

# MEADOW

# VILLAGE



# NEIGHBORHOOD

# PLAN



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

MEADOW VILLAGE  
NEIGHBORHOOD ASSN.  
P. O. BOX 458178  
SAN ANTONIO, TEXAS 78280

This neighborhood plan was developed and recognized in accordance with the guidelines set forth in the city's adopted Neighborhood Planning Process. The Neighborhood Planning Process is a procedure through which neighborhood residents and property owners can develop plans suitable for recognition by the Planning Commission and City Council. The plan was researched and written by neighborhood representatives and provides neighborhoods the opportunity to express their concerns and goals to city decision-makers.

As a recognized neighborhood plan, the Meadow Village Neighborhood Plan, is a part of the city's Master Plan. This recognition indicates that the plan was developed in an open and representative manner. Recognition also affirms that the plan is a legitimate expression of the neighborhood's concerns and goals. As such, the plan is an advisory document to be used in decisions affecting the area.

MEADOW VILLAGE  
NEIGHBORHOOD PLAN

PREPARED BY THE MEADOW VILLAGE PLANNING TEAM IN CONJUNCTION WITH  
THE CITY OF SAN ANTONIO, DEPARTMENT OF PLANNING

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
P. O. BOX 839966  
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(210) 299-7983

MEADOW VILLAGE  
NEIGHBORHOOD ASSN.  
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MEADOW VILLAGE NEIGHBORHOOD PLANNING TEAM

E. L. "Skip" Carr  
147 Meadow Glade  
Homeowner

Ernest Celaya  
7426 Lancewood  
Homeowner  
Chairman, Planning Team

Pete Flach  
7434 Stonehouse  
Homeowner

Albert Hernandez  
7327 Havenbrook  
Homeowner

Dick Huber  
7418 Lancewood  
Homeowner

David McCormick  
7431 Lancewood  
Tenant

Henry Minzenmayer  
7227 Meadow Breeze  
Homeowner

Ramon Maltavo  
7211 Bellbrook  
Homeowner

Thomas Pettus  
7430 Timber Creek  
Homeowner

Ted Ritchie  
7458 Meadow Breeze  
Homeowner

Ralph Schleicher  
7446 Singing Brook  
Homeowner

Mary Helen Silva  
7442 Timber Creek  
Homeowner

Lee Swett  
126 Meadow Bend  
Homeowner

Alternate  
Gary Marshall  
7439 Timber Creek  
Homeowner

RESOLUTION NO.  
93-02-02

BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO RECOGNIZING THE MEADOW VILLAGE NEIGHBORHOOD  
PLAN AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS—  
A COMPONENT OF THE MASTER PLAN

\* \* \* \* \*

WHEREAS, the City of San Antonio and the San Antonio Planning Commission has adopted the Neighborhood Planning Process to allow neighborhood planning teams to develop their own plan for their communities; and

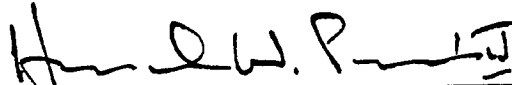
WHEREAS, the Planning Commission has reviewed the Meadow Village Plan and found it to have been developed in accordance with the approved planning process and therefore meets all required guidelines; NOW THEREFORE:

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

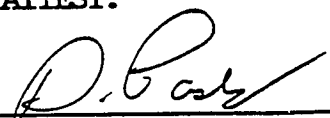
That the attached Meadow Village Neighborhood Plan is hereby recognized by the Planning Commission and is forwarded to the San Antonio City Council for their consideration and concurrence.

PASSED AND APPROVED THIS 10th DAY OF February 1993

APPROVED:

  
Howard W. Peak, Chairman

ATTEST:

  
David W. Pasley, AICP

A RESOLUTION  
NO. 93-09-12  
RECOGNIZING THE MEADOW VILLAGE NEIGHBORHOOD PLAN AS  
AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS  
COMPONENT OF THE MASTER PLAN.

\* \* \* \* \*

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

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

WHEREAS, the San Antonio Planning Commission has recognized the Meadow Village Plan by resolution (93-02-02), NOW THEREFORE:

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

Section 1. The Meadow Village Plan is hereby recognized as an addendum to the Neighborhood Planning component of the Master Plan.

Section 2. A copy of the Meadow Village Neighborhood Plan is attached hereto and incorporated herein for all purposes as Attachment I.

PASSED AND APPROVED this 25<sup>th</sup> day of February, 1993.

*Wilson W. Wolff*  
MAYOR

ATTEST: *Norma J. Rodriguez*  
City Clerk

APPROVED AS TO FORM: *[Signature]*  
City Attorney

93-09

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## I. INTRODUCTION

The Meadow Village Neighborhood Planning Area is located on the west side of the City of San Antonio in Council District 6. It is situated within the Northside Independent School District. The planning area is bounded on the north by the Southwest Research Foundation, on the east by Military Drive, on the south by Marbach Road, and on the west by South West Loop 410, as shown on the following maps.

The area consists of predominantly single family homes with some multi-family units and rental properties. There is one public elementary school, one public high school, several churches of various denominations and over 30 businesses in the area.

The Meadow Village Neighborhood Association was organized primarily to protect, develop and preserve our neighborhood. Our objectives are to provide a format for airing grievances, bring a spirit of cooperation among residents, promote and elevate the image of our neighborhood, extend opportunities to residents, landowners, and anyone doing business in the area and to advise on available funding and programs for the betterment and improvement of our neighborhood. We aim to put the "unity" back in our community.

This plan was developed by the Meadow Village Planning Team, a representative grassroots committee of local residents and property owners, with technical support from the city staff. The plan concentrates basically on implementation of objectives through neighborhood organization and self-help and will require the involvement and commitment of all neighborhood homeowners and businesses, in order to succeed.

The Meadow Village Neighborhood Association has utilized the Neighborhood Planning Process to produce this Neighborhood Plan. The first of three open meetings was held on July 11, 1989 at Meadow Village Elementary School. A Planning Team was recruited, after it was determined that the Association desired to develop a plan for the area. A neighborhood survey was developed and distributed to the residents and businesses in the area, early in the planning stage, to determine attitudes and needs for Meadow Village. A copy of the survey is be found in Section III. The second meeting for additional review and input by the neighborhood was held in mid July 1990. The third open meeting was held on July 18, 1991. At this time the Meadow Village Neighborhood voted to submit their Neighborhood Plan for review and recognition by the City.



