

PLANNING FOR A BETTER FUTURE.....



# LAVACA NEIGHBORHOOD PLAN



## TABLE OF CONTENTS

Lavaca Neighborhood History	1
Plan Basics	4
Plan Summary	8
Heart of the Neighborhood	17
Land Use Plan	35
Getting Around Town	43
Rebuilding Our Infrastructure	55
Places Where We Play, Gather and Learn	65
Former Victoria Courts Redevelopment	91
Taking Action	109
Measuring Success	113

### Appendices

A. Acknowledgements	A-2
B. Meeting Schedules	A-6
C. Neighborhood Demographics	A-8
D. Historic and Neighborhood Conservation Districts	A-14
E. Historic Homeownership Assistance Act	A-21
F. Directory of Affordable Housing Programs	A-23
G. Application for Underground Utility Conversion	A-26
H. Resource Directory	A-30
I. Educational Resources	A-35
J. Public Improvement Projects	A-37
L. Zoning / Land Use Conversion Matrix	A-40
M. Glossary	A-42
N. Letters of Support	A-49

---

## TABLE OF CONTENTS (Continued)

---

### Maps

Strengths, Weaknesses, Opportunities and Threats Map	15
Heart of the Neighborhood Concept Map	33
Existing Land Use Map	39
Proposed Land Use Map	41
Transportation / Infrastructure Concept Plan	63
Community Places Where We Play, Gather and Learn Concept Plan	89
Age of Structures Map	A-20a
Public Improvements Map	A-37

---

## LAVACA NEIGHBORHOOD HISTORY

---

The Lavaca Neighborhood is one of the oldest remaining intact residential areas in San Antonio. The boundaries of the existing neighborhood are generally:

*Durango Boulevard, to the north*  
*S. St. Mary's Street, to the west*  
*IH-37, to the east, and*  
*Missouri-Kansas Railroad Line, to the south.*

Beginning in the early 1870s, vernacular houses, built primarily by working class families, began to define the Lavaca Neighborhood. This was approximately the same time that the affluent San Antonians were building much larger homes several blocks away in the King William neighborhood. Lavaca Neighborhood's original residents included carpenters, stonemasons, shopkeepers, clerks, tailors, bartenders, teamsters and butchers.

The area was originally part of the Labor de Afuera, the farmlands of Mission San Antonio de Valero (the Alamo) which were watered by the Acequia Madre, an 18<sup>th</sup> century irrigation ditch built by the Spanish. The mission lands were subdivided into suertes (arbitrary division of land based on a lottery system) in the early 19<sup>th</sup> century, and individuals owned the property. By the middle 19<sup>th</sup> century, land speculators, including Thomas J. Define and Sam Maverick, had purchased large tracts in the Lavaca area.

When the Augustus Koch Bird's Eye View map of San Antonio was published in 1873, development in the Lavaca neighborhood was well underway, with construction along Lavaca and Barrera Streets. The later 1886 Bird's Eye View map documents further development in the area. Subdivisions of land made in 1877 on Barrera and Camargo Streets, and in 1888 on Callaghan Avenue, indicate the area's ongoing development. In the 1890s, Robert and Sarah Eager and William Leigh subdivided land south of Callaghan Avenue and along Leigh Street. Along the western boundary of the neighborhood on South Alamo Street, a firehouse, meat markets and beer gardens stood alongside residences. In the early 20<sup>th</sup> century, one and two story commercial buildings were constructed.

The first City Directory for San Antonio was published in 1877, and at that time, Lavaca Street

---

## LAVACA NEIGHBORHOOD HISTORY

---

residents included families with German, Polish, and Hispanic surnames. Of those listed, Germans were by far the predominant group. African Americans also resided in the area, primarily at the eastern end of the neighborhood that came to be known as Baptist Settlement, named for the New Light and Mount Zion Baptists churches, both founded there. In 1941, the housing in that portion of the neighborhood was razed for construction of the Victoria Courts public housing project.

In the past decades, the Lavaca neighborhood has experienced many changes. The housing stock, for the most part, has remained intact with a large percentage of the homes being handed down through the generations. This has contributed to the longstanding social stability within the neighborhood. However, the socioeconomic climate has prevented the comprehensive rehabilitation efforts found just across S. St. Mary's Street, in the King William neighborhood, and the lack of any formal historic designation has allowed the neighborhood to approach rehabilitation efforts in a haphazard manner. The general "small-scale" housing type and lack of general services in the area have provided some degree of protection from escalating property values and "gentrification."

In the past several years, the profile of the new Lavaca resident has begun to change. Many individuals and families from outside San Antonio have moved into the neighborhood, finding its affordability, convenience to downtown and historic quality an ideal setting for living. In addition, there have been former neighborhood residents who moved to other locations within San Antonio, and have returned to Lavaca to spend their retirement years.

With the recent decision to demolish the Victoria Courts public housing site, the neighborhood citizens rallied to effect a positive change for the new development. They voiced their opinions against large-scale commercial interests being developed on the site, and argued that mixed income housing with neighborhood-scale services was appropriate as an integrated development solution adjacent to the existing Lavaca neighborhood. Without the barrier of the more traditionally expected "not in my backyard" syndrome to contend with, the Lavaca neighborhood stands poised to set the stage for a modern day San Antonio model of a successful, mixed income hous-

*"In the past several years, the profile of the new Lavaca resident has begun to change. Many individuals and families from outside San Antonio have moved into the neighborhood, finding its affordability, convenience to downtown and historic quality an ideal setting for living."*

---

## LAVACA NEIGHBORHOOD HISTORY

---

ing development.

Above text reprinted with permission from [The Lavaca Neighborhood Design Guidelines](#)  
Written by Sue Ann Pemberton-Haugh, AIA; Mainstreet Architects Inc.



## PLAN BASICS

The Lavaca Neighborhood Plan is the result of a joint effort of the Lavaca Neighborhood and the City of San Antonio's Planning Department. The nine-month planning process represents a comprehensive effort from the Planning Team, concerned residents, property owners, business owners, and church members to help ensure a healthy future for the Lavaca Neighborhood. While, there is no financial commitment from the City of San Antonio or any partnering organizations identified in the plan, the Lavaca Neighborhood Plan will be used as a guide for development and decision making in the future.

The Planning Area is defined by Durango Blvd. to the north from S. St. Mary's St. to IH-37; IH-37 to the east from Durango Blvd. to the intersection of IH-37 and the Union Pacific Railroad line; the railroad line to the south from the interstate highway to S. St. Mary's St.; and S. St. Mary's St. on the west.

### Beginnings

The Lavaca Neighborhood had undertaken a number of planning efforts in the past including participation in the Downtown Neighborhood Planning process, and a neighborhood plan that was never adopted by the City of San Antonio. Residents felt that in order to assist with their efforts to improve the neighborhood as a whole and plan for future development, a recognized plan would help achieve their vision for the future. The Lavaca Neighborhood successfully submitted a 1998-99 application for planning services to the City's Planning Department. Subsequently, the Planning Department selected the Lavaca Neighborhood to receive planning services and began meeting with the Planning Team in August 2000. The Planning Team (See Appendix A-2) was composed of residents, business owners and representatives from business and governmental agencies with a stake in the future of the neighborhood.

### The Community-Based Planning Process

The Planning Team and members of the City's Planning Department staff then worked together organize the First Public Meeting for the Lavaca Neighborhood Plan. At this meeting, which was held on August 10, 2000, citizens were given the opportunity to discuss strengths, weaknesses,



*Lavaca planning area boundary map*

---

## PLAN BASICS

opportunities and threats facing the neighborhood. Several residents also volunteered to host “kitchen table discussions”, where neighbors who were unable to attend the First Public Meeting, were invited to discuss the strengths and weaknesses of the neighborhood in the kitchens and living rooms of their neighbors. All of the participants’ comments from the First Public Meeting and the “kitchen table discussions” were compiled and presented to the community at the Second Public Meeting held on August 24, 2000. This offered residents another opportunity to refine ideas and comment on the strengths, weaknesses, opportunities and threats identified in the previous meeting and discussions (See Strengths, Weaknesses, Opportunities and Threats Map). These issues identified by the residents would serve as a guide for developing goals, objectives and action steps for the plan document. At this meeting, interested citizens were encouraged to volunteer their time to developing the goals, objectives and action steps for the plan by signing up for citizen work groups.

The citizen work groups were divided into three groups, each concentrating on a specific set of issues identified by neighbors in the two public meetings and kitchen table discussions. The three workgroups were: *The Heart of the Neighborhood*, which covered housing issues and economic development; *Getting Around Town and Rebuilding Our Infrastructure*, which addressed transportation systems and infrastructure issues in the neighborhood; and *Places Where We Play, Gather and Learn*, which addressed issues related to schools, community safety and community appearance. Each work group met numerous times during the months of September, October and November 2000 to develop the goals, objectives and action steps identified in this document as vital tasks for revitalizing the Lavaca Neighborhood. During this process, the citizen work groups met with Planning Department staff, staff from various City departments, representatives from other governmental agencies such as the San Antonio Development Agency and VIA Metropolitan Transit to form new partnerships and begin developing strategies to improve conditions in the neighborhood. The work groups completed their strategy development in early November 2000, however their work was not complete.

Together, the City’s Planning Department and all three workgroups met in November 2000 to devise a comprehensive land use plan. The Land Use Plan (see page 35) is a comprehensive plan for the desired future use of the land within the planning area and is based on existing



---

## PLAN BASICS

---

land use patterns and the citizens' vision for the future of the Lavaca Neighborhood. While, the Land Use Plan does not affect any property's use or zoning and does not establish zoning designations, the plan will be used a guide by City staff and elected officials for determining appropriateness of proposed zoning changes in the future.

The timing of this planning process also coincided with a major redevelopment effort in the area. The recent closure and demolition of the Victoria Courts, a World War II era public housing project, was an excellent opportunity for the San Antonio Housing Authority, the site developer, designers and residents to focus their efforts on gaining consensus on development and design concepts that would not only be functional and aesthetically pleasing, but well integrated with the rest of the neighborhood. A consolidated workgroup met three times during the months of November and December 2000 and came to a consensus with the development/design team on the conceptual re-design of the site (See Victoria Courts Redevelopment section). An ad-hoc committee was also formed to provide neighborhood input during the design process of buildings as it occurs.

During March 2000, City departments and other governmental agencies had the opportunity to review the plan for consistency with City regulations and policies. All of the organizations listed as lead partners and proposed partners were asked to review and support the relevant goals, objectives and actions steps in the plan.

A final draft of the plan was presented to the community at the Final Public Meeting in March 2001 and was the final opportunity for the neighborhood to make changes to the plan document prior to consideration by the Planning Commission and City Council.

### Community Outreach

The City's Planning Department, Lavaca Neighborhood, and Southtown Urban Main Street Program worked extensively to encourage community-wide participation. Along with a mailing list that included property owners, tenants, businesses, and stakeholders, the Lavaca neighborhood distributed flyers door-to-door and distributed flyers to local businesses to publicize meetings. In

---

## PLAN BASICS

In addition meeting notices were published in the *San Antonio Express News*, the Lavaca Neighborhood Association's newsletter and the King William Association's newsletter.

### Consistency with Other Plan Documents

The Lavaca Neighborhood Plan was developed following the guidelines established in the *Community Building and Neighborhood Planning Program* (approved by City Council in October 1998). The plan is consistent with the *Downtown Neighborhood Plan*, the *1978 Major Thoroughfare Plan*, the *1999 Parks System Plan*, the *1998 CRAG Final Report*, and the *2000 CRAG Report*. The Lavaca Neighborhood Plan is consistent with the *1997 Master Plan* and is supported by the following goal found in the 1997 Master Plan document:

*Neighborhoods, Goal 2: Strengthen the use of the Neighborhood Planning Process and neighborhood plans.*

---

## PLAN SUMMARY

---

The Lavaca Neighborhood Plan is divided into five major sections, each addressing specific community concerns that were identified by the community at the First and Second Public Meetings, as well as the Kitchen Table Discussions held at volunteer residents' homes (See Appendices, Meeting Schedules, pg. A-6) . These explicit concerns were documented as strengths, weaknesses, opportunities and threats to the neighborhood. These Strengths, Weaknesses, Opportunities and Threats (SWOT's) were then identified in a graphic map form to show geographically the locations and extent of the neighborhood's concerns and issues (See Strengths, Weaknesses, Opportunities and Threats Map, pg. 15). The SWOT's were then segregated into four distinct categories: *Heart of the Neighborhood*, *Getting Around Town and Rebuilding Our Infrastructure*, *Places Where We Play, Gather and Learn*, and *Victoria Courts Redevelopment*. The SWOT's served as guide for discussion and devising goals, objectives and action steps for the Lavaca Neighborhood Plan

The *Heart of the Neighborhood* section focuses directly on neighborhood housing issues and economic development along S. St Mary's St. and S. Presa Street. Residents' primary concerns with housing in the area centered on conservation of the historic character ranging from regulating in-fill development to finding methods of bringing code compliance problems to the forefront. The section also covers the desired future land use for the planning area. Together with businesses and representatives from Southtown Urban Main Street Program and Presa Real, residents devised several strategies to promote continued business growth and reinvestment in S. Presa Street and S. St. Mary's Street.

The *Getting Around Town and Rebuilding Our Infrastructure* section of the plan addresses transportation networks, transportation needs and problems, as well as the improvement of the neighborhood's infrastructure. Street, sidewalk and drainage deficiencies were high on the list of priorities for the entire neighborhood. Building on the existing transportation networks was also cited as a major initiative to be undertaken by the neighborhood.

Developing parks, creating new educational opportunities and improving overall appearance and safety throughout the neighborhood is discussed in the *Places Where We Play, Gather and Learn*. Exploration of the future use of Herff (formerly Burnet) Elementary School and devel-

---

## PLAN SUMMARY

oping park space within the neighborhood were key issues addressed in this section.

As discussed earlier, the timing of this planning effort was extraordinarily opportune as it coincided with the redevelopment of the former Victoria Courts site. During the process, Lavaca residents, architects and the site developer were able to begin formulating design concepts that all agreed would integrate well with the existing character of the neighborhood, as well as help create well-designed mixed-income, mixed density housing in the neighborhood. The *Victoria Courts Redevelopment* section is more of a narrative of desired features in street layout and design, building-street relationships and open space dedication. Through the meeting process, all sides agreed that an oversight committee should be formed to continue discussions on building design and function as the project progresses.

The following text is a brief synopsis of the goals and objectives of the Lavaca Neighborhood Plan:

### **Heart of the Neighborhood**

#### **Goal 1: Economic Development**

Improve the overall economic health of the neighborhood through the enhancement of existing businesses and services, and the promotion of small business development.

##### **Objective 1.1: Small Business Development**

Encourage the redevelopment of neighborhood commercial establishments through enforcement of code compliance, improvement of business appearances, reinstatement of neighborhood clean ups, utilization of vacant buildings and attraction of new neighborhood businesses.

##### **Objective 1.2: Neighborhood Supermarket**

Explore potential for attracting a new neighborhood supermarket *or* redevelopment / improvement of the existing grocery store.

---

## PLAN SUMMARY

---

### **Goal 2: Housing**

Improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.

#### **Objective 2.1: Housing Character**

Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.

#### **Objective 2.2: Housing Improvement/Maintenance**

Improve the quality of the existing neighborhood housing stock by encouraging property owners to maintain and upgrade residential structures and properties.

## **Getting Around Town and Rebuilding Our Infrastructure**

### **Goal 1: Multi-Modal Transportation System**

Work with the City of San Antonio and local transportation providers to ensure a balance between automobile traffic, originating both inside and outside of the neighborhood, while increasing the level of safety and accessibility for pedestrians, bicyclists, and transit riders.

#### **Objective 1.1: Bicycle and Pedestrian Network**

Develop a system of bicycle paths that connect the neighborhood to nearby destinations, such as HemisFair Plaza, the Mission Trail, downtown, and the San Antonio River, while also enhancing the aesthetics and safety of existing pedestrian corridors.

#### **Objective 1.2: Transit**

Enhance public transit options to increase safety and/or maximize community residents' accessibility/usage.

#### **Objective 1.3: Automobile Traffic**

Maximize traffic flow efficiency, through a reduction in the volume of speeding and cut-through traffic, while increasing the safety of neighborhood residents.

---

## PLAN SUMMARY

### **Objective 1.4: Interstate Highway 37**

Explore ways to limit neighborhood impact created by IH-37 traffic.

### **Objective 1.5: Noise Abatement**

Investigate ways to mitigate traffic (highway, commercial truck, and railroad) noise that impacts the neighborhood.

### **Objective 1.6: Parking**

Investigate ways to mitigate parking problems generated by residents, visitors, and local employers.

## **Goal 2: Address Insufficient Infrastructure**

Enhance and/or preserve the character and safety of the Lavaca neighborhood, through the neighborhood-wide, aesthetically appealing reconstruction of street, sidewalk, and drainage systems.

### **Objective 2.1: Infrastructure reconstruction and collateral damage repair**

### **Objective 2.2: Establish priorities for street reconstruction, sidewalks, lighting, and drainage.**

### **Objective 2.3: Aesthetics/Streetscaping**

Improve the neighborhood's appearance by preserving green space, by maintaining public and private areas along streets, and by adding physical enhancements that are in accordance with the existing character of the neighborhood.

## **Places Where We Play, Gather and Learn**

### **Goal 1: Open Space, Recreation Facilities and Programs**

Establish a comprehensive effort to improve community programs and events, increase open space, provide neighborhood educational exchange and maximize tourism potential.



---

## PLAN SUMMARY

---

### **Objective 1.1: Lavaca Neighborhood Office & Visitors Center**

Provide clearinghouse to serve as Lavaca Neighborhood Assn. Office, Visitors Center, and Cultural/Historical/Informational depository.

### **Objective 1.2: Park Development**

Develop park and open space in Lavaca.

### **Objective 1.3: Community Events (Flea Market/Green Grocer, etc.)**

Develop weekend and/or special event marketplace.

### **Objective 1.4: Walking Tours**

Develop neighborhood historical iconography and landscaping programs.

### **Objective 1.5: Intergenerational Community Exchange & Learning Center**

Acquire the use or joint use of the 400 Labor Street San Antonio Housing Authority (SAHA) building for a multi-faceted, intergenerational, community learning and activity center.

### **Objective 1.6: 21<sup>st</sup> Century Resource/Technology Center**

Acquire the SAISD structure (Burnet/Herff Elementary School) to house a high-tech resource and business center.

### **Objective 1.7: #7 Fire Station Building & Vicinity**

Monitor relocation and design issues for new station, and assist in planning for improvements, marketing plan and parking issues for future Firefighting Museum.

## **Goal 2: COMMUNITY APPEARANCE:**

Provide safe and attractive streetscapes that reflect the historic conditions of the neighborhood.

### **Objective 2.1: Improve neighborhood overall appearance**

Empower property owners with information to work with City agencies and other organizations to initiate neighborhood clean-up programs, enforce code compliance penalties, and offer information on rehabilitation.

---

## PLAN SUMMARY

---

### **Goal 3: SAFETY:**

Provide a neighborhood environment that is safe for school age pedestrians, and free from environmental hazards.

#### **Objective 3.1: Children's Crossings**

Develop safe pedestrian crossings for Brackenridge High School and Page Middle and Bonham Elementary School students.

#### **Objective 3.2: Environmental Nuisances**

Monitor existing environmental nuisances within neighborhood.

### **Goal 4: NEIGHBORHOOD RELATIONSHIPS:**

Improve the neighborhood relationships and level of participation of residents, businesses, and community organizations.

#### **Objective 4.1: Community Participation and Interaction**

Encourage participation and improve interaction in community activities among neighborhood churches, organizations and clubs.

---

## PLAN SUMMARY

---

THIS PAGE INTENTIONALLY LEFT BLANK







# Heart of the Neighborhood

## Introduction

The Lavaca Neighborhood contains a rich mixture of historic housing and opportunities for economic development offering the neighborhood a unique opportunity to maintain its historic character and revitalize its business corridor.

The goals, objectives, and action steps developed through the planning process brought the issues of housing conservation, maintenance and infill development to the forefront of the neighborhood's vision for the future. Additionally, building on the successes of existing businesses and attracting new destination and neighborhood service businesses were clearly defined priorities for the future.

Key to accomplishing this new vision for the future, is the development of partnerships between residents, businesses, community organizations, government agencies, financial institutions and others, which are clearly identified in the actions steps developed in this section of the text.

Encompassing all the identified issues is a comprehensive land use plan designed to illustrate the desire future use of the land in the Lavaca Neighborhood.



*New commercial development along S. Presa St.*



*Existing neighborhood homes*

## Goal 1: ECONOMIC DEVELOPMENT

Improve the overall economic health of the neighborhood through the enhancement of existing businesses and services, and the promotion of small business development.

### Objective 1.1: Small Business Development

Encourage the redevelopment of neighborhood commercial establishments through enforcement of code compliance, improvement of business appearances, reinstatement of neighborhood clean ups, utilization of vacant buildings and attraction of new neighborhood businesses.

#### Action Steps:

**1.1.1** Conduct a survey of commercial properties with suspected code compliance violations in an effort to 1) decrease the number of hazardous structures, 2) improve the overall appearance of existing neighborhood businesses and vacant properties, and 3) clean up vacant buildings/properties, so that they are more attractive to potential neighborhood business owners.

- *The survey should identify each property, its suspected violations and its priority in relation to area properties.*
- *Contact should also be initiated with the City's Code Compliance Department and District 1 City Council Office to assist with code compliance in order to improve appearance and safety of commercial properties.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

Southtown, District 1 Council Office, COSA (Code Compliance, Neighborhood Action Dept.- Neighborhood Sweep Program), Business/commercial property owners

**Timeline:**

Immediate (under 1 year)

**Funding Sources:**

No funding needed



*Existing neighborhood business development along S. Presa St.*



*Existing neighborhood restaurant*



*“Neighborhood Conservation District designation protects and strengthens the desirable and unique physical features, design characteristics, and recognized identity, charm and flavor of neighborhoods.”*

- NCD Q&A Brochure

1.1.2 Explore the potential for creating a Neighborhood Conservation District (NCD) along S. Presa St. and S. St. Mary's St. to protect and enhance the existing building and streetscape character on these commercial corridors. *(See Appendix A-14)*

- *The NCD could be used to a) conserve the existing commercial building character and streetscape, b) stabilize commercial property values, c) encourage compatible infill development, d) the optimize usage of vacant properties/buildings and e) develop new neighborhood businesses.*
- *The commercial corridor could be an independent NCD or a section of a larger NCD within the neighborhood.*

1.1.3 Discourage future development of bars and encourage better operation and management of existing bars within the neighborhood.

- *Encourage existing bars to dispense alcoholic beverages responsibly and in accordance with local and state laws.*
- *Increase efforts to report illegal activities that occur at establishments serving alcohol.*
- *Monitor the quality control and health standards for food products sold at establishments.*
- *Establish relationship with SAISD legal representatives to identify neighborhood positions on management of existing and future bars.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Planning Dept.), Southtown Urban Main Street Program, King William Assn., SA Conservation Society, Business/property owners

**Timeline:**

Immediate (under 1 year)

**Funding Sources:**

Little to no funds required

**Lead Partner:**

Lavaca Cellular On Patrol

**Partnerships:**

COSA (SAPD, SAFFE Officer, Code Compliance, Metropolitan Health District), Texas Alcoholic Beverage Commission, Bar owners, Bar owners' association, Lavaca NA, King William Assn., Southtown, SAISD (Brackenridge HS, Bonham ES)

**Timeline:**

Short (1-3 years)

**Funding Sources:**

Little to no funds required

**1.1.4** Encourage a limited amount of small-scale neighborhood commercial development within the Victoria Courts redevelopment area and along the Labor Street corridor.

- *Commercial development should be small-scale establishments such as a: gift shop, flower shop, hair salon, bakery, convenience store, video rental store or small restaurant.*
- *New neighborhood commercial development should accommodate no more than 10,000 square feet.*
- *Redevelopment and improvement of existing commercial properties is encouraged along Labor Street, however additional commercial development is discouraged.*

**1.1.5** Encourage reinvestment on the existing commercial corridors (*S. Presa St. and S. St. Mary's St.*) in the Lavaca planning area. Small, neighborhood scale destination commercial development or mixed uses, such as live/work units, are highly desired to improve economic health of the neighborhood and provide a wider range of services for residents.

- *Small family-owned businesses are highly desirable to provide new services such as: dry cleaning, bakery, small fast food establishments, book store, barber shop, small neighborhood theater, pharmacy, coffee shop, etc.*
- *Specific properties should be targeted for*

**Lead Partner:**

Victoria Courts Redevelopment Team, Neighborhood Plan Implementation Team

**Partnerships:**

Lavaca NA, King William Assn., COSA (San Antonio Business Assistance Focus Center), UTSA Small Business Development Center

**Timeline:**

Short – Long (1-10 years)

**Funding Sources:**

Local financial institutions, local business

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

Southtown Urban Main Street Program-Lavaca NA, King William Assn., COSA (Economic Development, San Antonio Business Assistance Focus Center), UTSA Small Business Development Center

**Timeline:**

Short – Long (1-10 years)

**Funding Sources:**

Local financial institutions, local business chains, local/state/federal small business funding programs



*Residential structure adapted to a commercial use.*

*reinvestment, especially those that are vacant and/or in need of improvement as identified in the survey of commercial properties. (Action Step 1.1.1)*

- *Begin fostering relationships with financial institutions that will help provide funds for business development, infrastructure development, building façade improvements, and design enhancements (i.e. public art).*

**1.1.6** Establish a working relationship with the General Services Administration to provide community input for the future design of a new Federal Courts System building, which may be located in the existing Federal Courts System parking lot. The objective of this relationship would be to promote a building design that integrates well with the scale and character of the neighborhood.

**Lead Partner:**

Lavaca NA

**Partnerships:**

General Services Administration (US Gov't), COSA (Planning Dept.), Texas Historical Commission, SA Conservation Society, Southtown Urban Main Street Program, Victoria Courts Redevelopment Team

**Timeline:**

Short (1-3 years)

**Funding Sources:**

No funding needed

**1.1.7** Conduct a marketing/recruitment campaign to attract more businesses into the Lavaca neighborhood. The campaign focus should:

- *Target businesses that are compatible with the neighborhood and consistent with the existing Southtown Urban Main Street Market Study.*
- *Address strategic advantages/disadvantages of attracting different types of businesses.*

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

Southtown Urban Main Street Program, COSA (Economic Development), Financial Institutions, Realtors, Lavaca NA, King William Assn.

**Timeline:**

Mid – Long (3-10 years)

- *Market existing successful neighborhood businesses.*
- *Implement a window display program for vacant building storefronts.*
- *Work with commercial property owners and realtor to set rental rates that will attract new tenant businesses to develop in the commercial areas of the neighborhood.*

**1.1.8** Encourage more efficient street lighting and lighting of individual commercial structures along S. Presa and S. St. Mary's Streets.

- *A program to provide funds for commercial lighting improvements should be included in the improvement effort.*
- *The "perception" of inadequate safety can be addressed with an improved lighting plan.*
- *Improvement of street lighting from Durango Blvd. south along S. Alamo St. is a priority.*

**1.1.9** Support better off-street parking design and shared parking programs between businesses along S. Presa, S. St. Mary's, and S. Alamo Sts. and other institutions in the neighborhood.

- *Research parking needs and requirements for businesses through the new Unified Development Code and Southtown Market*

**Funding Sources:**

Local financial institutions, local business chains, local/state/federal small business funding programs, fundraisers, City Council District 1 discretionary funds.

