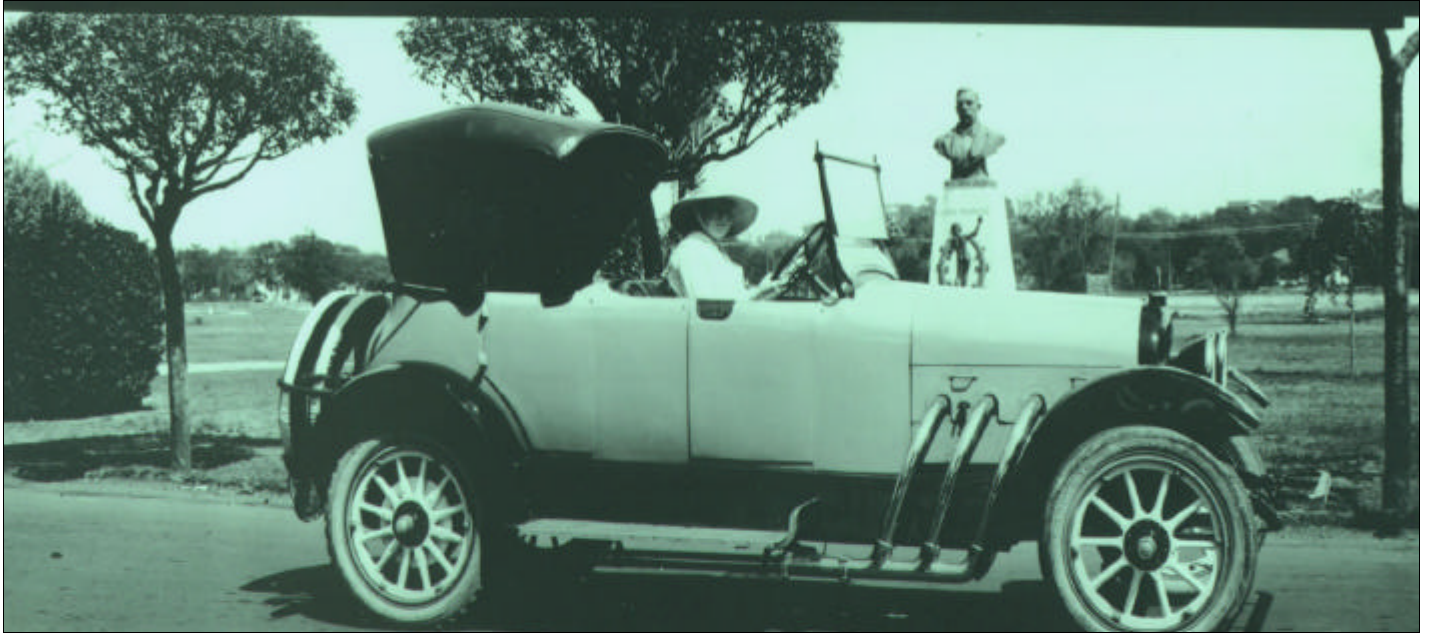


# Mahncke Park Neighborhood Plan



Prepared by the  
citizens of the  
Mahncke Park  
Neighborhood in  
partnership with the  
City of San  
Antonio Planning  
Department

September 2001



# ACKNOWLEDGMENTS

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Cover photo: Velie automobile at Mahncke Park, 1921. Photographer: E. O. Goldbeck. Courtesy of the Harry Ransom Humanities Research Center, the University of Texas at Austin.



# Mahncke Park Neighborhood Plan

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# Mahncke Park Neighborhood Plan

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THE MAHNCKE PARK  
NEIGHBORHOOD ASSOCIATION IN  
PARTNERSHIP WITH THE CITY OF  
SAN ANTONIO PLANNING  
DEPARTMENT DEVELOPED THE  
MAHNCKE PARK NEIGHBORHOOD  
PLAN – AN ACTION PLAN FOR THE  
FUTURE.

EXECUTIVE  
SUMMARY

**NEIGHBORHOOD BASED PLANNING**

Developed by neighbors, businesses, community organizations, schools and other interested groups, the Mahncke Park Neighborhood Plan represents an update to the original plan adopted in 1983 by the San Antonio City Council as a component of the Master Plan. The plan utilizes a strategic planning methodology that focuses on specific issues and action plans which follow the guidelines set out in the Community Building and Neighborhood Planning Program which was approved by City Council in October 1998.

The Mahncke Park Neighborhood Association had been working informally to update the 1983 plan. In August 2000, the neighborhood association partnered with the City in the Community Building and Neighborhood Planning Program. Public meetings were held in September 2000, October 2000, and July 2001 to identify issues and review the plan's progress. Citizen work groups met in October, November, and December 2000, and in January and February 2001, to formulate the action strategies. On February 13, 2001, a business and commercial property owners outreach meeting was hosted by the Witte Museum to review and provide comment on the draft plan. Community outreach included flyers distributed by planning team members to local businesses, Lamar Elementary School students and teachers. Bilingual meeting notices and a neighborhood survey were mailed to all property owners. Posters were displayed at local businesses. News coverage was provided by the San Antonio Express News and local radio and television stations, including a Spanish language talk show.





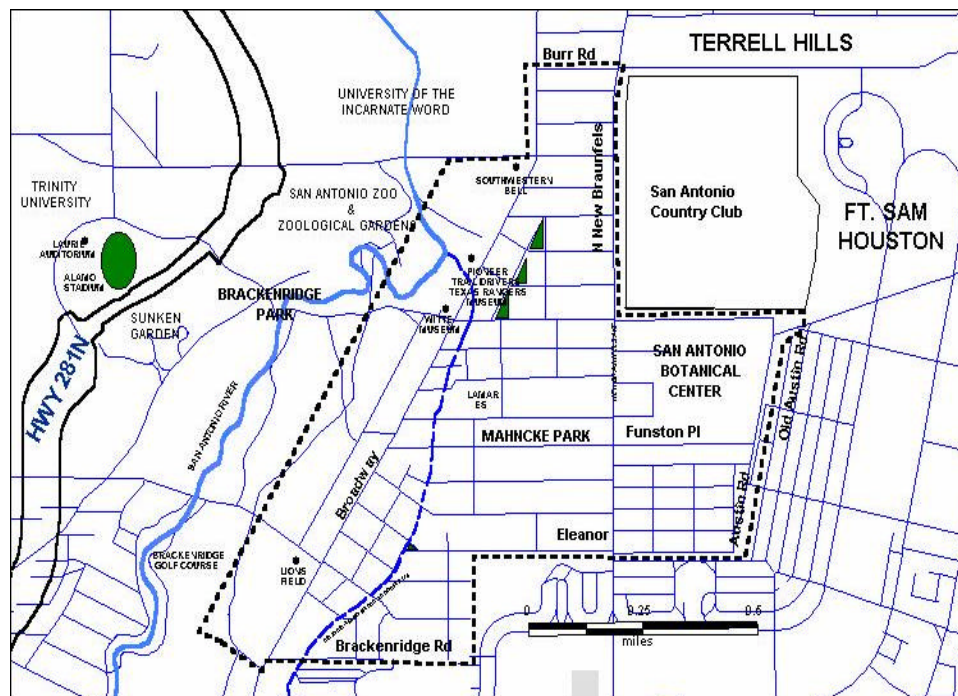
# Mahncke Park Neighborhood Plan Executive Summary

## PLANNING AREA CHARACTERISTICS

An early 20<sup>th</sup> century streetcar suburb, Mahncke Park Neighborhood developed adjacent to the Broadway streetcar line and Brackenridge Park. The neighborhood's rich urban tapestry dates more than 280 years and was shaped by a historical backdrop of 18<sup>th</sup> century Spanish pasture lands, a 19<sup>th</sup> century U.S. military fort, a Catholic college, an expansive park, and public museums (see "Historical Sketch" in the Appendix).

The 445 acre planning area is bound by Burr Road on the north, N. New Braunfels and Old Austin Road on the east, Eleanor and Brackenridge Road on the south and Avenue B and Broadway on the west. The area is geographically circumscribed by Fort Sam Houston, Brackenridge Park, the University of the Incarnate Word, the cities of Alamo Heights and Terrell Hills, the San Antonio Country Club, and the San Antonio Botanical Gardens. Additionally, the Federal Emergency Management Agency (FEMA) 500 year flood plain encompasses a small westerly portion of the planning area. The original street grid and the early to mid 20<sup>th</sup> century housing stock are well preserved. The backbone of the neighborhood is the Broadway commercial corridor, which has maintained its economic vitality; however, the expansion of the corridor has led to concerns by residents about the type and appearance of businesses and the expansion of certain commercial land uses into peripheral residential areas. Bountiful parkland with cultural institutions provide both recreational and educational opportunities for all ages. A significant archaeological feature, the 18<sup>th</sup> century Spanish acequia, or irrigation ditch, parallels Broadway. Moreover, the combination of mature trees, human scale development and an adjacent commercial area establishes a pedestrian-friendly environment.

### Mahncke Park Planning Area



# Mahncke Park Neighborhood Plan Executive Summary

The demographic characteristics of the planning area have exhibited notable changes in the decade from 1980 to 1990. Most apparent was a decline in population by 15% from 4,033 to 3,408. The median age increased by 20% to 32.9 years compared to 29.8 years citywide. Owner occupied households increased by 22%, compared to an increase of 13% citywide. The average household income in 1990 was \$25,900, higher than the city average of \$23,584. After review of the current demographic estimates and projections provided by the Planning Department, the neighborhood has decided to rely on the 2000 U.S. Census data when it becomes available to analyze recent trends.

## MASTER PLAN COMPONENT

After a review by city departments and a final community meeting, the Mahncke Park Neighborhood Plan will be forwarded to the Planning Commission for consideration. The Planning Commission reviews the document to ensure the plan was inclusive, consistent with city policies, and an accurate reflection of the neighborhood's values. Upon the recommendation by the Planning Commission, the plan is considered by the City of San Antonio City Council for adoption as a component of the City's Comprehensive Master Plan. City departments, boards and commissions use the approved plan as a guide for decision-making. Key projects may be selected from the plan to be included in the Annual Improvement Project Report that is provided to City Council as part of the budget process.

The Mahncke Park Neighborhood Plan is consistent with the *1997 Master Plan*, the *1978 Major Thoroughfare Plan*, the *1998 CRAG Final Report* and the *2000 CRAG Report*, and the *1997 Westfort Alliance Neighborhood Plan*, which borders the planning area on the south. The plan supports the following Master Plan Goal:

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

## PLAN CONTENTS

The plan document details the neighborhood based strategic planning process utilized to develop the Mahncke Park Neighborhood Plan. Neighborhood strengths, weaknesses, opportunities and threats (SWOTs) were identified by neighborhood members in two public meetings. These are summarized in the SWOTs map which follows this section. The plan document includes several planning elements, or chapters: 1) Current Land Use, 2) Land Use Plan, 3) Neighborhood Development, 4) Transportation/Infrastructure, 5) Community Facilities/Quality of Life, 6) Plan Implementation, and 7) Plan Evaluation. The elements detail the goals, objectives, action steps, timeline, proposed partnerships, proposed funding sources, and indicators formulated by neighborhood participants with the assistance of consulting experts. The appendices provide additional resource material to support the neighborhood plan.

# Mahncke Park Neighborhood Plan Executive Summary

## MISSION STATEMENT

The purpose of the Mahncke Park Neighborhood Association is to preserve the character of our neighborhood in all of its historical, physical, cultural and social aspects. In doing so, the association recognizes that long term planning is needed to implement change, while respecting the history and character of Mahncke Park.

### PLAN SUMMARY— GOALS AND OBJECTIVES

#### NEIGHBORHOOD DEVELOPMENT

##### GOAL 1: HOUSING

Preserve and enhance the existing character of the neighborhood.

###### **Objective 1.1: HOME OWNERSHIP**

Encourage home ownership and owner occupancy of existing and new single and multi-family residences.

###### **Objective 1.2: HOME IMPROVEMENT AND MAINTENANCE**

Improve the quality and condition of housing in the neighborhood.

###### **Objective 1.3: REHABILITATION**

Encourage appropriate private sector, non-profit and public redevelopment and rehabilitation of deteriorated and vacant property in a manner that is responsive to neighborhood concerns.

###### **Objective 1.4: DISCOURAGE INCOMPATIBLE DEVELOPMENT**

Discourage the purchase and assembly of residential property for inappropriate speculative purposes.

###### **Objective 1.5: HISTORIC PRESERVATION**

Recognize and preserve individual properties of historic and cultural significance in the neighborhood.

##### GOAL 2: LAND USE AND URBAN DESIGN

Encourage the commercial development and redevelopment of Broadway with particular attention to: 1) the shopping and employment needs of neighborhood residents; and 2) a transition from commercial to residential uses which does not damage the character of the neighborhood.

###### **Objective 2.1: NEIGHBORHOOD CONSERVATION DISTRICT**

Implement a Neighborhood Conservation District (NCD) to establish appropriate design standards for both commercial and residential development.

###### **Objective 2.2: URBAN DESIGN**

Improve the appearance of commercial areas.

###### **Objective 2.3 BUFFERS AND LANDSCAPING**

Provide for attractive buffer zones between commercial and residential uses.

###### **Objective 2.4 DESIGN ENHANCEMENTS**

Facilitate the creation of public art within the neighborhood.

###### **Objective 2.5: PARKING**

Ensure optimum parking for business development and public use without diminishing the character of the neighborhood.

# Mahncke Park Neighborhood Plan Executive Summary

## PLAN SUMMARY— GOALS AND OBJECTIVES

### NEIGHBORHOOD DEVELOPMENT

#### **Objective 2.6: MIXED USE**

Promote mixed use commercial development with an emphasis on the development of live/work units.

#### **Objective 2.7: FORT SAM HOUSTON**

Coordinate the future development of Fort Sam Houston with the Mahncke Park Neighborhood Plan.

### **GOAL 3: ECONOMIC DEVELOPMENT**

**Retain and strengthen businesses of the Broadway corridor to address the shopping and employment needs of neighborhood residents and to provide for a transition from commercial to residential uses that enhances the character of the neighborhood.**

#### **Objective 3.1: NEIGHBORHOOD COMMERCIAL REVITALIZATION**

Participate in the Neighborhood Commercial Revitalization (NCR) Program to promote business development.

### TRANSPORTATION AND INFRASTRUCTURE

### **GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM**

**Create a safe and attractive transportation system for motorists, pedestrians, bicyclists, and VIA riders compatible with the neighborhood's traditional development style.**

#### **Objective 4.1: PEDESTRIAN NETWORK**

Expand and enhance the pedestrian circulation system to make it safe and continuous to multiple destinations.

#### **Objective 4.2: STREETScape**

Maintain and promote Mahncke Park's traditional neighborhood development style.

#### **Objective 4.3: BICYCLE NETWORK**

Create a continuous bicycle network within the Mahncke Park Neighborhood that links the neighborhood to other facilities.

#### **Objective 4.4: MASS TRANSIT – APPEARANCE AND CONVENIENCE**

Coordinate with VIA Metropolitan Transit to promote an attractive and easy to use transportation system.

#### **Objective 4.5: PARKING**

Enhance safety of neighborhood streets and protect the neighborhood's traditional development style by addressing problems with on- and off-street parking.

#### **Objective 4.6: STREET DRAINAGE**

Assess storm water management and determine appropriate mitigation to eliminate standing water and improve safety near drainage facilities.

#### **Objective 4.7: INFRASTRUCTURE**

Improve communication on public improvements with the neighborhood residents and businesses.

## PLAN SUMMARY

### GOAL 5: TRAFFIC AND SAFETY

**Protect the safety of local travel by improving key streets and intersections in Mahncke Park.**

#### Objective 5.1 TRAFFIC CIRCULATION

Provide improvements to neighborhood streets and implement measures to improve traffic circulation.

#### Objective 5.2: SPEED AND ACCIDENT CONTROL

Provide for traffic management strategies including traffic calming and intersection enhancements, to ensure neighborhood safety.

## COMMUNITY FACILITIES AND QUALITY OF LIFE

### GOAL 6: SAFETY

**Increase safety levels within the neighborhood.**

#### Objective 6.1: ANIMAL CARE

Decrease the number of stray animals on neighborhood streets.

#### Objective 6.2: CRIME PREVENTION

Decrease overall crime levels within the neighborhood and promote a feeling of security among residents, business owners and visitors to the neighborhood.

#### Objective 6.3: CODE COMPLIANCE

Clean up visible property and ensure timely enforcement of City Codes to improve the overall appearance and quality of life in the neighborhood.

### GOAL 7: PUBLIC SPACE

**Maintain and enhance park space.**

#### Objective 7.1: MAHNCKE PARK

Maintain and upgrade conditions in Mahncke Park while continuing to protect its undeveloped nature.

#### Objective 7.2: NEIGHBORHOOD PARKS

Improve present maintenance of local pocket parks, also known as lawns, and other public green space, and achieve consensus on their function and design.

#### Objective 7.3: BRACKENRIDGE PARK

Support Brackenridge Park as a major amenity to the Mahncke Park Neighborhood.

### GOAL 8: PUBLIC FACILITIES

**Provide more community facilities and public amenities.**

#### Objective 8.1: RECREATION CENTER

Seek establishment of recreational programs and facilities for youth, primarily, but also for adults within or near the neighborhood.

#### Objective 8.2: PLAYGROUND

Address the need for a playground in the southeastern portion of the Mahncke Park Neighborhood.

# Mahncke Park Neighborhood Plan Executive Summary

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## PLAN SUMMARY

### COMMUNITY FACILITIES AND QUALITY OF LIFE

#### GOAL 9: EDUCATION

**Make the neighborhood more attractive to families with children by supporting public and private schools in the neighborhood, particularly Lamar Elementary School, which serves the largest number of school age children in Mahncke Park.**

##### **Objective 9.1: QUALITY OF EDUCATION**

Continue to monitor and support the quality of education at Lamar Elementary School.

##### **Objective 9.2: COMMUNITY RELATIONS**

Improve the relationship between Lamar Elementary School and the neighborhood.

##### **Objective 9.3: OTHER EDUCATIONAL INSTITUTIONS**

Be open to supporting daycare and private educational institutions within the boundaries of the neighborhood and adult educational programs available to neighborhood residents.

#### GOAL 10: QUALITY OF LIFE FOR ELDERLY ADULT RESIDENTS

**Promote a healthy and safe living environment for those who desire to live in the neighborhood throughout their lives.**

##### **Objective 10.1: INDEPENDENT LIVING**

Help residents to remain in their homes if they become less physical able.

##### **Objective 10.2: HOUSING OPTIONS**

Provide housing options for those that cannot or choose not to remain in single family homes yet desire to live in the Mahncke Park neighborhood.

### PLAN IMPLEMENTATION

#### GOAL 11: PLAN IMPLEMENTATION

**Work to implement the goals and objectives of the plan.**

##### **Objective 11.1 ACTION STRATEGIES**

Organize, educate and encourage the neighborhood to support the concepts found in the Mahncke Park Neighborhood Plan.



# Mahncke Park Neighborhood Plan Strengths, Weaknesses, Opportunities, and Threats

City of Alamo Heights

City of Terrell Hill

UNIVERSITY OF THE INCARNATE WORD

PROXIMITY TO ALAMO HEIGHTS SHOPPING

CONVENIENT TO AIRPORT, HIGHWAYS, DOWNTOWN

OVERHEAD STREET BANNERS ON BROADWAY AND HILDEBRAND

U.I.W. OVERFLOW PARKING

SAN ANTONIO COUNTRY CLUB

WITTE MUSEUM

ENFORCE URBAN CORRIDOR OVERLAY

SWB OVERFLOW PARKING

DECLINING LEVEL OF SERVICES, UPGRADE CAPACITY

BRACKENRIDGE PARK

ROADS INSIDE BRACKENRIDGE PARK ARE POOR FOR BICYCLISTS

LINE OF SIGHT PROBLEM

DETERIORATING HOUSING STOCK, CODE COMPLIANCE PROBLEMS (ANIMALS, GRAFFITI, OUTDOOR STORAGE)

Lamar E.S.

NEED TO IMPROVE QUALITY OF SCHOOL

BOTANICAL CENTER ADDRESS PARKING PROBLEM

NEED TO KEEP MULBERRY OPEN TO VEHICULAR TRAFFIC

LINE OF SIGHT PROBLEM

DRAINAGE PROBLEM

IMPROVE ACCESSIBILITY OF PARK AND IMPROVE PARK MAINTENANCE

GREAT VIEW

LION'S FIELD

1. NO BUFFER BETWEEN BUSINESSES AND RESIDENCES  
2. GRAFFITI ON BACKSIDE OF BUSINESSES

ABSENTEE LANDLORDS, DETERIORATING HOUSING STOCK, ENFORCE CODE COMPLIANCE, LACK OF POLICING

ACCIDENT PRONE LOCATION

ELEANOR USED AS A THROUGH ROUTE FOR TRUCKS

DRAINAGE PROBLEM

ELIMINATE LITTER

FUTURE REDEVELOPMENT OF FORT SAM HOUSTON

DETERIORATING HOUSING STOCK

CLOSE TO DOWNTOWN AND HIGHWAYS

REDEVELOPMENT OPPORTUNITY



miles

## Legend

- ◆ Strengths
- ◆ Weaknesses
- Four-Way Stop Needed
- ↔ Speeding Problem
- Additional Lighting Needed
- Add/Repair Sidewalks
- ~ Reconstruction Needed
- Mature Trees
- - - Potential Bicycle Route
- ☒ Bus Shelter Needed

# Mahncke Park Neighborhood Plan Current Land Use



## CURRENT LAND USE

This chapter provides a summary of the existing land uses of the Mahncke Park Neighborhood. The existing land uses were identified according to the Bexar County Appraisal District Governor Codes and were field verified by volunteers and City of San Antonio Planning Department staff. Characteristics specific to the Mahncke Park Neighborhood have been noted in the description of existing land use categories in the following table.



# Mahncke Park Neighborhood Plan

## Current Land Use

CATEGORY	DESCRIPTION
<b>VACANT</b>	This category refers to small vacant tracts of land, usually five (5) acres or less, and usually platted. This category can have detached, accessory structures but cannot have any principal structures. Only a small amount of vacant properties are located in the neighborhood. Some of the vacant land may be a result of the demolition of substandard structures, and presents opportunities for infill development.
<b>SINGLE FAMILY RESIDENTIAL</b>	This category refers to single family homes on small tracts of land or platted lots. The majority of single family residential consists of older homes located north of Parland, with some duplexes scattered throughout the neighborhood. Many of the single family homes exhibit distinctive architectural styles and have been rehabilitated. Bungalows, small suburban homes of the early 20 <sup>th</sup> century, are characterized by low pitched roofs and wide eaves, exposed rafter ends, and broad porches supported by massive piers. Mission Revival and Mediterranean style homes exhibit stucco walls and low pitched roofs, often topped by a parapet. Examples of Classical Revival and Four Square architecture with dominant symmetrical facades also are found in the neighborhood. Some single family residential infill development is occurring in the neighborhood, particularly on Elmhurst. The density for single family residential is 5 to 8 dwelling units per acre in the Mahncke Park Neighborhood, characteristic of low to medium density urban development.
<b>DUPLEX</b>	This category refers to a detached home designed for and occupied exclusively as the residence of not more than 2 families, each living as an independent housekeeping unit. Some duplexes are located in the predominantly single family area north of Mahncke Park.
<b>MULTIFAMILY RESIDENTIAL</b>	This category refers to residential improvements of three or more housing units. One large high rise apartment building is located on E. Hildebrand Avenue. The majority of multifamily residential uses consisting of fourplexes or greater and apartment buildings are located south of Funston. Most of these multifamily structures originally developed to serve as military housing for Fort Sam Houston personnel. Several modern (circa 1960) apartment buildings are located south of Ira. Density for multifamily residential is greater than 8 dwelling units per acre in the Mahncke Park Neighborhood, exhibiting a range of medium to high density development.

# Mahncke Park Neighborhood Plan

## Current Land Use

CATEGORY	DESCRIPTION
<b>COMMERCIAL</b>	<p>This category refers to improved commercial properties with at least one (1) principal structure excluding 100% homesteads, multifamily and industrial manufacturing. Commercial uses are found predominantly along Broadway, Avenue B, E. Hildebrand Avenue, and Old Austin Road. The area north of E. Hildebrand exhibits mixed uses of commercial, single family and multifamily uses. A limited amount of rehabilitation and reuse of early to mid 20th century commercial structures is exhibited along Broadway. A specialty shopping and restaurant area called the Boardwalk on Broadway draws on the park's pastoral atmosphere. A small commercial node is located at the entrance of Fort Sam Houston on the northwest corner of N. New Braunfels and Eleanor. Two car dealerships are located on Broadway. Several motels, some of which were former tourist courts, are still in operation throughout the western part of the neighborhood.</p>
<b>PUBLIC/ INSTITUTIONAL</b>	<p>This category refers to public and institutional uses. The Witte Museum and the Pioneer Trail Drivers/Texas Rangers Museum are situated at the northwest corner Broadway and Pershing Avenue. Lamar Elementary School is centrally located in the neighborhood north of Mahncke Park. Some churches and private schools are found throughout the neighborhood. Fort Sam Houston is located directly south of the neighborhood, and the University of the Incarnate Word is located directly northwest of the neighborhood.</p>
<b>PARKS/ OPEN SPACE</b>	<p>This category refers to both public and private parks and open space. Mahncke Park is a 10-acre linear urban parkway that connects Brackenridge Park, a 344-acre community park on the west and the San Antonio Botanical Center, a 33-acre special park facility on the east. Lions Field, at the southwest corner of Mulberry and Broadway, functions as an adult community activity center and a playground. Five public pocket parks are found along Wesley Place, Old Austin Rd., and Catalpa. Property between Pinckney and Funston has been purchased by the San Antonio Botanical Society for expansion of the facility. A private golf course, operated by the San Antonio Country Club, is adjacent to the neighborhood.</p>

Mahncke Park Neighborhood Plan  
Current Land Use

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PAGE RESERVED FOR  
CURRENT LAND USE  
MAP



# LAND USE PLAN

The Land Use Plan builds on the goals and objectives of the Mahncke Park Neighborhood and identifies the preferred land development pattern. The Plan reflects, in general terms, the relationships that ensure compatible land uses. It serves as a policy guide for future development, and enables government officials to anticipate future public expenditures more effectively. Two primary tools for implementation of the land use plan are the Unified Development Code (zoning and subdivision ordinances) and the Capital Improvements Program (CIP), the city's six year financial plan for capital projects. After adoption by City Council, the Planning Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases and comprehensive rezoning initiatives. Furthermore, plans are provided to all City Departments and Proposed Partners to consult in developing future projects.

The location of different land uses is based on existing uses, community discussions and policies from the City's *Master Plan*. The basic land use model assumes that the most intensive types of land uses occur in clusters, or nodes, at the intersection of streets other than local streets and along thoroughfares. Each land use classification is described in the following table.

# Mahncke Park Neighborhood Plan

## Land Use Plan

CLASSIFICATION	DESCRIPTION
<p><b>URBAN SINGLE FAMILY RESIDENTIAL</b></p>	<p>Urban Single Family Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Urban Single Family Residential areas are composed mainly of single family dwellings on small, individual lots. Exhibiting 5 to 8 dwelling units per acre, the density of this use ranges from low to medium. Detached and attached accessory dwelling units such as granny flats, “echo” homes (elder cottage housing opportunity), and garage apartments are allowed when an accessory use is located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot, and should reflect the appearance of the main structure. A limited number of duplexes, or detached houses designed for and occupied exclusively as the residence of not more than two families, each living as an independent housekeeping unit, is allowed in Urban Single Family Residential. In general, off-street parking facilities in Single Family Residential are discouraged. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p>
<p><b>URBAN MULTIFAMILY RESIDENTIAL</b></p>	<p>Urban Multifamily Residential includes small lot single family development, duplexes, triplexes, fourplexes, and townhomes. Exhibiting a medium density ranging from 9 to 14 dwelling unit per acre, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Urban Single Family Residential uses are found within this classification, and should be located in the center of the neighborhood, with Urban Multifamily Residential being located at the edges of the neighborhood.</p>
<p><b>COMPACT MULTIFAMILY RESIDENTIAL</b></p>	<p>Compact Multifamily Residential provides for compact development consisting of the full spectrum of residential unit types. This classification includes apartments and condominiums, exhibiting a high density that generally is greater than 14 dwelling units per acre. All residential uses can be found within this classification. Compact Multifamily Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Urban Single Family or Urban Multifamily Residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Concentrated Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Urban Single Family or Urban Multifamily Residential uses and non-residential uses. Appropriate buffering should be required between Compact Multifamily Residential uses and other residential uses. Concentrated Multifamily Residential uses should be located in a manner that does not route traffic through other residential uses.</p>

# Mahncke Park Neighborhood Plan Land Use Plan

CLASSIFICATION	DESCRIPTION
<b>NEIGHBOHOOD COMMERCIAL</b>	<p>Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Examples of Neighborhood Commercial services are gasoline service stations, convenience stores, restaurants, neighborhood shopping centers with one anchor (i.e. grocery, general merchandise, or pharmacy), car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, medical clinics, day care centers, motels, tourist courts, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone). No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. A limited number of mixed use, infill development zones having commercial on the first floor with residential or office above would be permissible on Broadway. This classification contrasts with Community Commercial that serves the larger community and promotes a broad range of commercial operations and services necessary for numerous neighborhoods of the city. (Note: No Community Commercial uses are in this plan.)</p>
<b>MIXED USE - Residential/ Office/ Commercial Special District</b>	<p>Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Neighborhood Commercial, and Residential categories as well as office buildings and hotels up to four (4) stories. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A special district should be implemented to provide design standards for Mixed Use development.</p>

# Mahncke Park Neighborhood Plan

## Land Use Plan

CLASSIFICATION	DESCRIPTION
<b>PUBLIC/ INSTITUTIONAL</b>	Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, private clubs and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.
<b>PARKS/ OPEN SPACE</b>	Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.





**Mahncke Park Neighborhood Plan  
Land Use Plan as adopted September 27, 2001**

City of Terrell Hills

UNIVERSITY OF THE  
INCARNATE WORD

BRACKENRIDGE  
PARK

SAN ANTONIO  
COUNTRY CLUB





BOTANICAL  
CENTER

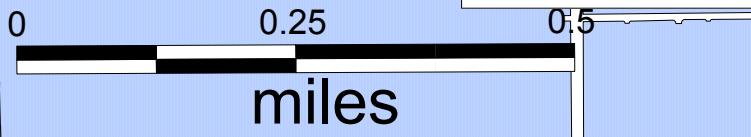
MAHNCKE PARK

FORT  
SAM  
HOUSTON

*A comprehensive plan shall not  
constitute zoning regulations  
or establish zoning district  
boundaries (Texas Local  
Government Code 219.002)*

**Land Use Plan Categories**

-  Urban Single Family Residential (5-8 units/acre)
-  Urban Multifamily Residential (9-14 units/acre)
-  Compact Multifamily Residential (over 14 units/acre)
-  Neighborhood Commercial
-  Mixed Use
-  Public and Institutional
-  Parks and Open Space





# NEIGHBORHOOD DEVELOPMENT

The Neighborhood Development Chapter provides goals, objectives and action steps pertaining to both residential and commercial development.

The plan calls for preserving the existing character of neighborhood housing through home ownership, home improvement and maintenance, rehabilitation, historic preservation, and discouraging incompatible development. The plan respects the diversity of housing types, while supporting new residential initiatives, including an increase in owner-occupancy and higher quality multifamily developments.

Economic development of the Broadway business corridor is encouraged through the establishment of Neighborhood Conservation District (NCD) design standards, participation in the Neighborhood Commercial Revitalization (NCR) program, urban design improvements, buffers and landscaping, parking improvements, and mixed use development with an emphasis on the integration of live/work units into commercial areas. A Neighborhood Conservation District (NCD) is recommended for both residential and commercial areas to promote compatible urban design throughout the Mahncke Park Neighborhood.

# Mahncke Park Neighborhood Plan Neighborhood Development



## GOAL 1: HOUSING

**Preserve and enhance the existing character of the neighborhood.**

### Objective 1.1: HOME OWNERSHIP

**Encourage home ownership and owner occupancy of existing and new single and multifamily residences.**

#### **Major Action Steps:**

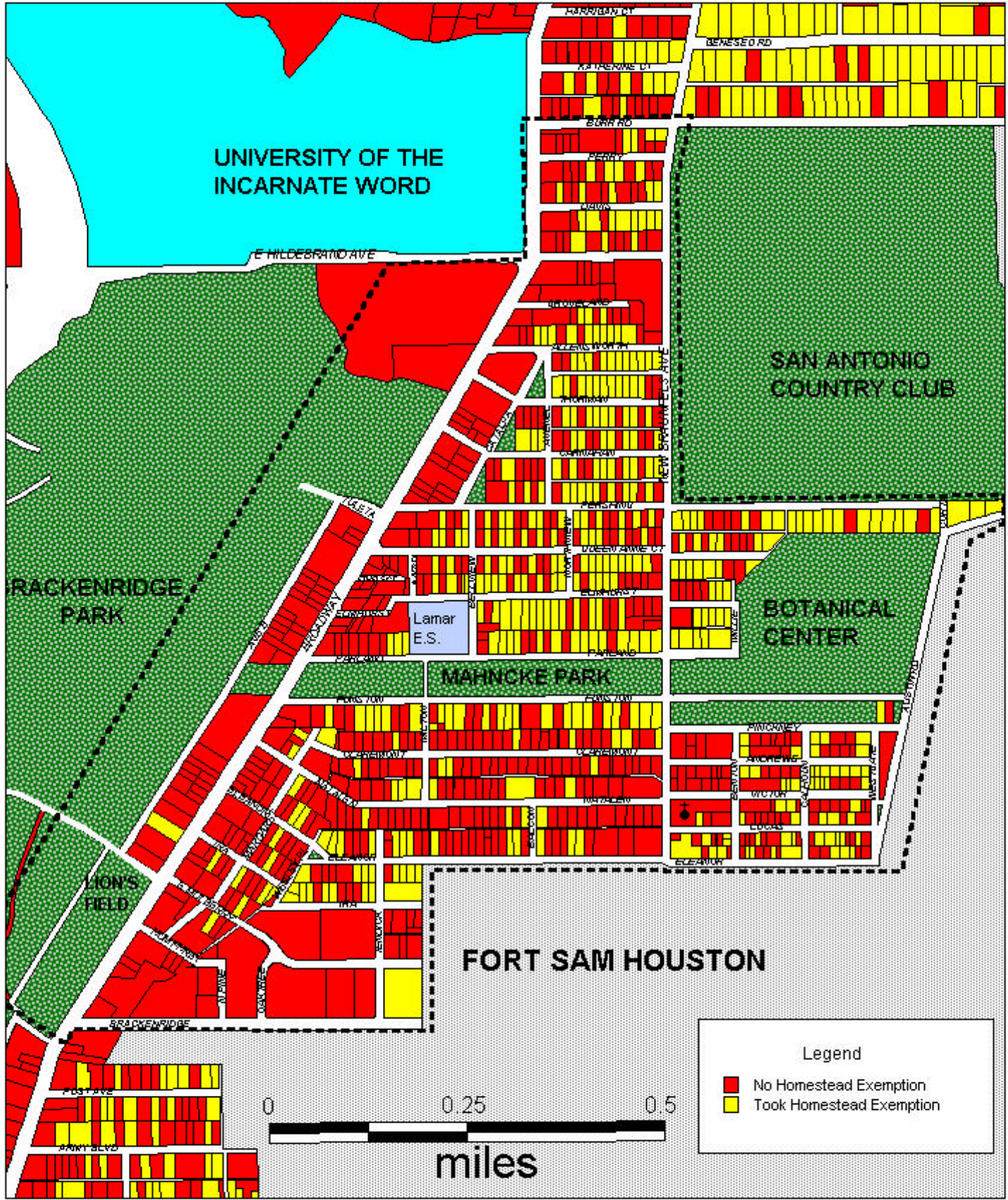
1. Publicize the Neighborhood to potential buyers and real estate professionals.
2. Encourage private sector lenders to make mortgage and home improvement funds available for the Neighborhood.
3. Identify non-profit and public sector sources of financial and other assistance to homeowners.
4. Provide information on first time home buying programs, and other home ownership incentives, to residents currently renting properties.
5. Provide information showing the advantages of owner occupancy of 2, 3 and 4 unit dwellings.

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

**Proposed Partnerships:** Private sector lenders, COSA Neighborhood Action Department, SADA, S.A. Housing Trust Foundation, S.A. Alternative Housing Corporation, Neighborhood Housing Services, COSA Housing and Community Development Department, Habitat for Humanity, Neighborhood Reinvestment Corporation, Texas Veterans Land Board

**Potential Funding Sources:** minimal

Mahncke Park Neighborhood Plan  
 Determination of Owner Occupancy Map



Prepared by the City of San Antonio, Department of Planning  
 Source: Bexar County Appraisal District  
 January 2001

# Mahncke Park Neighborhood Plan

## Neighborhood Development



### GOAL 1: HOUSING

#### Objective 1.2: HOME IMPROVEMENT AND MAINTENANCE

Improve the quality and condition of housing in the neighborhood.

##### Major Action Steps:

1. The Neighborhood Association will endeavor to:
  - serve as a center of information on property, financing, tax and other incentives both private and public, which aid in home ownership and rehabilitation;
  - gather information and present programs to residents regarding home improvement including information on financing home improvements, “do-it-yourself” programs, and availability of advice from public sources.
  - support and coordinate the cooperative purchase of services such as landscaping, painting, insulation, etc., by groups of homeowners.
2. Draft checklist of housing assistance organizations and their services.
3. Encourage property maintenance and improvement through a program of neighborhood beautification awards.
4. Continue the “Neighborhood Concerns” committee to perform scheduled inspections to keep COSA Code Compliance’s Citizen Action Officer informed on critical issues, and when appropriate, to direct correspondence to property owners to prevent further deterioration of housing stock.
5. Identify abandoned, neglected, and poorly managed properties and establish who has ownership.

##### Major Action Steps:

6. Seek enforcement of City health, nuisance, building and zoning regulations and support the strengthening of these regulations as necessary for the protection of the neighborhood.
7. Seek to enforce compliance with regulations and requirements pertaining to publicly assisted housing programs.
8. Support speedy demolition of non-viable properties, when: a) efforts at maintenance and rehabilitation fail, b) the demolition conforms to the requirements of the Neighborhood Plan, any Neighborhood Conservation or other overlay district, and c) the Neighborhood Association approves.
9. Recommend amendments to the City codes and staff review procedures\* as follows:
  - Revise procedure to discourage the modification, delay or extension of orders of the Dangerous Structures Determination Board.
  - Provide that properties will be reset for hearing before the DSDB after the date the DSDB has set for completion of work ordered to be performed by the property owner.
  - Ensure that the Neighborhood Association will receive mailed notice of all hearings on properties located within the boundaries of the Neighborhood Association.
  - Revise City staff demolition review procedure to ensure that a) the demolition conforms to the Neighborhood Plan, Neighborhood Conservation or other overlay district, and the City code, b) during the public hearing, the staff member reports the Neighborhood Association’s recommendation on the demolition, that includes the Neighborhood’s reasons for the decision, and c) the staff recommendation reflects the Neighborhood’s decision to the DSDB.
10. Hold periodic accountability meetings with COSA departments, including the City Attorney’s office, to assure aggressive enforcement of City regulations.