MEADOW VILLAGE NEIGHBORHOOD

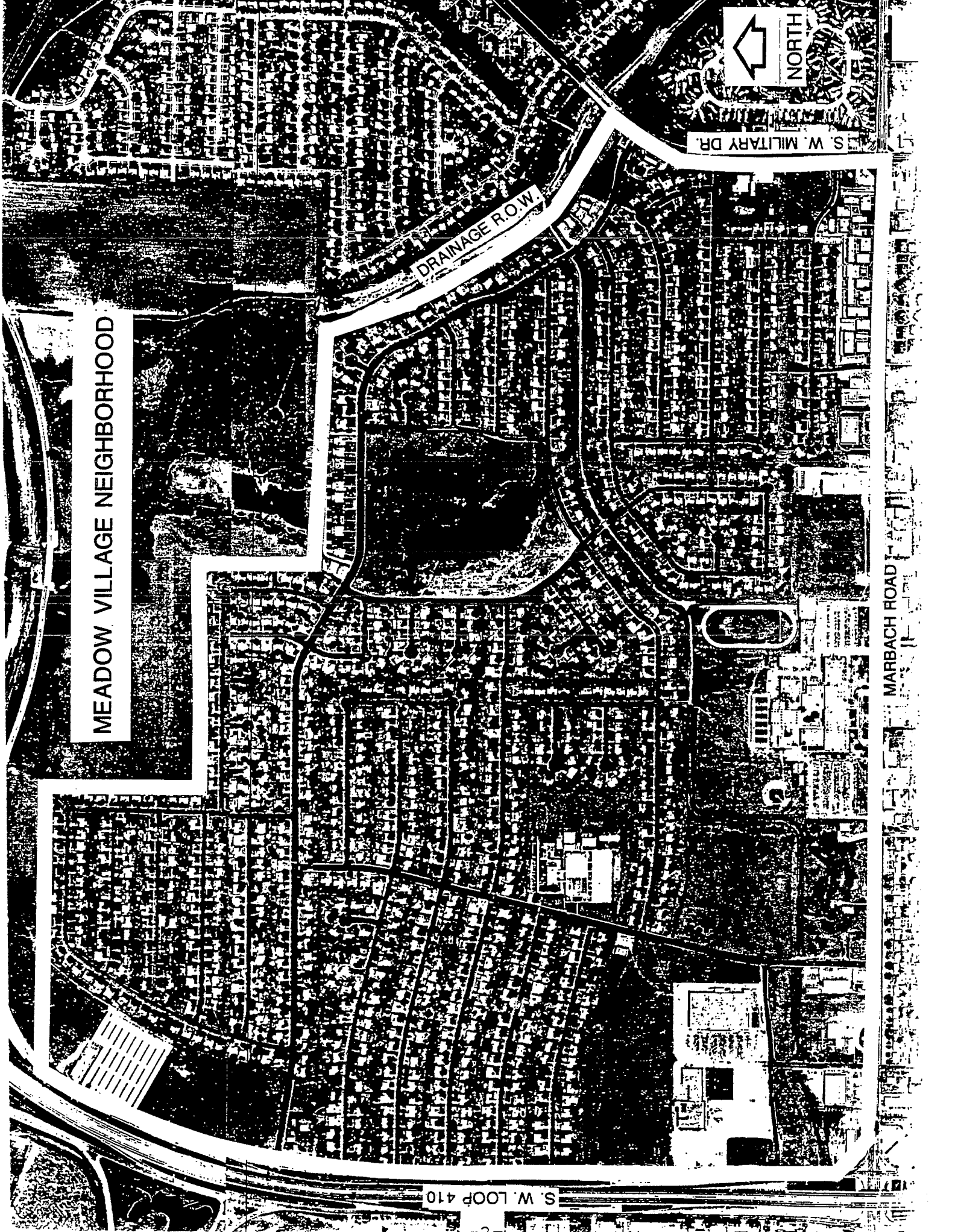
DRAINAGE R.O.W.

S. W. MILITARY DR.



MARBACH ROAD

S. W. LOOP 410





## II. HISTORY OF MEADOW VILLAGE NEIGHBORHOOD AREA

In early 1880 Philander L. Cable, President of several railroad companies in Chicago, his wife and children came to San Antonio seeking an ideal, healthy climate in which to live. He selected 8700 acres just nine miles west of San Antonio on Culebra Road. The land he purchased became known as "The Cable Ranch". In 1883, the famous "Cable House" was built. The Cable families' interests included politics, railroading, banking, and cattle and horse breeding, making the majestic Cable House the scene of many elegant social events in the 1880's and 1890's. The Cable Ranch was most famous for pioneering the raising of Angus cattle in Texas. Benjamin Cable, Philander's son, was the first rancher in Texas to introduce the Aberdeen Angus breed of cattle to the state directly from Scotland.

In 1907, the entire Cable Ranch property was sold to T.E. Davis and C.O. Davis. They, in turn, sold the property to several ranchers and other investors. Thomas B. Slick, Jr. purchased 1,500 of the acres which included the Cable House and it became known as the Essar Ranch. In 1947 the Cable House and the surrounding property was donated to the Southwest Research Institute.

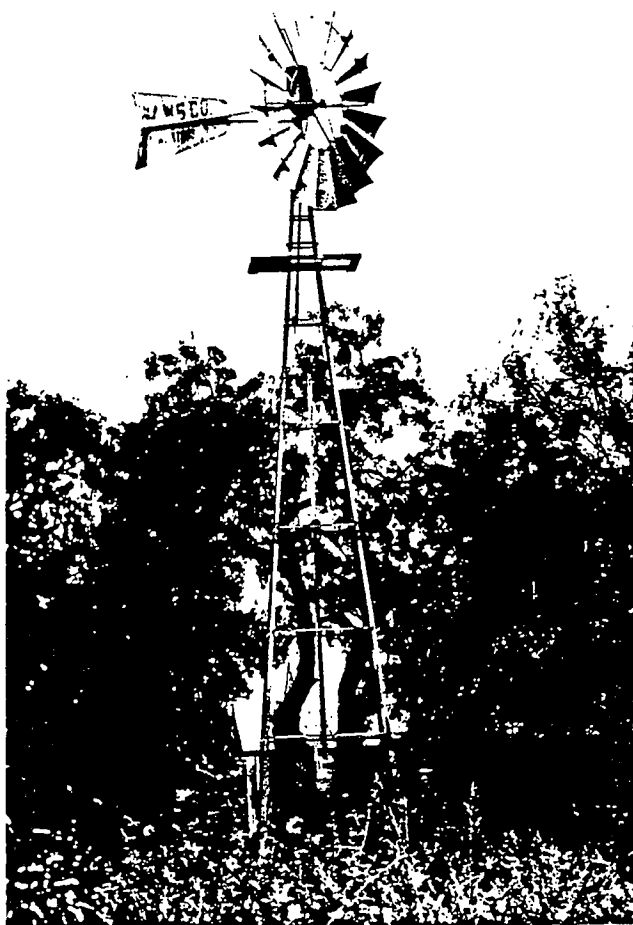
In October, 1939, Alfred Prinz, a third generation Texan of German descent purchased 230 acres of the original Cable Ranch from Charles and Emma Haese. His property extended from Marbach Road (then only a dirt road) to what is presently Timber Creek and from 410 to just east of John Jay High School. He harvested oats, wheat, corn, cabbage and swiss chard on his land. At that time the only high school in the area was Northside High School, now known as John Marshall High School. Mr. Prinz's daughter, Anna Anderson, remembers that her father and others in the area were instrumental in the building of that high school.

