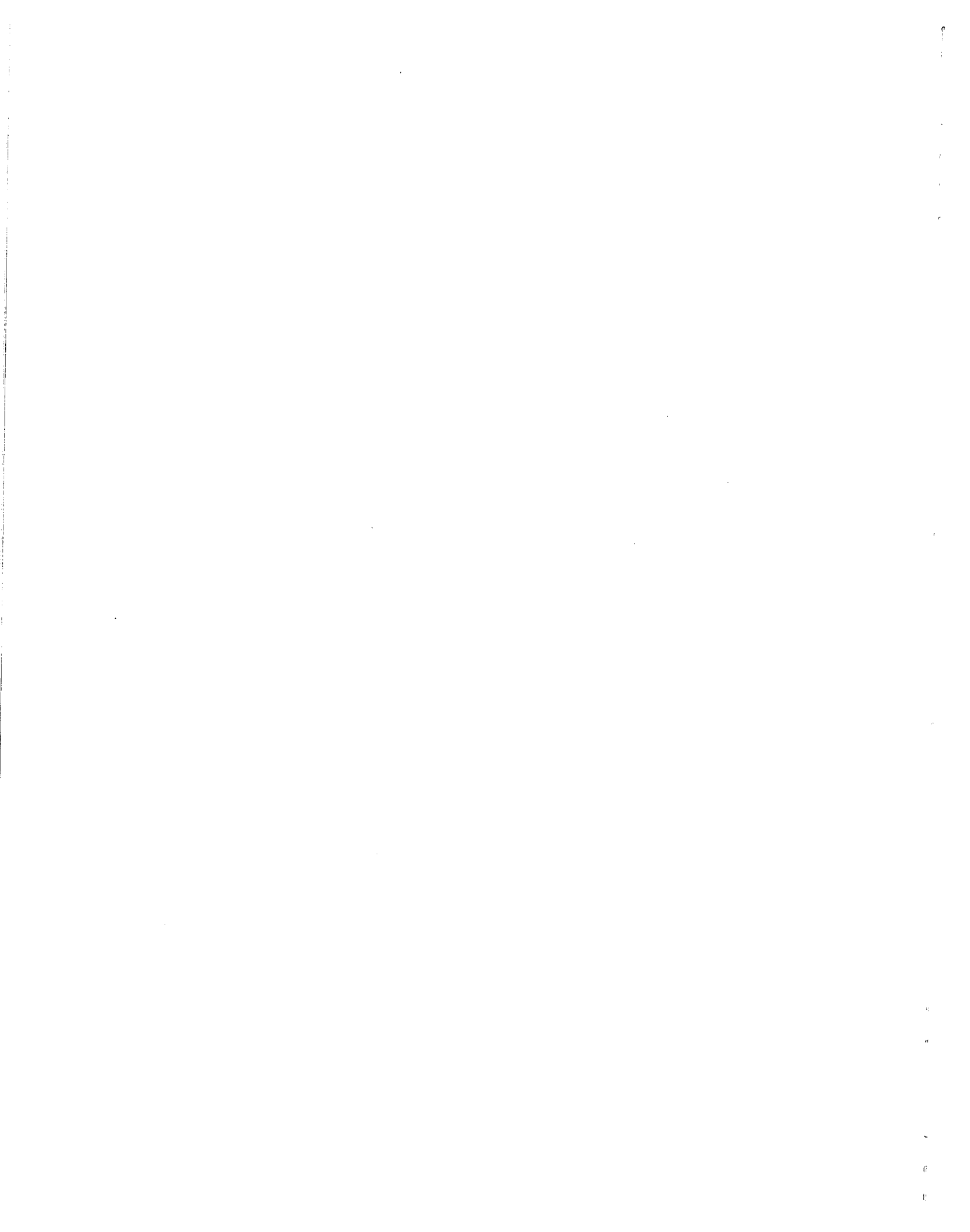


Thomas H. Franklin House

Monte Vista

Neighborhood Plan

DEPARTMENT OF PLANNING
Development & Neighborhood Services
P.O. Box 839966
San Antonio, Texas 78283-3966



MONTE VISTA

NEIGHBORHOOD PLAN

PREPARED BY THE MONTE VISTA 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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THE MONTE VISTA PLANNING TEAM

- Emily Thuss - Chairman of the Planning Team. A past president of the Monte Vista Historical Association. Lived in Monte Vista Neighborhood since 1945. Residence: 104 E. Elsmere. Three children. B. A. Stanford University in English.
- Wade Caldwell - Engineering Science Degree, Vanderbilt University, 1981. Law Degree, SMU, 1984. Attorney - Cox & Smith Incorporated. Has lived at 133 E. Mulberry since January 1985. Chairman of the Traffic and Transportation Committee.
- Bill Davis - Local businessman who lives on West Rosewood.
- Tertia Emerson - Serves as Chairman of Zoning and Land Use Committee. A past president of Monte Vista Historical Association. Three children, long time resident of Huisache. Graduate of Trinity University.
- Mary Everett - Resident of Agarita Street. Chairman of the Housing Committee.
- J. W. Fortner - Representative of Trinity Baptist Church on E. Mulberry. Served on the Zoning Land Use Committee.
- Lorrayne German - Resident of Belknap Street. Chairman of the Long Range Planning Committee.
- Dolores Hernandez - Lifetime resident of the neighborhood. Dolores lives on E. Mulberry. Served on the Traffic and Transportation Committee.
- Richard Krudwig - Chairman of the Services Committee. Long time San Antonio resident who owns his own professional photography studio here.
- Homer Love - Long time resident of Monte Vista, currently resides on Craig Street.
- John Meister - Professional landscape architect who resides on Hollywood Street.
- Ken Nichol - Local developer and homeowner who resides on Hollywood.
- Al Notzon - Served on Zoning Committee. Lives at 107 E. Gramercy. Has lived in Monte Vista for more than 20 years. Is a Past-President of Monte Vista and has served on numerous Ad Hoc Committees representing neighborhood interests. Served on the Zoning and Land Use Committee.
- Suzie Pina - Born and raised in Monte Vista. She resides on Belknap.
- Virginia Van Steenberg - Resident of Lynwood Street who is a Past-President of the Monte Vista Historical Association.

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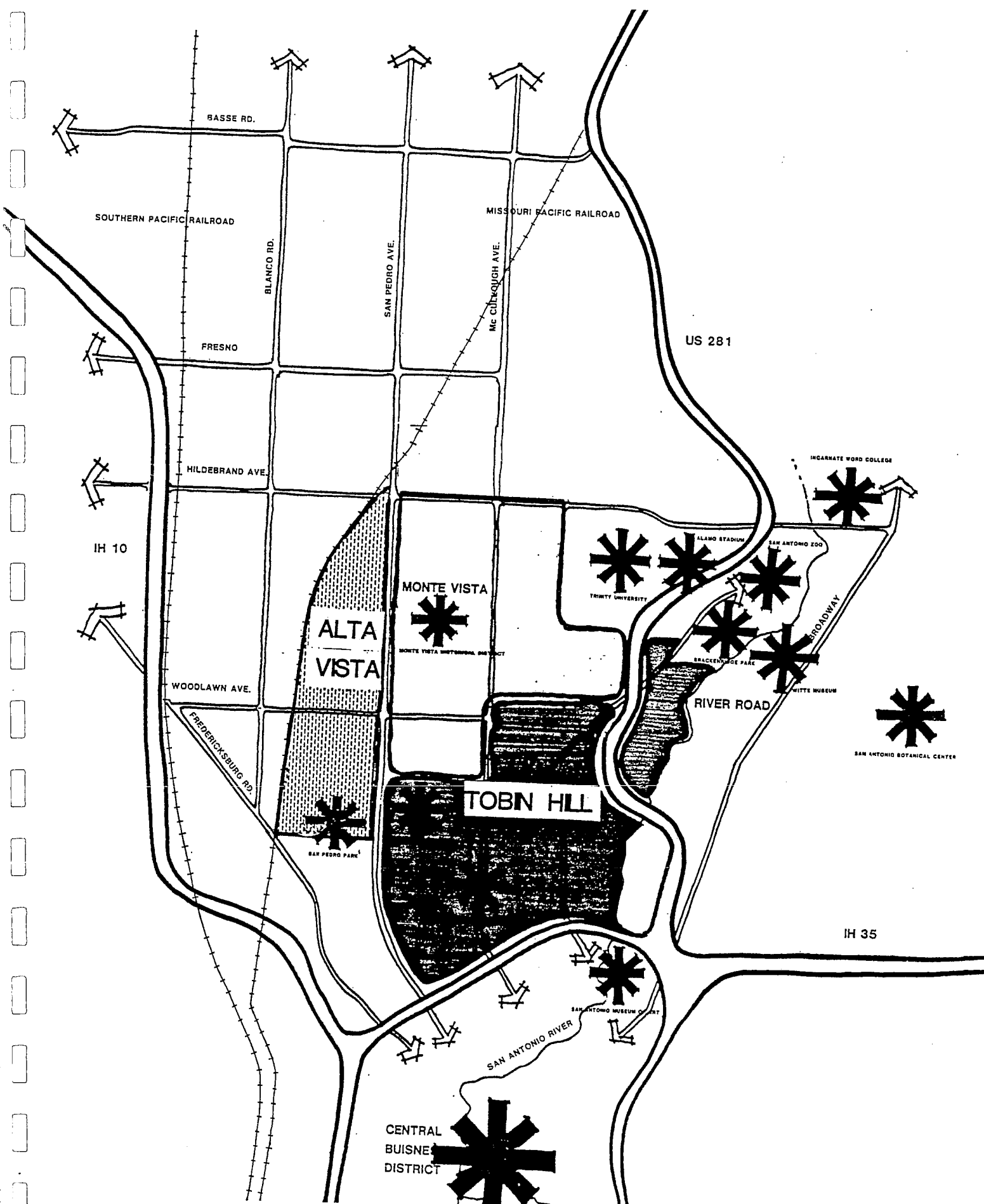
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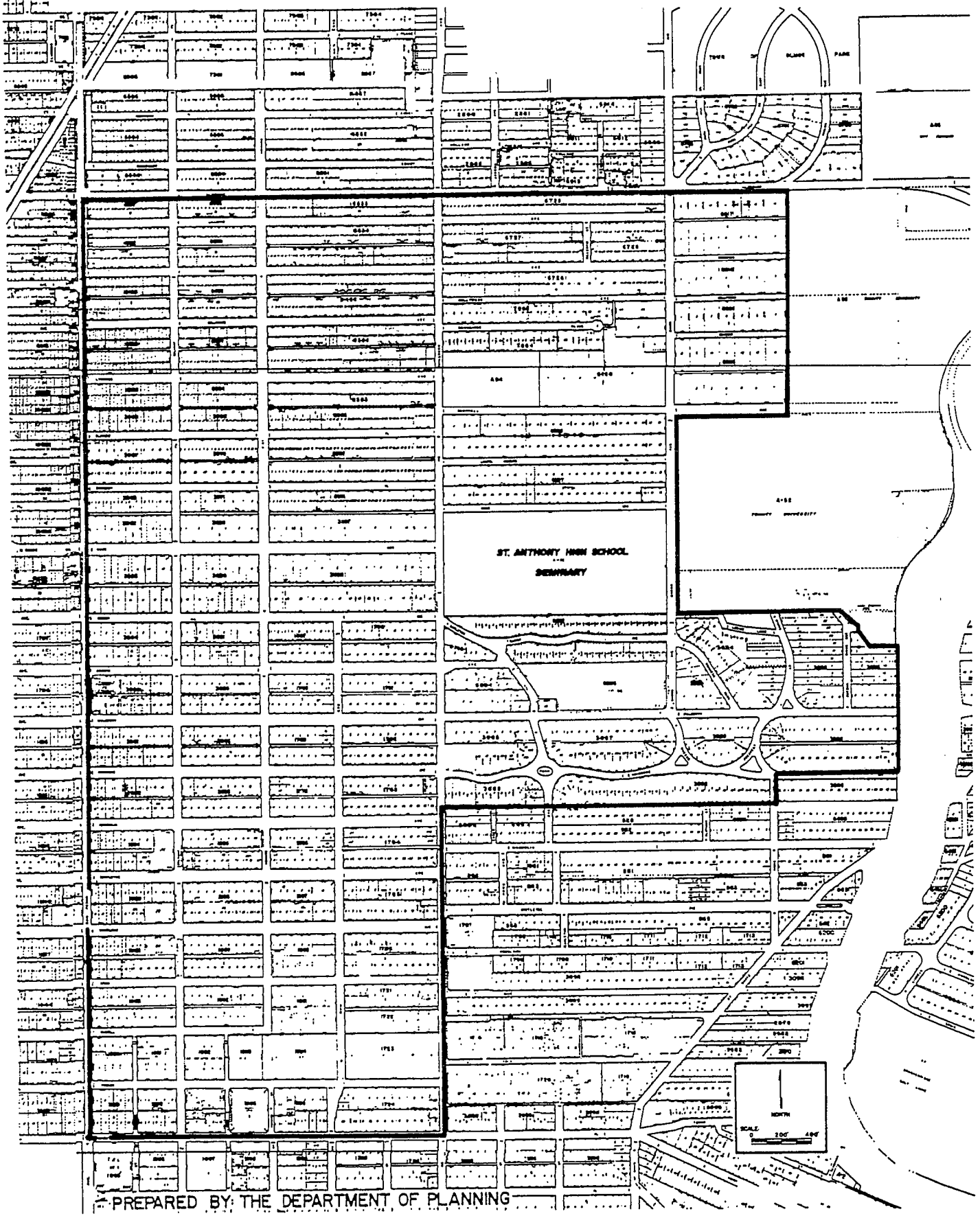


COURTESY OF BOB ASHCROFT, RALPH BENDER & ASSOCIATES

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MONTE VISTA NEIGHBORHOOD



PREPARED BY THE DEPARTMENT OF PLANNING

EXECUTIVE SUMMARY

This Master Plan for the Monte Vista Neighborhood has been produced by a committee of neighbors in accordance with the guidelines set forth by the City of San Antonio. Geographic and demographic considerations went into the selection of the members of the Master Plan Committee. Three open meetings were held at the San Antonio Academy as well as numerous Master Plan Committee and sub-committee meetings at Our Lady of Grace Church. Invitations to the three public meetings were mailed by the City to all owners of property in the neighborhood. Renters were notified separately. Approximately 2000 invitations were sent to each meeting. Announcements were also made in the Monte Vista Association newsletter which is mailed bi-monthly to all addresses in the neighborhood. The results of a survey which was circulated at all neighborhood gatherings is included in the Appendix to the Master Plan.

