

NOGALITOS

S. ZARZAMORA

COMMUNITY PLAN

PREPARED BY THE CITIZENS OF THE PALM HEIGHTS, COLLINS GARDEN, AND COLUMBIA HEIGHTS NEIGHBORHOODS AND THE CITY OF SAN ANTONIO PLANNING DEPARTMENT

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Barbara Gonzalez *Palm Heights*
Yvonne Gonzalez *business owner*
Janie Hernández *Palm Heights*
Mary Alice Klein *property owner*

Diane Lang *Palm Heights*
Anthony Lira *Palm Heights*
resident and business owner
Beatriz Mauricio *Collins Garden*
Cynthia Montez *Columbia Heights*
Sandra Rendon *Graebner Elementary School*
George Peña *John H. Wood Jr. Charter School*
Angie Pesina *Palm Heights Recreation Center*
Esther Rodríguez *Normoyle Recreation Center*
Allen Townsend *Palm Heights*
Doug Vair *business owner*
Annabelle Valle *property owner*
Gloria Vásquez *YMCA*

City Officials

Mayor

Ed Garza

City Council

Roger O. Flores, District 1
Joel Williams, District 2
Ron H. Segovia, District 3
Richard Perez, District 4
Patti Radle, District 5
Enrique M. Barrera, District 6
Julián Castro, District 7
Art Hall, District 8
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Planning Department

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Citizen Work Groups

Heart of the Neighborhood

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Arthur Campos
Dr. Della Corales
Eva Esquivel
Steven Garcia
Barbara Gonzalez
Janie Hernandez
Diane Lang
Anthony Lira
Carmen Lira
Manuel Lopez
Cynthia Montez
Patti Radle
Allen Townsend
Maria Valdez
Annabelle Valle

Getting Around Town

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Arthur Campos
Luz Tijerina Constancio
Dr. Della Corales
Steve Coronado
Eva Esquivel
Ruth Estrada
Betty Garza
Barbara Gonzalez
Mary Alice Klein
James Kropp
Diane Lang
Anthony Lira
Cynthia Montez
Linda Murray
Allen Townsend
Annabelle Valle

Citizen Work Groups

Places to Gather, Play and Learn

Porfirio Barcenas
Arthur Campos
Steve Coronado
Eva Esquivel
Barbara Gonzalez
Diane Lang
Anthony Lira
Beatriz Mauricio
Clara Peña
George Peña
Patti Radle
Gloria Rocha
Sister Lucelia Sanchez
Allen Townsend

Land Use Plan

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Robert Escobedo
Barbara Gonzalez
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Diane Lang
Norma Lopez
Loretta Mendoza
Maria Sanchez
Allen Townsend
Maria Valdez
Annabelle Valle
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Business Meeting

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Porfirio Barcenas
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Sister Mary Ann Domagalski
John Duncan
Rafael Gardila
Barbara Gonzalez
Yvonne Gonzalez
Janie Hernandez
James Kropp
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Anthony Lira
Christopher Martinez
Daniel Monreal
Cynthia Montez
Leticia Rodriguez
Sister Lucelia Sanchez
John Tapia
Allen Townsend
Doug Vair
Sam Zamarripa



Contributors

Meeting Refreshments

Dr. Della Corales
El Folklor Bakery
John H. Woods Charter School
Diane Lang and Allen Townsend
Mission Foods
Rolando Rocha
Superior Avocado and Tomato

Meeting Locations

Collins Garden Library
John Duncan—Tesoro Party House
John H. Wood Jr. Charter School
Palm Heights Recreation Center
Pan American Library
YMCA Southwestern Bell Branch

Notification

Planning Team members
Lupita Escobedo
Barbara Gonzalez
Cynthia Montez
Allen Townsend
Harlandale Fenley-Flanders ES
Harlandale Collier ES
Harlandale Columbia Heights ES
Palm Heights Baptist Church and School
SAISD Collins Garden ES
SAISD Graebner ES
St. James Church and School



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Map Disclaimer

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Plan Basics



View of downtown San Antonio from Nogalitos Street.

“We all know how lucky we are to live in this part of San Antonio. This plan can help us preserve and build on our heritage as we realize our potential.”

Allen Townsend, neighborhood resident

This chapter of the Nogalitos/S. Zarzamora Plan provides information about the planning area, its boundaries and demographics, the plan’s initiation, the community-based planning process, outreach efforts, and the implications of recognition of the plan by the City of San Antonio.

Plan Basics

The Nogalitos S./Zarzamora Community Plan is the result of a joint effort of the Collins Garden Neighborhood, the Palm Heights Neighborhood, the Columbia Heights area and the City of San Antonio's Planning Department. A comprehensive effort by the Planning Team and the community, including homeowners, residential and commercial property owners, renters, business people, church members, and school representatives involved a year of hard work.

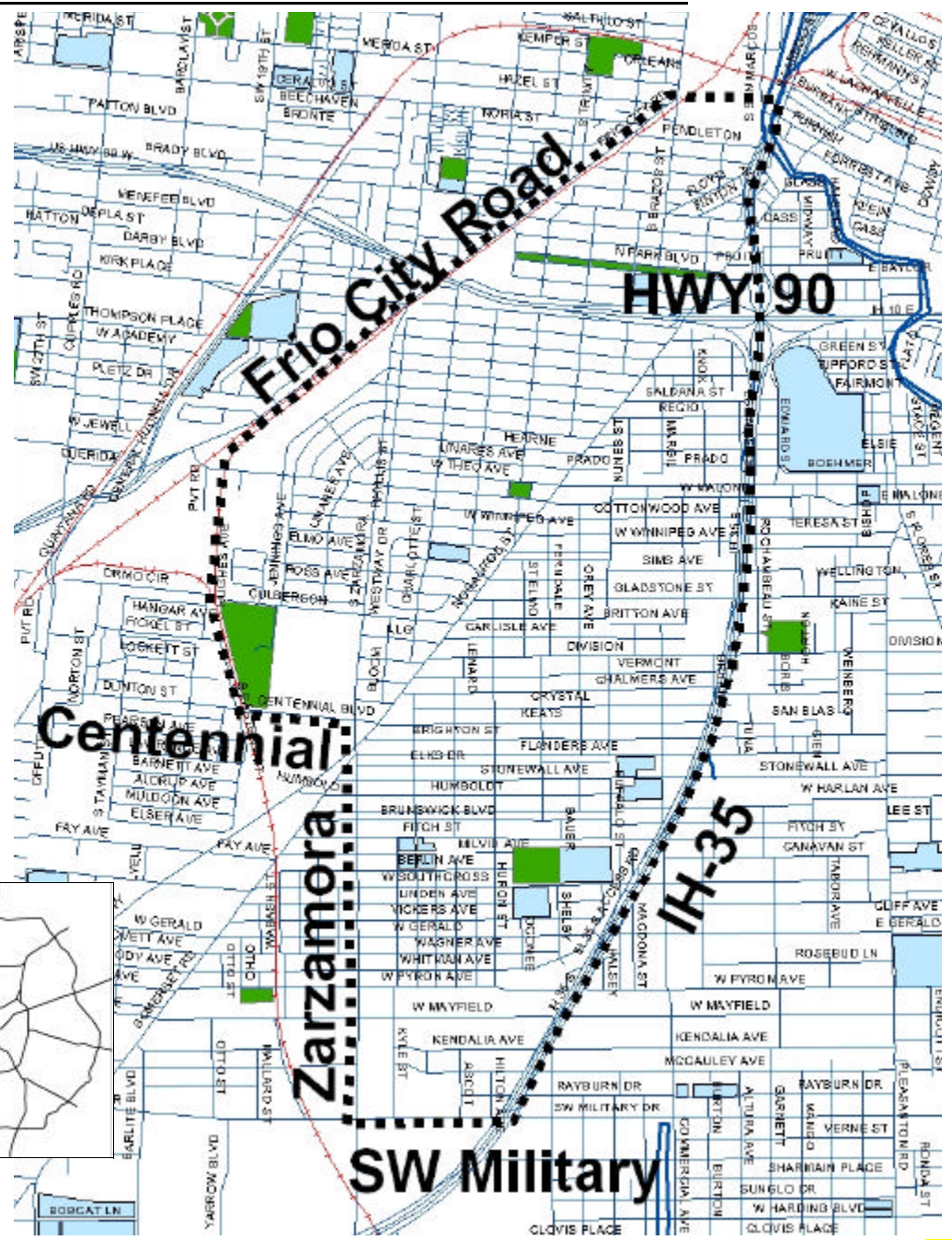
Plan Boundaries

The four square mile plan area is bounded by Frio City Road and the vacant former stockyards to the north; IH-35 to the east; SW Military Drive to the south; and Zarzamora St., Centennial Blvd., and the railroad tracks to the west.

IH-35, a divided interstate highway, forms the eastern edge of the planning area. A major interchange between IH-35 and Highway 90/IH-10 is along this edge. Four pedestrian overpasses across IH-35 connect the planning area and Leal Middle School



Pedestrian bridge over IH-35 from corner near the Pan American Library



on the west with the neighborhoods, a library and park to the east. The overpass midway between Highway 90/IH-10 and Malone Avenue is used by youths going to Burbank High School. Three other overpasses are located midway between Malone Avenue and Division Avenue, Division Avenue and Southcross Blvd., and Southcross Blvd. and SW Military Drive near Pyron. The overpass near Pyron connects the planning area with the Pan American Library just to the east of IH-35. The Texas Department of Transportation is considering the removal of these three southernmost overpasses in conjunction with improvements to the highway scheduled for late 2005 or 2006.

A short section of SW Military Drive between IH-35 and Zarzamora Street forms the plan's southern boundary. Military Drive is a seven-lane primary arterial (type A) with three lanes in each direction and a center two-way-left-turn lane. South Park Mall is just outside the planning area on the south side of Military Drive.

Zarzamora Street is the western boundary of the planning area until it reaches Nogalitos Street.



John H Wood Charter School sign at St. Francis Academy

This section of Zarzamora Street is a seven-lane primary arterial (type A) with three lanes in each direction and a center two-way-left-turn lane. Just north of Nogalitos Street at Centennial Blvd. the plan boundary turns west for a short distance until it turns north at the Union Pacific railroad tracks along the border with East Kelly USA. Industrial warehouses are on the south side of Centennial and two private school campuses are on the north side. St. Francis Academy is being used by the John H. Wood Jr. Charter School (high school), and St. Anthony Academy has an early education program.

The Southern Pacific Railroad tracks turn at Frio City Road, which runs diagonally SW to NE on the northern edge of the planning area. Major industrial uses line the railroad tracks until they reach Zarzamora Street. Frio City Road is a four lane secondary arterial (type B) road. A utility right-of-way and Union Pacific Railroad tracks run alongside the southeast side of Frio City Road on an elevated grade. Although the streets in the Collins Garden neighborhood have access over the tracks, this creates a barrier between the neighborhoods on either side of the tracks.



Zarzamora Street looking north near Centennial

The vacant property owned by the San Antonio Housing Authority that was previously part of the stockyards is the northern edge of the planning area. It is located behind the houses on Pendleton Avenue.

After crossing Nogalitos Street, Zarzamora narrows to a four to five lane primary arterial (type B) with wide shoulders. It is lined with commercial uses on the east side of the street and mostly residential on the west side.

Southcross Blvd., a four-lane secondary arterial (type A) and Division Avenue, a four-lane secondary arterial (type B) run east-west through the planning area. They both are primarily residential streets with a few commercial properties. Leal Middle School, Collier Elementary School and the YMCA Southwestern Bell Branch are located on Southcross Blvd.



Leal Middle School sign

Nogalitos Street, a commercial corridor running diagonally through the planning area, connects the three neighborhoods participating in the plan.

Highway 90/IH-10, cuts through the planning area dividing Collins Garden neighborhood to the north and Palm Heights neighborhood to the south. Collins Garden was developed primarily in the 1920s and 1930s. The Palm Heights neighborhood began to develop in the 1920s which continued in the 1930s and 1940s. The Columbia Heights neighborhood, south of Division Avenue, developed later in the 1940s and 1950s.

Why create a plan?