Mr. Prinz was approached by the City in the early 1960's to sell part of his land which would be used to construct a section of Loop 410. In July of 1963, Mr. Prinz sold four acres of his land to the Christian Church. In January, 1965, Alfred Prinz sold the two acres at the corner of 410 and Marbach to Phillips Petroleum to build a gas station but Phillips sold the property before ever building on it.

In 1966, Mr. Prinz sold the remainder of his property to Ray Ellison Builders, leaving only 3.5 acres of land off Marbach Road for his home. Ray Ellison sold property to the Northside School District and in 1967 John Jay High School and Meadow Village Elementary Schools were built. Ellison and Sanders began developing the area in 1968 and before long the once secluded farmland became a booming suburb.

On December 28, 1972 by Ordinance No. 41422, 3781 acres of property were annexed into the City of San Antonio. At that time, the properties were called 3A Westwood Village and Lackland Terrace. Years later, the area became known as Meadow Village.

Today, the 3.5 acres of land on Marbach which still belong to Alfred Prinz's daughter and husband, and the wonderful old windmill, look out of place in the midst of all the traffic and businesses around them.



### III. MEADOW VILLAGE NEIGHBORHOOD SURVEY

#### EXPLANATION OF SURVEY RESULTS

The following survey was distributed over a four month period to all who attended the general monthly meetings of the neighborhood association. Notices were delivered to each of the 1200 homes within the MVNA boundaries each month announcing the date and location of each meeting one week in advance. We explained that the results of the survey would directly determine the issues we would address as an organization. In order to get the business community's views, a letter with the survey was delivered personally to each of the 37 businesses within our boundaries.

A total of 75 surveys were completed and returned by the community. Although the majority of the business community expressed interest in the development of the organization, none completed the survey.

The survey results summarized on page 8 conveyed that the community as a whole felt that our neighborhood received adequate police, EMS and fire protection. Zoning, noise and poorly paved streets rated low on the list of priority issues to address.

An overwhelming majority of those who responded to the survey felt that crime in our area including vandalism was an issue the organization should address. Other issues of concern were fast moving cars, insufficient street lighting, underdeveloped areas and stray animals. Many felt that our neighborhood lacked a sense of community and pride, that we need a neighborhood park and that we should participate in some type of recycling program. \*

The Meadow Village Neighborhood Association will do its best to address those issues concerned citizens consider most important now and in the future.

\* Although not addressed in the survey, several residents have expressed an interest in acquiring a public library in our neighborhood. The association plans to investigate the possibilities in the future.

A. MEADOW VILLAGE NEIGHBORHOOD ASSOCIATION SURVEY

Dear Neighborhood Resident:

A group of your neighbors have started "The Meadow Village Neighborhood Association" to help preserve, protect and develop our neighborhood. Please complete this survey and help us to determine the issues that are of major concern to you and also to set our goals as a neighborhood association. Please return the survey by the end of this meeting.

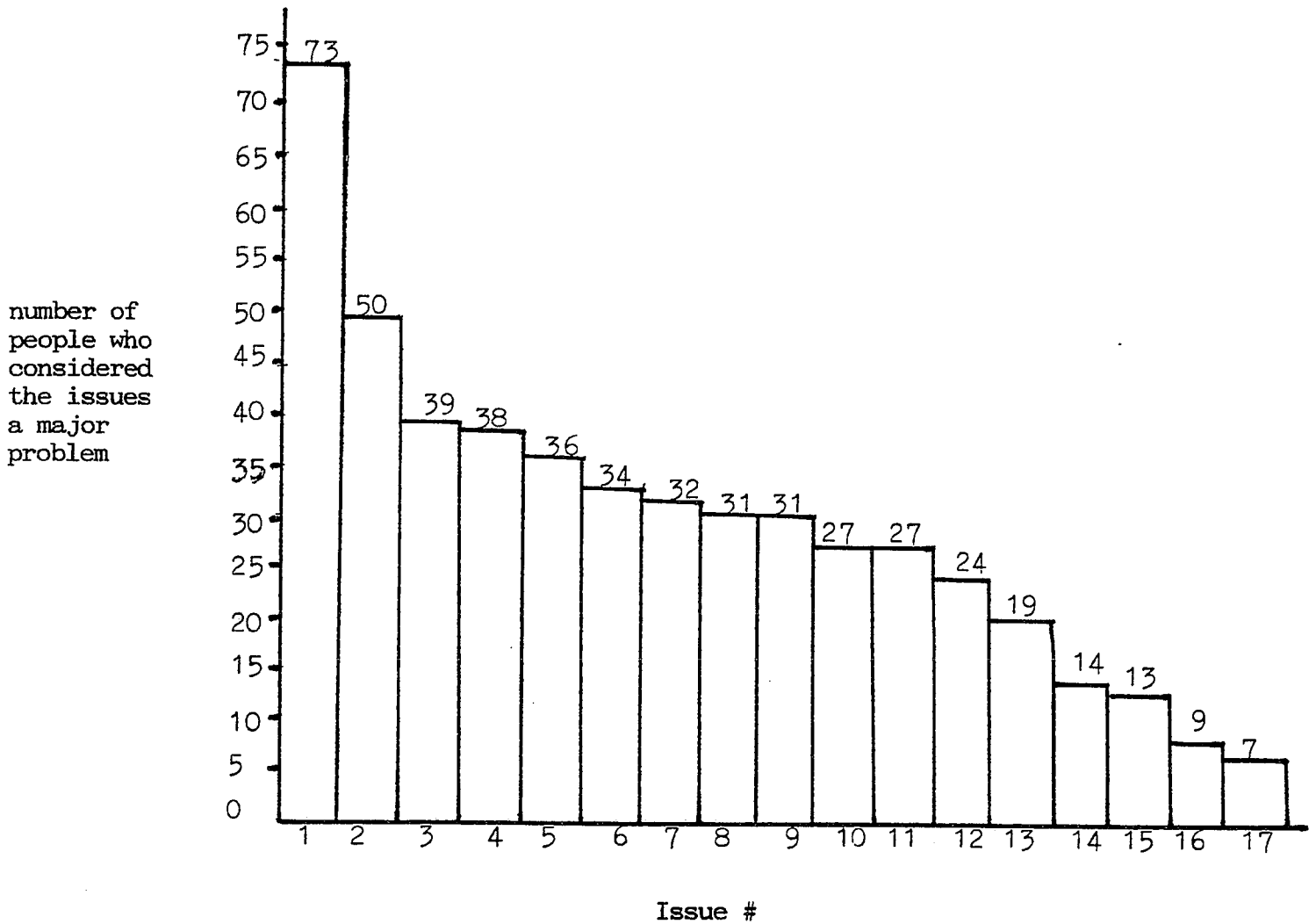
1. Would you be willing to volunteer time to the association?  
 A lot of time \_\_\_\_\_ A small amount of time \_\_\_\_\_ No time \_\_\_\_\_
2. Would you be willing to pay annual dues of \$5 per family to join?  
 Yes \_\_\_\_\_ No \_\_\_\_\_
3. Would you like to be a "block captain"? (person in charge of distributing fliers, etc. in a given area)  
 Yes \_\_\_\_\_ No \_\_\_\_\_
4. Would you like to be on a committee? Yes \_\_\_\_\_ No \_\_\_\_\_