**Lead Partner:**

Neighborhood Plan Implementation Team, Business owners, Southtown Urban Main Street Program

**Partnerships:**

Lavaca NA, , COSA (Public Wks. Neighborhood Action Dept. (NCR Program), City Public Service, King William Assn., District 1 Council Office, SA Conservation Society, Financial institutions

**Timeline:**

Mid (3-5 years)

**Funding Sources:**

Southtown Urban Main Street Program, District 1 Council Office, Financial institutions, COSA Bonds/General Operating Budget

**Lead Partner:**

Neighborhood Plan Implementation Team, Business Owners

**Partnerships:**

Lavaca NA, Southtown Urban Main Street Program, King William Assn., SAISD, SADA, COSA (Planning-Historic Preservation Office, District 1 Council Off., Public Works Dept.)

*Study & Revitalization Plan.*

- *Encourage parking areas to be located to the rear of buildings for new construction.*
- *Explore trade-off issues between new infill development and additional parking in order to encourage the best use of available land*

**Timeline:**

Mid (3-5 years)

**Funding Sources:**

District 1 Council Office, Private developers, SAISD, SADA

**1.1.10** Improve the pedestrian environment and usage of neighborhood businesses and services by improving the pedestrian linkages between downtown and the Lavaca Neighborhood. Durango Blvd. and Labor St. (if re-opened to Durango Blvd.) could eliminate much of the perceived physical and visual barriers between downtown and the Lavaca neighborhood, and provide an enhanced environment to encourage patronage of local businesses by downtown residents and visitors.

- *Improvement of streetscapes and landscaping along the commercial corridors and across Durango Blvd. should be a focus to draw people from downtown.*
- *Wayfinding elements/signage should be explored to complement both streetscape improvements and the planned Mission Trails signage program.*
- *Improvements should be coordinated with the marketing campaign (see 1.1.6).*

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

Southtown Urban Main Street Program, COSA (Economic Dev. Dept., Convention and Visitors Bureau, Alamodome Dept., Public Works Dept.), Lavaca NA, King William Assn., Community business owners, Downtown Residents Assn.

**Timeline:**

Short – Long (1-10 years)

**Funding Sources:**

City of San Antonio, San Antonio Housing Authority

**1.1.11** Limit further development of industrial uses within the neighborhood in order to preempt additional environmental nuisances.

**Lead Partner:**

Neighborhood Plan Implementation Team

- *Existing environmental nuisances are to be explored (See Places Where We Play, Gather & Learn, Objective 3.2). Owners of existing businesses that are industrial in nature should be encouraged to relocate businesses to more environmentally appropriate and/or industrial zone sites.*

**Partnerships:**

Southtown Urban Main Street Program, COSA (Economic Dev. Dept.), SADA (Environmental Dept.), Real Estate community, Lavaca NA, King William Assn.

**Timeline:**

Mid – Long (3-10 years)

**Funding Sources:**

Property owners

**Objective 1.2: Neighborhood supermarket**

Explore potential for attracting a new neighborhood supermarket *or* re-development/improvement of the existing grocery store.

**Action Steps:**

**1.2.1** Explore the possibilities for attracting a new supermarket into the neighborhood, preferably a store from a major grocery chain. Encourage the development of a new store to be at an appropriate scale and building character to compliment the neighborhood.

- *Many neighborhood residents do not own vehicles, and rely on pedestrian/bicycle access to grocery service. It is important to maintain continuous grocery service and access availability with regard to future developments.*

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

Lavaca NA, King William Association, Southtown Urban Mainstreet Program, Major grocery chains

**Timeline:**

Mid (3-5 years)

**Funding Sources:**

Little to no funds needed

**1.2.2** Encourage the owners of the existing grocery store to improve the appearance, cleanliness and overall appearance of the facility and the produce and merchandise offered.

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

Lavaca NA, King William Assn., Southtown, Handy Andy store owner/manager; (continued)



**Partnerships:** (Cont. from 1.2.2)  
COSA (Metropolitan Health District, Code Compliance), Texas Department of Health

**Timeline:**  
Immediate (Under 1 year)

**Funding Sources:**  
Little to no funds required

## Goal 2: HOUSING

Improve the overall quality of housing within the Lavaca Neighborhood.

### Objective 2.1: Housing Character

Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.



*Residential structure characteristic of the Lavaca neighborhood*



*Residential structure characteristic of the Lavaca neighborhood*

### Action Steps:

2.1.1 Preserve the character of the historic housing stock in the Lavaca Neighborhood.

- *Continue process of local historic district designation through City of San Antonio.*
- *Investigate the potential for developing either a larger historic district or neighborhood conservation district. The advantages and disadvantages of these districts should be explored by the neighborhood with the City of San Antonio Planning Department (Historic Preservation Office; Neighborhood and Urban Design Division), the Texas Historical Commission and residents of other historic/conservation districts.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Planning Dept. Housing and Community Development, Neighborhood Action Depts.), Texas Historical Commission, SA Conservation Society, residential property owners

**Timeline:**  
Immediate (Under 1 year)

**Funding Sources:**  
No funds needed

- *Investigations into these designations should also include the use of the existing Lavaca Neighborhood Design Guidelines.*

**2.1.2** Encourage compatible infill housing on vacant parcels throughout the neighborhood. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.

- *A survey of successful infill housing projects in the neighborhood and around San Antonio should be produced to serve as a guide for future housing development.*
- *The Lavaca Neighborhood Design Guidelines should be used as a guide for compatible infill housing.*
- *Fostering relationships with agencies that can provide infill housing should be a priority to help with the process of utilizing vacant residential parcels and improving the quality of housing in the planning area.*
- *Identification of available funding sources for rehabilitation of homes along the 500 block of Leigh Street (across street from former Victoria Courts), will assist in the future complementary development on the north side of Leigh Street.*

**2.1.3** New, infill housing may be accommodated by linking persons seeking viable housing with commercial property owners, whom for business expansion and improvement potential, intend to remove their originally "residential" structures from the commercial corridors. Property owners

**Lead Partner:**  
Neighborhood Plan Implementation Team

**Partnerships:**  
Lavaca NA, COSA ( Housing and Community Development Dept., Neighborhood Action Dept.), Non-profit housing corporations

**Timeline:**  
Short to Long (1-10 years)

**Funding Sources:**  
City of San Antonio, Non-profit housing corporations

**Lead Partners:**  
Residents, Business/Commercial property owners

**Partnerships:**  
Lavaca NA, King William Assn., Southtown, COSA (Code Compliance, Planning-Historic Preservation Office, Neighborhood Action

should be encouraged to relocate their buildings to vacant lots within the neighborhood, if they do not to adaptively re-use the existing structure(s).

Dept., Neighborhood Conservation Districts staff, Development Services), City Public Service, SAWS, San Antonio Housing Authority, House moving businesses

**Timeline:**

Mid (3-5 years)

**Funding Sources:**

Home and business owners, developers

**2.1.4** Encourage property owners to utilize responsible realtor and property management businesses to improve housing conditions through increased resident retention, stabilized property values, and improved rental property maintenance.

**Lead Partner:**

Real estate management companies

**Partnerships:**

Residential property owners, contractors, tenants

**Timeline:**

Short (1-3 years)

**Funding Sources:**

No funds needed

- *A session attended by Neighborhood Association leaders, Southtown and members of the real estate community who provide or desire to provide services in the neighborhood, could serve as an informational tool for accurately marketing or maintaining properties in the neighborhood.*

**2.1.5** Explore the potential for creating a model housing block development within the planning area.

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

Lavaca NA, residential property owners, COSA (Neighborhood Action Dept./Project Renew, Housing & Community Development Dept.), Non-profit housing corporations

**Timeline:**

Short (1-3 years)

**Funding Sources:**

Non-profit housing organizations

**2.1.6** Explore use of green building and/or sustainable building techniques and solar systems when identifying infill or new development opportunities.

**Lead Partner:**

Lavaca NA

**Partnership:**

Vacant property owners, COSA (Neighborhood Action Dept.), Non-profit housing corporations, SAWS, SA Chapter of the American Institute of Architects

**Timeline:**

Mid (3-5 years)

**Funding Sources:**

SAWS, Product Manufacturers

## Objective 2.2: Housing Improvement/Maintenance

Improve the quality of the existing neighborhood housing stock by encouraging property owners to maintain and upgrade residential structures and properties.

### Action Steps:

**2.2.1** Encourage landlords to improve the appearance and quality of rental properties in the neighborhood.

- *An educational program should be initiated to inform landlords about the advantages of improving their properties, as well as the potential for improving rental properties and selling them to new homeowners.*
- *Increased efforts will be necessary to contact and educate rental property owners that do not live in the area or the city.*
- *Renters should also be encouraged to help with the upkeep of residential rental properties.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Neighborhood Action Dept., Code Compliance, Housing and Community Development Dept.)

**Timeline:**

Immediate (ongoing)

**Funding Sources:**

Little to no funds required



*Neighborhood home in need of repair and rehabilitation.*

**2.2.2** Enforce current yard parking ordinance (Part II, Chapter 19, Article VI, Division 2, Section 19-194), and fine structure owners, and encourage alternative parking surfaces.

**Lead Partners:**  
COSA (Code Compliance)

**Partnerships:**  
Lavaca Neighborhood Association

**Timeline:**  
Immediate (Ongoing)

**Funding Sources:**  
No funding needed

**2.2.3** Address severe code compliance issues of “problem rental properties”.

- *Encourage owners of problem rental properties to apply to the Rental Rehabilitation Program (RRP). The RRP offers rental-property owners low-interest financing for up to 50% of the repair costs on a property with major structural damage to at least one major building component.*
- *Monitor the development of the “Incentive Tool Kit” to learn more about proposals to provide tax abatement incentives for rental rehabilitation.*
- *Support efforts to create stricter enforcement of code and zoning violations.*

**Lead Partners:**  
Lavaca NA

**Partnerships:**  
COSA (Neighborhood Action Dept., Code Compliance Dept. Housing and Community Development Dept.)

**Timeline:**  
Immediate (Ongoing)

**Funding Sources:**  
Little to no funds required

**2.2.4** Increase funding for housing rehabilitation and new construction.

- *Sponsor applications for HOME funds.*
- *Support efforts to increase HOME funding amounts to address increasing costs for property acquisition and repair.*

**Lead Partners:**  
Lavaca NA, Non-profit housing corporations,

**Partnerships:**  
San Antonio Alternative Housing Corporation, COSA (Housing & Community Development Dept., City Manager’s Office, Neighborhood Action Dept.), Private Lenders, Homeowners

- *Encourage private investment in neighborhood housing.*
- *Develop incentives to encourage low and middle-income homeowners to initiate and complete home improvement projects. Increasing residents' awareness of housing repair and rehabilitation assistance programs will be essential to inform residents of opportunities to improve their properties*
- *Utilize targeted incentives to stimulate housing repair.*

**Timeline:**  
Immediate (Ongoing)

**Funding Sources:**  
HOME Funds, CDBG Funds

**2.2.5** Increase the quantity and quality of trees and landscaping throughout the neighborhood to create a more natural and green streetscape.

- *Conduct a survey throughout the neighborhood to identify areas (both commercial and residential) that need landscaping and street trees*
- *Apply to the Neighborhood Improvement Challenge Program for funding of new trees and landscaping projects*
- *Request tree planting assistance from San Antonio Trees*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Southtown, District 1 Council Office, Business/Commercial property owners, COSA (Planning, Building Insp.-Arborist Office), San Antonio Trees, Alamo Area Council on Government (AACOG)

**Timeline:**  
Immediate (under 1 year)

**Funding Sources:**  
Neighborhood Improvement Challenge Program, San Antonio Trees, Alamo Area Council on Government (AACOG)

**2.2.6** Conduct a survey of residential properties with suspected code compliance violations in an effort to 1) decrease the number of hazardous structures, 2) decrease number of grossly overcrowded living structures, and 3) improve the overall appearance of vacant buildings to make more attractive to potential owners.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
District 1 Council Office, COSA (Code Compliance, Neighborhood Action Dept.- Neighborhood Sweep Program), Property owners



*Well landscaped property along Martinez St.*



- 
- *The survey should identify each property, its suspected violations and its priority in relation to other area properties.*
  - *Contact should also be initiated with the City's Code Compliance Department and District 1 City Council Office to correct violations in order to improve appearance and safety of residential properties.*
  - *Careful consideration of the historical value of each structure should be given in the survey so as not to eliminate structures with significant historical character and value for the neighborhood.*

**Timeline:**

Immediate (under 1 year)

**Funding Sources:**

No funding needed

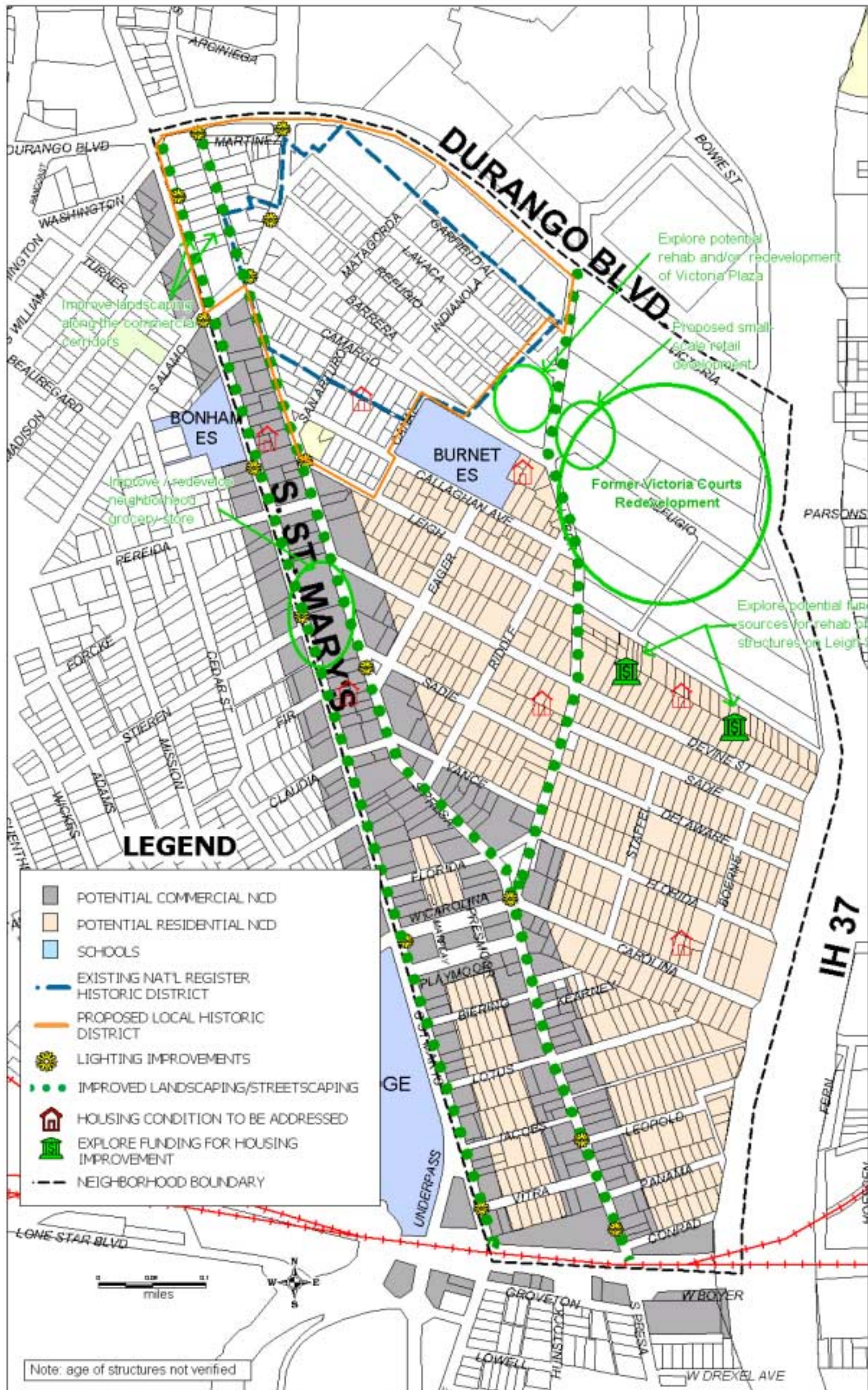
---

THIS PAGE INTENTIONALLY LEFT BLANK



# Heart of the Neighborhood

## Plan Action Steps



Prepared by the City of San Antonio Planning Dept., August 2001



---

## Land Use Plan

---

### Land Use Concepts

Low Density Residential uses are found primarily on the central and eastern portions of the planning area, with a small area of single-family residential parcels located in the southern portion of the commercial corridor bounded by S. Presa St. and S. St. Mary's St.

The Proposed Land Use Plan places an emphasis on maintaining the existing low-density housing pattern in the majority of the area between Interstate Highway 37 and S. Presa St. and containing commercial development to S. St. Mary's St. and S. Presa St. Existing commercial uses are desired in the interior of the neighborhood, however expansion of these uses are not desirable in the established low to moderate density areas. Though the community's desire is to prevent commercial intrusion to residential areas, a mixture of uses including single-family residential are desired within the designated mixed-use / neighborhood commercial area.

The proposed Victoria Courts Redevelopment will consist of high-density, moderate-density and low density residential areas which digress in scale from north to south. The development will also include a substantial green space on the eastern edge of the neighborhood adjacent to Interstate Highway 37.

The following land use definitions and examples further explain the desired future uses of the land within the Lavaca Neighborhood.

---

## Land Use Plan

---

The Land Use Plan will identify the preferred land development pattern for the Lavaca Planning Area. The location of different land uses is based on existing uses, neighborhood discussions and existing policies from the City's *Master Plan*. Each land use classification is described in the following table.

After City Council approval of the Lavaca Neighborhood Plan, the Planning Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

---

### Land Use Classifications

### Description

---

#### Low-Density Residential

**Low-density residential** uses include single-family houses on individual lots. Low-density residential also includes duplexes and granny flats or garage apartments. Existing three and four family dwellings are desired within the geographic area of this classification (See Proposed Land Use Plan Map). However, new three and four family dwellings, including conversion of large single-family homes are not desired.



---

#### Medium-Density Residential

**Medium-density residential** uses include small apartment buildings, town homes, and converted single-family homes. Low-density residential uses also can be found within this classification.



---

#### High-Density Residential

**High-density residential** uses include large apartment buildings. Medium and low-density residential uses also can be found within this classification.

---



**Mixed Use:  
Neighborhood Commercial/Office/  
Residential**



**Mixed Use** includes small offices (dentists, insurance, professionals, non-profits, etc), small retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores), nursing homes, convalescent centers, assisted living and small churches. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses. The scale of these uses should be compatible and consistent with that of the existing commercial/residential development along the commercial corridors of the neighborhood.

Appropriate buffering is required if this use abuts a residential use.

**Neighborhood commercial** includes moderate-intensity convenience retail or service uses, generally serving the neighborhood area. Uses include those in the Mixed-Use category as well as grocery stores, restaurants that serve alcohol, drive-in restaurants, dry cleaners, car washes, and small retail plant nurseries.

Appropriate buffering is required if this use abuts a residential use.

Intense uses, even at a small scale, such as industrial manufacturing, car body repair, product distribution centers, service-oriented vehicle marshaling yards and equipment/material storage yards are explicitly undesired in the use category. \*



**Public/Institutional**

**Public, quasi-public, utility company and institutional** uses, such as schools, government facilities and libraries are included in this classification.

---

## Parks

**Parks** include existing city, county or national recreational lands or open spaces that are available for active use, passive enjoyment or environmental protection, including walking and biking trails.

---

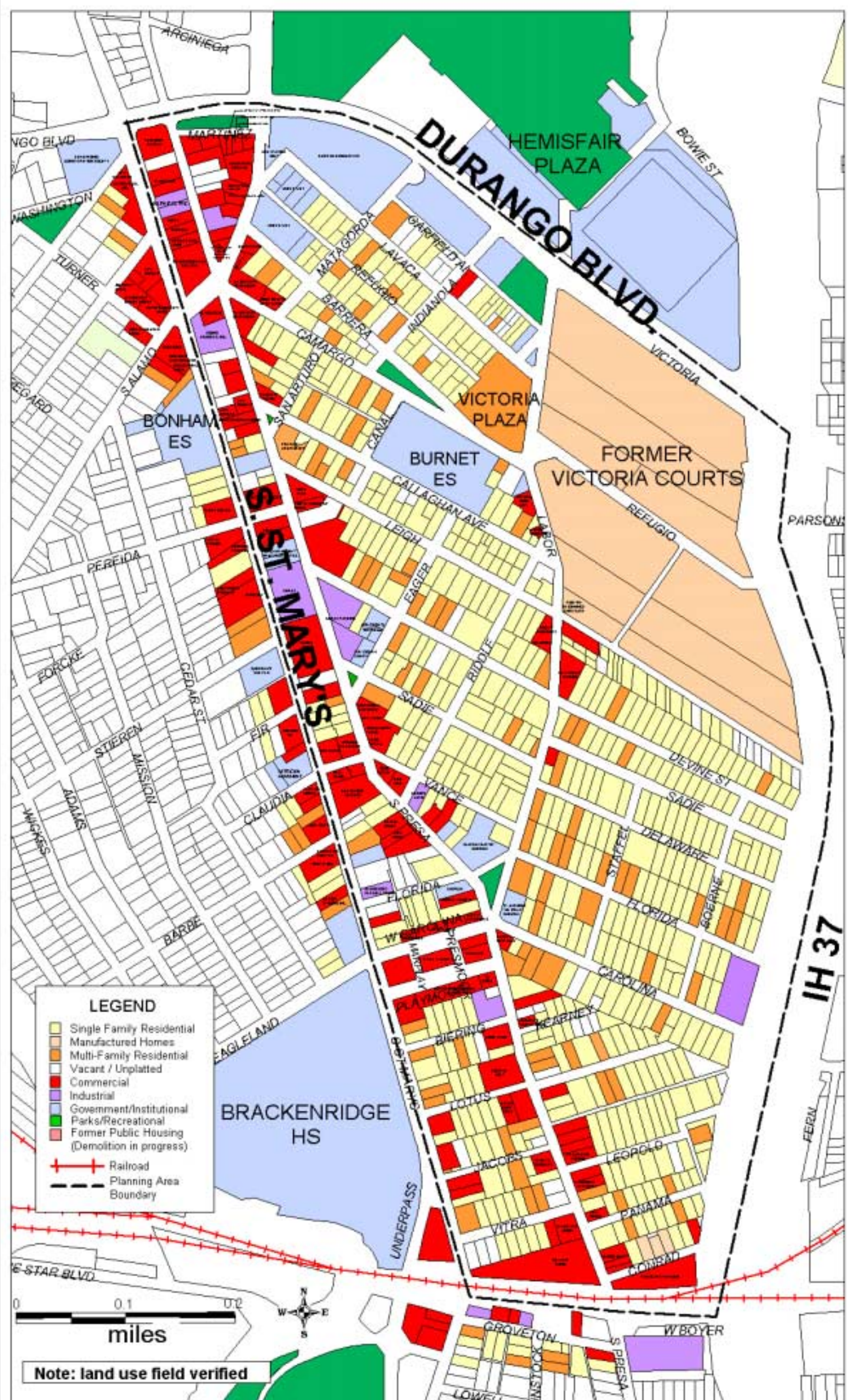
\*Additional description of the desired uses can be found in the *Heart of the Neighborhood* Section of the Lavaca Neighborhood Plan. The desired uses are explicit and further define the scale of the uses that are consistent with that of the neighborhood.





# Lavaca Neighborhood

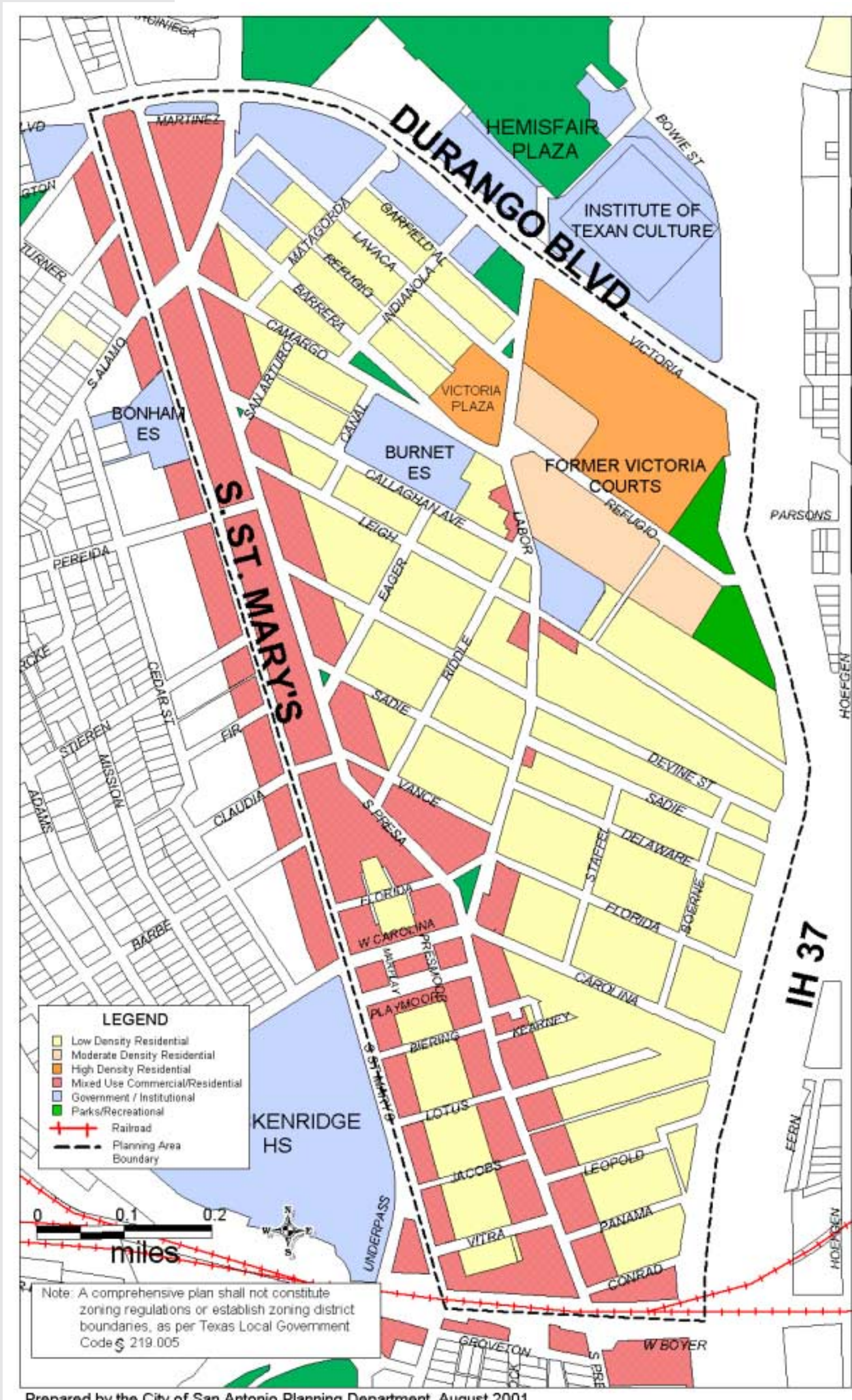
## Existing Land Use



Prepared by the City of San Antonio Planning Department, August 2001



# Lavaca Neighborhood Land Use Plan





# Getting Around Town and Rebuilding Our Infrastructure

## Introduction

The Lavaca Neighborhood is confronted with a wide range of transportation and infrastructure related issues largely due to its location near downtown. Close proximity to the central business district, coupled with a high level of socio-economic diversity equates to a demonstrated need for good public transit service. While the neighborhood's location allows for a unique mix of cultural opportunities it also puts an added strain on the neighborhood.