(\*Note: The Dangerous Structures Determination Board policies are undergoing internal review by City management, and the process is being addressed.)

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

**Proposed Partnerships:** Property owners, COSA City Attorney’s Office, COSA Code Compliance, COSA Neighborhood Action Dept.

**Potential Funding Sources:** minimal

# Mahncke Park Neighborhood Plan Neighborhood Development



## GOAL 1: HOUSING

### Objective 1.3: REHABILITATION

**Encourage appropriate private sector, non-profit and public redevelopment and rehabilitation of deteriorated and vacant property in a manner that is responsive to neighborhood concerns.**

#### **Major Action Steps:**

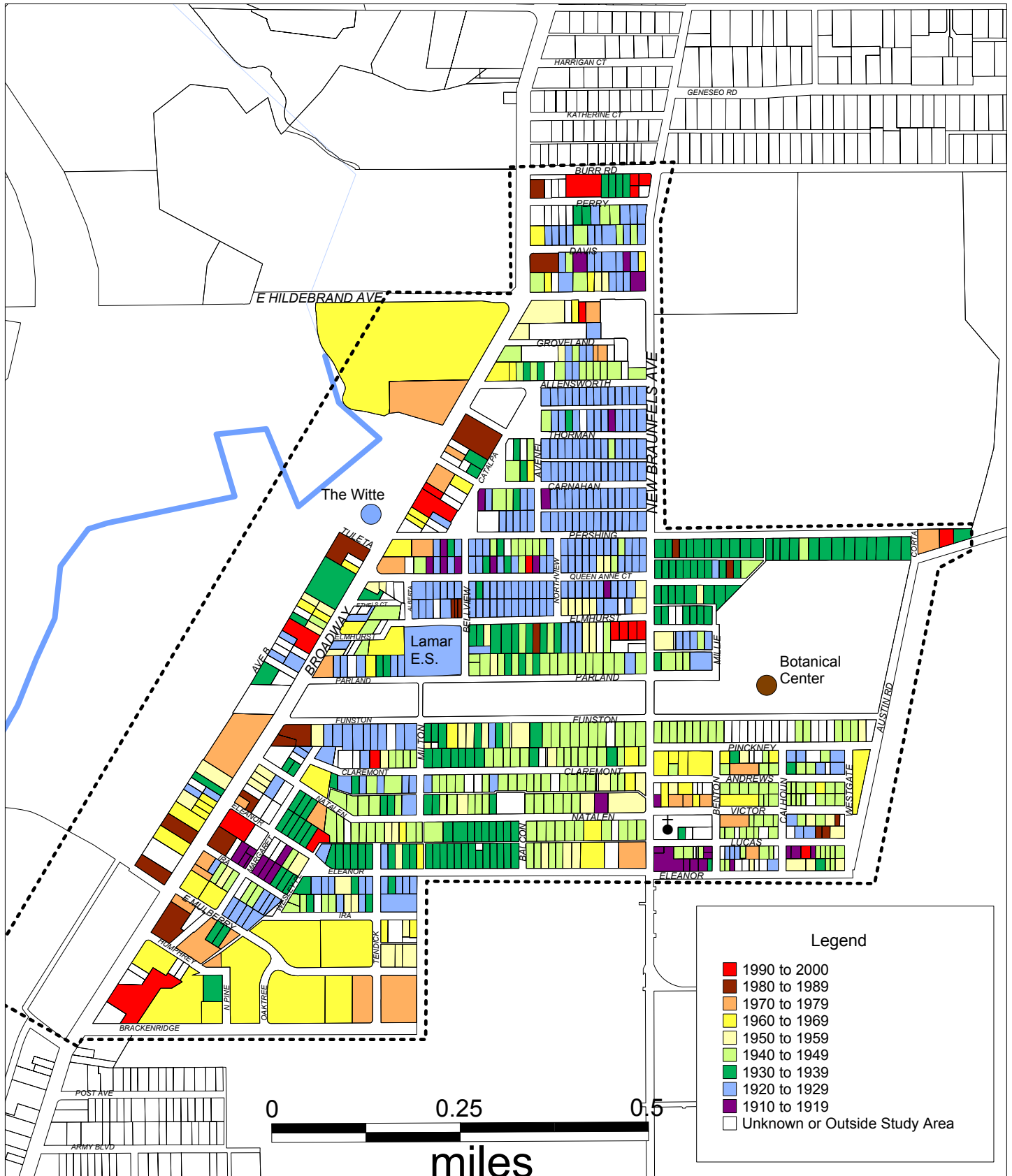
1. Identify and promote rehabilitation and adaptive reuse programs.
2. Promote redevelopment of vacant or neglected properties to potential owners and developers.
3. Coordinate with San Antonio Housing Authority (SAHA) to improve the condition and management of public supported housing.
4. Investigate the use of public and public/private action to acquire and rehabilitate distressed properties for uses conforming to the goals and objectives of the Neighborhood Plan.
5. Investigate the formation of a neighborhood housing corporation which would acquire property for residential rehabilitation or construction for resale to owner-occupants.

**Timeline:** Short (1-2 years) to Long (6 or more years)

**Proposed Partnerships:** COSA  
Neighborhood Action Department (NAD), San Antonio Development Agency (SADA), San Antonio Conservation Society, San Antonio Housing Authority (SAHA)

**Potential Funding Sources:** Housing & Urban Development (HUD), Community Development Block Grant (CDBG), SADA, SAHA, NAD, San Antonio Conservation Society's Community Grant Program

# Mahncke Park Neighborhood Plan Structure Year Built Map



Prepared by City of San Antonio, Department of Planning  
Source: Bexar County Appraisal District

## GOAL 1: HOUSING

**Objective 1.4: DISCOURAGE  
INCOMPATIBLE DEVELOPMENT**  
Discourage the purchase and  
assembly of residential property  
for inappropriate speculative  
purposes.

### Major Action Steps:

1. Continue function of the Neighborhood Association "Zoning and Land Use" Committee to evaluate proposed zoning changes and requests for variances, meet with applicant property owners, and recommend action to the Neighborhood Association Board regarding proposed zoning changes, variances, and special exceptions. This Committee will consult with owners seeking zoning changes and variances regarding the neighborhood's land use goals and objectives.
2. Actively oppose zoning changes, variances, and special exceptions which do not conform to the goals and objectives of the Neighborhood Plan and the standards of the Neighborhood Conservation District.
3. Support amendments to the *Unified Development Code* and staff procedures to:
  - Require that an applicant for a zoning change, variance, or special exception provides evidence as an attachment to the application that the registered Neighborhood Association has been notified.
  - Require a unanimous vote based on specific findings by the Zoning Commission to recommend approval of an application that is not in conformance with the Neighborhood Plan and the Neighborhood Association's recommendation.
  - Schedule public hearings at a time that is convenient to members of the neighborhood to allow full participation.



### Major Action Steps:

4. Initiate downzoning of those areas which are not currently built up to the maximum uses and densities permitted for the current zoning classifications.
5. After downzoning, in cases where existing viable multi-unit structures would not be permitted to be occupied due to a lapse of use, the Neighborhood will recommend that the as-built use continue only when it is demonstrated that the zoning change will preserve and enhance the character of the immediately surrounding area and the neighborhood in general.
6. Implement a Neighborhood Conservation District that will set out standards development in residential areas, and includes standards for buffering between adjacent densities.

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

**Proposed Partnerships:** Broadway businesses  
property owners, COSA Planning Department

**Potential Funding Sources:** minimal



# Mahncke Park Neighborhood Plan Neighborhood Development



## GOAL 1: HOUSING

**Objective 1.5: HISTORIC PRESERVATION**  
Recognize and preserve individual properties of historic and cultural significance in the neighborhood.

### **Major Action Steps:**

1. Educate and encourage property owners to apply for local, state and/or national designation of individual historic properties.
2. Provide information on the tax incentives for property owners undertaking historic preservation.
3. Continue work to identify the route of the historic Spanish Acequia Madre and explore its preservation and interpretation.

**Timeline:** Short—Mid (1-5 years)

**Proposed Partnerships:** Property owners, COSA Historic Preservation Office, San Antonio Conservation Society, UTSA Center for Archaeological Research

**Potential Funding Sources:** San Antonio Conservation Society (assistance with property inventory and markers), Bexar County Historical Commission, Texas Historical Commission, National Trust for Historic Preservation

# Mahncke Park Neighborhood Plan Neighborhood Development



**GOAL 2: LAND USE AND URBAN DESIGN**  
Encourage the commercial development and redevelopment of Broadway with particular attention to:  
1) the shopping and employment needs of neighborhood residents; and  
2) a transition from commercial to residential uses which does not damage the character of the neighborhood.

**Objective 2.1: NEIGHBORHOOD CONSERVATION DISTRICT**  
Implement a Neighborhood Conservation District (NCD) to establish appropriate design standards for both commercial and residential development.

**Major Action Step:**

1. Work with COSA Planning Department and property owners to establish a Neighborhood Conservation District and design standards for commercial and residential areas. (See Appendix I for suggested design standards.)

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

**Proposed Partnerships:** Broadway business and property owners, neighborhood residents, COSA Planning Department

**Potential Funding Sources:** minimal

# Mahncke Park Neighborhood Plan Neighborhood Development



## Objective 2.2: URBAN DESIGN Improve the appearance of commercial areas.

### Major Action Steps:

1. Promote the relocation or placing of utilities underground along the Broadway and Avenue B corridors through the establishment of a Utility Conversion Overlay District.

**Timeline:** Long (6 or more years)

2. Work with the COSA Building Inspections and Code Compliance Departments to:
  - a) control off-premises commercial signs and street banners on Broadway.
  - b) amend the signs and billboard ordinance to reduce the dimensional standards of commercial signage in order to ensure compatibility with the neighborhood.
  - c) establish standards for street banners including spacing.

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

3. Work with local agencies to develop a model streetscape plan for Broadway.

**Timeline:** Long (6 or more years)

4. Actively oppose the location of freestanding communications towers/antennae within the neighborhood.

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

**Proposed Partnerships:** Broadway business owners, Mahncke Park Neighborhood Association, COSA Public Works Dept., VIA Metropolitan Transit, COSA Code Compliance Dept., COSA Planning Dept., COSA Building Inspections Department

**Potential Funding Sources:** Transportation Community and System Preservation Pilot Program, T-21 Enhancement funds, FTA enhancement funds, Public Improvement District, Utility Conversion Fund

## Objective 2.3 BUFFERS AND LANDSCAPING Enhance neighborhood landscaping and provide for attractive buffer zones between commercial and residential uses.

### Major Action Steps:

1. Encourage businesses to provide additional landscape treatments to perimeter fences and parking areas through a neighborhood beautification/tree planting initiative.

**Timeline:** Short – Mid (1-5 years)

2. Preserve trees identified as at-risk in the Mahncke Park Neighborhood Association tree survey.
3. Develop a program to promote planting of site-appropriate trees on private property in the neighborhood.
4. Obtain tree donations for use in neighborhood beautification.

**Timeline:** Continuing

5. Support amendments to the Unified Development Code to include vegetative buffer yards.
6. Replace unsightly fences and barriers (barbed- and razor-wire, chain link fences) with site-appropriate treatments and materials.

**Timeline:** Short to Mid (1–5 years)

**Proposed Partnerships:** business owners, neighborhood residents, COSA Public Works Dept., COSA Parks & Recreation Dept., COSA Planning Dept., VIA Metropolitan Transit

**Potential Funding Sources:** Neighborhood Improvement Challenge Program, VIA Tree Planting Program



## Objective 2.4: DESIGN ENHANCEMENTS Facilitate the creation of public art within the neighborhood.

### Major Action Steps:

1. Explore the possibility of beautifying commercial entities with murals or other forms of public art.
2. Encourage appropriate design enhancements of public spaces such as the Pinckney Street retaining wall.

**Timeline:** Short – Mid (1-5 years)

**Proposed Partnerships:** Mahncke Park NA, local businesses, possible outside donors (San Antonio Trees, City of San Antonio, Wolfe Nursery)

**Potential Funding Sources:** Mahncke Park Neighborhood Association, local businesses, other donors, COSA Neighborhood Improvement Challenge Program

# Mahncke Park Neighborhood Plan Neighborhood Development

## GOAL 2: LAND USE AND URBAN DESIGN

### Objective 2.5: PARKING

Ensure optimum parking for business development and public use without diminishing the character of the neighborhood.

#### Major Action Steps:

1. Work with Southwestern Bell Corporation to discontinue the use of property east of Broadway for off-street parking.
2. Return such property for uses compatible with the commercial character of Broadway and the surrounding residential area.
3. Encourage the construction of a parking garage on Southwestern Bell Corporation property at Hildebrand and Broadway with commercial space on the first floor, and explore a shared use arrangement to address parking needs of the Witte Museum, Brackenridge Park, and overflow parking from area businesses.
4. Discourage the construction of new off-street parking lots east of Broadway through regulatory measures.
5. Discourage new front end surface parking lots on Broadway.

**Timeline:** Short— Long (1- 6 or more years)

**Proposed Partnerships:** Southwestern Bell Corp., University of Incarnate Word, City of San Antonio Public Works Dept., COSA Parks & Recreation Department, Witte Museum, COSA Planning Department, Broadway property owners

**Potential Funding Sources:** COSA, Public Improvement District, Tax Increment Financing and Reinvestment Zone



### Objective 2.6: MIXED USE

Promote mixed use commercial development with an emphasis on the development of live/work units.

#### Major Action Steps:

1. Advocate for neighborhood commercial zoning that provides for concentrated residential, retail, service, office and mixed uses (through permitted use, special use in base zoning districts, or through an overlay district) while preserving vistas of the public parks through viewsheds regulating building height.
2. Identify potential locations for facilities that provide assisted care and related services to older adults in the future mixed use area and encourage their development.

**Timeline:** Short—Mid (1-5 years)

**Proposed Partnerships:** Broadway business and property owners, neighborhood residents, COSA Planning Department

**Potential Funding Sources:** minimal





## GOAL 2: LAND USE AND URBAN DESIGN

### Objective 2.7: FORT SAM HOUSTON Coordinate the future development of Fort Sam Houston with the Mahncke Park Neighborhood Plan.

#### Major Action Steps:

1. Ensure that future development, redevelopment and privatization of Fort Sam Houston is consistent with the Goals and Objectives of the Mahncke Park Neighborhood Plan.
2. Advocate for Mahncke Park Neighborhood representation on public and private boards, commissions, and committees concerned with development, redevelopment and privatization of Fort Sam Houston.
3. Work with COSA Planning Department to incorporate into the Neighborhood Plan boundary any Fort Sam Houston property that may be privatized in the future for development.

**Timeline:** Short to Long (1—6 or more years)

**Proposed Partnerships:** Mahncke Park Neighborhood Association, Fort Sam Houston, City of San Antonio, Bexar County

**Potential Funding Sources:** Fort Sam Houston, City of San Antonio, Bexar County, private businesses

## GOAL 3: ECONOMIC DEVELOPMENT

### Objective 3.1: NEIGHBORHOOD COMMERCIAL REVITALIZATION Participate in the Neighborhood Commercial Revitalization (NCR) Program to promote business development.

#### Major Action Steps:

1. Establish a business development committee within the neighborhood association to network with existing and potential businesses.
2. Encourage diversification of neighborhood retail services.
3. Provide support to neighborhood businesses to consider development of a Broadway business owners association.
4. Host a series of meetings to provide information on the NCR program and related initiatives to neighborhood businesses.

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

**Proposed Partnerships:** COSA Neighborhood Action Department, Broadway business owners

**Potential Funding Sources:** COSA NCR program, Broadway business owners



Mahncke Park Neighborhood Plan  
Neighborhood Development

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# TRANSPORTATION & INFRASTRUCTURE

The goal of the Transportation/Infrastructure chapter of the Mahncke Park Neighborhood Plan is to maintain and enhance the existing infrastructure in a manner that supports the neighborhood's traditional development style.

The neighborhood's objectives include an expansion and rehabilitation of the neighborhood's sidewalk network as well as the creation of on-street bicycle routes. Also the neighborhood would like to make the existing transit system easier to use by improving the quality of bus stops. With the enhancement of the current infrastructure in mind, the Mahncke Park Neighborhood advocates for improved relationships with agencies responsible for capital improvements to help influence project selection, planning, design and implementation.



## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

Create a safe and attractive transportation system for motorists, pedestrians, bicyclists, and VIA riders compatible with the neighborhood's traditional development style.

### Objective 4.1: PEDESTRIAN NETWORK

Expand and enhance the pedestrian circulation system to make it safe and continuous to multiple destinations.



Eleanor Streetscape

#### Major Action Steps:

1. Conduct a pedestrian survey of the Mahncke Park neighborhood to identify the locations where school children are picked up by the school district. Prioritize locations of new sidewalks and improved street crossings based on level of hazard to children.

**Timeline:** Short (1–2 years)

**Proposed Partnerships:** Mahncke Park Neighborhood Association, San Antonio Independent School District, Lamar Elementary PTA, VIA, Citizens Organized for Public Service, Metro Alliance

**Potential Funding Sources:** Minimal/Volunteer

2. Improve sidewalk conditions.
  - Add new sidewalks, and repair existing sidewalks as identified in the sidewalk inventory (See Table 1).
  - Explore and provide information on potential cost-sharing mechanisms between neighborhood residents and the City of San Antonio to expedite the expansion and rehabilitation of the neighborhood's sidewalk network.
  - Explore neighborhood cooperatives to improve sidewalks and adjacent vegetation.
  - Identify and replace substandard sidewalks.
3. Coordinate with Public Works Dept. to assess pedestrian circulation needs and determine if creation of safe pedestrian access across Brackenridge Park is warranted (particularly from Broadway to US Hwy. 281 via Hildebrand and Mulberry).

**Timeline:** Mid to Long (3—6+ years)

**Proposed Partnerships:** COSA Public Works, City Council representative, Metropolitan Planning Organization (MPO) Pedestrian Mobility Task Force

**Potential Funding Sources:** COSA Neighborhood Accessibility and Mobility Program, MPO, Council representative discretionary fund, CDBG, COSA Capital Improvement Program, Property Owners

# Mahncke Park Neighborhood Plan Transportation and Infrastructure

Table 1

## GOAL 4: NEIGHBORHOOD FRIENDLY TRANSPORTATION SYSTEM Objective 4.1: PEDESTRIAN NETWORK

<b>Add Sidewalk</b>	<b>Street Segment</b>	<b>Status</b>	<b>Estimated Linear Feet</b>
<b>Allensworth</b>	Northside of street, Avenel to New Braunfels	130 feet of sidewalk missing just west of New Braunfels	130
<b>Brackenridge Rd.</b>	North side of street, Oaktree to Tendick	Sidewalk ends 330 feet east of Oaktree	410
<b>Carnahan</b>	North side of street, Broadway to Catalpa	No sidewalk	300
<b>Carnahan</b>	South side of street, Broadway to Catalpa	Sidewalk ends 150 feet east of Broadway	150
<b>Eleanor</b>	North side of street, Balcon to New Braunfels	There is a 120 foot gap in the sidewalk	120
<b>Funston</b>	North side of street, New Braunfels to Botanical Gardens	No sidewalk access to Botanical Gardens	400
<b>Hildebrand Ave.</b>	US Hwy 281 to Broadway	Only small stub of sidewalk running along Brackenridge Park exists (500 ft)	2,400
<b>Margaret</b>	West side between Ira and Mulberry	No sidewalk	310
<b>Margaret</b>	Natalen to Ira. East or west side	No sidewalk	620
<b>Mulberry</b>	Southside between Broadway and Margaret	No sidewalk	230
<b>N. New Braunfels</b>	West side of street, half block north of Claremont to Pershing	No sidewalk	1,040
<b>N. New Braunfels</b>	East side of street, Funston to Burr Rd.	No sidewalk	3,590
<b>Parland Pl.</b>	New Braunfels to Millie	No sidewalk on north side	400
<b>Pershing Ave.</b>	New Braunfels to Old Austin Road	Only small stub of sidewalk exists in mid block (250 ft).	1,710
<b>Thorman</b>	South side of street, Broadway to Avenel	No sidewalks	480
<b>Wesley Pl.</b>	West side between Eleanor and Ira.	No sidewalks	300
<b>Repair Sidewalk</b>	<b>Street Sections</b>	<b>Status</b>	<b>Estimated Linear Feet</b>
<b>Eleanor Ave.</b>	North side of street, Balcon to Benton	Sidewalk needs rehabilitation.	1,240
<b>Ethels Court at Broadway</b>	East side of Broadway to southside of Ethels Court	Sidewalk needs rehabilitation.	240
<b>Ira</b>	North side of street, Broadway to Margaret.	Sidewalk needs rehabilitation.	320
<b>N. New Braunfels Ave.</b>	West side of street, Pershing to Burr Road	Sidewalk needs rehabilitation.	2,190
<b>Parland Pl.</b>	North side of street, N. New Braunfels to Broadway	Sidewalk needs rehabilitation.	2,290
<b>Queen Anne Ct.</b>	Broadway to Bellview.	Sidewalk need rehabilitation.	600

# Mahncke Park Neighborhood Plan Transportation and Infrastructure

## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

### Objective 4.1: PEDESTRIAN NETWORK

#### Major Action Steps (cont.):

4. Assess Broadway and Brackenridge and assess Hildebrand at N. New Braunfels to improve pedestrian crossing conditions with appropriate treatments as warranted (preferably high-visibility/ painted ladder style crosswalks, intersection stop lines or bulb-outs). Assess crossing conditions along N. New Braunfels for Lamar Elementary students and visitors to the Botanical Gardens to determine appropriate treatments if warranted (preferably installing high-visibility, ladder style crosswalks and intersection stop lines on all four approaches at the intersection of N. New Braunfels and Funston).

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

**Proposed Partnerships:** San Antonio Independent Schools District, COSA Public Works

**Proposed Funding Sources:** COSA Neighborhood Accessibility and Mobility Program, MPO, TxDOT Transportation Enhancement Program, TxDOT Hazard Elimination Safety Program (HESP), CDBG

5. Control proliferation of news racks on sidewalks and within the public rights of way.

- Request that the City of San Antonio remove abandoned, broken, or unsafe news racks on public rights-of-way and maintain walkway space to minimum ADA standards.
- Draft design standards for news racks encouraging consolidation and appropriate colors and materials. Incorporate news rack street furniture design standards into Neighborhood Conservation District design standards.
- Work with the City to establish appropriate criteria for siting news racks within the public right-of-way and require removal/relocation of news racks that create traffic hazards.

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

**Proposed Partnerships:** News rack distributors, City of San Antonio Planning Department, City of San Antonio Public Works, Code Enforcement, Building Inspections

**Proposed Funding Sources:** Minimal

6. Investigate the possible removal/relocation of utility poles and traffic control devices blocking the pedestrian passageway along Broadway, N New Braunfels, and Natalen in accordance with the *Texas Manual on Uniform Traffic Control Devices*. Encourage consolidation of sign poles whenever possible, or consider adjusting pedestrian facilities.

**Timeline:** Short to Mid (1–5 years)

**Proposed Partnerships:** City Public Service, City of San Antonio Public Works, Code Enforcement, Building Inspections

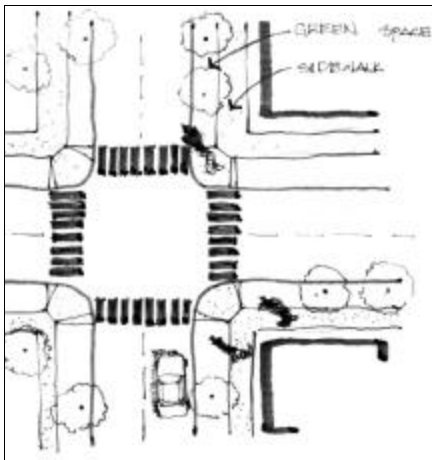
**Proposed Funding Sources:** CPS, COSA Public Works, TxDOT (Broadway only)



# Mahncke Park Neighborhood Plan Transportation and Infrastructure

## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

### Objective 4.2: STREETSCAPE Maintain and promote Mahncke Park's traditional neighborhood development style.



Preferred Street Design for Mahncke Park

#### Major Action Steps:

1. Maintain consistency of the neighborhood's traditional sidewalk configuration.
  - Survey locations where the green strip between the sidewalks and roadways has been paved and work with property owners and the City of San Antonio to protect/restore the green strip.
  - Locate all future sidewalks separate from the curb to promote walking and enhance pedestrian safety.

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

**Proposed partnerships:** COSA, Parks Department, University of the Incarnate Word, Property Owners

**Proposed Funding Sources:** City Council Discretionary Fund

2. Plant trees in the buffer strip between the curb and sidewalks where right-of-way permits to facilitate traffic calming, dampen noise, and lower temperatures. (COSA Public Works Department will review proposed locations to address any public safety issues.)

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

**Proposed Partnerships:** Property owners, San Antonio Botanical Society, COSA Public Works, Office of the City Arborist, VIA, CPS, Parks Department, Texas Forest Service, Bexar County Master Gardeners

**Proposed Funding Sources:** Property owners, San Antonio Botanical Society, COSA Neighborhood Improvement Challenge Program, VIA Local Assistance Program, CPS, City Council representative discretionary fund

3. Relocate overhead utility lines underground throughout the neighborhood.
  - Consider each project segment by segment as needed.
  - Use planned street reconstruction projects as an opportunity to relocate utilities underground.
  - Prioritize parks and public spaces for the relocation of utilities.
  - Educate property owners to let them know they can - at their own expense - have their utility connections relocated underground on their property.

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

**Proposed Partnerships:** Property owners, COSA Public Works, COSA Parks Dept., VIA, City Public Service, Southwestern Bell Corp., Time Warner Cable

**Proposed Funding Sources:** CPS/COSA Utility Conversion Program Fund

# Mahncke Park Neighborhood Plan Transportation and Infrastructure

## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

### Objective 4.2: STREETScape



#### Major Action Steps (cont.):

4. Support the creation of a Neighborhood Conservation District zoning overlay for eligible portions of the neighborhood to protect the design integrity and neighborhood character for new construction. Proposed District should include:

- Street and lot layouts
- Driveways, curbs, and sidewalks
- Landscaping
- Signage
- Street furniture
- Lighting

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

**Proposed Partnerships:** COSA Planning Department, Property owners, San Antonio Conservation Society, City Council representative

**Proposed Funding Sources:** Minimal/Volunteer

5. Incorporate public art into public spaces, including parks, sidewalks, curbs, streetlights, crosswalks, bus stops, and retaining walls.

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

**Proposed Partnerships:** Southwestern Bell, Incarnate Word, COSA Cultural Affairs, COSA Public Works, Conservation Society, Parks Department, VIA, TxDOT

**Proposed Funding Sources:** Neighborhood Improvement Challenge Grant, CDBG, Parks Improvement Bonds, TxDOT Enhancement, Philanthropic Organizations

6. Increase the amount of street lighting by encouraging neighborhood residents to illuminate their property with front porch lights or other non-polluting light sources.

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

**Proposed Partnerships:** Property owners, COSA Police Department

**Proposed Funding Sources:** Minimal/volunteer

7. Establish design standards to encourage landscaping in lieu of retaining walls that invite graffiti.

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

**Proposed Partnerships:** COSA Planning Department, Property owners

**Proposed Funding Sources:** Minimal/Volunteer



Public Art in Dallas

# Mahncke Park Neighborhood Plan Transportation and Infrastructure



## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

**Objective 4.3: BICYCLE NETWORK**  
Create a continuous bicycle network within the Mahncke Park Neighborhood that links the neighborhood to other facilities.

### Major Action Steps:

1. Create alternate bike routes to streets that are unsafe or too narrow for bicycle travel.
  - Create Broadway alternate bicycle route along Avenue B with appropriate signage and pavement markings to protect bicyclist safety.
  - Work with the Metropolitan Planning Organization (MPO), COSA Public Works and property owners to create an east-west bicycle route with signage only along Funston.

**Timeline:** Short— Long (1 –6 + years)

**Proposed Partnerships:** COSA Public Works, MPO

**Potential Funding Sources:** Bicycle routes along Avenue B and a connection to the Botanical Center are funded in the FY2000 Transportation Improvement Plan (TIP)

2. Expand the neighborhood's recreational bicycling opportunities.
  - Link Fort Sam Houston's recreational facilities with the neighborhood via North New Braunfels, Old Austin Road, and Brackenridge.
  - Create a link to the McNay Museum along North New Braunfels.
  - Create bike routes within Brackenridge Park including an off-street route along Mulberry Avenue.
  - Link to the Salado Creek Greenway project.

**Timeline:** Short to Mid (1 – 5) years

**Proposed Partnerships:** Fort Sam Houston, COSA Public Works, MPO Bicycle Mobility Task Force, COSA Parks and Recreation Department

**Potential Funding Sources:** MPO, TEA-21 Enhancement Program, Park Improvement Bonds

3. Promote bicycle ridership by installing bike racks at community facilities, including but not limited to, the Botanical Gardens and the Witte Museum.

**Timeline:** Short (1 – 2 years)

**Proposed Partnerships:** COSA Parks and Recreation Department, COSA Public Works, S.A. Botanical Gardens, Witte Museum, local business owners

**Potential Funding Sources:** Minimal

# Mahncke Park Neighborhood Plan Transportation and Infrastructure

## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

**Objective 4.4: MASS TRANSIT –  
APPEARANCE AND  
CONVENIENCE  
Partner with VIA  
Metropolitan Transit to  
promote attractive and easy  
to use transportation.**



**Above:** Typical Mahncke Park VIA Stop near Broadway and Funston  
**Below:** User friendly VIA Stop near the Medical Center



### Major Action Steps:

1. Improve transit service:
  - Request additional weekend and special event service from VIA.
  - Support VIA's efforts to create a light rail corridor or bus-way within the roadbed of Broadway to enhance Mahncke Park's accessibility to downtown and other San Antonio destinations.

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

**Proposed Partnerships:** VIA, TxDOT District Office, COSA Public Works

**Potential Funding Sources:** Volunteers

2. Make the transit system easier to use by improving bus stops where right-of-way permits.

- Install shelters and benches including but not limited to adding bus shelters on both sides of Broadway at Funston.
- Incorporate public art into bus stop locations.
- Create information kiosks at heavily used bus stops to post neighborhood newsletters, VIA service announcements, Lamar School artwork and news, Botanical Society newsletter, and Witte Museum newsletter.
- Plant and maintain trees adjacent to bus stops.
- Relocate bus stops to take advantage of existing mature shade trees.
- Keep neighborhood bus stops free of commercial advertising.
- Create a unique bus stop to complement the Botanical Gardens at N. New Braunfels and Funston.
- Install trash receptacles.
- Install bus route maps and schedule information.

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

**Proposed Partnerships:** VIA, COSA Cultural Affairs, COSA Public Works, TxDOT, CPS tree planting program, City Arborist, Keep San Antonio Beautiful, Better Bus Bench Coalition

**Potential Funding Sources:** VIA, CPS, FTA Enhancement, City Council discretionary funds, COSA Community Arts Program

# Mahncke Park Neighborhood Plan Transportation and Infrastructure



The *Brackenridge Park Access and Circulation Study*, conducted by Wilbur Smith Associates for the Park and Recreation Department, recommended the initiation of a tram service to improve circulation. This service would operate 8 hours/day, 7 days/week during the 13 week peak season and 8 hours/day Saturday and Sunday for the 13 weeks before and after the peak season. This would require an estimated \$150,000 in initial capital costs and \$35,000 in annual operating costs.

## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

### Objective 4.5: PARKING

**Enhance safety of neighborhood streets and protect the neighborhood's traditional development style by addressing problems with on- and off-street parking.**

#### Major Action Steps:

1. Work with the Botanical Gardens to address special event parking and parking problems along Old Austin Road. Identify potential off-street parking locations and remote parking locations. Advocate for shared parking with Brackenridge Park linked by the circulator tram proposed by the *Brackenridge Park Access and Circulation Study*.

**Timeline:** Short— Mid (1 – 5 years)

**Proposed Partnerships:** COSA Parks Department, Botanical Society, MPO

**Proposed Funding:** Volunteer, minimal

2. Study overflow parking from Southwestern Bell Corporation, the University of the Incarnate Word, and other identified locations to evaluate potential remedies including, but not limited to:
  - On-street parking regulations
  - Parking garage
  - Shared parking with area businesses and community facilities such as Alamo Stadium, for example

**Timeline:** Short (1 – 2 years)

**Proposed Partnerships:** Southwestern Bell, COSA Public Works Parking Division, University of the Incarnate Word, Witte Museum, Property Owners

**Proposed Funding Sources:** Parking Revenue Bonds, Southwestern Bell Corp., Tax Increment Financing and Reinvestment Zone, Public Improvement District

*Note: Parking related information also is covered in Objective 2.5, p. 35.*



## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM



### Objective 4.6: STREET DRAINAGE

**Assess storm water management and determine appropriate mitigation to eliminate standing water and improve safety near drainage facilities.**

#### Major Action Steps:

1. Request that Public Works verify efficiency of drainage infrastructure.
  - Study storm sewer inlets and drainage flow, including the following locations: Avenel and Thorman, N. New Braunfels and Allensworth, N. New Braunfels and Carnahan, and at Ira and Tendick.
  - Study culverts, including under N. New Braunfels between Thorman and Carnahan.
  - Study persistent drainage problem on N. New Braunfels from Queen Anne Court to Elmhurst.
  - Initiate action as necessary.

**Timeline:** Short (1 – 2 years)

**Proposed Partnerships:** COSA Public Works

**Potential Funding Sources:** COSA General Fund

2. Advocate for replacement of open drainage ditch in Mahncke Park between Milton and Broadway with underground drainage to expand/enhance Mahncke Park and promote safety for children who play in the park; route street run-off from Funston into drainage way.

**Timeline:** Mid (3-5 years) to Long (6 years)

**Proposed Partnerships:** COSA Public Works

**Potential Funding Sources:** COSA General Obligation Bonds; COSA General Fund; CDBG; Park Improvement Bond Packages

3. Install curb and gutter where needed:
  - Northview between Elmhurst and Queen Anne Court
  - Avenel between Pershing and Carnahan
  - Tendick between Ira and Eleanor
  - Ira between Fort Sam Houston and Tendick

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

**Proposed Partnerships:** COSA Public Works

**Potential Funding Sources:** COSA General Obligation Bonds; COSA General Fund; CDBG; MPO

## GOAL 4: NEIGHBORHOOD-FRIENDLY TRANSPORTATION SYSTEM

**Objective 4.7: INFRASTRUCTURE**  
**Improve communication on public improvements with the neighborhood residents and businesses.**



### **Major Action Steps:**

1. Increase neighborhood involvement in all aspects of capital improvements including the selection, planning, design and implementation of projects. COSA Public Works and the selected consulting engineer to meet with Mahncke Park Neighborhood Association before projects are designed in order to understand the neighborhood's goals and concerns.

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

**Proposed Partnerships:** MPO, COSA Public Works (Capital Improvements Officer), Construction Inspectors, Project Engineers

**Proposed Funding Sources:** Minimal

2. Correlate programmed public improvements (i.e. street reconstruction, drainage, and utilities) with each other to maintain consistent street designs and minimize disruptions.

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

**Proposed Partnerships:** COSA Public Works, Construction Inspectors, CPS, SAWS, Southwestern Bell, Time Warner Cable

**Proposed Funding Sources:** Minimal

3. Hold street repair contractors responsible for damage to existing public property and infrastructure.

**Timeline:** Short (1 – 2 years)

**Proposed Partnerships:** COSA Public Works – Maintenance Division, Construction Inspectors

**Proposed Funding Sources:** Minimal

4. Create a mechanism for improved communication (Internet, newsletter, advertisements/notices) between COSA Public Works projects and neighborhood association.

**Timeline:** Short (1 –2 years)

**Proposed Partnerships:** COSA Public Works, Construction Inspectors

**Proposed Funding Sources:** Minimal/Volunteer

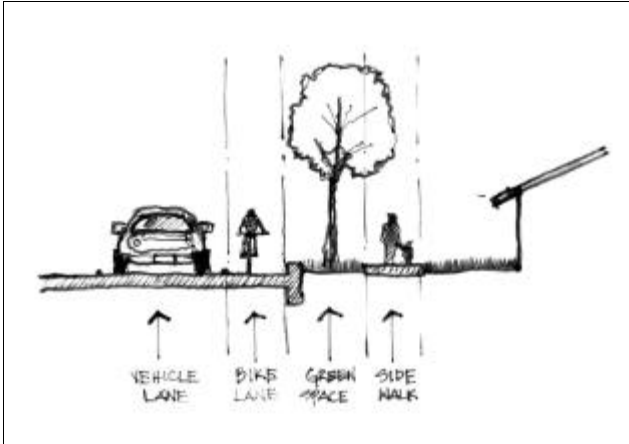
# Mahncke Park Neighborhood Plan Transportation and Infrastructure

## GOAL 5: TRAFFIC AND SAFETY

Protect the safety of local travel by improving key streets and intersections.

### Objective 5.1: TRAFFIC CIRCULATION

Provide improvements to neighborhood streets and implement measures to improve traffic circulation.



#### Proposed N. New Braunfels section.

**Note:** North New Braunfels has a 36 foot wide roadbed, sufficient to provide for 12 foot main travel lanes, 5 foot bicycle lanes on both sides (except where transition is needed for turn lanes), and up to 2 feet of center median space.

#### Major Action Steps:

1. Coordinate with the San Antonio Botanical Garden's Master Planning process to assure proposals to alter traffic flow on, or configuration of, public streets includes impact studies of all neighborhood streets and notification of all affected neighborhood residents.

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

**Proposed Partnerships:** Botanical Gardens, COSA Public Works, COSA Planning Department (Major Thoroughfare Plan), COSA Parks Department

**Potential Funding Sources:** COSA General Fund, COSA Neighborhood Improvement Challenge Program, COSA Neighborhood Accessibility and Mobility Program, CDBG, Property Owners, City Council Discretionary Fund

2. Address queuing and lane jockeying along N. New Braunfels by reallocating road space.

- Create left-turn lanes through striping of existing roadbed on North New Braunfels at Hildebrand, Pershing, Funston, and Eleanor.
- Install and maintain appropriate road striping.
- Narrow main lanes to an accepted minimum width (at least 12 feet) and use excess right of way to provide for 5 foot wide bicycle lanes (except where transition is needed for turn lanes).

**Timeline:** Short to Mid (1 – 5 years)

**Proposed Partnerships:** COSA Public Works; TxDOT District Office

**Potential Funding Sources:** COSA Capital Improvement Program, COSA Neighborhood Accessibility and Mobility Program, TxDOT HESP, CDBG

# Mahncke Park Neighborhood Plan Transportation and Infrastructure



Avenue B

## GOAL 5: TRAFFIC AND SAFETY

### Objective 5.1: TRAFFIC CIRCULATION

#### Major Action Steps:

3. Provide for reconstruction of the following streets while maintaining the existing street width.
  - Pershing between N. New Braunfels and Old Austin Road.
  - Mulberry immediately west of Broadway to create a right turn lane for westbound traffic
  - Avenue B

Timeline: Short to Mid (1-5 years)

**Proposed Partnerships:** COSA Public Works, COSA Parks and Recreation Department.

**Potential Funding Sources:** COSA Capital Improvement Program, COSA Neighborhood Accessibility and Mobility Program, Parks improvement bonds COSA General Obligation bonds, MPO

4. Protect the integrity of Mahncke Park streets by addressing paving problems at bus stops and evaluating the creation of concrete bus pads at bus stops.

