## **Goals**

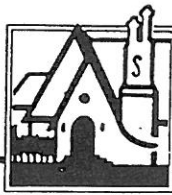
1. Continue to beautify existing green spaces.
2. Improve and maintain both Woodlawn Lake and Monticello Park.

## **Recommendations**

Work towards a joint maintenance of area green spaces and parks by city and area residents.

## **Action Plan**

1. Neighborhood associations will work with the city to improve area green spaces and parks.
2. Neighborhood associations will work with school officials to see how Jefferson High School's recreational facilities can best be utilized by area residents.
3. Neighborhood associations will continue to work together to improve and maintain Woodlawn Lake and Monticello Park.



## VI. Crime

### Description of Existing Conditions

The San Antonio Police Department is responsible for the safety of the GJA. According to a neighborhood survey published in the Neighborhood Plan of 1989, a majority of residents in the area rated the police protection good or excellent. The area residents also feel relatively safe within their own neighborhood. The report stated that more than half felt relatively safe walking within the neighborhood, while more than one-third felt somewhat safe or very unsafe. As in the 1989 report, there is room for improvement in the area as it relates to safety in general. The increase in youth violence has highlighted an acute awareness of crime, instigating many community programs to eliminate graffiti, report incidents on a regular basis, and generally to assist law enforcement officials in maintaining safety.

"Neighborhood Watch" programs should be strengthened to supply a good foundation for cooperation throughout the neighborhood.

Cellular on Patrol (C.O.P) is another tool now being used in the GJA to garner citizen awareness.

Use of the San Antonio Fear Free Environment (SAFFE) officers is still another way citizens can help combat crime.

Getting people involved will go a long way to show community interest in lowering the crime rate in this area.

### Goals

1. To reduce crime in the area.
2. To make residents feel safe within their neighborhood.
3. Increase police protection and make greater use of the C.O.P program throughout the area.

### Recommendations

1. Better lighting in inadequately lighted areas.
2. Encourage more and better cooperation among neighbors throughout the area.  
(This should apply to area businesses also).
3. To insure that the area continues to be adequately patrolled by the police.

4. To insure that calls to the police for assistance are answered in a timely manner.

### **Action Plan**

1. Monticello Park and Jefferson Neighborhood Associations will help organize blocks in the Neighborhood Watch Program and widen their participation in the C.O.P program.
2. Petition either the city or City Public Service for better lighting where needed.
3. Have the neighborhood associations encourage participation in "self-help" crime programs like C.O.P, Neighborhood Watch, Annual Night Out, etc..Other steps that can be taken include turning on porch lights, reporting suspicious behavior and generally watching out for each other's property.
4. Taking advantage of SAFFE officers assigned to our area to insure their help in fighting crime.
5. Contact all the businesses in the GJA to provide better communications with the associations about crime plans in the area and asking their help in instituting these plans.
6. Ask the Bexar County Sheriff's Department and the San Antonio Police Department to supply the associations with programs for their meetings that will help educate the residents about crime prevention.



## VII. Transportation

### Description of Existing Conditions

The GJA is served by a well developed transportation system. Although VIA Transportation System provides adequate bus routes throughout the neighborhood, some residents are concerned with the fact that some buses travel over narrow streets.

Many streets and sidewalks in the area require improvements and better maintenance to insure adequate safety for vehicular and pedestrian traffic.

At this time, stop signs are located primarily on the north-south streets which run through the area; however, there are stop signs on the east-west streets where these streets intersect with busier north-south streets such as N. Zarzamora. The net effect of current stop sign placement is to increase the speed of traffic on the streets which front the majority of houses in the area. Also, the placement of stop and yield signs is sometimes inconsistent, adding to the confusion of traffic flow in the area.

Traffic generally proceeds in an orderly fashion in the area, although some residents have expressed concern about the presence of large trucks in the neighborhood. The hope of this planning team and area residents is to maintain safety for both pedestrians and vehicles (this can include bicycles), and provide for smooth traffic flow.