The Committees of the Master Plan Team are Long Range Planning, Public Facilities and Services, Environmental Issues and Amenities, Housing, Traffic and Transportation and Zoning and Land Use. Each Committee is composed of a Chairman who is part of the Master Plan Committee and additional committee members recruited from the community at large.

This Master Plan addresses not only current issues but needs that the neighborhood perceives will become pressing several years in the future. Recognizing that not all suggested implementations will take place immediately, it is important to note problems and opportunities which we foresee now. Also the neighborhood understands clearly that proposed implementations - such as traffic signals, jogging paths etc. will all have to go through established city process before they could become a reality.

The Long Range Planning Committee examined the planning procedures and issues for our neighborhood. After much thought, they have proposed a method to address our long range planning needs in a continuing, orderly manner. To facilitate this a Standing Committee for Long Range Planning, chaired by a Member of the Monte Vista Association Board of Directors, will be formed. In addition, the Long Range Planning Committee has suggested three priorities for the neighborhood to address. These are (1) improvement of the public schools in the area and the maintenance and encouragement of the excellent private school alternatives which already exist here; (2) improvement of some marginal quality property which is interspersed among otherwise above-average property; and (3) the need for a community action group to facilitate a quicker response time on neighborhood issues both within the City and within the neighborhood. The implementation of these goals is addressed in a preliminary way by the Long Range Planning Committee and will be delegated to the Standing Committee for Long Range Planning for completion.

The Public Facilities and Service Committee looked at such facilities as parks, churches, schools, post offices, libraries, airports and other City facilities and their impact upon the Monte Vista Neighborhood. Some of the assets which they cite are a good mix of private schools, good access to public parks and recreational facilities, a diversity of churches, our Historic District designation and the easy availability of three institutions of higher learning. Among the problems which our area faces are a high crime rate, traffic problems and noise and pollution caused by the major thoroughfares - especially McAllister Freeway. The neighborhood is host to various institutions which

also create traffic congestion by drawing non-residential traffic into the area in great concentrations. Extreme density of street parking in some areas, neglected alleys and some inadequate street lighting are also concerns. Since we have a great deal of wood construction which is especially susceptible to fire damage, the location of Fire Station #6 on Russell Street is a welcome asset to the neighborhood.

The Environmental Issues and Amenities Committee studied environmental strengths and weaknesses of the neighborhood. They see need for improvement in surface drainage, maintenance of public lands, better conformity to the Historic Preservation Ordinance, noise abatement from neighboring facilities (i.e. The Sunken Gardens) and from McAllister Freeway, and the enhancement of a neighborhood identity. This Committee feels that the solution to these types of problems lies in a general spirit of cooperation and action within the neighborhood and with the City. As an example, the Monte Vista Association, with the help of Councilman Labatt and the City, has already instituted the distinctive street sign program to delineate the extent of the Monte Vista Historic District.

The Housing Committee performed a drive-by survey of the housing stock in the area. The map produced by the Committee indicates the condition of the housing stock in a graphic manner. The main issues addressed by the Housing Committee are the maintenance and improvement of our above-average housing stock and the prevention of further demolition of viable housing stock. Education about and compliance with the Historic Ordinance are also issues in the housing area. The Housing Committee, like the Long Range Planning Committee, sees the need for a Housing Foundation to encourage the restoration of below-average property for residential use. The Association should also explore the accessibility of low-cost home improvement loans, grants and City incentives to accommodate the needs of our elderly population in the maintenance of their homes. The Housing Committee also noted the need for improvement in code compliance and City inspection schedules.

The Land Use and Zoning Committee has studied existing land use and the relation of present zoning to that use. Among the goals which this Committee recommends for the neighborhood are (1) to continue to encourage the use of structures as single-family, owner-occupied residences; (2) to structure zoning so that mixed use areas or sections bounded by commercial traffic have compatible adjoining buffer properties; and (3) to reconcile inconsistencies in land use and zoning so that the appearance and liveability of the area are assured. This Committee also studied the zoning code as it applies to our neighborhood and recommends that, in the City-wide process of converting pre-1965 zoning to new zoning the City allow the neighborhood to be a partner in the process. Down-zoning should be encouraged in all cases where the owner is interested. In the conversion to new zoning a process must be implemented to protect the right to on-street parking in duplex and multi-family zoned property where off-street parking is impossible or detrimental to the property. It is also vital that code compliance in the area of zoning be enforced. The study of a Monte Vista Historic District Performance Standards amendment to the San Antonio Zoning Ordinance to provide guidelines for properties in the District is also recommended. This issue will be reviewed further and a request to the Zoning Commission from the Neighborhood Association will be forthcoming. In furthering the overall goal of the Master Plan - to encourage the maintenance and preservation of single-family residential property as well as duplex and apartment units - this committee emphasizes the need for no further demolition of sound housing stock in the Monte Vista Historic District.

The Traffic and Transportation Committee found that most of our streets and adjoining thoroughfares and freeways are in excellent condition. The problems which we face in traffic are largely the result of excessive density as the neighborhood is used as a thoroughfare by those who do not have a primary destination in the area. Interstate 10 and McAllister Freeway have generated unprecedented traffic through the area. Our streets were planned and laid out before the advent of high-density car traffic and are not planned to protect the neighborhood from the effects of traffic congestion. The goals recommended to the neighborhood by this committee include (1) to provide convenient access and transportation for the neighborhood; (2) to use traffic planning to encourage residential and local retail/professional development where desired; (3) to lessen traffic traveling through the neighborhood; and (4) to lessen traffic on established through streets.

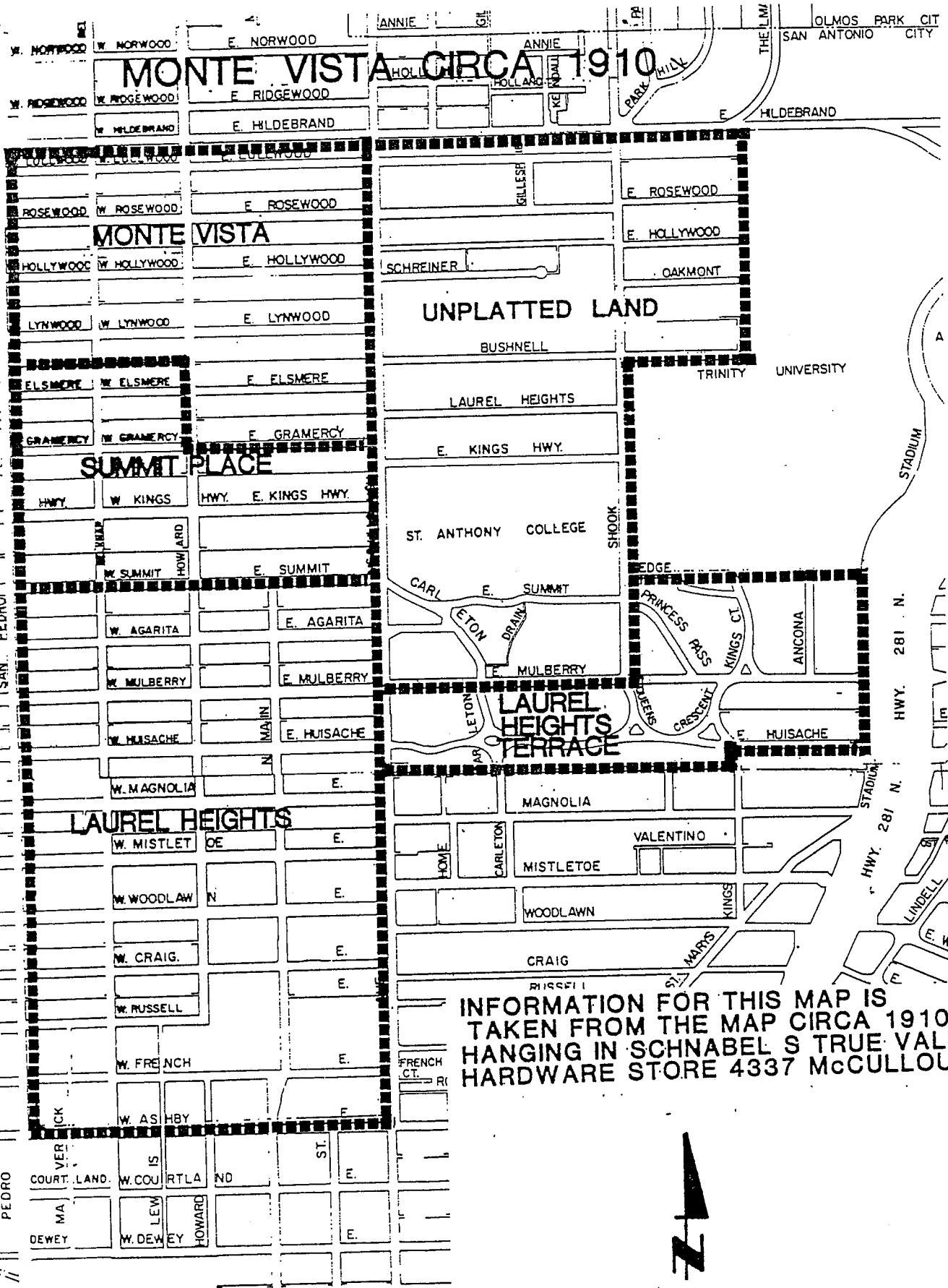
The primary goal of the Monte Vista Neighborhood is to protect and enhance the quality of residential life in the neighborhood. Single-family residential units make up the largest part of our housing stock and are one of the unique strengths of this inner city neighborhood. Our highest priority must be to encourage and maintain the strongest possible core of single-family housing. Monte Vista also has an excellent selection of apartment and duplex stock and their preservation is important to the residential character of the neighborhood. This overall policy should guide every decision on Zoning and Land Use which affects this area. Above all, in compliance with the Historic Ordinance, there should be no further demolition of viable housing stock in the Monte Vista Neighborhood.

The stability of the neighborhood is proven by the fact that four private schools have survived decline and regrowth over a period of seventy years. The schools are the San Antonio Academy, St. Anthony School, St. Anthony High School Seminary and Keystone School. In addition, the Brighton School is located on Lullwood in Monte Vista. The San Antonio Independent School District receives a large amount of its funding through the taxation of Monte Vista property and maintains three public schools just on the borders of the District - Travis Elementary School, Hawthorne Elementary School and Mark Twain Middle School. The area also supports seven churches: Our Lady of Grace Catholic Church, University Presbyterian Church, Laurel Heights Methodist Church, the Second Church of Christian Science, Trinity Baptist Church, Christ Episcopal Church and Temple Beth-El on the border of the neighborhood.

Local retail businesses are diverse and well-accepted. Several of these have survived the decline and regrowth of the neighborhood with a strong commitment to the area. Among these are La Fonda Restaurant, Laurel Heights Pharmacy and Charles Dailey's Liquors - all located on Main Avenue. Main Avenue between Mistletoe and Craig is also host to new retail shops and a restaurant which add convenience, diversity and strength to the neighborhood. The local business population all through the district has experienced its largest growth in the last six years and continues to attract interest among small business investors and professional people. The professional offices which have chosen to locate in the area have, for the most part, been assets to the neighborhood.

With the construction of Highway 281, the neighborhood has been impacted with commercial growth at the expansion of the highway and Mulberry. The greatest concern of this Committee and of the neighborhood is the preservation of the housing stock and the quality of life which we have worked so hard to create. The number of housing units in 1980 was 2,842. That number has been reduced particularly in the period 1984 - 86 by destruction of housing for commercial and institutional expansion.

Demographics of the area show that the Monte Vista Neighborhood is stabilizing as an inner city neighborhood easily accessible to both the downtown and suburban business communities. Demolition, erosion of boundaries and up-zoning are constant threats which must be opposed. Statistics cannot describe the sense of identity and cohesiveness which has arisen in this neighborhood in the last decade. Brought together initially with the application to the City for Historic District designation, the neighborhood has flourished through good times and bad due to the unstinting efforts of the residents, landowners and business people of the area. Neighbors have donated countless hours and dollars in time of both controversy and pleasure to insure the vitality of our neighborhood.