ISSUE	NOT A PROBLEM	A MINOR PROBLEM	A MAJOR PROBLEM
1. Fast moving cars _____			
2. Lack of local parks _____			
3. Vandalism on your block _____			
4. Loose or stray animals _____			
5. No sense of community _____			
6. Crime (Theft, etc.) _____			
7. Poorly kept lawns _____			
8. Inadequate street lighting _____			
9. Excessive noise _____			
10. Lack of police protection _____			
11. Lack of fire protection _____			
12. Lack of EMS service _____			
13. Drainage _____			
14. Undeveloped areas _____			
15. Poorly paved streets _____			
16. Recycling _____			
17. Zoning _____			

OTHER CONCERNS:

Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_

## B. SURVEY RESULTS



- |                                 |                               |
|---------------------------------|-------------------------------|
| 1. Crime                        | 10. Poorly Kept Lawns         |
| 2. Fast Moving Cars             | 11. Drainage                  |
| 3. Vandalism                    | 12. Poorly Paved Streets      |
| 4. Lack of recycling            | 13. Lack of Police Protection |
| 5. Lack of Parks                | 14. Zoning                    |
| 6. Lack of Sense of Community   | 15. Lack of Fire Protection   |
| 7. Insufficient Street Lighting | 16. Excessive Noise           |
| 8. Stray Animals                | 17. Lack of EMS Protection    |
| 9. Undeveloped Areas            |                               |

#### IV. LAND USE AND ZONING

The core of the Meadow Village Neighborhood is zoned primarily as R-1, for single family residence. The majority of the area is developed as single family residences as shown on the land use map on page 11. Many areas within the neighborhood's boundaries are zoned as R-6, R-3, or B-2 which could be used to build multi-family dwellings. The majority of these properties, however, are located on or near Military Drive, Marbach Road or the access road to Loop 410, which are the east, south and west boundaries of our neighborhood association, as shown on the existing zoning map on page 12. However, this zoning has not been used for apartment complexes. There are three properties that have been developed for such use, but only the duplexes on Timber Creek are located closest to the R-1 properties. This helps to minimize the inflow of traffic into the neighborhood.

At present, there are nineteen areas zoned for business use, ten of which have restricted zoning so that the consumption of alcohol is prohibited on the premises. This is primarily due to the close proximity of businesses to John Jay High School.

To date, there are 37 businesses located within the association's boundaries. Two churches, Marbach Christian Church and Liberty Baptist Church and two schools, John Jay High School and Meadow Village Elementary School are within the area.

The results of the survey conducted indicate that the neighborhood wishes to keep the area predominantly residential without discouraging favorable businesses in the area. We do not feel, at present, that any major changes in zoning are necessary. However, there are several areas near John Jay High School which are zoned B-3. Although these areas are presently undeveloped, we will propose that these areas shown on the proposed zoning map, be changed to B-2 or B-3 NA for any future rezoning.

The organization desires to be made aware of any and all proposed upgrading of zoning in the neighborhood. This is the only way we can maintain reasonable knowledge of business activity in the area.

#### GOALS:

- to encourage and promote zoning regulations which will conserve the present residential character as well as allow for revitalization of the business areas
- to help enforce zoning regulations
- to promote zoning changes for businesses near schools










**METHODS OF ACHIEVEMENT:**

- a. Be accepted as a registered neighborhood association. This entitles us to be notified by the City Planning Department whenever a change in zoning is proposed, thereby giving us the opportunity to monitor zoning requests and maintain reasonable input for the future of our neighborhood.
- b. Monitor zoning in the areas by reporting any violations to the city.
- c. Consult the Land Development Services Division, Department of Planning regarding proposed rezoning of several areas near John Jay High School.