### Goals

1. Develop a safe pedestrian and vehicular (including bicycles) system within the community as well as neighboring areas.
2. Provide adequate maintenance to existing streets, sidewalks, curbs and street lighting.
3. Maintain an adequate public transportation system to service the largest numbers of users safely.

## **Recommendations**

1. Obtain data on traffic accidents in the area.
2. Analyze current traffic flow for possible updating of sign placement.
3. Update intersection designs to current conditions.
4. Ask for a prohibition of dangerous truck traffic on residential streets.

## **Action Plan**

1. Petition appropriate city agency for placement of stop signs which reflect current conditions.
2. Encourage adequate and safe maintenance of streets, curbs, sidewalks and street lighting. Neighborhood associations periodically submit a list of streets, curbs and sidewalks which require repairs to the city. These lists should be followed up.
3. Neighborhood associations will work with VIA to improve bus routes in the area and reflect the needs and wishes of the residents.
4. Neighborhood associations will remain in contact with VIA in order to be informed about bus usage and likewise, will inform VIA about bus riders' concerns of residents that surface in neighborhood association meetings.
5. Neighborhood associations will monitor dangerous truck traffic in the area and discourage such traffic in the area by contacting those companies involved as well as contacting appropriate city agencies in the case of violations.



## VIII. City Services and Infrastructure

### Description of Existing Conditions

The GJA is served by the usual public services. Area residents, in an earlier survey, rated public utilities "excellent" or "good". Brush pick-up is rated "poor", although since the earlier survey, the city has now begun more frequent pick-ups and sponsored "Clean-Up" drives. Garbage pick-up was rated "good" or "excellent".

Overall, area residents seemed satisfied with the way the neighborhood is serviced by public services; however, some improvements could be made. Residents, in both written surveys and open hearings, have expressed concern with lighting, street and sidewalk conditions and other areas serviced by the city. Visual surveys of the neighborhood seem to bear out these concerns.

For this document, the term "infrastructure" is defined as the basic installations and facilities on which the continuance and growth of a community depend.

The Jefferson Area was initially well-planned to provide each residential lot with street frontage and city services. Those include water, sewage, natural gas and electricity. The service alleys which divide each block were intended to keep unsightly wires and pipes from view and maintenance of such services away from street traffic. Even though water lines have since been moved from the alleys to the street, alleys still play an important role in the neighborhood infrastructure. The alleys today are still used for the sewage and natural gas lines, electrical wires, garbage pick-up and the location of utility poles.

The road system of the neighborhood is discussed in the *Transportation* section of this plan. Improvements in the functioning of the road system are now either underway or being planned by the city.

The existence of community support facilities in the form of *Schools* and *Churches* is discussed in another section of this plan.

The area of housing stock in the neighborhood is not considered city maintained infrastructure, but is an integral part of the neighborhood. *Housing* is discussed in another section of this plan.

## **Goals**

1. To return all alleys to a condition where alley pick-up of garbage is possible.
2. To increase lighting of streets and use of better types of lighting to create better vision.
3. To improve brush collection.
4. To improve streets, sidewalks and curbs.
5. Continued maintenance and upgrading of city-maintained infrastructure.
6. Upgrading and maintenance of existing housing stock.
7. To insure all new commercial construction will include landscaping.

## **Recommendations**

1. Neighborhood associations will work to inform the city of the needed improvements in city services.
2. Neighborhood associations will inform the city and residents that alleys will be maintained in a usable condition.
3. Make sure neighborhood associations are well informed regarding infrastructure maintenance.
4. Coordination between area residents and the city on issues arising from difficulties and inconveniences in city-generated construction.
5. Utility poles or traffic signal boxes that are unsightly or hinder pedestrian traffic, should be moved.
6. Monitor all new commercial and public construction for inclusion of landscaping.



## **Action Plan**

1. Neighborhood associations will petition the appropriate agencies to get needed improvements in city services.
2. Neighborhood associations will inform residents when brush pick-up and city wide "clean-up" days are scheduled.
3. Continue to work with the city on improving Fredericksburg Road to include a combination of re-routing or burial of utility cables.
4. Neighborhood associations will work with contractors on landscaping for commercial and public construction.