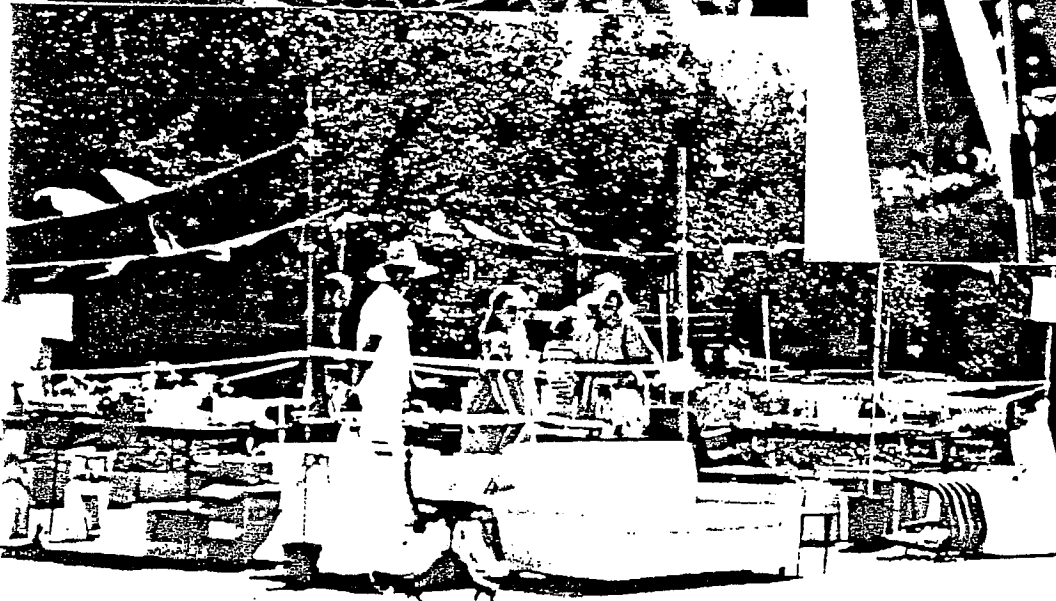


INFORMATION FOR THIS MAP IS
 TAKEN FROM THE MAP CIRCA 1910
 HANGING IN SCHNABEL'S TRUE VALUE
 HARDWARE STORE 4337 McCULLOUGH

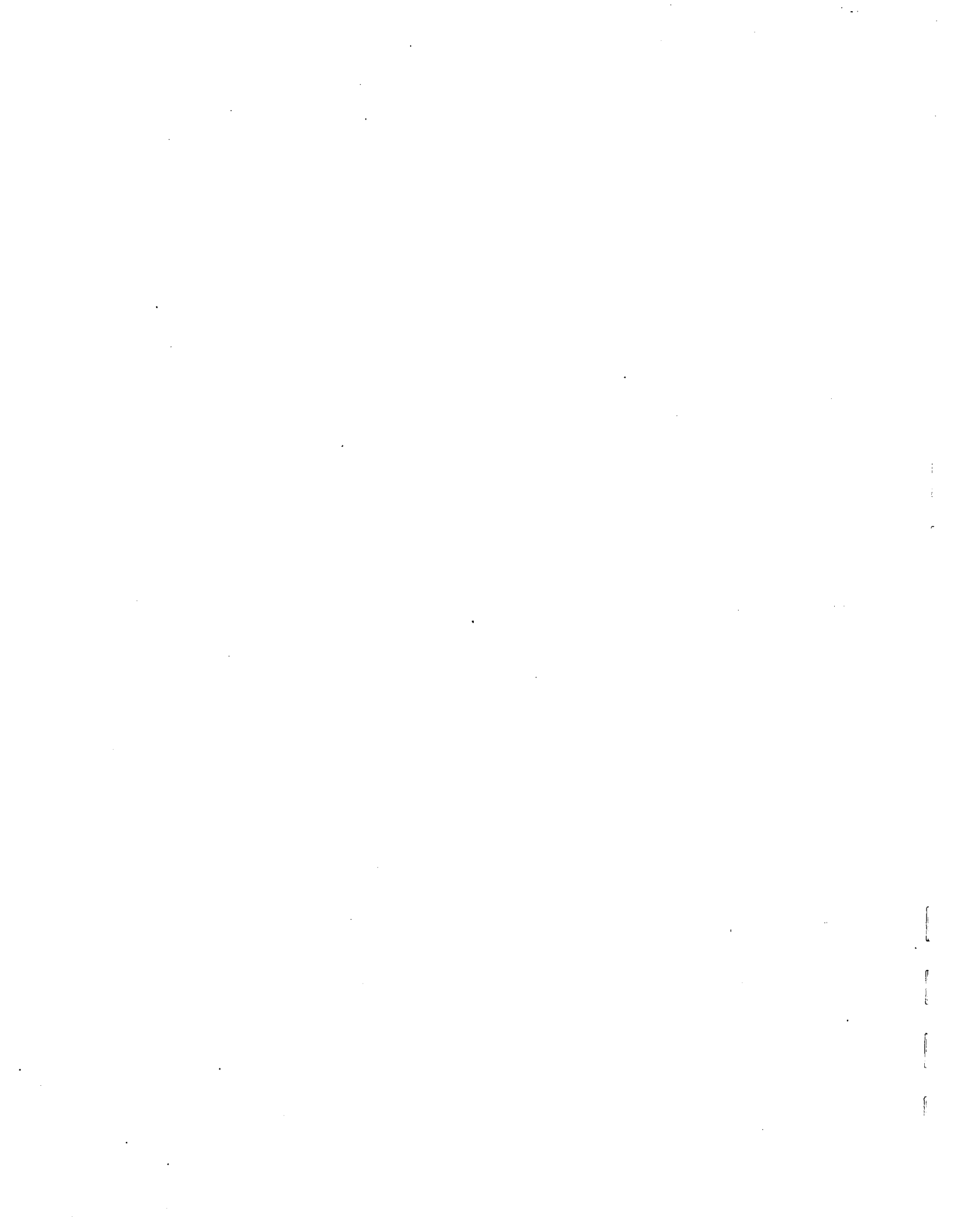




I ♥
Monte Vista







SECTION 1 : ZONING AND LAND USE

I. Assets

- A. The Monte Vista Historic District's greatest strength is the stability resulting from its commitment to single family residential use.
- B. Historic designation has encouraged a large number of new residents to restore structures as single family dwellings. The most common pattern, other than restoration of houses already in use as single family dwellings, has been the conversion of multi-family or duplex uses back to single family use.
- C. Residents, largely through the efforts of the Monte Vista Historical Association, have become alert to zoning issues, and have worked diligently to protect the quality of life in the residential areas.
- D. Many neighborhood businesses, offices and institutions have provided continuity of traditions and useful services to the residents.

II. Problems

There are inconsistencies in present zoning and land use, with connotations of both positive and negative trends.

- A. The district has a mixture of old (pre-1965) and new zoning.
- B. Some areas, when eventually converted to new zoning by the City may encounter difficulties with parking requirements and the placement of garages on lot lines.
- C. Zoning violations exist, scattered widely throughout the district, mainly in the form of more dwelling units in use than the zoning allows.
- D. Some conflicts are caused by traffic, parking or other unusual conditions generated by businesses and institutions adjacent to residential properties.
- E. A substantial number of homes in areas zoned "B" (duplex) or "D" (apartment) are used as single family residences.
- F. Institutional growth and expansion occurs without proper zoning requirements to protect the residential character of the neighborhood.

III. Goals

- A. To continue to encourage use of structures as single family, owner occupied residences.

- B. To structure zoning so that mixed-use areas or sections bounded by commercial traffic have compatible adjoining properties. As an example: place a buffer zone of light office use between business and residential lots
- C. To reconcile inconsistencies in land use and zoning, except in cases of non-compliance, so that the appearance and livability of the area are assured.
- D. To make the Monte Vista Neighborhood a model for neighborhood housing conservation through the maintenance of the present number of housing units and the variety of high-quality housing stock available to many income levels. Viable housing stock should not be demolished.

IV. Implementation

- A. Educate residents in zoning designations and restrictions involved in each designation.
- B. Explore the use of performance standards in The Monte Vista Neighborhood.
- C. Target blocks of properties which could be down-zoned and determine the residents' consensus on the zoning.
- D. Continue to monitor zoning change requests and evaluate them as to the effects on the district.
- E. Oppose any up-zoning unless stringent, binding deed restrictions are filed to protect the property from demolition and insure compatibility with adjacent properties.
- F. Maintain study of zoning and land use as an essential element of a Monte Vista Historical District Long Range Planning Committee.
- G. Revise and Refine the Table of Permitted Uses in the Zoning Code to be more sensitive to neighborhood needs: Three examples are: 1. day labor hiring agencies should not be classified with personnel offices which are allowed in B-1; 2. Bed and Breakfast establishments should be distinguished from boarding houses and high density apartments which require R-3 and, 3. Home occupations with 1 or 2 employees are not necessarily detrimental to a residential neighborhood

Conversion of Pre-1965 Zoning to New Zoning

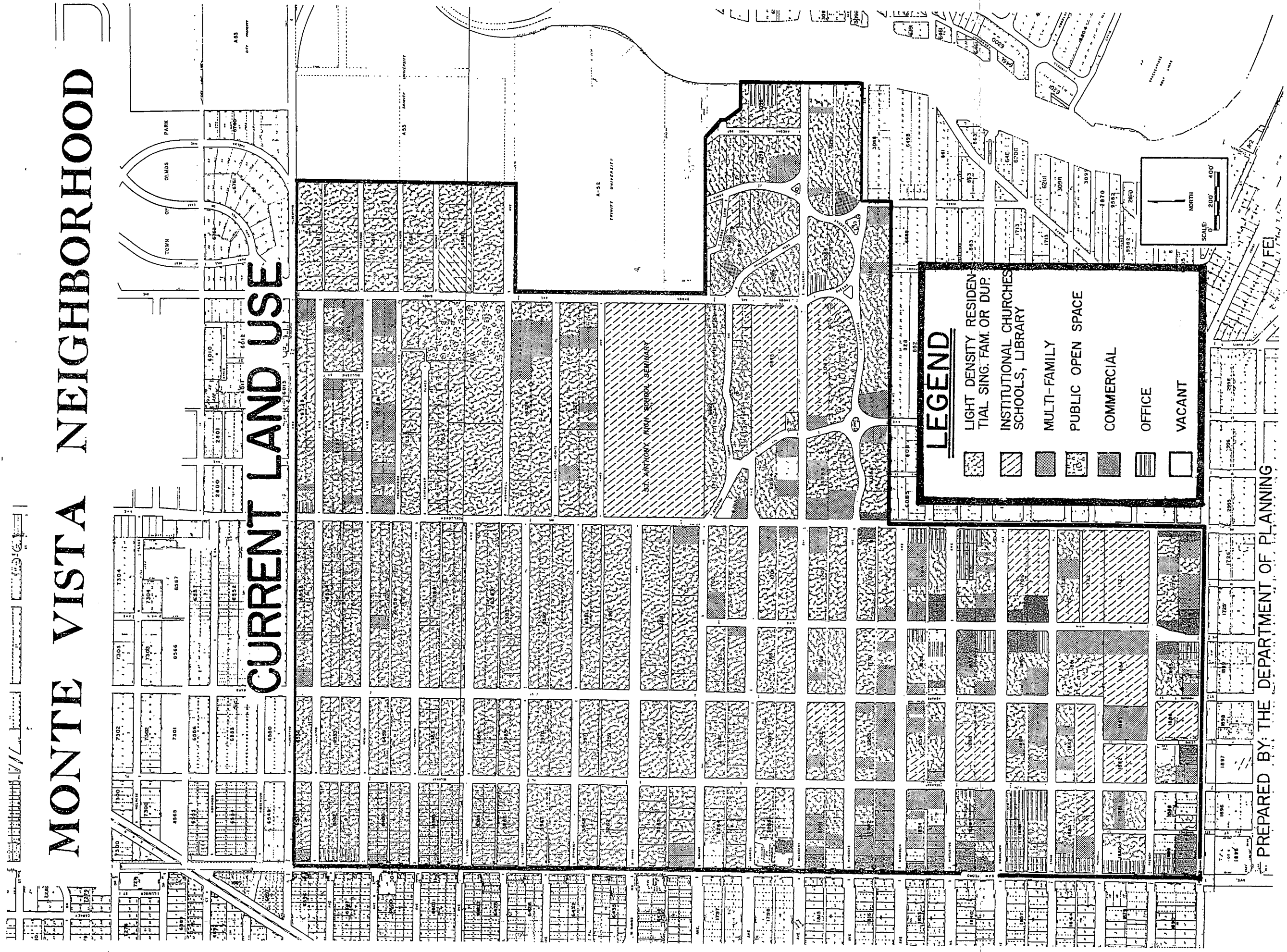
The City of San Antonio is currently re-working old zoning districts, which generally are less restrictive, and conferring new zoning designations, with the goal of eventually having the entire City under uniform zoning. The City process affords the district an opportunity to scrutinize existing zoning, and compare it with current land use. Discrepancies in zoning and land use will be studied with the intention of down-zoning (with owner consent) these properties to reflect actual use. For instance, there are segments of the neighborhood zoned for duplexes or apartments, but used primarily as single family residences which should be down-zoned R-1 if the owner wishes.