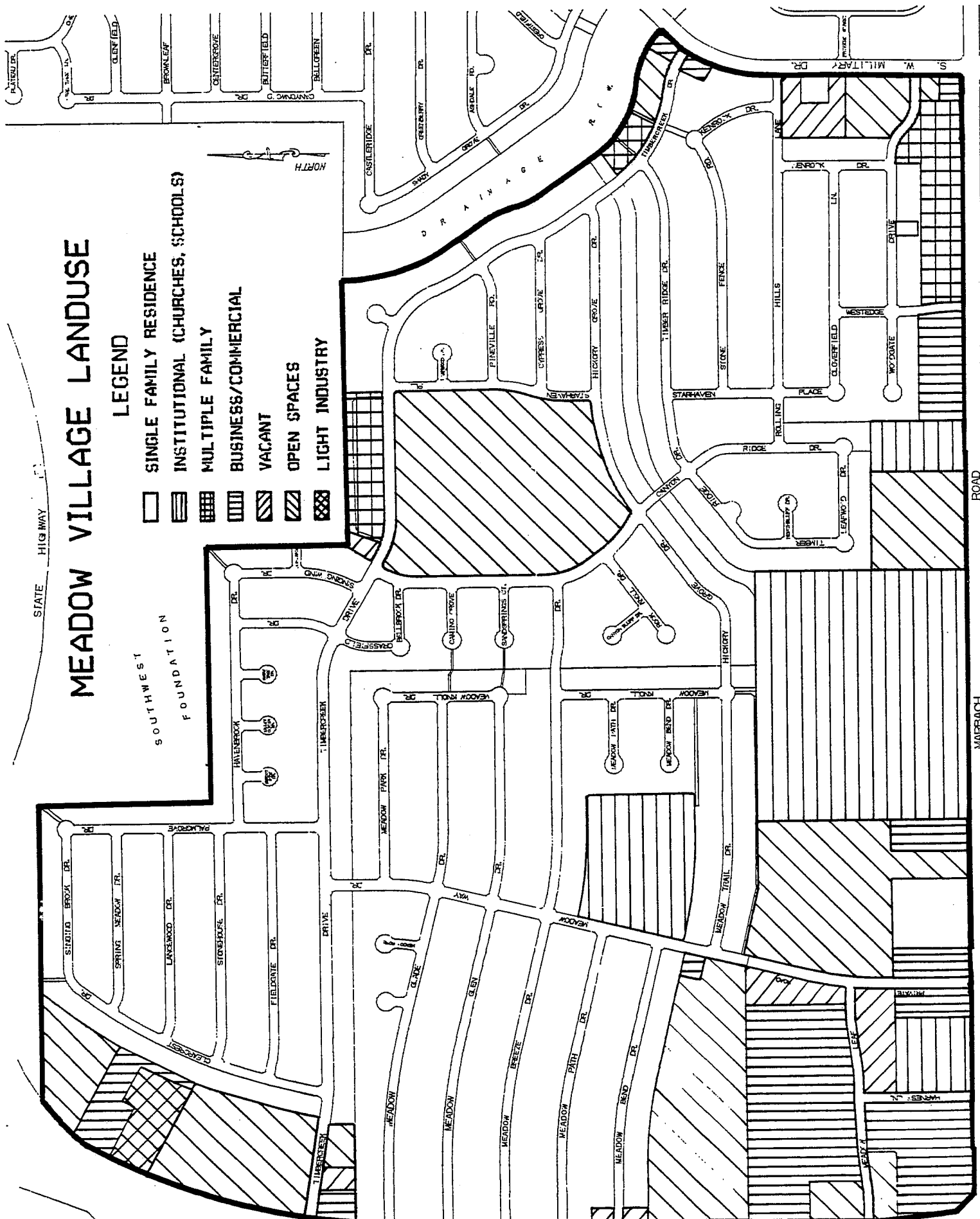
STATE HIGHWAY

# MEADOW VILLAGE LANDUSE

## LEGEND

-  SINGLE FAMILY RESIDENCE
-  INSTITUTIONAL (CHURCHES, SCHOOLS)
-  MULTIPLE FAMILY
-  BUSINESS/COMMERCIAL
-  VACANT
-  OPEN SPACES
-  LIGHT INDUSTRY

SOUTHWEST FOUNDATION



410

LOOP-11-

W.

S.

11



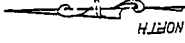
STATE HIGHWAY 51

# MEADOW VILLAGE PROPOSED ZONING

SOUTHWEST FOUNDATION

## LEGEND

(B-3) PROPOSED CHANGE TO (B-2) OR (B-2A)



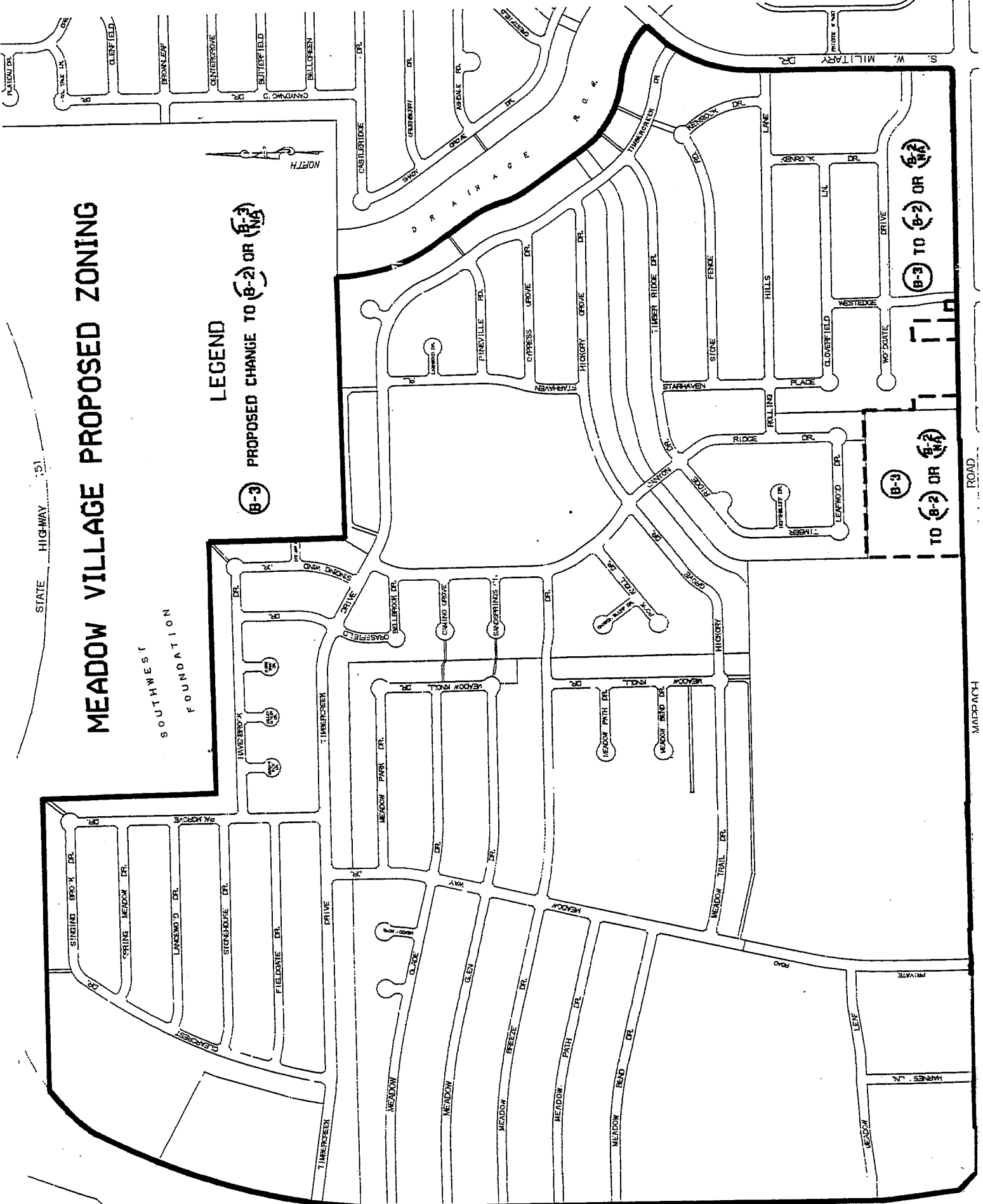
410

LOOP - 31 -

W.