## **Appendix 1: Ordinances and Resolutions**

A RESOLUTION

NO. 88-12-01

BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO RECOGNIZING THE JEFFERSON  
NEIGHBORHOOD PLAN AS AN ADDENDUM TO THE  
NEIGHBORHOOD PLANNING PROCESS AND THE MASTER  
PLAN

\*\*\*\*\*

WHEREAS, The City of San Antonio and the San Antonio Planning Commission has adopted the Neighborhood Planning Process to allow neighborhood planning teams to create plans for their community; and

WHEREAS, The Planning Commission has reviewed the Jefferson Neighborhood Plan and found it to be in accordance with the accepted process;

NOW THEREFORE; BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO


That the attached Jefferson Neighborhood Plan be forwarded to the City Council for consideration and concurrence.

PASSED AND APPROVED THIS 28th DAY OF DECEMBER, 1988

APPROVED:

  
RUTH JONES McCLENDON, CHAIRMAN

ATTEST:

  
EXECUTIVE SECRETARY  
Roland A. Lozano

AJP:lmc  
1/26/89

A RESOLUTION  
NO. 89-04-07  
RECOGNIZING THE JEFFERSON NEIGHBORHOOD PLAN AS AN  
ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS  
COMPONENT OF THE MASTER PLAN.

\* \* \* \* \*

WHEREAS, the City of San Antonio and the San Antonio Planning Commission has adopted the Neighborhood Planning Process to allow neighborhood planning teams to create plans for their community; and

WHEREAS, the Planning Commission has reviewed the Jefferson Plan and found it to be in accordance with the accepted process; and

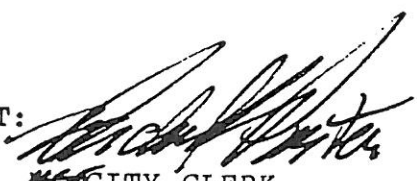
WHEREAS, the San Antonio Planning Commission has recognized the Jefferson Plan by resolution (Resolution 88-12-01); NOW THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

That the Jefferson Neighborhood Plan is hereby recognized as an Addendum to the Neighborhood Planning Component of the Master Plan.

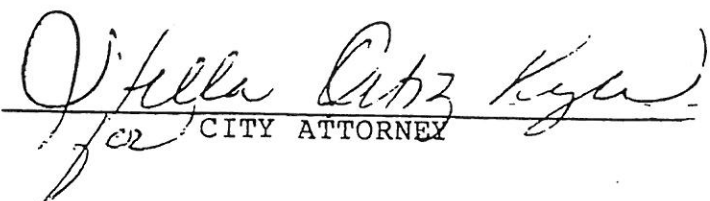
PASSED AND APPROVED this 26th day of JANUARY, 1989.

ATTEST:

  
CITY CLERK

  
MAYOR

APPROVED AS TO FORM:

  
CITY ATTORNEY

# AMENDMENT TO ORIGINAL PLANNING AREA

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. 89-09-01

AMENDING THE JEFFERSON NEIGHBORHOOD PLAN TO  
INCLUDE THE AREA FROM MULBERRY TO WOODLAWN  
BETWEEN ST. CLOUD AND FREDERICKSBURG ROAD.

\* \* \* \* \*

WHEREAS, the Jefferson Neighborhood Plan was prepared by a group composed of members from two neighborhood Associations, the Jefferson Neighborhood Association and the Monticello Park Neighborhood Association; and

WHEREAS, such Plan was presented to the Planning Commission December 28, 1988, and formally recognized by the City Council as a recognized addendum to the neighborhood planning component of the Master Plan January 26, 1989; and

WHEREAS, the City Planning Commission created an Ad Hoc Committee to Review the Neighborhood Planning Process A Component of the San Antonio Master Plan; and

WHEREAS, such Ad Hoc Committee recommended changes to such Process; and

WHEREAS, subsequently the Planning Commission formally adopted such changes to the Process and recommended such changes be formally adopted by the City Council; and