By virtue of the fact that Lavaca is bounded by a busy inner-city arterial street to the north (Durango Blvd.), an interstate highway to the east (IH-37), the railroad to the south, and a busy north-south arterial to the west, the neighborhood accommodates particularly high volumes of traffic for a residential area. As a result, the Lavaca community has many opportunities for improved infrastructure in the areas of streets, sidewalks, and drainage.

Lavaca faces the challenge of balancing its existence as a quiet, historic inner-city neighborhood with increasing downtown traffic issues.



*View of downtown from Alamo Street*



*A VIA trolley along South Alamo Street*



Example: separated bike line

**1.1.2** Develop a bike path/lane along Labor St. to connect the southern end of the neighborhood, the Victoria Courts redevelopment, the Mission Trails system and HemisFair Plaza.

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

COSA (Parks and Rec., Public Works Depts.), Southtown Urban Mainstreet Program, MPO Bike and Pedestrian Mobility Task Forces

**Timeline:**

Short (1-3 years)

**Funding Sources:**

MPO Transportation Improvement Projects (TIP), TEA-21 Federal funds

**1.1.3** Enhance pedestrian/bicycle access throughout the neighborhood, by means of sidewalk improvements, landscaping, and traffic-calming measures, specifically along South Presa and Camargo Streets and at the Durango Blvd. intersections of South St. Mary's, South Alamo, Indianola and Labor Streets, to help remove the perception of this corridor as a physical and psychological pedestrian barrier.

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

COSA (Public Works), Southtown Urban Mainstreet Program

**Timeline:**

Short-Mid (under one year-5 years)

**Funding Sources:**

MPO Transportation Improvement Projects (TIP), TEA-21 Federal funds

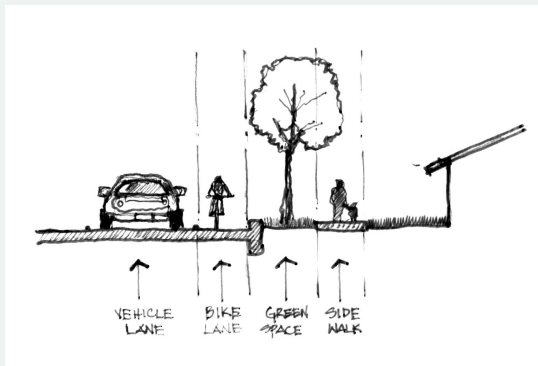


Diagram showing separation of rights-of-way for automobile, bicycle, and pedestrian traffic

- *Traffic-Calming (see 1.3.1)*
- *Complete sidewalk reconstruction throughout the neighborhood (see 2.2.4).*
- *Lighting (see 2.2.6)*
- *Landscaping/tree planting (see 2.3)*
- *Open passage to cross Durango Blvd. at S. Presa Street.*

**Objective 1.2: Transit**

Enhance public transit options to increase safety and/or maximize community residents' accessibility/usage.

## Action Steps:

### 1.2.1 Evaluate transit access options along Carolina and Florida Streets.

- *The existing VIA route #32 bus stop on the south side of Carolina Street at Eagle's Nest Café is chronically plagued by loitering, severe vandalism, fighting, etc. from Brackenridge High School students during the after-school hours.*

1) Explore the possibility of rerouting/moving the existing bus stop to the planned pocket park bounded by S. Presa, Florida and Labor Streets.

This option would:

- a) require opening up Labor St. to two-way traffic between Florida and Carolina Streets,
- b) reroute the existing northbound one-way traffic along Labor Street to a southbound direction, or
- c) create a "bus only" lane, along Labor Street, between Carolina and Florida Streets,
- d) eliminate convenient on-street parking for a local church, and
- e) may increase the risk for pedestrians traveling to the stop.

2) Explore other options for reducing loitering/vandalism by:

- a) holding regular events aimed at youth at the funded pocket park pavilion across from the current bus stop on Labor
- b) developing a stronger relationship with Brackenridge High School administration to

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
VIA Metropolitan Transit, SAISD (Brackenridge H.S. Administration, Police Dept.), COSA (Public Works, SAPD, Cultural Affairs), Lavaca COP

**Timeline:**  
Immediately (within one year)

**Funding Sources:**  
VIA Metropolitan Transit, SAISD, and volunteer time from residents



*Bus stop at the corner of Carolina and Labor Streets*



*Pocket park at Labor, Florida, and Carolina Streets*



VIA bus along route 32

ensure that they stay informed about the bus stop situation and can use their jurisdictional power to discourage criminal activity by their students,

- c) increased involvement of SAPD, SAISD Police Department, and the local Cellular On Patrol (COP) chapter to discourage criminal activity at bus stops, and
- d) building a bus shelter decorated with public art that reflects the unique character of the neighborhood.

- 1.2.2** Examine all existing VIA bus service within the neighborhood (specifically reviewing route #32), to determine most efficient routes to provide service, particularly for disabled and elderly patrons, without noticeably increasing bus traffic in the neighborhood.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works), VIA Metropolitan Transit

**Timeline:**  
Short (1-3 yrs)

**Funding Sources:**  
COSA (Public Works), VIA



VIA trolley from the Blue line that serves the King William District

**1.2.3 Downtown Trolley**

Advocate for a downtown trolley route along S. Presa and S. St. Mary's Streets as a way to increase the market size for local businesses and to provide for an alternative form of transit for local residents to the downtown area.

*(Note: VIA does not have the funding for such a route at this time. The addition of streetcar service would not improve access, compared to other modes of VIA transportation.)*

- Investigate the possibility of rerouting the existing blue trolley line that currently services S. Alamo St. through the King William neighborhood, to include Presa and St. Mary's Streets.

**Lead Partner:**  
Lavaca NA, local businesses

**Partnerships:**  
VIA Metropolitan Transit (Customer Service Needs Assessment Service), San Antonio Chamber of Commerce, King William Assn., Downtown Alliance, Southtown Urban Mainstreet Program

**Timeline:**  
Long (5+ years)

**Funding Sources:**  
VIA Metropolitan Transit, COSA

- *Inquire about establishing a circulator bus route that would serve as a connector between the neighborhood and downtown.*
- *Investigate the possibility of rerouting the existing purple route down Labor St.*

**1.2.4** Work with various community organizations and VIA to implement an “adopt-a-shelter” program for bus shelters.

**Lead Partner:**

Lavaca NA

**Partnerships:**

VIA Metropolitan Transit, Southtown Urban Mainstreet Program, SAHA, Mission Trail Rotary Club, Churches, Business owners within and outside the neighborhood

**Timeline:**

Short (1-3 years)

**Funding Sources:**

varies: none (maintenance only) purchase of bench and/or shelter by organizations



*Nice example of a VIA bus shelter*

**Objective 1.3: Automobile Traffic**

Maximize traffic flow efficiency, through a reduction in the volume of speeding and cut-through traffic, while increasing the safety of neighborhood residents.

**Action Steps:**

**1.3.1** Investigate the installation of traffic-calming measures, as needed throughout the neighborhood, such as traffic circles, speed humps, and speed lumps.

**Note:** (For speed humps: residents on eligible streets must submit a written request to the COSA Public Works Department. If determined eligible, submission of a petition with at least two-thirds of street residents is required. Interstate 37 is not eligible for TxDOT Hazard Elimination program for Non-Interstate Highways. Funding for speed hump installation is available from various sources including,

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Public Works)

**Timeline:**

Short-Mid (1-5 years, in phases)

**Funding Sources:**

City Council District 1 contingency fund, COSA Capital Improvements Budget



*Speed cushions are positioned to fit the wheel base on fire trucks.*



the Neighborhood Accessibility and Mobility Program (NAMP) fund, CDBG funds, etc.)

- *Explore the possibility of installing speed limit signs on the southbound IH-37 ramp before the proposed lights at Florida and Carolina Sts., to impede speeding traffic in route to and from the interstate.*

(TxDOT does not place speed limit signs on free-way acceleration or deceleration ramps.)

- *Investigate the possible traffic calming measures along both Carolina and Florida Sts.*
- *Investigate maintenance issues associated with the installation of new traffic calming measures and the City's Adopt a Median Program.*

### 1.3.2 Investigate the request for installation of traffic signs as needed throughout the neighborhood.

- *Potential for two-way stop signs at the intersections of Florida and Staffel Sts, and Florida and Boerne Sts.*
- *Install stop sign on Florida St. (north side), east of Labor St.*
- *Install one-way street signs on the south side of Florida Street at the intersections of Staffel and Boerne.*
- *Install one-way street signs on the south side of Carolina Street at the intersections of Staffel and Boerne.*

### 1.3.3 Examine requests for alternative detours that can safely and efficiently accommodate "Arterial Type B" detour traffic.

- *During the Mission Trails construction along St. Mary's St., a detour route will be created.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works)

**Timeline:**  
Immediate (under 1 yr)

**Funding Sources:**  
TxDOT (HESP), COSA (Public Works)

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works)

**Timeline:**  
Immediate (under 1 yr)

**Funding Sources:**  
COSA



*Chicane diagram (also known as deviations, serpentine, reversing curves, and twists)-one type of*

*Currently, traffic signals have been installed (but not yet placed in service) on S. St. Mary's St. at Jacobs St. (one of the narrowest local streets in Lavaca) with the intention of detouring traffic onto this street.*

#### 1.3.4 Reroute commercial and industrial truck traffic outside the neighborhood.

- *Currently, Florida and Carolina Sts. are both heavily used for truck routes.*
- *When origin and destination points are outside the neighborhood, require trucks to use Durango Blvd., or other multi-lane arterial streets, whenever possible.*
- *Install signs directing truck traffic outside the neighborhood to multi-lane arterial streets.*

#### 1.3.5 Eliminate unlawful VIA bus detours that use the neighborhood as a bypass.

- *Convene with VIA officials about VIA buses that avoid train delays at railroad crossings by detouring through the neighborhood at Jacobs and Vitra Streets.*  
(Note: Standard operating procedure for bus operators at train crossings is to wait for a moving train to pass. If a train has stopped, operators must obtain permission from dispatcher to detour.)
- *Continue to document bus numbers, times, and dates of violations and encourage VIA to take disciplinary action against operators who consistently violate these rules.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

City Council District 1 office, COSA (Public Works)

**Timeline:**

Immediate (under 1 yr)

**Funding Sources:**

COSA (Public Works), City Council District 1 contingency fund



*Labor Street closed off at Durango Blvd.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

VIA Metropolitan Transit (Suggestion/comment line: 362-2020)

**Timeline:**

Immediate (under 1 yr)

**Funding Sources:**

Little to no funds required



*Traffic circle along McCullough Ave.*



Traffic circle diagram

**1.3.6** Open up Labor Street to Durango Boulevard, by means of a curb cut, possible median cut, and necessary traffic-calming features, so it can serve as the primary connector street to Durango Blvd.

- *Considering the projected traffic volume increase that the Victoria Courts redevelopment will generate, an additional point of access to Durango Blvd. maybe needed.*
- *Traffic-calming along Labor Street would be best served by a traffic circle at Labor, Refugio, and Camargo Streets.*
- *Reduction of outside through traffic can be accomplished by temporarily closing Labor Street during large events at the Alamo-dome and/or at HemisFair Plaza. (TheLavaca neighborhood will need to contact the Public Works Dept., Traffic Engineering section regarding street closures and obtain the proper permits in advance of the street closure.)*

**Lead Partner:**  
Neighborhood Plan Implementation Team, Victoria Courts Redevelopment Team

**Partnerships:**  
COSA (Public Works), Lifshutz Companies, Institute of Texan Cultures, SAPD

**Timeline:**  
Immediate (under 1 yr)

**Funding Sources:**  
COSA (Public Works), Council District 1 discretionary/contingency fund



Traffic island at Labor, Refugio, and Camargo streets identified as a potential traffic circle to accompany the Victoria Courts redevelopment

## Objective 1.4: Interstate Highway 37

Explore ways to limit neighborhood impact created by IH-37 traffic.

### Action Steps:

**1.4.1** Explore the possibility of extending the IH-37 southbound frontage road from Carolina St., south to an alternative roadway, to divert traffic from Florida and Carolina Sts. A feasibility study of the surrounding area would be required to identify various options and their associated costs.

*(Note: TxDOT funding and support for interstate frontage road construction is unavailable at this time.)*

- *The feasibility study would also identify options related to the development of a hike/*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Planning Dept.), Union Pacific Railroad, MPO

**Timeline:**  
Feasibility study: Short (1-3 yrs), Road extension: Long (5+ yrs)

**Funding Sources:**  
Unified Planning Work Program (UPWP), TxDOT TEA-21 funds, MPO

*bike trail along the railroad tracks south of the neighborhood, between IH-37, Brackenridge High School and the Mission Trails.*

- 1.4.2** Install traffic signals off the southbound IH-37 access road, at the intersections of Carolina and Florida Sts., to slow traffic in route to and from the interstate.

*(Note: A request forwarded to David Balli, TxDOT Area Engineer for South SA, would initiate the process to conduct a feasibility study ; Traffic signals must be warranted in accordance to the Manual of Uniform Traffic Control Devices.)*

**Lead Partner:**

Lavaca NA

**Partnerships:**

TxDOT, COSA (Public Works), South-town Urban Mainstreet Program

**Timeline:**

Short (1-3 years)

**Funding Sources:** TxDOT (HESP), COSA (Public Works)



*Frontage road along IH-37 could be extended southward to provide for a bypass around the neighborhood.*

## Objective 1.5: Noise Abatement

Investigate ways to mitigate traffic (highway, commercial truck, and railroad) noise that impacts the neighborhood.

### Action Steps:

- 1.5.1** Develop a noise barrier along IH-37 that a) addresses mitigating noise levels from the highway and b) implements it in a way that is aesthetically desirable.

*(Note: TxDOT does not retrofit barriers for existing highways, with no planned capacity improvements; there are no planned TxDOT capacity improvements for IH-37).*

- *Explore the opportunity to plant trees in a dense configuration between the highway and the neighborhood. This would require continued maintenance by the neighborhood, the City's Public Works is not adequately staffed to maintain additional large areas, such as this.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

TxDOT, COSA (Public Works- Landscape Maintenance Agreements), Bexar County Master Gardeners, SA Trees, Keep San Antonio Beautiful, Victoria Courts Citizen Task Force, Residents

**Timeline:**

Short (1-3 years)

**Funding Sources:**

COSA (Public Works), CDBG, TxDOT TEA-21



*Noise generated by traffic on IH-37 has resulted in the need for some type of noise abatement or buffer.*



Union Pacific freight train

### 1.5.2 Investigate ways to reduce truck traffic and noise from light industrial businesses in the neighborhood.

- *Explore possibility of erecting sound retardant fencing where appropriate.*
- *Encourage businesses to relocate in the "Warehouse District" on the eastern side of IH-37; neighborhood employees would feasibly still be able to walk to work.*

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

Lavaca NA, Southtown Urban Mainstreet Program

**Timeline:**

Immediate (under 1 yr)

**Funding Sources:**

CDBG, City Council District 1 contingency funds

### 1.5.3 Investigate noise reduction strategies for Union Pacific trains.

- *Prevent train engineers from blowing train horns beyond minimum requirements. (Note: Federal law requires four horn blows when approaching a public crossing)*
- *Investigate the possibility of a noise buffer between the railroad and the neighborhood.*
- *Explore the possibility of tree planting in areas between the neighborhood and the railroad tracks.*
- *Incorporate buffer into the proposed hike/bike trail connecting the Mission Trails/Brackenridge High School to the residential neighborhood east of IH-37 (see 1.1.1).*

**Lead Partner:**

Neighborhood Plan Implementation Team

**Partnerships:**

Lavaca NA, Union Pacific RR, King William NA, Southtown Urban Mainstreet Program, COSA (Planning Dept., Public Works Dept.), SAISD

**Timeline:**

Immediate (under 1 yr)

**Funding Sources:**

COSA Planning Dept. (Neighborhood Improvement Challenge Program), CDBG funds

## Objective 1.6: Parking

Investigate ways to mitigate parking problems generated by residents and local employers.



**Action Steps:**

**1.6.1** Explore installation of signage to prevent illegal parking and coordinate with area employers to limit the amount of nonresidential on-street parking.

- *Investigate streets where illegal on-street parking is most prevalent (such as at St. Mary's, etc.).*
- *Prevent parking in the neighborhood during special events at the Alamodome and at HemisFair Plaza, through the use of the existing barricade and SAPD decal system. (see barricade removal – Places Where We... Action Step 2.1.7)*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works, SAPD)

**Timeline:**  
Immediate (under 1 yr)

**Funding Sources:**  
COSA (Public Works)

**1.6.2** Discover source of overflow on-street parking along Lavaca Street and Matagorda Street and address it accordingly. Consider returning to designated parking on the south side only of the 100 and 200 blocks of Lavaca Street.

- *SAISD has sufficient parking space for its employees and guests, however, existing SAISD parking lot signs appear threatening, and may discourage appropriate SAISD guest parking.*
- *There currently exists additional parking concerns over the use of residential streets for parking of COSA contracted construction company employees.*
- *Work with COSA Asset Mgmt. to determine parking needs for employees of construction companies contracted through COSA.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works)

**Timeline:**  
Immediate (under 1 yr)

**Funding:**  
No funds required

**1.6.3** Encourage the south side of Durango Boulevard property owners to develop and/or improve their properties in a manner that is compatible with the a) abutting residential uses of the Lavaca Neighborhood, b) Lavaca Historic District and Neighborhood Plan, and c) Downtown Neighborhood Plan.

- *There currently exists federally owned parking lots along Durango Blvd. that severely impact the aesthetic quality of the entire boulevard.*
- *The Downtown Neighborhood Plan has identified the desired character and scale for future development along Durango Blvd.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
U.S. Govt. (General Services Administration), COSA (Asset Mgmt., Planning Dept.)

**Timeline:**  
Mid - Long (3-5 yrs)

**Funding Sources:**  
U.S. Govt. General Services Agency, COSA



*The redevelopment of Victoria Courts will inevitably damage some of the area's infrastructure from heavy construction traffic.*

## REBUILDING OUR INFRASTRUCTURE

### Goal 2: Address insufficient infrastructure

Enhance and/or preserve the character and safety of the Lavaca neighborhood, through the neighborhood-wide, aesthetically appealing reconstruction of street, sidewalk, and drainage systems.

#### Objective 2.1: Infrastructure reconstruction and collateral damage repair

##### Action Steps:

**2.1.1** Monitor the issues involving the replacement of public infrastructure damaged during construction of the multi phase Victoria Courts redevelopment. Work with COSA Public Works, Victoria Courts re-

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Lifshutz Cos./Carleton Constr., San Antonio Housing Authority, COSA (PublicWorks)



development developers, and the SA Housing Authority to determine responsible parties for any damages.

- *Due to the comprehensive nature of the infrastructure construction that will take place on and adjacent to the former Victoria Courts site, there exists the opportunity for much of the infrastructure to be damaged or have inconsistent transition to the existing neighborhood.*
- *This step requires monitoring and inspection by City Engineer's and Right of Way Management Offices.*

**Timeline:**

Immediate (under 1 yr)

**Funding Sources:**

Lifshutz Cos./Carleton Constr., SAHA

## Objective 2.2: Establish priorities for street reconstruction, sidewalks, lighting, and drainage.

### Action Steps:

**2.2.1** Conduct a comprehensive infrastructure (streets, sidewalks, drainage, lighting, etc.) survey of the neighborhood.

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Planning Dept.); neighborhood volunteers

**Timeline:**

Immediate (under 1 yr)

**Funding Sources:**

COSA Capital Improvement Program, MPO, TxDOT – TEA21 Enhancement Program

### 2.2.2 Streets

Use existing survey information, and data previously acquired during the workgroup process to identify priorities for street reconstruction, and classify as short term (pothole repair) or long term (complete street reconstruction).

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Public Works)



*A typical example of street surfaces throughout the neighborhood*



South St. Mary's Street is currently under construction.

- *Previous data includes short term repairs needed on: S. St. Mary's Street, across from Bonham Elementary School, which has been completed.*
- *Previous data includes long term reconstruction needed on: Conrad St., Jacobs St., Devine St., Vitra Place, Lotus St., Leigh St., Labor St., (due to anticipated truck traffic from Victoria Courts construction), and S. St. Mary's St. from Alamo to Pereida Sts. (reconstruction schedule delayed – advertisement: 6/2001) Some street have been scheduled for street maintenance/rehabilitation. Others will be evaluated over the next 60 days.*

**Timeline:**

Short (1-3 years, in phases)

**Funding Sources:**

Public Works, City Council District 1 discretionary or operating funds

**2.2.3** Ensure that street reconstruction is viewed as a comprehensive system, accompanied by drainage and sidewalk construction or improvements. It should be determined that where one of the three is in need of repair, the other two should be evaluated for repair.

- *Reconstruction on streets that accommodate bus routes should take into consideration the increased wear and tear caused by bus traffic.*
- *All streets should be constructed using materials and techniques that withstand the long-term wear created by bus travel.*
- *Increased preventive street maintenance: proactive rather than reactive maintenance.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

VIA Metropolitan Transit, COSA (Public Works)

**Timeline:**

Short (1-3 years)

**Funding Sources:**

VIA Local Assistance Program (controlled by COSA)

**2.2.4** Florida Street Reconstruction  
Maintain a minimum street width of 27' on Flor-

**Lead Partner:**

Lavaca NA

ida Street for the scheduled CIP project, while actively working to influence the design of sidewalk/crosswalk construction in a manner that promotes pedestrian safety and aesthetic enhancement (i.e., utility conversion, right-of-way landscaping).

- *Address Carolina Street for street reconstruction; it serves as the other half of the Florida Street couplet, has the same conditions, road classification, and function as Florida Street.*
- *Stress the importance of preserving existing trees and landscaping within the neighborhood.*

**2.2.5** Investigate the uncovering and possible preservation of buried brick pavers along Florida St. throughout the neighborhood that are currently covered by asphalt. (see 2.3.3)

**2.2.6** Sidewalks/Crosswalks  
Use survey information, and previously acquired data to identify priorities for sidewalk/crosswalk repair and reconstruction that is ADA compliant, while also providing for a minimum of two foot (or match existing) green space between the sidewalk and the street wherever possible to maintain neighborhood character.

- *Reconstruction is needed throughout the*

**Partnerships:**

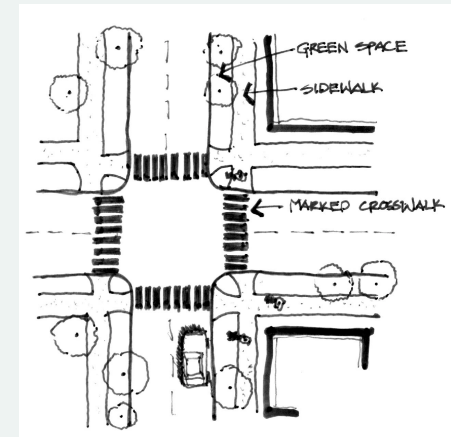
COSA (Public Works Capital Programs Administration, Planning), MPO, City Public Service, Utility Providers

**Timeline:**

Short (1-3 years)

**Funding Sources:**

1999 COSA Bonds, City Council District 1 Operating Fund, CPS, Utility Providers



*Sketch of a pedestrian-oriented streetscape that includes sidewalks, crosswalks, and greenspace with trees between the sidewalk and street*

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Public Works City Engineer's Office), SA Conservation Society

**Timeline:**

Short (1-3 years)

**Funding Sources:**

Public Works, City Council District 1 Operating Fund



*An example of a sidewalk in need of reconstruction within the neighborhood*

**Lead Partner:**

Lavaca NA

**Partnerships:**

Southtown Urban Mainstreet Program, COSA (Public Works)

**Timeline:**

Long (5+ years)

*neighborhood, but previous data includes specific reconstruction needs on:*

*Carolina St., South Presa St., Labor St., Callaghan Ave. (beyond that of the new construction), St. Mary's St. (east side), and Camargo St. between Indianola and Labor Sts.*

- *When and if feasible, utilities should be buried underground, prior to sidewalk construction.*
- *For Presa and Labor Streets, explore the possibility of constructing wider sidewalks for tree planting and increased lighting to encourage pedestrian activity.*
- *Crosswalks at major intersections should be constructed in an aesthetically pleasing manner, and coordinated with/complement the Mission Trails project.*

**Note:** The Metropolitan Planning Organization's Pedestrian Mobility Task Force is available to guide and assist in the implementation of pedestrian facilities. New sidewalk installation may be funded through the Neighborhood Accessibility and Mobility Program (NAMP).

**Note:** The COSA Public Works Department's Street Maintenance Division will perform an evaluation of the reconstruction/repair needs of sidewalks and cross walks over the next 150 days.

**Note:** Maintenance issues of additional greenspace between sidewalk and curbs should be discussed with the Public Works Dept.

**Funding Sources:**

COSA (Public Wks-Florida Street Capital Improvement Project, Program and Neighborhood Access and Mobility Program (NAMP), CDBG, City Council District 1 contingency fund)



*Typical drainage problems in the southern portion of the Lavaca Neighborhood*

## 2.2.7 Drainage

Use survey information, and previously acquired data to identify priorities for drainage system repair, cleaning and construction. Drainage engineering should accompany all street and drainage system construction.

- *Previous data includes repair/cleaning needs on: Boerne St., Florida St., Delaware St., S. Presa St., S. St. Mary's St. (across from Bonham Elem. School), East Lotus St. (between Presa and IH-37), Biering St., Jacobs St. and Vitra*

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Public Works—Storm Water Utility, City Engineer's Office)

**Timeline:**

Mid (3-5 years)

**Funding Sources:**

Future bond issues

### 2.2.8 Lighting

Use existing survey information, and previously acquired data to identify priorities for street lighting improvements.

- *Previous data includes additional lighting needs on:*
  - S. Presa St., Garfield Alley, Labor St., Refugio St. (between Indianola and Matagorda Sts.), Camargo St., San Arturo St. and Sadie Alley (Note: Current COSA policy dictates that street lighting criteria is based on traffic safety. Street lights are not intended for personal security.)*

**Lead Partner:**

Lavaca NA, Citizens on Patrol. (COP)

**Partnerships:**

COSA (Public Works), CPS

**Timeline:**

Mid (3-5 years)

**Funding Sources:**

COSA (Public Works), future Bond Issues, CPS

### Objective 2.3: Aesthetics/Streetscaping

Improve the neighborhood's appearance by preserving green space, by maintaining public and private areas along streets, and by adding physical enhancements that are in accordance with the existing character of the neighborhood.



*An example of a nice streetscape in Lavaca*

### Action Steps:

#### 2.3.1 Survey/Tree Planting

- *Complete a neighborhood-wide survey of existing trees, street lamps, metal grates and sidewalk greenscaping, noting areas that could best be served by additional tree planting and/or lighting.*
- *Plant native trees that best meet criteria established by the neighborhood, such as amount of shade, longevity, and maintenance.*
- *Tree planting along IH-37 (see 1.5.1.)*

**Lead Partner:**

Lavaca NA

**Partnerships:**

Keep San Antonio Beautiful, San Antonio Trees, COSA (City Arborist, Planning), St. Phillip's College Irrigation class, Master Gardeners

**Timeline:**

short (1-3 years)

**Funding Sources:**

COSA (Planning Dept.- Neighborhood Improvement Challenge Program)



### 2.3.2 Install street lamps and metal grates around tree trunk bases in right-of-way.

**Note:** Maintenance of tree grates has historically been an issue for the Public Works. Maintenance and long term growth of trees should be discussed prior to installation of tree grates within the neighborhood.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works-City Engineers Office)

**Timeline:**  
Mid (3-5 years)

**Funding Sources:**  
COSA Public Works, Planning Dept. (Neighborhood Improvement Challenge Program)



*A creative use of the greenspace between street and sidewalk for planting trees*

### 2.3.3 Include greenscaping as part of sidewalk construction to maintain a green buffer between pedestrians and the street. Include tree planting within these green spaces wherever possible.