- A. A process must be put in place to protect the right to on-street parking in duplex and multi-family zoned property where off-street parking is impossible or derimental to the property. In the conversion to new zoning, institutional property should be assigned to the new zoning category most comparable to its current zoning at the time of this Master Plan.

A Study of Monte Vista Historic District Performance Standards

This Neighborhood Plan proposes a study of an amendment to the San Antonio Zoning Ordinance, which will provide guidelines, or performance standards for properties in the district. The intention of the amendment would be to solidify efforts towards preservation, with the protection of the quality of life of the residential element of the district paramount. The performance standards would address such issues as open space, landscaping, parking and signage for the enhancement of the health, safety and general welfare of the residential population. Mixed-use areas with commercial, office and residential use should benefit from this effort to provide better integration of the uses. When this Master Plan is recognized by the City Council, the Neighborhood Association will initiate a request to the City to study and possibly create performance standards.

MONTE VISTA NEIGHBORHOOD



CURRENT LAND USE

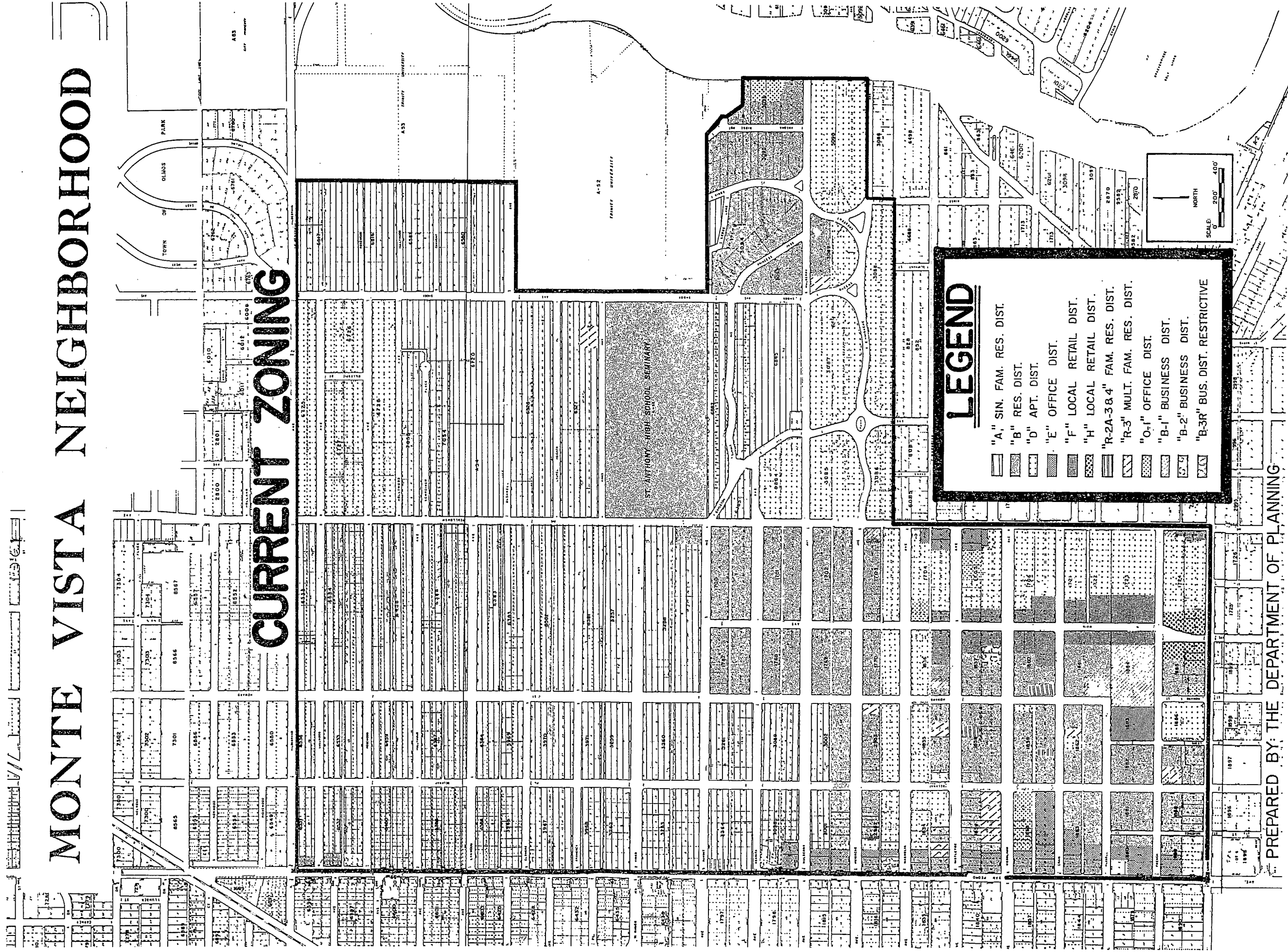
LEGEND

[Pattern: Dotted]	LIGHT DENSITY RESIDENTIAL SING. FAM. OR DUP.
[Pattern: Diagonal lines /]	INSTITUTIONAL CHURCHES, SCHOOLS, LIBRARY
[Pattern: Stippled]	MULTI-FAMILY
[Pattern: Horizontal lines]	PUBLIC OPEN SPACE
[Pattern: Vertical lines]	COMMERCIAL
[Pattern: Diagonal lines \]	OFFICE
[Pattern: White]	VACANT

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MONTE VISTA NEIGHBORHOOD

CURRENT ZONING



LEGEND

- [Symbol] "A" SIN. FAM. RES. DIST.
- [Symbol] "B" RES. DIST.
- [Symbol] "D" APT. DIST.
- [Symbol] "E" OFFICE DIST.
- [Symbol] "F" LOCAL RETAIL DIST.
- [Symbol] "H" LOCAL RETAIL DIST.
- [Symbol] "R-2A-3-8.4" FAM. RES. DIST.
- [Symbol] "R-3" MULT. FAM. RES. DIST.
- [Symbol] "O-1" OFFICE DIST.
- [Symbol] "B-1" BUSINESS DIST.
- [Symbol] "B-2" BUSINESS DIST.
- [Symbol] "B-3R" BUS. DIST. RESTRICTIVE

PREPARED BY THE DEPARTMENT OF PLANNING

SECTION 2: TRAFFIC AND TRANSPORTATION

I. Traffic Assets

- A. Most streets and adjoining freeways are in excellent shape.
- B. Due to this good road network, the neighborhood is very accessible. It is only one to two miles north of the central business district which is a ten minute commute for most residents.
- C. There is excellent freeway access to U.S. 281 and I.H. 10.
- D. Only a ten to fifteen minutes drive will access almost all major recreational facilities within the City, the airport or most major shopping areas.
- E. Monte Vista also has excellent bus service.

II. Traffic Problems

- A. The streets were laid out before the advent of traffic planning for residential areas. Most streets are broad through streets running north-south and east-west on a grid pattern.
- B. There is a negative impact from U.S. 281 exits onto Mulberry and Hildebrand.
- C. There is a negative impact from the Woodlawn exit on I.H. 10 since Woodlawn is on San Antonio's Major Thoroughfare Plan.
- D. There are large traffic generators located within and immediately adjoining the neighborhood (primarily churches and schools).
- E. The eastern part of the neighborhood is hilly, with several areas of limited visibility, which causes excessive speed on downward slopes.
- F. There is a noise problem from traffic generated by U.S. 281 and heavily traveled streets.
- G. The location of commercial areas within and immediately west of neighborhood generates through commercial traffic.

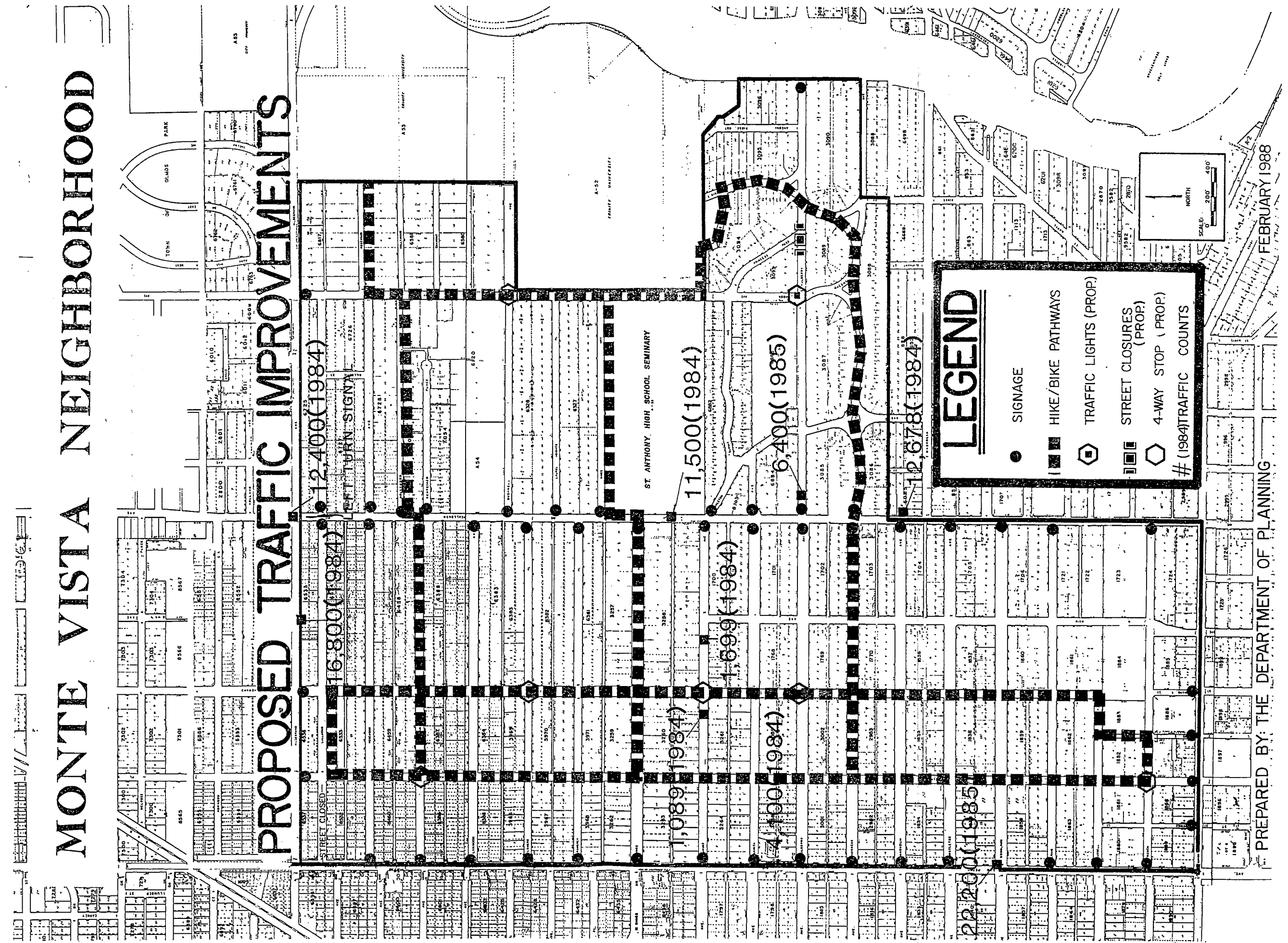
III. Goals

- A. To provide convenient access and transportation for neighborhood residents, institutions and businesses.
- B. To use traffic planning to encourage desired residential development.
- C. To lessen traffic traveling through the neighborhood.
- D. To lessen traffic on residential streets and encourage use of established through streets on the periphery of the neighborhood.

- IV. Implementation —See Map # page 13 (Proposed Traffic Improvements)
- A. Traffic Controls- implement controls (lights and stop signs) as shown on the map.
 - B. Street Closures- implement as shown on the map.
 - C. Intersection of San Pedro and Hildebrand- take necessary right-of-way to allow the widening of this intersection which would alleviate congestion and lessen traffic accidents.
 - D. Widening of Streets- oppose the widening of any streets for traffic or drainage improvements (other than those specified in this plan).
 - E. Signage- implement the following signs as shown on the map:
 - 1. Signage on U.S. 281 prohibiting truck traffic on Mulberry.
 - 2. Caution or flasher indicating children at play near schools.
 - 3. School zone signs along Shook at Trinity University and McCullough, at St. Anthony High School Seminary.
 - 4. "To U.S. 281" signs at Ashby and Main and Ashby and McCullough.
 - 5. Additional speed limit and No Parking signs where needed.
 - F. Mulberry Avenue- the goal is to reduce traffic on Mulberry with existing proposals to approximately 1/2 of current levels or approximately 5,000 vehicles per day between McCullough and U.S. 281, 2,500 vehicles per day between McCullough and Main, and 1,250 vehicles per day between San Pedro and Main. Depending on the effect of current proposals and new development on U.S. 281, other measures may be necessary to meet these goals and to keep the residential character along Mulberry.
 - G. Ashby (traveling east) at N. St. Mary's- install left-turn signal and time the traffic lights on Ashby to U.S. 281 to facilitate access to the freeway.
 - H. Ledge Lane and Kings Court- area residents will work with Trinity University to assess impact of development on traffic patterns.
 - I. Seek the enforcement of existing speed limits (for example: McCullough, Howard, and Shook between Hildebrand and Summit as well as the 200 block of East Summit.
 - K. Work with VIA to prevent empty buses using the residential streets as thoroughfares to go to an from the bus barn.