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

**Proposed Partnerships:** COSA Public Works, VIA, TxDOT

**Potential Funding Sources:** FTA Enhancement, VIA Local Assistance program

5. Assess poor visibility and identify corrective plan, if warranted, where neighborhood streets intersect Broadway and N. New Braunfels including, but not limited to, the following intersections:

- Queen Anne Court and Broadway
- Eleanor and Broadway
- Parland and N. New Braunfels

**Timeline: Short to Mid (1 – 5 years)**

**Proposed Partnerships:** COSA Public Works, TxDOT

**Proposed Funding Sources:** COSA Public Works; TxDOT HESP Program

Street	Pavement Width	Improvement Requested
Avenue B	17' to 22'	Bicycle route, Reconstruction
Eleanor	26'	Evaluate traffic calming
Funston	30' W. of New Braunfels 26' E. of New Braunfels	Bicycle route (signage only), Evaluate traffic calming Study realignment of road
Mulberry	26'	Off-street bicycle route Right turn lane at Broadway
Natalen	26'	Evaluate traffic calming
North New Braunfels	36'	Bicycle lanes, sidewalks, left turn lanes at signalized intersections
Parland	30'	Traffic calming
Pershing	28'	Reconstruction east of New Braunfels

Table 2—Summary of Recommended Improvements

# Mahncke Park Neighborhood Plan Transportation and Infrastructure

## GOAL 5: TRAFFIC AND SAFETY

Protect the safety of local travel by improving key streets and intersections.

### Objective 5.2: SPEED AND ACCIDENT CONTROL

Provide for traffic management strategies including traffic calming and intersection enhancements, to ensure neighborhood safety.

Speed limit must be	30 mph
85th percentile speed, minimum	35 mph
Traffic volume, minimum	500 vehicles/day
Street length, minimum	1000 ft.
Neighborhood support required	67%

**Table 3—Speed Humps— Eligibility**

### Traffic Calming Devices

Type	Cost
Speed Humps	Low
Speed Platforms	Low
Raised Intersections	Low
Textured Pavements	Low
Stop Signs	Low
No Left/Right Turn Signs	Low
One-way Street	Low
Chokers (Mid Block Narrowings)	Moderate
Chicanes (Serpentines)	Moderate
Neckdowns (Bulbouts)	Moderate
Traffic Circle	Moderate
Median Barrier	Moderate
Forced Turn Channelization	Moderate
Semi Diverter (Half Street Closure)	Moderate
Diagonal Diverter	Moderate
Street Closure/Culdesac	High

**Table 4—Traffic Calming Devices**

#### Major Action Steps:

1. Increase the use of traffic calming devices throughout the neighborhood when warranted to address speeding. Convince property owners to coordinate with Public Works and Fire Departments on the use and siting of speed humps and other traffic calming devices. **(Tables 3 & 4)**

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

**Proposed Partnerships:** City Council representative, COSA Public Works Department, COSA Fire Department, Property owners

**Proposed Funding Sources:** COSA General Fund, COSA Neighborhood Improvement Challenge Program, COSA Neighborhood Accessibility and Mobility Program, CDBG, Property Owners, City Council discretionary fund, TxDOT HESP funds

2. Install the previously approved speed humps on Eleanor and Pershing.

**Timeline:** Immediate

**Proposed Partnerships:** COSA Public Works Department

**Potential Funding Source:** COSA

3. Install four way stops in the neighborhood where data warrants—with particular interest for the following intersections:

- Milton and Claremont
- Tendick and Eleanor
- Queen Anne Court and Bellview
- Queen Anne Court and Northview
- Eleanor and Margaret
- Elmhurst and Bellview

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

**Proposed Partnerships:** San Antonio Police Department, COSA Public Works Department

**Potential Funding Source:** COSA

## Objective 5.2: SPEED AND ACCIDENT CONTROL

### Stop Sign Placement

The installation of new stop signs is determined by the warrants established in the *Texas Manual of Uniform Traffic Control Devices*. A stop sign is warranted: 1) when there have been five or more reported accidents in a given year or 2) when the total vehicular volume entering the intersection from all approaches averages 500 vehicles per hour for any eight hours of an average day, and the combined vehicular and pedestrian volume from the street averages at least 200 units per hour for the same eight hour, with an average delay to minor street motorists of at least 30 seconds per vehicle during the peak hour, but when the 85th percentile approach speed of the major street traffic exceeds 40 MPH, the minimum volume warrant is 70 percent of the above requirements.

### Major Action Steps:

4. Investigate the use of signage (i.e. speed limits, etc.) in areas with high through traffic volume, especially from N. New Braunfels and Broadway into the neighborhood.

**Timeline: Short (1 – 2 years)**

**Proposed Partnerships:** COSA Police Department

**Proposed Funding Sources:** COSA Police Department

5. Coordinate with San Antonio Police Department traffic control and organize spot patrolling in speed prone areas identified by neighborhood and request scheduled patrolling of problematic areas for longer periods of time to assure measures are noted by traffic users and to have a long term effect.

**Timeline: Short (1 – 2 years)**

**Proposed Partnerships:** COSA Police Department

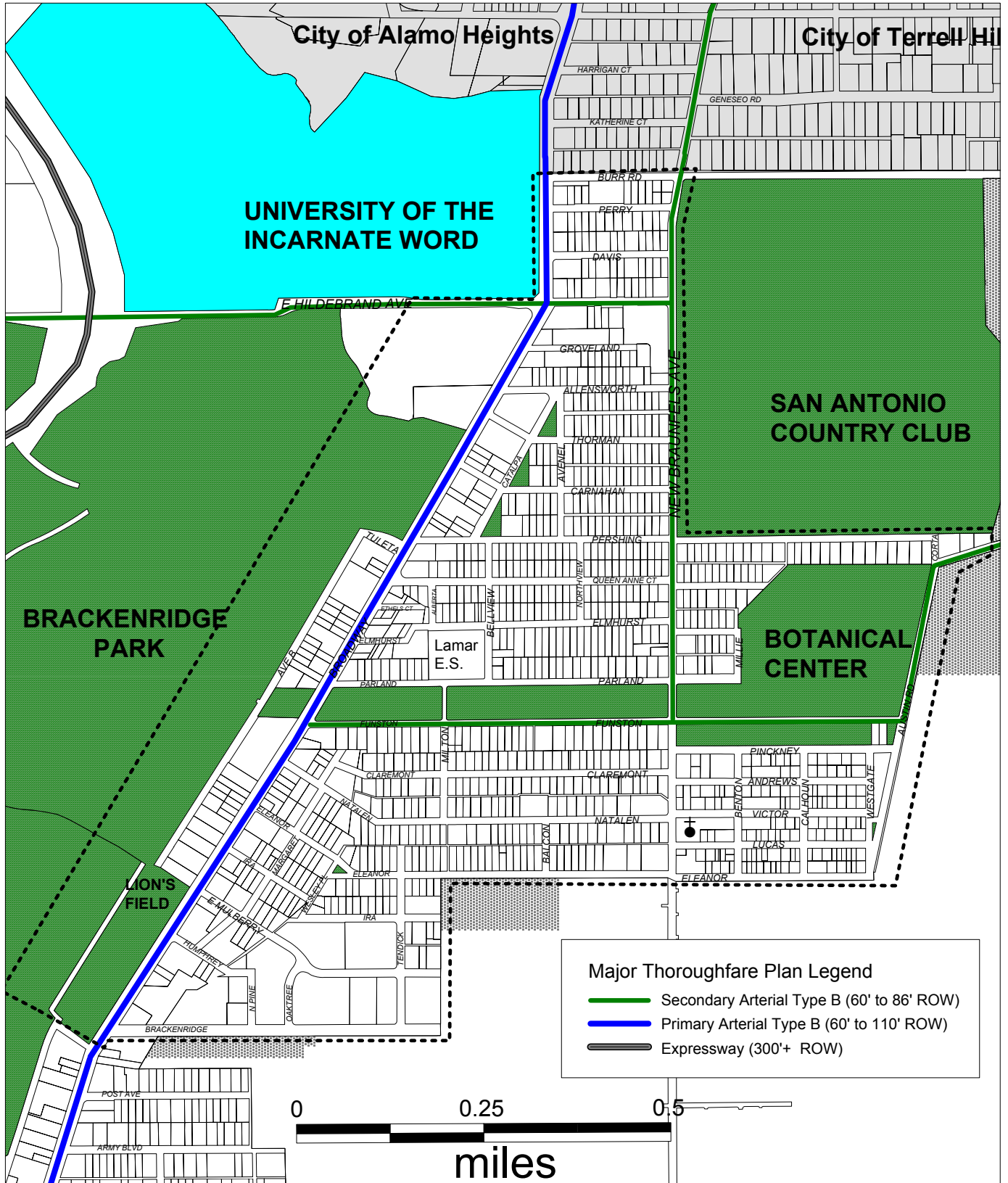
**Proposed Funding Sources:** COSA Police Department

# Mahncke Park Neighborhood Plan Transportation and Infrastructure

<b>RECOMMENDED CORRIDOR IMPROVEMENTS</b>	<b>BROADWAY</b>	<b>NEW BRAUNFELS</b>
Establish a Neighborhood Conservation District.	√	√
Improve pedestrian crossing situations.	√	√
Control proliferation and improve design of newsracks.	√	
Remove/relocate utility poles and traffic control devices blocking the pedestrian passageway.	√	√
Promote the relocation or placement of utilities underground through the establishment of a Utility Conversion Overlay District.	√	
Protect/restore the green space between the sidewalk and the street curb.	√	√
Plant trees in the green space between the sidewalk and street curb to facilitate traffic calming and dampen noise.	√	√
Incorporate public art into public spaces including parks, sidewalks, curbs, street lights, crosswalks, and bus stops.	√	
Encourage businesses to provide additional landscape treatments to perimeter fences and parking areas through a Neighborhood Conservation District.	√	
Create a bicycle route along New Braunfels linking various facilities: Fort Sam Houston, Mahncke Park, the Botanical Gardens, the Country Club, the McNay Art Museum, etc.		√
Request additional weekend and special event service from VIA.	√	√
Support VIA's efforts to create a light rail or bus-way along Broadway.	√	

**Table 5—Summary of Recommended Corridor Improvements**

# Mahncke Park Neighborhood Plan Major Thoroughfare Plan Elements







# COMMUNITY FACILITIES & QUALITY OF LIFE

The Community Facilities/Quality of Life chapter highlights the Mahncke Park Neighborhood's goals to increase safety, improve the appearance of the neighborhood, maintain and enhance park space, provide more community facilities through shared use arrangements, and improve the quality of public education and the quality of life for all residents.

A comparable section of the 1983 *Mahncke Park/Narcissa Place Plan* concentrated on tax supported city services. The plan stated: "There is an implicit contract between the citizens and their government," and asserted that residents fulfill their part of the contract through housing renovation, neighborhood improvements and other self-help activities in anticipation that... "the city would provide a commensurate level of public services in return." The 1984 plan addressed safety, with an emphasis on the perception of safety; schools, particularly the need to re-open the public elementary school; parks and open space, stray animals; and frequency of brush pickup. The new plan reflects the accomplishment of some goals, continued efforts to accomplish others and the addition of goals to address newly recognized needs. The document emphasizes improvement of facilities and services already in place and adds goals that address quality of life for children, youth and elderly residents.

The revised Mahncke Park Neighborhood Plan envisions citizen action as a major component of the effort to address quality of life issues, with the City of San Antonio providing financial and program support. Where they are available and appropriate, the plan encourages the use of grants, non-city programs and private donations to accomplish the goals set forth in the Community Facilities/Quality of Life chapter of the plan.

# Mahncke Park Neighborhood Plan

## Community Facilities/Quality of Life

### GOAL 6: SAFETY

**Increase safety levels within the neighborhood.**

#### Objective 6.1: ANIMAL CARE

**Decrease the number of stray animals on neighborhood streets.**



Brackenridge Park Scenes



#### Major Action Steps:

1. Develop and maintain relationship with Animal Care.

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

2. Include spay/neuter promotion in Neighborhood Association functions.

**Timeline:** Short – Mid (1-5 years)

3. Make spay/neuter services more available to lower income groups.

**Timeline:** Medium - Long (3-6+ years)

**Proposed Partnerships:** Mahncke Park Neighborhood Association, Metropolitan Health District Animal Care Division

**Potential Funding Sources:** In-kind donations, grants, dues

#### Objective 6.2: CRIME PREVENTION

**Decrease overall crime levels within the neighborhood and promote a feeling of security among residents, business owners and visitors to the neighborhood.**

#### Major Action Steps:

1. Promote the current Cellular on Patrol (COPs) Program and explore the development of a standing committee to address periodic threats.

**Timeline:** Short (1-2 years) - Long (6+ years)

2. Continue promotion of public involvement in:

- Neighborhood Watch.
- Graffiti Abatement.

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

**Proposed Partnerships:** Mahncke Park Neighborhood Association, San Antonio Police Department, Public Works, San Antonio School District, COSA Code Compliance Department, property owners

**Potential Funding Sources:** CDBG, Neighborhood Improvement Challenge Program, grants; other COSA programs; donations; dues



Dumping near  
Andrews and Benton Streets



Pocket Park

### GOAL 6: SAFETY

#### Objective 6.3: CODE COMPLIANCE

Clean up visible property and ensure timely enforcement of City Codes to improve the overall appearance and quality of life in the neighborhood.

##### Major Action Steps:

1. Maintain a standing committee on Neighborhood Concerns to monitor and when necessary report code compliance violations.

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

2. Address lighting issues appropriately through the enforcement of the city lighting ordinance and other means.

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

3. Address the issue of amplified music in public and private space through enforcement and strengthening of noise abatement ordinances.

**Timeline:** Short—Mid (1-5 years)

**Proposed Partnerships:** Mahncke Park Neighborhood Association, COSA Code Compliance Dept., property owners, business owners

**Potential Funding Sources:** COSA

# Mahncke Park Neighborhood Plan

## Community Facilities/Quality of Life



### **GOAL 7: PUBLIC SPACE**

#### **Maintain and enhance park space.**

#### **Objective 7.1: MAHNCKE PARK**

##### **Maintain and upgrade conditions in Mahncke park while continuing to protect its undeveloped nature.**

##### **Major Action Steps:**

1. Develop a relationship allowing Mahncke Park Neighborhood Association to positively impact Parks and Recreation Department maintenance practices and frequency.

**Timeline:** Mid—Long (3—6+ years)

2. Continue active involvement with the Parks Department in the redevelopment of Mahncke Park under Parks bond funding.

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

3. Continue public participation in the maintenance, design and improvement of Mahncke park.

**Timeline:** Short to Long (1-6+ years)

4. Pursue conversion of overhead utilities to underground.

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

**Proposed Partnerships:** COSA Parks and Recreation Department; Mahncke Park Neighborhood Association; San Antonio School District; City Public Service; San Antonio Garden Clubs; San Antonio Botanical Center; other volunteer organizations

**Potential Funding Sources:** CDBG, Parks bond, Underground Conversion Fund

#### **Objective 7.2: NEIGHBORHOOD PARKS**

**Improve present maintenance of local pocket parks, also known as lawns, and other public green space, and achieve consensus on their function and design.**

##### **Major Action Steps:**

1. Develop a relationship allowing Mahncke Park Neighborhood Association to positively impact Parks and Recreation Department maintenance practices and frequency.

**Timeline:** Mid to Long (3-6+ years)

2. Encourage public participation in the maintenance, design and improvement of neighborhood parks

**Timeline:** Short to Long (1-6+ years)

**Proposed Partnerships:** COSA Parks and Recreation Department, Mahncke Park Neighborhood Association; San Antonio School District; San Antonio Garden Clubs; San Antonio Botanical Center; other volunteer organizations

**Potential Funding Sources:** CDBG, Parks bond

#### **Objective 7.3: BRACKENRIDGE PARK**

**Support Brackenridge Park as a major amenity to the Mahncke Park Neighborhood.**

##### **Major Action Steps:**

1. Continue active participation in the development of a Brackenridge Park Development Plan.

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

2. Monitor Brackenridge Park activities and improvements and take action where these affect the interests of Mahncke Park Neighborhood residents.

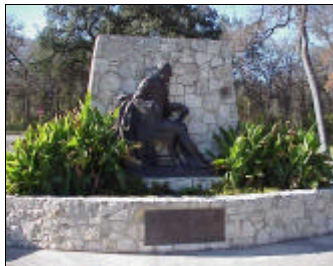
**Timeline:** Short to Long (1-6+ years)

3. Inform neighborhood residents of issues related to Brackenridge Park.

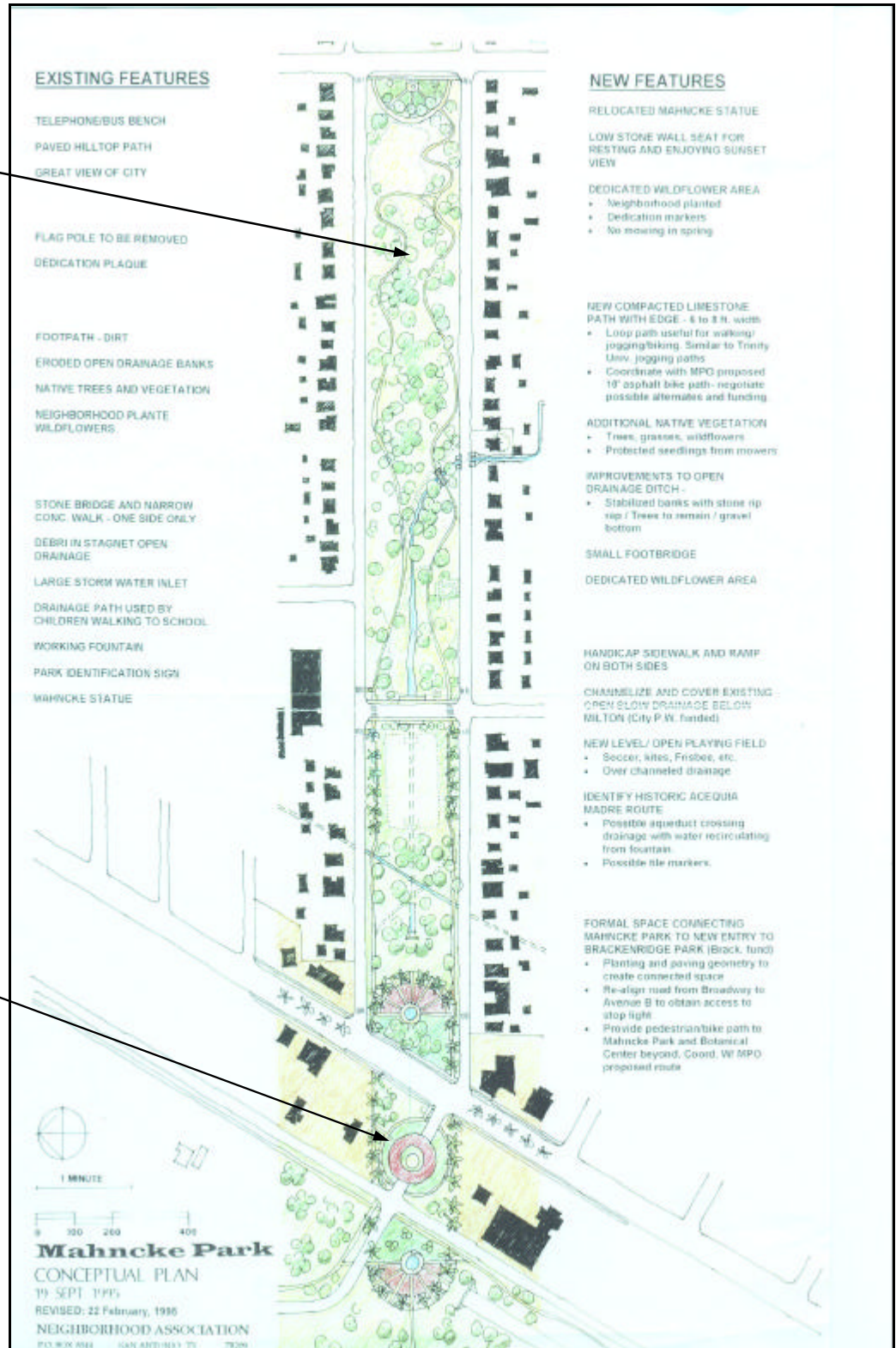
**Timeline:** Short to Long (1-6+ years)

**Proposed Partnerships:** Parks and Recreation Department, Mahncke Park Neighborhood Association; other volunteer organizations

**Potential Funding Sources:** CDBG, Parks bond



**Neighborhood Association's Conceptual Plan for Mahncke Park**



# Mahncke Park Neighborhood Plan

## Community Facilities/Quality of Life



### GOAL 8: PUBLIC FACILITIES

Provide more community facilities and public amenities.

**Objective 8.1: RECREATION CENTER**  
Seek establishment of recreational programs and facilities for youth, primarily, but also for adults within or near the neighborhood.

#### Major Action Steps:

1. Investigate the possibility of establishing partnerships with local recreational facilities.

**Timeline:** Short—Long (1-6+ years)

2. Seek partners to establish programs in the Mahncke Park Neighborhood area to serve children and youth.

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

3. Explore the feasibility of construction of a recreation center for children and youth that would serve the Mahncke Park Neighborhood and nearby areas.

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

**Proposed Partnerships:** Incarnate Word, COSA Parks and Recreation Dept. (youth programs), YMCA, Midnight Basketball programs, local churches

**Potential Funding Sources:** Minimal

#### Objective 8.2: PLAYGROUND

Address the need for a playground in the southeastern portion of the Mahncke Park Neighborhood.

#### Major Action Steps:

1. Investigate vacant public land and public/private resources that have the potential to provide playground and recreational space.

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

**Proposed Partnerships:** Local churches, vacant landowners, San Antonio Botanical Gardens, Parent Teacher Organization, Citizens Organized for Public Service, Metro Alliance, San Antonio Independent School District

**Potential Funding Sources:** Parks Foundation, private donations, fraternal organizations (Lions clubs, etc.)



Witte Museum Tree House

**GOAL 9: EDUCATION**

**Make the neighborhood more attractive to families with children by supporting public and private schools in the neighborhood, particularly Lamar Elementary School, which serves the largest number of school age children in Mahncke Park.**



Lamar Elementary School



**Objective 9.1: QUALITY OF EDUCATION**  
**Continue to monitor and support the quality of education at Lamar Elementary School.**

**Major Action Steps:**

1. Invite San Antonio Independent School District staff to provide updates on test scores and innovative programs.
2. Assist with mentoring programs at Lamar Elementary School.

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

**Proposed Partnerships:** Lamar Elementary School, Parent Teacher Organization, Mahncke Park Neighborhood Association, City of San Antonio, Southwestern Bell

**Potential Funding Sources:** Minimal

**Objective 9.2: COMMUNITY RELATIONS**  
**Improve the relationship between Lamar Elementary School and the neighborhood.**

**Major Action Steps:**

1. Publicize neighborhood events through newsletters and flyers distributed at school and school events.
2. Continue an active liaison between the Mahncke Park Neighborhood Association and the administration of Lamar Elementary School.
3. Assist with and support activities of Lamar and the San Antonio Independent School District that benefit neighborhood students.
4. Coordinate jointly sponsored events such as Neighborhood Cleanup, Night Out Against Crime, and Wildflower Planting.

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

**Proposed Partnerships:** Lamar Elementary School

**Potential Funding Sources:** Neighborhood Association

**GOAL 9: EDUCATION**

**Objective 9.3: OTHER EDUCATIONAL INSTITUTIONS**

Be open to supporting daycare and private educational institutions within the boundaries of the neighborhood and adult educational programs available to neighborhood residents.

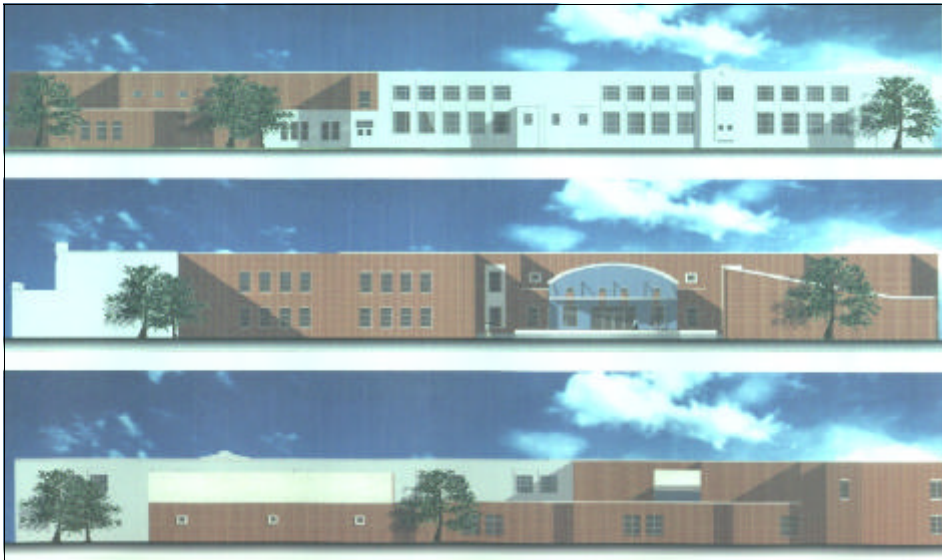
**Major Action Step:**

1. Ensure that these educational institutions receive information about the neighborhood association and this planning document.

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

**Proposed Partnerships:** private day care and learning centers, Mahncke Park Neighborhood Association, COSA Department of Community Initiatives

**Funding Sources:** Minimal/Volunteer



**Top Right:** Lamar School Addition, Bellview Street Elevation.

**Left:** Elevations for Proposed Lamar School Addition:  
Top: Parland Place Elevation  
Center: Bellview Street Elevation  
Bottom: Elmhurst Avenue Elevation

Courtesy of Robert Moritz, Associate A.I.A.  
Davis, Durand-Hollis, Rupe Architects



**GOAL 10: QUALITY OF LIFE FOR ELDERLY ADULT RESIDENTS**  
**Promote a healthy and safe living environment for those who desire to live in the neighborhood throughout their lives.**

**Objective 10.1: INDEPENDENT LIVING**  
**Help residents to remain in their homes if they become less physically able.**

**Major Action Steps:**

1. Identify available support services.  
**Timeline:** Short (1-2 years)
2. Provide information on equipping homes for physical accessibility.  
**Timeline:** Short (1-2 years)
3. Explore ways to provide new services that allow residents to remain safe and independent with the neighborhood.  
**Timeline:** Mid (3-5 years)

**Proposed Partnerships:** Mahncke Park Neighborhood Association, community based agencies, American Association of Retired Persons, COSA Department of Housing and Community Development, COSA Department of Community Initiatives, COSA NAD, San Antonio Housing Authority, San Antonio Development Agency

**Funding Sources:** community based agencies, COSA Department of Housing and Community Development, COSA Department of Community Initiatives, COSA NAD, San Antonio Housing Authority, San Antonio Development Agency, HUD Section 202—Supportive Housing for the Elderly, HUD Section 8 Housing Assistance

**Objective 10.2: HOUSING OPTIONS**  
**Provide housing options for those that cannot or choose not to remain in single family homes yet desire to live in the Mahncke Park Neighborhood.**

**Major Action Step:**

1. Explore alternative housing that is appropriate for the neighborhood.

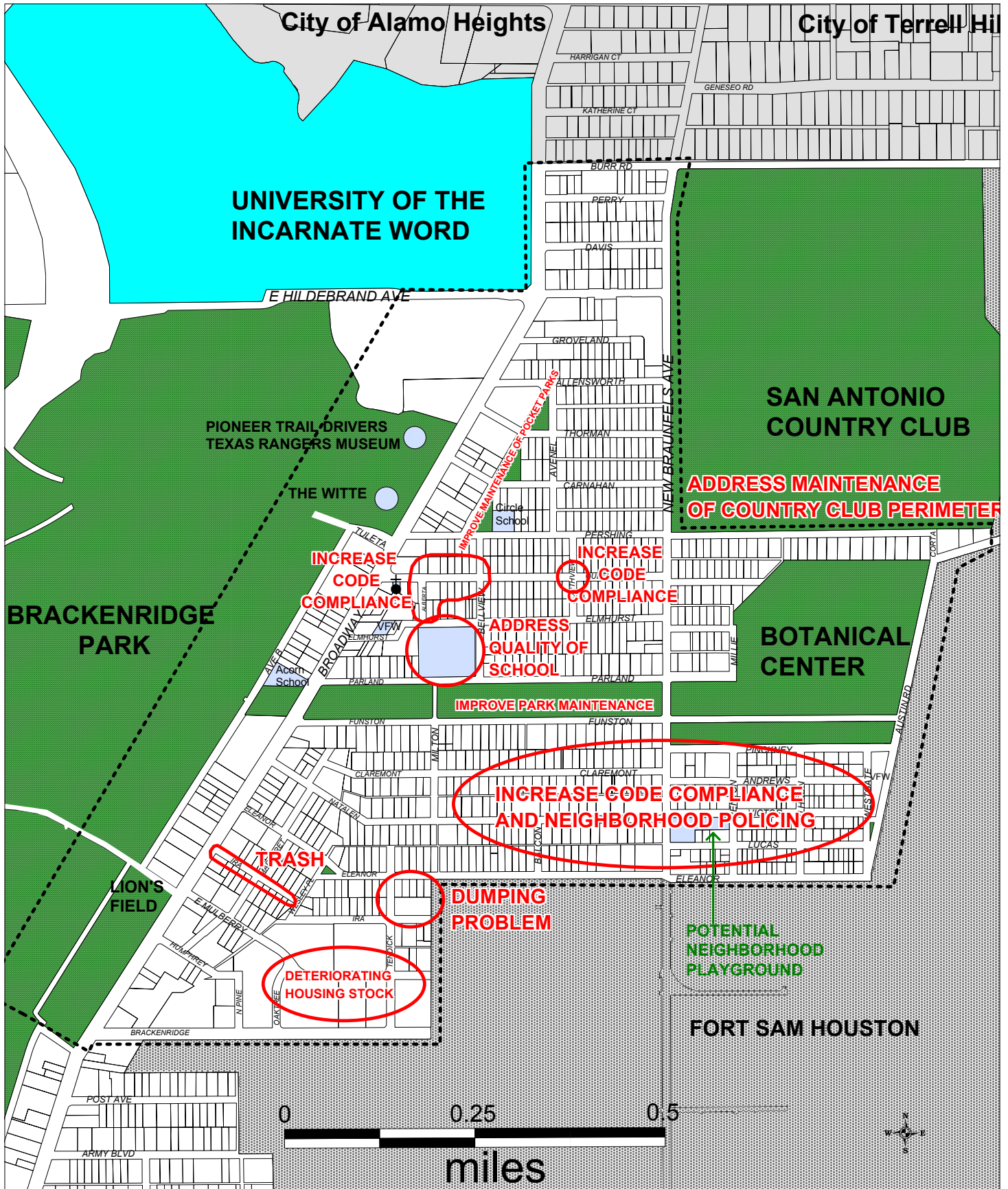
**Timeline:** Mid (3-5 years)

**Proposed Partnerships:** Mahncke Park Neighborhood Association, community based agencies, American Association of Retired Persons, COSA Department of Housing and Community Development, COSA Department of Community Initiatives, COSA NAD, San Antonio Housing Authority, San Antonio Development Agency

**Funding Sources:** community based agencies, COSA Department of Housing and Community Development, COSA Department of Community Initiatives, COSA NAD, San Antonio Housing Authority, San Antonio Development Agency, HUD Section 202 Supportive Housing for the Elderly, HUD Section 8 Housing Assistance



# Mahncke Park Neighborhood Plan Community Facilities Map





## PLAN IMPLEMENTATION

This chapter emphasizes plan implementation. The Mahncke Park Neighborhood's implementation committee will take the lead and work with the partners identified in the plan to accomplish the goals and objectives through the major action steps identified in the plan.

Additionally, the COSA Planning Department will coordinate with the implementation committee to prepare the Annual Improvement Project Report (AIPR). Both capital and operating needs identified in this planning effort will be reviewed for inclusion in the Annual Improvement Project Report for presentation to both the Planning Commission and the City Council for consideration prior to the annual Five Year Forecast and the City Council Goals and Objectives Work Session. As projects are addressed through either the operating budget, capital budget or with private dollars, they will be removed from the rolling report. Projects not addressed will continue to be provided to City Council as potential improvements for future budgets. Although there is no direct financial commitment from the City of San Antonio, citizens will have an opportunity to communicate their action strategies in this annual report.

# Mahncke Park Neighborhood Plan Implementation



## **GOAL 11: PLAN IMPLEMENTATION** Work to implement the goals and objectives of the plan.

### **Objective 11.1 ACTION STRATEGIES**

**Organize, educate and encourage the neighborhood to support the concepts found in the Mahncke Park Neighborhood Plan.**

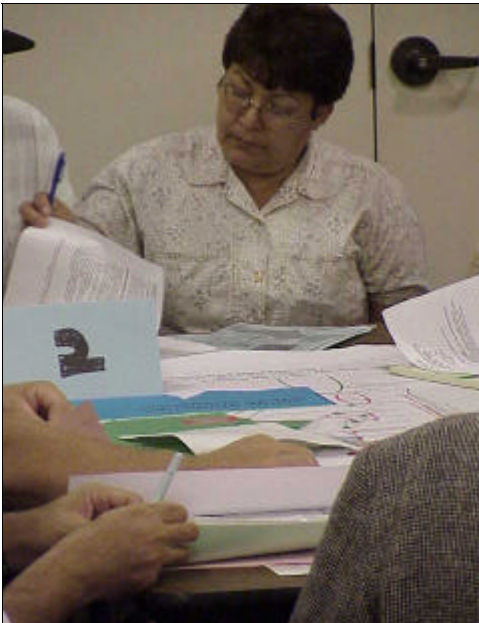
#### **Major Action Steps:**

1. Organize a committee to coordinate implementation of the Major Action Steps in the planning document.
2. Work with the COSA Planning Department to review and present the Annual Improvement Project Report.

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

**Proposed Partnerships:** COSA Planning Department

**Potential Funding Sources:** Minimal



## Mahncke Park Neighborhood Plan Evaluation



# PLAN EVALUATION

This chapter focuses on the neighborhood indicators that determine the progress of the Mahncke Park Neighborhood Plan.

Indicators evaluate the impact of local actions, which in turn may enact both short-term and long-term change for the betterment of the social, economic, and environmental health of the neighborhood. Indicators can raise awareness of neighborhood issues, identify trends, and can help individuals make informed decisions. An indicator analysis can publicize good works or identify work to be accomplished. For example, the neighborhood could monitor the progress of the plan by publishing a progress report on plan implementation measured through indicators.

## Mahncke Park Neighborhood Plan Evaluation



### **INDICATOR 1: Number of residences that are vacated and/or boarded/or at risk of condemnation.**

**Category:** Housing, Neighborhood Appearance, Public Safety.

**Baseline:** Number determined by walking survey.

**Desired Future Outcome:** Reduce.

**Data Source:** Walking survey of neighborhood by Neighborhood Concerns Committee.

**Frequency of Review:** Annual.

### **INDICATOR 2: Number of record lot owners with homestead exemption.**

**Category:** Housing.

**Baseline:** 360 record lot owners out of 821 total residential properties in January 2001.

**Desired Future Outcome:** Increase by 5%.

**Data Source:** Bexar Appraisal District.

**Frequency of Review:** Annual.

### **INDICATOR 3: Number of vacant commercial uses.**

**Category:** Economic Development, Land Use Compatibility

**Baseline:** Existing land use map (January 2001).

**Desired Future Outcome:** Reduce.

**Data Source:** Existing land use map (January 2001), walking survey of neighborhood.

**Frequency of Review:** Every 5 years.

# Mahncke Park Neighborhood Plan Evaluation



## **INDICATOR 4: Number of commercial properties providing appropriate landscaping and screening materials.**

**Category:** Economic Development, Land Use Compatibility, Neighborhood Appearance.

**Baseline:** Walking survey.

**Desired Future Outcome:** Increase.

**Data Source:** Walking survey of neighborhood by Business Development Committee, NCD Design Guidelines.

**Frequency of Review:** Annual.

## **INDICATOR 5: Number of incompatible, out of scale on- and off-premises commercial signs and banners.**

**Category:** Economic Development, Land Use Compatibility, Neighborhood Appearance.

**Baseline:** Walking survey.

**Desired Future Outcome:** Reduce.

**Data Source:** Walking survey of neighborhood by Business Development Committee, NCD Design Guidelines.

**Frequency of Review:** Annual.

## **INDICATOR 6: Sidewalk conditions.**

**Category:** Neighborhood-friendly Transportation, Neighborhood Appearance, Public Safety.

**Baseline:** Approximately 13,190 linear feet of sidewalks to be added and 6,280 linear feet of sidewalks to be repaired or replaced as of January 2001.

**Desired Future Outcome:** Reduce linear feet of sidewalk to be added, repaired, or replaced.

**Data Source:** Neighborhood volunteers.

**Frequency of Review:** Annual.



# Mahncke Park Neighborhood Plan Evaluation



## INDICATOR 7: Size of bicycle network.

**Category:** Neighborhood-friendly Transportation, Community Facilities

**Baseline:** No bicycle routes within the neighborhood.

**Desired Future Outcome:** Increase size of the bicycle network by linking the neighborhood to recreational facilities in Brackenridge park, Fort Sam Houston, and the McNay Art Museum.

**Data Source:** City of San Antonio Public Works Bicycle Coordinator.

**Frequency of Review:** Annual.

## INDICATOR 8: Mass transit patronage.

**Category:** Neighborhood-friendly Transportation.

**Baseline:** Year 2000 Ridership (1,117 daily average boardings within the neighborhood).

**Desired Future Outcome:** Increase.

**Data Source:** VIA Metropolitan Transit Customer Service Department.

**Frequency of Review:** Biennial.

## INDICATOR 9: Involvement and cooperation between Public Works and the Neighborhood.

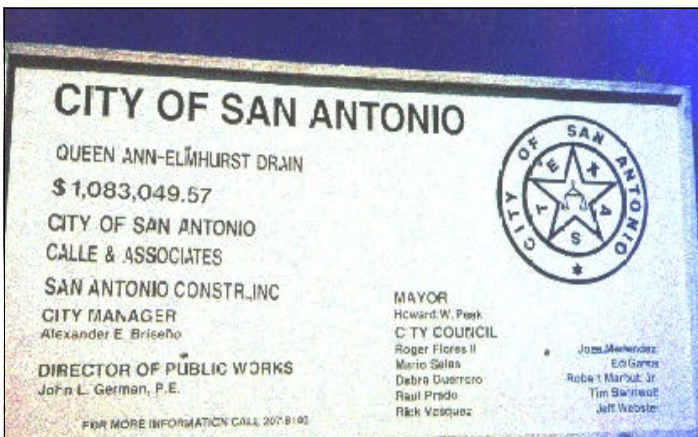
**Category:** Neighborhood-friendly Transportation, Public Safety.

**Baseline:** Number of meetings per project where residents can actively participate.

**Desired Future Outcome:** Active involvement between the neighborhood, COSA Public Works Department, and the consulting engineer in the selection, planning, design, and implementation of capital improvement projects.