**Note:** Landscaping along public roadways needs to be done such that the safety of pedestrians, bicyclists, and motorists is not endangered through the creation of visual obstructions and/or through the establishment of roadside hazards that are too close to the moving traffic. Coordination with COSA Public Works and residents will be necessary ensure safety and proper maintenance occurs at proposed locations.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works, City Engineer's Office), San Antonio Trees

**Timeline:**  
Short-Mid (1-5 years)

**Funding Sources:**  
COSA (Public Works), Lavaca NA



*Piles of brush that accumulated over time*

### 2.3.4 Encourage increased trash and brush maintenance.

- *Work with COSA Public Works Dept. to establish a consistent brush pick-up schedule.*
- *Advertise dates for pick-up at NA meetings and by posting update notices at area commercial and community facilities.*
- *Advertise Dial-a-Trailer services.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works), Property owners

**Timeline:**  
Immediate (under 1 yr)

**Funding Sources:**  
COSA (Public Works), Property owners

---

THIS PAGE INTENTIONALLY LEFT BLANK

# Places Where We Play, Gather and Learn

## Introduction

Within the diverse population of one of San Antonio's oldest neighborhoods, quality living and its associated basic services, forms the essence of this Plan chapter on community 1) open space, recreation, facilities, programs, 2) appearance, 3) safety and 4) relationships.

As an inner city community adjacent to the Central Business District, the history of the Lavaca Neighborhood plays an important role in its quest to establish a safe, attractive environment, with many desired learning opportunities. A focus on the cultural and historical aspects of the neighborhood sets the tone for programming and service levels.

The equally important emphasis on pedestrian and environmental safety is indicative of the many forces that contribute to the "inner-city" equation of balanced service levels and quality of life.

The nurturing of relationships among neighbors, businesses and associations has also been given recognition in this Plan in the effort to heal, support and advance interaction among the very diverse components of this special community.



## Goal 1: OPEN SPACE, RECREATION, FACILITIES AND PROGRAMS:

Establish a comprehensive effort to improve community programs and events, increase open space, provide neighborhood educational exchange and maximize tourism potential.

### Objective 1.1: Lavaca Neighborhood Office & Visitors Center

Provide a clearinghouse to serve as Lavaca Neighborhood Association Office, Visitors Center, and Cultural/Historical/Informational depository.

#### Action Steps:

1.1.1 Explore leasing options for a variety of commercial structures/office space that could serve as a neighborhood clearinghouse.

- *The developments, which have affected the Lavaca Neighborhood over the past few years, have necessitated a permanent location to house the Neighborhood Association.*
- *The 126 Lavaca St. structure, a City Historic Landmark owned by the United Way of Bexar County, has been vacant since its exterior rehabilitation.*

1.1.2 Explore potential of rehabilitation funds with the San Antonio Conservation Society (SACS) and other organizations for use on Lavaca Neighborhood Association future clearinghouse office.

**Lead Partner:**

Lavaca NA

**Partnerships:**

United Way, COSA (Convention and Visitors Bureau -Visitor Information Center)

**Timeline:**

Short (12-18 Months)

**Funding:**

San Antonio Conservation Society (SACS) Grants, Lavaca Neighborhood Association Membership Dues

**Lead Partner:**

Lavaca NA

**Partnerships:**

SACS

**Timeline:**

Short (12-18 Months)

**Funding:**

SACS grants, Foundation grants, Lavaca Neighborhood Association Membership Dues



*City Historic Landmark structure on Lavaca Street*

**1.1.3** Work with the King William Association and Southtown to develop volunteer program for:

- a) Office staffing for Lavaca Neighborhood Association
- b) Neighborhood residents to serve as neighborhood and Visitors Center docents
- *A 50% increase in the number of Lavaca residents over the next five years, due to the new development at Victoria Courts, further necessitates a permanent Neighborhood Association office.*
- *Increases in number of visitors to the Lavaca Neighborhood, due to the Mission Trails project, the proposed Firefighting Museum and the proposed Historical Walking and Landscape Tours (see Objective 1.4) will warrant a clearinghouse for visitor information.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (CVB-Visitor Information Center).  
King William Assn., Southtown Urban Mainstreet Program

**Timeline:**

Short-Mid (1-2 years)

**Funding:**

Grants, Lavaca Membership Dues

**1.1.4** Secure non-profit status with IRS, in order to establish a non-profit Community Development Corporation (CDC) to:

- *Address infrastructure issues between Lavaca and former Victoria Courts site*
- *Procure public funds for housing initiative*
- *Implement a neighborhood association public relations program to solicit funding*

**Lead Partner:**

Victoria Courts Redevelopment Citizens Task Force, Lavaca NA

**Partnerships:**

King William Assn., Southtown Urban Mainstreet Program (information only), Housing funding organizations

**Timeline:**

Short-Mid (1-2 years)

**Funding:**

Lavaca Neighborhood Association (minimal required)



## GOAL 1: MULTI-MODAL TRANSPORTATION SYSTEM

Work with the City of San Antonio and local transportation providers to ensure a balance between automobile traffic, originating both inside and outside of the neighborhood, while increasing the level of safety and accessibility for pedestrians, bicyclists, and transit riders.

### Objective 1.1: Bicycle and Pedestrian Network

Develop a system of bicycle paths that connect the neighborhood to nearby destinations, such as HemisFair Plaza, the Mission Trails, downtown, and the San Antonio River, while also enhancing the aesthetics and safety of existing pedestrian corridors.

#### Action Steps:

##### 1.1.1 Incorporate bicycle paths into the Mission Trails.

- *Work with the City explore a connecting path to the Phase IV trail down Presa St., south of Carolina St. (The path currently extends south to Carolina St., turning west on Eagleland Dr.).*
- *Examine potential for developing a hike/bike trail connecting the Mission Trails/Brackenridge High School area to the residential neighborhood east of IH-37 (see 1.4.1).*

**Note:** Specific streets named in this action step must be studied thoroughly, so as not to conflict with a city-wide bicycle plan.

#### Lead Partner:

Lavaca NA, King William Assn.

#### Partnerships:

COSA (Parks and Recreation, Public Works Depts.), Southtown Urban Mainstreet Program, Metropolitan Planning Organization (MPO) Bike and Pedestrian Mobility Task Forces

#### Timeline:

Short (1-3 years)

#### Funding Sources:

MPO Transportation Improvement Projects (TIP), TXDOT for TEA-21 Federal funds



*Mural along the Mission Trails on South St. Mary's Street*

1.1.5 Provide clearinghouse information in English & Spanish, identifying access to and location of community services, such as:

- *Day care facilities*
- *Instructional classes/schools (ESL, etc.)*
- *Medical resources (family planning, immunizations, etc.)*
- *Social service resources (WIC, etc.)*
- *Religious institutions and resources*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA Community Initiatives Dept,  
SAISD, Continuing Ed. Service agencies

**Timeline:**  
Short-Mid (1-2 years)

**Funding:**  
COSA Community Initiatives, Grants

## Objective 1.2: Park Development

Develop parks and open space in Lavaca Neighborhood planning area.

### Action Steps:

1.2.1 Produce informational packet identifying all existing and proposed Lavaca projects (*see Objective 4.1*)

- *The Lavaca neighborhood has many projects in process and potential opportunities for park and open space projects. These open space opportunities include:*

1) *Public Pocket Parks*

- Florida @ Labor Streets (*COSA funded Challenge Grant Gazebo*)
- Marlow Pk.- Sadie @ Eager Sts. (*Mission Trail Rotary Club*)
- S. Presa @ San Arturo Sts. (*Neighborhood Heritage Initiative grant*)

2) *Private Pocket Parks*

- Barrera & Camargo Sts. (SADA)
- Green space at IH-37 frontage road @ Florida/Carolina Sts.

3) *Public Traffic Island*

- S. Alamo St. between Durango Blvd. & Martinez St.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Mission Trail Rotary Club, King William Assn., Southtown Urban Main Street Program, COSA Office of Cultural Affairs

**Timeline:**  
Short-Mid (1-3 Years)

**Funding:**  
Lavaca NA, COSA Office of Cultural Affairs, Arts Foundations



*Initial construction—COSA funded Challenge Grant neighborhood gazebo*



*Florida Street Pocket Park*

4) *Other potential open space sites*

- Railroad Parkway (see Action Step 3.1.3)
- Burnet Elementary schoolyard (see Action Step 1.6.1)
- Future development at former Victoria Courts site
- "Triangular" ROW across from Brackenridge HS on S. St. Mary's St. (outside Lavaca boundary)

1.2.2 Contact owner of 701 Indianola Street to determine plans for vacant "triangular" piece of private property. Work with owner to request possible use or donation of land as neighborhood Pocket Park.

**Lead Partner:**

Lavaca NA,

**Partnerships:**

COSA (Planning Dept., Asset Management Dept.), Property Owner

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

No funding required

1.2.3 Explore possibilities of obtaining a water source and continuous funding to pay utilities for gazebo (funded through COSA Challenge Grant project) landscaping at the Florida/Labor Streets Pocket Park.

**Lead Partner:**

Lavaca NA, District 1 City Council office, Neighborhood Residents

**Partnerships:**

SAWS, COSA Public Works

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

No funding required

1.2.4 Work with SAISD to determine future planning for Burnet/Herff campus open space (see Action Step 1.6.1).

**Lead Partner:**

Lavaca NA, Victoria Courts Redevelopment Citizens Task Force

**Partnerships:**

SAISD, COSA Planning, Positive Beginnings, Inc.

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

Lavaca NA

**1.2.5** Work with neighborhood residents and business owners on pocket park development, and continue periodic update of Lavaca park projects through Neighborhood Assn. newsletter.

**Lead Partner:**

Lavaca NA

**Partnerships:**

Mission Trail Rotary, Southtown Urban Main Street Program, Victoria Courts Developer, Full Gospel Church, Central Baptist & St. Anthony's churches, Property owners, Positive Beginnings

**Timeline:**

Short-Mid (6 mo – 2 yrs)

**Funding:**

Lavaca NA

**1.2.6** Work with residents and developers of former Victoria Courts site to program activities and open space that will occur on the proposed site, in particular, the linear park area that abuts IH-37. Identify location for public-access physical activity resources, such as a track.

**Lead Partner:**

Lavaca NA

**Partnerships:**

Southtown Urban Main Street Program, Victoria Courts Developer, COSA Parks & Recreation Dept., Positive Beginnings, Inc.

**Timeline:**

Mid (3-5 years)

**Funding:**

none required

**1.2.7** Work with City (as consultant), agencies and private property owners of vacant or unused property to acquire park space. Explore use of condemnation powers with appropriate agencies as an alternative for unsuccessful negotiation of land acquisition.

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA Asset Management, City Attorney's Office, Parks & Recreation Dept., Private Property owners

**Timeline:**

Mid (3-5 years)

**Funding:**

COSA

## Objective 1.3: Community Events (*Flea Market, Green Grocer, etc.*)

Develop weekend and/or special event marketplace.



*Potential opens space for market*

### Action Steps:

**1.3.1** Request the use of the traffic island (*between Durango Blvd. and Martinez Street at S. Alamo St.*) during the annual King William Fair, to operate a flea market.

- *Durango Boulevard is perceived as a physical and psychological barrier for visitors and other residents.*
- *The Lavaca Neighborhood Association desires a source of revenue stream to maintain its operation.*
- *The King William Fair draws more than 100,000 visitors to the vicinity.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA Parks & Recreation Dept., King William Assoc., Southtown Urban Main Street Program

**Timeline:**  
Immediate (Annually in April – King William Fair)

**Funding:**  
none required

**1.3.2** Evaluate existing community events, target audiences along commercial corridors, and identify impacts on neighborhood. Develop and expand positive aspects of community events, including possible consideration of:

- (a) extending the monthly S. Alamo St. First Friday event, north of Durango St. to HemisFair Plaza;
  - (b) creating a Second Saturday marketing event; and
  - (c) involving the participation of other civic organizations.
- *Negative aspects of community events (parking, noise, trash, vandalism, public intoxication) affect residential and commercial*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Southtown Urban Main Street Program, First Friday, COSA Parks & Recreation Facilities (Beethoven Hall, Magic Theater, HemisFair), Womens CoC, Hotels, HemisFair, Mission City CoC

**Timeline:**  
Immediate (Under 1 Year)

**Funding:**  
none required



*properties adjacent to or on commercial corridors.*

- *Marketing of commercial enterprises through community events with appropriately considered target audiences can benefit residents and business owners.*

**1.3.3** As a source of revenue for the Lavaca Neighborhood Association, research and identify potential neighborhood locations to conduct a weekend flea market and/or community gardens, including, but not limited to:

- a) Parking lot at S. Presa St./Camargo St.;
- b) Carolina St./Playmoor St. Square;
- c) Traffic island between Durango Blvd. and Martinez St.;
- d) "Triangular" vacant property at Barrera/Camargo Sts.;
- e) Burnet Elementary School grounds;
- f) Handy Andy grocery store parking lot.

(Note: COSA Parks & Recreation may assist in location assistance, however, all construction/maintenance would be under responsibility of Lavaca Neighborhood Association.)

- *The neighborhood surrounding Lavaca has established a need for fresh produce and weekend flea market.*
- *Lavaca Neighborhood Association desires a revenue stream source to maintain operations.*

**1.3.4** Research farmer's markets/green grocer logistics, and identify potential grocer vendors for participation in neighborhood market events.

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Parks & Recreation Dept.), property owners, SAISD, Southtown Urban Main Street

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

Research: None  
Rental fees, Maintenance: Lavaca NA



*Potential Neighborhood Weekend Market venue*

**Lead Partner:**

Lavaca NA

**Partnerships:**

National information on markets, grocers, and vendors; Southtown Urban Main Street

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

none required



*Neighborhood Farmer's Market produce*

**1.3.5** Conduct survey of neighborhood grocery and vending needs, in order to target farmer's market/green grocer vendors for participation in neighborhood market events.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Southtown, Presa Real

**Timeline:**  
Short (1-3 years)

**Funding:**  
none required

**1.3.6** Work with potential small business incubators at desired Burnet Technology Center (see Objective 1.6). Develop venues for small business proprietors. Explore social service support opportunities for proprietors.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Economic Development Dept., Community Initiatives Dept.), SAISD, Welfare to Work programs

**Timeline:**  
Mid (3-5 Years)

**Funding:**  
Lavaca NA, Small business grants  
COSA Community Initiatives

- *There exists a need for small business opportunities without excessive start-up capital.*
- *There exists a need for social service support of potential proprietors, such as mentoring, child care, skills training, financial literacy, business courses, etc.*

## Objective 1.4: Walking Tours

Develop neighborhood historical iconography and landscaping programs.

### Action Steps:

**1.4.1** Collect available research on Lavaca history and folklore, and how it relates to the city of San Antonio and the state of Texas, and develop an iconography system that is based upon notable facts and lore.

- *The Lavaca neighborhood is one of the oldest intact neighborhoods in San Antonio. Much research and folklore currently exists.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Planning-HPO, CVB-Visitors Information Center), local schools, businesses, property owners, UTSA (Inst. of Texan Cultures), SA Conservation Society, local preservation organizations, Southtown

**Timeline:**  
Short (1-3 Years)

**Funding:**  
Cultural Arts/Humanities Grants

- *Multi-generational interaction can be encouraged through oral histories of long time residents, and through the development of the icons by youth, assisted by local artisans.*

**1.4.2** Work with local artists in the community to develop descriptive historical markers referencing neighborhood histories. Translate histories into public art pieces (figurative statuary, sculpture), for placement throughout the neighborhood.

- *There is a history of strong artisan presence and cultural programming in the neighborhood.*

**1.4.3** Work with residential and commercial property owners to identify potential landscaping schemes for individual properties.

- *The Lavaca neighborhood currently has many residential and commercial property owners who take pride in landscaping their properties.*
- *There are planned sidewalk improvement projects that should be coordinated with landscaping efforts.*
- *There are many existing and potential open space/pocket park developments within the neighborhood in need of beautification.*
- *The Lavaca neighborhood is a winner of the 2000 SAWS Neighborhood Xeriscape Award, and therefore, has many good examples of low maintenance landscaping.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Nat'l Endowment for the Arts, COSA Cultural Affairs Dept., Local Schools, Local artists, UTSA Institute Of Texan Cultures, Southtown Urban Main Street Program

**Timeline:**  
Mid (1-3 Years)

**Funding:**  
Historic Pres./Humanities Grants

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA Public Works, Property owners, Master Gardeners, SAWS, Metropolitan Planning Organization

**Timeline:**  
Mid (1-3 Years)

**Funding:**  
Open Space, Landscaping Grants, SAWS



*Example of landscaping for residential properties*



*Future site of Firefighting Museum*

**1.4.4** Develop walking tours and accompanying brochures to be displayed in Lavaca Visitor's Center and future Firefighting Museum (see Objective 7.1), highlighting the neighborhood's proximity to downtown, neighborhood iconography, places of interest, public art, landscaping/open space & pocket parks.

Work with media to encourage marketing of Lavaca resources within proximity to CBD.

- *The Lavaca neighborhood is adjacent to the Central Business District and will serve as a pedestrian link to the Mission Trails.*
- *The Mission Trails Bike Trail project will follow S. Presa Street, and public art can enhance that which is currently planned along S. Alamo Street and Durango Blvd.*
- *There is one existing museum (TX Highway Patrol) and one planned museum (Firefighting) within neighborhood boundaries.*
- *The Lavaca Neighborhood is in close proximity to the Institute of Texan Cultures, Hemisphere, Convention Center and the Riverwalk.*

**Lead Partner:**

Lavaca NA

**Partnerships:**

TxDOT, COSA (CVB-Visitors Information Center), Metropolitan Planning Organization, Local Schools, Businesses, Property owners, Local artists, UTSA Institute Of Texan Cultures, Southtown Urban Main Street Program, Media sources (print, radio, television)

**Timeline:**

Mid (1-3 Years)

**Funding:**

COSA (Office of Cultural Affairs)

### **Objective 1.5: Intergenerational Community Exchange & Learning Center**

Acquire the full or joint use of the 400 Labor Street San Antonio Housing Authority (SAHA) building for a multi-faceted, intergenerational, community learning and activity center.

## Action Steps:

**1.5.1** Determine current use of SAHA building at 400 Labor Street. Explore full or joint use of building with SAHA, as a community center.

- *The community center should be available for all Lavaca vicinity residents.*

**1.5.2** Work with developers of former Victoria Courts site to develop quality programming for the existing Community Center. Explore possibility of formal reading room and COSA Library branch or Bookmobile service.

- *Existing programs operated in the center should be coordinated with future programming needs to provide efficient, quality programs.*
- *Multi-generational instructional (continuing education, arts, sports activities, after-school programs, ESL, Young at Heart, etc.) should be accommodated within center.*

**1.5.3** Explore COSA and alternative sources for potential capital improvement funding and acquisition potential.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
SAHA (Asset Mgmt.), COSA (Asset Mgmt., Comm. Initiatives), Victoria Courts Developer (Lifshutz Companies), Positive Beginnings, Inc.

**Timeline:**  
Mid (1-3 Years)

**Funding:**  
COSA (Parks & Recreation Dept, Community Initiatives), Community Dev. Grants

**Lead Partner:**  
Lavaca NA, Positive Beginnings, Victoria Courts Developer (Lifshutz Companies)

**Partnerships:**  
SAHA (Asset Mgmt.), COSA (Parks & Rec., Asset Mgmt., Library, Comm. Initiatives, Econ. Dev.), Victoria Cts. Developer (Lifshutz Companies), Southtown Urban Mainstreet Program, YM/WCA, Positive Beginnings, Inc.

**Timeline:**  
Mid (3-5 Years)

**Funding:**  
COSA (Parks & Recreation, Community Initiatives), Grants

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Santonio Housing Authority Asset Mgmt., COSA (Parks & Rec., Asset Mgmt.), Victoria Courts Developer (Lifshutz Companies), Southtown Urban



*Existing San Antonio Housing Authority Building at 400 Labor St.*



**1.5.4** Survey existing community programs and sites within close proximity of the Lavaca neighborhood, to determine most efficient means of marketing existing programs or adding new programs to neighborhood resource base.

Mainstreet Program

**Timeline:**  
Mid (3-5 Years)

**Funding:**  
COSA (Parks & Recreation Dept., Community Initiatives), SAHA, Grants

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
SAISD, COSA Community Initiatives, Positive Beginnings, Inc.

**Timeline:**  
Mid (1-3 Years)

**Funding:**  
COSA (Parks & Recreation Dept., Community Initiatives Dept.)

## Objective 1.6: 21<sup>st</sup> Century Resource/Technology Center

Acquire SAISD structure (Burnet/Herff Elementary School) to house high-tech resource and business center.

### Action Steps:

**1.6.1** Determine future SAISD use of Burnet Elementary School and playground, beyond School Year 2001-2002. Explore COSA lease, purchase or land swap agreements with SAISD or SAHA to establish high-tech resource/technology center.

- *The technology center should function as a place of instruction, learning and practice for all San Antonio residents (i.e., GED, non-profit and "think tanks").*
- *Open space on property should be preserved to accommodate child and adult development and care activities.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
SAISD, COSA (Parks & Recreation Dept., Asset Mgmt., Library, Community Initiatives), Southtown Urban Mainstreet Program, UTSA, Positive Beginnings, Inc., ACCD, Corporate and other technology companies, other non-profits

**Timeline:**  
Mid (1-3 Years)

**Funding:** COSA (Parks & Recreation Dept, Community Initiatives., Asset Mgmt), Grants, Donations



*Burnet Elementary School*

**1.6.2** Explore existing technology and youth development programs within higher education institutions, corporations and non-profits to determine logical means of partnership opportunities.

**Lead Partner:**

Lavaca NA

**Partnerships:**

SAISD, COSA (Community Initiatives, Economic Development), Southtown Urban Main Street Program, UTSA, Positive Beginnings, Inc., ACCD, Corporate Technology Companies

**Timeline:**

Mid (1-3 Years)

**Funding:**

COSA (Parks & Recreation Dept., Community Initiatives Dept.), Grants, Donations

**1.6.3** Explore corporate and foundation funding for programming and instruction, and equipment donation for community center.

- *Business, arts and technology instruction should be incorporated with practical application small business and non-profit incubator settings.*

**Lead Partner:** Lavaca NA

**Partnerships:**

SAISD, COSA (Library, Community Initiatives, Economic Development), SBA, Southtown Urban Main Street Program, UTSA, Positive Beginnings, Inc., ACCD, Technology companies

**Timeline:**

Mid (3-5 Years)

**Funding:**

COSA (Parks & Recreation Dept, Community Initiatives, Asset Management), Grants, Donations



*Fire Station No. 7 located at S. Alamo St. and Durango Blvd.*

## Objective 1.7: #7 Fire Station Building & Vicinity

Monitor relocation and design issues for new station, and assist in planning for improvements, marketing plan and parking issues for future Firefighting Museum.

### Action Steps:

1.7.1 Contact COSA Fire Department to:

- 1) Determine #7 Station relocation plans,
- 2) Work with community, COSA (Planning, NAD) and Southtown to review station design standards, prior to contract let, and
- 3) Work with community to develop programming, marketing plan (*highlighting museum as neighborhood anchor*) and parking plan for the future Firefighting Museum.

- *Fire Station #7 (S. Alamo St. @ Durango Blvd) is scheduled for relocation to the S. St. Mary's/S. Presa St. corridors.*
- *Plans for the use of the existing station have noted a Firefighting Museum. The location of the existing station is ideal to serve as a visual icon and link between downtown and Lavaca. Parking requirements for the future Museum use may adversely affect the surrounding residential areas.*
- *Urban scale design standards are being developed for the S. St. Mary's and S. Presa Street corridors.*

#### Lead Partner:

Lavaca NA

#### Partnerships:

COSA (Fire Dept., Public Works, Asset Management), Southtown Urban Main Street Program

#### Timeline:

Short - Mid (1-3 years)

#### Funding:

None required

**1.7.2** Work with SAISD to determine parking needs at SAISD headquarters building, located adjacent to existing #7 Fire Station.

- *On-street parking at the current #7 location, which is adjacent to the SAISD headquarters building, is a concern.*

**Lead Partner:**  
Lavaca NA, SAISD

**Partnerships:**  
COSA (Fire Dept., Public Works Dept., Building Inspections Dept.), Southtown Urban Main Street Program

**Timeline:**  
Mid (1-3 years)

**Funding:**  
None required

**1.7.3** Work with COSA Department Directors that contract construction companies to determine parking needs and accommodations for employees of construction companies.

- *The expansive use of residential streets for long-term parking of COSA contracted construction company employees is concern.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works Dept.), City Public Service, San Antonio Water System

**Timeline:**  
Immediate (Under 1 Year)

**Funding:**  
None required

**1.7.4** Work with COSA Fire Department to determine whether a small office could be constructed within the confines of the new fire station to accommodate a SAFFE officer while servicing the Lavaca Neighborhood.

- *The need for a more immediate presence of the SAPD exists.*

*(Note: The SAPD has planned for existing substation expansion @ 4000sf/ea. The Lavaca Neighborhood would continue to be served out of the Central Substation at 515 Frio Street.)*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Fire Dept., Police Dept.)

**Timeline:**  
Mid (3-5 years)

**Funding:**  
No additional funding to SAFD station development



## Goal 2: COMMUNITY APPEARANCE:

Provide safe and attractive streetscapes that reflect the historic conditions of the neighborhood.

### Objective 2.1: Improve overall appearance of neighborhood

Empower property owners with information to work with City agencies and other organizations to initiate neighborhood clean-up programs, enforce code compliance penalties, and offer information on rehabilitation.



*Example code compliance problem in the neighborhood*



*Example code compliance problem in the neighborhood*



*Example code compliance problem in the neighborhood*

### Action Steps:

**2.1.1** Address Code Compliance issues through education and Lavaca Code Compliance Officer, specifically, the following violations/locations:

- 1) Large scale alley dumping
  - a) examine each alley in neighborhood
  - b) provide regular alley clean up
- 2) Litter – Devine street.
- 3) Building conditions throughout neighborhood that do not meet minimum building codes, e.g., NW corner—Sadie/Labor Sts.
- 4) Graffiti – throughout neighborhood, e.g., Carolina/Labor Sts. – Eagle's Nest Cafe
- 5) Front yard parking.
- 6) Overgrown vacant lots.
- 7) Overflowing restaurant grease traps.

**2.1.2** Address lack of Code Compliance enforcement for the following violations:

- 1) Illegal dumping on Sadie St. alley
- 2) Height of front yard fencing
- 3) Graffiti
- 4) Building code violations
- 5) Businesses operating without Certificate of Occupancy

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Code Compliance, Police Dept.)

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

None required

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Code Compliance, District 1 City Council Office, City Attorney's Office)

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

None required

**2.1.3** Work with various entities to address security of neighborhood and vicinity:

- 1) Address lighting issues throughout neighborhood
  - a) streets,
  - b) alleys,
  - c) Martinez St. traffic island,
  - d) Proposed Firefighting Museum at SAFD Station #7
- 2) Perform lighting surveys
- 3) One-way signs for Florida & Carolina Sts. at Staffel & Boerne Sts.
- 4) Address security of interim open space created by demolition of Victoria Courts

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works, Police Department), Southtown Urban Main Street Program, SAHA

**Timeline:**  
Short (1-3 Years)

**Funding:**  
None required

**2.1.4** Work with Presa Real and COSA Neighborhood Action Department to effect Neighborhood Sweep through application process. Continue long term efforts of Sweep process through the education of neighbors.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA Neighborhood Action Dept., Presa Real

**Timeline:**  
Immediate (Under 1 Year)

**Funding:**  
None required

**2.1.5** Work with SAPD, Community Initiatives and other non-profits to help identify, relocate and rehabilitate homeless and vagrant populations.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Police Dept., Community Initiatives), Non-profit organizations

**Timeline:**  
Mid (3-5 yrs)

**Funding:**  
None required



*Poor lighting found conditions throughout neighborhood*

**2.1.6** Develop building rehabilitation education system for property owners by:

- 1) outlining cost effective ways to achieve a positive neighborhood aesthetic, such as:
  - a) alternatives to chain link fencing
  - b) roofing, siding materials
- 2) distributing copies of the Lavaca Neighborhood Design Guidelines, accompanied by letter of explanation, to all Lavaca property owners

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Planning-HPO, Neighborhoods & Urban Design, Neighborhood Action Dept., Housing & Community Development Dept.)