Created by neighbors, businesses, neighborhood associations, community organizations, churches, schools, vacant property owners, and other interested groups, the Nogalitos/S. Zarzamora Community Plan is a blueprint for action. By setting goals, objectives and action steps, the community creates a vision for the future and identifies the steps needed to reach its goals. This plan organizes many of the neighborhoods' ideas into a single document that can be shared with residents, potential community partners, and investors. Although there is no financial commitment for implementation from the City of San Antonio or identified partnering agencies, the Nogalitos/S. Zarzamora Community Plan will be used as a guide for decision making.

Planning Area Demographics

The Nogalitos/S. Zarzamora neighborhoods cover four square miles (2,600 acres) and are home to about 28,000 residents in 8,500 households accord-

ing to the 2000 U.S. Census (see Appendix B). This was an 11% decrease in population and a 7% decrease in households since the 1990 census.

According to the 2000 census, residents in the area are approximately 95.6% Hispanic, 3.5% Anglo, 0.3% African American and 0.6% other ethnicities.

The median age of people living in the Nogalitos/S. Zarzamora planning area is slightly lower than the median age of San Antonio residents. It has increased over the years from 25.7 in 1980 to 29.6 in 1990 to 31.8 in 2000. The median age of San Antonio residents also has increased from 27.1 in 1980 to 29.8 in 1990 to 32.2 in 2000.

In 2000, the Nogalitos/S. Zarzamora area median household income of \$26,110 was 39% below the city's average of \$36,214. The 2000 median owner occupied home value in the Nogalitos/S. Zarzamora area was \$38,190 which is 56% of the city's median owner occupied housing value of \$68,800.

According to the 2000 census, approximately 52% of the residents over 25 years old in the planning area did not finish high school compared to 25% citywide. In the Nogalitos/S. Zarzamora area, 44% of the residents over age 25 completed high school or have had some college classes compared to 53% for the entire city. Approximately 4% of Nogalitos/S. Zarzamora residents have a college or graduate degree compared to 22% citywide.

Getting Started

The Palm Heights neighborhood successfully submitted a 2002 application to request the Planning Department's assistance in developing a community plan. In October 2003, the Planning Department began meeting with the Nogalitos/S. Zar-

zamora Planning Team to develop a Memorandum of Understanding. The Planning Team (see Acknowledgments) is composed of representatives of the neighborhoods, businesses, schools, churches, and community organizations. The Memorandum of Understanding detailed both the Planning Team's and the Planning Department's responsibilities for the completion of the plan.

Community-Based Process

The Nogalitos/S. Zarzamora Community Plan was developed following the guidelines set out in the *Community Building and Neighborhood Planning Program* (adopted by City Council in October 1998).

A Kickoff Celebration was held December 6, 2003 to introduce the community to the purpose of creating a neighborhood plan and the proposed timeline and tasks for plan completion. The Burbank High



Plenty of food for all at the Kick-off event, Dec. 2003

School and St. James School dance teams provided enthusiastic entertainment, and lunch was hosted by the Planning Team.

In January 2004, two public meetings were held (one on a week night, one on a Saturday morning) to give everyone in the community a chance to talk about the planning area's strengths and weaknesses.

In March, 2004, another public meeting was held to review the ideas collected in the January meetings. Also during March, a survey in both English and Spanish was distributed through the schools and the two local libraries. Community stakeholders, including residents, business owners, church representatives, school officials, vacant land owners, community organizations and other interested groups were invited to attend all public meetings and offer their input into the planning process.



Small group work session during the January public meeting

During April and May, four workshops were held for stakeholders to participate in creating a vision for the neighborhood's future. Three half-day



Workshop participant indicates his preferences.

workshops covered the topics Heart of the Neighborhood; Getting Around Town; and Places Where We Gather, Play and Learn. An evening workshop was held to develop the Future Land Use Plan. Two additional evening work sessions were held to discuss ideas with the Fire and Parks Departments, the Texas Department of Transportation and the Metropolitan Planning Organization. Goals, objectives and action steps were developed and are presented in the plan chapters. The groups worked with "experts" to develop achievable and implementable steps for community improvement (see Appendix B).

A meeting was held in June for the business owners, property owners and their representatives, and neighborhood representatives to review the Land Use Plan and ideas concerning the economic redevelopment of the planning area.

During August 2004, relevant City of San Antonio Departments had an opportunity to review the plan for consistency with city policies. The lead part-



Participants work on writing goals at a workshop

ners and proposed partnerships, as well as other relevant agencies, also were asked to review and support the goals found in the plan.

A final draft of the plan was presented in September at a community open house for additional public review and comment before being presented to Planning Commission and City Council. Upon adoption of the plan, a community celebration will be held to gather support for implementation.

Community Outreach

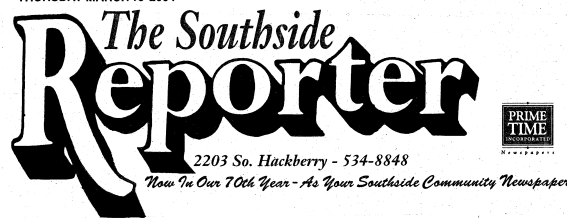
The Planning Department, together with the planning team, worked to encourage participation in the neighborhood planning process. In addition to the mailing list of more than 1,000 neighborhood stakeholders, meeting attendees, and vacant and commercial property owners, 10,000 flyers were inserted in the *Southside Reporter* and delivered to area residents and businesses. Planning Team volunteers distributed posters and flyers to local businesses. Posters and flyers were posted at the Pan American Library, Collins Garden Library, Palm Heights Recreation Center, Normoyle Recreation Center, and the YMCA.

Flyers were given to nine local churches to distribute to their parishioners.

Approximately 3,400 flyers were sent home with the children who attend Collins Garden, Graebner, Fenley-Flanders, Collier and Columbia Heights Elementary Schools. An additional 470 flyers were sent home with children who attend St. James and Palm Heights Baptist private schools.

Press releases were sent to all area newspapers for each public meeting. The *Southside Reporter* had several front page stories about the plan.

THURSDAY MARCH 18 2004



Future Vision For The Nogalitos/ S. Zarzamora Community

Second
public meeting

Article on front page of Southside Reporter, March 14, 2004

Recognition by the City of San Antonio

After a final community open house in September, the Nogalitos/S. Zarzamora Community Plan was forwarded to the Planning Commission for consideration. The Planning Commission reviewed the document to ensure the Nogalitos/S. Zarzamora

Community Plan is inclusive, consistent with city policies and an accurate reflection of the community's values.

After the Planning Commission recommendation, the plan was presented to City Council for adoption as a component of the City's Master Plan. An approved plan is used by city departments, boards and commissions as a guide for decision making. Key projects may be selected from the plan to be included in the Annual Improvement Project Report. This report is recommended to City Council as a part of the budget process, although there is no guarantee of funding.

Consistency with Other Plans

The Nogalitos/S. Zarzamora Community Plan is consistent with the recommendations found in the 1997 Master Plan, the 1978 Major Thoroughfare Plan, the 1998 CRAG Final Report and the 2000 CRAG Report.

The plan also is supported by the following Master Plan Goal:

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

Plan Contents

The Plan Summary chapter reviews the neighborhood's goals and objectives for community improvement.

Each of the following three chapters of the plan: Heart of the Neighborhood, Getting Around Town, and Places Where We Gather, Play and Learn, include the goals, objectives, action steps, lead part-

ners, proposed partnerships and proposed funding sources to achieve the neighborhoods' desired vision. These were developed at workshops where community members were assisted by city staff and agency representatives (see Appendix B).

Lead partners are groups who will begin the work of developing the partnerships necessary to implement the action steps. Lead partners will serve as coordinators to bring together the groups needed to achieve the proposed action. An initial listing of these groups is included under proposed partnerships. Potential funding sources for the action steps also were identified. The community can approach these funding sources once the work of coordination is complete.

The Taking Action chapter describes the groups that will oversee the work of implementation. The Measuring Our Success chapter describes indicators the neighborhoods will use to judge progress toward the community's goals.

Plan Summary



Flag Day parade in Palm Heights, June 2004

This chapter of the Nogalitos/S. Zaramora Community Plan is a summary of the Goals and Objectives in the Plan. It can be reproduced and distributed as a brochure that promotes the community's vision for the future of its neighborhoods.

The Nogalitos/S. Zaramora Community Plan includes four basic elements or chapters: Heart of the Neighborhood, Getting Around Town, Places

to Gather, Play and Learn, and Taking Action. The following text provides a summary of plan goals and objectives for each element. The SWOTs (Strengths, Weaknesses, Opportunities and Threats) Maps found at the end of Chapters 3, 4, and 5 graphically review community assets as well as concerns.

"During the planning process, I have attended and participated in numerous public meetings, workshops and planning team meetings to brainstorm and implement ideas, which will meet the Community Plan's overall goal of growth and prosperity within the community. I have had the privilege to work with a diverse group of individuals from various backgrounds. Our shared goal is to create a document that future generations can use as an effective tool for positive change to the community."

Arthur Campos, Planning Team



Heart of the Neighborhood



Working on a house



House on Drake

Goal 1 Housing

Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

Objective 1.1 Home Improvement and Maintenance

Encourage investment in housing rehabilitation and maintenance.

Objective 1.2 Diversity of Housing

Provide a variety of housing types that sustain all ages and economic groups.

Goal 2 Community Character and the Environment

Preserve and enhance the walkable, neighborhood-friendly character of the neighborhoods in a way that incorporates the arts and improves the environment.

Objective 2.1 Neighborhood Character and Appearance

Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.

Objective 2.2 Code Compliance

Educate residents on the importance of keeping a clean and safe environment and complying with code regulations.



Objective 2.3 A Shady, Landscaped Environment

Promote landscaping, tree-lined streets, and flowers throughout the neighborhood, as well as the benefits of limiting impervious cover.

Objective 2.4 Public Spaces That Include Art

Create public spaces and gathering places that include public art.

Goal 3 Economic Development

Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.

Objective 3.1 Diverse Businesses

Attract and support a variety of businesses in a walkable, mixed-use environment.

Objective 3.2 Business Character

Build upon the historic, walkable character of the Nogalitos corridor to create a unique place to walk for shopping, working, and relaxing.



Commercial building—Zarzamora Street



Commercial building—Nogalitos Street (north)



Commercial building—Nogalitos Street (south)



Getting Around Town



Bike lane—Nogalitos near Division Avenue



Bus shelter—Zarzamora St. at Centennial Blvd.

Goal 4 Multi-Modal Transportation System

Provide an interconnected, coordinated, efficient, and aesthetic transportation system that is accessible to all throughout the community.

Objective 4.1 Pedestrian Mobility

Enhance the pedestrian environment to encourage residents to walk to commercial centers, schools, parks and all parts of the community.

Objective 4.2 Bicycle Mobility

Develop a functional and well-connected network of bicycle lanes and trails that connect important destinations.

Objective 4.3 Roadway Aesthetics

Enhance and beautify streets and parking areas. (Also see objective 2.4)

Objective 4.4 Effective Mass Transit

Work with area transit agencies to improve bus service and coverage and create a transit system that is efficient, environmentally friendly, economical and aesthetically pleasing.



.Goal 5 Improved Infrastructure Network

Assess current infrastructure and work to develop a modern, functional, safe, well maintained and aesthetically pleasing network of streets, alleys, drainage rights of way, and utilities.

Objective 5.1 Drainage Improvements

Ensure area storm drainage and sewage infrastructure is well maintained and meets the community's needs in an environmentally sensitive manner.

Objective 5.2 Street Maintenance

Provide regularly scheduled maintenance and upgrades to roadways to ensure well-lit, smooth riding surfaces on all local streets.

Objective 5.3 Traffic Calming

Enhance the street network to make it safe for all roadway users.

Objective 5.4 Street Access, Connectivity, and Alleys

Continue to utilize area alleys and encourage better street connectivity.

Objective 5.5 Public Involvement and Notice

Improve coordination and involvement in area infrastructure projects.



New sidewalks and paving on Hoover Street

Places to Gather, Play, and Learn



Playing at Jimmy Flores Park



Good Neighbor Program sign

Goal 6 Open Space, Parks and Recreational Facilities

Support and enhance the area's parks and recreational facilities and expand programs for all ages.

Objective 6.1 Enhanced Park Facilities

Enhance and improve park facilities, green spaces, and recreation opportunities.

Objective 6.2 Parks and Open Space

Plan and develop additional open space and green linkages.

Objective 6.3 School Playgrounds

Use school grounds for recreation and involve students in caring for parks..