MONTE VISTA NEIGHBORHOOD

PROPOSED TRAFFIC IMPROVEMENTS



LEGEND

- SIGNAGE
- ▬ HIKE/BIKE PATHWAYS
- ◻ TRAFFIC LIGHTS (PROP.)
- ◻ STREET CLOSURES (PROP.)
- ◻ 4-WAY STOP (PROP.)
- # (1984) TRAFFIC COUNTS

SECTION 3: HOUSING

Assessment of Housing Conditions

Assessment of Housing Conditions

The housing conditions survey was conducted by members of the Housing Committee in the Spring of 1987. It involved driving by and giving a cursory inspection of the property from the street (a "windshield survey"). It included only the visible facades of the home from the street. We used a three level grade (A= in good condition, B= needing minor repairs, and C= needing major repairs) based on how we perceived the property was being maintained.) (See map page 17)

I. Assets

- A. Much of the housing stock is of good to high quality. Many homes are historically and architecturally significant.
- B. The majority of the residential blocks are free of obtrusive mixed land uses.
- C. The majority of the residential units are owner occupied. This has lent a certain stability to the community that is absent in areas with a high rental mix.
- D. Many of the rental units are owned by neighborhood residents.

II. Problems

- A. Many viable homes have been demolished converting large tracts of former residential areas into other, less compatible uses.
- B. In the southern half of the neighborhood there are a number of homes needing exterior repairs and renovation (see Housing Conditions map page 17).
- C. Along Woodlawn Avenue and to the south there are many residential blocks with mixed land uses. Interspersed among homes are many converted offices, medical facilities and commercial structures.
- D. There are a number of code compliance problems (zoning violations, code violations, and other issues) throughout the neighborhood but especially in the southern sector.

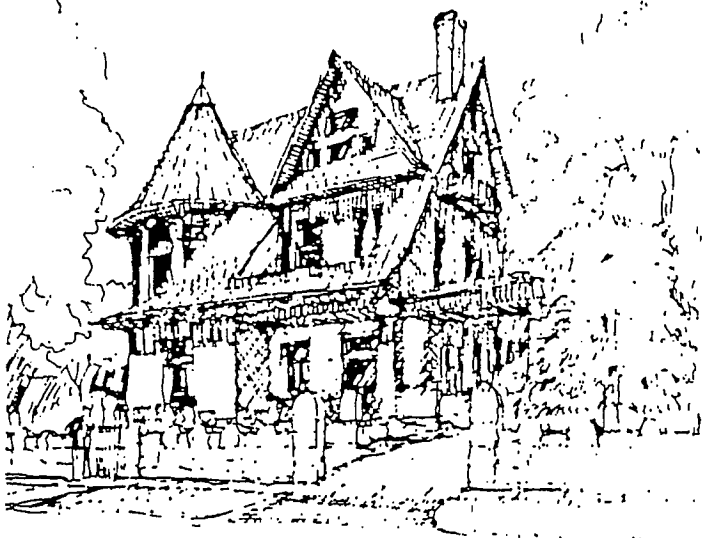
III. Goals

- A. Improve and maintain the existing housing stock.
- B. Prevent the demolition of any viable housing stock. Seek to retain the essential residential nature of the neighborhood and the total number of available housing units.
- C. Educate residents about the unique opportunities and responsibilities of living in a historic district.
- D. Educate residents about City codes and code compliance.

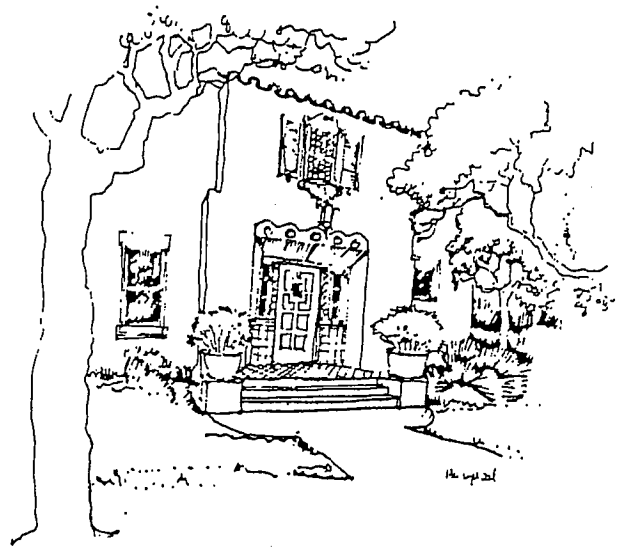
- E. Renovate the dilapidated and deteriorated structures in the area.
- F. Encourage home-ownership by residents. Encourage residents to purchase the rental properties in the neighborhood.
- G. Prevent non-compliant land uses in the neighborhood. Eventually rezone the area to conform with the residential character (e.g., eliminate the majority of the "D" Apartment type of zoning).
- H. No conversions of residences to businesses or offices.
- I. Work to reduce the level of Type 1 crimes in the area.
- J. Attempt to make more residences energy efficient.

IV. Implementation

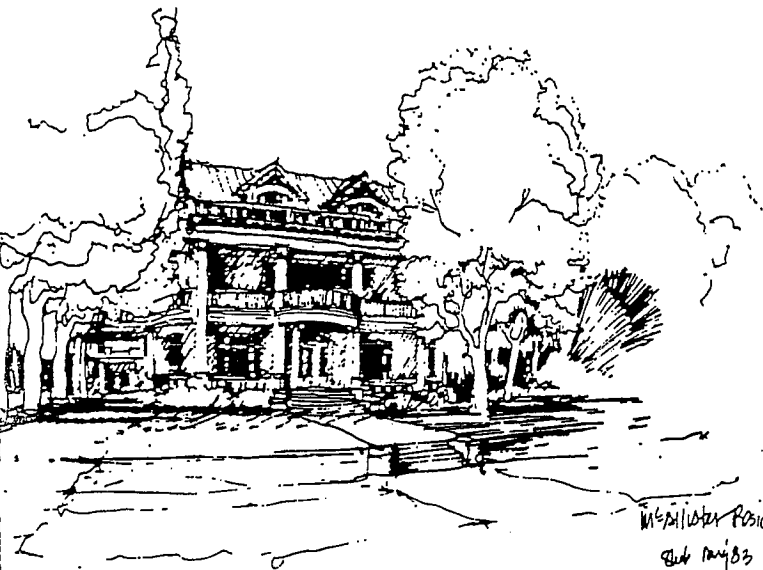
- A. Create a Monte Vista Housing Foundation to purchase and rehabilitate homes—see Section 6: Long Range Planning for details on this activity.
- B. Create a standing Finance Committee:
 - 1. To work with lenders, local institutions and government agencies to seek additional resources for housing rehabilitation loans and mortgage financing in the neighborhood; and
 - 2. To work with real estate executives and sales personnel to educate them on the goals of the neighborhood plan and to inform them of the proposed land use scheme (in effect the retention of residential uses). This will prevent undue land speculation and the inflating of land values and tax assessments.
 - 3. To work with the Historic Review Board and the Historic Preservation Officer to implement tax incentives for restoration and renovation in the Historic District.
- C. Prevent the demolition and encourage retention of viable housing by:
 - 1. Keeping a Monte Vista member on Historic Review Board;
 - 2. Seeking the passage of a city ordinance that would prevent the demolition or removal of good, viable housing stock in appropriate residential neighborhoods. This would require study by City staff and would be implemented by amending of the existing Zoning Ordinance or by the passage of a new ordinance; and
 - 3. Reporting cases of demolition by neglect to the Historic Review Board on a timely basis.
- D. Create education programs and brochures:
 - 1. To educate residents on the restrictions and benefits of residing in a historic district;
 - 2. On how to comply with City codes and regulations relating to the neighborhoods appearance;
 - 3. To educate residents on crime prevention programs; and
 - 4. To educate residents on the availability of other local resources (from the public and private sectors), such as energy conservation measures from CPS and other programs of benefit to the neighborhood.