**Timeline:**  
Short (1-3 yrs)

**Funding:**  
None required

**2.1.7** Investigate procedures for removing street barricades from all public right-of-way when not in use.

- *A barricade system currently exists to eliminate through traffic access in the neighborhood during Alamodome and HemisFair events.*
- *Barricades are also used while neighborhood street construction is in operation.*
- *The unsightly barricades are placed on adjacent right-of-way when not in use, or for long term storage, and have a detrimental affect on the aesthetic character of the neighborhood.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works, Police Dept.), TxDOT

**Timeline:**  
Immediate (Under 1 Year)

**Funding:**  
None required

**Action Steps:**

**Goal 3: SAFETY:**

Provide a neighborhood environment that is safe for school age pedestrians, and free from environmental nuisances.

**Objective 3.1: Children's Crossings**

Develop safe pedestrian crossings for Brackenridge High, Page Middle and Bonham Elementary School students.

**3.1.1** Perform safety pedestrian/vehicular safety analysis for area surrounding Florida Street, Carolina Street at IH-37, Labor Street, and S. Presa Street, by addressing the following:

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Public Works, Police Dept.), TxDOT

**Timeline:**  
Immediate (Under 1 Year)

**Funding:**  
COSA (Public Works)

**3.1.2** Obtain information on property and right-of-way ownership of area surrounding railroad track, from S. Presa St., under IH-37 to Page Middle School, and research crime statistics for immediate area.

- *The track right-of-way is located such that a perimeter pedestrian loop could be created around Lavaca.*
- *The right-of-way is dangerous for children and aesthetically displeasing.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
SAISD, Union Pacific, COSA (Public Works, Police Dept.), TxDOT, Southtown Urban Main Street Program, Presa Real

**Timeline:**  
Immediate (Under 1 Year)

**Funding:**  
COSA (Public Works), Union Pacific Railroad

**3.1.3** Work with SAISD, Brackenridge and Page Schools, and SAPD to develop plan for safe linear pedestrian parkway (either along obsolete track or other location) addressing existing operational track as barrier.

- *The railroad right-of-way set of tracks along the southern boundary of Lavaca currently serves as an unsafe pedestrian path for students travelling to/from Page Middle School and Brackenridge High School.*
- *One of the tracks is obsolete.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
SAISD, Union Pacific Railroad, COSA (Public Works, Police Dept.), Southtown Urban Main Street Program, Presa Real

**Timeline:**  
Short (1-3 Years)

**Funding:**  
COSA (Public Works), Union Pacific Railroad, Rails To Trails, TEA-21 Enhancements



*Existing conditions along Union Pacific Railroad*





*Existing conditions along Union Pacific Railroad*

**3.1.4** Research current SAISD school bus and VIA safety standards for loading/disembarking along:

- 1) Florida Street  
*In the early morning hours at IH-37, there exists a combination of speeding traffic along Florida and Carolina Streets, as well as truck fleets queuing along the IH-37 frontage road and Florida Street, to fuel their gas tanks. This creates a physical barrier for children who are walking to and from Page and Brackenridge schools.*
- 2) Labor Street  
*At Labor Street, children disembark along the north side of Florida, which requires them to cross Florida Street with high speeds of oncoming traffic during the morning hours.*

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
SAISD, COSA Police Dept, Property Owners

**Timeline:**  
Immediate (Under 1 Year)

**Funding:**  
No funds required

**3.1.5** Work with Southtown and Presa Real to address:

- 1) Pedestrian plan along railroad right-of-way,
- 2) Potential acquisition of property along existing railroad right-of-way for commercial activity space and pedestrian path.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
COSA (Neighborhood Action Dept., Asset Management Dept.), Southtown Urban Main Street Program, Presa Real, Union Pacific Railroad

**Timeline:**  
Short (1-3 yrs)

**Funding:**  
COSA, Union Pacific Railroad

**3.1.6** Explore possibility of working with Union Pacific to obtain train car for small-scale commercial use (refreshment stand, etc.) to provide activity area along railroad right-of-way.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Union Pacific Railroad

**Timeline:**  
Short (1-3 yrs)

**Funding:**  
COSA, Union Pacific Railroad

**3.1.7** Work with SAISD and Mission Trails development to establish safe school crossings along both sides of S. St. Mary's St. at Bonham Elem., for children in school buses and private vehicles, addressing child off-loading measures and promotion of safety flashers.

Note: The school zone around Bonham Elementary School is scheduled to receive flashing beacons with the S. St. Mary's St. reconstruction project.

**Lead Partner:**

Lavaca NA

**Partnerships:**

SAISD (Central Office, Bonham Elem.), COSA (Public Works Dept., SAPD), Metropolitan Planning Organization, TxDOT, Southtown Urban Main Street Program, Coastal Datafleet

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

Metropolitan Planning Organization, TxDOT

## Objective 3.2: Environmental Nuisances

Encourage appropriate regulatory authority monitor and ensure abatement of environmental nuisances within neighborhood.

### Action Steps:

**3.2.1** Research and obtain specific environmental information on and pursue regulatory conformance through the appropriate agencies for:

**Fuels, Chemicals:**

- 1) Fueling Station at IH-37 between Florida & Carolina Sts.
  - a) Code compliance (Certificates of Occupancy)
  - b) National, State, Local conformance standards
  - c) Examination of fuel runoff, vent stack issues
- 2) Uniform Cleaning plant between S. St. Mary's & S. Presa Sts.
  - a) National, State, Local conformance standards, regarding cleaning chemicals (*use, disposal*)
  - b) Seepage
  - c) Air quality
- 3) Gas Station @ Presa/Vance Streets
  - a) National, State, Local conformance standards
  - b) Examination of fuel runoff issues

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Building Inspections Dept., Fire Dept., Public Works-Environmental Services, Neighborhood Action Dept, Texas Natural Resources Conservation Commission (TNRCC), Environmental Protection Agency (EPA), Property Owners

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

None required



*Unmanned fueling station on Florida/Carolina Sts. at IH-37*

- 4) Area Eating Establishments
  - a) Ensure proper disposal of cleaning materials and grease trap contents

### 3.2.2 Noise

Research, identify and determine appropriate agencies to address buffering solutions for issues associated with a) IH-37 noise, and b) running motor bus and truck noise from the Florida/Carolina Streets 24 hour fueling station.

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Building Inspections Dept., Fire Dept.), TxDOT, TNRCC, Property Owners, Union Pacific Railroad

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

None required

### 3.2.3 Railroad Safety Concerns:

Research appropriate agencies to address conformance to railroad safety and noise regulations, and requirements for railroad crossing arms.

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Traffic Eng.), Union Pacific Railroad, Property Owners, Southtown Urban Mainstreet Program, TxDOT, Federal Railroad Administration

**Timeline:**

Short (1-3 Yrs)

**Funding:**

None required

### 3.2.4 Victoria Courts:

At the former site of Victoria Courts, work with SAHA to research and pursue opportunities to eliminate:

- 1) increased rodent population in Lavaca, due to Victoria Courts demolition;
- 2) stray cat packs;
- 3) vicious dog packs;
- 4) demolition dust;
- 5) tree destruction.

**Lead Partner:**

Lavaca NA

**Partnerships:**

COSA (Building Inspections Dept., Metropolitan Health Dept.), TNRCC, EPA, TxDOT, Property Owners, Union Pacific, Southtown Urban Mainstreet Program, San Antonio Housing Authority, Positive Beginnings, Inc.

**Timeline:**

Immediate (Under 1 Year)

**Funding:**

None required



*Former Victoria Courts demolitions*

---

## Goal 4: NEIGHBORHOOD RELATIONSHIPS:

Improve the neighborhood relationships and level of participation of residents, businesses, and community organizations.

### Objective 4.1: Community Participation and Interaction

Encourage participation and improve interaction in community activities among neighborhood churches, organizations and clubs.

---

#### Action Steps:

4.1.1 Continue distribution of neighborhood information and/or newsletter to all community organizations, clubs and churches.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Southtown Urban Main Street Program, Neighborhood Churches, United Way, Presa Real, Neighborhood Organizations, SAHA

**Timeline:**  
Short (1-3 years)

**Funding:**  
Lavaca NA

4.1.2 Improve communication among new community residents and the Lavaca, King William, Southtown, Presa Real and other service organizations.

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Southtown Urban Main Street Program, King William, Presa Real, United Way, SAHA, Local Realty Community

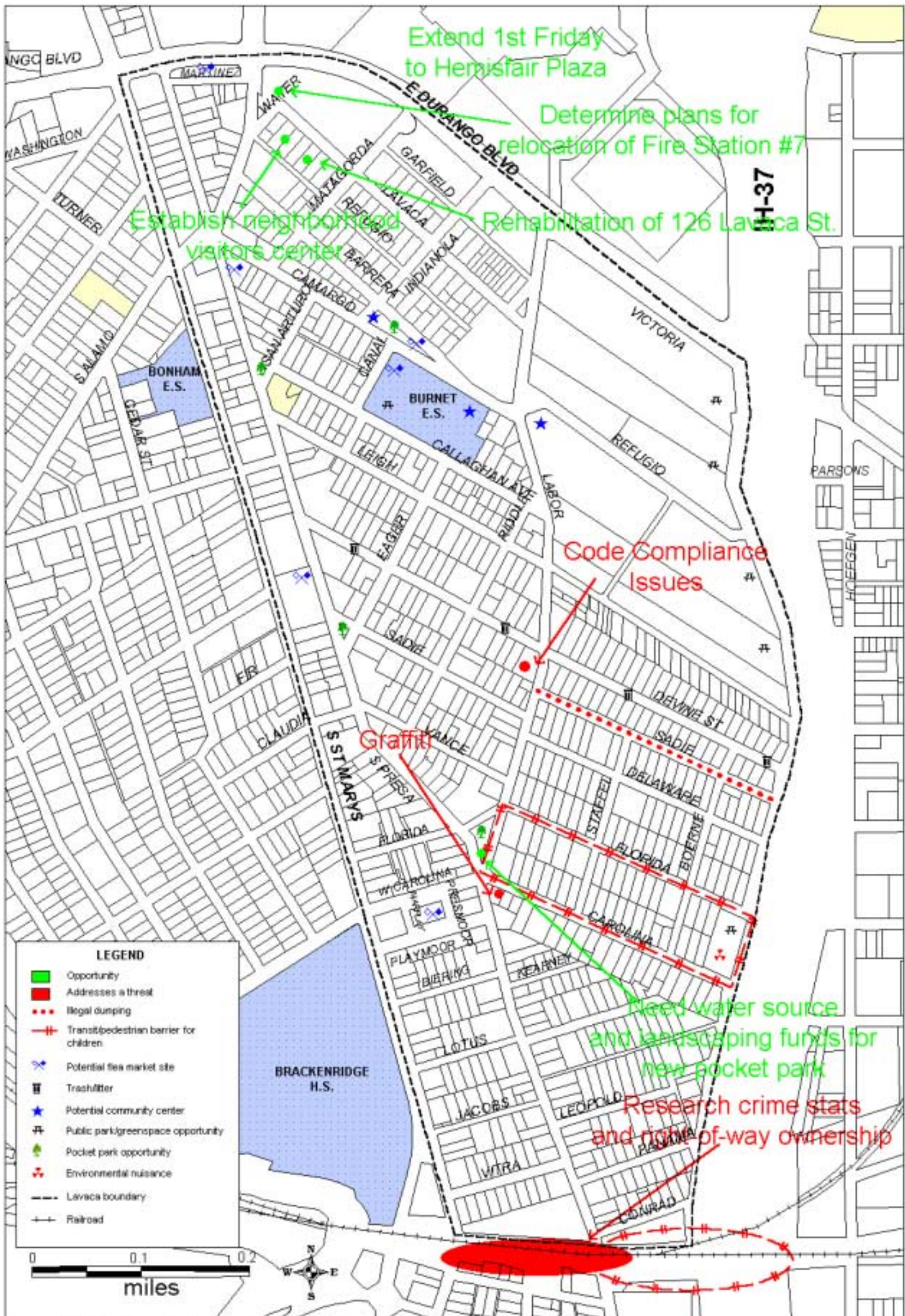
**Timeline:**  
Short (1-3 years)

**Funding:**  
None required



# Places Where We Play, Gather and Learn

## Plan Action Steps



Prepared by the City of San Antonio Planning Department, August 2001



# Victoria Courts Redevelopment

## Introduction

The redevelopment of the a former Victoria Courts site, a 1940s, 36+ acre , post World War II era public housing complex, will inevitably change the complexion of the surrounding Lavaca Neighborhood. The potential for positive change in terms of increased neighborhood-scale services and improved infrastructure has a significant portion of the neighborhood's resident population optimistic about the future. The development effort is a public/private venture between private developers Lifshutz Companies of San Antonio/ Carleton Properties of Dallas and the San Antonio Housing Authority (SAHA), who owns the former Victoria Courts property. A primary objective of the development team has been to utilize the Lavaca Neighborhood formal planning process as a mechanism for collecting public input and for generating dialogue between the neighborhood residents and the development team. As a result, a series of public meetings were held and development plan concepts were presented to residents to give them an opportunity to ask questions and make comments about specific aspects of the proposed development. The first of four public meetings was held on September 5, 2000 at which a general description of the redevelopment process was presented.



## VICTORIA COURTS REDEVELOPMENT

### Introduction (continued)

The Lavaca neighborhood residents, City of San Antonio Planning Department staff, and the development team agreed to have a series of additional meetings as part of the neighborhood planning “workgroup” process to increase the depth of public involvement. The three meetings took place on the following dates: November 21, November 28 and December 5, 2000.

The citizen workgroups began a dialogue with Alamo Architects, (a local design firm contracted to do a portion of the design for the project), to discuss proposed ideas relating to housing densities, street configuration, the amount and type of proposed new commercial development, as well as a variety of other proposed design elements. The design team presented examples of similar developments in other cities to generate discussion on several design related issues and to gauge interest in some of the proposed design elements. The residents and the development team have agreed to continue working together to create the best design solutions for the redevelopment effort and the neighborhood residents as the design process progresses.

### Objectives

In their efforts to design a residential development that could set the standard for future mixed-used, mixed income/mixed density projects in the region, while also successfully integrating the development into the existing scale and character of the Lavaca Neighborhood, the development team made substantial strides to include public input into the project. While the focus of the project is set on to creating a model for mixed density / mixed income housing, both residents and the development team mutually agreed that increased pedestrian accessibility and improved traffic safety for the entire neighborhood are primary goals. Moreover, the potential “spill-over” benefits from the Victoria Courts redevelopment was cited as one way to initiate positive change for the whole neighborhood.

### Site Plan Description

The plan calls for a mix of housing densities, ranging from one-story single family to moderate density townhouses to four-story multi-family rental structures. Originally, the development team proposed a defined division between the different housing densities. Single-family homeownership units are to be located in the southern end of the development, with densities increasing toward the



northernmost section of the development. The proposed development is to contain 850 total units. The development will include the creation of new streets, as well as address the functionality of existing streets at the perimeter of the site. Other features will include substantial green space, a small neighborhood commercial use element, and a concerted effort to preserve as many of the existing site trees and landscape elements currently found on the site.

## Development Concepts

The development team presented a variety of conceptual ideas during through a visual preference exercise to help gauge preferences of various design options related to housing development, streets design, commercial development, park / open space, and pedestrian environment and linkages. The following commentary describes proposed development concepts that were discussed and issues that are still not addressed and/or remain unresolved:

### Housing Development

- It is desired to develop primarily one-story single-family homes, with some two-story homes, along Leigh Street at the southern end of the site. Densities would gradually increase to three and four-stories apartment buildings that line Durango Blvd. Approximately twenty percent of the housing units are proposed as public housing. The housing types will be approximately distributed as follows: (See Conceptual Site Plan):
  - 675 units of high density apartments
  - 175 units of low density:
    - single family units with garage “granny flat” apartments,
    - duplexes,
    - townhouses, and
    - vacant lots
- Housing lots will have a variety of dimensions, tailored for the conditions of the housing type, housing density and street edge, etc.
- The developers agreed to explore the use of energy efficient materials as well as the use of HUD-encouraged PATH (Partnership for Advancing Technology in Housing) technologies to improve the quality, affordability, durability, energy efficiency and environmental performance of homes.
- To ensure long-term integrity of the neighborhood, the for-sale units will be sold with a combination of conditions, covenants, and restrictions in order to ensure compatible design,



- materials, maintenance and long-term use.
- The importance of maintaining a compatible scale of buildings on opposite sides of the site's internal and perimeter streets , as well as, streets adjacent to the rest of the neighborhood was stressed throughout the discussions.
- The development team and neighborhood agreed they would prefer not to have absolute separations between density and housing types.
- Single family homes will range in size from 1400 square feet one-story to 2600 square feet two-story houses, preferably with a front porch space.
- Single-family homes with garage apartments will also have some sort of alley access to garage apartments..
- Placement of structures on lots throughout the neighborhood may have a mix of perpendicular and angled approaches to the street, consistent with historic precedent.
- Unit Ownership:
  - SAHA will retain ownership of all of the rental units, which includes most of what lies to the north of Refugio Street.
  - Most units that lie south of Refugio Street will be sold to individual owners.
  - Some of the "for-sale units" will be subsidized to buy down construction costs and reduce mortgage costs.

### High Density Housing Development along Durango Boulevard

- The new development will reflect the historical block sizes in the area.
- Durango Blvd. building massings are proposed to accommodate parking (hidden from view of the street) within the building footprint of mid-rise apartments and to reflect the historical block sizes in the area. Parking areas would not be visible from the street.
- Several examples of 12'-18' building setbacks were presented to residents to illustrate urban design options and building / street relationships.
- Concerns by Lavaca residents regarding the residential units on the ground floor facing Durango Blvd. will be addressed by one or a combination of the following:
  - Pedestrian friendly environments outside the building envelope will be incorporated into the development, while maintaining " private space" for the residents.
  - Claiming private space along Durango Blvd., such as porches, walls, level changes (apt. units elevated above grade with storage on lower levels or backside units). and backside storage. Primary residential unit entrances could face away from Durango Blvd.





- Possibility of constructing units, whereby the first level units are sunken half-way, while the second level units are accessed by a half level of stairs, therefore, no apartment unit entrances would occur at street level along Durango Blvd.
- Visual barriers (i.e., low walls) between Victoria Street and Durango Blvd. to define the neighborhood boundary of the neighborhood and “private space” associated with the apartment structures.
- Alternative ground level uses along Durango Blvd (i.e. : non-retail commercial spaces, and storage areas).
- Discourage front entry garages close to the street, especially along Durango Blvd.
- The architects on the development team pointed out that freestanding multi-story buildings appear larger than connected ones. Exaggerated porches, roofs, dormers, etc. only further accentuate this perception.
- Due to the many parking challenges of commercial development, Durango Blvd. is proposed to consist mostly of multi-story residential units. However, if deemed feasible, there is no objection to small, neighborhood-scale office space (travel agency, bank, etc.) uses that face Durango Blvd. provided there is limited as long as it does not have a negative impact (traffic, parking) on the neighborhood in terms of traffic and parking.
- Buildings with a height of 50'-60' and significant height variations between buildings may result in a “Disney-like” appearance. Therefore, buildings will be no taller than 4-four stories high with unified elements such as building heights, yet distinctive in design. The development team will identify techniques to unify the buildings designed by various architects.
- The development team stressed the importance of analyzing the proposed housing development characteristics for compatibility with future development patterns on the northern side Durango Blvd.



### **Street Design and Traffic Issues**

- Proposed streets are to be narrow and pedestrian-oriented.
- The development team proposes to create a pedestrian-friendly environment by including qualities, such as:
  - Preserved green space between the sidewalk and the street, with trees and landscaping *within* the greenspace, rather than *between* the sidewalk and the buildings.
  - The concept of “public-owned” streets will be established.
- Attempt to retain the existence of long, narrow blocks to maintain historic neighborhood consistencies.

- Leigh and Callaghan Streets historically extended east across Labor Street, while Barrera Street did not. The proposed development will most likely not be able to accommodate the original alignment.
- Proposed block face lengths between approximately 340 and 670 feet.
- Changes in the alignment along Labor Street are proposed as a traffic-calming strategy, with a proposed re-opening of Labor St. to Durango Blvd..
- At the Labor/Camargo/Barrera Sts. traffic island, public art, fountain, etc. – representative of neighborhood character is proposed.
- The development team has concluded that the trees remaining from the old Victoria Courts were all planted in rows, and all about the same time. Streets will be aligned in a way that maximizes the preservation of the existing trees throughout the neighborhood.

#### **Leigh Street** (See Street Diagrams)

- Leigh Street will remain a two-way street and access to existing homes will be unaffected.
- An alley is proposed between Leigh and Barrera Streets. It will be a one-way, (12' right-of-way with ample shoulder space on either side) alley, targeted for garage access and garage apartment use by residents; garage apartments could front the northern side of the proposed alley.
- The proposal includes preserving the trees in this area.

#### **Secondary Streets** (See Street Diagrams)

- Although initially proposed at a 76' width building-to-building (20' building to curb, 36' pavement, -20' curb to building) [comparison: downtown San Antonio's Houston Street is slightly narrower], the development team has revised its plan to provide for narrower streets.
- Narrow street widths are desired in the new development to mirror the relatively narrow width of the current Lavaca and adjacent neighborhoods street pattern and other neighborhoods, such as King William.

#### **Leigh Street** (See Street Diagrams)

- Leigh Street will remain a two-way street and the existing homes will be unaffected.
- An alley is proposed between Leigh and Barrera Streets. The street just to the north of Leigh Street is currently proposed as a a one-way, (12' right-of-way with ample shoulder space on either side) alley street, targeted for garage access use by residents; garage apart-

---

ments could front the northern side of the proposed alley.

### **Victoria Street** (See Street Diagrams)

- Victoria St. could serve as one of several pedestrian access ways through the neighborhood. It has been suggested this street could serve as a linkage from the Lavaca Neighborhood to the east side of IH-37 or as a pedestrian-oriented greenway.
- Victoria St. could accommodate parking, slow-moving cars, pedestrians, and bicycles, all within the same right-of-way.

### **Intersection of Labor Street and Durango Boulevard**

- A curb cut and median cut should be created to open Labor Street to Durango Blvd.
- An improved pedestrian crossing with a some sort of visual connection should accompany these improvements to allow neighborhood access to HemisFair Park and other amenities north of the Lavaca Neighborhood.

### **Parking**

- Labor Street and any other access points to Durango Blvd. from the neighborhood should be barricaded during special events (at the Alamodome, HemisFair, La Villita, etc.) to prevent spectator parking in the neighborhood by spectators. Parking decal system information should be readily available to Lavaca residents and the general public. (*see Getting Around Town, Objective 1.6*).

### **Intersection of Labor, Camargo, and Barrera Streets**

- This intersection, with a combination of residential and commercial uses, community space, and green space will be transformed into a major focal point for the new development, as well as the entire neighborhood.
- Labor Street should maintain its existing alignment with some angular changes in the path for traffic-calming purposes.
- Labor Street roughly follows the path of a former Spanish acequia. Residents suggested, and developers agreed that its presence there should be formally interpreted.

### **Open Space / Parks**

- The neighborhood expressed a preference for a variety of park space sizes (pocket parks to

- 
- larger green spaces) within the entire neighborhood, to accommodate a variety of gathering sizes and activities.
- Higher levels of residential densities could dictate the need allow for increased areas of green space.
  - The residential buildings on the eastern side of the development will overlook a long, narrow linear park.
  - Park space is intended to serve more as focal point for the entire neighborhood, rather than viewed as “leftover” space.

### **Park Space near IH-37** (See Conceptual Site Plan)

- Residents expressed a desire to have useable park space strategically located within the community, in contrast to open space designed as decoration.
- This park space is meant to serve as a viable public space for the whole community—a tool for uniting the area. Careful attention to the specific recreational uses offered must be given so as not to generate a volume of users that the neighborhood cannot support (i.e. limited parking space for users).
- Residents generally agreed with the developer concept, in which the recreational park should be on the eastern edge of the neighborhood near the interstate, while the more centrally located park should maintain the character of an urban park, similar to the King William Park.
- Park security: The constant flow of traffic along IH-37 would act as be a deterrent for crime, however; real crime prevention maybe dependent upon how the park is managed. The park space benefits far outweigh the potential costs and issues related to crime. The park space will have a physical barrier along IH-37 to define a boundary; however, the park will be open to the public.
- While the neighborhood would like to have a free community pool as part of the redevelopment, the presence of an entrance-fee pool was also considered desirable. A public pool has been established as a very unlikely scenario, however, an entrance fee pool, incorporated into the apartment building structure(s), may develop as a possible option.

### **Commercial Development**

- The neighborhood accepts the idea of some new commercial development on the northern end of Labor Street (Durango Blvd. to Camargo St.) at approximately 10,000 square feet. New commercial development along the other parts of Labor Street within the existing Lavaca Neighborhood is not desired and is explicitly stated. (*see Heart of the Neighborhood 1.1.4*)



- 
- Along the small commercial corridor of Labor Street, it is desired to have wide sidewalks to allow for small café tables and chairs, etc.
  - Residents confirmed desires about directing any new large-scale commercial development to occur on S. Presa St. or S. St. Mary's Streets with neighborhood connections through improved pedestrian-oriented streetscapes (*see Heart of the Neighborhood 1.1.5*).

### **Issues Not Addressed / Unresolved**

- How much additional traffic will the new development generate?
- What kind of specific traffic-calming measures will the development have?
- What kind of "spill-over" effects, positive and negative, can be expected from the new development into the existing neighborhood?
- How can we protect the existing Lavaca Neighborhood from the economic market factors (i.e. gentrification) of the projected new development "success"?
- Who will be responsible for damage to infrastructure along the perimeter of the site that results from the new development construction of the new development?
- What other building elements can be incorporated into the development to help maintain a pedestrian friendly environment, specifically in the areas especially around the more massive higher density apartment buildings?

### **Time-frame**

- Expected beginning of housing construction will commence in about one to one and one-half years or about 6 months after re-platting is completed. When will re-platting begin?
- Housing construction should be completed within another three to three-and-a-half years after it has begun. Is this a realistic timeframe for completion? How does the lack of Hope VI funding affect this overall timeframe?

### **Next Steps**

- Form a working subcommittee to continue providing feedback throughout the multi-phased development.