**Data Source:** City of San Antonio Public Works Capital Projects Officer.

**Frequency of Review:** Annual.





# Mahncke Park Neighborhood Plan Evaluation



## **INDICATOR 10: Number of vehicle collisions.**

**Category:** Neighborhood-friendly Transportation, Public Safety.

**Baseline:** Accident data for the years of 1997, 1998, and 1999 (see appendix).

**Desired Future Outcome:** Reduce number of accidents.

**Data Source:** City of San Antonio Police Department Records Division.

**Frequency of Review:** Annual.

## **INDICATOR 11: Dollar amount spent on traffic safety improvement projects.**

**Category:** Neighborhood-friendly Transportation, Public Safety.

**Baseline:** Programmed capital improvement projects related to traffic safety.

**Desired Future Outcome:** Increase public investment in traffic safety improvements.

**Data Source:** MPO, TxDOT, City of San Antonio Public Works Department's Capital Projects Officer.

**Frequency of Review:** Biennial.

## **INDICATOR 12: Efficiency of Drainage System.**

**Category:** Neighborhood-friendly Transportation, Neighborhood Appearance, Public Safety.

**Baseline:** Number of visible drainage problems (see transportation map).

**Desired Future Outcome:** Reduction in the number of visible drainage problems.

**Data Source:** City of San Antonio Public Works Drainage Engineering Division.

**Frequency of Review:** Biennial.





## **INDICATOR 13: Basic crime statistics: number of violent crimes, burglaries, and auto thefts.**

**Category:** Public Safety.

**Baseline:** 2000 Crime Data

**Desired Future Outcome:** Lower crime rate; fewer calls.

**Data Source:** City of San Antonio Police Department Records Division.

**Frequency of Review:** Annual.

## **INDICATOR 14: Number of locations experiencing recurring graffiti.**

**Category:** Housing, Neighborhood Appearance.

**Baseline:** Number of locations in 2000.

**Desired Future Outcome:** Reduce number of locations experiencing recurring graffiti.

**Data Source:** Neighborhood Survey.

**Frequency of Review:** Annual.

## **INDICATOR 15: Number of trees.**

**Category:** Neighborhood Appearance.

**Baseline:** Number of trees in 2000.

**Desired Future Outcome:** Increase number of trees maintained or planted on private property.

**Data Source:** Neighborhood survey.

**Frequency of Review:** Every 5 years.

## **INDICATOR 16: Number of residents registered in COSA Parks and Recreation Department and SAISD youth recreation programs.**

**Category:** Community Facilities.

**Baseline:** Number of residents registered in 2000.

**Desired Future Outcome:** Increase education on the availability of youth recreation programs.

**Data Source:** COSA Parks and Recreation; SAISD.

**Frequency of Review:** Annual.



# Mahncke Park Neighborhood Plan Evaluation



## **INDICATOR 17: Lamar Elementary School TAAS Test**

**Category:** Education.

**Baseline:** 2000 TAAS Test Scores

**Desired Future Outcome:** Higher test scores; more students passing exam on first try.

**Data Source:** San Antonio Independent School District.

**Frequency of Review:** Annual.

## **INDICATOR 18: Percentage of neighborhood children attending Lamar Elementary School (SAISD).**

**Category:** Education.

**Baseline:** 1990 Lamar ES enrollment/total elementary school age children with school boundary.

**Desired Future Outcome:** Increase number of school aged children from the neighborhood attending Lamar.

**Data Source:** SAISD, U.S. Census.

**Frequency of Review:** Annual.



# Mahncke Park Neighborhood Plan Evaluation

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# APPENDICES

- A Neighborhood History—  
“A Historical Sketch of Mahncke Park”
- B Demographic Comparison for Mahncke  
Park Neighborhood and San Antonio
- C Capital Improvement Projects  
Capital Improvement Projects Map
- D Neighborhood Resource Inventory
- E Neighborhood Survey Responses  
Neighborhood Survey Response Map
- F Traffic Accident Data
- G Reported Crime by Patrol District
- H VIA Metropolitan Transit Data  
Bus Stops and Boardings Maps
- I Neighborhood Conservation Districts
- J Neighborhood Commercial Revitaliza-  
tion
- K Tree Survey
- L “In Search of the Acequia Madre” by  
Bruce Martin, MPNA  
Alamo Acequia Madre Route Map
- M Property Values Map
- N Neighborhood Plan Meetings
- O Housing Agencies
- P Technical Resource Guide
- Q Land Use/Zoning Matrix
- R Plan Glossary
- S Letters of Support/Public Comment

# Mahncke Park Neighborhood Plan Appendices

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Capture of Alligator at Broadway  
circa 1900, Bruce Martin Collection



# Neighborhood History – A Historical Sketch of Mahncke Park

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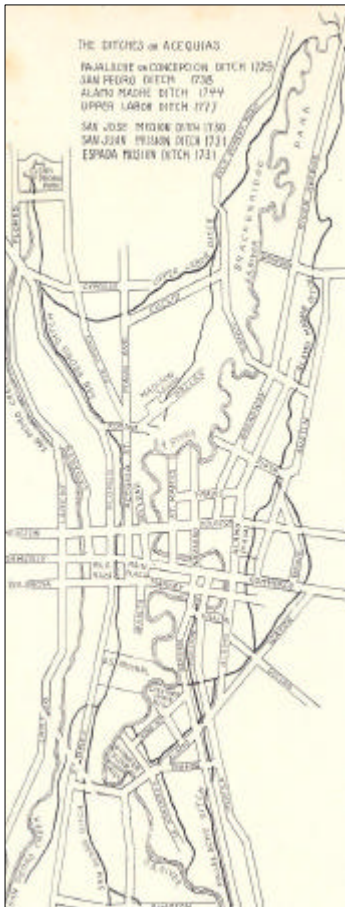
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Fort Sam Houston	2
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## Historical Sketch

An early 20<sup>th</sup> century streetcar suburb, the Mahncke Park Neighborhood developed adjacent to the Broadway streetcar line and Brackenridge Park. The neighborhood's rich urban tapestry dates more than 280 years and was shaped by a historical backdrop of 18<sup>th</sup> century Spanish pasture lands, a 19<sup>th</sup> century U.S. military fort, a Catholic college, an expansive park, and public museums.

### The Spanish-Mexican Era

Mahncke Park Neighborhood is located within the original Spanish land grant, and remnants of the early Spanish settlement patterns are still apparent. Today's Burr Road on the northern edge of the neighborhood was the original northern boundary of the *ejidos*, or Spanish common pasture lands, that was part of the King of Spain's land grant establishing the city of San Antonio de Bexar in 1729. A major natural landmark of the neighborhood is the spring fed headwaters that become the San Antonio River. The Acequia Alamo Madre that served as a source of irrigation and drinking water during the time of the Spanish missions, was constructed in the 1720s east of the San Antonio River. The Acequia Alamo Madre was a soil-lined gravity flow channel that supplied water to the Mission San Antonio de Valero, known today as the "Alamo." Its course is still recognizable, beginning near the present day museum complex, and proceeding in a southerly direction along the east side of Broadway (formerly known as River Avenue).<sup>1</sup> In addition to providing water, the natural resources of the area yielded building material. In the 1800s, a rock quarry, located on the northwest side of today's Brackenridge Park, supplied limestone for making mortar.



Spanish Acequias Map.  
Source: 100<sup>th</sup> Anniversary  
– Pioneer Flour Mills, 1851-  
1951. San Antonio: Naylor.  
San Antonio Public Library –  
Texana Department.



Above: Post Card. *Camp  
View of Fort Sam Houston*,  
postmarked 1912. Source:  
San Antonio Public Library -  
Texana Department.

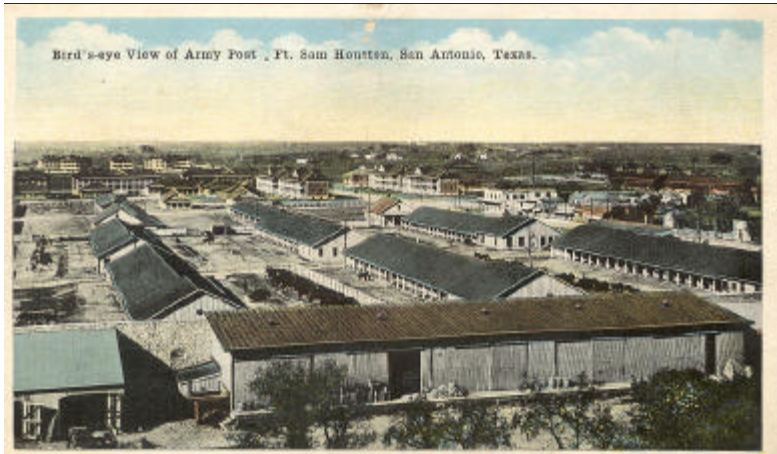
### Fort Sam Houston

In the period following the War with Mexico, a chain of military posts was established on the U.S. – Mexico frontier. In 1849, San Antonio was named headquarters of the United States Army Eighth Military District; and in 1870 the Texas Department of the U.S. Army had moved to San Antonio. However, it was not until 1876 when a permanent army post was established that construction began on 93 acres of city donated land known as Government Hill. A walled quadrangle measuring 624 feet by 499½ feet with an entry gate was completed, and building construction continued

<sup>1</sup> Maria Pfeiffer, "Brackenridge Park – An In-depth Historical Review," City of San Antonio web page, [www.ci.sat.tx.us/sapar/bracklg.htm](http://www.ci.sat.tx.us/sapar/bracklg.htm).



Right: Post Card. *Bird's Eye View of Army Post.* Source: San Antonio Library – Texana Department.



during the next twenty years. Among the buildings added to the Post were an officers' quarters, a commander's home later named the Pershing House, a hospital, and a chapel.<sup>2</sup>



Above: Post card. *Clock Tower in the Quadrangle, Fort Sam Houston, San Antonio Souvenir Folder.* Right: Post Card. *Firing Sunset Gun.* Source: San Antonio Library – Texana Department.



correspondence with the Wright brothers, and instigated the first experimental flights in United States military aviation. At this time the fort's military units included an infantry regiment, a cavalry regiment, two batteries of field artillery, and signal and engineer troops.<sup>3</sup>

<sup>2</sup> Art Leatherwood, "Fort Sam Houston," *The Handbook of Texas Online*. Austin: Texas State Historical Association, February 15, 1999. [www.tsha.utexas.edu](http://www.tsha.utexas.edu).

<sup>3</sup> *Ibid.*

Progressivism and Brackenridge Park

Right, below. Auto tours of Brackenrdige Park. Source: Bruce Martin Collection  
Bottom left: Brackenridge statue.



The dawn of the 20<sup>th</sup> century witnessed a progressive movement in San Antonio's urbanization. Public improvement bond issues for paved streets, bridges, and street realignments were approved by the citizens.<sup>4</sup> In addition to transportation infrastructure, San Antonio's citizens initiated the development of its city parks, since public parks were being touted across the United States as an instrumental part of city planning and recognized for their therapeutic and social values. A 1902 San Antonio newspaper article noted, "No city in the South has so many beautiful public squares and parks as San Antonio. It has been a public fad for years to improve, beautify, and enlarge our parks."<sup>5</sup>



The fascinating history of Brackenridge Park begins in 1899 when George W. Brackenridge, San Antonio businessman and philanthropist, made a donation of 199 acres of land to the city for the creation of a park beginning at the San Antonio River headwaters and extending two miles downstream. Brackenridge moved to Texas with his parents in 1853 from Indiana, and with his family became a profiteer in the Matamoros cotton trade, forming the cotton firm of Brackenridge, Bates, and Company during the Civil War.<sup>6</sup>

After the war Brackenridge organized the San Antonio National Bank in 1866.<sup>7</sup> Three years later, in 1869, Brackenridge purchased

<sup>4</sup> Maria Watson Pfeiffer. *San Antonio Time Line* (typed manuscript).

<sup>5</sup> "Beautiful Brackenridge – A Pleasure Resort of magnificent Distances, Charming Driveways, Winding Stream and Lovely Floral Features – The Pride of Mr. Mahncke," *San Antonio Express*, September 28, 1902.

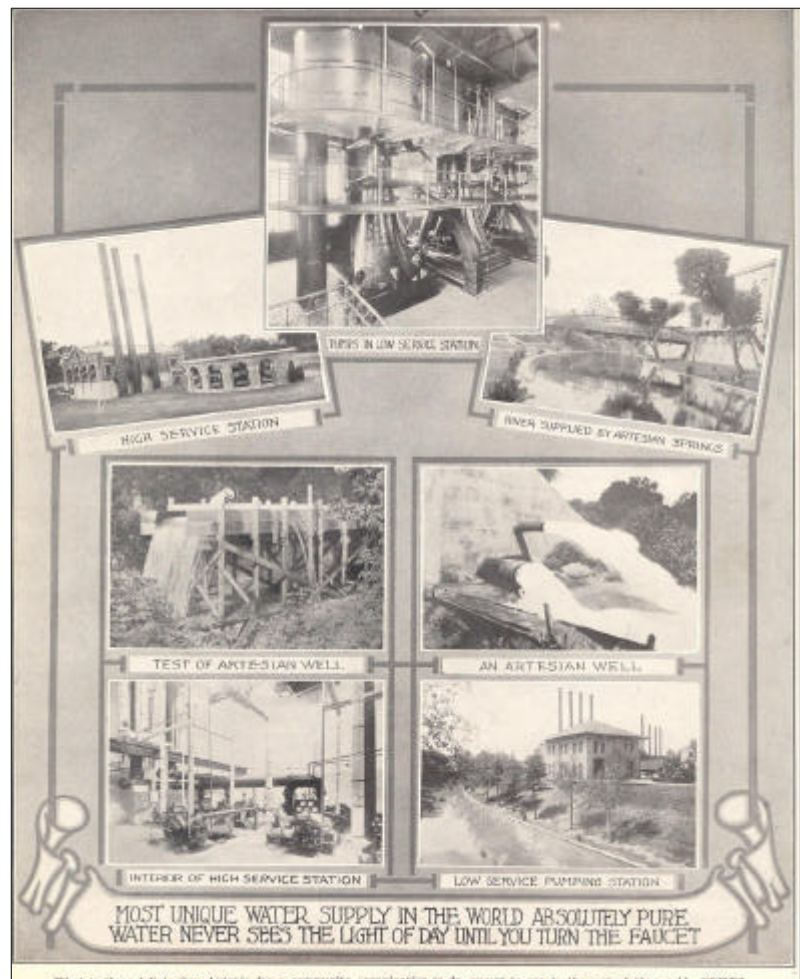
<sup>6</sup> "George W. Brackenridge (1832-1920)," *The Handbook of Texas Online*. Austin: Texas State Historical Association, last updated Feb. 15, 1999. [www.tsha.utexas.edu](http://www.tsha.utexas.edu).

# HISTORICAL SKETCH

## Appendix A

108 acres at the San Antonio River headwaters, known as "Head of the River," from J.R. Sweet. He leased the property to J.B. La Coste who set up a private waterworks to supply running water to the city. However, Brackenridge eventually acquired the waterworks as a result of La Coste's financial difficulties and bought out the remaining interest in 1883. Serving as president of the San Antonio Water Works Company from 1883 to 1906, Brackenridge expanded the waterworks, installing pumps, pipes, a raceway and a reservoir at the top of the hill on the grounds of the present day Botanical Gardens. From the reservoir, water was carried in pipes to the city.

San Antonio Water Works. Source: *Greater San Antonio – The City of Destiny and of Your Destination*. San Antonio: Higher Publicity League of Texas, 4<sup>th</sup> ed., 1923. San Antonio Public Library, Texana Department



<sup>1</sup> Ibid.

By the late 1890s, George Brackenridge had drilled artesian wells near the headwaters, and the river property was no longer necessary for the waterworks operation. The land was donated to the city in the name of the water company, of whom Brackenridge was the major stockholder.<sup>8</sup>



Source: Bruce Martin Collection



The city undertook the care of the parkland, and Brackenridge enlisted the help of a friend, Ludwig Mahncke, who as the city's first park commissioner from 1896 to 1906, created a series of beautiful drives through the park and opened it up to the automobile tourist. The park was considered a "grand picnic place with fine shade trees" with "landscape gardening – lawns planted with flowering shrubs, bananas and other ornamental plants... and a deer preserve."<sup>9</sup> The park first opened to the public in 1900<sup>10</sup>, and in 1912 the park was named in honor of Brackenridge.<sup>11</sup>



<sup>8</sup> Marilyn McAdams Sibley. *George N. Brackenridge – Maverick Philanthropist*. Austin: University of Texas Press, 1973, p. 141-163. Pfeiffer, *op.cit.* *A Master Plan of Brackenridge Park, San Antonio, Texas*, September 1979. Prepared for the Department of Parks and Recreation by C.G.R., Inc., p. 20.

<sup>9</sup> *Ibid.*

<sup>10</sup> *Ibid.*

<sup>11</sup> *Ibid.*, p. 164.

A description in *San Antonio, Historical and Modern* (1909) provides an early glimpse of this natural wonder:

“The ‘Head of the River’, about four miles from the center of the city, has always been noted as a place of exquisite beauty, and has been the scene as well of historical and social events of more than usual interest..... The San Antonio river has its rise in numerous springs that gush from the sides of rocky ledges, or boil up here and there in the green valley shaded by gigantic, moss laden oaks and carpeted by the most gorgeous wild flowers in the spring time. The largest of these is known as the Worth Spring, because it was here that General Worth camped on his return from the Mexican War, and here he died with cholera in the year 1849, and was buried nearby. His remains have since been removed to the National Cemetery.”<sup>12</sup>



Above: Head of the River  
 Middle Right: Municipal Golf House  
 Below: Bath House  
 Source: Bruce Martin Collection.



The park continued to grow through additional donations by Brackenridge, Emma Koehler, and Bexar County. By 1926, improvements included tennis courts, a polo ground and golf course, a swimming pool, a zoo, a Japanese Sunken Garden, and a “Mexican village.”<sup>13</sup> One of the oldest in the United States, the 18 hole golf course, constructed in 1915, was designed by noted course designer A. W. Tillinghast of Philadelphia complete with swimming hole “so that after the game the players may enjoy a plunge in the delightful waters of the San Antonio River.”<sup>14</sup>

<sup>12</sup> *San Antonio, Historical and Modern*. Passing Show Publishing Co., 1909, p. 41. San Antonio Conservation Society archives.

<sup>13</sup> Pearson Nemcomb, publisher. *The Alamo City*. San Antonio: Standard Printing Co. Press, 1926, p. 145. San Antonio Conservation Society Archives.

<sup>14</sup> Pfeiffer, *op.cit.*



Above: Alligator Garden  
 Right: Artificial Lake at Brackenridge Park  
 Bellow: Rattlesnake Fry, Reptile Garden  
 Bottom left: Visitors at Witte Museum, 1945  
 Source: Bruce Martin Collection.

City Parks Commissioner Ray Lambert established the Brackenridge Park Zoological Garden on twelve acres of an old Confederate tannery site donated by Mrs. Koehler. In 1928, the San Antonio Zoological Society was established to purchase animals to be exhibited on a 50-acre tract which was the site of an old rock quarry adjoining Brackenridge and Koehler Parks. The zoo opened in 1929 with 344 specimens. Today the collection comprises more than 3,000 animals representing more than 700 species, including many endangered species. The Zoo features an innovative Children’s Zoo and an Education Center for visitors of all ages.<sup>15</sup>



In 1923, the Lions Club of San Antonio, the largest Lions Club in the world, selected a site south of Mulberry for a supervised playground to be built by the club as a gift to the city. Opened on October 25, 1925, the playground was hailed as “one of the best in the United States.” The facility is still in operation and is geared towards adults.<sup>16</sup>



The Witte Museum was built at the northeastern edge of Brackenridge Park in 1926, and the San Antonio Civic Opera Company constructed an open-air theater along the western edge of the Park in 1930. Although the bid to host the 1936 Texas Centennial celebration in San Antonio was lost, Pioneer Hall was constructed adjacent to the Witte Museum with Texas Centennial funds as a museum to commemorate Texas’ early trail drivers.<sup>17</sup>

<sup>15</sup> Mary Jo Bowers, “San Antonio Zoo,” *The Handbook of Texas Online*. Austin: Texas State Historical Association, last updated Feb. 15, 1999. [www.tsha.utexas.edu](http://www.tsha.utexas.edu).

<sup>16</sup> “Lion’s Field,” City of San Antonio Parks and Recreation Department. Web page. [www.ci.sat.tx.us/sapar/lionsf.htm](http://www.ci.sat.tx.us/sapar/lionsf.htm).

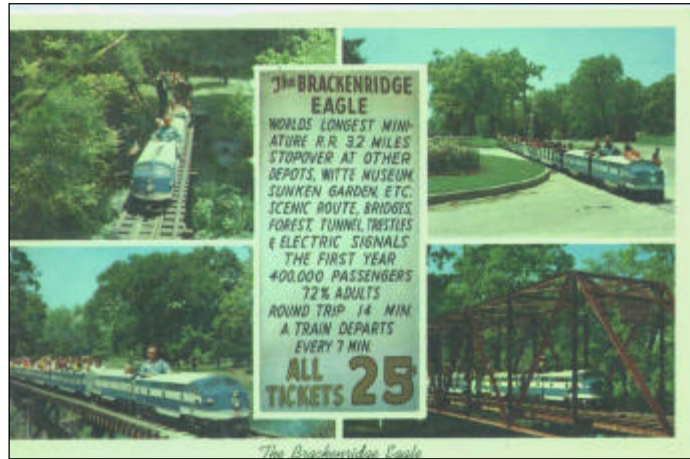
<sup>17</sup> Pfeiffer, *ibid*.

Since 1940, the only major change to Brackenridge Park was the alignment of U.S. Highway 281 that traverses a portion of the parklands.<sup>18</sup>



Above: Witte Museum today.  
Source: Witte Museum

Right: Brackenridge Eagle  
Miniature Train, Brackenridge Park  
Source: Bruce Martin Collection.



### Incarnate Word College

Chartered in July 1881 as a Catholic college for women, Incarnate Word College is operated by the Sisters of Charity of the Incarnate Word. The congregation purchased the 230-acre tract that included the Brackenridge Home from George W. Brackenridge in 1897. In 1945, the school had an enrollment of 560 and a faculty of 60. In the fall of 1971, the college became coeducational. In 1975, a nursing building, dormitory and dining hall were added. Today the campus comprises 56 acres. Most recently, the University of the Incarnate Word has expanded its facilities to include the Elizabeth Huth Maddux Theater Complex and a recreation and athletic complex. The St. Pius X Library holds 170,000 volumes and 700 periodical subscriptions.<sup>19</sup> Enrollment in 2000 was 3,309 students.

"Brackenridge Villa - a boarding and day school for young ladies and girls," (postcard)

Source: San Antonio Public Library, Texana Department.



<sup>18</sup> Pfeiffer, *ibid.*

<sup>19</sup> Nancy Beck Young, "Incarnate Word College," *The Handbook of Texas Online*. Austin: Texas State Historical Association, last updated Feb. 15, 1999. [www.tsha.utexas.edu](http://www.tsha.utexas.edu).



LUDWIG MAHNCKE.  
Courtesy of Daily Express.

### Ludwig Mahncke and the Establishment of Mahncke Park

Closely connected to the development of Brackenridge Park, Mahncke Park was named in memory of Ludwig Mahncke, the first Parks Commissioner of San Antonio. A native of Einhaus, Ratzeburg, Germany, Mahncke was born April 20, 1846. He immigrated to the United States in 1876, and his family later followed him to San Antonio. In 1882, Mahncke embarked in business in San Antonio when he managed the restaurant in Scholz's saloon on Alamo Plaza. He later would open the Mahncke Hotel at the corner of Houston and St. Mary's streets, which was considered "one of the best kept hotels in the city."<sup>20</sup> The hotel building was built in 1848, was leased by the Department of Texas, Federal Government, and later served as headquarters for the Confederacy, before it functioned as a hotel.<sup>21</sup> The Mahncke Hotel was eventually closed on May 1, 1907, and the Gunter Hotel now operates at that site.<sup>22</sup>

"He (Ludwig Mahncke) loved the trees, the beautiful shining river and the timid, dumb creatures of Brackenridge Park who were placed there by his hands, knew his voice and responded to his call.

"The winding river faced by living walls of green, the quiet shaded walks by the waters, where stately swans floated gracefully on the placid surface, the grand old pecan trees that lift their giant arms heavenward, the venerable oaks with their trailing mossy vestments, were all dear to the heart of Mahncke."

*San Antonio Express,*  
January 18, 1909



Mahncke Hotel-Garden, San Antonio, Texas

In 1896, Mahncke was elected Alderman of the Fifth Ward. He later was appointed the first Parks Commissioner by Mayor Bryan Callaghan in 1896, and held that office until February 1, 1906.<sup>23</sup> As park commissioner, Mahncke was instrumental in developing Brackenridge Park and establishing wildlife preserves for deer, elk and buffalo. At his own expense he imported many plants and shrubs to landscape Brackenridge Park.

<sup>20</sup> *Souvenir of San Antonio, Texas*. 1902, p. 14. (pamphlet) San Antonio Conservation Society archives.

<sup>21</sup> *San Antonio Daily Express*, Wed, May 1, 1907. Institute of Texan Cultures Library.

<sup>22</sup> Maury Maverick, "City Must Save its Precious Park," *San Antonio Express News*, Sunday, July 23, 2000, p. 3G.

<sup>23</sup> "The Passing of Ludwig Mahncke this Morning – a Busy Career of Prominent Citizen Ends in Death," *San Antonio Daily Light*, Tuesday, March 27, 1906, p. 3



"Nature and Mr. Mahncke seemingly worked hand in hand. From the barren soil he produced a garden as welcome and refreshing as is the oasis of the desert to the weary traveler. Whatever might have been Mr. Mahncke's remuneration was in the pleasure of others found in these garden spots."

*Daily San Antonio Express*,  
March 28, 1906

On March 27, 1906, Mahncke succumbed to pneumonia.<sup>24</sup> Described as one of the largest ever seen in San Antonio, Mahncke's funeral was attended by hundreds and the floral tributes had to be conveyed to the cemetery in two large wagons. Despite a heavy rain, a large funeral procession of 18 patrolmen, fire department members, city and county authorities, honorary and active pallbearers, the hearse, members of the societies to which Mahncke belonged, and many friends, made its way through the City down Avenue C, Houston Street, Alamo Plaza, and Commerce Street to the Elk's rest. Mahncke was eulogized as one of the City's greatest benefactors: "We mourn our loss, we mourn not Ludwig Mahncke. This big man's heart was the heart of a child, and his passion was his love for the beautiful. This lover for the beautiful has been the blessing of our city: to make San Antonio's parklands the gem of the South was Ludwig Mahncke's goal and is Ludwig Mahncke's creation."<sup>25</sup>

As a tribute to his friend, Col. George W. Brackenridge donated to the city the land which connected Brackenridge Park to the former waterworks and its reservoir, and asked that this parcel be named to honor his friend, Ludwig Mahncke.<sup>26</sup> In memory of Mahncke's public service, the Mahncke Monument Association raised funds and erected a memorial monument to Ludwig Mahncke on January 17, 1909. The simple inscription on the monument reads, "Ludwig Mahncke – A Tribute of the People."<sup>27</sup>

Today the monument to Ludwig Mahncke graces Mahncke Park, near the intersection of Broadway and Parland Place. The bronze bust sculpted by Pompeo Coppini rests on an eight-foot high granite pedestal by Frank Teich, a German sculptor and stonecutter.<sup>28</sup> The nearby fountain was donated to the City in Ludwig Mahncke's honor in 1964 by his daughter, Mrs. Joseph Mahncke Deutz.<sup>29</sup>

<sup>24</sup> *Ibid.* "Citizens to Honor Mahncke's Memory," *Daily San Antonio Express*, March 28, 1906, p. 6. "Mahncke Funeral was Very Large," *Daily San Antonio Express*, March 29, 1906, p. 7.

<sup>25</sup> *Ibid.*

<sup>26</sup> Sibley, *op.cit.*

<sup>27</sup> "Will Unveil Mahncke Monument Today," *San Antonio Express*, January 17, 1909, p. 4.

<sup>28</sup> *San Antonio, Historical and Modern, op.cit.* "Four Thousand See Unveiling of Mahncke Monument," *San Antonio Daily Express*, January 18, 1909. Texana Department, San Antonio Library. "Frank Teich (1856-1939)," *The Handbook of Texas Online*. Austin: Texas State Historical Association, last updated Feb. 15, 1999. [www.tsha.utexas.edu](http://www.tsha.utexas.edu).

<sup>29</sup> "Monument is a Tribute to Mahncke," *San Antonio Light*, November 29, 1981, *Sunday Woman Magazine*.

Mahncke Park – A Community Tradition



Schuetzenverein – San Antonio.  
 Source: Gift of the San Antonio Conservation Society. The Daughters of the Republic of Texas Library at the Alamo.

Although little is recorded about Mahncke Park, community tradition holds that the San Antonio Schuetzen Verien, or shooting society, held its competitions in the park. An Old Word tradition brought by the German settlers, the San Antonio Schuetzen Verein was founded in 1857.<sup>30</sup> The Schuetzen Verein’s first club was located on Austin Street. The second club was on Powderhouse Hill. However, the city cemeteries were eventually established there, and the shoots were often interrupted by funeral processions. As a result, the club moved to its final location on River Avenue (now Broadway) on nine acres of ground and held shoots at that location until 1919, when the club disbanded.<sup>31</sup>

Shooting competitions were held almost every Sunday afternoon, except during hunting season. Banners flew over the rifle range, as large crowds gathered to witness the shoot. Some of the club members not only made their own ammunition, but also made their own guns. The marksmen fired from today’s Broadway Avenue in an easterly direction between Funston and Parland Places. Shooters got ten shots at the target, using two positions - standing or prone with a rifle rest. At the conclusion of the competition, wildflowers were picked from the fields, made into garlands, and draped around the necks of the champions. After the competition, the park was the site of songfests and dancing. Nic Lovece and his orchestra often played for the club’s dances that followed.<sup>32</sup>

One account recalls an unusual shooting match at Mahncke Park in 1898: "... Dr. Adolph Herff... and I. N. Rothwell, a photographer, were trying to break some shooting records and were doing just fine until two black-tailed deer walked in front of the firing line. Everybody got so excited that nobody got a shot at the animals, and they escaped into a nearby mesquite thicket."<sup>33</sup>

The King Shoot was held on Pentecost Sunday – the seventh Sunday after Easter known as *Whitsuntide*. The man who scored the most perfect bulls-eye on *Whitsuntide* was pronounced the *Schuetzen Koenig*. One member of the San Antonio Schuetzen Verein, Emanuel Seffel, was declared the all-time Schuetzen Verein champion, honored for being the best marksman in Texas in statewide competition for three consecutive years.<sup>34</sup>

<sup>30</sup> Louis B. Engelke, ‘The Old Schuetzen Verein was a Way of Life for 60 Years,’ *San Antonio Express-News*, Sunday magazine, October 12, 1975, pp. 8-9. San Antonio Conservation Society archives.

<sup>31</sup> *Ibid.*

<sup>32</sup> *Ibid.*

<sup>33</sup> *Ibid.*

<sup>34</sup> *Ibid.*

Another community tradition also holds that the old water reservoir east of the park was cleaned up by the Works Progress Administration in the 1930s and became the favorite fishing hole of neighborhood youths.<sup>35</sup>

In 1956, the San Antonio Garden Center proposed to construct an assembly hall, library, arboretum, botanical garden and test gardens in Mahncke Park, but the plan did not materialize since the city would not grant a lease for longer than 35 years. In 1958, the residents of Mahncke Park fended off a proposal by the City Water Board to locate its headquarters in Mahncke Park. Mrs. O'Neill Ford of the San Antonio Conservation Society spoke in opposition to the plan and in favor of preserving the park. Mayor Kuykendall commented that the park was used by a number of children as a playground.<sup>36</sup>

In 1980, the San Antonio Botanical Gardens was established at the east end of Mahncke Park (east of N. New Braunfels). A non-profit organization, the San Antonio Botanical Society is dedicated to the public enjoyment and understanding of plants, their intrinsic value, their role in world ecology, and their importance to and use by humans. The Gardens, administered by the Parks and Recreation Department, features the Lucile Halsell Conservatory, the Auld House, a historic Texas hill country log building, the 1896 Daniel Sullivan House, children's and teens' gardens, a community garden, and annual special events for the community.

San Antonio  
Botanical Gardens



<sup>35</sup> Bonnie Sue Jacobs, "Social Notes," *The North San Antonio Times*, Thursday, October 21, 1982. Vertical files, San Antonio Public Library, Texana Department.

<sup>36</sup> "Water Board Retreats in Mahncke Park Battle," *San Antonio Light*, Friday, January 10, 1958, p. 8.

Mahncke Park Neighborhood's Early 20<sup>th</sup> Century Urbanization

Broadway Avenue at Brackenridge park, circa 1930. Source: San Antonio Light Collection. The Institute of Texan Cultures, University of Texas at San Antonio.



Preserving the intrinsic beauty of the San Antonio River, both Brackenridge Park and Mahncke Park were magnets for residential and commercial development. The establishment of a streetcar line that extended along River Avenue (now Broadway) to Alamo Heights and completion of Olmos Dam in 1926 prompted the modern development of the Mahncke Park area as a suburban neighborhood.

The Alamo Heights street car line began operations in the 1880s. In 1890, a brief description of the line was provided by William Corner in *San Antonio de Bexar – a Guide and History*:

“This line, starting from the Alamo Plaza out Avenue E into Austin street, past the Southern Pacific R. R. Depot into River Avenue past the head of the river, encompassing that property to the Alamo Heights, (is) a new and important addition to the improved suburbs of the city. Color, yellow; night light, purple; fare, nickel.”<sup>37</sup>

Around the turn of the century the land around Allensworth and Carnahan had belonged to the Rev. Wallace Carnahan, who was a longtime headmaster at Saint Mary’s Hall. One of the earliest residences was the Floyd McGown - J. Lewis Pipkin House, built in 1886 at 511 Brackenridge Avenue.<sup>38</sup> The earliest platted subdivisions included Oakland Terrace (1890), Park Grove (1907),

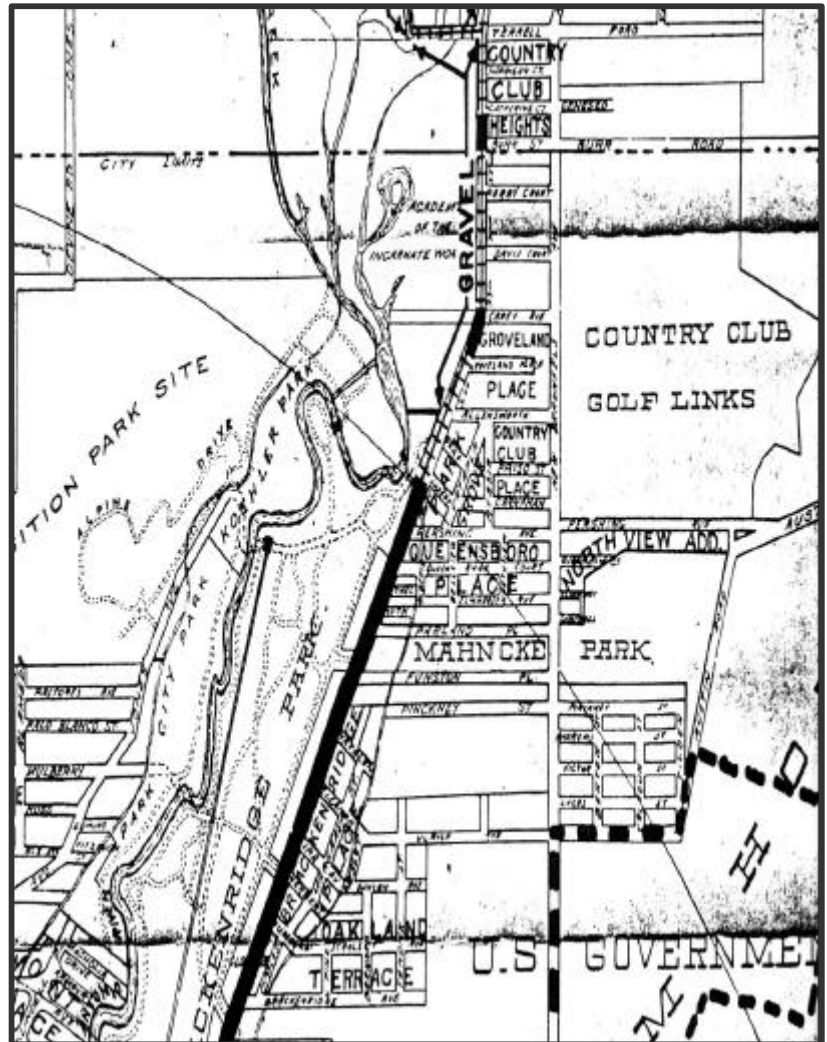
<sup>37</sup>William Cornne, editor. *San Antonio de Bexar: A Guide and History*. Bainbridge and Corner, 1890, p. 7. (facsimile reproduction) San Antonio Conservation Society library.

<sup>38</sup>Jacobs, *op.cit.*

# HISTORICAL SKETCH

## Appendix A

Bracken Ridge Place (1909), Groveland Place (1912), Queensboro Place (1912), and Country Club Place (1923).<sup>39</sup>



Right: 1924 City Map Showing the Earliest Platted Subdivisions. San Antonio Public Library, Texana Department.

Bottom: Playing Golf at the San Antonio Country Club. Source: Bruce Martin Collection.



The establishment of the San Antonio Golf and Country Club on N. New Braunfels contributed to the area's development. Organized in 1904, the San Antonio Golf and Country Club sought a site for a golf club, after three years of playing golf in a cow pasture. George W. Brackenridge granted the group a 20 year lease for 1235 ½ acres of land with an option to buy at the top of a hill just a short walk from the River Avenue streetcar. The club was chartered in 1907, and a clubhouse designed by Atlee B. Ayres in English half-timbered style was opened in 1908. In 1916, the clubhouse burned and a Spanish style clubhouse was completed in 1917. The building was later remodeled in 1958, in 1972-1973,

<sup>39</sup> The Map of the City of San Antonio. 1924.



Above: Post card of San Antonio Country Club, circa 1908. Source: San Antonio Public Library, Texana Department.

Right: San Antonio Country Club. Source: *Greater San Antonio – the City of Destiny and of Your Destination*. San Antonio: Higher Publicity League of Texas, 4<sup>th</sup> edition, 1923. San Antonio Public Library, Texana Department.



By 1912, the streets and blocks from Brackenridge north to Ulrich Avenues between Fort Sam Houston and River Avenue (Broadway), and from Ulrich (Eleanor Avenue) north to Pinkney St. between the Fort and New Braunfels Avenue were laid out. The northern most named street was Cow Avenue, now known as Hildebrand.<sup>41</sup>

Two water works pump stations were located in Brackenridge Park – No. 1 near Allensworth and No. 2 near Army Boulevard. Although streets were evident, little building construction had taken place, with exception of two institutions – The Salvation Army Rescue Home near the intersection Cow and River Avenue and Dr. Moody's Sanitarium at Stanley and Pine Streets.<sup>42</sup> The 1917 City Directory shows that development was sparse. By this time only

<sup>40</sup> *The San Antonio Country Club – A Brief History*. Typed manuscript. San Antonio Conservation Society library.

<sup>41</sup> *The Map of the City of San Antonio*. Compiled and drawn from the records by Hy Rullman, engineer and draftsman. Published by Nic Tengg, 1912. San Antonio Library, Texana Department.