S.

14



MAPRACK ROAD

## V. CRIME

Statistics for the Meadow Village Neighborhood, at the time the survey on page 7 was conducted, indicated that crime in our area was on the increase. Burglaries, auto thefts and vandalism, especially graffiti had increased considerably since the previous year. Survey results left no doubt that crime in the neighborhood was uppermost on everyone's thoughts. However, when asked, most people indicated that they had not reported the specific crime to the police because they felt there was nothing that could be done anyway. It concerns members of the association greatly that the community feels such a sense of hopelessness. We feel that once the community sees that the organization plans to take an active role in helping to decrease crime in the area, apathy will also decrease.

### GOALS:

- to increase community awareness of crime activity and to arm them with information needed to help decrease crime
- to decrease crime activity
- to increase business community participation in anticrime efforts
- to increase police presence

### METHODS OF ACHIEVEMENT:

- a. Provide the community with crime statistics of the area at our monthly meetings.
- b. Invite speakers to give presentations at our monthly meetings on gangs, crime, etc.
- c. Encourage community participation in the neighborhood watch program.
- d. Encourage homeowners to have home security checks done on their homes by the police department and to participate in Project Identification.
- e. Encourage homeowners to leave exterior lights on in order to discourage auto thefts, etc.
- f. Encourage local business to provide discounts on security items through the Neighborhood Association, such as dead bolts, window locks, etc.
- g. Encourage citizens to report all crime no matter how minor, thus resulting in increased crime statistics for our area and netting better police visibility.

## VI. SAFETY

There are numerous safety hazards in the neighborhood that the association has been and will continue to address. One of the most important is to have the underground gas tanks removed from a now vacant Circle K located at 511 Meadow Way. The Circle K closed down in 1989 and the gas tanks should have been removed within one year after the closure. To date, the gas tanks are still on the property, despite repeated reports to Code Compliance. Legally, the property can not be sold until the tanks have been removed, but as long as they remain, they pose a potentially dangerous situation. This was listed as a concern, on the Survey Form.

Another important safety issue, which was number 7 on the survey, is insufficient lighting throughout the neighborhood. We propose that all the old mercury street lights be replaced with the new sodium lights which provide better lighting. Two locations: (1) on Meadow Way, from Meadow Bend to Marbach Road and (2) on Timber Creek directly in front of the large open space are particular areas of concern. Since the Circle K closed in 1989, there is absolutely no lighting from Meadow Bend to Marbach Road. The open space on Timber Creek, as shown on the Open Space Map page 23, is always unmaintained so the grass is very high. At both locations, the lack of lighting makes them perfect hangouts for delinquents.

Other safety issues we plan to address are minor flooding due to drainage problems at the east end of Timber Creek, on Meadow Way and around the open space located on Timber Creek. Street maintenance, animal control and other miscellaneous code compliance violations will also be addressed as needed. Needed safety improvements are shown on the map on page 17.

### GOALS:

- to insure gas tanks are removed from old Circle K location
- to improve street lighting
- to improve drainage at several locations
- to insure all streets have street name signs
- to increase routine street maintenance
- to keep reasonable control over the number of stray animals
- to report any code compliance violations

### METHODS OF ACHIEVEMENT:

- a. Notify the fire marshal regarding the removal of the gas tanks and continue to monitor area until they are removed.
- b. Petition the city for all the old mercury street lights to be replaced with the new sodium lights.
- c. Encourage the city to maintain major ditches and culverts on Meadow Way, Timber Creek, Hickory Grove and Canyon Ridge.

- d. Report location of missing street signs and street maintenance needed to the City.
- e. Encourage the community to notify the animal control department of stray animals in order to maintain some control over the growing number of strays in the neighborhood.
- f. Educate the community on existing code compliance regulations and encourage them to report repeated violations, i.e. junked cars, etc.

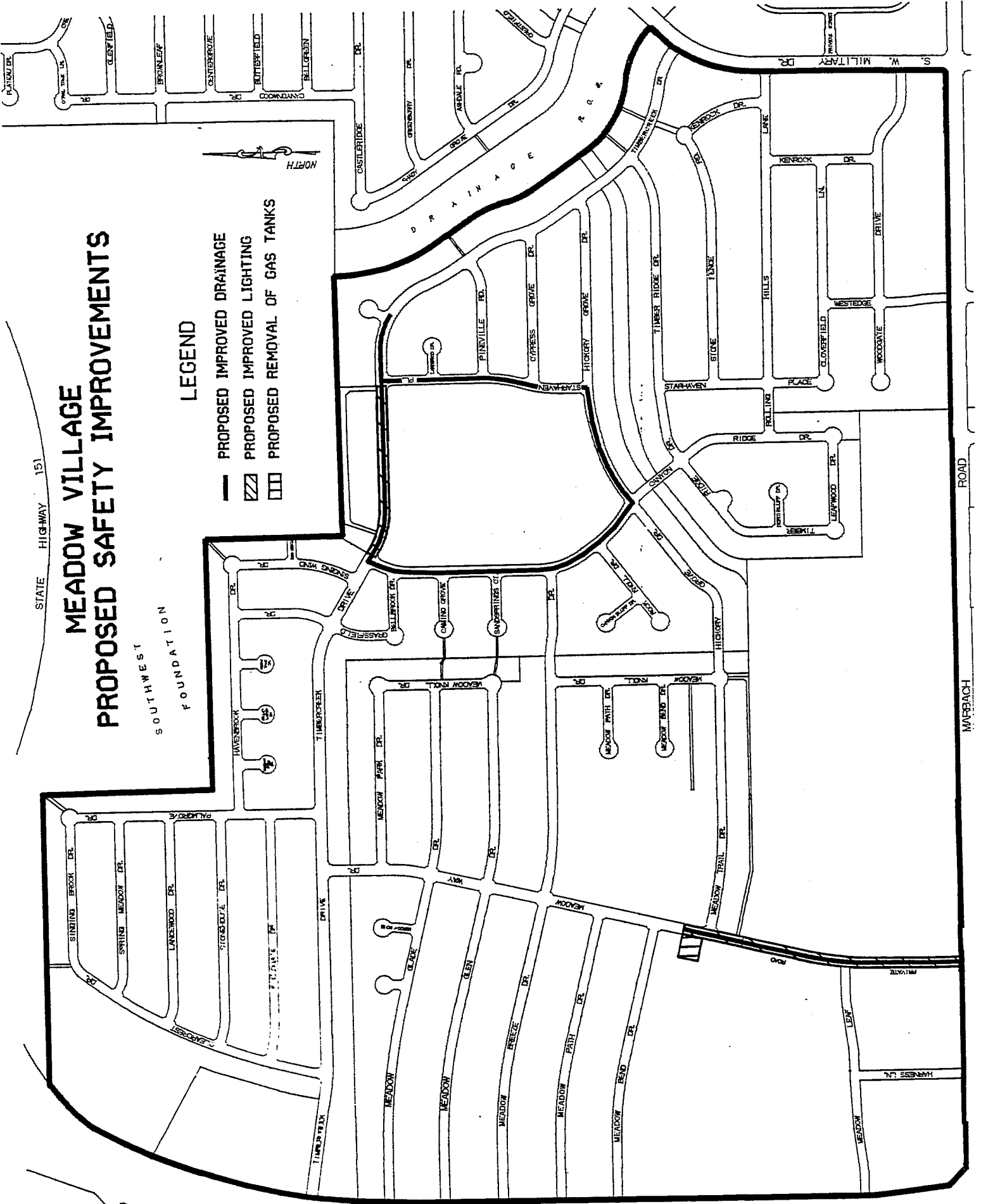
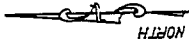
STATE HIGHWAY 151