WHEREAS, pursuant to Ordinance No. 69271, dated April 13, 1989, the City Council formally adopted such changes to the Process; and

WHEREAS, such changes set out a procedure whereby Neighborhood Plans, once formally recognized by the City Council, may be amended; and

WHEREAS, the Jefferson Neighborhood Association, using sound planning principles, has followed the appropriate steps set out therein to amend the Jefferson Neighborhood Plan to include the area from Mulberry to Woodlawn between St. Cloud and Fredericksburg Road; and

WHEREAS, it is now necessary to formally amend such Plan; NOW THEREFORE:

BE IT RESOLVED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION:

SECTION 1. The Jefferson Neighborhood Plan is hereby formally amended to include the area from Mulberry to Woodlawn between St. Cloud and Fredericksburg Road.

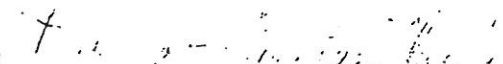
SECTION 2. A copy of the Jefferson Neighborhood including such area is attached hereto and incorporated herein for all purposes.

PASSED AND APPROVED this 13 day of September, 1989.

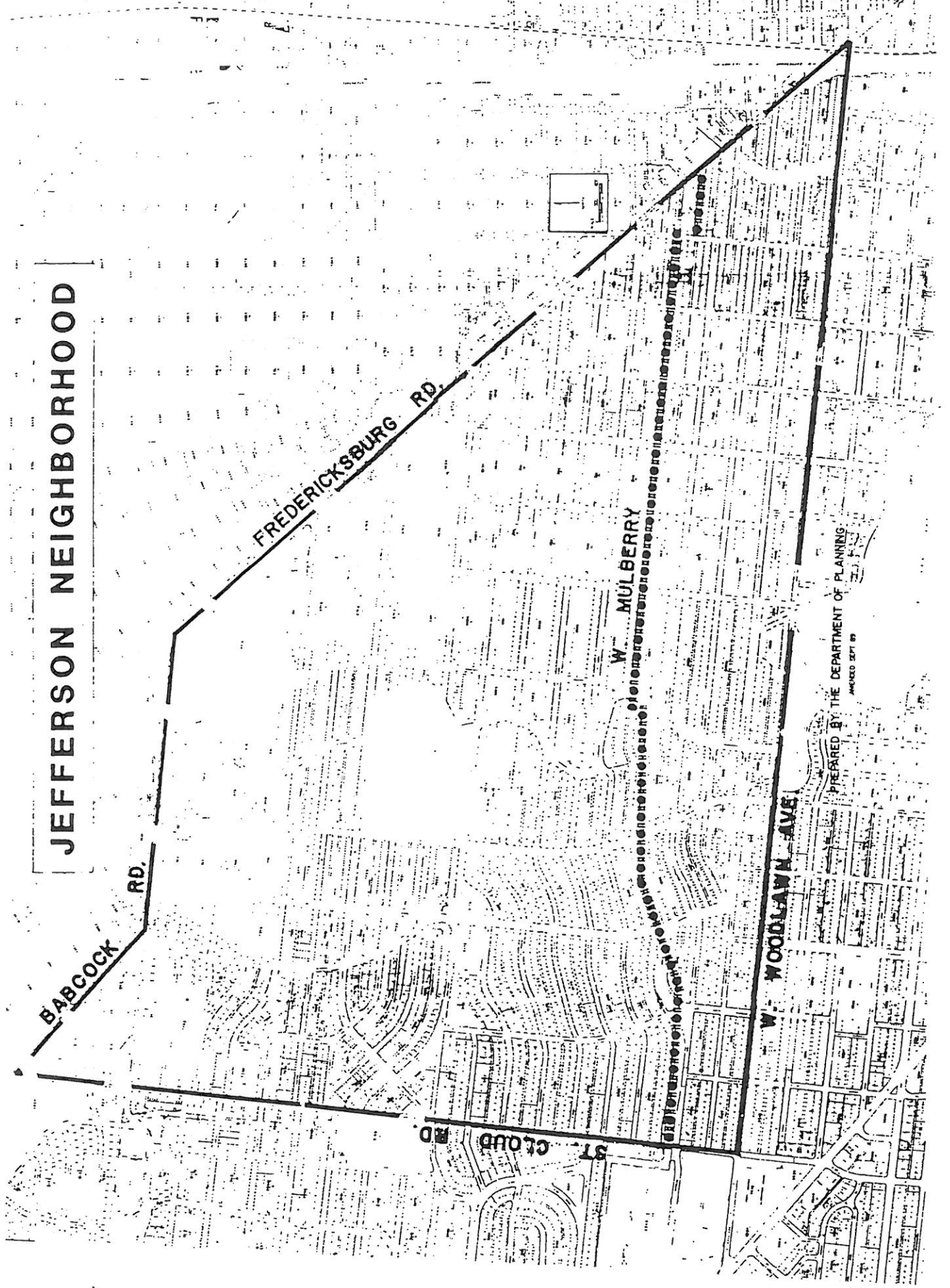
APPROVED:

  
Ruth Jones McClendon, Chairman.

WITNESSED:

  
Executive Secretary

# JEFFERSON NEIGHBORHOOD



BABCOCK RD.

FREDERICKSBURG RD.

W. MULBERRY

W. WOODLAWN AVE.

ST. CLOUD RD.

PREPARED BY THE DEPARTMENT OF PLANNING  
MAY 1950

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. 95-05-01

RECOMMENDING THE JEFFERSON NEIGHBORHOOD PLAN BE RECOGNIZED  
AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS,  
A COMPONENT OF THE MASTER PLAN

\* \* \* \* \*

WHEREAS, the San Antonio Planning Commission has adopted the Neighborhood Planning Process to allow neighborhood planning teams to develop their own plan for their communities and update those plans every five years; and

WHEREAS, the Planning Commission has reviewed the Jefferson Neighborhood Plan Update and found it to have been developed in accordance with the approved planning process and therefore meets all required guidelines; and


WHEREAS, the Planning Commission held a public hearing on the Jefferson Neighborhood Plan on May 9, 1994; NOW THEREFORE:

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

1. That this Plan be submitted to the City Manager for his review and subsequent submission to the City Council.
2. That the Jefferson Neighborhood Plan Update attached hereto and incorporated herein is recommended to the City Council for recognition.
3. That the City Council is urged to consider recognition of the plan.

PASSED AND APPROVED THIS 23TH DAY OF FEBRUARY, 1994.

APPROVED:

  
Debra Guerrero  
~~Acting~~ Chairman

ATTEST:

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David W. Pasley, AICP  
Executive Secretary

## **Appendix 2: Planning Team**



## Jefferson Planning Team

Lisa Bartlett  
2207 W. Kings Hwy  
732-5927  
Resident

Patricia Cavazos  
2235 W. Kings Hwy  
738-0633  
Resident

Michael Deosdade  
215 Furr  
737-2223  
Resident

Jane Gaitan  
The Employment Network  
1701 W. Woodlawn  
736-2345  
Business

Edward Garza  
1915 W. Magnolia  
737-7007  
Resident

Robin Grigg  
426 North Dr.  
737-1602  
Resident

Olga Garza Kaufman  
2000 W. Summit  
737-0951  
Resident

Jean MacFadden  
270 Rosemont  
735-1664  
Church Representative

Brian Martin  
2239 W. Mistletoe  
736-4020  
Resident

Frank Massey  
2719 Fredericksburg Rd.  
736-6510  
Business

Gina Montemayor  
2329 W. Gramercy  
733-5055  
Resident

Harold Nemky  
2334 W. Huisache  
733-1214  
Resident

Diana Rodriguez  
219 Furr  
733-7038  
Resident

Reverend Tim Turner  
Trinity Episcopal Church  
111 Haverhill  
735-5175  
Church Representative

Stanley Waghalter  
2351 W. Mulberry  
732-9426  
Resident

Karen Weehler  
2411 W. Magnolia  
734-9307  
Resident