---

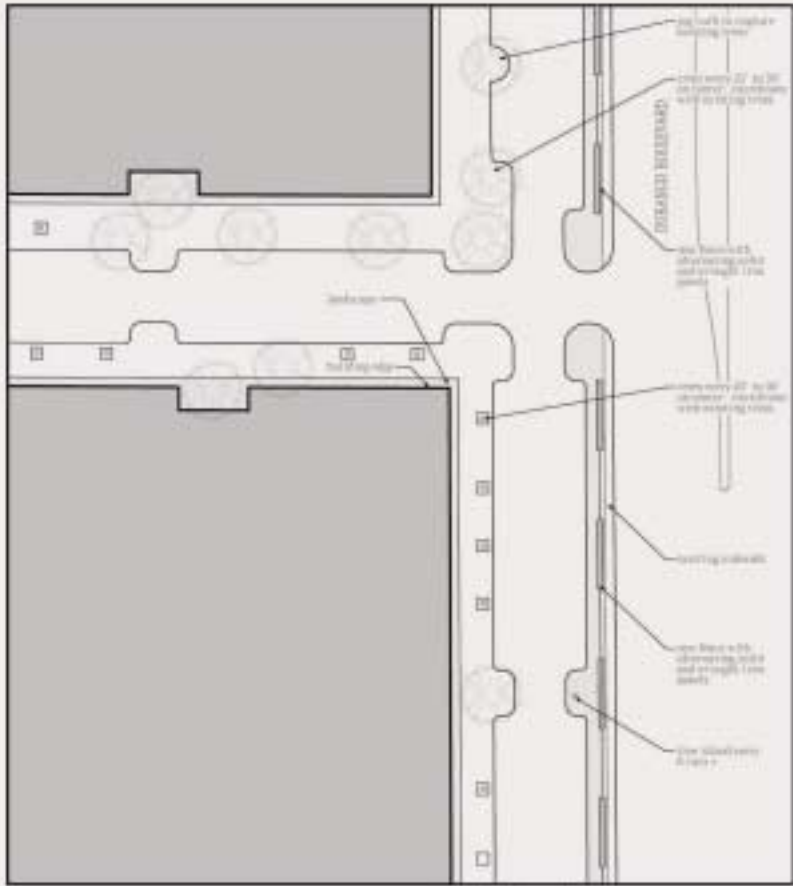
THIS PAGE INTENTIONALLY LEFT BLANK

# CONCEPTUAL SITE PLAN

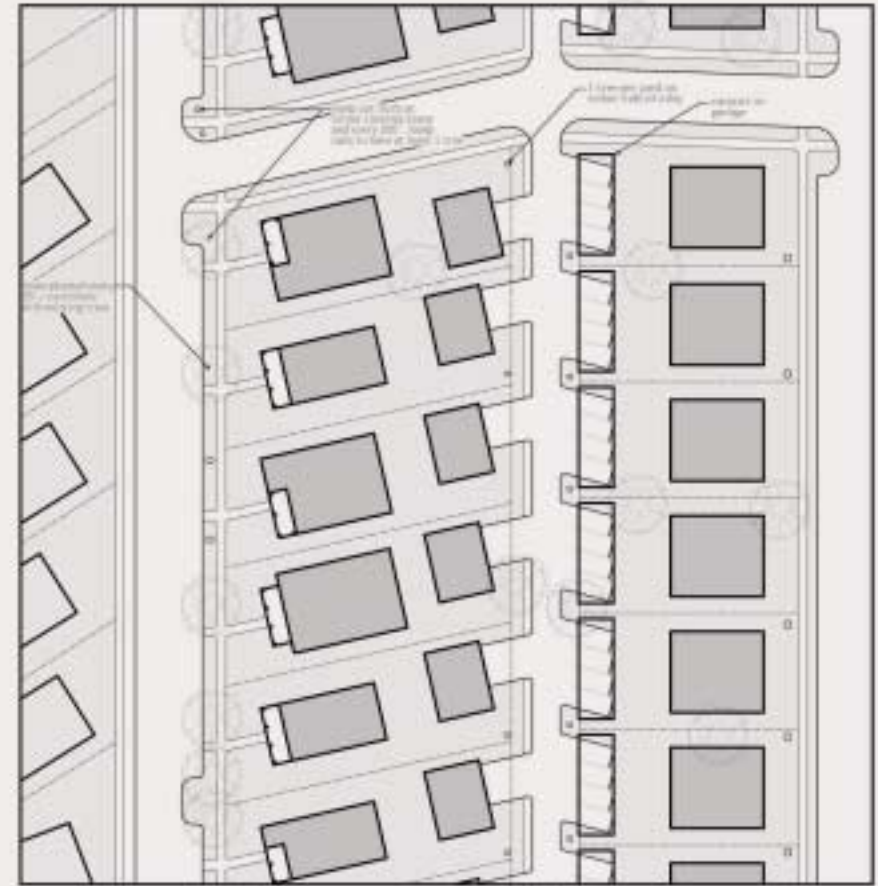




# STREET DIAGRAMS

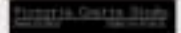


victoria street  
type-12  
width: 100



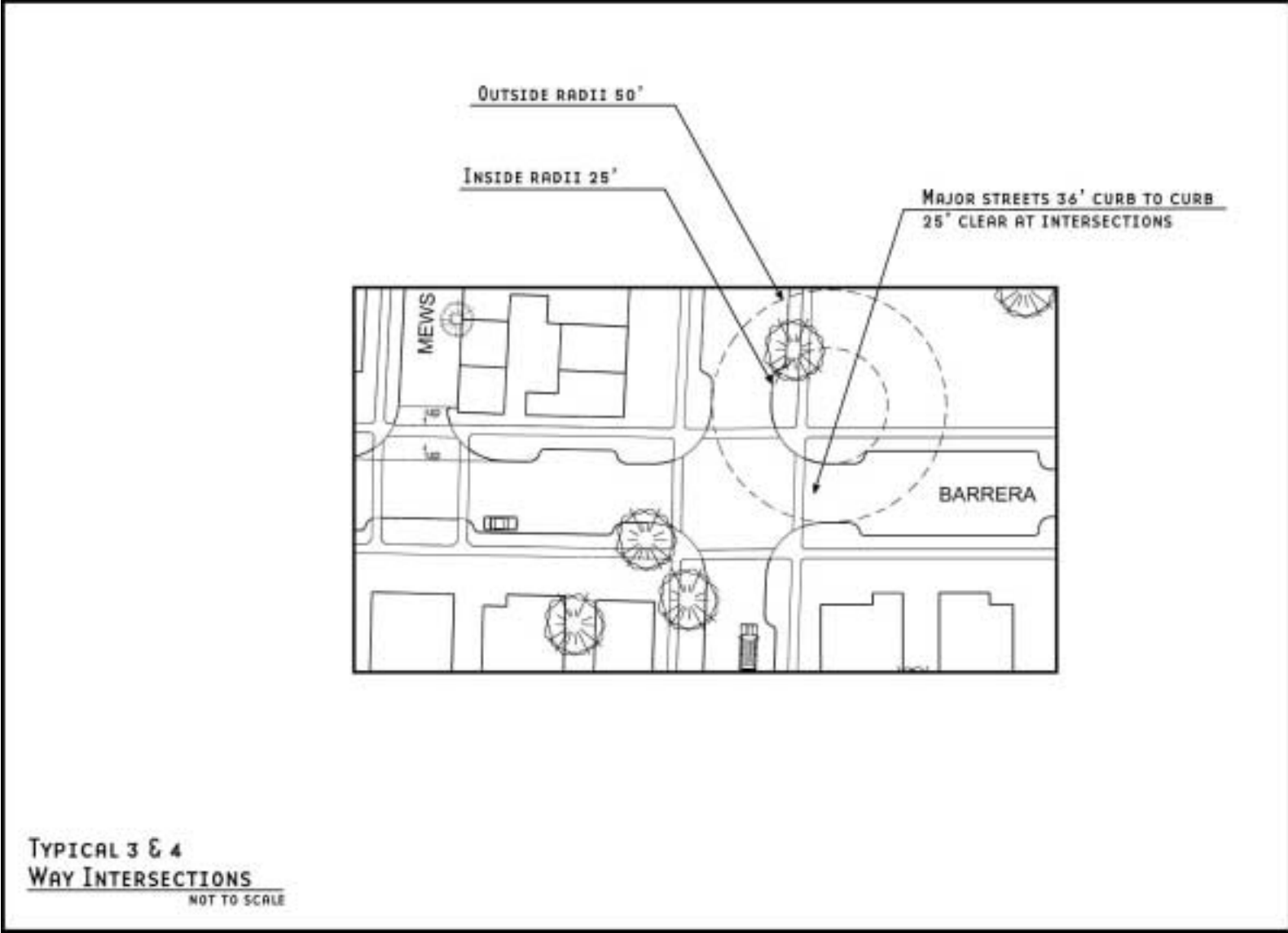
high street  
type-12  
width: 100

alley  
type-12  
width: 10

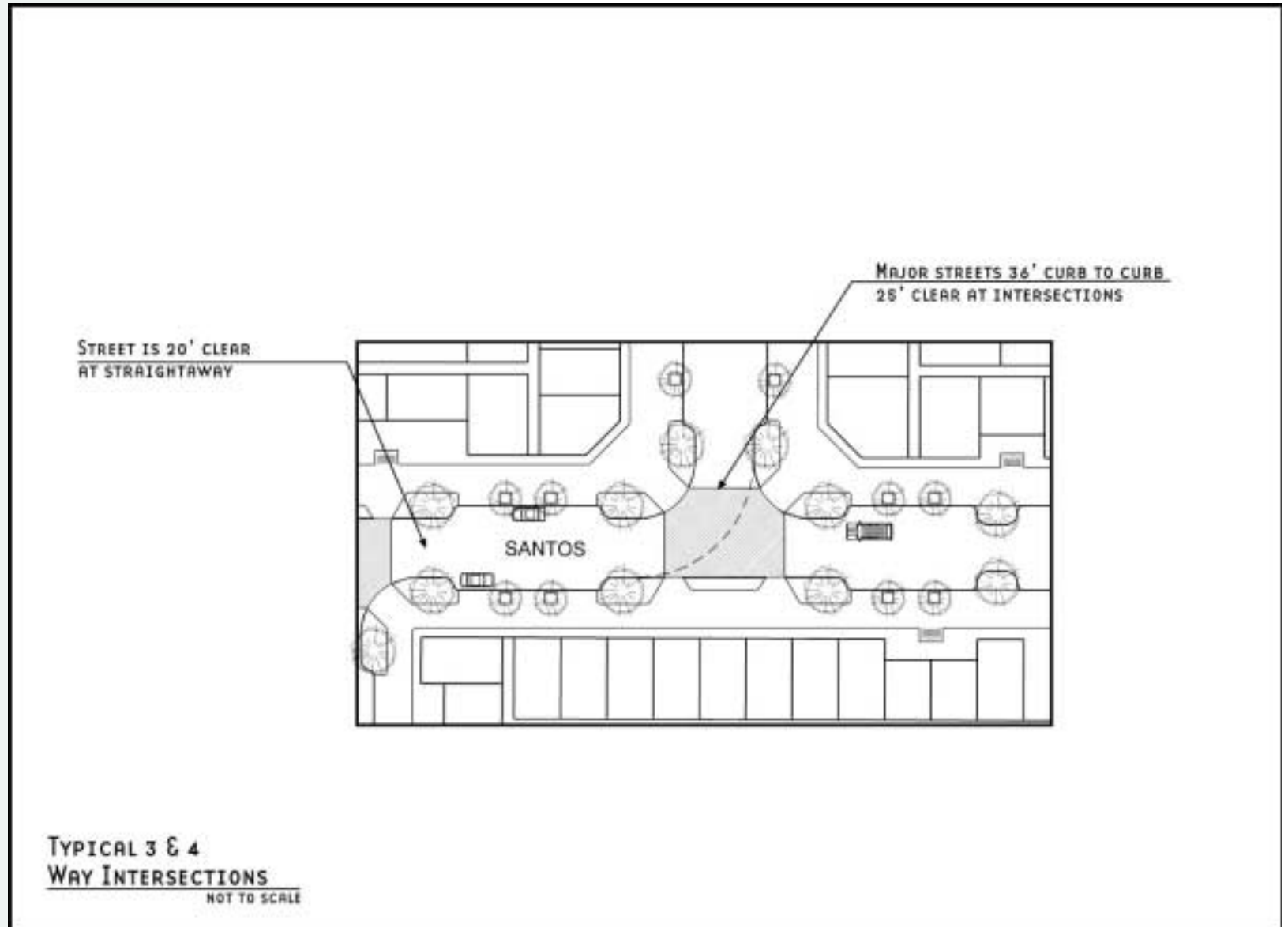




# STREET DIAGRAMS

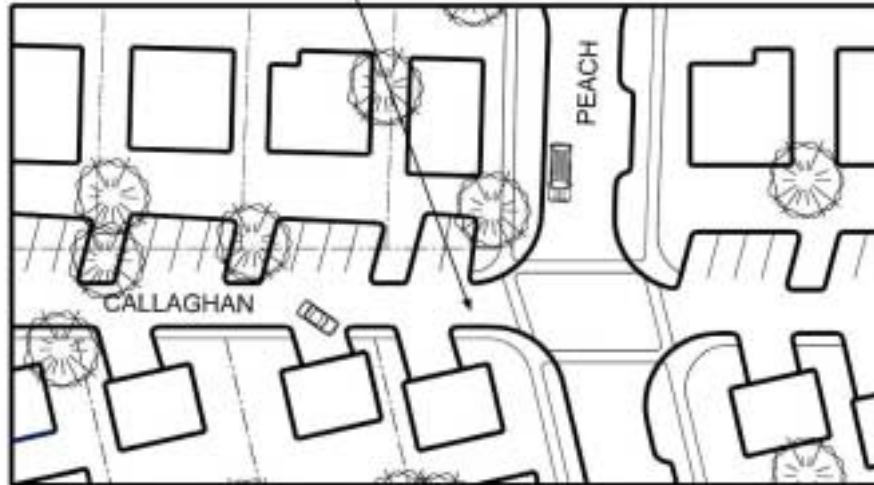


# STREET DIAGRAMS



## STREET DIAGRAMS

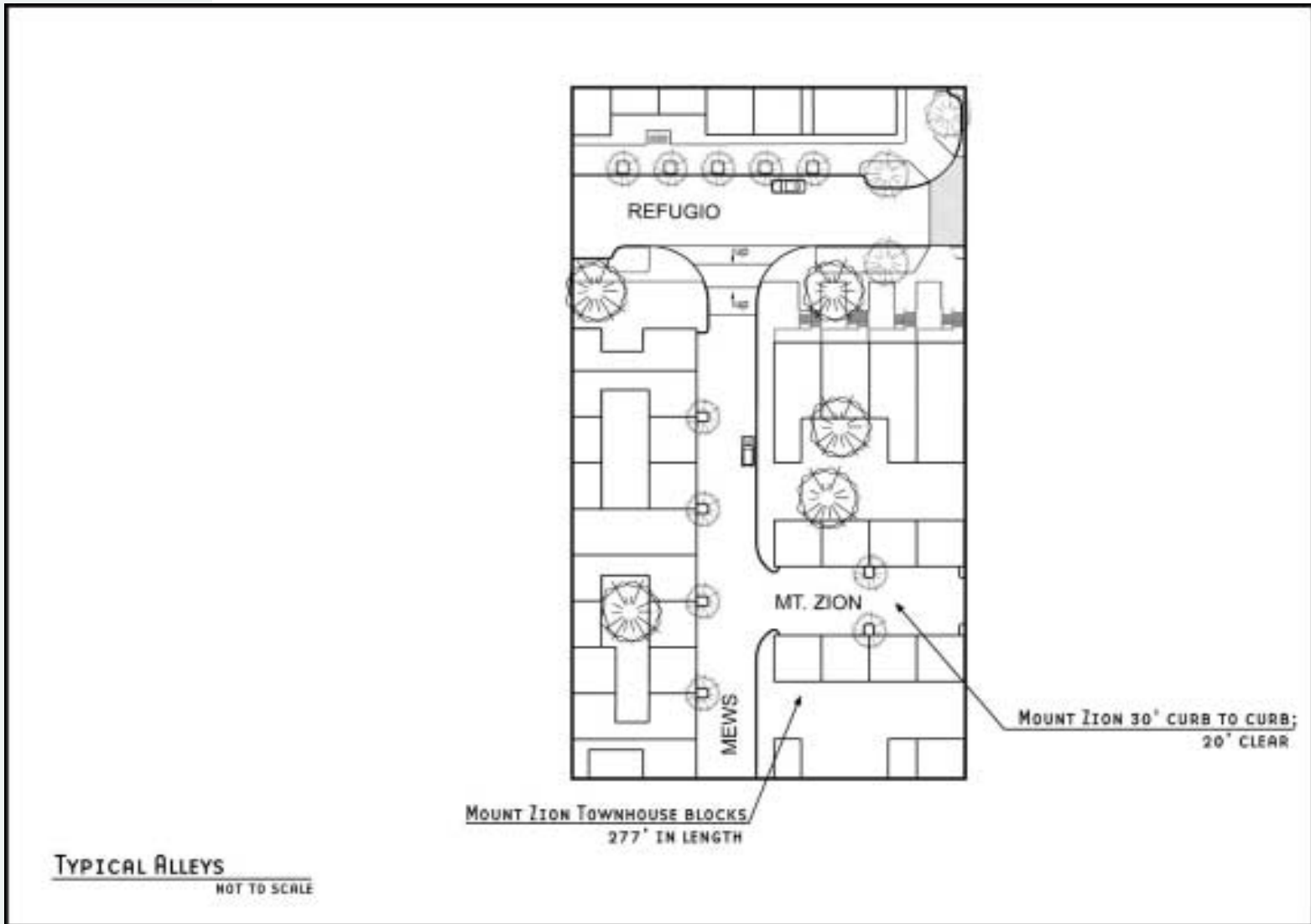
CALLAGHAN ALLEY (ONE WAY)  
15' CLEAR, 25' INSIDE RADII



TYPICAL ALLEYS

NOT TO SCALE

# STREET DIAGRAMS



---

THIS PAGE INTENTIONALLY LEFT BLANK



# Taking Action

## Introduction

This section of the Lavaca Neighborhood Plan focuses on the development of an organizational element within the neighborhood to concentrate efforts on implementing the goals, objectives and actions steps outlined in this plan.

While the Neighborhood Association is listed as a lead partner of many of the actions steps found throughout this plan, there is a need to develop a sub-component of the association that will combine members of the existing neighborhood association and community members not formally affiliated with the association. The new organizational component will work in tandem with the neighborhood association on the implementation of the ideas found in this plan.

In addition, an *ad hoc* committee has been formed to provide oversight and to contribute to the design and construction process for the redevelopment of the former Victoria Courts Site. The formalization of this group will also be addressed in this section.



## Goal 1: TAKING ACTION

Including as many community partners as possible, work proactively and with a unified effort to implement the goals, objectives and action steps delineated in the Lavaca Neighborhood Plan.

### Objective 1.1: Implementation

Inform, organize and encourage the community to support and act on the ideas found in the Lavaca Neighborhood Plan.

#### Action Steps:

1.1.1 Organize a sub-component of the Lavaca Neighborhood Association to work exclusively on the implementation of the Lavaca Neighborhood. This organization should:

- *Include residents, business owners, property owners, institutional representatives that are not formally affiliated with the Lavaca Neighborhood Association.*
- *Coordinate implementation efforts with the neighborhood association so as not create redundancies in effort and to ensure a comprehensive effort of implementation occurs.*
- *Ensure issues are addressed according to the priorities of the community-at-large.*

1.1.2 Formalize the existing ad hoc oversight committee into the Victoria Courts Redevelopment Task Force to continue providing oversight and input to the developer and design teams throughout

**Lead Partner:**  
Lavaca NA

**Partnerships:**  
Southtown Urban Main Street Program, District 1 Council Office, Residents, Community institutions, Business/commercial property owners

**Timeline:**  
Immediate (under 1 year)

**Funding Sources:**  
No funding needed

**Lead Partners:**  
Existing ad hoc oversight committee, Lifshutz Companies, Inc., San Antonio Housing Authority



*Demolition at the former Victoria Courts site*



*Completed demolition at the former Victoria Courts site.*

the redevelopment activities at the former Victoria Courts Re-development site.

**Partnerships:**

Lavaca Neighborhood Association, King William Association, COSA (Planning Dept.), Southtown Urban Main Street Program, SA Conservation Society, Business/property owners, Architects/designers

**Timeline:**

Immediate (under 1 year)

**Funding Sources:**

No funds required

---

THIS PAGE INTENTIONALLY LEFT BLANK

---

# Measuring Success

## Introduction

This section of the Lavaca Neighborhood Plan focuses on finding ways to measure a level of progress towards goals and objectives of this plan. This focus on indicators will assist with several aspects of measuring the success of the neighborhood plan's implementation.

National examples of indicators include the gross national product index, the incidence of specific diseases per capita or the national unemployment rate. Indicators can be used to measure progress towards achieving community goals, generate attention to neighborhood issues, guide decision-making, and identify trends or patterns. Studying indicators can result in identifying success in implementing a set of goals, objectives and action steps or discover issues that need to be addressed in the community. An example of this scenario could be that the neighborhood publicize the implementation successes based on measurements identified through the indicators or identify issues that need attention by showing a lack of change in a specific negative condition in the community.



## HEART OF THE NEIGHBORHOOD

### Indicator 1: Number of Businesses

Measuring the number of new desired businesses within the planning area will accurately gauge the level of progress towards the economic development goals of the neighborhood.

**Baseline:**

Number of Existing Businesses (00-01)

**Desired Future Outcome:**

10% Net Increase in the Number of Businesses over 5 years

**Data Source:**

COSA Development Services Department—Certificates of Occupancy; Southtown Urban Main Street Program

**Frequency of Review:**

Annually

### Indicator 2: Number of Restored or Rehabilitated Homes

Improvement of owner-occupied and rental properties is a major objective found in this plan. Measuring the overall improvement of the quality of the housing stock could be used to attract new residents, retain current residents, as well as, generate a greater sense of personal responsibility and pride in maintaining one's living space in the community.

**Baseline:**

Current Number (00-01) of Building Permits for housing improvement and/or additions

**Desired Future Outcome:**

Net percentage increase of restored or rehabilitated homes a year; Net increase of amount of dollars invested in personal properties in a year

**Data Source:**

COSA Development Services Department— Building Permits

**Frequency of Review:**

Annually

**Indicator 3: Number of Structures Designated as Historic Landmarks, Located in Historic Districts or Conservation Districts**

Historic preservation and conservation of the neighborhood character is a major effort within the Lavaca Neighborhood. This indicator will help measure the efforts to maintain the neighborhood's historic character and housing quality.

**Baseline:**

Number of locally designated structures as of August 2001

**Desired Future Outcome:**

Increased Number of Designated Structures

**Data Source:**

COSA Planning Dept., Historic Preservation Division, Neighborhood & Urban Design Division

**Frequency of Review:**

Annually

**GETTING AROUND TOWN AND REBUILDING OUR INFRASTRUCTURE**

**Indicator 1: Number of streets and yardage of streets including sidewalks repaired and/or reconstructed in a five-year period.**

Poor street conditions remain a substantial problem, however there are a number of street improvement projects currently underway. Measuring improvements qualitatively can reflect the neighborhood's ability to affect change in the overall condition of streets within the neighborhood.

**Baseline:**

Total number and yardage of streets in the planning area; Number of street currently under construction or repairs

**Desired Future Outcome:**

Net increase of distances repaired and improved every year during the five-year period.

**Data Source:**

COSA Public Works Dept.

**Frequency of Review:**

Annually

---

**Indicator 2: Involvement in all Major Infrastructure Projects (ex: roads, sidewalks, drainage, sewers, utilities, alleys, etc.) from Concept Initiation through Implementation**

Neighborhood involvement in infrastructure will help increase awareness of the amount of investment in the infrastructure, as well as help ensure the area receives infrastructure improvements that are sensible and improve the overall quality of the neighborhood.

**Baseline:** (will be developed for future projects)

Number of meetings where residents can actively participate

**Desired Future Outcome:**

Number of neighborhood design goals incorporated into the final design(s)

**Data Source:**

Dependant upon project, Lavaca Neighborhood Plan

**How Often Reviewed?**

Dependant upon project

---

**PLACES WHERE WE PLAY, GATHER AND LEARN**

**Indicator 1: Number of Community Programs Held Within the Planning Area**

Providing additional community programs could potentially improve some of the sociological circumstances within the neighborhood. As an end result, increasing the participation in new programs could lead to improvements such as lower incidence of crime, improved levels of education or increased levels of homeownership.

**Baseline:**

Number of Community Programs currently held within the Planning Area

**Desired Future Outcome:**

Increased Number of Community Programs

**Data Source:**

Various Institutional, Religious and Civic Organizations; Lavaca NA should develop a definition and listing of available programs

**How Often Reviewed?**

Annually

---

**Indicator 2: Gross acreage of recreational / open space within the neighborhood**

Lack of open and recreational space has been a constant issue for the Lavaca Neighborhood, however the neighborhood association has made great strides to utilize historically underutilized areas for the purpose providing outdoor amenities for the community at-large. Though available land for use as park space is extremely limited, there remains a few opportunities for the neighborhood to add recreational space to its inventory of amenities.

**Baseline:**

Current acreage of recreational / open space within the Planning Area

**Desired Future Outcome:**

Increased gross acreage of dedicated recreational / open space

**Data Source:**

COSA Planning Dept., Neighborhood & Urban Design Division; COSA Parks & Recreation Dept.

**Frequency of Review:**

Annually

---

THIS PAGE INTENTIONALLY LEFT BLANK



# Appendices

## Introduction

The following section was assembled to provide additional information about the planning process, as well as, provide a resource guide for plan implementation. This section lists points of contact from various City organizations, other government agencies, community resources and basic data and information about the Lavaca Neighborhood. This guide is ultimately intended to give the Lavaca residents a starting point from which to begin the real work of neighborhood planning, plan implementation.



## ACKNOWLEDGEMENTS

### City Officials

**Mayor**  
Howard W. Peak

**City Council**  
Bobby Perez, District 1

John H. Sanders, District 2

Antoniette (Toni) Moore-  
house, District 3

Enrique (Kike) Martin,  
District 4

David A. Garcia, District 5

Enrique M. Barrera, District 6

Julian Castro, District 7

Bonnie Conner, District 8

Carroll Schubert, District 9

David Carpenter, District 10

### City of San Antonio Planning Department

Emil R. Moncivais, AICP, AIA  
Planning Director

Nina Nixon-Mendez, AICP  
Planning Manager

W. Dwayne Jones, AICP  
Planning Manager (former)

Christopher Garcia, Project Manager

Christine Viña, Project Planner

Brian Chandler, Project Planner

Kara Norman, AICP

Carol Haywood

Gregory Baker

Andrew Spurgin

Christopher Kennedy

### Planning Team

R. Michael Berrier

Penelope Boyer

Bob Carabin

Brian Henkel

Gloria Hernandez

Tanya Kulhanek

James Lifshutz

Adela Martinez

Albert McKnight

Darryle Ohlenbush

William Mealy

Jamie Maybin

Roger Stephens

Ruby Tristan

Irma Vargas

---

## ACKNOWLEDGEMENTS

---

### Work Group Participants

#### Heart of the Neighborhood

Ralph Bishop  
Bob Carabin  
Phillip Covington  
Martha Escobedo  
Margaret Flores  
Gloria Hernandez  
Julia Kirkland  
Tanya Kulhanek  
Joseph Kulhanek  
Mary J. Limon  
Marie Navarro  
Tony Navarro  
Michael Oakes  
Trinidad Resendez  
Mary Trujillo  
Irma Vargas

#### Getting Around Town and Rebuilding Our Infrastructure

Margaret Adams  
Ronee Anderson  
Frankie Foutopolous  
Brian L. Henkel  
Darryl Ohlenbusch  
Alex Perez  
Rosalie Reyna  
Molly W. Robbins  
Josie Salazar  
Minnie Sloan  
Roger Stephens  
Edith Stockhardt  
Ruby Tristan

#### Places Where We Play, Gather and Learn

R. Michael Berrier  
Penelope Boyer  
Annie Collins  
Adela Martinez  
Lynette Miller  
Susan Warner

---

## ACKNOWLEDGEMENTS

---

### Work Group Consulting Experts

#### Heart of the Neighborhood

Ralph Zendejas, San Antonio Development Agency  
225-6833

Phillip Covington, San Antonio Development Agency; 225-6833

Roy C. Lopez, San Antonio Development Agency  
225-6833

Steve Avery, San Antonio Development Agency  
225-6833

#### Places Where We Play, Gather and Learn

Officer Ron Strothma, San Antonio Police Department SAFFE Officer, 207-7413

#### Getting Around Town and Rebuilding Our Infrastructure

Todd Hemingson, VIA Metropolitan Transit Planning Department, 362-2166

Christina Ybanez, VIA Metropolitan Transit Planning Department, 362-2166

Ernie Sweet, VIA Metropolitan Transit Customer Service, 362-2166

Scott Erickson, Metropolitan Planning Organization (MPO), 227-8651

David R. Balli, Texas Department of Transportation, 633-1401

Rocky Aranda, COSA Public Works Department, 359-3100

Bill Thorpe, COSA Public Works Department, 207-8020

Kathleen Buckalew, COSA Public Works Department, 207-7720

---

## ACKNOWLEDGEMENTS

---

### Work Group Consulting Experts

#### Victoria Courts Redevelopment Discussions

Richard Martinez  
San Antonio Housing Authority

James Lifshutz  
The Lifshutz Companies

David Kelly  
Carleton Residential Properties

Printice L. Gary  
Carleton Residential Properties

Irby Hightower, Architect  
Alamo Architects, Inc.