# MEADOW VILLAGE PROPOSED SAFETY IMPROVEMENTS

SOUTHWEST  
FOUNDATION

## LEGEND

-  PROPOSED IMPROVED DRAINAGE
-  PROPOSED IMPROVED LIGHTING
-  PROPOSED REMOVAL OF GAS TANKS



410

LOOP -47-

W.

S.

11



## VII. ENVIRONMENTAL ISSUES

One environmental issue that is of immediate concern to our association since its conception is the rapidly declining appearance of our neighborhood. Graffiti on city, business and private properties mark our neighborhood. There is also a noticeable deterioration in the appearance of yards in the area. Neighbors commented that it appears our neighborhood had been taken over by gangs. Therefore, one of our immediate goals is to restore and maintain the appearance of our neighborhood. By doing so, we hope to instill a sense of pride in the neighborhood that many feel is lacking at the present.

Another environmental issue of considerable concern to us is recycling. We recognize that waste has become a major problem in our community and we want to be part of the solution and not the problem.

In order to deal with these issues, the members of the association organized the "environmental committee". The goals of this committee are not only to encourage and organize neighborhood projects such as recycling, "clean-up days" and the "Yard of the Month" program, but also to educate the community on methods of conservation.

### GOALS:

- to instill a sense of pride in the neighborhood
- to restore the overall appearance of the neighborhood
- to encourage recycling of aluminum, newspapers, etc.
- to educate the community on conservation/recycling

### METHODS OF ACHIEVEMENT:

- a. Continue to clean off or paint over graffiti on city signs, fences, etc.
- b. Encourage businesses in the neighborhood to paint over graffiti on their buildings. The organization will supply the labor and paint if the business owners are unwilling to do so.
- c. Encourage neighbors to participate in the yard-of-the-month program. During the months of April through October, three yards are chosen on the basis of appearances, landscaping, etc. by a committee of members. The property owners are contacted and recognized at the monthly general meetings and a sign is displayed on each of the properties for special recognition. With the cooperation of local businesses, we offer incentives such as discounts on lawn products, entertainment, etc. for the property owner.

- d. Set up "clean up" days for the neighborhood on a regular basis. City trailers are stationed at a convenient site to collect brush, trash and large unwanted items that would normally have to be taken to the dump, thereby saving the homeowner time and money.
- e. Continue the periodic collection of recyclable materials such as aluminum cans and newspapers. The collection date and location are announced in advance in order to allow enough time for the collection of the items.
- f. Invite speakers to address topics on recycling and conservation at our general monthly meetings.
- g. Participate in the city's "Don't Bag It" program. A horticulturist affiliated with the program will educate us on how to properly care for lawns as well as how to recycle grass clippings, etc.

## VIII. VACANT LOTS/OPEN SPACES

One of the problems Meadow Village Neighborhood has is unkept vacant lots and open spaces. There are many large open spaces in our area surrounding existing businesses and large tracts of undeveloped land adjacent to parking lots, churches, and the swimming pool which do not have regular maintenance. Undeveloped lots, which are smaller than the large open spaces, within the developed neighborhood area are allowed to become over grown with grass. These areas serve as dumping grounds for trash, brush, tires, etc. They are not only eyesores, but cover for burglars and other suspicious types. These properties have remained undeveloped, for many years. It is unlikely that they will be purchased and developed in the near future. With this in mind, the association plans to do whatever possible to insure that the properties remain in reasonable condition. The Open Space and Vacant Lot Map is located on page 21.

### GOALS:

- to keep areas free of litter and keep grass to an acceptable level
- to encourage neighborhood youth to participate on clean-up days
- to involve the neighborhood businesses in maintaining empty lots

### METHODS OF ACHIEVEMENT:

- a. Compile a list of current vacant/undeveloped land areas with the owners address or phone numbers so that we can relay our concerns directly, before notifying Code Compliance.
- b. Work with the city's "Keep San Antonio Beautiful" program twice a year in order to clean sites not kept up by owners.
- c. Elicit the help of John Jay and Meadow Village Elementary Schools on neighborhood cleanup days.
- d. Encourage local businesses to assist in cleaning up the areas by donating needed supplies.
- e. Report repeated violations to Code Compliance so that negligent property owners will be penalized.
- f. Force holding agencies, VA, Federal, R.T.C., and Bankruptcy courts to comply with codes for property which they currently have control.