<sup>42</sup> Fire Insurance Map of San Antonio. New York: Sanborn Insurance Co., 1912.



1925 Advertisement for H.C. Thorman's Model Homes. *San Antonio Express News*. Source: San Antonio Public Library, Texana Department.

two residences were located on N. New Braunfels north of the San Antonio Country Club. There were three residences on Eleanor, and three on Reservoir (now Pershing Avenue). Twenty-four residences were located on River Avenue (now Broadway). The Salvation Army Rescue Home, the North Loop Saloon, and the Academy of Incarnate Word were in the 3000 block of River Avenue.<sup>43</sup>

H.C. Thorman, a prominent San Antonio developer, contributed to the development of the Mahncke Park neighborhood with the construction of modern bungalow homes in the Country Club Estates in the mid to late 1920s.<sup>44</sup> Thorman was born in Toledo, Ohio, on November 26, 1884 to Mr. and Mrs. C. F. and Dora Thorman, German immigrants who had settled in Ohio. He married Lula Lumley, a native of Ohio, in Toledo on November 28, 1905. In 1907 he began his career as a San Antonio homebuilder, and built hundreds of homes in the City. He developed the San Antonio Country Club Addition, and the Olmos Park Estates, known as “the most beautiful of the exclusive residential sections of San Antonio.” He practiced his trade as a contractor in Toledo, San Francisco, Los Angeles, Oakland, and Portland, Oregon, before locating to San Antonio. He served as President of the San Antonio Real Estate board in 1925, and was considered “one of the most progressive and enterprising businessmen of the city.”<sup>45</sup>

The term “bungalow” was used widely in the early 20<sup>th</sup> century in describing an affordable, comfortable, suburban American house. The actual Bungalow style of architecture developed from a blend of Oriental, Arts and Crafts and Prairie School architectural influences. This style was characterized by low pitched roofs and wide eaves; exposed rafter ends and knee-brace even brackets; usually asymmetrical faces with broad porches supported by massive, battered piers, sometimes of rustic materials; and expansive free-flowing living and dining rooms accessed by the front door.<sup>46</sup>

<sup>43</sup> Jules A. Appler's *General Directory and Householder Directory of Greater San Antonio*, 1917.

<sup>44</sup> Bonnie Sue Jacobs, *op.cit.*

<sup>45</sup> Ellis A. Davis and Edwin H. Grobe. *New Encyclopedia of Texas*. Dallas: Texas Development Bureau, 1930, p. 421.. San Antonio Conservation Society archives.

<sup>46</sup> *Guidelines for Listing Your Property in the national Register of Historic Places*. Austin: national Register Department, Texas Historical Commission, 1995, p. 27.

Examples of the type of bungalows constructed by H.C. Thorman in other San Antonio residential developments.

Source: Greater San Antonio – the City of Destiny and of Your Destination. San Antonio: Higher Publicity League of Texas, 4<sup>th</sup> edition, 1923. San Antonio Public Library, Texana Department.



Thorman's bungalows featured "beautiful large rooms, hardwood floors throughout, tile bath with shower, large cedar closets, spacious includes service porch, concrete front porch, double garage, ribbon drive, shade tress and shrubs." The homes were sold "completely furnished, including Frigidaire, for \$1000 cash and balance monthly like rent till paid."<sup>47</sup> One advertisement by H.C. Thorman touted, "New bungalows you can afford - \$250 cash. The prices are \$3,750 and \$5,240. They have hardwood floors in living and dining rooms, built-ins and breakfast nooks in the kitchens. Electric lights, gas, water, and sewers."<sup>48</sup> Around this time, urban development was occurring to the north of the Mahncke Park Neighborhood. In 1919, a group of six families and three bachelors settled on a 24 acre tract that was formerly Terrell Farms, a water main and gas lines were laid from N. New Braunfels Avenue to the area and a deed was recorded in 1920. On March 31, 1939, the town of Terrell Hills was incorporated. The southern boundary

<sup>47</sup> H.C. Thorman Realtor advertisement "Completely Furnished - \$1,000 Cash," *San Antonio Express*, August 16, 1925, p. 6A.

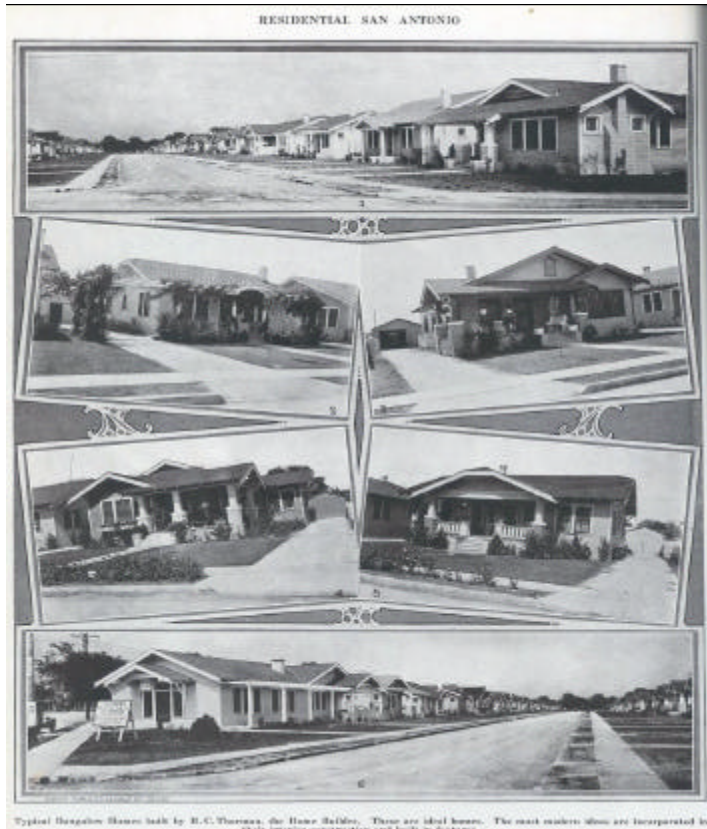
<sup>48</sup> H.C. Thorman Realtor advertisement, "New Bungalows You Can Afford," *San Antonio Express*, August 23, 1925, p. 6A.



of Burr Road was finalized in April of 1945, and the town saw steady growth through the 1950 and 1960s.<sup>49</sup>

Examples of the type of bungalows constructed by H.C. Thorman in other San Antonio residential developments.

Source: Greater San Antonio – the City of Destiny and of Your Destination. San Antonio: Higher Publicity League of Texas, 4<sup>th</sup> edition, 1923. San Antonio Public Library, Texana Department.



Another nearby community, Alamo Heights, was developed on the Charles Anderson ranch and a former federal government arsenal site. Although established in 1893, the Alamo Heights Land and Improvement Company actually began a program of expansion in 1909 that included a school building. The residents of Alamo Heights voted for an independent municipality and an independent school system in 1922.<sup>50</sup>

<sup>49</sup> Col. Cal Johnson, "The City of Terrell Hills," Terrell Hills Police Department web page.

[www.geocities.com/Heartland/Park/4013/thecity.htm](http://www.geocities.com/Heartland/Park/4013/thecity.htm).

<sup>50</sup> Minnie B. Cameron, "Alamo Heights, Texas," *The Handbook of Texas Online*. Austin: Texas State Historical Association, last updated Feb. 15, 1999. [www.tsha.utexas.edu](http://www.tsha.utexas.edu).

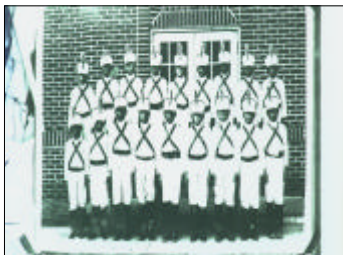


“Each year we had a Mayfair and each class represented a different country.... The fund-raiser at Mahncke Park sported a Maypole, games, booths, a pie and cake sale, and a class king and queen.”

Account of Lamar School Fair, circa 1930, *North San Antonio Times*, July 19, 1984.

As San Antonio's population boomed in the 1920s, a program to build modern schools was launched to accommodate the new urban growth. The River Avenue Improvement League addressed the School Board regarding the need for a new school. Three and a half acres were purchased at 201 Parland Place for the construction of a new school. Lamar Elementary was constructed in 1924, replacing the former school that opened in 1878. The school building contained eight classrooms, a small cafeteria, and a principal's office upstairs. During the 1920s and 1930s, Mahncke Park served as the site for special school events hosted by the Mother's Club. Mrs. Norman T. Kirk, along with other interested mothers, organized a Mother's Club in 1926, which later became the Lamar Parent-Teacher Association. PTA projects included supplying food to needy families, providing a playground, making improvements to the school grounds, and initiating tuberculosis testing. In 1930, two classrooms were added to the west end at a cost of \$18,081.27. Shortly thereafter, in 1936, a cafeteria and auditorium were added at a cost of \$12,769.80.<sup>51</sup>

During World War II, Lamar's enrollment was primarily children of families at Fort Sam Houston. In 1966, the building was remodeled to provide a clinic, a principal's office, a secretary's office and a book depository. The elementary school closed in 1975 because of declining enrollment. During the next decade, the building served as a special campus for handicapped students. At the urging of the area residents and the Mahncke Park Neighborhood Association, the School Board voted to reopen Lamar as a mainstream elementary school, and it opened in the fall of 1985 with an initial enrollment of 285 students.<sup>52</sup>



Lamar School class photographs, circa 1933. Source: Lamar Elementary School.

**Lamar School Principals**

1924-1925	Alice Breeding
1925-1933	Evelyn B. Sterling
1933-1941	Bess Nash
1941-1965	Helen Stark
1965-1973	Crystine Johns
1973-1984	Arnold Matthews
1984-1986	Corothy Burleson
1986-1995	Gail Fordyce
1995- present	Irma Porter Perfecto

<sup>51</sup> Rene Lynn, "Lamar Principal Greets new Job with a Smile," *The North San Antonio Times*, September 10, 1984, p. 12. Rene Lynn, "Pair recalls Lamar School," *The North San Antonio Times*, July 19, 1984, p. 1. Vertical files, San Antonio Public Library, Texana Department. "History of Lamar School, 1936-1937" & "Our School's History (1924-2000)," typed manuscripts, Lamar Elementary School vertical files.

<sup>52</sup> *Ibid.*



In addition to single family homes, multifamily dwellings were prevalent in the neighborhood. Apartment houses were constructed along Broadway and in the southern part of the neighborhood. The Brackenridge Apartments at 3308 Broadway, were situated at the corner of Funston Place opposite from Brackenridge Park. A 1925 newspaper advertisement noted that “the builders of the Brackenridge Apartments have set a precedent in Apartment House construction in San Antonio.” The apartments had six large five-room apartments, each equipped with Frigidaire, with no charge for maintenance.” Planned and built by C. R. Lowrie, the apartments were priced at \$100 per month unfurnished and \$150 a month furnished. Four kitchenettes were also available at \$75 a month. The complex featured elevator service, maid service, and a garage for every apartment.<sup>53</sup>

Broadway began to develop as a commercial strip, during the 1930s and 1940s. One of San Antonio’s legendary eateries, Earl Abel’s, located at Broadway and Hildebrand in 1940. Earl Abel was one of America’s greatest theater organists during the Vaudeville era. When ‘talkies’ put organists out of business, Abel entered the restaurant business in 1936 when he opened The Garden of Eatin’ on 1910 N. Main Avenue. He later moved the restaurant to Romana Plaza, and then to its present location at 4200 Broadway.<sup>54</sup> On Broadway, the restaurant first opened as a drive-in and later as an indoor restaurant that operated 24 hours a day. The first all-booth restaurant in the South, Earl Abel’s is still operated as a family establishment. The restaurant passed to Earl Abel Jr., who managed his family’s landmark restaurant for 19 years until his death in 1999. The restaurant is presently owned by Jerry Abel, brother of Earl Abel Jr.<sup>55</sup>



San Antonio Eateries on Broadway, mid 20<sup>th</sup> century. Source: Bruce Martin Collection.

<sup>53</sup> “Beautiful Brackenridge Apartments,” *San Antonio Express*, August 16, 1925, p. 2A.

<sup>54</sup> Paul Thompson, “Earl Abel’s Common Sense Was Sobering,” *The Sunday Express-News*, April 2, 1989, p. 3-A.

<sup>55</sup> Cindy Tumiel, “Earl Abel Jr., ex-manager of family eatery, dies at 72,” *San Antonio Express-News*, Monday, March 22, 1999. San Antonio Conservation Society vertical files.

Tourist Courts in Mahncke Park Neighborhood. Source: Bruce Martin Collection.



By the 1950s, the area surrounding Mahncke Park had been developed. Broadway Avenue was lined with gas stations, auto sales lots, restaurants, and neighborhood retail establishments. As Brackenridge Park had become a tourist destination, tourist courts were constructed nearby.



Several courts were situated on Broadway including the Parkview Motel (2900 Broadway), the Ranch Motel (3101 Broadway), the Aero Motel (3535 Broadway), Motel De Lux Tourist Court and the Park Motel Tourist Lodges (3617 Broadway). The Broadway Tourist Cabins, Carmen Court, and The Oak Lodges were located on Brackenridge Avenue between N. Pine and Broadway.



Children’s recreational facilities included the Lion’s Club Athletic Field and Play Ground, located at the southwest corner of Broadway and Mulberry, and Kiddie Park, a children’s amusement park at the northwest corner.<sup>56</sup>



An area attraction, Playland Park, established in the late 1940s near Alamo and Broadway, and was famous for its wooden roller coaster. Source: San Antonio Public Library Post Card Collection, Texana Department.

When Mr. P.W. Curry opened Kiddie Park in 1925, it was the nation’s first amusement park established to cater exclusively to children. In its early days, goat, burro, and pony rides were available, but the land where those rides were was sold to make way for a gas station at the northwest corner of Broadway and Mulberry. Many of the original rides are still in operation, including the “Little Dipper” roller coaster, a carousel, a helicopter and flying saucer ride, hand-operated cars, a miniature school bus ride, a Ferris wheel, and a boat ride.<sup>57</sup> In 1978, Bob Aston bought Kiddie Park and he purchased a number of items from Playland Park when it closed in 1980. The steel Eifel Tower, clown tops for the trash cans, and the bunny and pony two seat carousel were all originally at Playland Park.<sup>58</sup> In 2001, Kiddie Park continues as a San Antonio institution while providing affordable entertainment at a beautifully shaded property between Brackenridge Park and Broadway.

A few blocks from Kiddie Park was another site San Antonio children enjoyed for years. Parland Place was the location for San Antonio’s All-American Soap Box Derby Races, which were held in 1940 and 1941 and from 1947-1960. The races started at the top of Parland Place near North New Braunfels Avenue and finished 1,000 feet away near Lamar School. Parland Place was retopped prior to the races to ensure a smooth surface, and stripes were painted to define three lanes for the racers, which reached speeds of 24 miles per hour. In 1941, Mayor Quinn declared July 13 as Derby Day in San Antonio and designated Parland Place as Derby Downs.<sup>59</sup>



USAA’s first headquarters building at the corner of Hildebrand and Broadway today serves as an office for Southwestern Bell Telephone Company, a major San Antonio employer. Source: San Antonio Public Library Post Card Collection, Texana Department.

### Mahncke Park Neighborhood’s Urban Renaissance

After a decline from 1950 through 1970, the Mahncke Park Neighborhood experienced a rebirth. “The abundance of livable bungalows and the vistas afforded by encircling golf courses and Brackenridge Park and the San Antonio Botanical Center, drew

<sup>56</sup> *Fire Insurance Map of San Antonio*. New York: Sanborn Insurance Co., 1924 (corrected 1943-1951). San Antonio Public Library, sheets 191-192.

<sup>57</sup> Leslie Hicks, “Kiddie-ing Around for 70 Fun Years,” *San Antonio Express-News*, June 15, 1995, p. 1E.

<sup>58</sup> Susan Diehl, “Generations Enjoy Park,” *North San Antonio Times*, December 10, 1981, p. 1.

<sup>59</sup> Information contributed by Bruce Martin, Mahncke Park Neighborhood Association.

architects, sculptors and other artisans to invest in property in the 1970s," according to a local newspaper account.<sup>60</sup>

The Mahncke Park Neighborhood Association was founded in October 1979 to foster the protection, preservation and development of Mahncke Park and its surrounding neighborhood in all of its historical, physical, cultural and social aspects. The Neighborhood Association continues to provide a forum for residents to express themselves in areas of neighborhood and citywide concern.

A newsletter was initiated by the Neighborhood Association in 1980. More than 20 years later it continues to be published monthly by a volunteer staff and delivered by hand by volunteer Block Captains to over 700 households.<sup>61</sup>

Through the efforts of the Neighborhood Association, residents have worked together to plan for the future and bring improvements to the area. In 1983, the Mahncke Park/Narcissa Place Neighborhood Plan was the first neighborhood plan to be approved by the San Antonio City Council after a formalized neighborhood planning process. And in 1985, Lamar Elementary was re-opened as a mainstream school and children were no longer bused out of the neighborhood to attend elementary school. This was the first time in San Antonio Independent School District history that any school had been re-opened.<sup>62</sup>

Since 1991, the San Antonio City Council has allocated Community Development Block Grant (CDBG) funds for infrastructure improvements within the Mahncke Park Neighborhood. Approximately \$6 million has been used to construct new streets, curbs, and sidewalks and install underground drainage systems. Streets have been reconstructed on Westgate, Calhoun, Benton, Eleanor (east of North New Braunfels), Lucas, Victor, Andrews, Pinckney, and Claremont. New street construction is pending for Natalen, Margaret, Eleanor (west of North New Braunfels), and North New Braunfels (between Eleanor and Pershing Avenues).<sup>63</sup>

Beginning in 1992, the Mahncke Park Neighborhood Association, the Texas Forest Service, and the San Antonio Parks Dept. have worked to plant dozens of trees in area pocket parks, Mahncke Park, and other public property. In addition, a local organization dedicated to planting trees in urban areas, San Antonio Trees, planted over 100 trees along Broadway in the early 1990s.<sup>64</sup>

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<sup>60</sup> "Mahncke Park Relies on Neighborhood Work," *The North San Antonio Times*, Thursday, October 28, 1982, p. 15.

<sup>61</sup> Information contributed by Bruce Martin, Mahncke Park Neighborhood Association.

<sup>62</sup> *Ibid.*

<sup>63</sup> *Ibid.*

<sup>64</sup> *Ibid.*

In 1992, following the death of a longtime neighbor, area residents honored her by sowing wildflower seeds in Mahncke Park. Each year since then, neighbors have continued the tradition of wildflower seed planting as a means to beautify Mahncke Park and memorialize deceased neighbors.<sup>65</sup>

Beginning in 1992, a group of neighbors came together in response to a threat from prostitution and drug dealing in the midst of the Mahncke Park Neighborhood. Prostitutes and drug dealers had taken up residence in an empty house on Ira Avenue, which had neither electricity nor water. Both illegal activities were being conducted at the house, in the surrounding neighborhood, and along Broadway from the Witte Museum south to an adult bookstore at the corner of Appler and Broadway, beyond the Mahncke Park Neighborhood boundaries. After several meetings with neighbors from the West Fort Alliance Neighborhood, three patrols of Mahncke Park neighbors were set up to patrol Broadway and the neighborhood streets at night on successive nights. The patrols observed customers picking up and dropping off prostitutes. Auto license numbers were recorded. A form letter was sent which alerted the occupant listed at the address registered for the license plate that someone driving the vehicle with the recorded license number had picked up or dropped off a known prostitute. The letter informed the occupant that the threat of disease was high.<sup>66</sup>

The patrols continued for more than a year. The presence of neighbors walking with clipboards and flashlights was an extremely effective deterrent. After considerable publicity by the print, radio and television media, the police actively supported and helped with this grassroots effort. A number of sting operations by the police, coupled with a public awareness campaign, worked in discouraging customers. In addition, the patrol members lobbied the police department to station the mobile substation in the neighborhood. This, also, was an effective deterrent. The vice department of the San Antonio Police Department made regular patrols and arrests along Broadway. At one point, mounted patrols from the Sheriff's Dept. monitored the area as well.<sup>67</sup>

The last arm of the effort was to send observers to court to observe the trials and sentencing of the prostitutes and customers apprehended. An education effort with the judges had limited success. The combined dedication and long-term efforts of neighbors and the San Antonio Police Department proved to be successful.<sup>68</sup>

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<sup>65</sup> *Ibid.*

<sup>66</sup> Information contributed by Marcia Dahlman, Mahncke Park Neighborhood Association.

<sup>67</sup> *Ibid.*

<sup>68</sup> *Ibid.*

In 1993, the Mahncke Park Neighborhood Association successfully petitioned City Council to designate Broadway Avenue as an Urban Corridor - the second such designation in the city and the first inside Loop 410. The Broadway Urban Corridor extends from Burr Road south to the IH35 overpass and 200 feet on both sides of the street. Within Urban Corridors, no new billboards are allowed, garbage dumpsters must be screened from view, and there are limitations to on-premise sign size and height.<sup>69</sup>

In 1994, San Antonio voters approved a "Quality of Life" bond issue, which included the following improvements in the Mahncke Park Neighborhood:

Queen Anne/Elmhurst Drainage Project	\$1,015,000
Brackenridge Park Rehabilitation	\$7,500,000
Witte Museum Science & Education Bldg.	\$1,000,000
Botanical Gardens Improvements	\$500,000
Lion's Field Adult Center Addition	\$100,000
Mahncke Park Improvements	\$100,000

San Antonio voters approved additional bond issues in 1999, which included \$110,000 for trails and improvements to Mahncke Park.<sup>70</sup>

In May 1997, the San Antonio City Council voted unanimously to designate Pershing Avenue (between Broadway and North New Braunfels) as Utility Conversion District #1. The designation was the first in the City for a street in a residential neighborhood and included a commitment of \$515,786 to bury overhead utility lines, remove utility poles, and install new streetlights. Approval of the project was based on the concept of combining installation work of the San Antonio Water System's treated waste water pipeline with the burial of overhead utility lines. The project was completed in 2001.<sup>71</sup>

In 1998, a native grass restoration project was initiated to re-introduce natural prairie grasses within Mahncke Park. The restoration project was the first in San Antonio and Bexar County and was a collaborative effort involving the Mahncke Park Neighborhood Association, the Texas Parks & Wildlife Dept., the San Antonio Botanical Gardens, the San Antonio Parks Dept., and the Bexar County Master Naturalists. Among the native grasses propagated at the Botanical Gardens and planted in Mahncke Park were Little Blue Stem, Plains Love Grass, Canadian Wild Rye, and Side Oats Gamma. Subsequent plantings were conducted in 1999 and 2000.<sup>72</sup>

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<sup>69</sup> Martin, *op.cit.*

<sup>70</sup> *Ibid.*

<sup>71</sup> *Ibid.*

<sup>72</sup> *Ibid.*



In Spring 1999, the Mahncke Park Neighborhood Association received an award from the Bexar County Master Gardeners for the many examples of low water use landscapes in the area. In addition, four individual Xeriscape Awards were presented to owners of the following addresses in recognition of their excellent, water efficient landscapes: 2147 E. Hildebrand, 354 Thorman Place, 435 Elmhurst Avenue, and 311 Parland Place.<sup>73</sup>

In 1998 and 1999, the Mahncke Park Neighborhood Association (MPNA) organized National Night Out Against Crime events on the campus of Lamar Elementary School. The MPNA invited a variety of organizations to participate, including the Botanical Society, the Central Library, the San Antonio Conservation Society, the San Antonio Water System, the City of San Antonio Aviation Dept. and Office of Cultural Affairs. Representatives from City Council, the District Attorney's Office, Lamar Elementary School, the Fire Dept., and the Police Dept. also participated. In 1999, the San Antonio Police Dept. recognized the MPNA for having the best Night Out Against Crime event in City Council District 9.<sup>74</sup>

In addition to winning recognition from the S.A. Police Dept. in 1999 for having the best National Night Out Event in City Council District 9, the Mahncke Park Neighborhood has received awards at the Annual City-Wide Neighborhood Conference. Awards were won for Neighborhood Beautification in 1997, 1998, and 1999, for Neighborhood Partnerships in 1998, and for Neighborhood Newsletter in 1996.<sup>75</sup>

In 2000, construction work began to improve and expand facilities at Lamar Elementary School. Following approval of a bond issue in September 1997, the San Antonio Independent School District authorized spending over \$5 million on the project to include the addition of 17 classrooms, a physical education facility, a 2 story library/media center, a new air conditioning system for the entire school, and a new drive through "drop off" area on Bellview. Completion is anticipated in 2001.<sup>76</sup>

The Mahncke Park neighborhood's rebirth was due in part to its variety of housing types (single family bungalows, duplexes, four-plexes, townhouses, condominiums, and apartment units – both large and small), its significant inventory of parks and greenspaces, and its central location with easy access to downtown, the airport, and major thoroughfares.<sup>77</sup>

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<sup>73</sup> *Ibid.*

<sup>74</sup> *Ibid.*

<sup>75</sup> *Ibid.*

<sup>76</sup> *Ibid.*

<sup>77</sup> *Ibid.*

Because of its many attractive features, commercial and residential developers have been drawn to the area. The Mahncke Park Neighborhood Association has been largely successful in working to encourage responsible development, which respects the scale and integrity of the neighborhood in both commercial and residential areas. Since 1979, a number of development projects have been proposed for the area – some more sensitive to neighborhood residents and businesses than others. Several of the most significant proposed developments included the following:<sup>78</sup>

- In August 1982, the San Antonio Zoning Board of Adjustment voted to deny a variance to allow construction of a 16 story, 193' tall condominium at the southeast corner of Funston Place and North New Braunfels. This case was one of the first tests of the Mahncke Park Neighborhood Association and was especially difficult due to the differences of opinion among neighborhood residents. Supporters of the project believed it would be a fine quality building which would improve the neighborhood – particularly nearby areas south of the proposed site. Opponents of the project agreed the proposed quality was impressive, but they believed the project's scale was inappropriate for a residential neighborhood of 1 and 2 story structures.

The Board of Adjustment postponed deciding the case at a hearing in June when over 50 people spoke in opposition to the project. Neighbors met with the developer during the summer months in an effort to reach a compromise. The developer offered to lower the building height to 169' and 14 stories, and the Neighborhood Association offered not to oppose the variances unrelated to height while considering a building height somewhat above the 45' permitted by law. No compromise was reached.

At the Board of Adjustment in August, several Mahncke Park Neighborhood Association members, neighbors, and the developer spoke in favor of granting the requested variance for height. Speaking in opposition were several Mahncke Park Neighborhood Association members, a representative of the Mahncke Park Neighborhood Association and the Mahncke Park Neighborhood Association Zoning Committee, representatives of the San Antonio Garden Center, representatives of the Botanical Center, and the Director of the Parks & Recreation Department. As part of its presentation, the Neighborhood

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<sup>78</sup> *Ibid.*

Association displayed slides of helium-filled balloons raised to 193' at the site to clearly demonstrate the height of the proposed project. The San Antonio Coalition of Neighborhood Associations also opposed the project. Ultimately, the Board of Adjustment agreed with those who welcomed development, but opposed the plan because the building's proportions – mainly its height – would have a detrimental effect on the neighborhood. The case served to illustrate the importance of having a neighborhood plan, the importance of having persons with a sensitivity to neighborhood issues on City boards and commissions, and the importance of involving adjacent and nearby residents when changes to neighborhood land use are proposed.

- Seven properties west of North New Braunfels and between Parland Place and Elmhurst Avenue were acquired by an Alamo Heights businessman in 1985. A plan was proposed calling for a 10 story, 42 unit condominium, which required a zoning change from "B – Single Family & Duplex" to a more intensive designation of "R3 – Multi-Family." The plan was opposed by nearby residents and the Mahncke Park Neighborhood Association based on the Neighborhood Plan goals "to maintain the existing residential character and densities of the neighborhood" and "to discourage the purchase and assembly of residential property for speculative purposes." In addition, the S.A. Botanical Society supported the Neighborhood Association's position, stating their endorsement that "Mahncke Park densities be maintained or reduced and that present zoning restrictions be maintained." The Neighborhood Association requested that the homes on the properties not be demolished pending resolution of an agreed upon plan of development; however, 90 days later, in March 1986, three homes were demolished and one home was moved, making all seven properties vacant.

Over the next 14 years, the properties remained vacant. Alternate proposals for development were proposed including a 2 ½ story multi-family residential project in 1989, a 2 story, 130 room motel with cocktail lounge in 1990, a 3 story apartment complex in 1991, a 2 story apartment development in 1992, and a plan in 1996 to move in four older homes and rehabilitate them for resale. In several cases, the proposals were announced, but no plans, drawings, or models were ever created. However, in all cases, the Neighborhood Association remained consistent in its goals of maintaining the residential character and density of the neighborhood.

Then, in 2000, Medallion Homes, a local home building company, purchased five of the seven properties and proposed to construct five single family residences without the need for zoning changes. Medallion Homes' plans were consistent with the goals of the Neighborhood Plan, and the Mahncke Park Neighborhood Association supported the planned development.

Further, Medallion Homes met with nearby residents to address development and design concerns prior to beginning construction. Finally, in 2001, construction of all five homes was completed (with three homes being sold before construction was finished), while maintaining and enhancing the residential character, density, and integrity of the Mahncke Park Neighborhood and respecting the goals and guidelines of the Neighborhood Plan.

- Southwestern Bell Mobile Systems proposed construction of an accessory structure and a 150' high communications antenna at 3900 Broadway in 1992. The vacant land, located between Wendy's and IHOP and across the street from the Witte Museum, had previously been the site of Dave's Flower Shop. To construct the 150' antenna and accessory structure, Southwestern Bell requested a zoning change from "G, Local Retail" to "B-3NA, Non-Alcoholic Business District." The City's Planning Department recommended denial of the request and the Zoning Commission voted to deny the zoning request. The case was forwarded to City Council.

On December 10, 1992, Zoning Case #Z92172CC was considered by City Council. Mahncke Park Neighborhood Association representatives addressed City Council and asked that the zoning request be denied on the basis of inappropriate land use, inappropriate height, and the fact several multi-story buildings in the immediate area could accommodate the required transmission equipment. A petition in opposition to the zoning change was submitted with over 120 signatures from residents on Pershing Avenue, Carnahan Avenue, Thorman Place, and Allensworth Avenue. In addition, letters supporting the Mahncke Park Neighborhood Association's position were presented from the Tobin Hill Neighborhood Association, the Oak Park Northwood Neighborhood Association, the Alta Vista Neighborhood Association, and the Vance Jackson Neighborhood Association. Representatives from IHOP's Corporate Office, the S.A. Conservation Society, and the S.A. Coalition of Neighborhood Associations also spoke in opposition to the requested zoning change. City Council voted to postpone the case, and it was later withdrawn by Southwestern Bell when antenna space was located and leased on an existing antenna at Fort Sam Houston.

Subsequently, the vacant property at 3900 Broadway was developed as a single story office building and retail space, consistent with the scale and mixed commercial use on Broadway.

This particular zoning case was significant in the way the Mahncke Park Neighborhood Association successfully mobilized support from a variety of organizations throughout

the city. Two City Council members commented on the Neighborhood Association's strategy when they were quoted in a newspaper article shortly afterwards which focused on the increasing strength of neighborhood groups in San Antonio. The District 1 City Councilman spoke about having received letters objecting to the antenna from several District 1 neighborhood associations, "I thought that was pretty smart on their part." "Mahncke Park called in all their chips," said the District 9 City Councilman, "It's the first time I'd seen that collective support. It was very well strategized."<sup>79</sup>

In 1991, the San Antonio Botanical Society purchased 13 two story duplexes in the 500 and 600 blocks of Funston Place, east of N. New Braunfels. The duplexes were donated to the City and then demolished. And in 1996, the Botanical Society bought nine additional duplexes in the same blocks of Funston Place, donated them to the City, and these structures were also demolished. With the exception of three remaining duplexes (636-638, 646-644, and 648-650), the entire block has been cleared of structures. The now vacant land is used to accommodate overflow parking from the Botanical Gardens parking lot, although discussions have indicated the land may be used in the future to facilitate expansion of the Botanical Gardens.<sup>80</sup>

In 2000, the Mahncke Park Neighborhood Association was awarded a Neighborhood Challenge Grant of \$2,500 from the San Antonio Planning Department. The Neighborhood Association submitted a successful proposal in conjunction with a local Boy Scout working on an Eagle Scout project, which included landscape improvements to Mahncke Park. By combining the efforts of volunteers with the \$2,500 award, significant improvements were made to Mahncke Park.<sup>81</sup>

Recently, Merced Housing Texas, a locally-based, non-profit housing organization, rehabilitated the 23 unit Elmhurst Place Apartments at 130 Elmhurst Avenue. The three, 2 story buildings that make up the complex were adapted to provide low to moderate priced housing to deaf, blind, and orthopedically impaired residents. The City of San Antonio contributed \$285,909 toward the renovation of the 40 year old buildings with the balance of the \$751,000 project cost coming from private sources.<sup>82</sup>

The history of San Antonio and the Mahncke Park Neighborhood is one of energetic people with great pride. Both the city and the neighborhood have been tested over the last 100 years, but remain

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<sup>79</sup> Bruce Davidson, "Neighborhood Groups Gain Clout", *San Antonio Express-News*, January 24, 1993, p. 2B.

<sup>80</sup> Martin, *op.cit.*

<sup>81</sup> *Ibid.*

<sup>82</sup> *Ibid.*

strong as new generations continue to step forward and build a richer community through public and private partnerships and the thoughtful application of financial and human capital.<sup>83</sup>

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<sup>83</sup> *Ibid.*

## DEMOGRAPHIC COMPARISON FOR MAHNCKE PARK N'HOOD & SAN ANTONIO

### POPULATION COMPARISON

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	4,033	----	786,023	----	0.5%
1990	3,408	-15%	935,933	19%	0.4%

### ETHNICITY COMPARISON--HISPANIC

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	1,295	----	421,954	----	0.3%
1990	1,612	24%	520,282	23%	0.3%

### ETHNICITY COMPARISON--ANGLO

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	2,074	----	299,357	----	0.7%
1990	1,388	-33%	339,115	13%	0.4%

### ETHNICITY COMPARISON--BLACK

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	582	----	57,700	----	1.0%
1990	311	-47%	63,260	10%	0.5%

### ETHNICITY COMPARISON--OTHER

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	82	----	6,869	----	1.2%
1990	97	18%	13,276	93%	0.7%

### MEDIAN AGE COMPARISON

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	27.5	----	27.1	----	101.5%
1990	32.9	20%	29.8	10%	110.4%

### FAMILY HOUSEHOLDS

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	860	----	154,220	----	0.6%
1990	668	-22%	176,422	14%	0.4%

**HOUSING UNIT COMPARISON**

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	1,879	----	291,560	----	0.6%
1990	1,974	5%	365,414	25%	0.5%

**HOUSEHOLD COMPARISON**

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	1,653	----	271,278	----	0.6%
1990	1,347	-19%	326,761	20%	0.4%

**OWNER OCCUPIED HOUSEHOLDS**

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	360	----	204,356	----	0.2%
1990	440	22%	230,604	13%	0.2%

**AVERAGE HOUSEHOLD SIZE**

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	2.23	----	2.97	----	75%
1990	2.27	2%	2.80	-6%	81%

**AVERAGE HOUSEHOLD INCOME**

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$17,360	----	\$13,775	----	126%
1990	\$25,900	49%	\$23,584	71%	110%

**PER CAPITA INCOME**

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$8,030	----	\$5,671	----	142%
1990	\$10,600	32%	\$10,884	92%	97%

**MEDIAN HOME VALUE**

YEAR	MAHNCKE	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$35,900	----	\$27,300	----	132%
1990	\$54,280	51%	\$49,700	82%	109%

SOURCE: 1980-1990 CENSUS, CLARITAS CORP DEMOGRAPHICS

PREPARED: PLANNING DEPARTMENT-DATA MANAGEMENT-NOVEMBER 2000



## Demographic Term Definitions

**Household**- Consists of all the people who occupy a housing unit.

**Family**- A group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

**Family Households**- A household maintained by a householder who is in a family, and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. The count of family household members differs from the count of family members, however, in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives.

**Housing Unit**- A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters.

**Median**- The middle point in a distribution.

**Mean**- The arithmetic average.

Source: <http://www.census.gov/population/www/cps/cpsdef.html>

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**Median**- The middle point in a distribution.

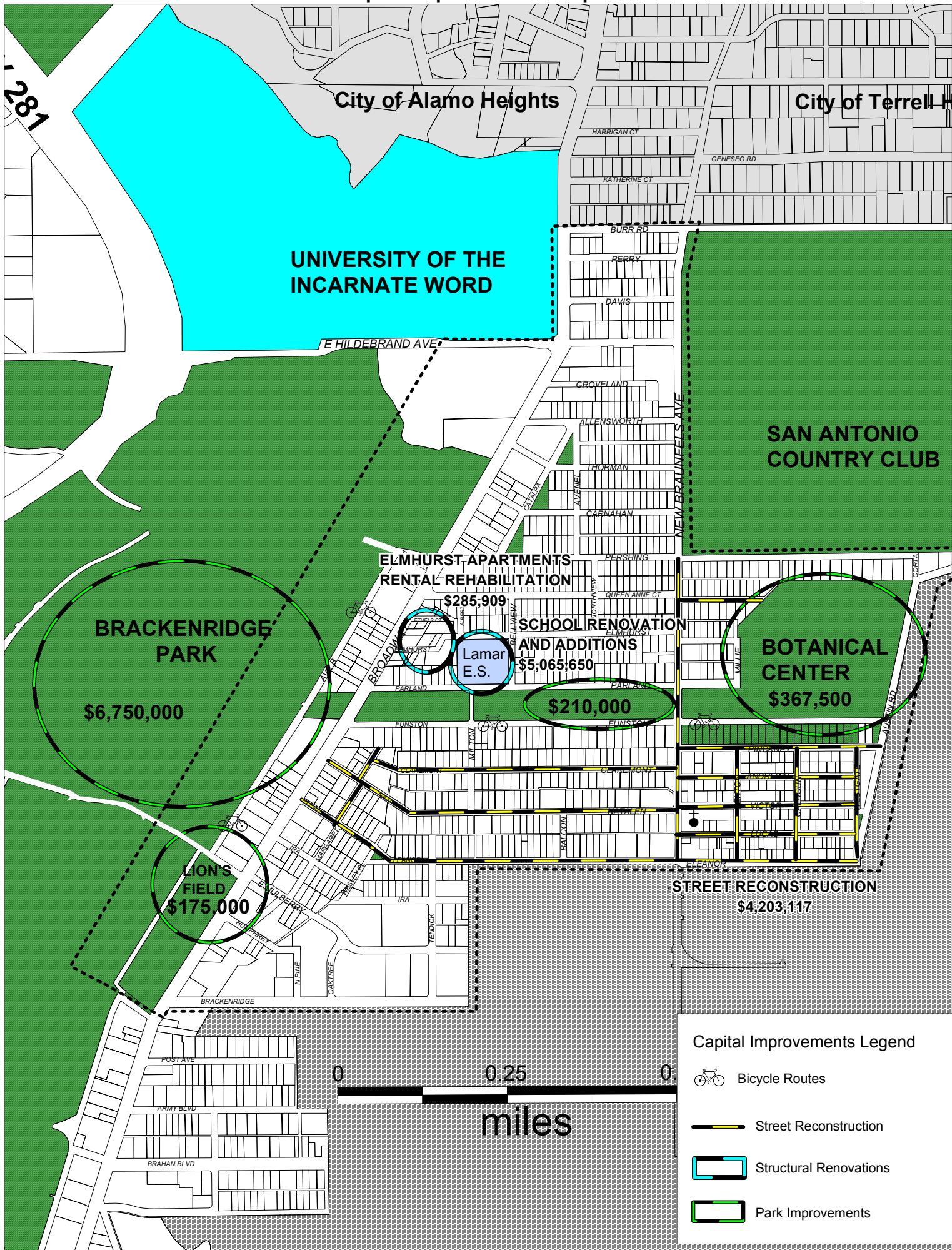
**Mean**- The arithmetic average.