Mike McGlone, Architect  
Alamo Architects, Inc.

Nicki Mellado, Intern Architect  
Alamo Architects, Inc.

Armando Juarez, Intern Architect  
Alamo Architects, Inc.



---

## MEETING SCHEDULES

---

### **First Public Meeting**

Thursday, August 10, 2000

7:00 pm – 9:00 pm

Victoria Plaza, Community Room

411 Barrera St.

### **Kitchen Table Discussions**

Thursday, August 17, 2000

6:30 pm – 8:30 pm

Penny Boyer's house

127 Callaghan Ave.

Thursday, August 17, 2000

7:00 pm – 9:00 pm

Bob & Joan Carabin's house

210 Lavaca St.

Friday, August 18, 2000

7:00 pm – 9:00 pm

Joseph & Tanya Kulhanek's house

111 Delaware

Tuesday, August 22, 2000

7:00 pm – 9:00 pm

Ruby & Jimmy Tristan's house

124 Jacobs

### **Second Public Meeting**

Thursday, August 24, 2000

7:00 pm – 9:00 pm

Victoria Plaza, Community Room

411 Barrera St.

### **Victoria Courts Redevelopment Meeting**

Tuesday, September 4, 2000

7:00 pm – 9:00 pm

Victoria Plaza, Community Room

411 Barrera St.

### **Business Community Meeting**

Thursday, December 7, 2000

Taco Haven

1032 S. Presa St.

### **Third Public Meeting**

Wednesday, December 13, 2000

7:00 pm – 9:00 pm

Herff (Burnet) Elementary School

406 Barrera St.

### **Open House**

Tuesday, March 27, 2001

7:00 pm – 9:00 pm

Herf (Burnet) Elementary School

406 Barrera St.

## MEETING SCHEDULES

### Workgroup Meetings

#### *Heart of the Neighborhood*

Thurs., Sept. 7, 2000, 7:00 pm  
Victoria Plaza, Community Rm.

Thurs., Sept. 14, 2000, 7:00 pm  
Victoria Plaza, Community Rm

Thurs., Sept. 28, 2000, 7:00 pm  
Victoria Plaza, Community Rm

Thurs., Oct. 12, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Oct. 28, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 2, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 9, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 15, 2000, 7:00 pm  
Herff (Burnet) ES

#### *Getting Around Town & Re-building Our Infrastructure*

Thurs., Sept. 7, 2000, 7:00 pm  
Victoria Plaza, Community Rm.

Thurs., Sept. 14, 2000, 7:00 pm  
Victoria Plaza, Community Rm

Thurs., Sept. 28, 2000, 7:00 pm  
Victoria Plaza, Community Rm

Thurs., Oct. 12, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Oct. 28, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 2, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 9, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 15, 2000, 7:00 pm  
Herff (Burnet) ES

#### *Community Places Where We Play, Gather and Learn*

Thurs., Sept. 7, 2000, 7:00 pm  
Victoria Plaza, Community Rm.

Thurs., Sept. 14, 2000, 7:00 pm  
Victoria Plaza, Community Rm

Thurs., Sept. 28, 2000, 7:00 pm  
Victoria Plaza, Community Rm

Thurs., Oct. 12, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Oct. 28, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 2, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 7, 2000, 7:00 pm  
Herff (Burnet) ES

Thurs., Nov. 15, 2000, 7:00 pm  
Herff (Burnet) ES

#### **Victoria Courts Redevelopment Meetings:**

All three workgroups consolidated to meet with the Victoria Courts Redevelopment Team, including the developer and design professionals on: November 21, November 28, and December 5, 2000 at Victoria Plaza, Community Room.

## NEIGHBORHOOD DEMOGRAPHICS

### POPULATION (1990 census)\*

	Housing Units	Population
Neighborhood	1142	2659
City	365,414	935,933

### RACE / ETHNICITY\*

	Neighborhood		City	
Hispanic	2341	88%	520,282	56%
African-American	0	0%	65,884	7%
White	303	11%	335,761	36%
Other	15	1%	14,006	1%

### NEIGHBORHOOD AGE BREAKDOWN\*

Age Group	Under 5	5-17	18-24	25-44	45-64	65 plus
#	240	501	312	657	464	485
%	9%	19%	12%	25%	17%	18%

## NEIGHBORHOOD DEMOGRAPHICS

### INCOME LEVEL \*

	Annual Median Household Income
Neighborhood	\$10,400
City	\$23,584

### HOUSING\*

	Neighborhood		City	
Owner-occupied	309	27%	176,422	48%
Renter-occupied	628	55%	150,339	41%
<b>TOTAL occupied units</b>	<b>937</b>	<b>82%</b>	<b>326,761</b>	<b>89%</b>
Vacant Housing	205	18%	38,653	11%
<b>TOTAL housing units</b>	<b>1142</b>	<b>100%</b>	<b>365,414</b>	<b>100%</b>

	Neighborhood	City
Median Housing Value	\$38,010	\$49,700
Median Housing Age	1944	1969

\* Data shown for neighborhood is based on 1990 Census data and does not include the former Victoria Courts Site

Source: 1990 Census of Population & Housing

## NEIGHBORHOOD DEMOGRAPHICS

### POPULATION COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	3,160	----	786,023	----	0.4%
1990	2,659	-16%	935,933	19%	0.3%
1999	2,763	4%	1,192,300	27%	0.2%
2004	2,890	5%	1,297,100	9%	0.2%

### ETHNICITY COMPARISON--HISPANIC

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	2,679	----	421,954	----	0.6%
1990	2,306	-14%	520,282	23%	0.4%
1999	2,532	10%	679,507	31%	0.4%
2004	2,665	5%	768,776	13%	0.3%

### ETHNICITY COMPARISON--ANGLO

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	377	----	299,357	----	0.1%
1990	285	-24%	339,115	13%	0.1%
1999	144	-49%	310,760	-8%	0.0%
2004	143	-1%	292,759	-6%	0.0%



## NEIGHBORHOOD DEMOGRAPHICS

### ETHNICITY COMPARISON--BLACK

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	53	----	57,700	----	0.1%
1990	33	-38%	63,260	10%	0.1%
1999	44	33%	66,945	6%	0.1%
2004	50	14%	68,387	2%	0.1%

### ETHNICITY COMPARISON--OTHER

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	51	----	6,869	----	0.7%
1990	35	-31%	13,276	93%	0.3%
1999	43	23%	18,980	43%	0.2%
2004	32	-26%	22,203	17%	0.1%

### HOUSING UNIT COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	1,329	----	291,560	----	0.5%
1990	1,142	-14%	365,414	25%	0.3%
1999	1,202	5%	415,790	14%	0.3%
2004	1,284	7%	454,619	9%	0.3%

## NEIGHBORHOOD DEMOGRAPHICS

### HOUSEHOLD COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	1,146	----	271,278	----	0.4%
1990	937	-18%	326,761	20%	0.3%
1999	1,087	16%	392,573	20%	0.3%
2004	1,161	7%	429,271	9%	0.3%

### FAMILY HOUSEHOLDS

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	651	----	204,356	----	0.3%
1990	548	-16%	230,604	13%	0.2%
1999	594	8%	270,493	17%	0.2%
2004	622	5%	291,906	8%	0.2%

### AVERAGE HOUSEHOLD SIZE

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	2.72	----	2.97	----	92%
1990	2.64	-3%	2.80	-6%	94%
1999	2.53	-4%	2.69	-4%	94%
2004	2.48	-2%	2.63	-2%	94%

## NEIGHBORHOOD DEMOGRAPHICS

### MEDIAN HOUSEHOLD INCOME COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$5,780	----	\$13,775	----	42%
1990	\$10,400	80%	\$23,584	71%	44%
1999	\$14,600	40%	\$32,238	37%	45%
2004	\$16,580	14%	\$36,330	13%	46%

### AVERAGE HOUSEHOLD INCOME COMPARISON

YEAR	LAVACA	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$8,300	----	\$17,460	----	48%
1990	\$14,140	70%	\$30,614	75%	46%
1999	\$19,040	35%	\$45,657	49%	42%
2004	\$21,670	14%	\$55,236	21%	39%

**SOURCE:** 1980--1990 CENSUS, 1999 CLARITAS CORP DATA ESTIMATES & FORECASTS

**PREPARED:** PLANNING DEPARTMENT-DATA MANAGEMENT-NOVEMBER 2000

---

## HISTORIC AND NEIGHBORHOOD CONSERVATION DISTRICTS

---

### Local Historic Districts, National Register Historic Districts and Neighborhood Conservation Districts

A portion of the Lavaca Neighborhood (the northern three blocks above the Camargo St./ Callaghan Ave. alley) was listed in the National Register of Historic Places, as a Historic District, on July 5, 2000. Simultaneously, the Lavaca neighborhood initiated an effort to designate a larger portion of the neighborhood (generally that above Leigh Street, west of Labor St.) as a local historic district. The local designation will occur in the Winter of 2001/2002.

The Heart of the Neighborhood Chapter of the plan has identified research on historic and neighborhood conservation districts as a proactive tool to help preserve the integrity of the Lavaca neighborhood. These zoning overlay designations are planning tools that can be used in a neighborhood in a manner that provides for a degree of development predictability for both property owners and the development community.

Either designation, if deemed appropriate, would be formulated in the context of a public process. The following questions and answers and comparison chart provide information on local historic district and neighborhood conservation district designations, in addition to information on the results of a National Register listing:

#### Local Historic Districts

##### **Will designation affect the use of my property?**

**NO.** Use of property is regulated by the City's Zoning ordinance. Uses that are permitted by the base property zoning are not affected by historic district designation. Historic district designation is concerned with the aesthetics, not the uses of the property.

##### **Does district designation require me to "retrofit" my property to a more "historic" character?**

**NO.** Historic district designation will not require retrofitting. If a property owner elects

---

to make an addition or an improvement to his or her property after designation, the addition or improvement will need architectural review and approval by the Historic and Design Review Commission (HDRC).

**Does district designation affect changes to the interior of a property?**

**NO.** Historic district designation does not regulate interior changes to a property.

**Will I always need to hire an architect?**

**NO.** A minor change to a property probably would not need the services of an architect. However, just as in undesignated areas, a property owner would probably elect to hire an architect or other professional to assist in plans for a major change to his or her property.

**Can I pick my own paint colors?**

**YES.** HDRC will review changes in paint colors, but ordinarily the property owner's choice will be respected unless the colors are completely out of character. If colors are determined inappropriate, the Historic Preservation Officer can assist the property owner in color selection.

**Will my Taxes go up?**

**NO.** Historic designation in itself does not increase taxes. Taxes will increase if the assessed valuation of a property increases or the tax rate is increased by a political entity.

**National Register Listing**

**In addition to honorific recognition, listing in the National Register results in the following for historic properties:**

- **Consideration in planning for Federal, federally licensed, and federally assisted projects;**

Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the



---

Federal planning process.

- **Eligibility for certain tax provisions;**

Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for non-residential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

- **Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and**
- **Qualification for Federal grants for historic preservation, when funds are available.**

### **Conservation Districts**

**Neighborhood Conservation Districts are zoning overlay designations, used as management tools to address the appropriateness of new and infill construction in both residential and commercial neighborhoods.**

The development of Neighborhood Conservation Districts (NCD) in San Antonio is a response to the 1997 Master Plan and 1998 Community Action Revitalization Group (CRAG) recommendations. The NCD also addresses neighborhood concerns about protection of architectural integrity and neighborhood character for new residential and commercial construction.

Neighborhood Conservation Districts identify geographic areas in the context of a broader streetscape. Neighborhood defining elements are more than just the age of structures. Local identity and perception, enhanced through neighborhood-based design standards, prove to be as important as architectural style and character.

---

Neighborhood Conservation District designation, whether used to protect distinctive architecture or natural features, stabilize property values, or deter incompatible development, is a neighborhood revitalization planning tool that provides:

- a more predictable course of development,
- an efficient building permit process without the necessity of a Commission review, and
- a means of self-determination for residential and commercial neighborhood organizations.

**What are the benefits of NCD designation?**

Neighborhood Conservation District designation protects and strengthens the desirable and unique physical features, design characteristics, and recognized identity, charm and flavor of neighborhoods. It offers a level of “protection” for property values, helping to prevent blight caused by incompatible, insensitive development.

**Does a NCD affect my taxes?**

**NO.** Neighborhood character within a NCD will generally maintain a higher level of stability; however, NCD designation does not initiate tax increases. This is handled through the Bexar Appraisal District.

**Does a NCD affect the use of my property?**

**NO.** A Neighborhood Conservation District is an “overlay” zoning designation, and as such, does not affect the use of property. The underlying base zoning remains intact. *(example: in an R-2 (NCD) zoning classification, the R-2 regulates zoning use)*

**Is a NCD for residential or commercial properties?**

**Both.** The boundaries may include:

- residential properties
- commercial properties, or
- residential & commercial properties

**How do I know if my neighborhood or commercial district is eligible for a NCD?**

Generally, the criteria for designation includes:

- a minimum of one blockface, and
- at least 75% of the structures in the area are at least 25 years old, and
- at least 75% of the area is presently improved, and

- 
- the area possesses distinctive features that create a cohesive, identifiable setting, character or association.

### **Who is able to initiate a NCD?**

There are several ways to initiate the process. Property owners may initiate the process through a petition of either:

- property owners representing 51% of the land area within the district, or
- 51% of the property owners within the district.

The City's Planning Department can also initiate the process if:

- a Neighborhood or Community Plan has already identified the NCD as a preferred option, or
- a City or community targeted revitalization program has identified a NCD need.

### **Is my neighborhood already designated?**

San Antonio has many neighborhoods that are designated as either local historic districts, or are listed on the National Register of Historic Places. These designations are different than a NCD designation, and maintain different standards.

### **If my neighborhood is eligible for Historic District status, should we consider a NCD designation?**

**NO.** If a neighborhood maintains the necessary architectural or historical integrity to be eligible for a historic district, it would be encouraged to pursue historic district designation, rather than a NCD designation. However, the neighborhood property owners would generally make that decision.

### **Are there design standards required for NCD designation?**

**YES.** One of the most important components of the NCD designation is a set of established design standards. The standards, however, are developed by property owners, unique to each NCD, and determined as part of the application process.

### **What are design standards?**

Required design standards include characteristics such as building height, size, massing, principal elevation features, lot size/coverage, parking, setbacks, roof line/pitch and paving. Optional standards might include features such as signage, building materials, landscaping and natural features, fences/walls, building orientation, driveway and sidewalk location.

---

**Who decides what design standards are important for my neighborhood?**

The property owners located within the NCD determine the “character-defining” elements that are important to them.

**Do the design standards apply to new construction or rehabilitation of existing properties?**

**Both.** Although the design standards primarily affect those properties where new construction will occur. Rehabilitation projects (beyond ordinary maintenance and repair) that affect the street facade, will also be required to adhere to the design standards.

**If my property is in a NCD, will I have to rehabilitate my property to conform to the design standards?**

**No.** Property owners are not required to rehabilitate their property upon designation. However, if they elect to rehabilitate their property, they would be required to conform to the NCD standards.

**What if I can't afford the requirements of the design standards?**

The standards are determined by the same property owners who will be using them, therefore, the local aesthetic and economic conditions become part of the determining factors for the design standards. With the exception of specific “character-defining” building materials determined unique to the neighborhood, the design standards generally address the broader elements that define the streetscape.

**Will the design standards address paint color?**

**NO.** Repainting is considered ordinary maintenance and repair, and is not regulated.

**Is demolition allowed in a NCD?**

Unless a structure already maintains a protected status, a demolition permit application will be processed in the same manner as any other demolition permit application.

**Once a NCD is established, how do I get my project approved? Is a commission presentation required?**

The NCD review process is an administrative process, with no commission review. A project may be forwarded to the NCD staff via the standard building permit process, or an applicant may bring the project plans directly to the NCD staff. A Certificate of Compliance (CoC) is issued if

---

the project conforms to the design standards. If not, the applicant is issued a Notification of Non-Compliance, and may reapply after conforming to the standards, or appeal the administrative decision to the Board of Adjustment.

**How long does administrative review take?**

The NCD review process provides for an efficient turnaround period. However, if project plans change after the CoC is issued, it is voided, and the review process would be initiated again.

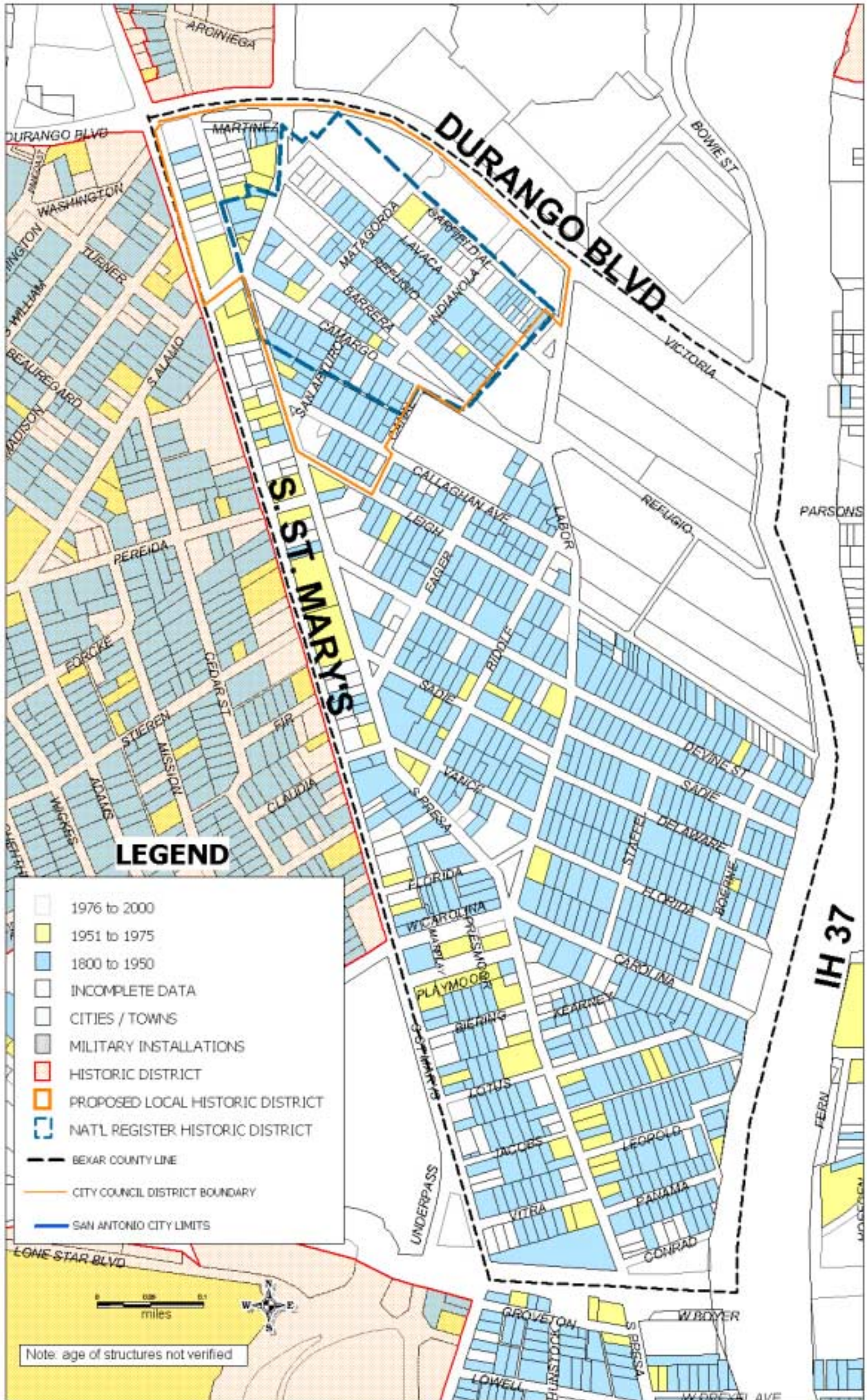
**Is there a charge for NCD project review?**

**NO.** There is no additional charge for NCD review.



# Lavaca Neighborhood Plan

## Age of Structures Map



Prepared by the City of San Antonio Planning Dept., August 2001



---

## PROPOSED HISTORIC HOMEOWNERSHIP ASSISTANCE ACT

### **Historic Homeownership Assistance Act** (HR 1172 and S 664)

The following information was developed by Preservation Action ([www.preservationaction.org](http://www.preservationaction.org)) and is used with their permission. Also see the National Trust for Historic Preservation ([www.nationaltrust.org](http://www.nationaltrust.org)) for additional information on this act.

The historic homeownership rehabilitation tax credit was first introduced in Congress in 1995. The 20 percent federal income tax credit would be attractive to first-time homeowners, long-time residents and fixer-uppers alike, representing a broad spectrum of income levels.

#### **Qualifying Properties:**

Single-family and multi-family residences, condominiums and cooperatives listed on the National Register of Historic Places, state or local registers, contributing buildings in historic districts and the portion of a qualified building used as a principal residence.

#### **Amount of Allowable Credit:**

Twenty percent of qualified rehabilitation expenditures credited against a homeowner's federal income tax liability up to \$40,000 (\$200,000 of qualified rehab) for each principal residence. Expenditures must equal or exceed \$5,000 or the adjusted basis, whichever is greater. Exceptions: buildings in census tracts targeted as distressed, Enterprise Zones or Empowerment Zones require a minimum investment of \$5,000. Five percent must be spent on the exterior. Credit can be applied to tax liability over a number of years. If the residence is vacated or sold before five years, the credit is subject to recapture.

#### **"Pass Through" Feature**

A developer may rehabilitate a qualifying property and sell it to a homeowner with the credit.

#### **Lower Income Families Can Afford Rehabilitated Historic Housing**

Taxpayers with little tax liability may convert the credit into a mortgage credit certificate to reduce the costs of homeownership (see below).

---

## Standards for Rehab

All rehabilitation must meet The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Final certification will consider location in a "targeted area", Enterprise Zone or Empowerment Zone.

### The tax credit can be used in three ways:

1. Reduction of a taxpayer's federal income tax,
2. Conversion of the credit to a mortgage certificate which enables a receiving lending institution to apply the credit to its own tax liability. In return, the lending institution compensates the homeowner through an equivalent reduction of interest on his/her mortgage.
3. In a distressed census tract only, the mortgage certificate can be transferred to a lending institution which, as above, can apply the credit toward the reduction of its federal tax liability. In return, the lender can make the credit amount available in cash to be applied to the purchase price of the residence. This feature assists citizens to meet the down payment requirements and effectively reduce the appraisal gap.

In all cases, a developer can rehabilitate and sell the property, passing the credit to a qualified owner.

To date this act has not been enacted into federal law.

## DIRECTORY OF AFFORDABLE HOUSING PROGRAMS

	AGENCY	ASSISTANCE	TERMS	SOURCE OF FUNDS	ELIGIBILITY
<b>REPAIR</b>					
Home Improvement Program	City of San Antonio – NAD  207-7881	Financing to make necessary repairs (qualify for deferred payment if income below 80%, and age is 65 or older, or you or Head of Household is physically handicapped, or able to finance 50% of repairs)	Lien against property @ 6% for 10 years for \$1,500 to \$35,000	CDBG, HOME, General Funds (Council Dist. 6 & 7)	80% or below AMFI, living within city limits or up to 120% of AMFI, living within revitalization area or SHTA and property claimed as homestead, satisfactory credit, current property taxes, and clear title. No Applications currently being accepted due to closed waiting list.
Owner-Occupied Home Repair	UUHAC  731-8203	Advises on work; finds and qualifies contractors; owner-financing and 10-yr deferred loans	Deferred payment and low interest loans available dependent on income	HOME '99, Broadway Bank	Homes needing repair in Beacon Hill, Five Points and Alta Vista Areas. Broadway Bank loans with UUHAC available in District 1.
Buy-Repair-Sale Program	UUHAC  731-8203	Buy, repair, sale homes		Private	Low – moderate income families

TYPE OF PROGRAM	AGENCY	ASSISTANCE	TERMS	SOURCE OF FUNDS	ELIGIBILITY
<b>FINANCIAL INCENTIVES</b>					
Residential Rehabilitation Tax Exemption	City of San Antonio – Planning Dept. 207-7925	Zero (0) City of San Antonio property taxes for five (5) years and five (5) years requiring payment of fifty (50%) percent of the total assessed ad valorem taxes.	10 years		Substantial rehabilitation of a historic residential property that is designated as an individual landmark or is located in a designated historic district.
Historic District Designation Tax Exemption	City of San Antonio – Planning Dept. 207-7925	All properties located within a newly designated historic district receive a twenty (20%) credit off of the assessed City ad valorem tax total for ten years.	10 years		Located within a new historic district; applies to all properties.
Long-time Resident Tax Exemption	City of San Antonio – Planning Dept. 207-7925	Five (5) year extension of the twenty (20%) percent credit for all property owners that can show proof of ownership and residence within the historic district boundaries prior to its designation.	5 years		Proof of residence and property ownership for the entire initial ten-year period of new historic district.
Low-income Rental Tax Exemption	City of San Antonio – Planning Dept. 207-7925	For owners of property of an individually designated landmark or within a local designated historic district that substantially rehabilitate their property and then lease forty (40%) or greater of available rental units at “affordable” rates. Ten years of zero assessed City ad valorem taxes.	10 years		Rent cannot exceed thirty (30%) percent of the “low-income” sliding scale values from HUD; adjusted for number of family members. Scale based on the median family income for San Antonio, as listed in a one-year period.
Community Grant Program	San Antonio Conservation Society 224-6163	Two funding rounds yearly (Oct 1, Mar 1). Owner must contribute to repairs. Grant amounts vary per application.	Reimbursement Grant	Private Funds	Structure must be 50 years old. Restoration of a house exterior or stabilization of a structure that has historic value. Work must be in accordance with “Secretary of the Interior’s Standards.” Limit of \$15,000; most grants in \$5000 range.