Goal 7 Community Safety

Improve the overall welfare of the neighborhood by ensuring safety, lowering crime rates, and minimizing hazards.

Objective 7.1 Crime and Safety

Increase the well being of the community by decreasing crime through neighborhood awareness and visible patrols.

Objective 7.2 Fire Safety

Educate the community on fire prevention and safety practices.

Objective 7.3 Animal Welfare

Educate the public on responsible pet ownership.

Goal 8 Community Facilities and Programs

Expand community facilities and programs for all ages, especially for the seniors and youth.

Objective 8.1 Intergenerational Community Center

Establish a one-stop community center with a multigenerational approach.

Objective 8.2 Community Programs and Services

Establish programs that provide social services for all ages.

Objective 8.3 Education and Job Training

Expand educational and job training opportunities for community members.

Objective 8.4 Library Services

Expand library services to better serve the community.



Fire Station No. 16 on Nogalitos Street



Collins Garden Library



Places to Gather, Play, and Learn continued



Public Health Clinic on Zarzamora Street

Goal 9 Community Health and Wellness

Provide and promote services that contribute to a healthy lifestyle and environment.

Objective 9.1 Environmental Contamination Cleanup

Ensure that the community has a clean and safe environment.

Objective 9.2 Health Outreach

Increase the health and wellness of the community through community outreach programs and public private partnerships.



Taking Action

Goal 10 Plan Implementation

Organize to inform the community about the Nogalitos/S. Zarzamora Community Plan and work to implement the goals, objectives, and action steps in the plan.

Objective 10.1 Organization


Form a representative coalition of community groups (schools, churches, businesses, etc.), associations, and residents to implement the plan.

Objective 10.2 Communication

Inform and educate the community about the community plan and its action steps.

Objective 10.3 Grants and Funding

Solicit funding to implement action steps in the plan.



“I liked thinking and dreaming about a neighborhood I want to live in, and HOW WE PLAN TO BUILD THAT NEIGHBORHOOD!”

Diane Lang, resident



Heart of the Neighborhood



Neighborhood home

In this chapter, the goals, objectives and action steps developed by the community address the appearance, aesthetics, and maintenance of their community, its businesses, and its housing. A major goal is to improve the variety of goods, services and employment available within the community in a

walkable, mixed-use environment that is shaded with trees and landscaping and incorporates art into every public space.

“Due to family needs, we left our old but beautiful home in the Collins Garden neighborhood in 1987. Since we left, our home has deteriorated and was severely vandalized. It broke my heart to see it in such disrepair but somehow it was difficult to part with it because of the wonderful memories of our home and our neighborhood. Becoming involved in the planning process encouraged and revitalized my desire to move back to my neighborhood. The energy and enthusiasm of all the participants made me feel that I wanted to go back to the community I was raised in and help in its development. I feel honored and proud to be part of this effort and hope to move back as soon as our home is restored.”

Annabelle Valle, property owner

Goal 1: Housing

Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

Objective 1.1 Home Improvement and Maintenance

Encourage investment in housing rehabilitation and maintenance.

ACTION STEPS:

- 1.1.1 Identify and showcase remodeled homes as examples of what can be done.
 - Publicize before and after photos of rehabilitated homes to highlight what is achievable.
 - Highlight newly renovated homes in a neighborhood newsletter.
 - Create a neighborhood calendar with photos of renovated homes and stories about how the owner accomplished the renovation.

- 1.1.2 Plan a Housing Maintenance Fair and/or hold workshops on home maintenance, landscaping and code compliance.
 - Conduct workshops on how to perform house repairs.
 - Inform attendees about how to get a home improvement loan and programs available to help with repairs.
 - Give door prizes (possibly home improvement gift certificates) and free items donated by home repair stores.



House in the planning area.

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: Local contractors, San Antonio Builder's Association

Funding Sources: Minimal cost

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: Cardinal Mortgage, Southside Credit Union, Randolph-Brooks Credit Union, San Antonio Credit Union, Frost Bank, Wells Fargo Bank, Bank One, Home Depot, MG Lumber, Guadalupe Lumber, roofing companies

Funding Sources: Minimal Cost

1.1.3 Organize a home maintenance referral “source” list of contractors, materials, and programs that neighborhood residents have found helpful and reliable.

- 1.1.4 Research low-cost financing and programs for home and property improvements for homeowners and landlords.
- Contact the Neighborhood Action Department about its housing repair programs for homeowners and landlords.
 - Educate the community about programs that are available, including reverse mortgages, green building benefits, and location efficient mortgages.

The City’s Neighborhood Action Department (NAD) offers the following house rehabilitation programs to qualifying homeowners and rental property owners.

Owner Occupied Rehabilitation

Financial assistance is available to low-income homeowners that need to renovate their home. If a home is deemed economically infeasible for repairs, the home may be reconstructed.

Owner Occupied Reconstruction

Financial assistance is available to low-income homeowners whose home has been deemed economically infeasible to be repaired and needs to be reconstructed.

Rental Rehabilitation

Offers rental property owners low-interest financing for the cost of repairs on single-family and multi-family investment rental property. The property must have structural damage to at least one major system component, include: mechanical, electrical, plumbing, foundation and/or roof. Property owners must rent the rehabilitated units to low-income families at Fair Market rates or below.

Lead Based Paint

Addresses health and safety issues related to single family units with children ages 6 and under who have been diagnosed as having elevated blood lead levels of 10 mg/DL or higher. Targeted area is within Loop 410.

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: San Antonio Builders Association, South San Antonio Chamber of Commerce, West Chamber of Commerce, Hispanic Chamber of Commerce

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Neighborhood Action Department, Enterprise Foundation

Funding Sources: No Cost



Repairing and painting a house.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Code Compliance Department

Funding Sources: No Cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: San Antonio Housing Authority

Funding Sources: No Cost

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: Local Realtors, City of San Antonio Historic Preservation Office, San Antonio Conservation Society, UTSA School of Architecture

Funding Sources: Minimal cost



House on Zarzamora

1.1.5 Hold vacant property owners accountable for maintenance. Identify owners of vacant property that is in disrepair. Write or personally contact the owners to encourage them to upgrade their property or sell it to someone who will improve the property.

1.1.6 Work with the San Antonio Housing Authority Section 8 program to assure that rental housing is maintained properly.

Objective 1.2 Diversity of Housing

Provide a variety of housing types that sustain all ages and economic groups.

ACTION STEPS:

1.2.1 Promote the neighborhood housing stock.

- Carry out an architectural survey of the area to identify quality and condition of the housing stock. Coordinate with the Planning Department's Historic Preservation Office and San Antonio Conservation Society.
- Monitor requests to demolish homes.



House on Winnipeg



House on Drake

- 1.2.2 Promote home ownership.
 - Hold quarterly homebuyers club meetings.
 - Educate homeowners on financing and constructing a new house.
 - Contact the Neighborhood Action Department about home-ownership programs and homebuyers classes.
 - Teach first-time homebuyers how to care for their homes.

- 1.2.3 Encourage quality infill housing that fits the character of the neighborhood.

The City's Neighborhood Action Department (NAD) offers the following programs to assist qualifying homebuyers.

Homebuyer Counseling

Classes are conducted in the evenings and are free and open to the general public. Staff works with families in resolving credit and budget issues so that they may be able to qualify for a mortgage at a later date. If a family cannot resolve credit issues within one year, the City will refer them to Consumer Credit Counseling Services to help overcome obstacles that may be standing in their path to homeownership.

Down Payment Assistance

Provides financial assistance to qualified families who do not exceed the gross household income of 80% of the median income adjusted for household size in accordance with HUD Section 8 Existing Income Guidelines.

- 1.2.4 Encourage the construction of assisted living and senior housing near the Nogalitos commercial corridor.

- 1.2.5 Convert unused warehouses or commercial space into housing and studios for artists.



Timeline: Mid (3 to 5 years)
Lead Partner: Nogalitos Neighborhood Coalition
Partnerships: City of San Antonio Neighborhood Action Department, Cardinal Mortgage, LULAC, Wells Fargo Bank

Funding Sources: No cost

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhood Coalition
Partnerships: San Antonio Builders Association, homebuilders

Funding Sources: No cost

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhood Coalition
Partnerships: Bexar County Alamo Area Council on Aging, San Antonio Housing Authority, Texas Department of Aging

Funding Sources: No cost

Timeline: Long (more than 5 years)

Lead Partner: Neighborhood Associations and property owners

Partnerships: Real estate agents, Arts Pace, Blue Star, Local Art Organizations

Funding Sources: Private funding

Housing converted from warehousing in downtown San Antonio

Goal 2: Community Character and the Environment

"The plan can be the shot in the arm our neighborhood needs to be as proud as it was in the beginning of our city. I pray to God He gives us all a healthy and full life to see it happen."

Barbara Gonzalez, neighborhood resident

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Planning Department

Funding Sources: No cost

Neighborhood Conservation Districts

A Neighborhood Conservation District (NCD) is an overlay zoning district that contains design standards for new development. An NCD addresses concerns about protection of neighborhood character for new residential and commercial construction. Property owners, together with Planning Department staff, develop the design standards. These standards can address such characteristics as building height, size, massing, signage, building orientation, sidewalk location, garage location, etc.

Preserve and enhance the walkable, neighborhood-friendly character of the neighborhoods in a way that incorporates the arts and improves the environment.

Objective 2.1 Neighborhood Character and Appearance

Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.

ACTION STEPS:

- 2.1.1 Investigate Neighborhood Conservation District designation as a way to protect the architectural character of the neighborhood.
- Educate residents about the benefits of becoming a Neighborhood Conservation District.
 - Identify potential boundaries of areas meeting criteria for a Neighborhood Conservation District.
 - Develop and submit an application to the COSA Planning Department when there is a call for applications.



Street character—Drake Avenue



Street character—Recio Street

- 2.1.2 Apply to the Neighborhood Action Department for a neighborhood sweep for a portion of the Nogalitos/S.Zarzamora area.

Neighborhood Sweeps

A sweep is an intensive two-week concentration of the delivery of city services to targeted neighborhoods. Once the neighborhood is identified, community meetings are conducted to assist residents in identifying priorities. Services include, but are not limited to: street repair, vacant lot clean up, brush collection and code inspections. During the 2-week period, a staffed mobile unit is stationed at each site to allow residents to meet with city personnel to voice neighborhood concerns.

- 2.1.3 Reduce visual pollution on the commercial corridors.
- Work with Development Services Department Sign Inspectors, SAFFE officers, and Code Compliance officers to enforce the sign ordinance. Request a sign ordinance “sweep.”
 - Encourage property owners to screen or relocate unsightly dumpsters, air conditioning units, etc.
 - Educate people and business owners about the sign ordinance.
 - Work to strengthen the sign ordinance.
- 2.1.4 Apply to the COSA Public Works Department to request the burying of utility lines as part of street improvement projects along the Nogalitos and Zarzamora commercial corridors.



Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Neighborhood Action Department

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Development Services Department sign inspectors, SAFFE officers, COSA Code Compliance Department

Funding Sources: No Cost

Timeline: Short (1 to 2 years) to apply

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Public Works Department

Funding Sources: No cost

Utility lines along Nogalitos

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Parks and Recreation Department restitution program, SAFFE Officers

Funding Sources: No cost

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhood Coalition, City of San Antonio Neighborhood Commercial Revitalization Program

Partnerships: UTSA School of Architecture, American Institute of Architects San Antonio Chapter

Funding Sources: Minimal cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Environmental Services Department, SAFFE Officers, City of San Antonio Neighborhood Action Department, local businesses, churches, school organizations, Keep San Antonio Beautiful

Funding Sources: Minimal cost



Volunteers at a neighborhood cleanup

2.1.5 Approach owners of businesses that need improvement and encourage them to keep their storefronts clean, lots weeded, and well kept to attract more customers and add to the quality of the neighborhood.

2.1.6 Hold a design charrette to develop concept drawings for the Nogalitos and/or Zarzamora commercial districts to address issues such as medians, turn bays, enhanced sidewalks and crosswalks, shared parking, bike lanes, gateways, and landscaping. (See 3.2.1)

2.1.7 Hold neighborhood clean-up days several times a year. One of the days can be devoted to alley clean up. Recruit residents and local businesses, including youths, to assist with clean-up endeavors and neighborhood projects. (also see 8.2.5 - recruiting to help the elderly.)