Source: <http://www.census.gov/population/www/cps/cpsdef.html>





**Mahncke Park Neighborhood Plan Area  
Capital Improvement Projects**

Project and Limits	Improvements	Project Cost	Project Status	Department/Agency
Mahncke Area Streets	Street Reconstruction	\$1,723,287	Completed	Housing and Community Development
Pinckney, Andrews, Victor, Lucus from New Braunfels to Westgate/ Austin Rd.				
Westgate, Calhoun, and Benton from Eleanor to Pinckney				
New Braunfels from Eleanor to Pershing	Street Reconstruction	\$180,000	Design for FY 2000-2001	Housing and Community Development
Claremont, Eleanor, Natalen Phase 1 from New Braunfels to Margaret	Street Reconstruction		Under Construction	Housing and Community Development
Claremont, Eleanor, Natalen Phse II Natalen from New Braunfels to Broadway	Street Reconstruction		Under Design	Housing and Community Development
Margaret from Dead End to Natelen				
Claremont, Eleanor, Natalen Phase III Eleanor from New Braunfels to Broadway	Street Reconstruction		Under Design	Housing and Community Development
Margaret from Natalen to Eleanor				
Funding for Entire Project (Phases I - III)		\$2,288,940		Housing and Community Development
Queen Ann from New Braunfels to Dead End	Street Reconstruction	\$10,890	Construction Completed	Housing and Community Development
Pershing from Broadway to New Braunfels	Street Reconstruction	n/a	Under Construction	Housing and Community Development
Elmhurst Apartments, 123 Elmhurst	Rental Rehabilitation - 23 Units	\$285,909	Completed	Neighborhood Action Department
Lamar Elementary School	Renovations/Additions	\$5,065,650	Contract awarded 6/10	SAISD
Mahncke Park Improvements	Walking trail; landscaping; solar lighting; drinking fountain; park amenities.	\$210,000	Under Design	Parks and Recreation Dept.
Neighborhood Improvement Challenge Grant	Wildflower seeding in Mahncke Park	\$2,500	Grant Awarded 8/2000	Planning Department
San Antonio Botanical Gardens Improvements	Rehabilitation of pathways and walks for safety and ADA compliance; HVAC for Carriage House	\$367,500	Under Design	Parks and Recreation Dept.
Lions Field Park Playground Improvements	New accessible playground; rehabilitation and/or adaptive reuse of shuffleboard courts; new basketball court.	\$175,000	Under Design	Parks and Recreation Dept.
Brackenridge Park Rehabilitation	Rehabilitation of picnic facility, Joske Pavilion; restrooms; river bank restoration; lighting; trails/walkways; signage; Utility upgrades; ADA modificaitons; vehicular circulation improvements; wooded area restoration.	\$6,750,000	Under Design	Parks and Recreation Dept.
Improvements along Transit Routes	Bench replacement; shelters (city wide)			VIA Metropolitan Transit
Bicycle Path Construction	Off-road bicycle path construction (Ave. B, Ave. B North, Mulberry, Tuleta, Brackenridge, Botanical Gardens)	\$257,000	Scheduled '99-'00	Metropolitan Planning Organization
<b>TOTAL IMPROVEMENTS</b>		<b>\$ 17,316,676</b>		

# Mahncke Park Neighborhood Plan Capital Improvements Map



### Capital Improvements Legend

-  Bicycle Routes
-  Street Reconstruction
-  Structural Renovations
-  Park Improvements



# Neighborhood Resource Inventory

Neighborhood Resources	Type	Address	Zip	Phone No.	Jobs	Students	Acres	Proximity to Neighborhood/Comments
								* = Outside Neighborhood Boundary But in Close Proximity
<b>Schools</b>								
1 University of the Incarnate Word	University	4301 Broadway	78209	829-6042	450	3,309	200	*
3 Trinity University	University	715 Stadium Dr.	78212	999-7207	650	2,500	117	*
4 Lamar Elementary School	Elementary School	201 Parland Place	78209-6531	822-7823				*
5 Twain Middle School	Middle School	2411 San Pedro Ave.	78212-2891	732-4641				*
6 Fox Technical High School	High School	637 N. Main Ave.	78205-1271	226-5103				*
<b>Parks/Recreation/Theater</b>								
7 Brackenridge Park	City Park	3500 N. St. Mary's	78212	226-5612			343.7	* Golf Course and Driving Range
8 Sunken Garden	City Park	3875 N. St. Mary's	78212	735-0663				* Japanese Tea Garden
9 San Antonio Zoo & Zoological Gardens	City Park/S.A. Zoological Society	903 N. St. Mary's	78212					* Special Facility
10 Mahncke Park	City Park	3500 Broadway	78209				10	Urban Space
11 Lion's Field	City Park/ Lion's Club	2809 Broadway	78209	826-9041				Athletic Facility
12 San Antonio Botanical Center	City Park/S.A. Botanical Society	555 Funston Pl.	78209	207-3263			33.2	Special Facility
13 San Antonio Country Club	Private	4100 N. New Braunfels	78209	824-8861				*
14 Harlequin Dinner Theater	Private	2652 Ft. Sam Houston	78234	222-9694				*
15 Laurie Auditorium	Trinity University	715 Stadium Dr.	78212					* Concerts, Distinguished Lecture Series
16 Lion's Field Adult & Senior Citizens Center	City Parks & Recreation Dept.	2809 Broadway	78209	826-9041				*
17 Ft. Sam Houston Golf Course	U.S. Military Installation	Fort Sam Houston	78234	822-9011				*
<b>Museums</b>								
18 Fort Sam Houston Museum	U.S. Military Installation	Fort Sam Houston	78234	222-1211				*
19 Texas Rangers/Pioneer Trail Drivers Museum	Private	3805 Broadway	78209	822-9011				*
20 Witte Museum	Private	3801 Broadway	78209	357-1900				*
21 U.S. Army Medical Department Museum	U.S. Military Installation	Fort Sam Houston	78234	222-1211				*
<b>Police/Fire Stations</b>								
22 Central Patrol Station	City	515 S. Frio		207-7410				* Patrol District 2230
23 Fire Station # 5	City	1011 Mason						* 1 Pumper
<b>Medical Facilities/Social Services</b>								
24 Ryan White Clinic	City	808 E. Grayson St.	78208	224-8950				*
<b>Major Employers</b>								
25 Fort Sam Houston	U.S. Military Installation	Fort Sam Houston	78234	222-1211				*
26 Southwestern Bell	Telephone Company	cor Broadway & Hildebrand						*
27 Camino Real Bank	Bank	4040 Broadway						*
<b>Assisted Housing</b>								
28 131 Claremont	Family	131 Claremont	78209	366-1379				* 4 units
<b>Major Surface Transportation Facilities</b>				<b>Maintenance/Responsibility</b>				
29 US 281 (McAllister Freeway)	Expressway	On system		State				
30 IH-35	Expressway	On system		State				300 ft. ROW
31 Broadway (Loop 368)	Primary Arterial Type B	On system		State				300 ft. ROW
32 Funston	Secondary Arterial Type A	Off system		Local				60-110 ft. ROW, pavement width varies
33 Brackenridge Rd.	Secondary Arterial Type A	Off system		Local				86 ft. ROW, 62 ft. pavement width
34 Tendick	Secondary Arterial Type A	Off system		Local				86 ft. ROW, 62 ft. pavement width
35 N. New Braunfels Ave.	Secondary Arterial Type B	Off system		Local				86 ft. ROW, 62 ft. pavement width
36 Hildebrand	Secondary Arterial Type B	Off system		Local				60 - 86 ft. ROW, 44 ft. pavement width
37 Old Austin Road	Secondary Arterial Type B	Off system		Local				60 - 86 ft. ROW, 44 ft. pavement width
38 Pershing Avenue	Secondary Arterial Type B	Off system		Local				60 - 86 ft. ROW, 44 ft. pavement width
<b>Transit Routes</b>				<b>Route No.</b>				
39 St. Mary's - Trinity University	Local Radial Service			Route 8				
40 Broadway	Local Radial Service			Route 10				
41 Nacogdoches/Naco Pass	Local Radial Service			Route 11				
42 Perrin Beitel/Naco Pass	Local Radial Service			Route 14				
43 Hildebrand	Crosstown Service			Route 509				
44 New Braunfels	Crosstown Service			Route 512				
45 Alamo Heights/Central Park Mall/ North Star Mall/Quarry Market	Circulator Service			Route 647				

**Appendix E Responses for Mahncke Park Neighborhood  
(100 Surveys)**

<b>Questions</b>	<b>Response</b>	<b>Number of Responses</b>	<b>Percent of Total</b>
<b>What street do you live on?</b>	Allensworth Street	2	2
	Andrews	1	1
	Broadway	1	1
	Carnahan	3	3
	Claremont	4	4
	Davis Court	4	4
	Eleanor	3	3
	Elmhurst	12	12
	Funston Place	10	10
	Ira	2	2
	Natalen	8	8
	N. New Braunfels	1	1
	Parland	10	10
	Pershing	15	15
	Queen Anne	4	4
	Thorman	8	8
	Victor Street	2	2
Wesley Place	1	1	
No Answer	8	8	
<b>How long have you lived there?</b>	<b>1 to 5 years</b>	<b>28</b>	<b>28</b>
	5 to 10 years	11	11
	10 to 15 years	8	8
	15 to 20 years	7	7
	<b>Over 20 years</b>	<b>22</b>	<b>22</b>
	<b>No Answer</b>	<b>24</b>	<b>24</b>
<b>Do you plan on staying in the neighborhood?</b>	<b>Yes</b>	<b>83</b>	<b>83</b>
	No	9	9
	No Answer	8	8
<b>Would you be interested in the preservation of the character of the neighborhood?</b>	<b>Yes</b>	<b>81</b>	<b>81</b>
	No	2	2
	Maybe	13	13
	No Answer	4	4
<b>On a scale of 1 (not very) to 10 (very), how safe do you consider the Mahncke Park Neighborhood?</b>	1	0	0
	2	0	0
	3	5	5
	4	8	8
	5	19	19
	6	4	4
	7	18	18
	<b>8</b>	<b>22</b>	<b>22</b>
	9	11	11
	10	8	8
<b>Do you feel safe walking at night?</b>	<b>Yes</b>	<b>53</b>	<b>53</b>
	<b>No</b>	<b>38</b>	<b>38</b>
	No Answer	9	9

**Appendix E Responses for Mahncke Park Neighborhood  
(100 Surveys)**

<b>Question</b>	<b>Response</b>	<b>Number of Responses</b>	<b>Percent of Total</b>
<b>What safety/security improvements could be made?</b>	<b>More street lights</b>	<b>51</b>	<b>22</b>
	<b>Better sidewalks and curbs</b>	<b>63</b>	<b>27</b>
	Organization of Watch groups	38	16
	<b>More frequent security</b>	<b>60</b>	<b>25</b>
	Other:	23	10
	Fewer light glares that blind Pedestrians	1	-
	Reduce speed to 20 mph to slow down traffic in neighborhood	2	-
	Restrict Parking to one side of block	1	-
	Keeping front & back porch lights on all night	2	-
	Find a way to get more people interested	3	-
	Remove Pay Phone @ Mahncke Park & N. New Braunfels	1	-
	Repair sidewalks	1	-
	More armed good citizens	1	-
	Speed bumps	3	-
	More involvement by SAPD to deter crime in area, possibly having SAPD officers living in neighborhood.	3	-
	More pedestrian traffic	1	-
	Do something about barking dogs; unkempt yards	1	-
Better drainage	1	-	
<b>Is graffiti and/or vandalism a problem on your street or in your area?</b>	<b>Graffiti</b>	<b>35</b>	<b>35</b>
	<b>Vandalism</b>	<b>25</b>	<b>25</b>
	<b>No Problems</b>	<b>26</b>	<b>26</b>
	No Answer	14	14
<b>Are you satisfied with the current land uses (mix of residential to commercial structures) in Mahncke Park?</b>	<b>Yes</b>	<b>77</b>	<b>77</b>
	No- list reasons:	16	16
	Phone at park	1	-
	Unbalance of rental/apartment vs. owners	2	-
	Too many unkempt rental propertied in south part of Neighborhood	3	-
	Unsatisfied with commercial uses on Broadway (too many fast food places, storage complexes, and substandard commercial structures)	1	-

## Appendix E Responses for Mahncke Park Neighborhood (100 Surveys)

Question	Response	Number of Responses	Percent of Total
<b>Are you satisfied with current land use (mix of residential to commercial structures) in Mahncke Park? Cont.</b>	Trash from Wolfe's nursery that sometimes blows onto my yard	1	-
	Commercial should remain on Broadway and not spread into Neighborhood	1	-
	More mixed use; i.e. Neighborhood store or bar off main commercial corridors	1	-
	Disposition of empty lots, including those owned by the city	1	-
	Hung Fong needs to eliminate* Parallel parking on Broadway	1	-
	Businesses interspersed among residential areas	1	-
	No commercial	1	-
	Concerned about commercial on Old Austin Rd/Eleanor near Ft. Sam	1	-
	No more rental properties for low income	3	-
	No Answer	7	7
<b>Would you propose any changes in the amount of any type of building use?</b>	<b>A1. More single family residences</b>	<b>51</b>	<b>26</b>
	A2. Less single family residences	2	1
	B1. More multi-family residences	5	3
	<b>B2. Less multi-family residences</b>	<b>51</b>	<b>26</b>
	C1. More businesses	13	7
	C2. Less businesses	20	10
	D1. More public institutions (schools, museums, etc.)	28	14
	D2. Less public institutions (schools, museums, etc.)	7	4
	E1. More/other – list:	8	4
	More mixed use (town homes, and home/business combinations.)	3	-
	More garage apartments, cottages	1	-
	More playgrounds	1	-
	Permits for any structure changes	1	-
	More restaurants & higher commercial	1	-



## Appendix E Responses for Mahncke Park Neighborhood (100 Surveys)

Question	Response	Number of Responses	Percent of Total
<b>Would you propose any changes in the amount of any type of building use? Cont.</b>	More parks	1	-
	More recreational facilities	1	-
	E2. Less/other-list:	10	5
	Less rental properties and fewer section 8 housing	4	-
	Less ugly security lights on buildings	1	-
	Less sub-standard housing	1	-
	Less half-way homes	1	-
	Less Laundromats	2	-
	Less storage units	2	-
	Less auto dealers	1	-
	Less fast food restaurants	1	-
	Less poorly built new homes that don't match the character of the neighborhood	1	-
<b>Are vacant buildings on your street or in your area a concern to you?</b>	<b>Yes</b>	<b>60</b>	<b>60</b>
	<b>No</b>	<b>33</b>	<b>33</b>
	No Answer	7	7
<b>How close to your job are you?</b>	Within walking distance	10	9
	Within biking distance	17	16
	<b>Within driving distance</b>	<b>61</b>	<b>56</b>
	Other	20	19
<b>Do you consider the currently available public transportation adequate?</b>	<b>Yes</b>	<b>58</b>	<b>58</b>
	No-list of responses	19	19
	Few cross town routes (E-W) buses	2	-
	Limited schedule on weekends, and too many transfers needed to connect to down town (long wait)	4	-
	Light rail/street car needed	4	-
	Poor sidewalks	1	-
	Inadequate bus shelters, benches and trash cans needed	5	-
	Infrequent stops	1	-
	Local only	1	-
	Buses too big and stinky	1	-
	<b>No Answer</b>	<b>23</b>	<b>23</b>
<b>Do you consider there to be any problem with traffic circulation the neighborhood?</b>	<b>Yes - List of responses:</b>	<b>64</b>	<b>64</b>

## Appendix E Responses for Mahncke Park Neighborhood (100 Surveys)

Questions	Response	Number of Responses	Percent of Total
<b>Do you consider there to be any problem with traffic circulation the neighborhood? Cont.</b>	Streets and sidewalks need to be repaired	4	4
	Parking (cars parking on both sides of street, UIW, SWB, and car wash), clog streets ex. Davis Court	9	9
	<b>Speeding</b>	<b>38</b>	<b>38</b>
	Buses/trucks on residential streets	2	2
	Cut through traffic (all locations)	8	8
	Traffic management on N. New Braunfels	3	3
	Safety for school children (drivers ignoring traffic signs)	3	3
	Cars parking in front of Hong Fong restaurant and obstructing view for driver on Queen Anne needing to turn onto Broadway	2	2
	Trash thrown from cars	1	1
	<b>No</b>	<b>23</b>	<b>23</b>
	No Answer	13	13
	<b>What solutions do you choose to correct traffic circulation in the neighborhood?</b>	Traffic diverters	16
Pedestrian crossings		24	13
Stop signs		27	15
Traffic lights		4	2
<b>Speed bumps</b>		<b>50</b>	<b>28</b>
<b>Police patrols</b>		<b>40</b>	<b>22</b>
List other		20	11
Traffic control devices – i.e. traffic lights, street closings, traffic signs		14	-
Repairing sidewalks and repaving streets		2	-
Control on-street parking		4	-
<b>What types of vehicles travel on your street?</b>		<b>Personal vehicles</b>	<b>95</b>
	<b>Large or commercial trucks</b>	<b>66</b>	<b>31</b>
	Buses	35	16
	Other –list	17	8
	Military/construction equipment	2	-
	Motor cycles	5	-
	Bicycles	4	-
	Cabs	1	-
	Fire trucks	1	-
	Funeral processions	1	-

**Appendix E Responses for Mahncke Park Neighborhood  
(100 Surveys)**

<b>Questions</b>	<b>Response</b>	<b>Number of Responses</b>	<b>Percent of Total</b>
<b>Do you use any of the natural resources available to Mahncke Park Residents?</b>	<b>Yes</b>	<b>89</b>	<b>89</b>
	No	4	4
	No Answer	7	7
<b>What natural resources that are available to Mahncke Park residents do you use?</b>	<b>Brackenridge Park</b>	<b>66</b>	<b>20</b>
	Mahncke park	53	16
	Pocket Parks	24	7
	<b>SA Botanical Center</b>	<b>68</b>	<b>21</b>
	Fort Sam Houston Track	54	16
	<b>Witte Museum</b>	<b>64</b>	<b>20</b>
<b>Would you like to see development of the pocket parks and public areas in the neighborhood?</b>	<b>Yes</b>	<b>67</b>	<b>67</b>
	No	12	12
	<b>No Answer</b>	<b>21</b>	<b>21</b>
<b>What improvements do you suggest? (for the pocket parks)</b>	Better lighting	48	19
	Benches	45	18
	<b>Landscaping</b>	<b>58</b>	<b>23</b>
	Designated pathways/bike trails	41	16
	Playground equipment	33	13
	Other-list	12	5
	Gazeboes	1	.5
	Water fountains	1	.5
	Trash cans	1	.5
	Signs (adoption of area) by local neighborhood groups	1	.5
	Security	3	1
	More trees	3	1
	Family facilities	1	.5
	Junior gardening programs	1	.5
	Swimming pool for neighborhood	1	.5
No changes	1	.5	
<b>Do you have children who attend public schools in Mahncke Park?</b>	Yes	4	4
	<b>No</b>	<b>87</b>	<b>87</b>
	No answer	9	9
<b>If no, why not?</b>	<b>Do not have children/ children of school age.</b>	<b>54</b>	<b>79</b>
	Private school	7	10.5
	Other-list	7	10.5
	Home schooled	2	-
	No confidence in the quality of education of public schools (low TAAS scores)	4	-
	Live in AHISD.	1	-

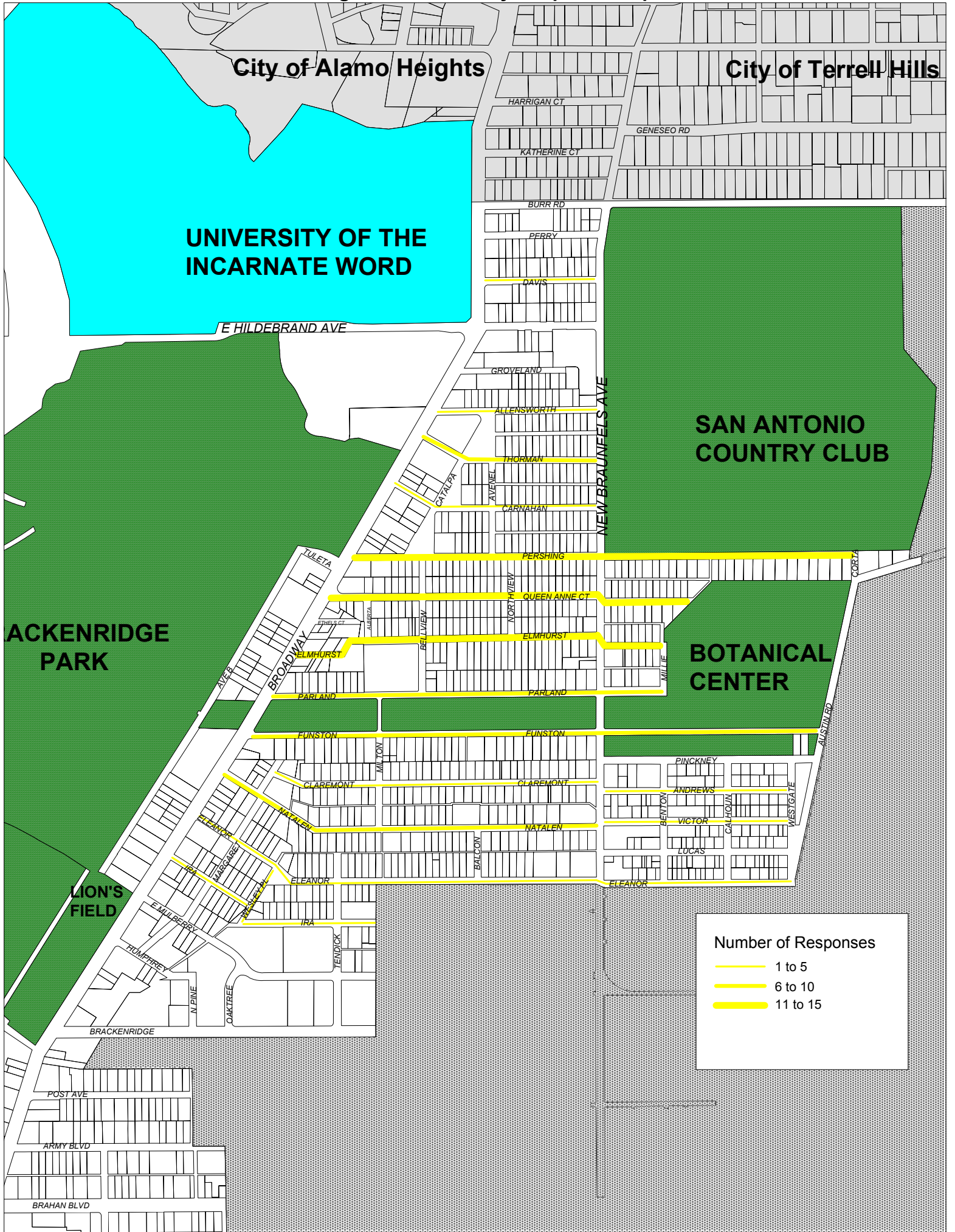
**Appendix E Responses for Mahncke Park Neighborhood  
(100 Surveys)**

<b>Question</b>	<b>Response</b>	<b>Number of Responses</b>	<b>Percent of Total</b>
<b>On a scale of 1 to 10, what do you consider the quality of the public schools assigned to Mahncke Park to be?</b>			
<b>Lamar ES</b>	1	5	11
	2	2	4
	3	6	13
	4	1	2
	<b>5</b>	<b>16</b>	<b>35</b>
	6	4	9
	7	2	4
	8	5	11
	9	1	2
	10	4	9
<b>Twain MS</b>	1	5	12
	<b>2</b>	<b>9</b>	<b>24</b>
	<b>3</b>	<b>8</b>	<b>21</b>
	4	3	8
	5	7	18
	6	1	3
	7	1	3
	8	0	0
	9	1	3
	10	3	8
<b>Fox Tech HS</b>	1	8	19
	2	6	14
	3	4	10
	4	3	7
	5	8	19
	6	2	5
	7	2	5
	8	3	7
	9	3	7
	10	3	7
<b>Will you send your child or children to public schools in Mahncke Park?</b>	<b>Yes</b>	<b>28</b>	<b>28</b>
	<b>No</b>	<b>43</b>	<b>43</b>
	<b>No Answer</b>	<b>29</b>	<b>29</b>
<b>Are you satisfied with the commercial services provided by businesses in the Neighborhood?</b>	<b>Yes</b>	<b>70</b>	<b>70</b>
	No Answer	12	12
	No	18	18

## Appendix E Responses for Mahncke Park Neighborhood (100 Surveys)

Question	Response	Number of Responses	Percent of Total
<b>If no, what additional services are needed?</b>	Hardware store	3	8
	Stationery store	1	3
	Cleaner that stay open late on Saturdays	2	5
	British Pub w/dogs welcome	1	3
	Newsstand	1	3
	<b>More/different types of restaurants</b>	<b>8</b>	<b>21</b>
	K-mart/wal-mart	2	5
	Normal grocery store	4	11
	Boutiques	1	3
	Another gas station	2	5
	Businesses with lights on all night/all over building	1	3
	Less fast food	3	8
	Less convenient stores	1	3
	Drug store	2	5
	Nicer hotel	1	3
	Electronic goods and office supply store	3	8
	Emergency clinic	1	3
<b>What neighborhood commercial services do you utilize?</b>	<b>Gas station</b>	<b>66</b>	<b>23</b>
	<b>Grocery stores/Central Market</b>	<b>69</b>	<b>24</b>
	<b>Restaurants</b>	<b>86</b>	<b>30</b>
	Other-other	24	8
	Half Price Books, Cheevers	9	3
	CD store	5	2
	Small businesses/shops	1	.7
	Cleaners	2	.7
	Bank	2	.7
	Convenience store	6	2.3
	Car wash	1	.3
	Kinkos	4	1
	Laundromat	2	.7
	Wolfe Nursery	6	2.3
	Alamo Photo Labs	1	.3
	Hair stylist	1	.3
	Postal	2	.7

# Mahncke Park Neighborhood Plan Neighborhood Survey Response Map



## Traffic Accident Data

<b>Broadway at Hildebrand</b>				
YEAR	FATALITY/IN-CAPACITATING	OTHER INJURY	PDO	TOTAL
97	0	0	11	11
98	0	0	7	7
99	0	0	8	8
2000	0	0	3	3

<b>Broadway at Pershing</b>				
YEAR	FATALITY/IN-CAPACITATING	OTHER INJURY	PDO	TOTAL
97	0	0	5	5
98	0	0	1	1
99	0	0	2	2
2000	0	0	0	0

<b>Broadway at Ira</b>				
YEAR	FATALITY/IN-CAPACITATING	OTHER INJURY	PDO	TOTAL
97	0	0	0	0
98	0	0	0	0
99	0	0	1	1
2000	0	0	1	1

<b>N. New Braunfels at Pershing</b>				
YEAR	FATALITY/IN-CAPACITATING	OTHER INJURY	PDO	TOTAL
97	0	0	5	5
98	0	0	1	1
99	0	0	2	2
2000	0	0	0	0

<b>N. New Braunfels at Funston</b>				
YEAR	FATALITY/IN-CAPACITATING	OTHER INJURY	PDO	TOTAL
97	0	0	2	2
98	0	0	2	2
99	0	0	1	1
2000	0	0	0	0

## Traffic Accident Data

<b>N. New Braunfels at Eleanor</b>				
YEAR	FATALITY/IN-CAPACITATING	OTHER INJURY	PDO	TOTAL
97	0	0	0	0
98	0	0	1	1
99	0	0	1	1
2000	0	0	1	1

<b>Funston at Old Austin Rd.</b>				
YEAR	FATALITY/IN-CAPACITATING	OTHER INJURY	PDO	TOTAL
97	0	0	0	0
98	0	0	0	0
99	0	0	0	0
2000	0	0	1	1

<b>300 Block of Eleanor</b>				
YEAR	FATALITY/IN-CAPACITATING	OTHER INJURY	PDO	TOTAL
97	n.d.	n.d.	n.d.	n.d.
98	0	0	2	2
99	0	2	7	9
2000	0	0	4	4



## Reported Crime By Patrol District

DISTRICT	PART I OFFENSE	MURDER	SEX		ROBBERY	ASSLT	RESDNTL		LARCENY	AUTO	ARSON
			ASSLT	BURG			RESDNTL	BURG			
<b>1995</b>											
2230	597	0	6		16	122	92	24	236	95	6
<b>1996</b>											
2230	579	1	3		22	111	104	13	250	70	5
<b>1997</b>											
2230	568	0	6		26	122	101	19	229	63	2
<b>1998</b>											
2230	546	2	5		26	111	100	20	230	51	2
<b>1999</b>											
2230	585	1	8		15	133	90	15	251	68	3

The above figures represent reported crime as determined by the police officer at the scene. Offense classification may change upon further investigation, therefore, these statistics will not be the same as the Uniform Crime Report. Part I offenses are those listed. Part II offenses are usually misdemeanors. Assaults include simple assaults. Burglary is the sum of residential and non-residential

## Mahncke Park Neighborhood Bus Stops

Map Number	Bus Stop ID	Location	Routes Served	Avg. Daily Boardings	Avg. Daily Alightings	Bench	Trash Can	Shelter	Qualifies for Shelter
1	9852-N	BROADWAY AND ALLENSWORTH	9, 14	8	33	Yes			.
2	3527-N	BROADWAY AND BRACKENRIDGE	9, 14	3	26				
3	9788-N	BROADWAY AND CARNAHAN	9, 14	7	25				
4	2636-N	BROADWAY AND ELEANOR	9, 14	40	78	Yes	Yes		Yes
5	1762-N	BROADWAY AND ETHEL	9, 14	11	34	Yes	Yes		
6	9834-N	BROADWAY AND HILDEBRAND	9, 10, 14	32	38	Yes			
7	2662-N	BROADWAY AND MULBERRY	9, 10, 14	51	143		Yes		Yes
8	2662-S	BROADWAY AND MULBERRY	9, 10, 14	190	51	Yes	Yes	Yes	Yes
9	1771-N	BROADWAY AND PARLAND	9, 14	29	47				
10	8884-N	BROADWAY AND PERRY CT.	9, 14	11	58	Yes			
11	1726-N	BROADWAY AND PERSHING	9, 14	22	39	Yes			
12	1715-S	BROADWAY AND TULETA	9, 14	48	7	Yes	Yes	Yes	Yes
13	2635-S	BROADWAY IN FRONT OF 3215	9, 14	81	26	Yes	Yes		Yes
14	1697-S	BROADWAY IN FRONT OF 3501	9, 14	43	15	Yes			Yes
15	1752-S	BROADWAY IN FRONT OF 3617	9, 14	47	12				Yes
16	9788-S	BROADWAY IN FRONT OF 4001	9, 14	11	5	Yes			
17	9846-S	BROADWAY IN FRONT OF SWB BLDG.	9, 10, 14	46	23	Yes	Yes	Yes	Yes
18	3527-S	BROADWAY OPPOSITE BRACKENRIDGE	9, 14	22	4	Yes			
19	8888-S	BROADWAY OPPOSITE PERRY CT.	9, 14	47	26	Yes		Yes	Yes
20	8878-E	BURR RD. AND BROADWAY	512	8	3	Yes			
21	8878-W	BURR RD. AND BROADWAY	512	1	16				
22	8972-E	BURR RD. AND N. NEW BRAUNFELS	512	2	0				
23	8972-W	BURR RD. AND N. NEW BRAUNFELS	512	0	0				
24	1994-W	FUNSTON IN FRONT OF 555	509	3	3				
25	1994-E	FUNSTON OPPOSITE 555	509	1	3				
26	9824-W	HILDEBRAND AND BROADWAY	509	22	10				
27	9922-E	HILDEBRAND AND N. NEW BRAUNFELS	509	9	17	Yes			
28	1922-S	N NEW BRNFL BET CARNAHAN/PERSHING	11, 509, 512	6	4	Yes	Yes		
29	2932-N	N. NEW BRAUNFELS AND ANDREWS	11, 512	44	70	Yes	Yes		Yes
30	8962-N	N. NEW BRAUNFELS AND BURR RD.	11	0	3				
31	8962-S	N. NEW BRAUNFELS AND BURR RD.	11	5	0	Yes			
32	8991-S	N. NEW BRAUNFELS AND DAVIS CT.	11, 512	4	1	Yes			
33	2952-N	N. NEW BRAUNFELS AND ELEANOR	11, 512	12	67	Yes	Yes		
34	1941-S	N. NEW BRAUNFELS AND ELMHURST	11, 509, 512	16	7	Yes			

## Mahncke Park Neighborhood Bus Stops

Map Number	Bus Stop ID	Location	Routes Served	Avg. Daily Boardings	Avg. Daily Alightings	Bench	Trash Can	Shelter	Qualifies for Shelter
35	9921-S	N. NEW BRAUNFELS AND HILDEBRAND	11, 512	9	14	Yes	Yes	Yes	
36	2931-S	N. NEW BRAUNFELS AND NATALEN	11, 512	135	32	Yes	Yes		Yes
37	1972-N	N. NEW BRAUNFELS AND PARLAND	11, 509, 512	27	22	Yes	Yes		
38	1932-N	N. NEW BRAUNFELS AND QUEEN ANN	11, 509, 512	5	5				
39	9971-S	N. NEW BRAUNFELS AND THORMAN	11, 509, 512	2	2	Yes			
40	8991-N	N. NEW BRAUNFELS OPPOSITE DAVIS	11, 512	1	3				
41	1982-S	N. NEW BRNFLS BET PARLAND/FUNSTON	11, 509, 512	30	25	Yes	Yes		
42	9951-N	N. NEW BRNFLS. OPP. ALLENSWORTH	11, 509, 512	2	4				
43	9921-N	N. NEW BRNFLS. OPP. HILDEBRAND	11, 509, 512	22	14	Yes			
44	9991-N	N. NEW BRNFLS. OPPOSITE CARNAHAN	11, 509, 512	2	7				
45	1137-W	OLD AUSTIN RD. AND PERSHING	509	1	0				
46	1139-E	OLD AUSTIN RD. OPPOSITE PERSHING	509	0	1				

### VIA's Bus Shelter Evaluation Standards

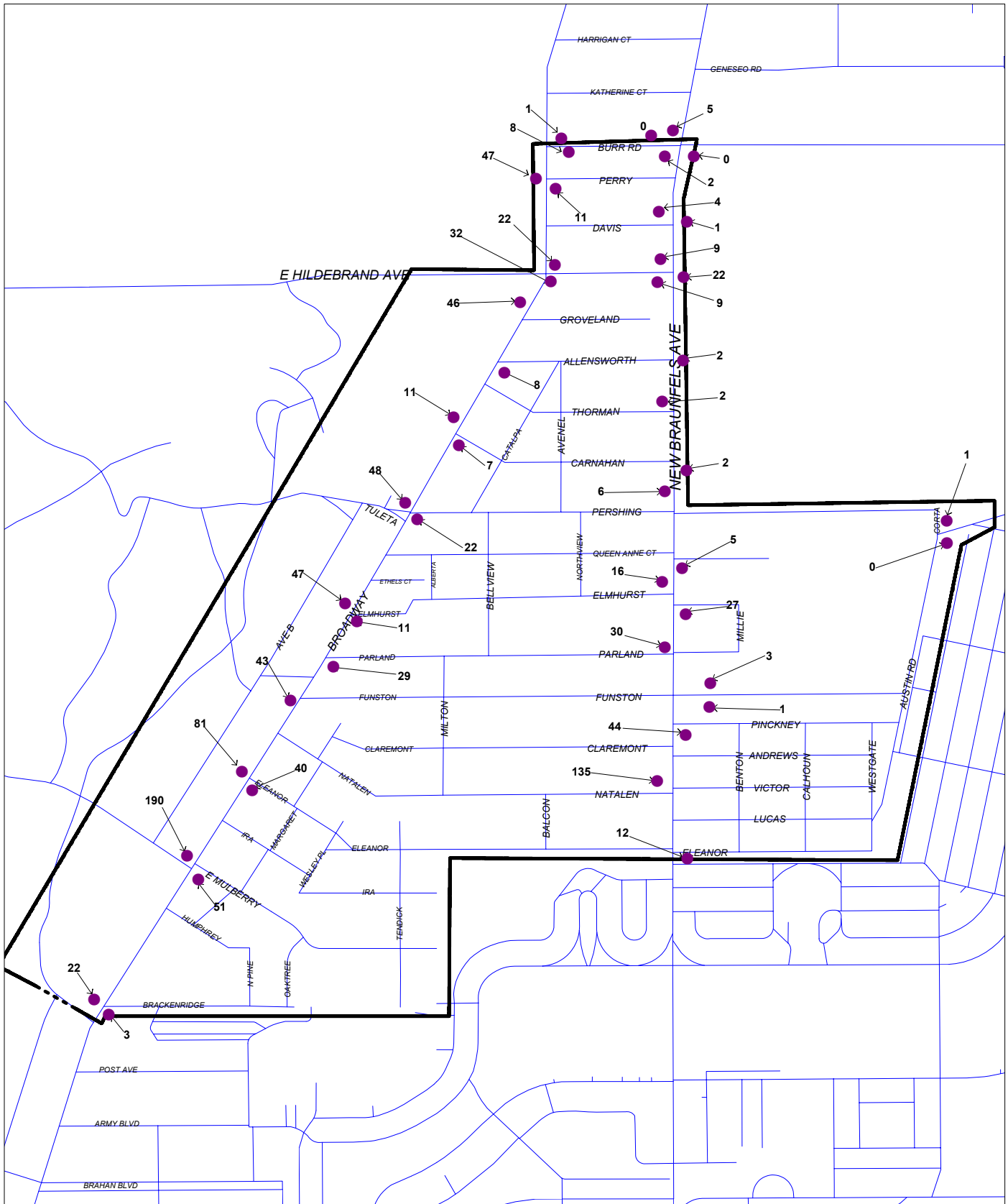
Before a bus stop has a shelter installed, it must amass a score of at least 40 points using the following criteria:

Each Daily Boarding	1 point
Average Wait for Bus During Peak Times	
Less Than 10 minutes	0 points
11-20 minutes	1 point
21-30 minutes	3 points
31 minutes or more	5 points
Number of Intersecting Lines	
1	2 points
2	4 points
3 or more	6 points
Medical Facility within 800'	5 points
Elderly & Handicapped Facility within 800'	5 points

If a bus stop meets these criteria, available space and the physical features of the area need to be considered. VIA also must have agreement with affected property owners and be in compliance with local government ordinances, building codes, and ADA requirements.