St. 75

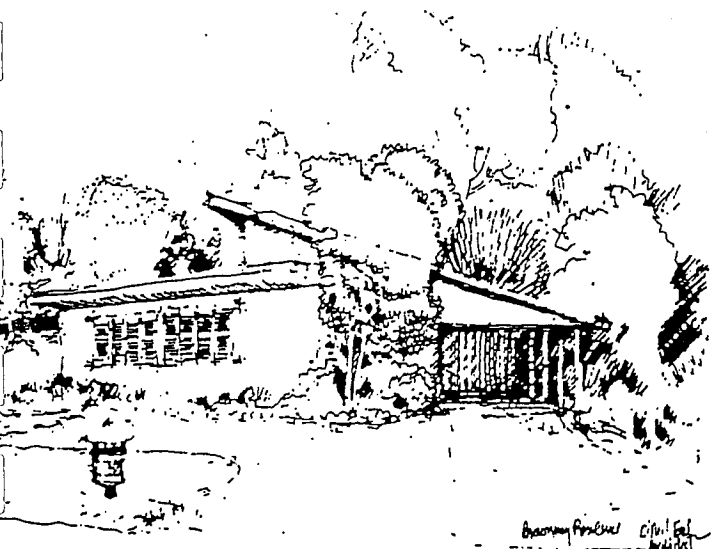


14-1-21

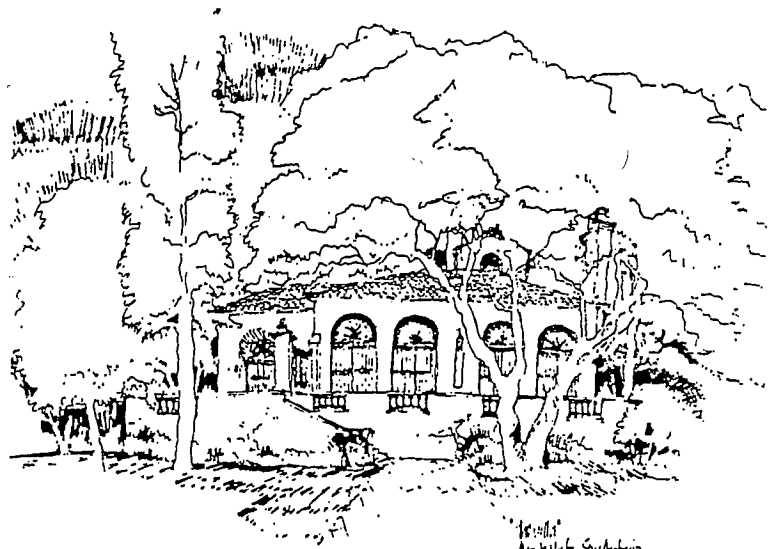


Westerly Residence
 Sub 1913

Monte Vista Historical
 Association House Tour

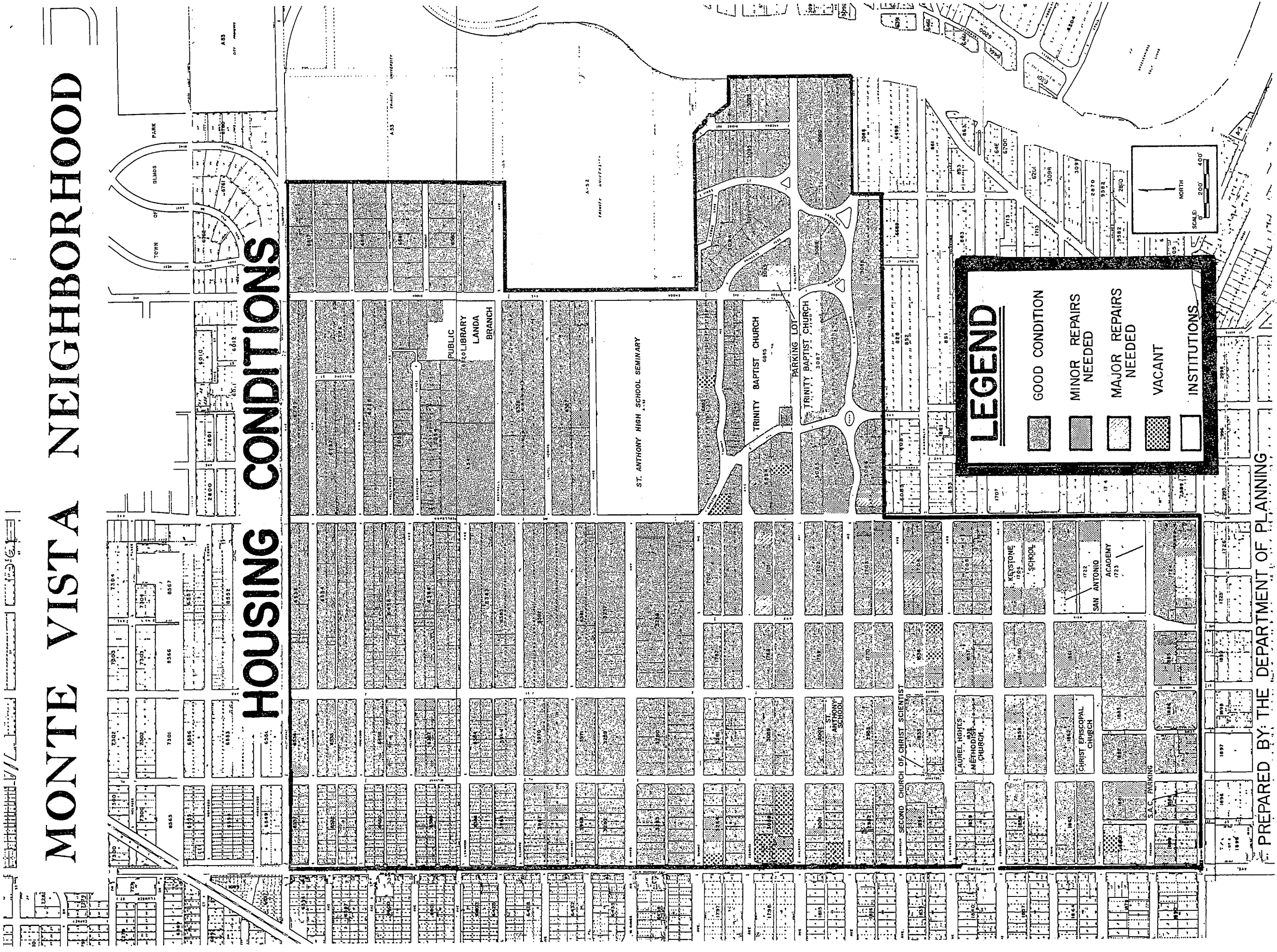


Boomeray Residence
 1911-12



1911
 Monte Vista San Antonio
 1911-12

MONTE VISTA NEIGHBORHOOD



HOUSING CONDITIONS

LEGEND

- GOOD CONDITION
- MINOR REPAIRS NEEDED
- MAJOR REPAIRS NEEDED
- VACANT
- INSTITUTIONS

PREPARED BY THE DEPARTMENT OF PLANNING

SECTION 4: ENVIRONMENTAL ISSUES & AMENITIES

I. Assets

- A. Existence of many large and established trees and shrubs.
- B. The yards and required set-backs in the area afford a large amount of green space.
- C. The sidewalks in the area are largely in good repair and give residents a safe and pleasant way to enjoy the neighborhood on foot.
- D. The neighborhood is centrally located to many parts of the city making access to both downtown and suburban areas relatively easy.
- E. Most of the neighborhood is composed of excellent housing stock in good repair.
- F. There is a good mix of residential, retail, institutional and public facilities which make the area a strong and diverse neighborhood.

II. Problems

- A. Noise from boundary streets, adjacent facilities and neighboring freeway presents a nagging problem and irritation to those living on these boundaries.
- B. Overall neighborhood drainage has deteriorated over the years. Individual "improvements" as well as public "maintenance" (i.e., alley filling and grading) has slowly eroded early drainage plans.
- C. Public rights of way, park ways, parks, vacant lots, and alleys have not been maintained properly.
- D. Lack of conformity to the requirements of the City of San Antonio Historic Preservation Ordinance.
- E. Neighborhood identity is lacking. There are few specific means for identifying the extent of our neighborhood. The new Monte Vista Street signs are the first step in identifying the area as a distinctive neighborhood.
- F. Street lighting is sometimes inadequate and the design of street lights is not appropriate to the character of the Historic District.

III. Goals and Implementation

A. Noise reduction efforts:

- 1. Meet with and encourage the State Highway Department to study means to control noise along the periphery of the freeway. Perhaps tree plantings could be increased;
- 2. Work with the Parks Department to limit the maximum sound level at the Sunken Garden Theater. Physical improvements may include additional landscaping to help buffer the sound or the building of a bandshell to focus the sound into the audience and not the neighborhood;

3. Reduce truck traffic and speed limits along major thoroughfares to aid in reducing noise;
4. On North St. Mary's Street work with the owners of the establishments to keep noise levels acceptable; and
5. Work with Trinity University to reduce noise levels from the dormitories, pep rallies and other outdoor activities.

B. Drainage improvement efforts:

1. Encourage the Public Works Department (drainage engineering) study overall neighborhood drainage and especially alley drainage problems;
2. Discourage the increase in paved areas which are impervious to water.

C. Open Space and Landscaping Efforts:

1. Develop a program for the enhancement and maintenance of traffic islands, medians, and parkways. Form a neighborhood group to work with Parks Partners and other existing organizations to insure that areas are maintained;
2. Contact owners of undeveloped lots and encourage maintenance or perhaps maintain these properties in exchange for public use of property;
3. Continue a regular schedule of alley cleanups. Alley garbage pickup is one of our most important aesthetic assets; It is the property owners responsibility (per City Code Chapter 35, Article 1, Section 35-11) to maintain alleys for garbage pick-up.
4. Propose a program together with the Parks Partners to improve and maintain the Landa Library grounds as a neighborhood park; and
5. Prepare voluntary guidelines for landscape development of commercial properties and parking lots.
6. Encourage residents and the City in the use of xeriscape landscaping.

D. Historic Preservation Efforts:

1. Establish an educational series for neighborhood residents providing information on
 - o neighborhood history;
 - o what it means to live in an Historic District
 - o "how to" seminars on restoration tips, landscaping, home improvements, etc.
2. Work with the City to insure that all Public Works' projects are well advertised, receive citizen input, and receive review by the Historic Review Board.

E. Neighborhood Identity Efforts:

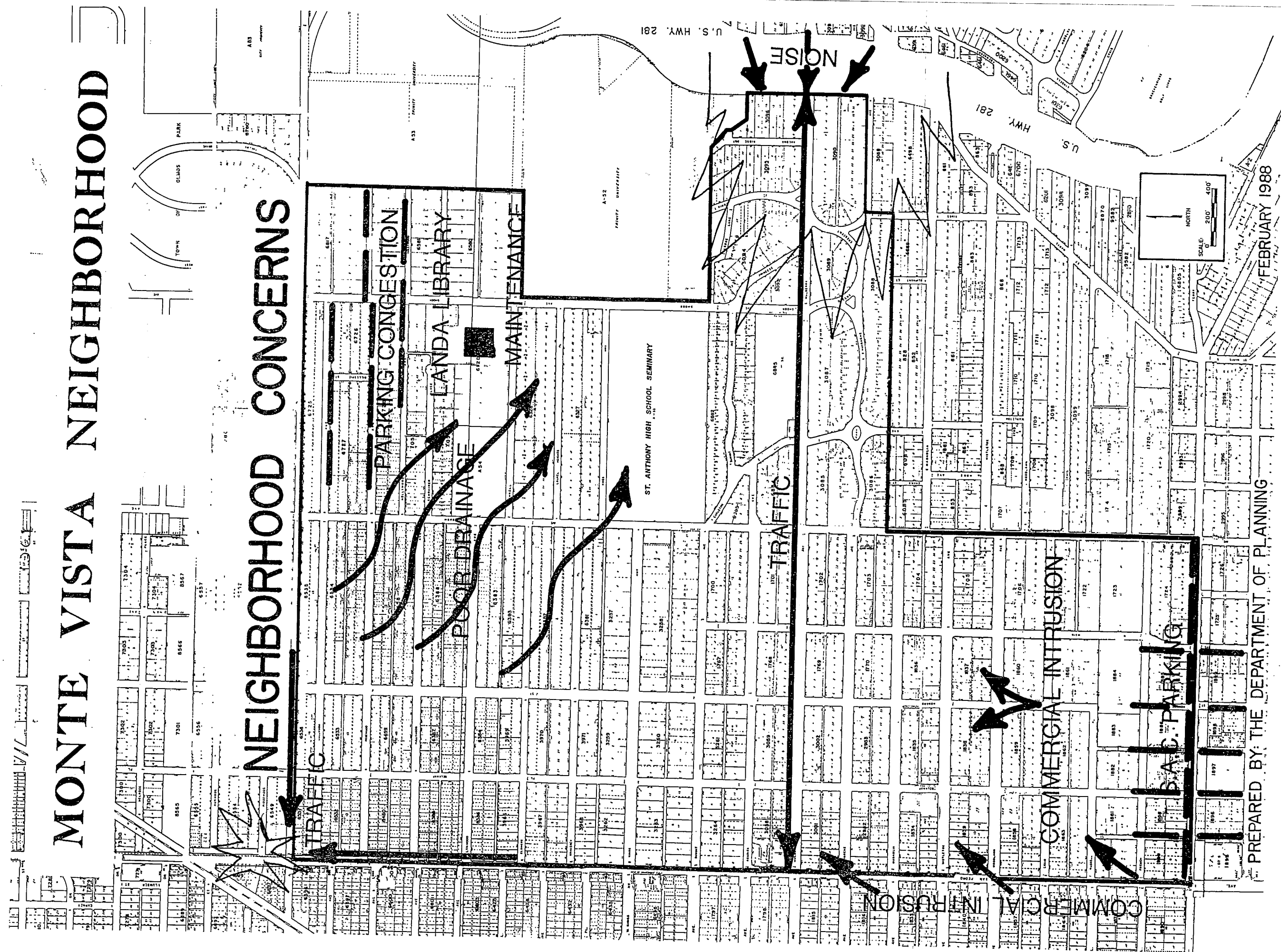
1. Encourage participation in the ongoing street sign project;
2. Reduce the number of new commercial and professional signs;
3. Meet with VIA to develop a "Monte Vista" style bus stop; and
4. Encourage total neighborhood cooperation in cleanup and maintenance activities. Promote more Monte Vista activities to encourage neighborhood spirit and friendships.
5. Work with the Historic Review Board, possible funding sources and the Public Works Department to design and install distinctive street lights.

6. Work within the neighborhood to establish a Monte Vista Neighborhood Office to improve the organization and communication within the neighborhood and with the City.

A general spirit of cooperation will accomplish these goals. With all residents working together and respecting the intent of these goals, a unified, secure, clean, and beautiful neighborhood will result.

MONTE VISTA NEIGHBORHOOD

NEIGHBORHOOD CONCERNS



SECTION 5: PUBLIC FACILITIES AND SERVICES

I. Assets

- A. Fire Station No. 6 is located within our boundaries, on West Russell;
- B. There is a good mix of academic schools in the community:
 - 1. San Antonio Academy;
 - 2. St. Anthony School;
 - 3. St. Anthony High School Seminary;
 - 4. Brighton School;
 - 5. Keystone School;
 - 6. Travis Elementary (just outside boundary); and
 - 7. Mark Twain Middle School (just outside boundary)
- C. There are several libraries within or on our boundaries:
 - 1. Landa Public Library;
 - 2. Bexar County Medical Library; and
 - 3. San Pedro Public Library.
- D. Historic overlay zoning protects the architectural integrity of the neighborhood.
- E. Many religious institutions (churchs of diverse faiths and a Jewish temple).
- F. Institutions of higher learning on our boundaries:
 - 1. Trinity University;
 - 2. Incarnate Word College; and
 - 3. San Antonio College.
- G. A U.S. Post Office on our boundary (on McCullough).
- H. Immediate access to public parks and recreational facilities:
 - 1. Brackenridge Park;
 - 2. Sunken Gardens;
 - 3. Brackenridge Stables;
 - 4. Brackenridge Golf Course;
 - 5. Olmos Basin;
 - 6. San Pedro Park;
 - 7. San Antonio Little Theater;
 - 8. Brackenridge Eagle Train;
 - 9. Polo Field;
 - 10. San Antonio Zoo;
 - 11. Alamo Stadium;
 - 12. Texas Rangers Museum;
 - 13. Witte Museum;
 - 14. Municipal Golf Course; and
 - 15. Museum of Art
- I. Accessibility to city-wide facilities:
 - 1. San Antonio International Airport;
 - 2. Botanical Center; and
 - 3. Numerous other facilities.

II. Problems

- A. Crime is perceived as being high in the neighborhood.
- B. The expansion of institutions that are insensitive to the residential nature of the community.
- C. Construction of some of the buildings in the neighborhood (wood frame/pier & beam foundations) make them susceptible to extensive damage by fire.
- D. Noise pollution caused by:
 - 1. Early commercial garbage pick up;
 - 2. Early morning bus traffic;
 - 3. Early morning truck traffic;
 - 4. Inappropriate hours of construction ;
 - 5. Inappropriate volume of music from concerts at the Sunken Garden Theater and evening music at St. Marys Street Establishments;
 - 6. Traffic on N. St. Marys, U.S. 281, and near Trinity University; and
 - 7. Trinity dormitories.
- E. Inadequate lighting on some streets.
- F. Inadequate sidewalks around some institutions.
- G. Public schools students' safety is felt to be inadequate.
- H. Some alleys have been neglected and have deteriorated:
 - 1. Poor drainage after rain storms;
 - 2. Overgrowth of vegetation.
- I. Parking on streets in high density population areas.

III. Goals

- A. Reduce crime.
- B. Make institutions more sensitive to their impact on the neighborhood. Decrease traffic problems created by large institutions.
- C. Increase fire safety.
- D. Reduce noise pollution.
- E. Improve street lighting.
- F. Building of adequate sidewalks around institutions.
- G. Help to improve the public schools and continue to support the private schools in the neighborhood

H. Improve alleys to improve drainage and make all alleys accessible to garbage trucks.

I. Reduce on-street parking.

J. Support public libraries.

IV. Implementation

A. Crime reduction efforts:

1. Higher police visibility and surveillance;
2. Encourage the use of burglar alarms but avoid false alarms;
3. Improve lighting around homes and the neighborhood;
4. Know your neighbors and support Neighborhood Watch programs;
5. Invite the police crime prevention office to inspect properties and make recommendations to better secure properties; and
6. Form a common fund for supplemental security personnel and patrol.