- Ask church groups to work with the neighborhoods on improvement projects.
- Work with COSA police officers to get probationers and juvenile detention youths to provide labor to help clean up graffiti, trash, alleys and neighborhood eyesores.
- Enlist the help of school organizations (student council, environmental club, etc.) and Boy and Girl Scout troops, to help in beautification projects.

Community Tool Shed

Tools available through the Neighborhood Action Department's Community Tool Shed include lawn mowers, weed eaters, chain saws, garden tools, and painting supplies. The items are available to recognized community and neighborhood-based groups and individual residents interested in completing beautification and clean-up projects in distressed communities. To qualify for use of Community Tool Shed equipment, an individual or organization must provide the following information: Name, Address, Phone Number of recognized organization/individual, point of contact for organization, description of service project to be completed (including location/address), and the number of volunteers to be coordinated. Finally, an organization or individual must submit dates and times to pick up and return tools and equipment.

For more information on the Community Tool Shed, please contact the Neighborhood Action Department at 207-2819 or via e-mail at: dcovarrubia@sanantonio.gov

Dial-A-Trailer

The Dial-A-Trailer program, jointly operated through the Environmental Services Department and Keep San Antonio Beautiful, assists neighborhood associations and non-profit groups by providing garbage trucks and staff on a first-come first-served basis for neighborhood cleanups. Call 311 to make a reservation.

Objective 2.2 Code Compliance


Educate residents on the importance of keeping a clean and safe environment and complying with code regulations.

ACTION STEPS:

- 2.2.1 Highlight one code compliance issue each month in the Southside Reporter and neighborhood newsletters.
- Assign a resident to work with the Code Compliance Department to write a monthly article to submit to the Southside Reporter and neighborhood newsletters.
 - Coordinate with code compliance officers and the police so they can concentrate on enforcing that issue that month (e.g.: junk cars, responsibility for alleys, building permit enforcement, signage regulations, parking in the front yard, responsibility for vacant buildings, house conversion without permit, zoning enforcement).
- 2.2.2 Coordinate with the City Code compliance trainer to hold a neighborhood information session on code violations.
- 2.2.3 Promote the use of the City’s 311 Citizen Call Center for reporting code violations, street problems, and safety concerns and other city information.
- 2.2.4 Establish neighbor-to-neighbor help program to assist with code compliance.
- 2.2.5 Lobby City Council members and the Mayor to increase the number of code compliance officers in San Antonio.

Call 311

311 is a simple, easy-to-remember telephone number which connects citizens with specially-trained customer service representatives who are ready to help with City service requests... Potholes, stray animals, street signs, trash collection or general City information. 311 provides access to customer service assistance 24-hours a day, seven days a week.



Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Police Department, City of San Antonio Code Compliance Department, Southside Reporter

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City Council Districts 4 and 5, City of San Antonio Code Compliance Department

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: 311, City of San Antonio Code Compliance Department, residents

Funding Sources: No Cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: Churches, Schools

Funding Sources: Minimal cost

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Code Compliance Department, City Council Districts 4 and 5

Funding Sources: Minimal cost



Objective 2.3 A Shady, Landscaped Environment

Promote landscaping, tree-lined streets, and flowers throughout the neighborhood, as well as the benefits of limiting impervious cover.

ACTION STEPS:

- 2.3.1 Educate residents on limiting impervious cover such as building a deck rather than a concrete patio, or having a decomposed granite or gravel driveway.
- 2.3.2 Educate residents and business owners on the benefits of landscaping and ways to improve trees and vegetation on their properties.
 - Distribute educational materials to inform residents and business owners about the benefits of landscaping options.
 - Recruit a nursery professional or a master gardener to hold workshops on landscaping techniques, proper planting procedures, and landscape maintenance.
 - Include information on the effect of shade on comfort and utility costs. Encourage businesses to install awnings on their buildings. Educate residents on the best locations for trees to shade their houses.
- 2.3.3 Develop a landscape master plan for the Nogalitos and/or Zarzamora commercial districts that includes areas designated for tree planting.
 - Encourage business owners to landscape their properties with trees, drought tolerant plants and flowers, especially along the street and in parking areas.
 - Arrange to purchase flowering plants and trees from a nursery at a discounted price and make them available for purchase by businesses.
 - Obtain funding or donations to plant flowers and trees along vacant lots and public property.

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: Sustainable Building Coalition, AGUA (Aquifer Guardians in Urban Areas), Smart Growth Coalition

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations; Nogalitos Neighborhood Coalition (Environmental Committee)

Partnerships: City of San Antonio Arborist, Solar San Antonio

Funding Sources: No cost

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhood Coalition (Business Committee)

Partnerships: TxDOT, City of San Antonio Public Works Department, American Society of Landscape Architects, San Antonio Trees, City of San Antonio Arborist, Texas Forest Service

Funding Sources: Minimal cost, donations



Sponsored flower planting

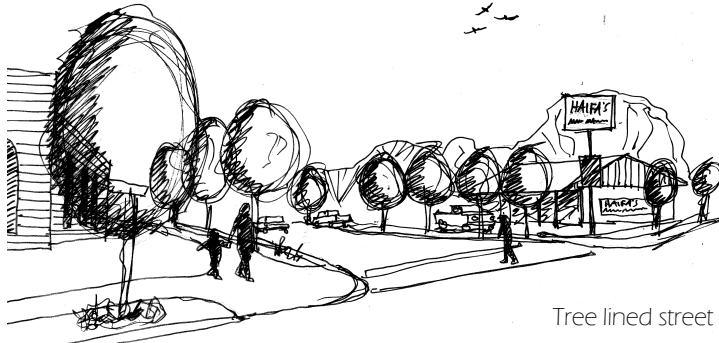


Street trees on Main Street





2.3.4 Research programs that provide tree and landscaping grants and apply for funding.



Tree lined street

2.3.5 Recognize and showcase residents and businesses that plant trees in parking lots or beautify their properties.

- Write an article on improvements and submit it to local newspapers such as the Southside Reporter for publication.
- Write an article each month that showcases a charming yard in the neighborhood. Submit to the Southside Reporter and neighborhood newsletter for publication.
- Solicit donated plants, gift certificates, or other rewards for owners of exemplary landscapes. Have a yearly “neighborhood improvement” award that recognizes the most improved business and residential landscapes.
- Recognize improved businesses and residential landscapes on the Districts 4 and 5 public access TV shows.

2.3.6 Approach home improvement centers to donate landscape materials, plants, and flowers for public spaces and bus stops.

2.3.7 Work to strengthen the tree and landscape ordinances and modify Texas laws on “grandfathering”.



Street landscaping , Lincoln Square neighborhood,, Chicago

Timeline: Mid (3 to 5 years)
Lead Partner: Nogalitos Neighborhood Coalition
Partnerships: San Antonio Trees, City of San Antonio Arborist, Keep San Antonio Beautiful
Funding Sources: Texas Forest Service, Keep San Antonio Beautiful

Timeline: Mid (3 to 5 years)
Lead Partner: Nogalitos Neighborhood Coalition
Partnerships: Media, La Prensa, Southside Reporter, Districts 4 and 5
Funding Sources: No cost

Timeline: Short (1 to 2 years)
Lead Partner: Nogalitos Neighborhood Coalition
Partnerships: VIA, CPS
Funding Sources: Home Improvement Centers, United Way, local landscaping businesses

Timeline: Mid (3 to 5 years)
Lead Partner: Nogalitos Neighborhood Coalition
Partnerships: Districts 4 and 5, City of San Antonio Development Services and Planning Departments, San Antonio Trees, Smart Growth Coalition
Funding Sources: No cost





Objective 2.4 Public Spaces That Include Art

Create public spaces and gathering places that include public art.

ACTION STEPS:

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Cultural Affairs Office, City of San Antonio Public Works Department

Funding Sources: CDBG, City of San Antonio Cultural Affairs Office, local, regional and national arts organizations

Timeline: Long (more than 5 years)

Lead Partner: Nogalitos Neighborhood Coalition, Neighborhood Associations

Partnerships: City Of San Antonio Parks and Recreation Department, Local Theatre and Performing Arts Groups, University of Incarnate Word, Clear Channel Communications

Funding Sources: Private corporations, South San Antonio Chamber of Commerce, Friends of the Library Board, Parks Foundation

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition, Neighborhood Associations

Partnerships: City Of San Antonio Public Works Department, City Of San Antonio Cultural Affairs Office, Tx DOT, Association of American Railroads

Funding Sources: CDBG, City Of San Antonio Cultural Affairs Office

- 2.4.1 Encourage art in all public spaces and incorporate in all public projects. Encourage the City to allocate at least 1% of a capital project budget for art enhancements.
- Conduct an annual art contest for high school students, and display entries at pre-selected sites.



Sidewalk art, Fredericksburg Road

- 2.4.2 Build an outdoor gathering place for movies, music, and community performances at Collins Garden Park.



Sidewalk art, Blue Star

- 2.4.3 Create gateways at entrances to the community at Nogalitos Street and Zarzamora Street and Nogalitos Street and Cumberland Blvd.
- Generate ideas and community support for a gateway and welcome fountain.
 - Create a public space with a fountain to serve as an entrance to the neighborhood at Zarzamora Street and Nogalitos Street where Circle 81, the historic trolley turn-around, was located.
 - Form a committee to work toward a gateway at Nogalitos Street and Zarzamora Street that will include a fountain, lighting, and benches.



Goal 3: Economic Development

Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.

Objective 3.1 Diverse Businesses

Attract and support a variety of businesses in a walkable, mixed-use environment.

ACTION STEPS:

- 3.1.1 Create an Economic Development Council consisting of volunteers from the neighborhoods, local businesses, banks and credit unions, various Chambers of Commerce, and other interested parties to implement the economic development section of this plan.
- 3.1.2 Organize business owners along Nogalitos to form a business partnership.
 - Apply to the Neighborhood Commercial Revitalization (NCR) Partnership Program (COSA Neighborhood Action Department) for organizational and revitalization goal setting assistance along Nogalitos Street.
 - Once a Partnership Program is in place and functioning, apply to become a NCR Revitalization Project. This program includes funding for hiring an executive director, promotion of the district, technical assistance, planning, implementation assistance, and eligibility for façade improvement assistance.

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhood Coalition (Business Committee)

Partnerships: UTSA Small Business, Chambers of Commerce, Acción, Credit Union, Banks and other Lenders, San Antonio Board of Realtors

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition (Business Community)

Partnerships: UTSA Small Business, Chambers of Commerce, Acción, Credit Union & Banks, San Antonio Board of Realtors

Funding Sources: City of San Antonio Neighborhood Action Department, Neighborhood Commercial Revitalization Program

Neighborhood Commercial Revitalization Program (NCR)

The City's Neighborhood Action Department oversees the Neighborhood Commercial Revitalization Program that empowers community groups to restore productivity of underused neighborhood urban retail and business areas. Applying for a NCR Partnership Project is the first step in becoming an NCR Revitalization Project. Partnership Projects work with the business and neighborhood community with assistance from NCR staff to become better organized (establish committees, hold regular board, committee and community meetings), increase capacity (prepare a mission statement and work plan, assign tasks, establish timelines and set goals), complete a district assessment (inventory businesses in the area) and develop a vision and consensus building. Once progress on these items has been made an invitation to apply for a Revitalization Project will be offered. Community groups can be recognized as a Partnership Project for up to 3 years. In addition to technical assistance \$5,000 is available to assist in organizational development as well as up to \$15,000 for a consultant prepared market study. In order to achieve the goals of a Partnership Project volunteers must be willing to work hard with other stakeholders and understand that change does not happen over night but rather over the course of time.

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Neighborhood Action Department, Hispanic Chamber of Commerce, South San Antonio Chamber of Commerce, West San Antonio Chamber of Commerce

Funding Sources: Neighborhood Commercial Revitalization (NCR) Program

Timeline: Mid (3 to 5 years)

Lead Partner: City of San Antonio Neighborhood Action Department

Partnerships: South San Antonio Chamber of Commerce, UTSA Small Business Development, Acción, San Antonio Economic Development Foundation

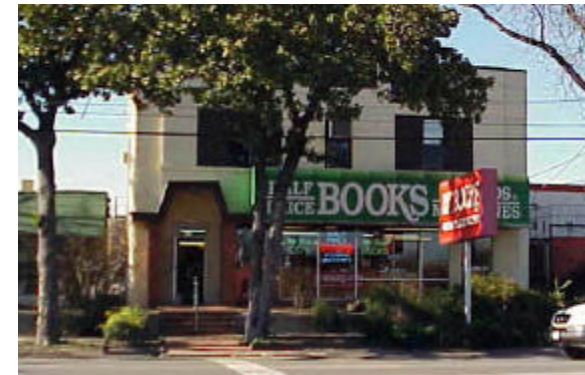
Funding Sources: Neighborhood Commercial Revitalization Program

- 3.1.3 Develop an inventory of existing businesses, buildings and available square footages.
- Create, publish and distribute a directory of businesses within the community.
 - Encourage new businesses to use local services such as communications, bookkeeping, and print shops.
 - Track customer counts and trends in order to better market and recruit businesses in the corridor.