TYPE OF PROGRAM	AGENCY	ASSISTANCE	TERMS	SOURCE OF FUNDS	ELIGIBILITY
<b>COUNSELING</b>					
<b>Homebuyers' Club</b>	City of San Antonio – NAD  207-7881	Pre-Post purchase counseling program – required for down payment assistance (families referred by lenders and realtors)		Private Funds, Lenders, Texas Dept. of Housing & Community Affairs	General public
Home Ownership Counseling	SAAHC  224-2349	Pre/Post home ownership counseling program; after obtaining home, monthly sessions for 3 years			
Homebuyers Counseling (in conjunction with other programs)	NHS  533-6673	Mandatory prior to loan closing	8 hrs	Private	Mandatory prior to loan closing
Home Improvement Classes	UUHAC  731-8203	Must take for any UU-HAC loans.	6 sessions	NCDI, SAHT, Enterprise, Fannie-Mae, CCSA	Owner-Occupied Home Repair Program participants with UUHAC



---

## APPLICATION FOR UNDERGROUND UTILITY CONVERSION

---

# Conversion Project Suggestion Form

The purpose of this form is to initiate discussion on a project involving the conversion of utility service. Provide as much information as possible (if you need more room, attachments--especially maps and drawings--are encouraged).

For Staff Use Only

**Project Number:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

*Please Print or Type*

**Initiated By:** \_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

---

*Do you represent a group? If so, group name is: \_\_\_\_\_*

---

**Conversion Type:** (i.e. overhead to underground\relocate overhead\etc.)

---

---

---

---

**Threshold Status:** Is this project linked to a public improvement project, i.e. a street widening project; or is it of a unique city-wide significance, or is it strongly supported by the *affected* property owners, most of whom would sign a petition requesting the project?

Please explain:

---

---

---

---

---

**Project Boundaries** (e.g. San Pedro from Basse to Jackson-Keller) :

---

---

---

---

---

---

---

**Proposed Improvements Summary** (Describe what you want the project to accomplish):

---

---

---

---

---

---

---

---

---

---

**Other Comments:**

---

---

---

---

---

---

---

---

---

**Send To:**

Dave Pasley, Special Projects Coordinator  
Department of Public Works  
PO Box 839966  
San Antonio, Texas 78283-3966

Phone: 210-207-3398  
Fax: 210-207-4406  
E-Mail: [Pasplan@ci.sat.tx.us](mailto:Pasplan@ci.sat.tx.us)

# Resource Directory

## Neighborhood Services Directory

The following tables are provided to illustrate neighborhood services for residents and visitors to utilize. These tables can also be used to help prioritize needed business or services within the planning area.

ANTIQUES	ART GALLERIES	ARTIST STUDIOS	FLORAL DESIGN	OFFICE SUPPLY	SPECIALTY	THRIFT STORES
Archaic Treasures	IV Design Art Space	Katie Pell	Riverwalk Floral Design	School Mart	Dos Carolinas	La Chica
Southtown Emporium		Peter Zubiarte			Rustic Finds	
20th Century Southtown		Oscar Alvarado			The Clothes Vine	
Cups, Crosses & Candles, Etc.						
Marie's Treasures						
CHILD CARE	EMERGENCY SVC	SCHOOLS	NEIGHBORHOOD ASSN.	NON-PROFIT ORG.	UNIONS	MUSEUMS
Positive Beginnings, Inc.	Fire Station No. 7	Bonham Elementary (out of area)	Lavaca Neighborhood Assn.	Southtown Mainstreet Alliance	American Postal Workers	Texas Highway Patrol Museum
		Burnet Elementary (Herff)	King William Association	United Way of San Antonio	TX United Tmstrs Un Local 1110	
		Brackenridge High				
		Page Middle (out of area)				
		SAISD Headquarters				



LAW PRACTICE	MEDICAL/ HEALTH CARE	RESIDENTIAL DESIGN	HOUSES OF WORSHIP	BARS/ICE HOUSES	RESTAURANTS	PUBLIC ENTI- TIES
George Cedeno	Miguel Ayala, MD	Ohlenbusch Design	Central Baptist Church	Acapulco Drive-Inn	Eagle's Nest Café	Pocket Park @ San Arturo
Joe G. Cumpian	Bien Estar Diabetes Clinic		Full Gospel Chapel	Bar America	El Mirador	Pocket Park @ Sadie/Eager
Dave E. Dilley	Robert A. Borrego III		St. Anthony the Great Orthodox	El Sauzeno Lounge	La Foccacia Italian Grill	Pocket Park @ Florida St.
Douglas E. Dilley	David Luna Jr., DDS		Templo Ebenezer	Little Joe's Ice House	Pig Stand Diner	Martinez Park (Along Durango Blvd.)
Abel Dominguez	Guillermo A Marcos, MD		New Hope Baptist	Texas Tejano	Torres Taco Haven	Triangle @ Railroad track
M S Dyches	Robert A. Martinez, MD		New Mexican church	The New Mug Club	Barbed Wire Grill	
Ernie L. Glenn	Martinez Street Womens Ctr.				Taqueria Monterrey	
J. Anthony Guajardo	Medic One Ambulance					
Barry P. Hitchings	Rose's Pharmacy					
Albert McKnight	Roberto D. Ross, MD					
John A. Mead	Letisha Sneed, MD					
Albert Pena	Roger Steckley, M.A., CCC-SLP					
Julie B. Pollock						
John Quinlan						
Louis T. Rosenberg						
Jeffrey Scott						
Ray Vale, Jr.						
Roger Stephens						

AUTO SERVICE	BEAUTY SALONS	BUILDING SERVICE	COMPUTER SERVICE	CONVENIENCE STORE	GROCERY	INSTRUCTION	LAUNDRY
Alanis Body Repair/ Towing	Carmen's Hair Designs	Allen Electric Co.	A-Plus Computer Services	Felipe's Grocery Store	Handy Andy Supermarket	Inst. Of Professional Studies	Kwik Wash Launderers
Clay's Auto Parts/ Machine Shop	Connie's Coiffures	Monday Construction	Solrac Computer Specialties	Labor Food Market		Karavan Studio	
Coastal No. 7 Gas Station	Sandy's Beauty Salon			Pik Nik Foods			
Davila's Bug Service				S. Presa Drive-Thru			
Dr. Leo MB Auto Clinic				Shop-in-Go			
Goodyear Tire Center				Victoria Food Market			
Mario's Automotive							
Tires Plus Inc.							
W&W Diesel Automotive							
LOCKSMITH	MANUFACTURING	PHOTOGRAPHY	PRINTING	REALTORS	SERVICES	TAILOR	UPHOLSTERY
R.L. Locksmith	Arias Enterprises	Salazar Studios Photography	Quality Offset Printing	Bailey Street Properties	AAA Freight Salvage	ABC Tailor	Fashion Upholstery & Furn.
	Continental Ironworks				Cintas Uniform Corp.	Dos Carolinas	
					Danny's Appliance Sls&Svc.		
					Loomis Armored Inc.		
					Luna Glass Works		
					Reynosa Electronics Repair		

## RESOURCE DIRECTORY

The City of San Antonio and area agencies listed as partners in the action steps of this plan have many departments that serve citizens. The following directory can be used to help solve neighborhood problems and obtain information about various programs and services.

### **Alamo Community College District**

Community Liaison 220-1680

### **City Public Service**

Street Light Repairs 353-4357

Purchasing & Small Business Development 353-2153

### **COSA Asset Management Department**

General Information 207-4032

### **COSA Department of Community Initiatives**

Child Care Assistance 246-5240

Fair Housing 207-7821

Literacy Services 225-READ

Youth Services 207-7190

### **COSA Department of Building Inspections**

Building Permits 207-4252

Tree Preservation—City Arborist 207-8053

Central Records 207-6378

### **COSA Code Compliance Department**

General Code Compliance Complaints 207-7230

Illegal Dumping 207-3867

Noise Complaints 207-7230

Unsafe Structures 207-7230

Vacant Lot Clean Up Requests 207-7230

### **COSA Economic Development Department**

General Information 207-8080

San Antonio Business Assistance Focus Center 207-3900

### **COSA Fire Department (SAFD/EMS)**

General Information 207-8400

Emergency 911

### **COSA Housing and Community Development Department**

HOME Funds, CDBG Funds, etc. 207-6600

### **COSA Neighborhood Action Department**

Neighborhood Sweeps Program 207-7881

Neighborhood Commercial Revitalization 207-7881

### **COSA Metropolitan Health Department**

General 207-8790

Animal Control 207-6650

Vector Control (Pests in public places) 207-8853

Water Testing 207-8887

### **COSA Parks and Recreation Department**

Park Design and Project Services 207-2879

Youth Athletics/Recreation 207-3038

Volunteer Services 207-8452

### **COSA Planning Department**

Historic Preservation Office 207-7900

## RESOURCE DIRECTORY

Neighborhood and Urban Design Division 207-7873  
 Zoning Division 207-7900

### **COSA Police Department (SAPD)**

General Information 207-7484  
 Central Substation 207-7410  
 SAFFE Officer Central Area 207-7413  
 Gang Hotline 224-4264  
 Emergency 911

### **COSA Public Works Department**

Brush / Rubbish Pick Up Info 207-6400  
 Potholes / Drainage Repair 359-3110  
 Dead Animal Collection 207-6400  
 Recycling Complaints / Requests 207-6400  
 Speed Hump Requests 207-7720  
 Street Light Installation Requests 207-8075  
 Streets / Drainage Problems 359-3110  
 Traffic Signal / Sign Problems 207-7765

### **COSA Library Department**

General Information 207-2500

**District 1 City Council Office** 207-7279

### **Downtown Residents Association**

*Available Upon Request From COSA Planning Dept.*

### **King William Association**

*Available Upon Request From COSA Planning Dept.*

### **Lavaca Neighborhood Association**

*Available Upon Request From COSA Planning Dept.*

**Presa Real** 534-5533

**San Antonio Conservation Society** 224-6163

**San Antonio Housing Authority** 220-3200

**San Antonio Independent School District** 299-5500

### **San Antonio Water System**

Main Office 704-7297  
 Water Emergency / Sewer Maintenance 227-6143  
 /Water Waste / Water Main Leaks

**Southtown Urban Main Street Program** 226-0888

**University of Texas at San Antonio, Small Business Development Center** 224-2460

**Texas Alcoholic Beverage Commission**  
 Enforcement and Compliance Division 736-4466

**Texas Department of Health**  
 General Information 949-2000

**Texas Historical Commission** 512-463-6100

---

## EDUCATIONAL RESOURCES

---

### **225-READ Central Referral Center**

Provides client and volunteer referrals to approximately 215 literacy services provider sites located throughout the San Antonio metropolitan area.

### **225-READ Central Referral Center**

1502 Fitch Street, 78211

(210) 225-7323

Hours: 8:15 a.m. - 5:00 p.m. Monday – Friday

### **Fr. Albert J. Benavides**

#### **Learning and Leadership Development Center**

515 Castroville Rd., 78237

(210) 435-2352 or 435-2353

Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday

7:45 a.m. - 4:30 p.m. Friday

### **Bob & Jeanne Billa**

#### **Learning & Leadership Development Center**

1033 Ada, 78223

(210) 534-9905

Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday

7:45 a.m. - 4:30 p.m. Friday

### **Columbia Heights**

#### **Learning and Leadership Development Center**

1502 Fitch Street, 78211

(210) 977-8464 or 977-8465

Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday

7:45 a.m. - 4:30 p.m. Friday

---

## EDUCATIONAL RESOURCES

---

### **Margarita R. Huantes**

#### **Learning and Leadership Development Center**

1411 Guadalupe, 78207

(210) 225-0174 or 225-0175

Hours: 7:45 a.m. - 9:00 p.m. Monday-Thursday

7:45 a.m. - 4:30 p.m. Friday

### **St. Mary's**

#### **Learning and Leadership Development Center**

3141 Culebra Rd., 78228

(210) 436-7633

Hours: 7:45 a.m. - 8:30 p.m. Monday - Thursday

7:45 a.m. - 4:30 p.m. Friday

### **St. Philip's**

#### **Learning and Leadership Development Center**

101 Meerscheidt St., 78203

(210) 531-4852 or 531-4853

Hours: 7:45 a.m. - 8:30 p.m. Monday - Thursday

7:45 a.m. - 4:30 p.m. Friday

### **Willie C. Velasquez**

#### **Learning & Leadership Development Center**

1302 N. Zarzamora, 78207

(210) 733-9355 or 733-0101

Hours: 7:45 a.m. - 9:00 p.m. Monday-Friday

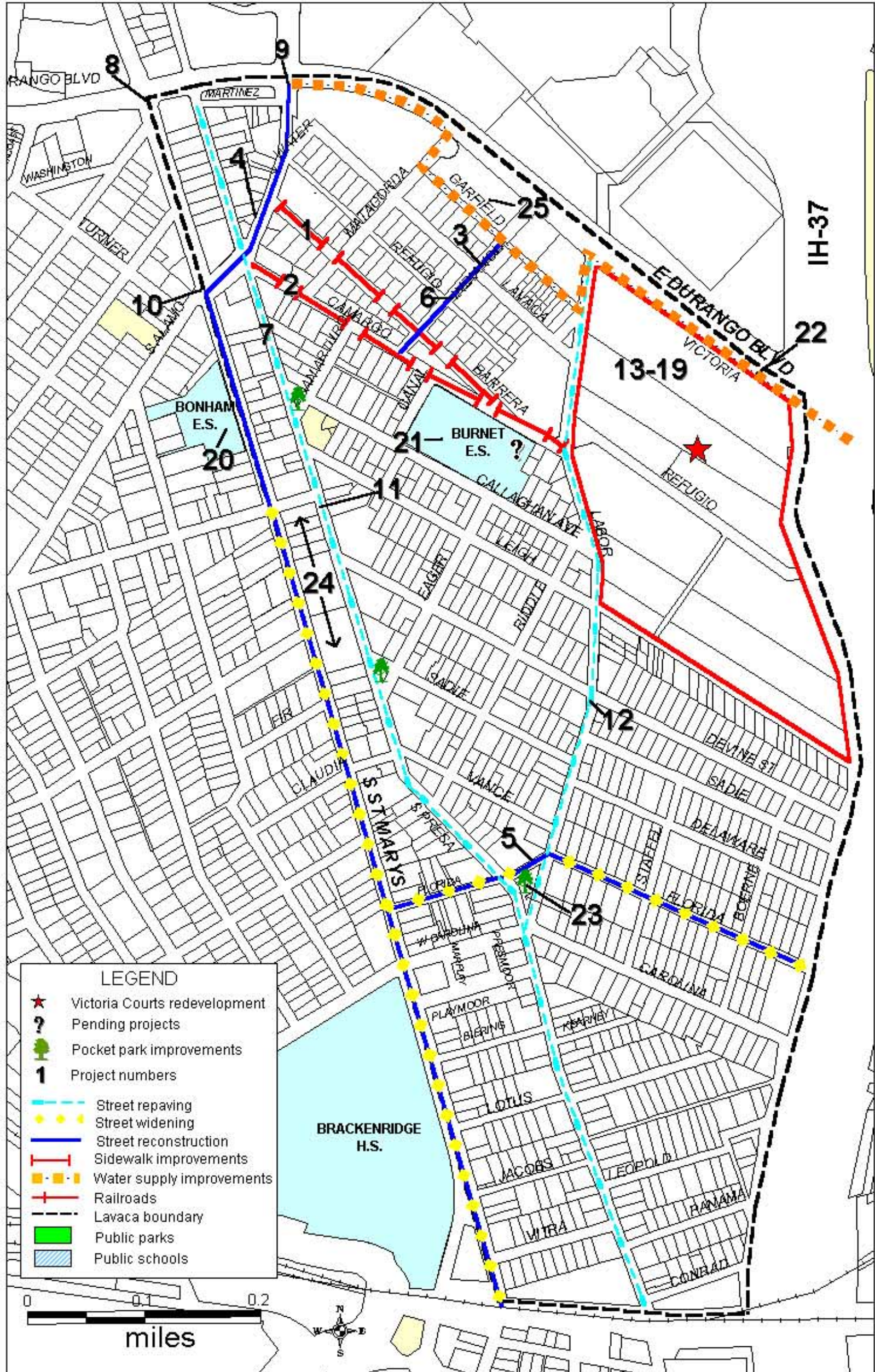
7:45 a.m. - 4:30 p.m. Friday

*OPENING SOON: Regional LLDC*



# Lavaca Neighborhood Plan

## Public Improvements Map



Prepared by the City of San Antonio Planning Department, August 2001



---

## PUBLIC IMPROVEMENT PROJECTS

---

THIS PAGE INTENTIONALLY LEFT BLANK

# PUBLIC IMPROVEMENT PROJECTS

	Agency/ Department	Location	Project	Status	Estim. Date of Construct.	Estimated Cost
1	Housing & Community Dev.	Barrera (Alamo-Labor);	Sidewalks	Completed		\$ 78,711.00
2	Housing & Community Dev.	Camargo (Presa-Labor)	Sidewalks	Completed		(included in figure above)
3	Housing & Community Dev.	see project #6				\$ 317,906.00
4	Housing & Community Dev.	Alamo Street (Durango-Cedar)	Reconstruct Alamo St. to include new curbs, 4' sidewalks at the curb, driveway approaches and necessary drainage, as well as bike lanes from Durango to Presa	MPO for construction	under final design	\$ 895,396.00
5	Public Works	Florida IH-37 to St. Mary's	Reconstruct Florida from IH-37 to St. Mary's: provide for 3 lanes, sidewalks, & drainage	Under design	Jan-02	\$ 1,450,300.00
6	Public Works	Indianola: Garfield to Camargo	Reconstruction of Indianola from Garfield to Camargo to a 30' width to include curbs, sidewalks, driveway approaches, and necessary drainage	Under construction	Oct-00	\$ 281,669.00
7	Public Works	Mission Trails Parkway: Phase IV	S. St. Mary's road reconstruction, including sidewalks and drainage; Bike lanes from Durango to Presa on Alamo, including curbs, sidewalks and drainage	Under design	Nov-00	\$ 1,912,680.00
8	Public Works	Mission Trails Parkway: Phase V	Includes increased signage	Under design	2001	\$ 1,000,000.00
9	Public Works	St. Mary's: Alamo to Pereida	Reconstruction of St. Mary's from Alamo to Pereida to include a center turn lane, as well as drainage and sidewalks	Under design	Jun-01	\$ 341,900.00
10	Public Works	St. Mary's: Pereida to Roosevelt	Reconstruction of St. Mary's from Pereida to Roosevelt including widening to 4-lanes	Under construction	Oct-00	\$ 4,167,500.00
11	Public Works	S. Presa: Durango to the railroad	Routine street maintenance (repaving)	not available	not available	not available
12	Public Works	Labor: Durango to Carolina	Routine street maintenance (repaving)	not available	not available	not available
13	SAHA	Victoria Courts	432 units in elevator buildings (including 70 affordable and 20 public)	not available	not available	(the \$90,000,000 total listed below was not broken down by phase, land use, etc.)
14	SAHA	Victoria Courts	231 units in walk-up buildings (including 25 affordable and 20 public)	not available	not available	see below
15	SAHA	Victoria Courts	100 row homes (including 26 replacement public housing units)	not available	not available	see below
16	SAHA	Victoria Courts	32 homeownership duplexes (including 16 affordable and 2 replace. public)	not available	not available	see below
17	SAHA	Victoria Courts	32 single-family homeownership houses (including 16 affordable and 4 replace. public)	not available	not available	see below
18	SAHA	Victoria Courts	13, 000 sq. ft. of office and neighborhood retail	not available	not available	see below
19	SAHA	Victoria Courts	10,000 sq. ft. of community and administrative space	not available	not available	\$ 90,000,000.00
20	SAISD	Bonham Elementary	P.E. Building construction	Feb-01	Feb-01	\$ 984,552.00
21	SAISD	Burnet Elementary	Bond Program	On hold-pending Victoria Cr. redevelopment	not available	\$ 4,704,658.00
22	SA Water Systems	From IH-37 along Durango, to Labor, to Garfield, to Durango, & over to Alamo	Water systems improvements	not available	not available	not available
23	COSA	Pocket Park Development	Funded by Neighborhood Improvement Challenge Program	pending	Dec-00	\$ 5,000.00
24	VIA	Various	Replacement of Allied benches and placement of shelters	TBD	not available	not available
25	US Gov't—General Services	Durango Blvd. at Indianola	Potential new Federal Courts System Bldg.	TBD	FY04	\$ 119,000,000.00
					<b>TOTAL</b>	<b>\$225,140,272</b>

## ZONING / LAND USE CONVERSION MATRIX

The following comparison is meant to serve as a guide, not an exact conversion of desired future land use to new zoning categories, that compares the Land Use Plan classifications found in the *Land Use Section* of this document with Zoning Districts found in the Unified Development Code. The proposed land use plan found in this document and the following conversion matrix will not constitute zoning regulations or establish zoning districts\*. Rather the proposed land use plan and the accompanying land use and zoning information is a guide for long-range development of a neighborhood or community and for the establishment of desired development patterns within the community. \*(Local Government Code, *Chapter 219.001-005*).

The Land Use Plan Category Column refers to the designated desired future use found in the Lavaca Neighborhood Land Use Plan, pages 38-40. The Potential Zoning Districts refer to the zoning districts found in the Unified Development Code. The Allowable / Desired Uses are specific citations of the explicit desired future uses determined by the residents and stakeholders of that participated in the planning process.

## ZONING / LAND USE CONVERSION MATRIX

Land Use Plan Category	Potential Zoning Districts	Allowable / Preferred Uses
<b>Low-Density Residential</b>	<b>R-4</b> , Single-family Residential <b>R-5</b> , Single-family Residential <b>R-6</b> , Single-family Residential <b>NP-8</b> , Neighborhood Preservation District <b>NP-10</b> , Neighborhood Preservation District <b>NP-15</b> , Neighborhood Preservation District <b>RM-4</b> , Mixed Residential* <b>RM-5</b> , Mixed Residential* <b>RM-6</b> , Mixed Residential* *(For Single-family residential with accessory dwelling units only)	Single-family homes; Single-family homes with accessory dwelling units
<b>Medium Density Residential</b>	<b>RM-4</b> , Mixed Residential <b>RM-5</b> , Mixed Residential <b>RM-6</b> , Mixed Residential And less intense residential zoning districts	Single-family homes; Single-family homes with accessory dwelling units, duplexes, three and four family dwellings, cottage, cottage homes and town homes
<b>High Density Residential</b>	<b>MF-25</b> , Multi-family Residential <b>MF-33</b> , Multi-family Residential <b>MF-40</b> , Multi-family Residential <b>MF-50</b> , Multi-family Residential And less intense residential zoning districts	Apartments and less intense residential uses
<b>Mixed Used / Neighborhood Commercial</b>	<b>MXD</b> , Mixed Use Commercial <b>TOD</b> , Transit-oriented Development <b>C-1</b> , Commercial <b>C-2</b> , Commercial <b>O-1</b> , Office District (And less intense residential zoning districts)	Mixed uses within the same building or development, transit supported mixed use development, gift shops, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe sales and repair shops, medical clinics and offices, specialty retail sales shops, live/work units, limited number of apartments and multi-family structures and less intense residential zoning districts

---

## GLOSSARY

---

Accessory Detached Dwelling Unit - A Dwelling Unit that is accessory, supplementary, and secondary to the Principal Dwelling that may be constructed as an addition to the principal structure or as an accessory to the principal structure. An Accessory Dwelling Unit is detached from the Principal Dwelling.

Alley - A minor public right-of-way not intended to provide the primary means of access to the abutting lots, which is used for vehicular service access to the back or sides of properties otherwise abutting on a public street.

Capital improvements - Public facilities which have a life expectancy of three (3) or more years that are owned and operated by the city, and are treated as capitalized expenses according to generally accepted accounting principles. This definition does not include costs associated with the operation, administration, maintenance, or replacement of capital improvements.

COSA – City of San Antonio - The City of San Antonio or any agency, bureau, department, division or commission of the City of San Antonio and any department, agency, board, commission or governing body of the City of San Antonio and its capacity of providing services to the community at large

Charrette – is a brainstorming exercise that results in a quick visual presentation of the generated ideas.

Commercial property - A building, site, or structure whose use after rehabilitation or restoration (for ad valorem tax exemption) will be for other than residential use, i.e., for a single family, duplex, three or four family dwelling.

Conservation District – 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.

Design Guidelines – Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design



---

of new homes/businesses and repair/rehabilitation 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 guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

Detached structure - A structure having no party wall or common wall with another structure unless it is an accessory structure.

Economic Base – The foundation on which a neighborhood relies for economic sustainability.

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

District - A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of buildings, objects, sites, or structures united by past events or aesthetically by plan or physical development which may also comprise individual elements separated geographically but thematically linked by association or history.

Historic district - An area, urban or rural, defined as an historic district by city council, state, or federal authority and which may contain within definable geographic boundaries one or more buildings, objects, sites or structures designated as exceptional or significant historic landmarks or clusters, as defined herein, including their accessory buildings, fences and other appurtenances, and natural resources having historical, architectural, archaeological, and cultural significance, and which may have within its boundaries other buildings, objects, sites, or structures, that, while not of such historical, architectural, archaeological or cultural significance as to be designated landmarks, nevertheless contribute to the overall visual setting of or characteristics of the landmark or landmarks located within the district.

Historic Structure - Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the

---

Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

(d) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior or;
2. Directly by the Secretary of the Interior in states without approved programs.

Historic Tax Credits – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

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.

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

Landscaping Ordinance – Implemented in 1994, the primary purpose of the City's Landscaping Ordinance is to create commercial land uses that not only are attractive but add value to the property. Landscaping includes preservation of existing trees, understory plants, and natural areas in addition to installing new trees and plants.

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.

Livable Wage – An income sufficient to meet a family's basic needs.

---

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 - Street routes that are identified as major thoroughfares as set forth in the major thoroughfare plan, and as may from time to time be amended. Major thoroughfares are devoted to moving large volumes of traffic over long distances.

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.

Mixed Use Building - A building which contains two or more of the following major use types: residential, office, or retail.

Municipal Management District – A defined geographic area which established a separate taxing entity to provide funds for improvements within that area. Examples are TIFs (Tax Increment Financing districts) and PIDs (Public Improvement Districts).

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

Office - A building used primarily for conducting the affairs of a business, profession, service,

---

industry, or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Overlay Zoning – is a zoning classification which defines an addition set of requirements over and above the base zoning requirements.

Park —Land and facilities, such as playgrounds, fountains, or swimming pools, used or to be used as a Neighborhood Park, Community Park, Large Urban Park, Sports Complex, Special Use Facility, or Urban Space as defined in the Parks and Recreation System Plan, regardless of location, including both the acquisition of such land, the construction of improvements thereon and the expenditure of funds incidental thereto, including but not necessarily limited to planning, engineering and design of the park and improvements, utility relocation, provision of improvements, utility relocation, provision of pedestrian and vehicular access thereto and purchase of equipment, the need for which are attributable to new residential development.

Planning Commission / City Council Recognition – The Planning Commission reviews community plans to ensure the document is inclusive, consistent with city policies and an accurate reflection of the community's values. After Planning Commission recognition, the plan is forwarded to 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.

Public Improvement District – see Municipal Management District

Right-of-way - Property that is publicly owned or upon which a governmental entity has an express or implied property interest (e.g. fee title, easement, etc.) held for a public purpose. Examples of such public purpose include, by way of example and not limitation, a highway, a street, sidewalks, drainage facilities, sewerage and water facilities.

Sign Ordinance – Rules and regulations that govern the posting of signs in a city.

Streetscape –A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, awnings, marquees, signs, and lighting.

---

Scale - The relationship of a building or structure to its surroundings with regard to its size, height, bulk, and/or intensity.

School - An institution or place for instruction or education, such as kindergarten, elementary, middle or junior high school, high school, college or university.

Street tree - A tree planted along a street or roadway behind the right-of-way line or between a sidewalk and the edge of the paved surface of a roadway.

Streetscape - The general appearance of a block or group of blocks with respect to the structures, setbacks from public rights-of-way, open space and the number and proportion of trees and other vegetation.

Zoning – Regulates density and land use. Zoning is a key tool for carrying out planning policy.

Zoning Ordinance – Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.

---

THIS PAGE INTENTIONALLY LEFT BLANK



---

## Letters of Support

---