Source: Mr. Ernie Sweet, VIA Metropolitan Transit Authority, March 2001

# Mahncke Park Neighborhood Plan VIA Average Daily Boardings 2000



Prepared by the City of San Antonio, Department of Planning  
Source: VIA Metropolitan Transit

## **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 responds 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.

*For more information on the Neighborhood Conservation District program, call the Neighborhood and Urban Design Division of the Planning Department, 207-7873.*



## **Mahncke Park Neighborhood Planning Team Suggestions for Neighborhood Conservation District Standards**

Commercial properties:

- Limitations on height and setback
- Vehicular access design to minimize impact on residential streets
- Parking location and landscaping of parking areas
- Buffering between uses, especially between commercial and residential
- Screening of service areas, mechanical equipment and dumpsters
- Prohibition of off-premises signs (with exception for neighborhood businesses without Broadway frontage)
- Prohibition of temporary on-premises signs beyond a specified number, height and size
- Prohibition of barbed- and razor-wire

Residential properties:

- Limitation of height to 45 feet (variances may be supported under limited circumstances with consideration of location and respect for the surrounding neighborhood)
- Density
- Buffering between different densities and uses
- Parking areas
- Lighting (should be screened to avoid impact on adjacent residences)
- Screening of parking and service areas of multi-family dwellings

## Getting Involved

Revitalizing older commercial districts is a long process that takes vision, dedication and team work. The NCR Program and the City are committed to that process. Our goal is to create jobs, economic opportunity and a better quality of life in San Antonio's older neighborhoods.

Working together, you and a few other dedicated people can bring fresh ideas and new opportunities to your commercial district.

**Fresh paint, attractive amenities, new businesses -- these are all signs of a revitalized commercial district. But they cannot occur without one essential ingredient: business and resident participation in the revitalization process.**

That's the idea behind the Neighborhood Commercial Revitalization Program.

NCR puts neighborhood stakeholders - merchants, residents, commercial property owners and others - at the forefront of their district's revitalization process. It gives participants the tools they need to create jobs and spur investments, improve infrastructure and "curb appeal," attract and retain businesses, and reassert their commercial identities.

## How NCR Works

NCR Works on three levels:

- **Revitalization Projects** to create and implement a vision
- **Partnership Projects** to build capacity for renewal
- **NCR Networking Forum** to provide tools for success

## Revitalization Projects

NCR helps revitalization organizations - which serve as lead agencies for their district's renewal efforts - to put their specific plans into action. Each year, up to three neighborhood commercial districts may be selected as Revitalization Projects, giving them direct assistance in achieving their vision.

### Implementation Assistance

The cornerstones of any successful revitalization effort are market research, planning and implementation. Currently Revitalization Projects receive funding of \$225,000 over a 3-year period to help undertake these steps.

### Technical and Financial Assistance

In addition to the resources of the Neighborhood Action Department, Revitalization Projects are encouraged to use the expertise of City departments, such as Code Compliance, Planning, Building Inspections, Economic Development and others that can assist their efforts. Businesses within Revitalization Project Districts can also take advantage of targeted economic development incentives such as Operation Facelift, a façade improvement grant program.

### Infrastructure Development Assistance

Public improvements, such as streetscaping, drainage work, sidewalks and parking are also visible signs of revitalization. For NCR Revitalization Projects, priorities and funding for public infrastructure improvements will be determined on a case-by-case basis.

## Partnership Projects

A shared vision and strong organization are the launching points for successful revitalization efforts. Getting there is the challenge. Partnership Projects help participants develop a vision for their business district and determine what steps are needed to make the vision a reality.

Typical Partnership Project activities include:

- establishing an organizing structure
- identifying all stakeholders and soliciting participation
- developing a building inventory
- assessing problems in the target area
- undertaking community outreach efforts

Currently, up to four commercial districts are selected as Partnership Projects. Length of participation is 1-2 years, depending on a Partnership Project's progress and needs.

## NCR Networking Forum

The NCR Networking Forum provides participants with a means of sharing information, ideas, expertise and experiences. Activities include regular meetings, special forums, educational seminars and training opportunities on topics such as:

- customer attraction
- volunteer recruitment and retention
- leadership development
- design standards and facade improvements
- newsletter writing
- grant writing and fundraising

The NCR Networking Forum maintains a library of books, magazines, videotapes, slide presentations, training manuals and other reference materials related to commercial revitalization. The library is available to participants and the community at large.

**For more information,  
please contact:  
City of San Antonio  
Neighborhood Action Department  
P.O. Box 839966  
San Antonio, TX 78283-3966  
(210) 207-3927  
email  
[jeanjay@ci.sat.tx.us](mailto:jeanjay@ci.sat.tx.us)**

## NEIGHBORHOOD TREE SURVEY

In October 2000, volunteers worked with Mark Peterson, Urban Forester of the Texas Forest Service, to conduct an inventory of trees on public right-of-way within the Mahncke Park Neighborhood. The inventory, or survey, documented trees in pocket parks and in the public right-of-way throughout the neighborhood. Tree diameter was measured approximately four feet above the ground and trees with multiple trunks had only the largest trunk measured.

It is hoped this survey will be used to highlight a significant neighborhood resource and encourage the addition of more trees in public spaces. By identifying the size and variety of existing trees, this survey can be used as a tool to track health and growth rates and help guide selection of future trees.

Note: Efforts were made to ensure accuracy; however, it is recognized in a project of this scale some errors may have occurred. Thanks to all who donated time to conduct the inventory, input the data, and format the report.

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Wesley Park-Eleanor</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
	Live Oak	18"	25'	
	Spanish Oak	11"	20'	
	Crepe Myrtle	3"	10'	
	Crepe Myrtle	1"	10'	
	Crepe Myrtle	1"	10'	
	Crepe Myrtle	2"	10'	
	Crepe Myrtle	3"	10'	
<b>Eleanor</b>				
401	Spanish Oak	22"	35'	
441	Huisache	2"	10'	
455	Ash	22"	20'	
455	Ash	31"	10'	Stump, needs removal
459	Sycamore	21"	40'	
465	Sycamore	17"	25'	
465	Sycamore	22"	40'	
469	Sycamore	18"	30'	
469	Ash	12"	30'	
501	Crepe Myrtle	1"	5'	
501	Crepe Myrtle	1"	5'	
501	Crepe Myrtle	1"	5'	
501	Lemon	1"	5'	
647	Pecan	19"	35'	On Benton at corner
743	Crepe Myrtle	4"	20'	On Calhoun at corner, Multistem
743	Crepe Myrtle	4"	20'	On Calhoun at corner, Multistem
<b>Margaret</b>				
Corner with Eleanor				SW corner, Parking lot, sick trees
200 Block	Crepe Myrtle	5"	25'	Multitrunk
200 Block	Crepe Myrtle	5"	25'	Multitrunk, some dead trunks
200 Block	Crepe Myrtle	5"	25'	Vacant Lot, Multitrunk
200 Block	Pecan	17"	30'	
<b>Brackenridge</b>				
100 Block	Sabal Palm	15"	25'	
200 Block	Mesquite	10"	15'	Multitrunk
200 Block	Mesquite	12"	10'	Multitrunk
500 Block	Mesquite	16"	15'	Multitrunk
500 Block	Huisache	12"	15'	
500 Block	Pecan	16"	20'	Native - Small Nuts
500 Block	Mesquite	15"	20'	
<b>Pine</b>				
SE corner/Humphrey	Live Oak	39"	30'	

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Queen Anne Court</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
104	Chinese Tallow	12"	20'	
104	Chinese Tallow	12"	20'	
104	Chinese Tallow	12"	20'	
104	Chinese Tallow	12"	20'	
206	Crepe Myrtle	5"	20'	Multitrunk
206	Crepe Myrtle	5"	20'	Multitrunk
224	Ash	19"	25'	
318	Crepe Myrtle	2"	10'	Multitrunk
318	Crepe Myrtle	2"	10'	Multitrunk
333	Spanish Oak	1"	5'	
333	Spanish Oak	1"	5'	
333	Bur Oak	2"	10'	
339	Spanish Oak	1"	10'	
339	Spanish Oak	1"	10'	
343	Chinaberry	6"	15'	
343	Spanish Oak	1"	5'	
345	Spanish Oak	13"	20'	
345	TX Mountain Laurel	7"	15'	On Northview, east side of property, multitrunk
345	TX Mountain Laurel	4"	10'	On Northview, east side of property, multitrunk
345	Ash	23"	20'	Poor Health

401	Ash	24"	25'	On Northview, west side of property
401	Ash	15"	25'	On Northview, west side of property
401	Ash	9"	25'	On Northview, west side of property
401	Ash	25"	20'	Poor Health
401	Ash	12"	25'	
401	Ash	14"	35'	
404	Pecan	14"	25'	
404	Chinaberry	4"	20'	
405	Crepe Myrtle	2"	10'	Multitrunk
405	Crepe Myrtle	2"	10'	Multitrunk
427	Crepe Myrtle	3"	10'	Multitrunk
431	Olive	5"	15'	
432	Crepe Myrtle	2"	5'	Multitrunk
432	Crepe Myrtle	2"	5'	Multitrunk
435	Crepe Myrtle	3"	15'	Multitrunk
435	Crepe Myrtle	3"	15'	Multitrunk
437	Pecan	12"	30'	
437	Pecan	14"	30'	
518	Mimosa	3"	10'	
518	Petticoat Palm	2"	5'	
518	Petticoat Palm	2"	5'	
520	Ash	20"	30'	
520	Ash	18"	30'	
520	Ash	13"	30'	
524	Ash	13"	30'	
524	Ash	22"	30'	
527	Ash	6"	20'	
527	Live Oak	7"	20'	Multitrunk

Survey of Trees on Public Property Fall 2000				
Pinckney-Westgate	Type	Trunk Diameter	Height	Comments
<b>Pinckney Street</b>				
202	Crepe Myrtle	4"	15'	On Benton, Multitrunk
202	Crepe Myrtle	4"	15'	"
292	Live Oak	5"	10'	Trunk Damaged
202	Ash	21"	35'	"
202	Ash	7"	20'	Trunk,bark, damaged by recent construction
208	Hackberry	15"	20'	Construction has severely damaged roots
300	Pecan	1"	5'	Corner with Calhoun
300	Pecan	1"	5'	"
306	Pecan	6"	15'	
310	Chinaberry	13"	20'	
<b>Westgate</b>				
1205	Ligustrum	6"	15'	
1207	Chinese Tallow	7"	15'	
1207	Pecan	1"	10'	
1207	Pecan	30"	40'	
1207	Mesquite	36"	20'	
1207	Persimmon	4"	15'	
1207	Red Bud			There are 8 miscellaneous Red Buds here
<b>Gene Flores Park</b>				
	Shumard Oak	1"	10'	
	Cedar Elm	3"	10'	
	Cedar Elm	3"	15'	Need to be staked
	Cedar Elm	5"	15'	"
	Cedar Elm	5"	10'	"
	Cedar Elm	6"	15'	"
	Cedar Elm	4"	15'	"
	Chinaberry	8"	20'	"
	Chinaberry	7"	20'	"



<b>Victor</b>				
102	Ash	27"	30'	Church Parking Lot
220	Pecan	16"	35'	Bad Pruning
221	Pecan	16"	15'	Poor Health
226	Pecan	15"	40'	
302	Hackberry	19"	25'	
303	Hackberry	12"	20'	Corner with Calhoun
320	Sycamore	17"	30'	
347	Pecan	18"	25'	
347	Himalayan Cedar	10"	20'	

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Pershing - South Side</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
112	Crepe Myrtle	1"	3'	Sapling, Multitrunk
118	Mimosa	4"	15'	Multitrunk
200	Chinaberry	11"	20'	
246	Chinese Tallow	21"	30'	SW corner of Northview/Pershing
302	Crepe Myrtle	9"	20'	
302	Crepe Myrtle	12"	20'	
302	Ash	6"	20'	On Northview
302	Chinaberry	6"	20'	On Northview, west side of property
302	Ash	12"	20'	On Northview
302	Chinese Tallow	13"	20'	On Northview, west side of property, Multitrunk
302	Pecan	11"	20'	On Northview, west side of property
330	Peach	4"	10'	
330	Crepe Myrtle	2"	10'	
358	Pecan	9"	20'	On east side of property
358	Huisache	6"	15'	On east side of property
358	Juniper	2"	10'	
402	Crepe Myrtle	2"	10'	
402	Pecan	7"	20'	
406	Juniper	5"	20'	
406	Juniper	3"	20'	
410	Crepe Myrtle	1"	4'	Sapling, Multitrunk
410	Palm	6"	10'	
420	Pecan	18"	35'	
422	Mesquite	25"	40'	
434	Ash	15"	25'	
444	Crepe Myrtle	1"	5'	Multitrunk
444	Mesquite	19"	20'	
450	Cottonwood	18"	45'	
458	Petticoat Palm	13"	10'	
458	Petticoat Palm	13"	10'	
458	Petticoat Palm	11"	"	

502	Crepe Myrtle	1"	15'	Multitrunk
502	Pecan	12"	30'	
502	Pecan	12"	30'	
502	Pecan	12"	30'	
502	Pecan	12"	30'	
506	Pecan	8"	25'	
510	MEW	12"	10'	
520	Pecan	17"	25'	
520	Pecan	13"	25'	
526	Ash	21"	25'	Tree rot in main trunk
526	Ash	28"	30'	
534	Crepe Myrtle	3"	10'	
540	Crepe Myrtle	1"	5'	
540	Spanish Oak	3"	10'	
546	Pecan	16"	35'	
558	Maple	3"	20'	
558	Maple	4"	20'	
558	Maple	4"	15'	
558	Maple	4"	15'	
580	Ligustrum	6"	20'	Multitrunk

Appendix K

<b>Pershing - North Side</b>				
237	Ash	21"	35'	On Avenel
237	Crepe Myrtle	5"	15'	On Avenel, Multitrunk
301	Live Oak	27"	30'	On Avenel
301	Crepe Myrtle	2"	10'	On Avenel, Multitrunk
301	Crepe Myrtle	1"	5'	On Avenel, Multitrunk
301	Sycamore	21"	40'	On Avenel

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Perry Court</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
143	Chinese Tallow	19"	20'	Bug Eaten and Knotted
151	Vitex	1"	10'	Multitrunk
151	Vitex	33"	35'	
150	Crepe Myrtle	5"	15'	
150	Crepe Myrtle	9"	25'	Multitrunk
150	Crepe Myrtle	9"	25'	Multitrunk
150	Crepe Myrtle	10"	10"	Multitrunk
150	Crepe Myrtle	4"	15'	Multitrunk
156	Crepe Myrtle	3"	15'	
156	Crepe Myrtle	3"	15'	
156	Crepe Myrtle	3"	15'	
156	Crepe Myrtle	3"	10'	
156	Crepe Myrtle	2"	10'	
<b>Davis Court</b>				
119	Elm	27"	50'	
145	Crepe Myrtle	5"	30'	
145	Crepe Myrtle	2"	25'	Multitrunk
145	Crepe Myrtle	2"	25'	Multitrunk
145	Crepe Myrtle	2"	25'	Multitrunk
145	Crepe Myrtle	2"	25'	Multitrunk
145	Crepe Myrtle	2"	25'	Multitrunk
<b>Hildebrand</b>				
	Crepe Myrtle			
2150	Crepe Myrtle	1"	10'	East Edge of Property, Next to West Side of 4001 N. New Braunfels, Multitrunk On N. New Braunfels
2147	Mesquite	28"	35'	
2147	Hackberry	11"	35'	Multitrunk

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Parland Place</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
115	Elm	16"	30'	
133	Live Oak	12"	20'	
133	Live Oak	7"	20'	
133	Live Oak	14"	30'	
143	Pecan	10"	20'	
143	Pecan	10"	25'	
201	Live Oak	38"	40'	
311	Crepe Myrtle	2"	10'	
311	Crepe Myrtle	2"	10'	
311	Crepe Myrtle	2"	10'	Double Trunk
319	Crepe Myrtle	2"	10'	Multitrunk
319	Crepe Myrtle	2"	10'	Multitrunk
319	Crepe Myrtle	2"	10'	Multitrunk
327	Elm	4"	15'	
415	Chinkapin Oak	2"	10'	
419	TX Mountain Laurel	4"	10'	
531	Petticoat Palm	14"	30'	
531	Petticoat Palm	14"	30'	
531	Petticoat Palm	14"	30'	
531	Petticoat Palm	14"	30'	
500 Block, South Side	Live Oak	6"	15'	12 Trees

**Survey of Trees on Public Property  
Fall 2000**

<b>North New Braunfels</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
3901	Chinese Tallow	14"	25'	Multitrunk
3901	TX Mountain Laurel	1"	10'	On Allensworth, south side, multitrunk
4001	Ash	14"	20'	On South Side of Hildebrand
4001	Sycamore	12"	30'	On South Side of Hildebrand
4001	TX Mountain Laurel	3"	10'	Multitrunk
4001	TX Mountain Laurel	3"	10'	Multitrunk
4001	TX Mountain Laurel	4"	10'	Multitrunk
4001	Live Oak	12"	20'	On South Side of Hildebrand
4001	Live Oak	5"	15'	On South Side of Hildebrand
4001	Live Oak	5"	15'	On South Side of Hildebrand
4001	TX Mountain Laurel	4"	10'	Multitrunk

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Natalen - North Side</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
119	Crepe Myrtle	1"	10'	Multitrunk
119	Crepe Myrtle	1"	10'	Multitrunk
119	Crepe Myrtle	1"	10'	Multitrunk
119	Crepe Myrtle	1"	10'	Multitrunk
119	Chinaberry	20"	30'	East Side on Margaret
223	Live Oak	9"	20'	Multitrunk
223	Live Oak	7"	20'	Multitrunk
229	Live Oak	5"	20'	Multitrunk
229	Live Oak	9"	20'	Multitrunk
229	Live Oak	"	20'	Multitrunk
229	Live Oak	5"	15'	Multitrunk
235	Live Oak	9"	20'	Multitrunk
257	Ash	24"	35'	Multitrunk
261/263	Juniper	2"	15'	Multitrunk
261/263	Red Bud	1"	10'	Multitrunk
333/335	Bald Cypress	33"	45'	Multitrunk
407/409	Crepe Myrtle	4"	15'	Multitrunk
407/409	Crepe Myrtle	4"	20'	Multitrunk
413/415	Crepe Myrtle	5"	30'	Multitrunk
413/415	Crepe Myrtle	2"	15'	Multitrunk
419	Chinese Tallow	12"	25'	Multitrunk
449	Juniper	6"	25'	Multitrunk
449	Juniper	7"	25'	Multitrunk
451	Juniper	10"	25'	Multitrunk
451	Juniper	9"	25'	Multitrunk
455	Juniper	10"	25'	Multitrunk
455	Juniper	8"	25'	Multitrunk
455	Juniper	6"	25'	Multitrunk
455	Juniper	8"	25'	Multitrunk
455	Juniper	6"	25'	Multitrunk
455	Juniper	7"	25'	Multitrunk
463	Juniper	7"	25'	Multitrunk
463	Juniper	7"	25'	Multitrunk
463	Juniper	6"	25'	Multitrunk
463	Juniper	7"	25'	Multitrunk



<b>Natalen - South Side</b>				
Margaret/Natatlen	Juniper	6"	10'	Behind Tomatillos, 3210 Broadway
Margaret/Natatlen	Juniper	10"	10'	Behind Tomatillos, 3210 Broadway
202	Pecan	31"	35'	West Side on Margaret
236	Monterrey Oak	5"	15'	Multitrunk
236	Monterrey Oak	8"	20'	Multitrunk
240	Live Oak	6"	20'	Multitrunk
240	BUO	2"	10'	Multitrunk
244	BUO	2"	10'	Multitrunk
244	Live Oak	12"	25'	Multitrunk
244	Live Oak	8"	25'	Multitrunk
244	Live Oak	11"	25'	Multitrunk
328	Chinese Tallow	20"	35'	Multitrunk
334	TX Mountain Laure	4"	15'	Multitrunk
350	Acacia	28"	30'	
412	Mesquite	11"	15'	
412	Mesquite	16"	15'	Multitrunk
426	Ash	24"	30'	
432	Crepe Myrtle	7"	25'	Multitrunk

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Lucas - South Side</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
126	Poplar	2"	40'	Poor Condition
	Sabal Palm		2'	Just Planted
	Sabal Palm		2'	Just Planted
	Sabal Palm		4'	Just Planted
230	Pecan	22"	25'	Corner with Calhoun, Poor health
<b>Lucas - North Side</b>				
125	Chinese Tallow	12"	20'	
"	Ash	12"	20'	
"	Pecan	12"	35'	
133	Ash	20"	30'	Vacant Lot
225	Hackberry	7"	15'	Vacant Lot, Poor Health
<b>Andrews</b>				
	Hackberry			
119	Hackberry	3"	10'	Cluster of Small Trees, Needs Thinning
"	Hackberry	3"	10'	Cluster of Small Trees, Needs Thinning
"	Hackberry	3"	10'	Cluster of Small Trees, Needs Thinning
"	Hackberry	3"	10'	Cluster of Small Trees, Needs Thinning
"	HAB	9"	15'	
222	Pecan	17"	20'	
	Chinese Tallow	27"	20'	Corner with Calhoun
223	Crepe Myrtle	3"	15'	Corner with Calhoun
	Mesquite	3'	25'	Needs Pruning
302	TX Mtn Laurel	1"	3'	
327	Hackberry	23"	30'	
339	Hackberry	6"	10'	
Benton & Andrews	Cottonwood	21"	25'	SW corner, Bad Power Line Trimming
Benton & Andrews	Ligustrum	9"	15'	SW corner, Bad Power Line Trimming, Multitrunk
Benton & Andrews	Ligustrum	2"	15'	SW corner, Bad Pruning, Multitrunk
Benton & Andrews	Elm	12"	20'	On SW corner, Vacant Lot, Poor Condition
Benton & Andrews	Pecan	11"	15'	On SW corner, Vacant Lot, Poor Condition
Benton & Andrews	Mesquite	18"	35'	On SW corner, Vacant Lot, Poor Condition

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Ira</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
108	Pecan	18"	25'	
110	Pecan	22"	35'	
110	Crepe Myrtle	2"	15'	
110	Crepe Myrtle	1"	5'	
117	Crepe Myrtle	2"	15'	Vacant Lot, Multitrunk
117	Crepe Myrtle	1"	5'	Vacant Lot, Multitrunk
200	Crepe Myrtle	4"	15'	Multitrunk
200	Crepe Myrtle	6"	20'	SE corner of Margaret and Ira, Multitrunk
200	Crepe Myrtle	5"	20'	SE corner of Margaret and Ira, Multitrunk
200	Crepe Myrtle	3"	20'	SE corner of Margaret and Ira, Multitrunk
200	Crepe Myrtle	4"	20'	SE corner of Margaret and Ira, Multitrunk
200	Crepe Myrtle	6"	20'	SE corner of Margaret and Ira, Multitrunk
200	Palm	11"	5'	SE corner of Mar/Ira Thread frond with spines
200	Crepe Myrtle	4"	20'	SE corner of Margaret and Ira, Multitrunk
200	Crepe Myrtle	3"	15'	SE corner of Margaret and Ira
209	Crepe Myrtle	3"	15'	Multitrunk
214	Pecan	27"	60'	
219	Cedar Elm	11"	20'	
301	Cedar Elm	18"	20'	
303	Pecan	16"	15'	Side is Poorly Topped
305	Ash	16"	20'	
305	Ash	11"	20'	Multitrunk
323	Crepe Myrtle	3"	10'	Trimmed back, Multitrunk
323	Vitex	5"	15'	Multitrunk, dark brown with purple spikes
331	Pecan	9"	25'	Multitrunk
331	Sycamore	15"	25'	Multitrunk

400	Crepe Myrtle	2"	10'	On East Side of Tendick at corner
407	Ligustrum	10"	25'	Growing together with next tree
407	Hackberry	2"	10'	Growing together with previous tree
<b>Ira @ Wesley Park</b>	TX Mountain Laurel	1"	5'	Where is this?(CR)
	Crepe Myrtle	1"	5'	Planted in "park?"
	Fruit Tree	2"	10'	Multitrunk
	Crepe Myrtle	5"	15'	Multitrunk
	Crepe Myrtle	2"	10'	Multitrunk
	Crepe Myrtle	3"	15'	Multitrunk
	Chinaberry	3"	15'	Multitrunk
	Crepe Myrtle	4"	20'	Multitrunk
	Crepe Myrtle	3"	15'	Multitrunk
	Hackberry	15"	30'	
	Ligustrum	1"	10'	Multitrunk
	Redbud	1"	10'	Multitrunk
	Redbud	2"	15'	Multitrunk
<b>Mulberry</b>				
1103	Pecan	9"	30'	On Margaret, NE corner with
1103	Pecan	18"	35'	
1103	Pecan	21"	40'	
1106	Pecan	35"	45'	
1115	Hackberry	8"	20'	
1201	Live Oak	19"	20'	Broadway Heights Apartments
1305	Oleander	2"	5'	Multitrunk
1305	Oleander	2"	5'	Multitrunk
1305	Hackberry	12"	20'	
1305	Sabal Palm	8"	15'	Multitrunk
1305	Chinese Tallow	10"	20'	Insect Damage-ants
1305	Mesquite	14"	25'	
<b>Tendick</b>				
100	Pecan	9"	25'	Multitrunk
104	Mesquite	18"	15'	

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Funston Place</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
220	Petticoat Palm	12"	2'	
220	Ash	15"	15'	
	Crepe Myrtle	4"	15'	Multitrunk
	Pecan	7"	20'	
302	TX Persimmon	4"	10'	Multitrunk
310	Chinkapin Oak	4"	10'	Dead
312	TX Mountain Laurel	1"	5'	
314	TX Mountain Laurel	1"	5'	New Planting
434	Crepe Myrtle	12"	15'	Multitrunk
	Live Oak	13"	25'	
	Crepe Myrtle	3"	15'	Multitrunk
	Crepe Myrtle	3"	15'	Multitrunk
436	Cedar Elm	43"	30'	Multitrunk, Poor Condition
<b>Claremont</b>				
156	Pecan	21"	40'	on Milton
234	Cedar Elm	26"	30'	
365	Ligustrum	4"	15'	on N. New Braunfels
	Ligustrum	4"	15'	on N. New Braunfels
	Ligustrum	4"	15'	on N. New Braunfels
	Ligustrum	4"	10'	on N. New Braunfels
	Ligustrum	5"	20'	on N. New Braunfels

**Survey of Trees on Public Property  
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Appendix K

<b>Elmhurst Avenue</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
130	Pecan	36"	40'	
130	Hackberry	11"	25'	Multitrunk
225	Monterrey Oak	4"	15'	
314	Ash	1"	10'	
314	Loquat	1"	5'	
314	Bur Oak	2"	10'	
314	Bur Oak	1"	10'	
314	Pecan	1"	10'	
327	Crepe Myrtle	2"	10'	Multitrunk
327	Crepe Myrtle	2"	10'	
330	Crepe Myrtle	2"	10'	
335	Crepe Myrtle	1"	5'	
335	Crepe Myrtle	1"	5'	
335	Petticoat Palm	4"	5'	
335	Petticoat Palm	4"	5'	
338	Mimosa	8"	15'	
341	Chinese Tallow	12"	20'	
341	Chinese Tallow	16"	20'	
346	Red Bud	2"	15'	Multitrunk
346	Red Bud	2"	15'	Multitrunk
350	Pecan	4"	20'	Multitrunk
350	Pecan	4"	20'	Multitrunk
402	Crepe Myrtle	3"	15'	Multitrunk
402	Crepe Myrtle	3"	15'	Multitrunk
402	Crepe Myrtle	3"	15'	Multitrunk
402	Crepe Myrtle	3"	15'	Multitrunk
402	Crepe Myrtle	3"	15'	Multitrunk
419	TX Mtn Laurel	3"	10'	Multitrunk
420	Crepe Myrtle	2"	10'	Multitrunk
420	Crepe Myrtle	2"	10'	Multitrunk
426	Crepe Myrtle	1"	3'	Multitrunk
426	Crepe Myrtle	1"	3'	Multitrunk
426	Crepe Myrtle	1"	3'	Multitrunk
426	Crepe Myrtle	1"	3'	Multitrunk
426	Crepe Myrtle	1"	3'	Multitrunk
427	Crepe Myrtle	1"	3'	Multitrunk
427	Crepe Myrtle	1"	3'	Multitrunk

522	Oleander	1"	10'	Multitrunk
522	Oleander	1"	10'	Multitrunk
523	Spanish Oak	1"	5'	
526	Yucca	4"	5'	
526	Crepe Myrtle	3"	15'	Multitrunk
526	Crepe Myrtle	3"	15'	Multitrunk
526	Crepe Myrtle	3"	15'	Multitrunk
526	Crepe Myrtle	3"	15'	Multitrunk
526	Crepe Myrtle	3"	15'	Multitrunk
527	Spanish Oak	1"	10'	
527	Spanish Oak	1"	10'	
527	Spanish Oak	1"	10'	
530	Petticoat Palm	24"	30'	
531	Ligustrum	4"	20'	Multitrunk
531	Ligustrum	4"	20'	Multitrunk
531	Ligustrum	4"	20'	Multitrunk
531	Ligustrum	4"	20'	Multitrunk
531	Magnolia	9"	20'	
531	Photinia	2"	10'	Multitrunk

Appendix K

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Thorman Place</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
<b>Clover Lawn Park</b>	Live Oak	20"	25'	
<b>Clover Lawn Park</b>	Cedar Elm	1"	5'	
<b>Clover Lawn Park</b>	Cedar Elm	1"	5'	
<b>Clover Lawn Park</b>	Cedar Elm	1"	5'	
<b>Clover Lawn Park</b>	Spanish Oak	1"	10'	
<b>Clover Lawn Park</b>	Spanish Oak	1"	10'	
<b>Clover Lawn Park</b>	Monterrey Oak	1"	5'	
<b>Clover Lawn Park</b>	Live Oak	8"	15'	
<b>Clover Lawn Park</b>	Redbud	2"	10'	Multitrunk
<b>Clover Lawn Park</b>	Live Oak	13"	15'	
<b>Clover Lawn Park</b>	Spanish Oak	12"	20'	
<b>Clover Lawn Park</b>	Live Oak	15"	15'	Multitrunk
<b>North Side</b>				
303	Live Oak	20"	30'	
303	Spanish Oak	19"	35'	West Side, On Avenel
303	Crepe Myrtle	2"	10'	Multitrunk
303	Ash	2"	10'	Multitrunk
303	Crepe Myrtle	2"	10'	West Side, On Avenel
303	Crepe Myrtle	2"	10'	West Side, On Avenel
303	Crepe Myrtle	2"	10'	West Side, On Avenel
303	Crepe Myrtle	2"	10'	West Side, On Avenel
303	Crepe Myrtle	2"	10'	West Side, On Avenel
303	Crepe Myrtle	2"	10'	West Side, On Avenel
303	Pecan	14"	30'	Alley Behind 303 Thorman
303	TX Mountain Laurel	2"	12"	Multitrunk
303	Loquat	4"	10'	
355	Pecan	4"	15'	
355	Crepe Myrtle	4"	15'	Multitrunk
355	Crepe Myrtle	1"	10'	Multitrunk
355	Crepe Myrtle	1"	5'	Multitrunk
355	Pecan	16"	25'	Multitrunk
<b>South Side</b>				
208	Live Oak	21"	30'	
302	Chinese Tallow	11"	30'	West side on Avenel, Multitrunk
302	Ash	28"	30'	West side on Avenel, Multitrunk
334	Chinese Tallow	22"	30'	Multitrunk
334	Chinese Tallow	27"	30'	
346	Live Oak	33"	35'	Multitrunk
354	Pecan	23"	45'	East side of property



<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Catalpa</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
Behind IHOP	Pecan	18"	20'	Potentially Dead
140	Hackberry	9"	15'	Behind Cheever's, Multitrunk
140	Cedar Elm	15"	20'	Behind Cheever's, Multitrunk
140	Cedar Elm	23"	50'	Behind Cheever's, Multitrunk
140	Cedar Elm	27"	40'	Distressed Tree
202	Spanish Oak	18"	30'	Corner with Carnahan
203	Chinese Tallow	18"	30'	
203	Crepe Myrtle	2"	10'	Multitrunk
203	Crepe Myrtle	2"	10'	Multitrunk
300 Block	Pecan	23"	35'	West side, behind 4040 Broadway
300 Block	Pecan	18"	25'	West side, behind 4040 Broadway
<b>Mesquite Lawn - Corner of Pershing and Catalpa</b>	Spanish Oak	13"	15'	
	Live Oak	6"	10'	
	Bur Oak	1"	10'	
	Mesquite	29"	20'	
	Mexican Plum	2"	5'	Planted In Memory of Nancy Everett

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Carnahan - South Side</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
140	Pecan	34"	35'	
212	Pecan	10"	30'	
212	Pecan	10"	20'	
212	Pecan	15"	20'	
212	Pecan	10"	15'	
212	Pecan	8"	15'	
212	Pecan	10"	15'	Diseased
212	Pecan	16"	25'	
216	Live Oak	15"	30'	
230	Sabal Palm	30"	15'	
306	Althea	1"	5'	
322	Live Oak	20"	30'	
338	Redbud	5"	10'	Poor Condition
342	Ash	6"	15'	Multitrunk
350	Magnolia	13"	20'	Poor Condition
350	Magnolia	16"	20'	Multitrunk
354	Magnolia	16"	20'	
354	Magnolia	10"	15'	Poor Condition
<b>Carnahan - North Side</b>				
Blue Grass Lawn	Live Oak	8"	15'	Poor Condition
Blue Grass Lawn	Spanish Oak	3"	15'	
Blue Grass Lawn	Crepe Myrtle	2"	10'	
Blue Grass Lawn	Hackberry	1"	10'	Multitrunk
Blue Grass Lawn	Ash	8"	25'	Multitrunk
Blue Grass Lawn	Crepe Myrtle	2"	10'	Multitrunk
Blue Grass Lawn	Crepe Myrtle	1"	5'	Multitrunk
215	Live Oak	41"	30'	
229	Olive	1"	5'	Multitrunk
231	Pecan	26"	40'	
231	Pecan	14"	30'	Multitrunk
301	Ash	18"	25'	On East side of property on Avenel
301	Ash	13"	20'	On East side of property on Avenel, Poor
301	Ash	27"	20'	

<b>Carnahan - North Side</b>				
301	Pecan	17"	40'	On East side of property on Avenel
319	Monterrey Oak	1"	5'	
331	Ash	22"	30'	
343	Chinese Tallow	15"	35'	

Appendix K

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Broadway--West Side</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
4119	Bradford Pear	3"	15'	Southwestern Bell Building, Multitrunk
4119	Bradford Pear	3"	10'	Southwestern Bell Building, Multitrunk
4119	Bradford Pear	3"	10'	Southwestern Bell Building, Multitrunk
4119	Bradford Pear	3"	10'	Southwestern Bell Building, Multitrunk
4119	Bradford Pear	3"	10'	Southwestern Bell Building, Multitrunk
4119	Bradford Pear	3"	10'	Southwestern Bell Building, Multitrunk
4001	Cedar Elm	27"	30'	Broadway Boardwalk
3901	Magnolia	11"	20'	Alligator Gardens
3801	Magnolia	20"	25'	Witte Museum
3801	Pecan	44"	30'	Witte Museum
3737	Magnolia	13"	25'	Parkside Building, onTuleta at Broadway
3615	Red Bud	3"	10'	ByGone Store, Multitrunk
3613	Crepe Myrtle	1"	10'	Multitrunk
3611	Crepe Myrtle	1"	10'	Multitrunk
3609	Crepe Myrtle	1"	10'	Sonic, Multitrunk
3609	Crepe Myrtle	1"	3'	Sonic
3609	Ligustrum	1"	3'	Sonic
3609	Ligustrum	1"	3'	Sonic
3609	Crepe Myrtle	1"	3'	Sonic
3511	Red Bud	1"	5'	Lot S. of 3511 Broadway, Multitrunk
3501	Live Oak	35"	35'	N. of Road into Brackenridge Park
3303	Bradford Pear	3"	15'	Multitrunk
3303	Bradford Pear	3"	15'	Multitrunk
3303	Bradford Pear	3"	15'	Multitrunk
3303	Bradford Pear	4"	15'	Multitrunk
3207	Magnolia	23"	25'	Half-Price Books/Eleanor
3207	Magnolia	19"	25'	Half-Price Books/Eleanor
2809	Live Oak	1"	5'	S. of Mulberry, Multitrunk
2809	Cedar Elm	26"	25'	Lion's Field, N. Side of Driveway
2809	Cedar Elm	17"	20'	Lion's Field, N. Side of Driveway
2809	Cedar Elm	18"	30'	Lion's Field, N. Side of Driveway
2809	Cedar Elm	19"	35'	Lion's Field, N. Side of Driveway
2809	Cedar Elm	17"	25'	Lion's Field, N. Side of Driveway
2809	Cedar Elm	24"	35'	Lion's Field, N. Side of Driveway
2809	Cedar Elm	20"	30'	Lion's Field, S. Side of Driveway
2809	Cedar Elm	20"	30'	Lion's Field, S. Side of Driveway
2809	Cedar Elm	19"	30'	Lion's Field, S. Side of Driveway
2809	Cedar Elm	13"	25'	Lion's Field, S. Side of Driveway
2809	Cedar Elm	19"	30'	Lion's Field, S. Side of Driveway
2809	Live Oak	1"	5'	Next to Lion's Field Ball Park, Multitrunk
2809	Cedar Elm	18"	30'	Next to Lion's Field Ball Park
2809	Bradford Pear	1"	10'	Next to Lion's Field Ball Park
2809	Spanish Oak	38"	40'	N. of entry to park at Brackenridge Ave.
2809	Spanish Oak	26"	40'	S. of entry to park at Brackenridge Ave.
2809	Spanish Oak	31"	40'	S. of entry to park at Brackenridge Ave.