- 3.1.4 Identify what types of businesses are needed and not present. Assess what goods and services are needed/wanted by the community.
- Conduct a community survey to determine what businesses the community desires and will support. (coffee shop, bookstore, print shop, hotel)
 - Discourage any additional of auto related businesses, bargain stores and flea markets in the area. Ensure that bars are appropriately located.
 - Encourage a mix of various sized stores, shops, businesses and facilities that provide all needed goods, services and entertainment (large retailers, department stores, specialty stores, small “mom and pop” businesses, computer/technology stores, coffee shops, book stores, movies, upscale restaurants, mid-priced hotels, exercise facilities).



Vacant building on Zarzamora



Example of desired business



New business on Nogalitos



- 3.1.5 Identify vacant, deteriorated and/or available property. List by street address, condition, and neighborhood.
- Contact property owners to assist them in improving and/or marketing their property for sale.
 - Contact owners who have recently acquired commercial property and inquire about their plans for the commercial property.

- 3.1.6 Research, utilize and promote programs and incentives that help new businesses.
- Showcase existing programs that provide technical assistance and affordable loans for capital upgrades and startup costs.
 - See <http://www.sanantonio.gov/incentives/> for information on City of San Antonio incentives.
 - Contact the UTSA Small Business Development Center, the City of San Antonio South Texas Business Fund (<http://www.sotexbizfund.com/>), Acción, and other agencies that help small businesses.
 - Hold an economic summit to bring resources together at one place and time.
 - Hold small business seminars to help build business capacity.



- 3.1.7 Pursue marketing opportunities for the area.
- Work with various Chambers of Commerce to explore business options.
 - Work with the media to promote the area.
 - Develop a network between neighborhoods, churches and the business community.

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations, City of San Antonio Neighborhood Action Department

Partnerships: Chambers of Commerce, Nogalitos Neighborhood Coalition (Business Committee), San Antonio Development Agency

Funding Sources: No cost

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Neighborhood Action Department, UTSA Small Business Development Center, South Texas Business Fund, Small Business Association (SBA), Service Corps of Retired Executives (SCORE)

Funding Sources: City of San Antonio Neighborhood Commercial Revitalization Program

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Nogalitos Neighborhoods Coalition (Business Committee)

Partnerships: Hispanic Chamber of Commerce, South San Antonio Chamber of Commerce, West San Antonio Chamber of Commerce, South Division of the San Antonio Greater Chamber of Commerce, San Antonio Business Journal, San Antonio Express News, Southside Reporter, City of San Antonio Economic Development Department

Funding Sources: Public and Private funds



Timeline: Mid to Long (3 to 7 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Neighborhood Action Department, City of San Antonio Economic Development Department, South San Antonio Chamber of Commerce

Funding Sources: Tax Increment Funding (TIF)

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, City of San Antonio Development Services (Zoning) Department

Partnerships: City of San Antonio Planning Department

Funding Sources: No cost

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Neighborhood Action Department, Metropolitan Planning Organization (MPO)

Funding Sources: Neighborhood Commercial Revitalization Program (if chosen as an NCR area), Bonds, VIA, Community Development Block Grant (CDBG) funds

3.1.8 Actively work with the San Antonio Housing Authority (SAHA) to develop the vacant land portion of the old stockyards, as a mixed-use “Shop-yards”, similar to the Quarry Market and the West End in Dallas.

3.1.9 Monitor zoning cases for consistency with the community wants/needs assessment and the Land Use Plan.

- Form a zoning/land use committee that will monitor the Planning Commission and Zoning Commission agendas for cases in the Nogalitos/S.Zarzamora area.
- Attend Planning Commission and Zoning Commission hearings to ensure proposed plan amendments and rezoning conform to the Land Use Plan.

View City Board and Commission Agendas

Access the web at home or a library and go to www.sanantonio.gov/dsd

View various agendas under the “Boards and Commissions” menu.

Mechanical Board

Electrical Board

Board of Adjustment

Home Improvement Board

Planning Commission

Zoning Commission

If you click on “Zoning Commission,” you are able to view the final staff recommendations on zoning cases.

Objective 3.2 Business Character

Build upon the historic, walkable character of the Nogalitos corridor to create a unique place to walk for shopping, working, and relaxing.

Also see Goal 2 – Community Character and the Environment

ACTION STEPS:

3.2.1 Create a unique character for Nogalitos targeting the area from IH-35 to Zarzamora.

- Develop design standards for streetscape enhancements such as gateways, signage, distinctive street banners, planters, bus benches and shelters that create a unique urban corridor.
- Promote this unique character to the City Council, developers, and new businesses.
- Develop a corridor design for the physical refurbishment of Nogalitos that includes improved sidewalks, pedestrian-friendly intersections, street tree plantings, traffic calming devices, landscaping, bike lanes, bus facilities, and distinctive lighting. (See 2.1.6)



Street character—Desired infill buildings



Example of new building, Reston, Virginia



Example of new building, Uptown, Chicago

3.2.2 Promote the development of infill buildings close to the street in order to provide a friendlier pedestrian environment.

3.2.3 Promote mixed-use buildings that include residential space above commercial uses.

3.2.4 Preserve the small town feeling of the neighborhood commercial areas by encouraging neighborhood-friendly businesses within walking distance of residences. Ensure pedestrian access to these areas and general neighborhood walk ability. (see Objectives 2.4 and 4.1)

3.2.5 Recruit business owners and neighborhood volunteers to hold a business corridor clean-up and graffiti-paint-out day. (See 2.1.7)

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, local developers

Partnerships: City of San Antonio Neighborhood Action Department, local businesses, South San Antonio Chamber of Commerce

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Neighborhood Action Department, San Antonio Builders Association, Smart Growth Coalition

Funding Sources: No cost

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Nogalitos Neighborhood Coalition, Neighborhood Associations

Partnerships: churches, local businesses, City of San Antonio Public Works Department

Funding Sources: No cost

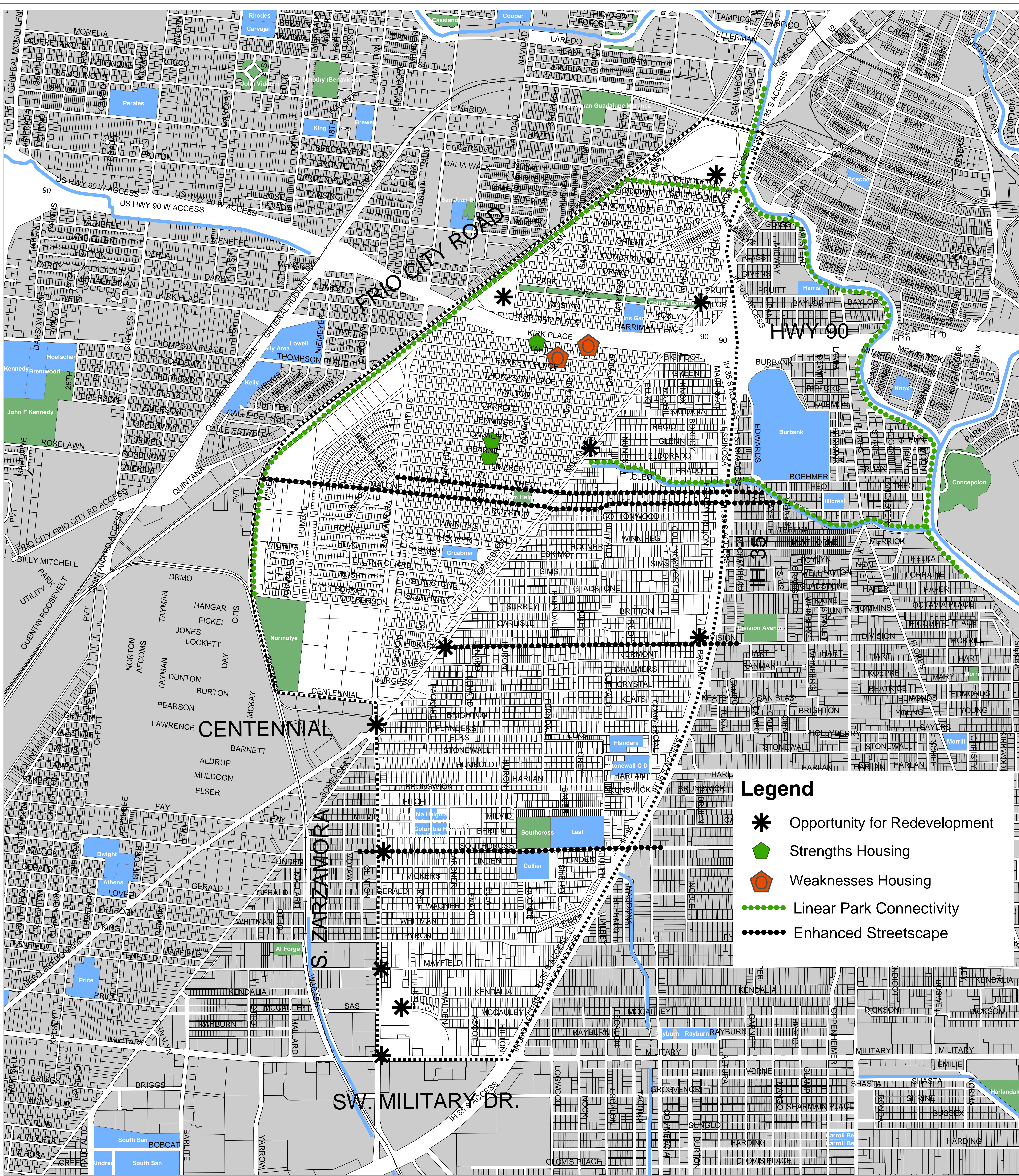
Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Neighborhood Action Department, Keep San Antonio Beautiful

Funding Sources: Minimal cost





Legend

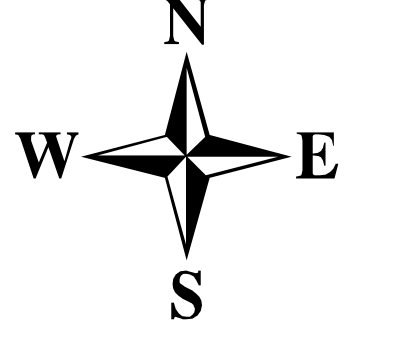
- Opportunity for Redevelopment
- Strengths Housing
- Weaknesses Housing
- Linear Park Connectivity
- Enhanced Streetscape

Nogalitos / S. Zarzamora Community Planning Area

HEART OF THE NEIGHBORHOOD SWOTS

Legend

- Nogalitos Plan Boundary
- Parks
- Public Schools
- Railroads
- Creeks



City of San Antonio
 Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204

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Land Use Plan

The Land Use Plan identifies the preferred land development pattern for the Nogalitos/S.Zarzamora Community Planning area. The location of different land uses is based on existing uses, community discussions, the May 2001 Unified Development Code (UDC) and policies from the City's *Master Plan*.

The basic land use model assumes that the most intensive types of land uses occur in clusters, or nodes, at the intersections of major thoroughfares. The east-west corridors of Southcross Blvd., Division Avenue, Theo Avenue, and Malone Avenue are envisioned as enhanced pedestrian tree-lined streets connecting IH-35 to Nogalitos Street and Zarzamora Street. The intersections of Nogalitos Street/Zarzamora Street and SW Military Drive/Zarzamora Street become major mixed-use transit oriented nodes.

A major concept of the land use plan of linking parks and green spaces with trails is indicated by the green lines on the Land Use Plan map. The 1.3 mile long Concepcion drainage creek provides an opportunity to connect Nogalitos Street with the Mission Trail along the San Antonio River. The railroad and utility easement along Frio City Road is an opportunity to connect Normoyle Park with Collins Garden Park, the development that occurs at the vacant former stockyard property, and San Pedro Creek.