B. Expansion of institutions:

1. Make institutions aware of the impact of their expansion--
 - o loss of homes, neighbors and security;
 - o increased traffic and parking problems;
 - o loss of residential character; and
 - o overcrowding and noise.
2. Encourage better on-going relations with institutions; and
3. Encourage institutions to work with the neighborhood.

C. Traffic problems created by institutions:

1. Institutions should formulate and publicize long range plans to accommodate their growth and work to make these plans compatible with the residential character of Monte Vista;
2. Develop efficient drop-off and pick up procedures during peak periods.

D. Fire safety efforts:

1. Encourage residents to post emergency fire department number by all telephones, to install ample smoke alarms (as required by city code), and to keep a fire extinguisher handy.
2. Survey the neighborhood to insure adequate fire hydrants are present.

E. Reduction of noise pollution:

1. Discourage commercial garbage pick-up at inappropriate times in a residential neighborhood;
2. Encourage bus traffic to use major thoroughfares and primary arterial streets;

3. Prohibit through truck traffic as recommended by the traffic committee;
 4. Contractors should be encouraged to do construction during 'normal' business hours;
 5. Control the volume of music from the Sunken Garden Theater, St. Mary's Street establishments and Trinity University dormitories;
 6. Encourage noise reducing barriers along the freeway.
- F. Improved street lighting efforts:
1. Encourage residents to improve lighting around their home;
 2. Encourage the city to survey and install adequate lighting.
- G. Adequate sidewalks should be provided by the city.
- H. Improve public schools by working with the Neighborhood Coalition, contiguous neighborhoods and/or other organizations dedicated to improving public schools.
- I. Sponsor "alley clean-up days" and "adopt-a-dumpster" programs with the Environmental Management Department.

Section 6: LONG RANGE PLANNING

I. Introduction

This committee recommends a four-point plan which consists of achievable goals in each of the following vital areas:

1. SCHOOLS
2. MONTE VISTA FOUNDATION
3. COMMUNITY ACTION
4. ONGOING LONG RANGE PLANNING

II. Schools

Purpose: The purpose of the subcommittee on schools was to investigate the problems related to availability of quality public schools in the Monte Vista area. The committee was to examine the current situation, determine what residents want, and offer recommendations to help the area move toward a solution, which will include excellence in both the public and private school sector.

Problem: Very few Monte Vista residents send their children to area public schools. Some realtors with clients who have school age children pass over the Monte Vista Neighborhood. Some young families move out of the area when children reach school age. Other residents send their children to private schools. Many young families are interested in buying in Monte Vista and decide against it because of their perceptions that the public schools which serve the area do not furnish quality education. In some cases, school buildings appear to need repair and general upkeep is lacking.

Goal: To encourage the design and development of a dramatically improved public school system for Monte Vista and to heighten awareness of the contributions private schools in the neighborhood have made historically. These systems would provide the types of learning environments which would not only attract residents to the public and private systems but also would preclude young families from moving out of the area when their children reach school age, because the neighborhood would be perceived as having a viable public school/private school alternative within the district. These systems would include all grade levels.

Implementation: Committees of respected professionals are currently working on both public and private school issues. They will continue to work with the Long Range Planning Committee. The subcommittee on public schools has met with the SAISD representatives and found them most cooperative in implementing lines of communication. Both the Superintendent and one board member met with the Monte Vista Board. As a result a sophisticated data system is now in place to project enrollment and need for new facilities. The result could be possible boundary changes. There is also the possibility of a new elementary school and Mark Twain Middle School may also be rebuilt.

1. Continue to work with the SAISD to promote direction and planning.
2. Assess whether Gonzales Elementary School fits into the plan.
3. Conduct surveys in the area projecting enrollment and willingness of residents to work with both public and private districts to support their efforts to enroll children.
4. Monte Vista Historical Association Board will appoint a liaison to the Long Range Planning Committee to ensure ongoing efforts in this area.

III. MONTE VISTA FOUNDATION

Problem: Some marginal quality property is interspersed among otherwise above average property.

Goal: General improvement of property values. To create a nonprofit foundation formed by a consortium of Monte Vista residents and other private sources and to establish a financial base for this housing foundation. The purpose will be to buy marginal housing, do a rough clean up and hold for a reasonable resale to interested party. This is an outward sign to a potential Monte Vista home buyer that property values are a concern in this district and that their housing dollars will be well and safely spent in Monte Vista. We must ask the City to institute an incentive program to encourage the inner city neighborhoods to work together on improving and maintaining property values. Tax Abatement in historic districts must continue as an incentive to neighborhood improvement.

Implementation: A committee is working out the details and identifying various grants and other tools for the development of this idea. A Foundation will be established by the Long Range Planning Committee.

IV. COMMUNITY ACTION

Problem: Monte Vista does not have a structured community action relationship with the City government and business community. We need a quicker response time on neighborhood issues, both with the city and within the neighborhood.

Goal: To form a standing committee of three or four Monte Vista residents who are recognized and respected by both the City and Monte Vista residents. This delegation will function in the following ways:

1. Respond to individual problems by acting as mediators/ombudsmen to help solve problems before they escalate.
2. Go as a body to call on key community leaders to help solve larger issues.
3. Act as awareness facilitators.
4. Form ad hoc delegations to address issues requiring special skills.

e.g. a delegation might be sent to mortgage lenders, tax office, city council, street commissioners, etc. or to address a neighborhood nuisance.

Implementation: A three member committee will be Board appointed to prepare a slate of qualified Monte Vista residents who will form the Community Action Committee. In addition to implementing the above mentioned goals they will:

1. Meet four times a year.
2. Define individual solutions to identified problems.
3. Appoint the appropriate delegations - separate delegations for each situation - calling upon the appropriate skills and talents of various individual Monte Vista residents as needed.
4. Assign, in collaboration with the delegates, the goals to be met; and to receive and evaluate the delegation's reports.
5. Send the Chairman of this committee to sit as a member of the MVHA Board of Directors.
6. Rely on a blue-ribbon delegation of MVHA Past Presidents for special issues and concerns.

V. STANDING COMMITTEE FOR LONG RANGE PLANNING

Problem: From time to time new issues will come up. We need to find mechanisms to identify and to put priorities on new issues as they arise.

Goal: To form a representative committee to assess the current and future needs of the area. The chairman of this committee would sit on the MVHA Board. Other members of the committee would be neighborhood residents. This would be known as the Standing Committee for Long Range Planning.

Implementation: The rudiments of this Long Range Planning Committee are already functioning. This committee will be comprised of a broad spectrum of Monte Vista neighborhood representatives. It will operate at the behest of the Board and will:

1. Meet two times a year.
2. Identify and assess both ongoing and current issues and concerns of the Monte Vista residents.
3. Make recommendations to the Community Action Committee for action to be taken.
4. Send its chairman to sit as a member of the MVHA Board of Directors.
5. Receive and evaluate progress reports from the Community Action Committee.
6. Move projects into medium and short range modes as projects progress.
7. Appoint a person who will be specifically in charge of monitoring the Master Plan. This person will meet with the appropriate Master Plan Committee Chairmen to ensure implementation.
8. Clearly define the Chain of command for all four committees (SCHOOLS, MVHA FOUNDATION, COMMUNITY ACTION, AND LRP) so that action will be efficient and effective.

APPENDIX

SECTION 1

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

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

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. 6061)

The rezoning and reclassification of property to place the below mentioned in the "H" Historic Zone:

All of New City Blocks

A-54	1838	3001	3966	6532
1700	1839	3002	3967	6533
1701	1858	3058	3968	6534
1702	1859	3059	3969	6535
1703	1860	3085	3970	6536
1704	1861	3087	3971	6537
1705	1862	3089	6120	6580
1706	1863	3090	6327	6581
1721	1880	3093	6328	6725
1722	1881	3094	6381	6728
1723	1882	3095	6382	6727
1724	1883	3096	6383	6728
1767	1884	3257	6384	6816
1768	1885	3258	6385	6817
1769	1886	3259	6386	6882
1770	1887	3260	6387	6883
1834	1888	3261	6388	6884
1835	1889	3262	6458	6885
1836	2952	3263	6459	7053
1837	2953	3264	6460	7054

The above-mentioned properties are bounded by San Pedro Avenue on the west, Hildebrand Avenue on the north, Ashby Place on the south with McCullough Avenue, Huisache Avenue, Stadium Drive and Shook Avenue generally representing the eastern boundary. A map showing the above-mentioned properties is on file in the office of the City Clerk.

SECTION 2. Section 42-130 of the Code shall be amended to add the following to the schedule contained therein:

Ordinance No.	45504	Date	7-17-75	Historic District	No. 4, Monte Vista Area
---------------	-------	------	---------	-------------------	-------------------------

SECTION 3. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 4. That the Director of Planning shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 17th day of July, 1975.

Kila Cook

M A Y O R

ATTEST: *JH. Dulman*
City Clerk

AN ORDINANCE **61135**

8234

AMENDING CHAPTER 42 OF THE CITY CODE THAT
CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE
OF THE CITY OF SAN ANTONIO BY CHANGING THE
CLASSIFICATION AND REZONING OF CERTAIN
PROPERTY DESCRIBED HEREIN.

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

SECTION 1. THAT SECTION 42-22 OF CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE AND THE SAME IS HEREBY AMENDED, SO THAT IT SHALL HEREAFTER INCLUDE THE FOLLOWING DESCRIBED CHANGES IN CLASSIFICATION AND THE REZONING OF THE HERINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z85101)

The rezoning and reclassification of property for the expansion of the Historic District from "D" Apartment District to "D" Historic District, listed below as follows:

- Lots 1 thru 10, Tract A,B and C, NCB 3086
- Lots 1 thru 29, NCB 3088
- In the 200, 300, and 400 Block of E. Huisache Avenue

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 42, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 42-11.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

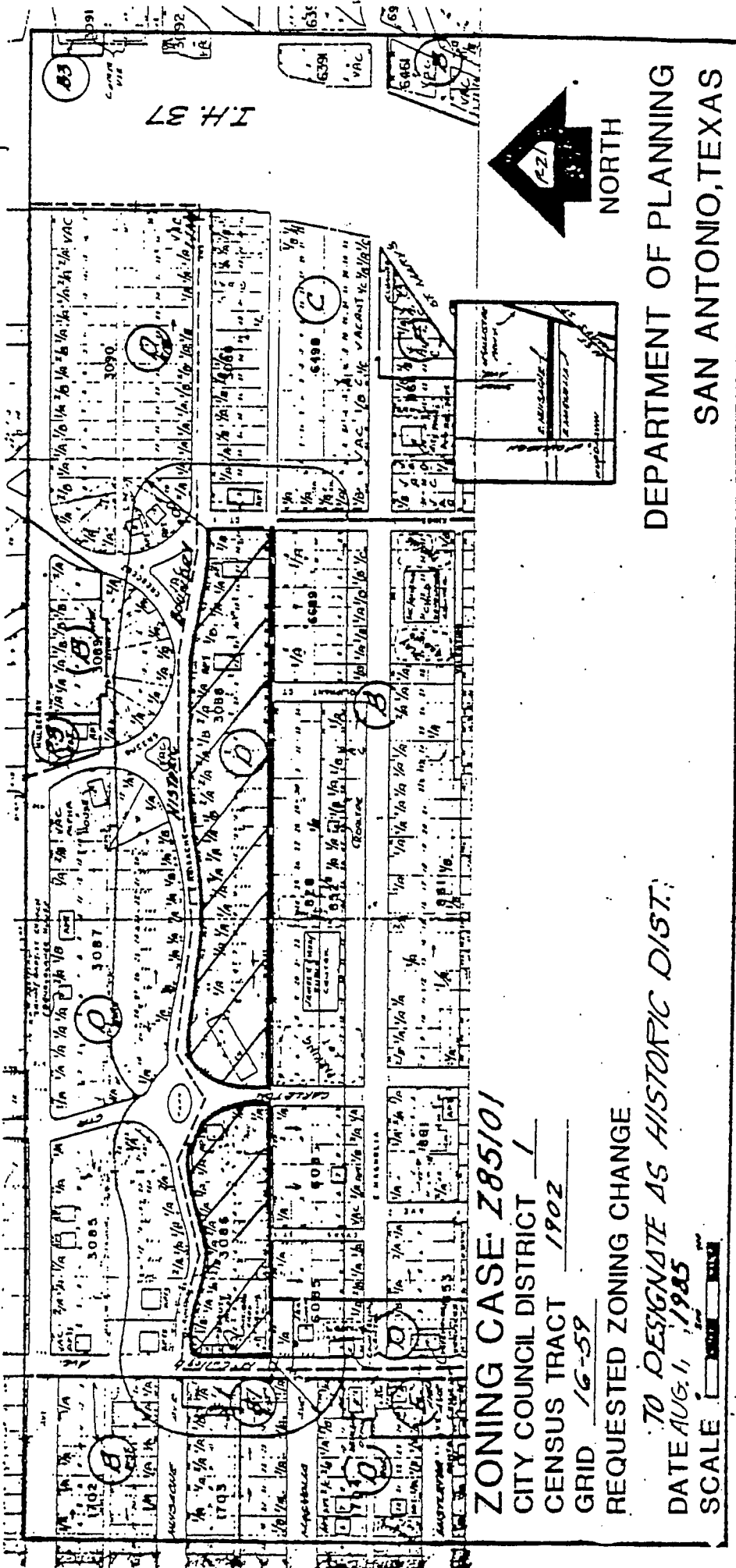
PASSED AND APPROVED THIS 1st DAY OF August 1985.