Broadway--East Side	Type	Trunk Diameter	Height	Comments
2880	Bradford Pear	3"	10'	McCombs Chrysler, near corner with Brackenridge, Multitrunk
2880	Bradford Pear	3"	10'	McCombs Chrysler, near corner with Brackenridge, Multitrunk
2880	Bradford Pear	3"	10'	McCombs Chrysler, near corner with Brackenridge, Multitrunk
2880	Bradford Pear	3"	10'	McCombs Chrysler, near corner with Brackenridge, Multitrunk
2880	Bradford Pear	3"	10'	McCombs Chrysler, near corner with Humphreys, Multitrunk
2908	Red Bud	2"	10'	Taco Cabana, Multitrunk
2908	Black Cherry	1"	5'	Parking Lot next to Charlie's, Multitrunk
3020	Red Bud	2"	10'	Church's, near S. corner of Ira, Multitrunk
3020	Petticoat Palm	25"	25'	On N. side of Ira
3100	Red Bud	1"	10'	Burger King, N. corner of Ira, Multitrunk
3100	Red Bud	2"	10'	Burger King, Multitrunk
3248	Red Bud	1"	5'	Near S. corner of Natalen
3700	Red Bud	2"	10'	Wolfe Nursery, Near corner of Queen Anne, Multitrunk
3810	Spanish Oak	1"	5'	Picante Grill, Multitrunk
3900	Spanish Oak	1"	10'	
3900	Red Bud	2"	10'	Wendy's, Multitrunk
3900	Red Bud	2"	10'	Wendy's, Multitrunk
3900	Live Oak	1"	5'	Vacant Lot near N. corner of Carnahan, Multitrunk
4040	Spanish Oak	9"	20'	
4040	Spanish Oak	8"	20'	
4040	Spanish Oak	9"	20'	
4040	Spanish Oak	9"	20'	
4040	Spanish Oak	9"	20'	
4040	Spanish Oak	9"	20'	
4040	Spanish Oak	6"	20'	
4040	Pecan	13"	35'	On Catalpa, Behind 4040 Broadway
4040	Pecan	22"	35'	On Catalpa, Behind 4040 Broadway
4000-4100	Chinese Tallow	15"	20'	Multitrunk
4000-4100	Chinese Tallow	21"	25'	SW Bell Parking Lot, Between Thorman and Allensworth
4000-4100	Chinese Tallow	11"	20'	SW Bell Parking Lot, Between Thorman and Allensworth
4000-4100	Chinese Tallow	18"	30'	SW Bell Parking Lot, Between Thorman and Allensworth
4000-4100	Chinese Tallow	13"	30'	SW Bell Parking Lot, Between Thorman and Allensworth
4000-4100	Chinese Tallow	20"	30'	SW Bell Parking Lot, Between Thorman and Allensworth
4000-4100	Chinese Tallow	17"	20'	Multitrunk
4400	Bradford Pear	3"	15'	Multitrunk
4400	Bradford Pear	3"	15'	Multitrunk
Broadway--East Side	Type	Trunk Diameter	Height	Comments
4400	Bradford Pear	3"	15'	Multitrunk

4418	Bradford Pear	3"	15'	Multitrunk
4418	Bradford Pear	3"	15'	Multitrunk
4418	Bradford Pear	3"	15'	Multitrunk
4500	Pecan	16"	30'	On Burr Road

<b>Survey of Trees on Public Property Fall 2000</b>				
<b>Allensworth--North Side</b>	<b>Type</b>	<b>Trunk Diameter</b>	<b>Height</b>	<b>Comments</b>
201	Mesquite	15"	20'	
203	Crepe Myrtle	2"	5'	
203	Crab Apple	1"	5'	Multitrunk
211	Live Oak	7"	15'	
215-217	Althea	2"	10'	Multitrunk
215-217	Crepe Myrtle	2"	10'	
215-217	Crepe Myrtle	2"	5'	Multitrunk
219-221	Crepe Myrtle	2"	10'	
219-221	Crepe Myrtle	2"	10'	Multitrunk
235	Crepe Myrtle	1"	5"	Multitrunk
235	Crepe Myrtle	1"	5"	Multitrunk
235	Crepe Myrtle	1"	5"	Multitrunk
235	Crepe Myrtle	1"	5"	Multitrunk
239	Crepe Myrtle	1"	5"	Multitrunk
	Crepe Myrtle	1"	5"	Multitrunk
	Magnolia	6"	20'	
245	Redbud	2"	10'	Multitrunk
245	Redbud	4"	10'	Multitrunk
245	Redbud	2"	10'	
<b>Allensworth--South Side</b>				
202	Crepe Myrtle	2"	15'	West Side on Avenel, Multitrunk
202	Crepe Myrtle	2"	15'	West Side on Avenel, Multitrunk
202	Crepe Myrtle	2"	15'	West Side on Avenel, Multitrunk
202	Crepe Myrtle	2"	15'	West Side on Avenel, Multitrunk
202	Crepe Myrtle	2"	15'	West Side on Avenel, Multitrunk
202	Crepe Myrtle	2"	15'	West Side on Avenel, Multitrunk
202	Crepe Myrtle	2"	15'	West Side on Avenel, Multitrunk
202	Crepe Myrtle	2"	15'	West Side on Avenel, Multitrunk
202	Ash	23"	30'	
214	Spanish Oak	7"	20'	
230	Cedar Elm	1"	5'	
234	Magnolia	6"	25'	Multitrunk
234	Pecan	26"	40'	
250	Cottonwood	18"	40'	

## IN SEARCH OF THE ACEQUIA MADRE

By Bruce Martin  
Mahncke Park Neighborhood Association

During San Antonio's early development, beginning in 1718, the Spaniards constructed a system of acequias, or canals, to provide drinking water and irrigation. One of the oldest of the nine acequias was the Acequia Madre – sometimes called the Alamo Acequia Madre or the Alamo Ditch – and it ran through today's Mahncke Park Neighborhood.

The Acequia Madre was fed by the San Antonio River from a bend slightly north of where the Witte Museum now stands. It ran east of present-day Broadway Avenue, following the contours of the land, and extended for six miles through the eastern half of downtown with a branch providing water to the Alamo. South of downtown, the Acequia Madre rejoined the river near the existing Pioneer Flour Mills (129 E. Guenther).

The Acequia Madre continued to supply water until the early 1900's, but the construction of a water works system for the city had made the acequias obsolete. As pressures to develop real estate grew, the Acequia Madre was slowly filled in and now only three short, modified stretches remain; one is on the Alamo grounds, another is near the Alamo at the Zilker House (121 Starr), and another is in Hemisfair Park.<sup>1</sup>

In the Mahncke Park Neighborhood, the Acequia Madre flowed north to south and crossed the following properties:<sup>2</sup>

3800 Broadway (southwest corner)  
3710 Broadway (east edge)  
201 Queen Anne Court (west edge)  
131 Elmhurst Avenue (east edge)  
133 Parland Place (east edge)  
138 Funston Place (west edge)  
108 Claremont (west edge)  
213-217 Natalen (west edge)  
303 Eleanor Avenue (west edge)  
220 Ira Avenue (east edge)  
1115 E. Mulberry (east edge)  
1102 Humphrey (east edge)  
123 Brackenridge (west edge)

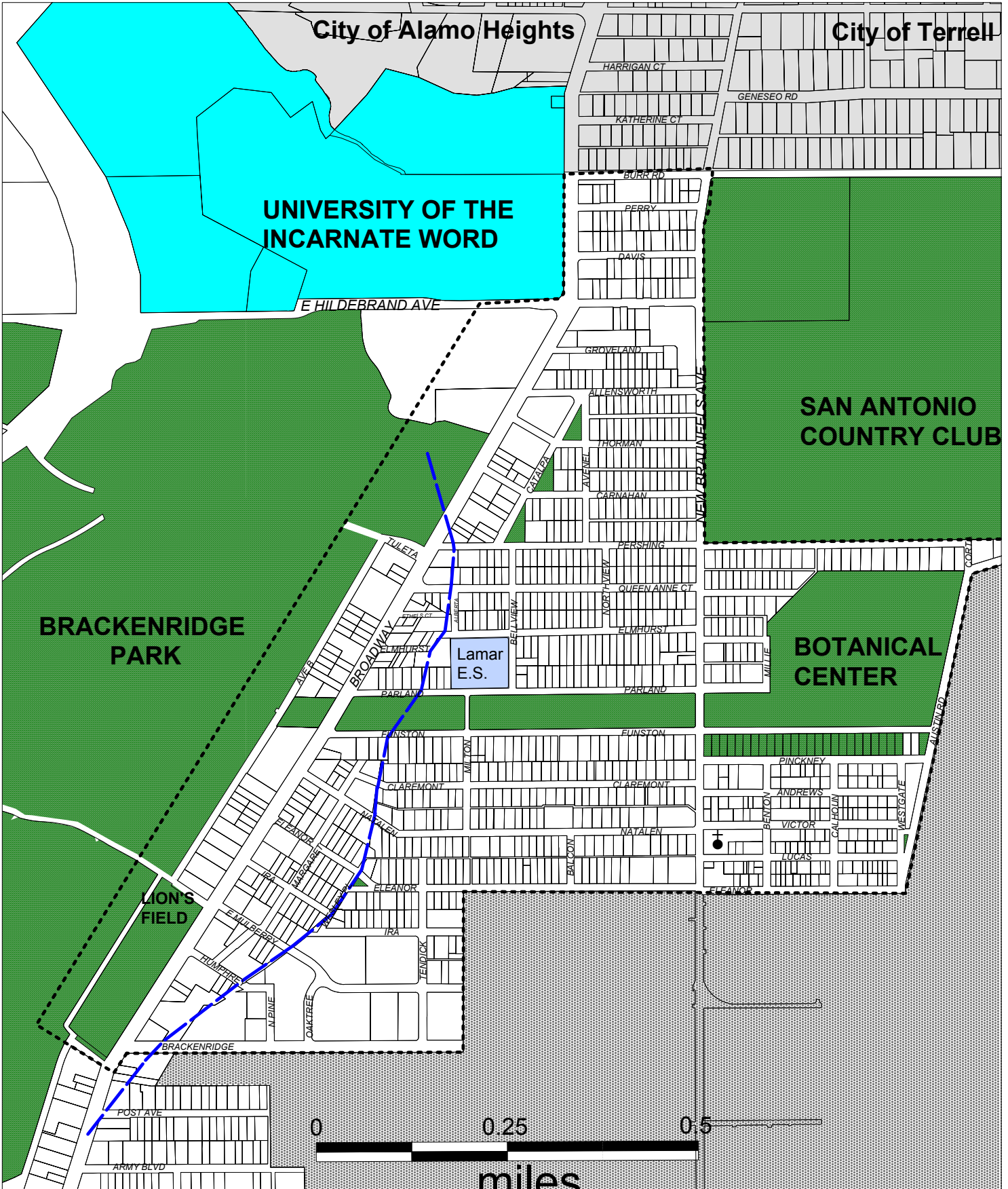
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<sup>1</sup> T. Lindsay Baker. *The Acequias of San Antonio: A Historical and Technical Survey*. Texas Tech University History of Engineering Program Publication No. 1, 1974.

<sup>2</sup> Wayne Cox. Mahncke Park Neighborhood walking tour and lecture. Oct. 7, 2000.



**Mahncke Park Neighborhood Plan**  
**Approximate Route of Historic Alamo Madre Acequia (circa 1720)**



**MAHNCKE PARK NEIGHBORHOOD PLAN**  
Meeting Schedule

Appendix N

DATE	TYPE OF MEETING				No. of Participants	Place
	Public Mtg	Plann'g Team	Workgroups	Business Outreach		
29-Aug-00		X			16	Lions Field
13-Sep-00		X			9	Jims Rest.
19-Sep-00	X				59	Lions Field
10-Oct-00		X			10	Jims Rest.
17-Oct-00	X				41	Lions Field
23-Oct-00			X		13	Lions Field
30-Oct-00			X		13	Lions Field
6-Nov-00			X		20	Lions Field
13-Nov-00			X		11	Lions Field
13-Nov-00		X			8	Lions Field
21-Nov-00			X		11	Lions Field
4-Jan-01			X		6	J. Everett's
10-Jan-01			X		8	J. Everett's
30-Jan-01			X		11	Lions Field
5-Feb-01			X		15	Lions Field
13-Feb-01				X	21	Witte Museum
22-Mar-01		X			8	Lions Field
17-Jul-01	X				47	Lions Field

Organization	Type	Contact	Address	Zip	Phone	Purpose	Types of Assistance		
							Financial	Advice	Other
Alamo Area Mutual Housing Association	private non-profit	Sandra Williams			731-8030	develop and rehab. affordable multi-family housing units	none	none	solely in the construction and rehab of multi-family affordable housing
Neighborhood Action Department	City Agency	David Garza	PO BOX 839966	78283-3966	207-7881	single-family and rental rehabilitation;	downpayment assistance		
Neighborhood Housing Services	private non-profit	Robert Jordan	851 Steves Ave.	78210	533-8740, ext 211	develop low-income single-family housing	down-payment assistance	substantial education & counseling for families	
Neighborhood Reinvestment Corp.	Federal non-profit	Philip Schumacher	4801 NW Loop 410, Ste. 750	78229	256-8518 ext 24	help development non-profits establish a revolving fund and train them	provide financial assistance for other organizations that provide affordable housing	training for organizations	
San Antonio Alternative Housing Corporation	private non-profit	Bob Moreno	1410 Guadalupe	78207	224-2349	low-income, disabled, and handicapped housing assistance		pre and post housing counseling	repair and modification (elderly and disabled assistance); teach youth conflict resolution
San Antonio Conservation Society	private non-profit	Kathy Bailey	107 King William	78204	224-6163	improve inner-city housing		support and facilitate info.	
San Antonio Development Agency (SADA)	City agency	Philp Covington	118 E. Travis St.	78205	225-6833	one of two urban renewal agencies in Texas	assembles land for development		
San Antonio Housing Authority	City created; Quasi-government	Terry Coker, VP of Finances	818 Flores		220-3289	low-income housing; Section 8 vouchers, etc.	develop low-income complexes, etc. catering to low-income renters- i.e. ceiling at 30 percent of renter's income		offer a nutrition program, a senior residence program, and a public housing anti-drug program
San Antonio Housing Development Corp.			818 Flores		220-3210				
San Antonio Housing Facility Corp.			818 Flores		220-3210				
San Antonio Housing Finance Corp.			818 Flores		220-3210				
San Antonio Housing Finance Corp.			818 Flores		220-3288				
San Antonio Housing Trust		Kimberly Almeida	118 Broadway St.	78205	735-2772	provide affordable housing through acquisition and rehab, as well as being a funding source	grants and low-interest loans and down-payment assistance	counsel potential homeowners	
San Antonio Housing Trust Finance Corporation	Formed by the Housing Trust					issues bonds to finance housing; administered by the Foundation staff			have a \$10 million bond program with a 5.75% mortgage rate, and a \$15 million mortgage credit certificate (MCC) program
San Antonio Housing Trust Foundation, Inc.	City				735-2772	administers the Housing Trust Fund, a \$10 million corpus			
San Antonio Housing Trust Investment Corporation	Formed by the Foundation (SAHTF)					carries out real estate transactions			
San Antonio Housing Trust Reinvestment Corporation	Formed by the City Council					administers Tax Increment Reinvestment Zones (TIRZs)			
UU Housing Assistance Corporation		June Kachtik			342-0135				



## Technical Resource Guide

SAN ANTONIO HOUSING AUTHORITY	220-3210	MELVIN BRAZIEL	EXECUTIVE DIRECTOR	818 S FLORES ST	SAN ANTONIO	TX	78204
SAN ANTONIO HOUSING AUTHORITY	220-3210	FRANK JASSO		818 S FLORES ST	SAN ANTONIO	TX	78297
SAN ANTONIO HOUSING AUTHORITY	220-3366	JOSE CASTORENA		818 S FLORES STREET	SAN ANTONIO	TX	78204
SAN ANTONIO HOUSING AUTHORITY	220-3376	BOB WAGGONER	HOUSING DEV. DIR.	818 S. FLORES, #207	SAN ANTONIO	TX	78204
SAN ANTONIO HOUSING TRUST	735-2772	YOLIE RIOS	COUNSELING DIRECTOR	PO BOX 15915	SAN ANTONIO	TX	78212-9115
SAN ANTONIO HOUSING TRUST	735-2772	JOHN KENNEY	EXECUTIVE DIRECTOR	PO BOX 15915	SAN ANTONIO	TX	78212-9115
SAN ANTONIO ISD	299-5500	DR. RUBEN D. OLIVAREZ	INTERIM SUPERINTENDENT	141 LAVACA	SAN ANTONIO	TX	78210
SAN ANTONIO ISD	472-2011	JOHN CADONA		141 LAVACA	SAN ANTONIO	TX	78210
SAN ANTONIO RIVER AUTHORITY	227-1373/227227-4323	SAM GRAHAM	ENGINEER III	PO BOX 839980	SAN ANTONIO	TX	78283-3980
SAN ANTONIO RIVER AUTHORITY	227-1373/FAX 227-4323	STEPHEN GRAHAM	ENGINEER III	100 E GUENTHER STREET	SAN ANTONIO	TX	78204
SAN ANTONIO RIVER AUTHORITY	227-1373/227-4323 FAX	GREG ROTHE	GENERAL MANAGER DESIGNEE	PO BOX 839980	SAN ANTONIO	TX	78283-3980
SAN ANTONIO RIVER AUTHORITY	227-1373/227-4323 FAX	STEVE RAMSEY		PO BOX 839980	SAN ANTONIO	TX	78283-3980
SAN ANTONIO RIVER AUTHORITY	227-1373	DEAN BAYER		PO BOX 839980	SAN ANTONIO	TX	78283-3980
SAN ANTONIO WATER SYSTEM	704-7265	NORENE HUTCHESON	PROJECT MANAGER	PO BOX 2449	SAN ANTONIO	TX	78298-2449
SAN ANTONIO WATER SYSTEM	704-7359	DARREN THOMPSON	PLANNER IV	PO BOX 2449	SAN ANTONIO	TX	78298-2449
SAN ANTONIO WATER SYSTEM	704-7300	REBECCA CEDILLO	VICE PRESIDENT	PO BOX 2449	SAN ANTONIO	TX	78298-2449
SAN ANTONIO WATER SYSTEMS	704-7124	BARBARA LACKEY		PO BOX 2449	SAN ANTONIO	TX	78298
SAN ANTONIO WATER SYSTEMS	704-7141	KELLY NEWMAN	DIRECTOR OF INFRASTRUCTURE PLANNING	PO BOX 2449	SAN ANTONIO	TX	78298-2449
SOUTH SAN ANTONIO ISD	977-7000	ROBERT ZAMORA	SUPERINTENDENT	2525 BOBCAT LANE	SAN ANTONIO	TX	78224
SOUTH SAN ANTONIO ISD	977-7000	DAVID LANDEROS		2525 BOBCAT LANE	SAN ANTONIO	TX	78224
SOUTH SAN ANTONIO ISD	977-7085	RUBEN PORTILLO		2525 BOBCAT LANE	SAN ANTONIO	TX	78224
SOUTH SAN ANTONIO ISD	271-3322	KAMAL EL HABER	EX. DIR. CONSTRUCTION MGMT.	1702 S. ALAMO	SAN ANTONIO	TX	78215
SOUTH SIDE ISD	626-0600	RUBEN CORKILL	SUPERINTENDENT	20110 PLEASANTON RD	SAN ANTONIO	TX	78221
SOUTHWEST ISD	622-3488	RICHARD CLIFFORD	SUPERINTENDENT	11914 DRAGON LANDE	SAN ANTONIO	TX	78252
SOUTHWEST ISD	622-3488	BILL ATKINS		11914 DRAGON LANE	SAN ANTONIO	TX	78252
SOUTHWESTERN BELL	222-3076	BERT PHIESTER		1010 N ST MARY'S STE 1319	SAN ANTONIO	TX	78215
SOUTHWESTERN BELL	820-6136	RAY MIRELES		4119 BROADWAY STE 760R	SAN ANTONIO	TX	78209
SOUTHWESTERN BELL	820-6229	BRIAN BECKMAN		4119 BROADWAY #760C	SAN ANTONIO	TX	78205
SOUTHWESTERN BELL	222-6329	ELVIA GONZALES	COMMUNITY RELATIONS	1010 N. ST. MARY'S, #1319	SAN ANTONIO	TX	78215
THE ENTERPRISE FOUNDATION	225-6969	DAVID GARZA	DIRECTOR	118 BROADWAY STE 621	SAN ANTONIO	TX	78205
THE ENTERPRISE FOUNDATION	226-6969	CAROL RODRIQUEZ		118 BROADWAY STE 621	SAN ANTONIO	TX	78205
THE ENTERPRISE FOUNDATION	225-6969	LAURA CALDERON		118 BROADWAY #621	SAN ANTONIO	TX	78205
TIME WARNER CABLE	352-4600	NAVARRA WILLIAMS	GENERAL MANAGER	84 NE LOOP 410 STE 200	SAN ANTONIO	TX	78216
TXDOT	615-1110	CLAY SMITH	DIST. PLANNING ENGINEER	4615 NW LOOP 410	SAN ANTONIO	TX	78229
TXDOT	615-5923	KEN ZIGRANG	TRAFFIC ENGINEER	4615 N W LOOP 410	SAN ANTONIO	TX	78229
UNION PACIFIC RAILROAD	921-4124	GARY DAVIDSON		P. O. BOX 240730	SAN ANTONIO	TX	78224-0730
UNION PACIFIC RAILROAD	921-3701	LARRY D. HATLEY		P. O. BOX 240730	SAN ANTONIO	TX	78224-0730
UNIVERSITY HOSPITAL SYSTEM	358-4000	JOHN GUEST	HOSPITAL ADMINISTRATOR	4502 MEDICAL DRIVE	SAN ANTONIO	TX	78229
VIA METROPOLITAN TRANSIT AUTHORITY	562-2380	SYLVIA MENDIOLA		800 W MYRTLE	SAN ANTONIO	TX	78212
VIA METROPOLITAN TRANSIT AUTHORITY	362-2000	JOHN MILAM	GENERAL MANAGER	800 W MYRTLE	SAN ANTONIO	TX	78212
VIA METROPOLITAN TRANSIT AUTHORITY	362-2000	BILL BARKER	PLANNING DIRECTOR	800 W MYRTLE	SAN ANTONIO	TX	78212
VIA METROPOLITAN TRANSIT AUTHORITY	326-2501	TODD HEMINGSON	COMMUNITY PLANNING MGR.	800 W MYRTLE	SAN ANTONIO	TX	78212

## Land Use / Zoning Matrix

The following comparison is meant to be a guide, not an exact breakdown, which cross-references Future Land Use Plan categories with comparable uses permitted in certain Zoning Districts as defined in the Unified Development Code. A Future Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. Rather, it is a plan for the long-range development of a municipality used to coordinate and guide the establishment of development regulations (*Local Government Code*, Chapter 219.001-005).

<b>Future Land Use Plan Category</b>	<b>Recommended Zoning District</b>	<b>Sample Uses</b>
Urban Single Family Residential (5 to 8 dwelling units per acres)	<b>R-4</b> , Residential Single Family <b>RM-4</b> , Mixed Residential	Single-family homes and duplexes
Urban Multifamily Residential (9 to 14 dwelling units per acre)	<b>RM-4</b> , Mixed Residential	Three and four family dwellings and townhomes
Compact Multifamily Residential (15 + dwelling units per acre)	<b>MF-25</b> , Multifamily	Apartments and condominiums
Neighborhood Commercial	<b>NC</b> , Neighborhood Commercial <b>C-1</b> , Commercial (some uses) <b>C-2</b> , Commercial (some uses)	Gasoline service stations, convenience stores, neighborhood shopping centers, minor automobile repair and service, theaters, medical clinics, day care centers, bed and breakfasts, office or bank, live/work units, restaurants, businesses without drive throughs
Mixed Use	<b>MXD</b> , Mixed Use Special District	Office buildings and hotels up to 4 stories, small retail establishments

## Plan 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 structures. An Accessory Dwelling Unit is detached from the Principal Dwelling Unit.

Accessory Apartment – A Dwelling Unit located within the Principal Dwelling, and that is accessory, supplementary, and secondary to the Principal Dwelling Unit. An Accessory Apartment may be constructed as an attached addition to the principal use or occupied as an accessory to the principal use. An Accessory Apartment is located within the same building as the Principal Dwelling Unit.

Accessory Use or Building – A subordinate use or building customarily incidental to and located on the same lot with the main use or building.

Acequia – Spanish term for irrigation ditch.

ADA – American with Disabilities Act.

Affordable Housing – A unit of housing which does not exceed in cost 30% of the gross household income, including utilities and maintenance, for families as defined by the U.S. Department of Housing and urban Development (HUD).

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

Base Flood – The flood having a one percent chance of being equaled or exceeded in any given year. (i.e. 100-Year Frequency Flood)

Bungalow – Historic term popular in the early 20<sup>th</sup> century describing most any small, affordable, comfortable American suburban house.

Bungalow Style - Developed from a blend of Oriental, Arts and Crafts, and Prairie School influences, characteristics of this architectural style include low pitched roofs and wide eaves; exposed rafter ends and knee-brace eave brackets, asymmetrical facades with front porches supported by massive, battered piers, sometimes of rustic materials.

Bus Shelter – A roofed structure with at least three walls located on or adjacent to the right-of-way of a street, and which is designed and used primarily for the protection and convenience of bus passengers.

Capital Improvements Program – The list of recommended capital improvements to be constructed during the forthcoming five-year period.

Cellular on Patrol(COP) – A program that prepares neighborhood residents to be the “eyes and ears” of the police and to promote closer cooperation between residents and the city agencies that exist to serve them. Eight hours of classroom training is presented at San Antonio Police Department substations accompanied by a ride-along experience. Neighborhood groups are encouraged to form a non-profit corporation that will serve as the sponsor of that substation’s program. COP patrol members can choose a patrol format to best fit the neighborhood’s needs. Volunteers will not patrol alone, nor will they confront or chase any suspected wrongdoer.

Charrette – A brainstorming exercise that results in a quick visual presentation of the generated ideas.

City Public Service (CPS) - Purchased by the City of San Antonio in 1942, CPS is one of the nation's largest municipal utilities and serves more than 560,000 electric customers throughout its 1,566 square mile service area, and about 302,000 natural gas customers in the urban San Antonio area. Services include gas leak investigation, line locator service, voltage tests, tree trimming service, high bill investigations, residential energy efficiency survey, cooling and heating equipment sizing, gas pilot lighting, and temporary electric service, all night security light service, street lights, and “windtricity.”

Classical Revival – A late 19<sup>th</sup> and early 20<sup>th</sup> century architectural style characterized by a symmetrical plan adorned with giant-order columns.

Community Development Block Grant (CDBG) – Federal entitlement funds that provide housing programs, streets and drainage reconstruction, parks, neighborhood facilities, and public services to directly benefit low and moderate income residents and to address deteriorated conditions in the City’s older neighborhoods. The funds are administered by the City’s Housing and Community Development Department in compliance with U.S. Department of Housing and Urban Development regulatory and policy requirements.

Consolidated Plan – A five year comprehensive plan and strategy developed to assess housing, infrastructure, and social service needs that is submitted with an application for federal funds under the Housing and Urban Development’s formula grant programs.



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

Community Revitalization Action Group (CRAG) – A 24 member blue-ribbon committee appointed by the City Council to identify impediments to revitalization, analyze methods for revitalization inside Loop 410, and focus on private investment and private/public partnerships. The CRAG is developing an incentive tool kit to improve revitalization efforts.

COSA – City of San Antonio.

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

Demolition – The complete or partial removal of a structure from a site.

Density – An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

Design Enhancements – Means unique artworks in a variety of media that are an integral part of eligible capital improvement projects, and produced by professional visual artists or craft persons, or an artist or craft person in collaboration with an architect, landscape architect or engineer. Works may be permanent or temporary, functional or non-functional.

Design Standards– Design standards are intended to provide a framework of design criteria within which physical planning can take place. The standards 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.

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

Dwelling Unit – One or more rooms providing complete living facilities for one family, including kitchen facilities or equipment for cooking or provisions for the same, and including room or rooms for living, sleeping, bathing and eating.

Economic Base – The foundation on which a neighborhood relies for economic sustainability.

Economic Development – To improve the functioning of economic markets and to equip current residents with the skills and resources to enable them to take advantage of the new market opportunities.

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

FHWA – Federal Highway Administration.

Flood Hazard Boundary Map – An official map of a community, issued by the Federal Emergency Management Agency, where the areas within the boundaries of special flood hazards have been designated as Zone A.

Floodplain – All area of special flood hazard within the jurisdiction of the City of San Antonio and where applicable in its area of extraterritorial jurisdiction.

Four Square – A type of 1- or 2-story American house popular from 1910 – 1940, characterized by a pyramidal roof, central front dormer and symmetrical façade. The name reflects a square plan with four rooms per floor, sometimes divided by a central hall.

Goal – An ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed.

Hazard Elimination Safety Program (HESP) – Each fiscal year 10% of the Surface Transportation Program funds apportioned to a state must be used for hazard elimination activities or rail-highway crossing activities. Funding for HESP activities may be used on any public road. The program is competitive and is administered by the Texas Department of Transportation.

Heritage Tree – A tree, or any species, having a trunk size of thirty (30 inches) DBH or larger.

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.

Home Investment Partnerships Program (HUD-HOME) – Grants administered by local governments to expand the supply of affordable housing, such as

rehabilitation and construction of housing, rental assistance, and homebuyer assistance.

Homestead Exemption – A general residential exemption by the Bexar Appraisal District if the subject property is the applicant's residence homestead, and a residence homestead exemption is not being claimed on any other property. To qualify for the exemption, an applicant must own and reside in his or her home on January 1 of the tax year. Applicants may also receive the Over-65 Homestead Exemption, the Over-55 Surviving Spouse of a Person who Received the Over-65 Exemption, or the Disability Exemption upon qualifying for the homestead exemption, if eligible.

Indicator – A way to measure the impact of local actions to determine the progress of a neighborhood or community plan.

Infill – The development and reuse of underutilized parcels.

Infill Housing – New housing constructed on vacant lots in an area that is predominantly developed. The new housing can include: single-family, duplexes, townhouses, apartments, senior housing, etc.

Infrastructure – Facilities and services needed to sustain any type of development – residential, commercial or industrial activities. Includes water and sewer lines, streets, electrical power, fire and police stations.

Land Use – The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Land Use Plan – A plan that graphically depicts existing and future land uses and intensities. It visually discerns land use compatibility and spatial relationships, establishes the physical form of the community and identifies urban design opportunities. A land use plan serves as a guide in the preparation of zoning ordinances and zoning district maps.

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 also 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.

Live/Work Units – Living units that are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studios.

Major Thoroughfare Plan – That part of the master plan designating the location, dimensions, and dedication requirements of expressways, primary arterials and secondary arterials.

Mass Transit – The transportation of passengers and hand-carried packages or baggage of a passenger by a surface, overhead, or underground means of transportation, or a combination of those means, including motor bus, trolley coach, rail, and suspended overhead rail transportation.

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.

Mediterranean – An architectural style influenced by designs in the various European countries bordering the Mediterranean Sea, usually resulting in buildings with exterior walls of stucco and low pitched tile roofs.

Metropolitan Transportation Plan (MTP) – A 20- to 25-year master plan that identifies the existing and future land use trends and transportation needs, develops coordinated strategies to provide necessary transportation facilities, and assures the continuation of federal transportation funds for the San Antonio area. The MTP is administered by the Metropolitan Planning Organization (MPO), a policy committee of public officials that reviews and makes decisions regarding the transportation planning effort.

Mission Revival – An architectural style beginning in the late 19<sup>th</sup> century influenced by Spanish missions of the U.S. Southwest, and characterized by curvilinear parapets, stucco walls with occasional ornamentation and bell towers.

Mixed Use District – A zoning district that provides concentrated residential, retail, service, office and mixed uses to be established subject to design standards.

Municipal Management District – A defined geographic area that 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).

Neighborhood Commercial Revitalization (NCR) – A city program that provides financial support to revitalize older commercial districts to create jobs, economic opportunity and a better quality of life in older neighborhoods.

Neighborhood Conservation District (NCD) – 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.

Neighborhood Planning Process – A procedure by which neighborhood residents and property owners can develop neighborhood plans suitable for recognition by the Planning Commission and City Council.

Neighborhood Unit – A neighborhood unit encompasses an area that includes residences, businesses, parks, schools, and other community facilities. Populations may range from 4,000 to 10,000 people depending on the geographic area and boundaries. A neighborhood unit usually contains at least 1,500 housing units.

Node – A center of activity or development, often located at a major intersection.

Nonconforming Use - Generally, the use of an existing property or structure that does not comply with the use regulations applicable to the zoning district in which the property is located.

Objective – A specific end, condition, or state that is an intermediate step toward attaining a goal. An objectives should be achievable and when possible measurable and time specific.

Overlay Zoning – A zoning classification which defines an addition set of requirements over and above the base zoning requirements to be applied to a site in combination with a base zoning.

Planning Commission / City Council Recognition – The Planning Commission reviews community and neighborhood 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.

Preservation – Retaining the historic appearance of a property through continued maintenance and use.

Principal Dwelling – A Dwelling Unit which constitutes the principal building or principal structure on a lot or parcel, in which the principal use is conducted.

Public Improvement District – See Municipal Management District.

Rehabilitation – A project that combines preservation, restoration, and adaptive use, generally to allow a property to retain its historic integrity while meeting modern requirements.

Restoration – The return of a property (or an element such as the exterior or interior) to its appearance at a particular time during its history.

Revitalization – A coordinated program to capitalize on inner city assets such as commercial and residential buildings, an untapped workforce, and proximity to downtown to ensure the sustainability of the urban core.

SAFFE – San Antonio Fear Free Environment is a community policing program that consists of officers who focus on identifying, evaluating and resolving community crime problems with the cooperation and participation of community residents. SAFFE officers are assigned to specific areas within the city, and work closely with both residents and the district patrol officers assigned to those areas.

San Antonio Water System (SAWS) - A public utility which is owned by the City of San Antonio, SAWS was created in May 1992 through the consolidation of three predecessor agencies: the City Water Board (the previous city-owned water supply utility); the City Wastewater Department (a department of the city government responsible for sewage collection and treatment); and the Alamo Water Conservation and Reuse District (an independent city agency created to develop a system for reuse of the city's treated wastewater). SAWS is

responsible for complying with federal permit requirements for treatment of the city's storm water runoff. An important component of SAWS planning role is the responsibility to protect the purity of the city's water supply from the Edwards Aquifer, including enforcing certain city ordinances related to subdivision development. SAWS offers a number of programs designed to help customers with their bills. *Plumbers to People* is service that provides free plumbing repairs to low-income SAWS customers. *Project Agua* provides emergency bill assistance for low-income customers behind in their payments. SAWS Customer Service employees also work with customers each day to arrange payment plans to help with temporary financial hardships. The City of San Antonio qualifies customers for assistance in both *Plumbers to People* and *Project Agua*.

Section 8 Housing Assistance (HUD-8) – A rent subsidies program administered by local governments to eligible tenants – low (50 percent of median) income, elderly, disabled and handicapped tenants.

Sign, billboard (off-premise) – Any outdoor sign, description, device, figure, painting, drawing, message, placard, poster, structure or thing which directs the attention of the travelling public to a business, commercial product, commercial activity, or commercial service, conducted, sold or offered at a location other than the premises on which the sign is located.

Sign Ordinance – Rules and regulations that govern the posting of signs in a city.

Statewide Transportation Enhancement Program (STEP) – A reimbursement program funded through the Surface Transportation Program, and administered by the Texas Department of Transportation for the Federal Highway Administration of the U.S. Department of Transportation, transportation enhancement projects must establish a relationship to the surface transportation system. Eligible projects may include pedestrian and bicycle facilities, safety and education activities for pedestrians and bicyclists, acquisition of scenic easements and scenic or historic sites, scenic or historic highway programs including tourist and welcome center facilities, landscaping and other scenic beautification, historic preservation, rehabilitation and operation of historic transportation facilities, preservation of abandoned railway corridors, including conversion and use for pedestrian and bicycle trails, archaeological planning and research, environmental mitigation, and transportation museums. A 20% local match is required.

Strategic Planning - A methodology that focuses on specific issues and action plans toward implementation.

Street, Arterial – A street used primarily for fast or heavy traffic and designated in the major thoroughfare plan as a primary arterial street, secondary arterial street or express way.

Street, Collector – A street used to provide some access to abutting property, collect traffic from local streets, and connect with the major system of arterial streets and highways.

Street, Local – A street designed to provide vehicular access to abutting property and to discourage through traffic.

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 the roadway.

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.

TEA-21 – The Transportation Efficiency Act for the 21<sup>st</sup> Century.

Texas Assessment of Academic Skills (TAAS) – A statewide assessment program that measures the statewide curriculum in reading and mathematics at grades 3 through 8 and the exit level; in writing at grades 4, 8 and the exit level; and in science and social studies at grade 8. Spanish-version TAAS tests are administered at grades 3 through 6. Satisfactory performance on the TAAS exit level tests is prerequisite to a high school diploma.

Traditional Neighborhood Development (TND) – A type of development that combines a variety of housing types with commercial and civic uses in a compact, walkable neighborhood setting. TNDs feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale.

Traffic Calming – A method to slow vehicles on streets where drivers travel at higher speeds than is desirable. Traffic calming tools range from bulbouts (curb extensions), chicanes (a series of bulbouts), chokers, diverters, full and partial street closures, gateways, intersection median barriers, landscaping treatments, medians, T intersections, pedestrian refuge islands, speed humps and tables, raised intersections, reducing number of lanes, roadway narrowing, roundabouts, signage (adding or modifying), signal enhancements, and traffic circles.

Transportation Improvement Plan – A short-range, three-year programming document that allocates funding for all transportation projects and activities in the area. The TIP must include all roadway and transit projects that are to receive federal funds. The TIP is reviewed and approved by the Metropolitan Planning Organization.



TxDOT – Texas Department of Transportation.

Urban Design – A process to creatively shape the City's physical form, image or identity that incorporates broad community and professional involvement to visually improve the character of the City at a scale and level ranging from streetscapes, to individual buildings, to neighborhoods and to the City as a whole.

Use – The purpose for which land or structures thereon is designated, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.

Utility Conversion District – A zoning overlay district that identifies and designates specific urban corridors to require the various utility companies to implement projects as part of public works or civic improvement projects and to require property owners and utility customers to modify their property as necessary to receive utility services from underground, relocated or redesigned distribution systems.

Variance - Any of the following: 1) A request to the planning commission for permission to vary or depart from a requirement of the Unified Development Code where, due to special conditions, a literal enforcement of the requirement will result in an unnecessary hardship. 2) A request to the board of adjustment for permission to vary or depart from a requirement of the Unified Development Code due to special conditions, a literal enforcement of the requirement will result in an unnecessary hardship.

Vegetative Buffer Yard – A unit of yard together with the required installation of landscaping and screening materials to minimize potential negative impacts such as dirt, litter, noise, glare of lights, signs and unsightly buildings between different land use intensity classes.

VIA Metropolitan Transit - VIA Metropolitan Transit has been in operation since 1978 when it took over public transit operations from the City of San Antonio. Today, VIA serves over 1,200 square miles of Bexar County, including San Antonio, 17 additional area municipalities, and unincorporated areas of the County. VIA operates 106 bus lines, serving an area of 1,233.78 square miles or 99% of Bexar County. Bus lines are divided into six categories: radial, limited stop, express, crosstown, circulator, and streetcar. VIA Metropolitan Transit provides a variety of travel options and programs for its customers who have disabilities. Customers who are unable to use the fixed-route bus system because of a disability can be certified to use VIAtrans, VIA's ADA paratransit service. Mobility-impaired customers who can use the fixed-route bus system have access to lift-equipped buses as well as low-floor buses.

Viewshed - Any area of open sky or view behind: 1) the major entrance to a designated historic landmark building, object, site or structure; 2) the primary access point or points to a designated historic district, 3) the primary access to a major tourist attraction or amusement park, or 4) the primary view or access point to the San Antonio River Walk, a city lake or amusement park that has been defined as a viewshed in the Unified Development Code. An overlay zoning district may be established for viewshed protection.

Vista – A view through or along an avenue or opening, including those along the banks of the San Antonio River, which, as a view corridor, frames highlights or accentuates a prominent building, object, site structure, scene, or panorama, or patterns of rhythms of buildings, objects, sites, or structures, to include views of areas at a distance, such as a remote view of the downtown or the San Antonio River.

Zoning – Regulates density and land use. Zoning is a key tool for carrying out planning policy, and is articulated by a base zoning district map adopted by City Council that designates zoning districts.

Zoning Ordinance – Rules and regulations that govern the way land is zoned (separated according to land uses) in a city that are described in the Unified Development Code.