Each land use classification is described in the following table.

The Planning Department will reference this Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

**Land Use
Classification**

Description

**Related
Zoning**

**Low-Density
Residential**

(single family, accessory dwellings)

Light
Yellow

Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as a granny flats, garage apartments, and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to

residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be oriented toward the center of the neighborhood and located away from major arterials.

R-20
R-6
R-5
R-4



**Medium-Density
Residential**

(single family, accessory dwellings, cottages, duplexes, triplexes, fourplexes, townhomes)

Dark
Yellow

Medium-density residential uses include the uses in the Low-Density Residential category as well as duplexes, triplexes, fourplexes, townhomes, row houses and zero lot line configurations. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities such as schools, places of worship,

and parks are appropriate within these areas and should be centrally located to provide easy access.

This form of development should be located along residential roads or collector streets and can serve as a buffer between Low-density residential and more intense land uses such as commercial structures.

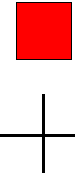
R-6
R-5
R-4
RM-6
RM-5
RM-4



Land Use
Classification

Description

Related
Zoning



High-Density Residential

(single family, accessory dwellings, cottages, duplexes, triplexes, fourplexes, townhomes, apartments, condominiums, assisted living units)

Orange

High-density residential uses include multi-family residential developments with more than four units, such as apartments, condominiums, and assisted living facilities, but can also include Low-density and Medium-density residential uses.

This form of development should be located along or in the vicinity of major arterials or collector streets, often in

close proximity to commercial and transportation facilities. This classification may be used as a transition between lower density residential uses and non-residential uses. High-density residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls, and should be located in a manner that does not route traffic through other residential areas.

RM-6
RM-5
RM-4
MF-25
MF-33
MF-40



Land Use
Classification



Description

Related
Zoning

**Neighborhood
Commercial**

(dentist, insurance, professional and non-profit offices, coffee shop, café, shoe repair, gift shop, hair salon, dry cleaners, deli, pet grooming, bakery, bed-and-breakfast; as well as residential uses, especially live/work units and residential units above retail)

Pink

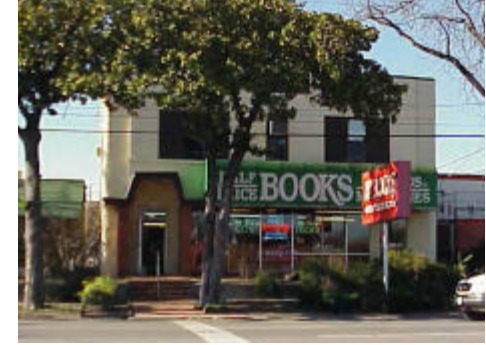
Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5000 square feet. These include less intense commercial uses with low-impact convenience, retail, or service functions. No drive-through establishments are permitted. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential units above retail, and townhouses. Examples of uses include small insurance or doctor's offices, bakery, small restaurant, convenience store without gas pumps, copy service, veterinary office, bank without drive-through, gift shops, social services, and cafes.

Community green areas with benches, trees and landscaping; small plazas; and public gathering spaces are encouraged as part of the neighborhood commercial area.

NC
C-1
O-1

Parking is encouraged in the rear of the buildings and should be appropriately buffered from adjacent residential uses through landscaping screening and lighting controls. Buildings should have a predominant percentage of windows across the ground level façades. Service yards are screened from view at the rear of the site.

Locations for Neighborhood Commercial uses include arterials and the intersection of two collectors.



Land Use
Classification

Description

Related
Zoning



**Mixed Use-
Residential/
Office/and
Commercial**



Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment.

Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A

majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access.

Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

- NC
- C-1
- C-2 P
- O-1
- O-2
- RM-4
- RM-5
- RM-6
- MF-25
- MF-33
- MF-40
- MXD
- TOD
- IDZ



**Mixed-use
Development**



Depending on the particular lot size and characteristics, some Mixed-use areas could be candidates for a Mixed-use Development. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a

quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

Development incentives that might apply to a Mixed-use project can be viewed at <http://www.sanantonio.gov/incentives/index.asp>.



Land Use
Classification



Description

Related
Zoning

**Regional
Commercial**

(Shopping malls, large hotels, home improvement centers, automotive repair shops, automobile sales, “big box” and “power center” retailers, small mini-storage facilities, large commercial landscapes companies, theater complexes, and mid to high-rise medical or office buildings)

Dark
Red

Regional Commercial development includes land uses that are automobile related or draw their customer base from a larger region, thus bringing more traffic and parking needs.

The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage.

Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use.

Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials, and are typically 20 acres or greater in size.

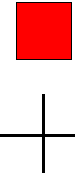
- NC
- C-1
- C-2P
- C-2
- C-3
- O-1
- O-2



Land Use
Classification

Description

Related
Zoning



Industrial

(Business park, light manufacturing, flex space, warehousing, lumber yards)



Industrial areas include a mix of manufacturing, office park and limited service/retail uses that support the industrial uses.

Industrial uses should be screened and buffered from adjacent uses and any outside storage must be screened from public view.

C-3
O-1
O-2
BP
L
I-1



Land Use
Classification

Description

Related
Zoning

**Public/
Institutional**

(Public or private school, church, museum, hospital, post office, library, fire and police stations, zoo, airport)

Blue

Public and Institutional uses provide for public, quasi-public, and institutional uses that facilitate the delivery of local, state, or national governmental or non-profit services.

Public and Institutional uses should be located where they can meet the needs of the community.



**Parks/
Open Space**

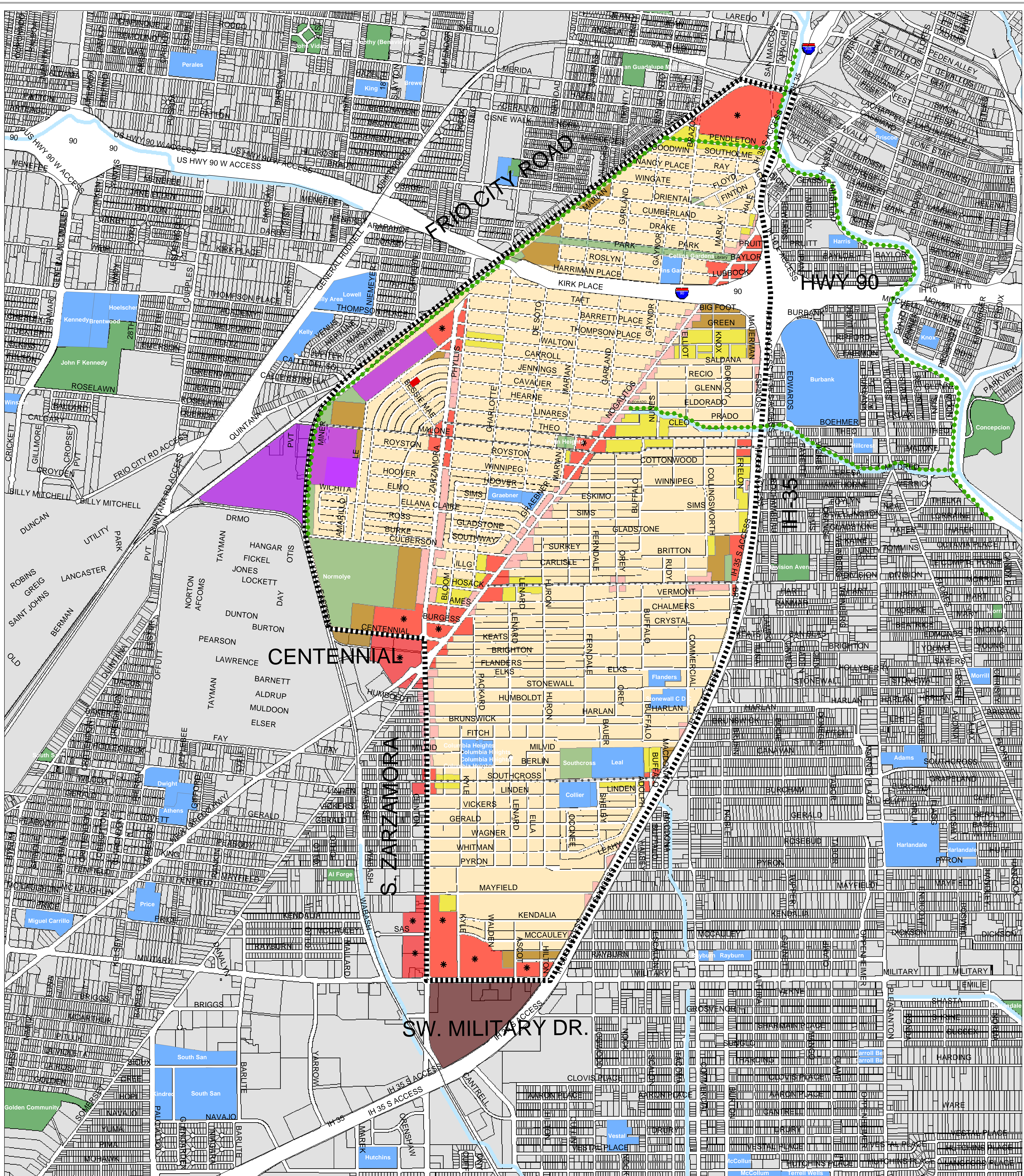
(Parks, trails, green belts, natural areas, plazas)

Green

Parks and Open Space uses include public and private lands available for active use (playgrounds, athletic fields, golf courses), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

Parks should be located for convenient neighborhood and community access.





Nogalitos / S. Zarzamora Community Planning Area

Land Use Plan

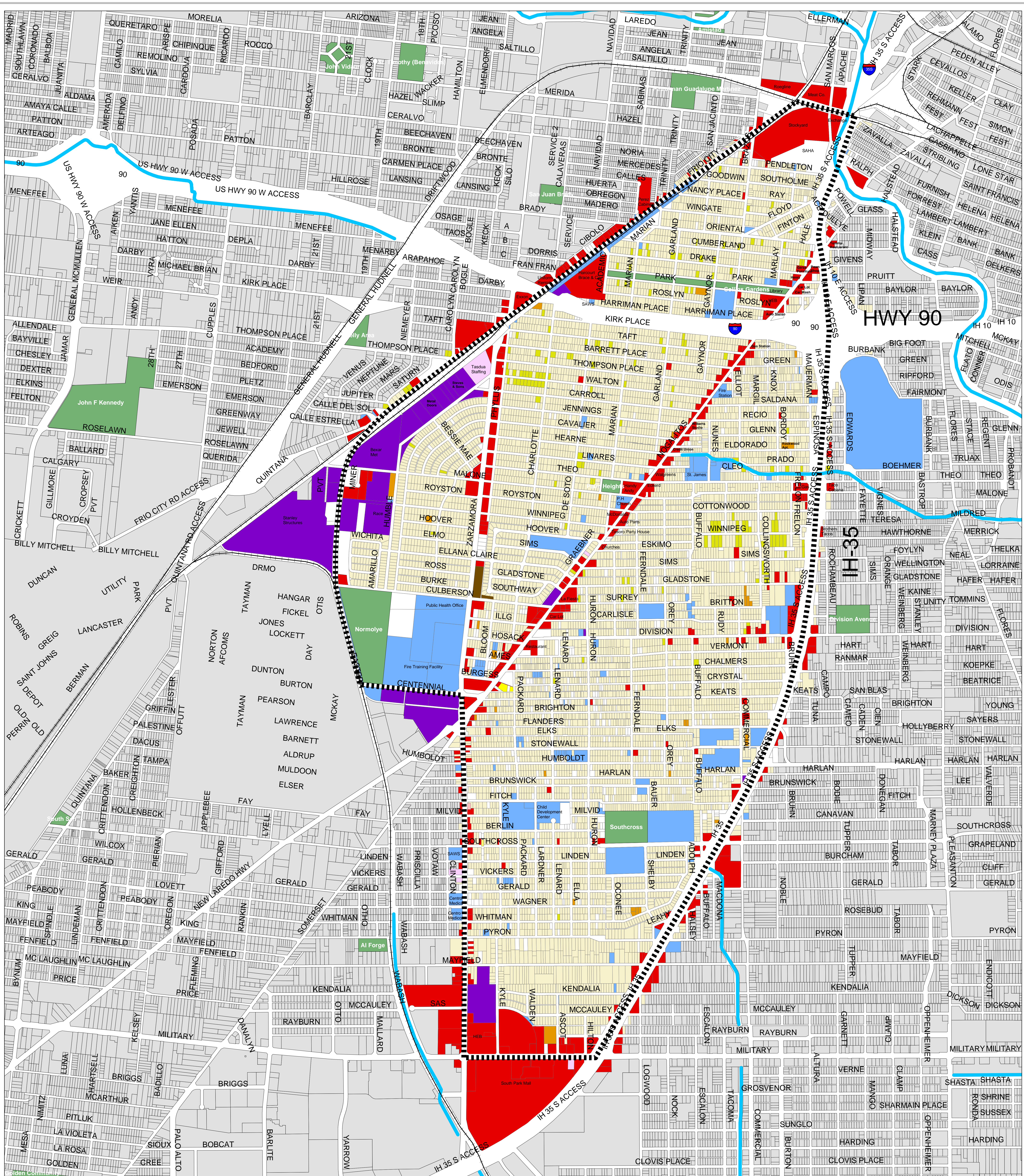
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|----------------------------|-------------------------|------------------------|--------------------------|
| Low-Density Residential | Neighborhood Commercial | Industrial | Linear Park Connectivity |
| Medium-Density Residential | Mixed-Use | Public / Institutional | Enhanced Streetscape |
| High-Density Residential | Regional Commercial | Parks / Open Space | Nogalitos Plan Boundary |
| | | | Creeks |