ATTEST Arma Rodriguez
CITY CLERK

Henry Cisneros
MAYOR

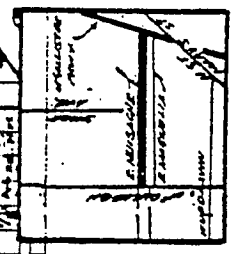
APPROVED AS TO FORM: [Signature]
CITY ATTORNEY

85-44



ZONING CASE: Z85101
 CITY COUNCIL DISTRICT 1
 CENSUS TRACT 1902
 GRID 16-59
 REQUESTED ZONING CHANGE
 TO DESIGNATE AS HISTORIC DIST.
 DATE AUG. 1, 1985
 SCALE 1" = 100'

DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS



A RESOLUTION

NO. 88-06-03

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

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

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

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

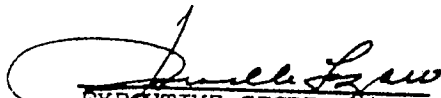
That the attached Monte Vista Neighborhood Plan be forwarded to the City Council for consideration and concurrence.

PASSED AND APPROVED THIS 1st DAY OF JUNE, 1988

APPROVED:


RUTH JONES McCLENDON, CHAIRMAN

ATTEST:


EXECUTIVE SECRETARY
Roland A. Lozano

A RESOLUTION
NO. 88-29-35

RECOGNIZING THE MONTE VISTA NEIGHBORHOOD PLAN AS AN
ADDENDUM TO THE NEIGHBORHOOD PLANNING COMPONENT OF THE
CITY'S MASTER PLAN

* * * * *

WHEREAS, the City of San Antonio established the Neighborhood Planning Process in 1983 (Ordinance 57068) to accommodate the enthusiasm of neighborhoods for self guided planning and goal setting; and

WHEREAS, since the inception of the Neighborhood Planning Process for neighborhood plans have been developed and recognized (River Road, Mahncke Park, Tobin Hill and South Riverbend); and

WHEREAS, the Monte Vista Neighborhood has developed such a plan in accordance with the guidelines set forth by the City of San Antonio; and

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

WHEREAS, the Planning Commission recognized the Monte Vista Plan by (Resolution 88-06-03); NOW THEREFORE:

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

SECTION 1. The Monte Vista Plan is hereby recognized as an Addendum to the Neighborhood Planning Component of the Master Plan.

SECTION 2. A copy of the Monte Vista Plan is attached hereto and incorporated herein for all purposes.

PASSED and APPROVED this 7th day of July, 1988.

Henry Cisneros
M A Y O R

ATTEST:

Francis S. Rodriguez
City Clerk

APPROVED AS TO FORM:

Tom Farley
City Attorney

SECTION 2

MONTE VISTA NEIGHBORHOOD STATISTICS

<u>POPULATION</u>	<u>1970</u>	<u>1980</u>	<u>CHANGE</u>	<u>PERCENT</u>
Anglo Population	2,757 (63%)	3,482 (68%)	725	26%
Hispanic Population	1,507 (34%)	1,514 (29%)	7	0%
Black Population	72 (2%)	84 (2%)	12	17%
Other Population	33 (1%)	48 (1%)	15	46%
TOTAL POPULATION	4,369	5,128	759	17%

<u>HOUSING</u>	<u>1970</u>	<u>1980</u>	<u>CHANGE</u>	<u>PERCENT</u>
Number of Housing Units	2,188	2,842	654	30%
Number of Households	2,060	2,382	322	16%
Owner Occupied	880 (43%)	792 (33%)	-88	-10%
Median Value (Owner)	\$17,530*	\$62,300	\$44,770	255%
Renter Occupied	1,180 (57%)	1,590 (67%)	410	35%
Median Value (Renter)	\$89*	\$192	\$101	116%
Median Household Income	\$ 9,376*	\$13,473	\$ 4,097	44%

*Weighted Average

Source: 1980 Census

SECTION 3

MONTE VISTA MASTER PLAN SURVEY -- RESULTS OF SURVEY

ISSUE	QUESTION	CHOICES	No.	RESULTS		NOTES		
				Pct of Total	Pct of Total Who Responded			
DEMOGRAPHIC PROFILE	1. Please indicate your age bracket.	1. 20-35	20	16%	16%			
		2. 36-45	37	30%	30%			
		3. 46-55	34	28%	28%			
		4. 55 and above	31	25%	25%			
		0. no answer	0	0%	0%			
		Total	122	100%	100%			
		Total Answered	122		100%			
			2. How long have you lived in the Monte Vista area?	5. 1-5 yrs	38	31%	31%	
				6. 6-10 yrs	16	13%	13%	
7. 11-20 yrs	34			28%	28%			
8. over 20 yrs	33			27%	27%			
0. no answer	1			1%	-			
Total	122			100%	100%			
Total Who Responded	121				100%			
	6. Do you have children under 18 living at home?			20. yes	36	30%	30%	
				21. no	86	70%	70%	
		0. no answer	0	0%	-			
		Total	122	100%	100%			
Total Who Responded	122		100%					

MONTE VISTA MASTER PLAN SURVEY — RESULTS OF SURVEY

ISSUE	QUESTION	CHOICES	No.	Pct of Total	Pct of Total Who Responded	NOTES
DEMOGRAPHIC PROFILE	12. In which category are you?	36. homeowners	111	80%	93%	* 4 respondents gave 2 answers
		37. renter	5	4%	4%	
		38. business	2	2%	2%	
		39. institution	1	1%	1%	
		0. no answer	7	6%	-	
		Total*	126	100%		
		Total Who Answered	119	100%		
RELATIVE LOCATION	3. In what part of the city do you work?	9. in the neighborhood	15	12%	16%	* 3 respondents gave 2 answers
		10. inside Loop 410	24	19%	26%	
		11. outside Loop 410	15	12%	16%	
		12. downtown	26	21%	29%	
		13. other	11	9%	12%	
		R. retired	15	12%	-	
		0. no answer	19	15%	-	
		Total*	125	100%		
		Total Who Work	91	100%		

MONTE VISTA MASTER PLAN SURVEY -- RESULTS OF SURVEY

ISSUE	QUESTION	CHOICES	RESULTS		NOTES	
			No.	Pct of Total Responded		
RELATIVE LOCATION	4. If you use one of the freeways to go to work, please show which one you use most frequently.	14. IH-10 going north	10	8%	* 1 respondent gave 2 answers	
		15. IH-10 going south	4	3%		
		16. IH-37 going north	11	9%		
		17. IH-37 going south	20	16%		
		0. no answer	78	63%		
		Total*	123	100%		
		Total Who Use IH-10 or IH-37	45	100%		
		18. major consideration	82	67%		76%
		19. minor consideration	26	21%		24%
		0. no answer	14	11%		13%
Total Who Responded			122	100%	113%	
Total Who Answered			100			
EDUCATION	6. Do you have children under 18 living at home?	20. yes	36	30%	30%	
		21. no	86	70%	70%	
		0. no answer	0	0%	-	
		Total	122	100%		
Total Who Answered			122		100%	

MONTE VISTA MASTER PLAN SURVEY -- RESULTS OF SURVEY

ISSUE	QUESTION	CHOICES	RESULTS		NOTES			
			No. Total	Pct of Total Who Responded				
EDUCATION	7. If you have school age children, do you send them to	22. neighborhood public school	2	2%	6%	Note: 8 respondents without school-age children responded where they did or would send their kids (counted as "no answer"): 3 neighborhood public, 1 neighborhood private, 4-Alamo Heights or private school farther away.		
		23. private schools in the neighborhood	16	13%	50%			
		24. Alamo Hts schools or private schools which are farther away	14	11%	44%			
		0. no answer (have kids)	7	6%	-			
		0. no answer (no kids)	87	69%	-			
		Total*	126	100%	100%			
		Total Who Answered	32		100%			
		With School-Age Children						
		B. There is a committee of neighborhood people working with San Antonio Independent School District to improve our local public schools. If this committee is successful in its efforts, would you consider sending your child to public schools?		have school age children				
			25. yes	16	13%		50%	
	26. no	16	13%	50%				
	0. no answer	4	3%	-				
	no school age children							
	25. yes	15	12%	-				
	26. no	9	7%	-				
	0. no answer	62	51%	-				
	Total*	122	100%	100%				
	Total Who Answered	32		100%				
	With School-Age Children							

MONTE VISTA MASTER PLAN SURVEY — RESULTS OF SURVEY

ISSUE	QUESTION	CHOICES	No.	RESULTS		NOTES	
				Pct of Total	Pct of Total Who Responded		
POLICY	9. Would you support new city policy if it were more protective of neighborhoods, such as in a "neighborhood conservation district"?	27. yes	12	10%	11%		
		28. not sure	97	80%	89%		
		0. no answer	13	11%	-		
		Totals	122	100%			
		Total Who Responded	109		100%		
		10. Do you think that historic designation for the Monte Vista area has been	29. very beneficial	72	59%	64%	
			30. good in some ways	32	26%	28%	
			31. inadequate	9	7%	8%	
			0. no answer	9	7%	-	
			Totals	122	100%		
Total Who Responded	113		100%				
15. Do you know of any significant zoning code violations in any area of the district? (For example, multiple family in single family zones, or commercial in residential zones.)	44. yes	26	21%	27%			
	45. no	71	58%	73%			
	0. no answer	25	20%	-			
	Totals	122	100%				
Total Who Responded	97		100%				

MONTE VISTA MASTER PLAN SURVEY — RESULTS OF SURVEY

ISSUE	QUESTION	CHOICES	RESULTS		NOTES		
			No.	Pct of Total Responded			
PHYSICAL CONDITION OF NEIGHBORHOOD	11. How would restoration and improvement in the past decade be characterized on your street?	32. very noticeable	35	28%	* 1 respondent gave 2 answers		
		33. true in some cases	38	31%			
		34. not necessary because the street was already in excellent shape	27	22%			
		35. not noticeable and street needs improving	9	7%			
		0. no answer	14	11%			
		Total*	123	100%			
		Total Who Responded	109	100%			
		13. (For homeowners) Since first moved into your house, would you describe any renovation, rewiring, replumbing or remodeling as					
			40. major	52		43%	47%
			41. minor	59		48%	53%
	0. no answer	11	9%	-			
	Total	122	100%	100%			
	Total Who Responded	111					
14. (For business or office concerns in Monte Vista) Have you renovated your Monte Vista property?							
	42. yes	12	10%	44%			
	43. no	15	12%	56%			
	0. no answer	95	78%	-			
	Total	122	100%	100%			
	Total Who Responded	27					

MONTE VISTA MASTER PLAN SURVEY -- RESULTS OF SURVEY

ISSUE	QUESTION	CHOICES	RESULTS		NOTES
			No. Total	Pct of Total Who Responded	
PHYSICAL CONDITION OF NEIGHBORHOOD	18. Is your alley best described at being in	51. excellent shape	14	11%	18%
		52. fair condition	47	39%	59%
		53. dire need of cleanup	18	15%	23%
		0. no answer	43	35%	--
	Total	122	100%		
	Total Who Responded	79		100%	
MONTE VISTA HISTORICAL ASSOCIATION	16. The Monte Vista Historical Association's main service to the neighborhood has been to be	46. a vehicle for communication in the area	41	30%	34%
		47. a watchdog for zoning or permit violations	28	20%	23%
		48. an organization which promotes awareness of the district to the outside community	34	25%	28%
		3. all three	18	13%	15%
	0. no answer	17	12%	--	
	Total*	138	100%		
	Total Who Responded	121		100%	

* 16 respondents gave 2 answers

MONTE VISTA MASTER PLAN SURVEY — RESULTS OF SURVEY

ISSUE	QUESTION	CHOICES	RESULTS		NOTES
			No.	Pct of Total Who Responded	
MONTE VISTA HISTORICAL ASSOCIATION	17. Is the block captain system of the Monte Vista Historical Association working as effectively as you would want, in bringing you notices and special news?	49. yes	76	62%	79%
		50. no	20	16%	21%
		0. no answer	26	21%	-
		Total	122	100%	100%
Total Who Responded			96		
CRIME	19. Have you been burglarized	54. within the past year	22	18%	21%
		55. within the past 5 yrs	18	15%	17%
		56. not at all	60	49%	57%
		57. more than 5 yrs ago	6	5%	6%
		0. no answer	16	13%	-
		Total	122	100%	100%
Total Who Responded			105		

Compiled by Jeanette Rice, Embrey Investments, Inc. 4-11-87.

SECTION 4

ACKNOWLEDGEMENTS

1. City Council
2. Planning Commission
3. City Staff
4. Maps on pages IV and V courtesy of Bob Ashcroft, Ralph Bender & Associates
5. Information on Old (1910) Monte Vista map - page 3 - courtesy of Schnabels True Value Hardware, 4337 Mc Cullough, San Antonio, Texas, 78212
6. Drawings of Monte Vista homes by Joe Stubblefield and Richard Mogas, Architects, 1 Millrace, San Antonio, Texas 78209
7. Cover design by Lenella Meister