## IX. LONG-TERM PROJECTS

### OPEN SPACE ON TIMBER CREEK

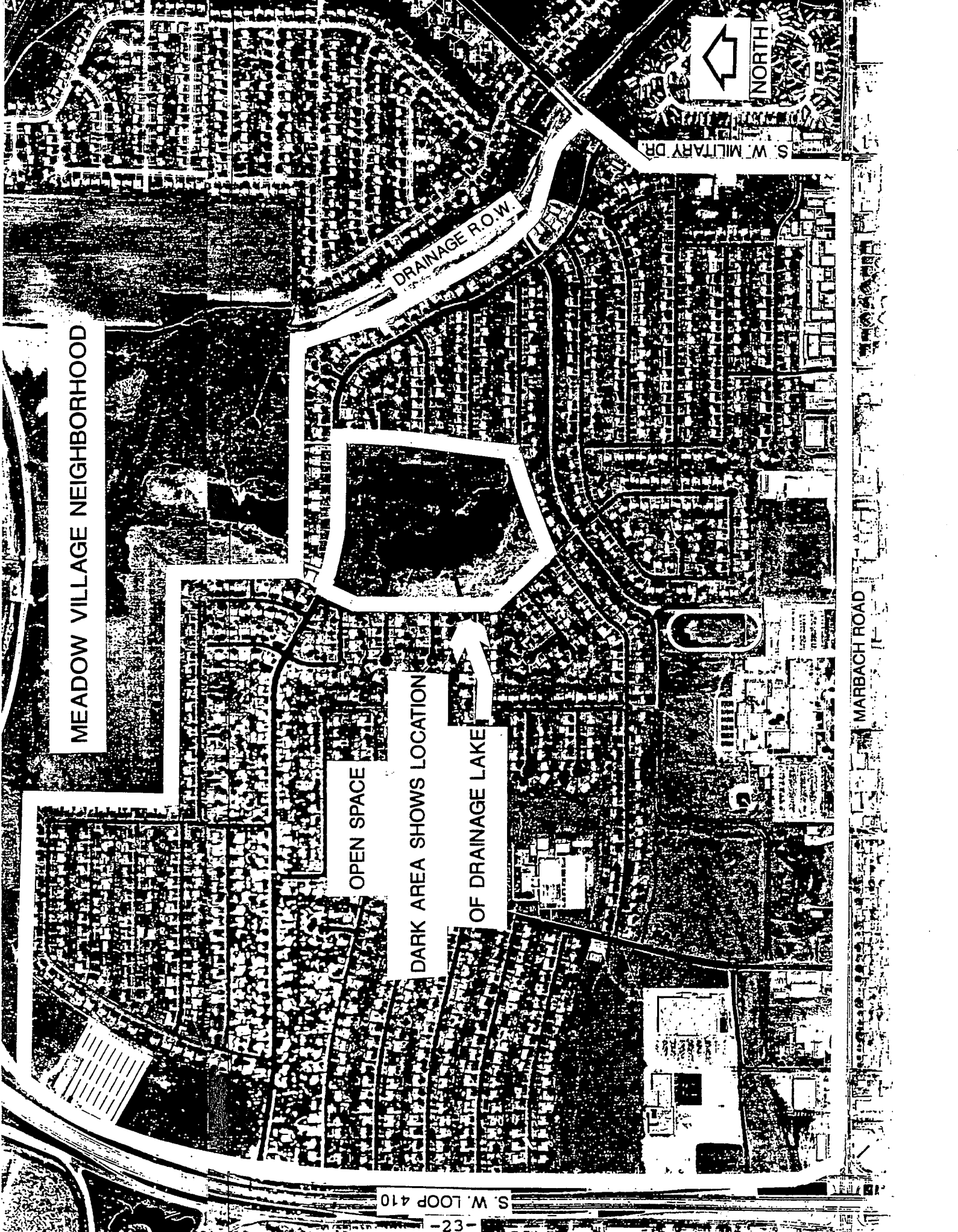
The property on 7036 Timber Creek, New City Block #15370, shown on page 23, is divided into two parcels of land; one is 3.873 acres and the other is 18.741 acres. The most recent information gathered on the property indicates that the Leon Springs Bank of San Antonio is taking over the property because of back taxes owed. Both parcels of land were owned by the same individual and are being sold as one property.

The property is rarely maintained, which means the grass reaches enormous heights. The sidewalk around it is usually covered so that children walking to school have to use the street. The property also has a large drainage lake on it which is a source of great concern to the neighborhood. Children are naturally curious and venture into the center, where the lake is. The lake is not fenced, and since the grasses are so high, it is difficult to see exactly where the land drops into the stagnant waters of the lake. There are several clearings near the lake, which are not visible from the street. Every type of conceivable item can be found there, including syringes, clothing, etc. On many occasions, stolen vehicles have been found in the lake. In addition, neighbors living along the borders of this large property continually complain about mosquitoes, snakes, rats, even skunks and raccoon that stray onto their properties.

The neighborhood association proposes that this open space be acquired by the city or Parks and Recreation Department and be converted into a neighborhood park for our community. The land is large enough to have a jogging trail, a picnic area, play area, etc. Since the lake is a drainage lake, we realize the city may not want to fill it in. However, we feel there are other options and that it is a matter which can be explored further.

The association has submitted our proposal to the city's Open Spaces Advisory Board for consideration, but have been told that any action on the proposal may not be possible for sometime. In the meantime, Leon Springs Bank has been contacted. The individual handling the takeover stated the property was appraised at approximately \$526,000 in 1989. The previous owner of the property attempted in 1986 to sell the property to the city for \$400,000 and the city declined the offer. However, the bank officer indicated that the bank would be willing to sell the property for only \$150,000 to the city in order to dispose of it.

We plan to contact our councilperson and seek assistance in the acquisition of the property. The neighborhood association is willing to do whatever possible to see that this property does not continue to be an eyesore and a hazard to our children and our community.



NORTH

S. W. MILITARY DR.

DRAINAGE R.O.W.

MEADOW VILLAGE NEIGHBORHOOD

OPEN SPACE

DARK AREA SHOWS LOCATION  
OF DRAINAGE LAKE

MARBACH ROAD

S. W. LOOP 410

## NEIGHBORHOOD RECYCLING CENTER

The Meadow Village Neighborhood is very interested in encouraging recycling in the neighborhood. We collect aluminum cans and newspapers on a regular basis and members of the association always ask if they can bring other recyclable items. To date, we have not been able to accept other items because we do not have the facilities to do so on a regular basis. Because the community has shown a concern and desire to continue the collection of recyclable items on a regular basis, the neighborhood association would like to establish a neighborhood recycling center.

There is one property in the neighborhood that the association considers to be a perfect location for the center. This property is located on Timber Creek near Loop 410. The proposed site is presently vacant and has been vacant for many years. Although the property is fenced in, the grass is rarely mowed, has been set ablaze repeatedly, and the building on the property has been vandalized. The fact that the property is fenced in and there is a pre-existing building on site are definite assets for considering it as a prime location for the center.

We plan to approach the owner of the property and propose that the neighborhood association be allowed the use of the property. In return, the association would maintain the lot and the building at our own expense. Recyclable items could then be collected on specific days and times on a regular basis by members of the association. If, however, we are unable to acquire the use of this specific property, we would evaluate the possibility of other locations within the neighborhood.