0 262.5 525 1,050 1,575 2,100 Feet

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Nogalitos / S. Zarzamora Community Planning Area

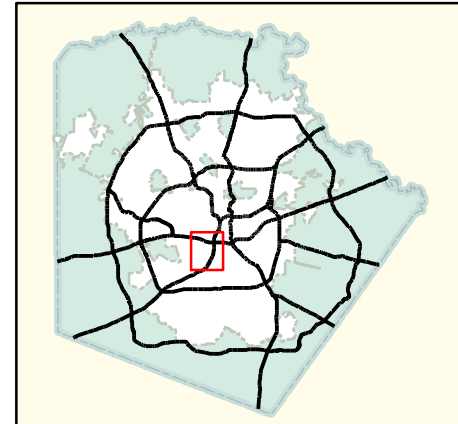
Existing Land Use

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Single Family (Low-Density) Duplex/Tri & Quad (Medium-Density) Multifamily (High-Density) Commercial Trailer Park | <ul style="list-style-type: none"> Industrial Public / Institutional Parks Office Vacant | <ul style="list-style-type: none"> Railroads Creeks Nogalitos Plan Boundary |
|---|--|--|

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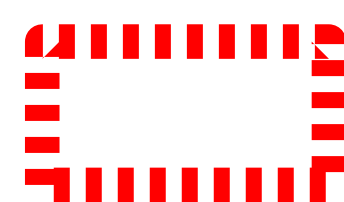
0 240 480 960 1,440 1,920 Feet

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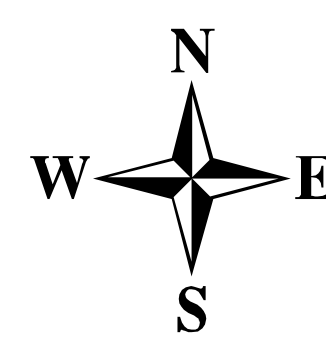


Nogalitos / S. Zarzamora Community Plan

Aerial Map



Nogalitos Plan Boundary



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Map File Location: K:\Nogalitos\AerialMap
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Getting Around Town



Bus stop on Zarzamora

The Nogalitos /S. Zarzamora Community is well-served by public transit and has a street pattern that allows for good traffic flow due to multiple routes between destinations. This chapter of the Nogalitos /S. Zarzamora Community Plan focuses on the community’s goals, objectives and action steps for enhancing the pedestrian environment, ensuring high-quality mass transit and transit

facilities, improving the bicycle network, and learning more about state highways.

The chapter also calls for maintaining the area’s drainage and sewer infrastructure, calming traffic, eliminating traffic congestion, improving street maintenance and lighting, utilizing alleys, and enhancing notification about project funding and design.

“The creation of the Nogalitos/S. Zarzamora Community Plan is designed to give this south side area hope for the future. It is the result of very hard work by every person involved. The time for this vision was long overdue and we welcome it and know that it will succeed in every detail, for us and for future generations. To assure success will require our constant vigilance, energy, and time.”

Porfirio Barcenas, neighborhood resident

See Appendix G for tabulated listing of transportation concerns.



Goal 4: Multi-Modal Transportation System

Provide an interconnected, coordinated, efficient, and aesthetic transportation system that is accessible to all throughout the community.

Objective 4.1 Pedestrian Mobility

Enhance the pedestrian environment to encourage residents to walk to commercial centers, schools, parks and all parts of the community.

ACTION STEPS:

- 4.1.1 Investigate areas in need of sidewalk/curb/crosswalk maintenance or installation.
- Discuss sidewalk/crosswalk concerns with area residents and business owners.
 - Advocate for the development of wide sidewalks with ample planting space between sidewalks and curbs.



Priority locations that need sidewalks are Zarzamora, Street Frio City Road, and Malone Avenue

- 4.1.2 Apply to the Metropolitan Planning Organization (MPO) for a walkable community workshop
- Develop a prioritized list of proposed sidewalks and sidewalk improvements.
 - Focus on major thoroughfares, routes to schools and parks, bus stops without linkages and paths to commercial areas.
 - Discuss prioritized list with city council members and the COSA Public Works Department.
 - Organize PTA and parent groups to conduct a sidewalk audit of pedestrian conditions around schools.

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Public Works Department, Metropolitan Planning Organization (MPO)

Funding Sources: Neighborhood Access Mobility Project (NAMP) funds, Safe Routes to School Program

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Planning Department, Metropolitan Planning Organization (MPO)

Funding Sources: Metropolitan Planning Organization (MPO)





4.1.3 Contact traffic operations division in the City of San Antonio Public Works Department to relocate pole signs that are in the middle of a sidewalk or to repair damaged or leaning traffic signs.

- 4.1.4 Investigate ways to improve pedestrian linkages at major streets and highways. Alternatives may include pedestrian signal heads at existing signalized intersections, pedestrian bridges and the addition of median islands.
- Priority locations are:
 - all of Nogalitos Street, especially at the intersection of Walton and Saldana Streets
 - access across IH-35 to the Pan American Library
 - Mission Trail from Nogalitos Street
 - If necessary, circulate a petition to support pedestrian improvements.



Pedestrian bridge over IH-35 at Pan American Library

4.1.5 Improve access to sidewalks and crosswalks for people in wheelchairs and pedestrians pushing baby strollers. Ensure that wheelchair users can access street crossing buttons on stop lights and provide handicapped access ramps at intersections.



Crosswalk at Zarzamora Street and Centennial Blvd.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Association

Partnerships: City of San Antonio Public Works Department

Funding Sources: Public funds (COSA Public Works Department)

Timeline: Mid to Long (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: SAISD, Harlandale ISD, Pan American Library

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Public Works Disability Access Division, Metropolitan Planning Organization, TxDOT

Funding Sources: Community Development Block Grant (CDBG), Capital Improvement Program, Bond program





Objective 4.2 Bicycle Mobility

Develop a functional and well-connected network of bicycle lanes and trails that connect important destinations.

ACTION STEPS:

Timeline: Short (1 to 2 years)
Lead Partner: Neighborhood Associations
Partnerships: City of San Antonio Public Works Department, Metropolitan Planning Organization (MPO), TxDOT, SAISD and Harlandale ISD
Funding Sources: Community Development Block Grant, Bonds, Capital Improvement Program

- 4.2.1 Form a committee to assess needs for bikeways within the Nogalitos/S. Zarzamora Community.
 - Create bike trails along drainage right of ways, especially the one along Concepcion channel that links Nogalitos to Mission Trail on the San Antonio River.
 - Consider paths to schools and parks and a route from Military Drive to downtown along Nogalitos when developing recommendations.



Opportunity for Concepcion drainage channel to become a hike and bike trail. View from IH-35 towards the west.

Timeline: Short (1 to 2 years)
Lead Partner: City of San Antonio Bicycle Program Coordinator
Partnerships: San Antonio Police Department, Metropolitan Planning Organization, Texas Department of Public Safety, City of San Antonio Public Works Department
Funding Sources: City of San Antonio, Unified Planning Work Program (UPWP)

Timeline: Nogalitos Neighborhoods Coalition
Lead Partner: City of San Antonio Public Works Department
Partnerships: TxDOT, City of San Antonio Public Works Department, Adopt-A-Street Program
Funding Sources: Public Funds, Grants

- 4.2.2 Promote biking within the Nogalitos / S. Zarzamora Community.
 - Provide education on bike safety.
 - Create and distribute a bike lane map of the neighborhood.
 - Work closely with existing bicycling organizations to promote biking and bike lanes.
 - Have bike awareness incorporated into defensive driving courses and driver training manuals.
- 4.2.3 Improve maintenance of existing bike routes.
 - Develop a regular bikeway maintenance schedule, to remove broken glass and debris.
 - Citizens can report major problems by calling 311.



Objective 4.3 Roadway Aesthetics

Enhance and beautify streets and parking areas. (Also see objective 2.4)

ACTION STEPS:

- 4.3.1 Identify priority streets for conversion to underground utilities.
- Submit a Conversion Process Suggestion Form to Public Works Department and City Council person.
- 4.3.2 Work toward improving Nogalitos and Zarzamora with medians and left turn bays, or a continuous two-way left turn lane, as well as bike lanes, landscaping and enhanced crosswalks.
- 4.3.3 Beautify and improve the safety of all underpasses with better lighting, drainage improvements, and art enhancements (especially Nogalitos under Hwy 90).
- Apply to CPS and TxDOT for lighting and drainage improvements.
 - Apply for cultural arts grants to beautify underpass with art.
- 4.3.4 Create a comprehensive aesthetic code to include trees, flowers, art, and noise abatement measures along highways.
- Engineering of all capital improvements should include public art, bike lanes, and landscaping estimates.
 - Include designers and artists in the design development process.



Nogalitos Street towards downtown..



Pleasant streetscape , Greenville, SC

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Public Works Department, Districts 4 and 5

Funding Sources: Cost to apply

Timeline: Mid (3 to 5 years)

Lead Partner: City of San Antonio Public Works Department

Partnerships: Nogalitos Neighborhood Coalition, businesses along Nogalitos and Zarzamora

Funding Sources: Surface Transportation Project funds, Hazard Elimination Safety Program funds, Transportation Enhancement Funds, Transportation Improvement Program

Timeline: Short to Mid (3 to 5 years)

Lead Partner: Nogalitos Neighborhoods Coalition

Partnerships: City of San Antonio Cultural Affairs Office

Funding Sources: Transportation Enhancement funds, Cultural arts grants

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Nogalitos Neighborhoods Coalition

Partnerships: TxDOT

Funding Sources: Green Ribbon funds, Transportation Enhancement funds

Timeline: Long (more than 5 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: TxDOT, Districts 4 and 5

Funding Sources: Green Ribbon funds, Transportation Enhancement funds

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Neighborhood Associations

Partnerships: City Public Service, City of San Antonio Cultural Affairs Office, City of San Antonio Public Works Department

Funding Sources: Grants and Public Funds

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Police Dept., City of San Antonio Public Works Department

Funding Sources: None

Timeline: On going

Lead Partner: City of San Antonio External Relations Department Intergovernmental Relations Division, City of San Antonio Public Works Dept.

Partnerships: Neighborhood Associations, TxDOT, Union Pacific Railroad, San Antonio River Authority, Metropolitan Planning Organization

Funding Sources: No Cost

- 4.3.5 Provide buffering along highways, especially IH-35 and Highway 90.
- Install trees, landscaping and fencing to screen and mitigate noise along Highway 90 and IH-35

- 4.3.6 Incorporate landscaping and public art into street improvement projects. Sidewalks should be separated from the street by a minimum three-foot planting strip with appropriate street trees.



Sidewalk art at Blue Star

- 4.3.7 Identify narrow streets that should have parking on one side of the street only. Educate residents about, and improve on-street parking regulations

- 4.3.8 Facilitate cooperation between TxDOT, Union Pacific Railroad, Metropolitan Planning Organization, San Antonio River Authority, City of San Antonio Public Works and other governmental agencies.



Examples of public art, Lincoln Square neighborhood, Chicago



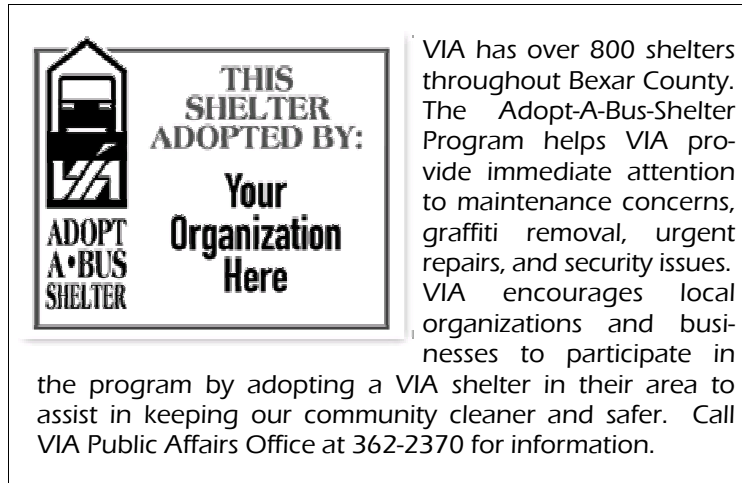
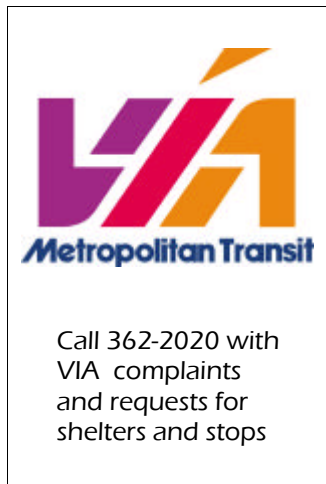
Neighborhood identification in the sidewalk, Andersonville neighborhood, Chicago

Objective 4.4 Effective Mass Transit

Work with area transit agencies to improve bus service and coverage and create a transit system that is efficient, environmentally friendly, economical and aesthetically pleasing.

ACTION STEPS:

- 4.4.1 Enhance the appearance of bus stops. Add new and improve existing bus shelters and benches.
- Develop a priority list for bus stop improvements and provide to VIA.
 - Incorporate public art into bus shelters and benches. Avoid advertising at bus stops.
 - Work with VIA to sponsor design competition with area schools to promote community and youth involvement in bus shelter and bench enhancements.
 - Recruit businesses to put bus shelters and benches on private property especially along TxDOT roads.
 - Coordinate a tree-planting project to provide shade at bus stops.



- 4.4.2 Educate community members about light rail, commuter rail and other rapid transit alternatives.
- Participate in the Austin-San Antonio Intermunicipal Commuter Rail District effort to establish a commuter rail line using Union Pacific ROW.
 - Investigate establishing light rail that connects major San Antonio destinations.
 - Encourage major transit-oriented development at the intersection of Zarzamora and Nogalitos Streets.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: VIA, City of San Antonio Cultural Affairs Office

Funding Sources: FTA Enhancement Program

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio, City of Austin, Bexar County, Travis County

Funding Sources: No cost



Timeline: Short (1 to 2 years)

Lead Partner: VIA

Partnerships: Neighborhood Associations, City of San Antonio Planning Department, City of San Antonio Development Services Department, San Antonio Builders Association, Texas State Legislators

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: VIA

Funding Sources: No cost

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Neighborhood Associations, individual bus patrons

Partnerships: VIA, City of San Antonio Planning Department

Funding Sources: No cost

- 4.4.3 Investigate passing an ordinance to request the dedication of land at major development sites for VIA bus super-stops.
- 4.4.4 Promote bus ridership to improve air quality and maintain bus routes.
- 4.4.5 Educate residents about funding for public transit - where it comes from and how it is spent.



VIA bus rider



Goal 5: Improved Infrastructure Network

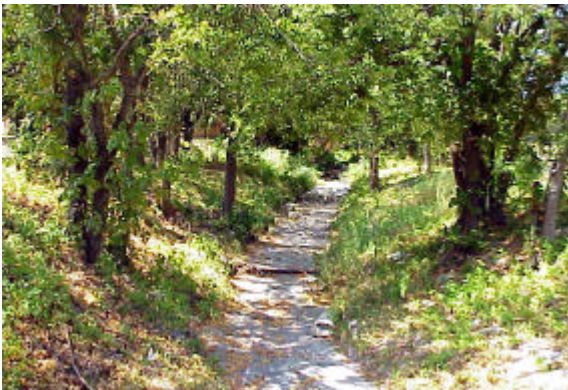
Assess current infrastructure and work to develop a modern, functional, safe, well maintained and aesthetically pleasing network of streets, alleys, drainage rights of way, and utilities.

Objective 5.1 Drainage Improvements

Ensure area storm drainage and sewage infrastructure is well maintained and meets the community's needs in an environmentally sensitive manner.

ACTION STEPS:

- 5.1.1 Improve existing drainage channels to be more environmentally friendly.
- Investigate the feasibility of constructing hike/bike trails along drainage channel, particularly the Concepcion channel from Nogalitos to the San Antonio River, which can link Nogalitos to Mission Trails.
 - Plant trees along drainage areas.
 - Encourage construction of earthen drainage channels.



Examples of natural drainage areas in Austin and Kingwood, TX

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Neighborhood Associations

Partnerships: San Antonio Trees, City Council Districts 4 and 5, Harlandale ISD, SAISD, Smart Growth Coalition

Funding Sources: Public funds, City of San Antonio Public Works Department, Grants



Concepcion drainage channel at Nogalitos



Timeline: On going

Lead Partner: Neighborhood Associations

Partnerships: SAISD, Harlandale ISD, churches, local businesses, City of San Antonio Public Works Department

Funding Sources: Bond Program, Public funds

5.1.2 Identify locations with specific drainage problems where new infrastructure or drainage channel repair is needed.

- Prioritize projects and submit to COSA Public Works Department.

Public Works keeps a top-ten priority list for drainage projects in each council district. To solve drainage problems, the down stream outfall areas must be constructed before upstream areas. In the Nogalitos area one outfall is San Pedro Creek near the stockyards.



Frio City Road drainage problem.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Public Works Department, Code Compliance Department, Environmental Services Department and City of San Antonio Police Department

Funding Sources: No cost

5.1.3 Educate neighbors about the problems caused by people who illegally dump trash, brush, or yard trimmings in drainage channels.



Objective 5.2 Street Maintenance

Provide regularly scheduled maintenance and upgrades to roadways to ensure well-lit, smooth riding surfaces on all local streets.

ACTION STEPS:

- 5.2.1 Identify all street condition problem areas (see transportation SWOTS map) and work toward implementation.
- Prioritize streets in need of improvement in the order the community wishes to see them completed.
 - Request cost estimates through the City Council Office from the Public Works Department for high priority projects. Large projects need to be divided into phases that are more likely to get funded, e.g. \$200,000 to \$800,000 budgets.
 - Monitor progress on street repairs to ensure prompt completion.

Funding Sources for Public Works Projects

Community Development Block Grant (CDBG) funds may be used for streets, drainage and sidewalk improvements.

City Bonds fund specific street, drainage and sidewalk projects identified in a public election.

Neighborhood Accessibility and Mobility Program (NAMP) money is allocated to each council district each budget year to fund sidewalk, school flasher, traffic calming, and minor street repair projects.

- 5.2.2 Partner with the COSA Public Works Department and TxDOT to develop a maintenance schedule of the streets within the area.
- Coordinate the proposed maintenance schedule with the life-expectancy of area streets.
 - Encourage utility and communication companies to coordinate with the COSA Public Works Department to avoid street cuts after recent street repairs and ensure high-quality replacement if street cuts are necessary.
- 5.2.3 Keep informed of street related capital improvement projects by beginning and maintaining a regular dialog with the area's assigned Capital Improvements Project Officer.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: SAISD, Harlandale ISD, Kelly USA

Funding Sources: No cost



Public Works project.

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Public Works Department, TxDOT

Funding Sources: Public funds

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Public Works

Funding Sources: None



Objective 5.3 Traffic Calming

Enhance the street network to make it safe for all roadway users.

ACTION STEPS:

- 5.3.1 Identify areas that experience frequent speeding such as:
- Theo Avenue
 - Malone Avenue
 - Zarzamora Street
 - Areas around schools, especially Fenley-Flanders elementary school

- 5.3.2 Request increased speed enforcement as a short-term remedy.

- 5.3.3. Identify and prioritize areas that can qualify for traffic calming measures. Consider the following alternatives:
- Narrow streets by striping lanes,
 - Add bike lanes,
 - Allow on street parking,
 - Plant street trees,
 - Re-stripe multi-lane streets to decrease the number of lanes and add bike lanes and/or a center left-turn lane,
 - Curb extensions (curb bump-outs), and
 - Chicanes, speed humps, neck downs, speed tables, and traffic circles on residential streets.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: SAISD, Harlandale ISD

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, residents

Partnerships: City of San Antonio Police Department

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition, City of San Antonio Neighborhood Action Department, TxDOT

Partnerships: City of San Antonio Public Works Department

Funding Sources: NAMP funds

Traffic calming examples

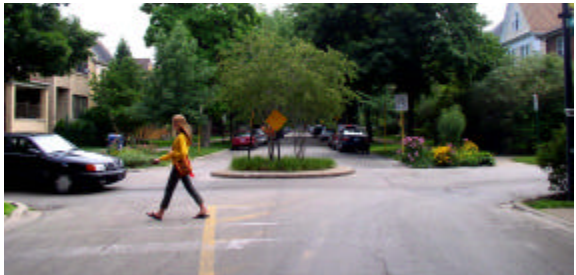


Neck down

Speed table



Traffic shuttle or chicane



Traffic circle



Objective 5.4 Street Access, Connectivity, and Alleys

Continue to utilize area alleys and encourage better street connectivity.

ACTION STEPS:

- 5.4.1 Utilize alleys for trash pick-up and as appropriate locations for underground utilities including electric, telephone, cable, gas, water, and emergency service access.
- Educate residents on the importance of using and maintaining alleys.
- 5.4.2 Encourage pedestrian access within the community and connecting to places adjacent to the planning area. Provide pedestrian access to:
- Mission Trail from Nogalitos
 - Pan American Library
- 5.4.3 Reduce traffic congestion, especially on Theo and Malone Avenues and improve connectivity within the community.
- Limit large truck traffic and assign truck routes
 - Investigate solutions to prevent cut-through traffic on Pendleton to access IH-35.
 - Improve connectivity to Saldana Street from the north by extending Maury, Elliot, or Knox Streets to Saldana.
 - Investigate ways to prevent Union Pacific train delays and traffic congestion at crossings along Frio City Road.
- 5.4.4 Request access between Highway 90 and Frio City Road or Zarzamora. (TxDOT has stated that Highway 90 is too elevated to provide access at this location.)



Truck parked on Adina Street

Timeline: On going

Lead Partner: Environmental Services Department

Partnerships: City of San Antonio Public Works Department, Time Warner Cable, City Public Service, Neighborhood Associations

Funding Sources: No cost

Timeline: On going

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Public Works and Planning Departments

Funding Sources: None

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Neighborhood Associations

Partnerships: Union Pacific Railroad, City of San Antonio Public Works Department

Funding Sources: Public funds

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: TxDOT, City of San Antonio Public Works Department

Funding Sources: TxDOT



Objective 5.5 Public Involvement and Notice

Improve coordination and involvement in area infrastructure projects.

ACTION STEPS:

- 5.5.1 Encourage the COSA Public Works Department, the MPO and TxDOT to improve communication through direct mail or emails informing area neighborhood associations and residents of:
 - fund availability for infrastructure enhancements,
 - opportunities to be involved in the project design process,
 - status reports on current projects, and
 - the scheduling cycle of regular maintenance efforts such as street sweeping.

- 5.5.2 Include community representatives in the prioritization, selection, and scheduling of traffic, street, bike, park and infrastructure projects.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Public Works Department, TxDOT, Metropolitan Planning Organization

Funding Sources: None

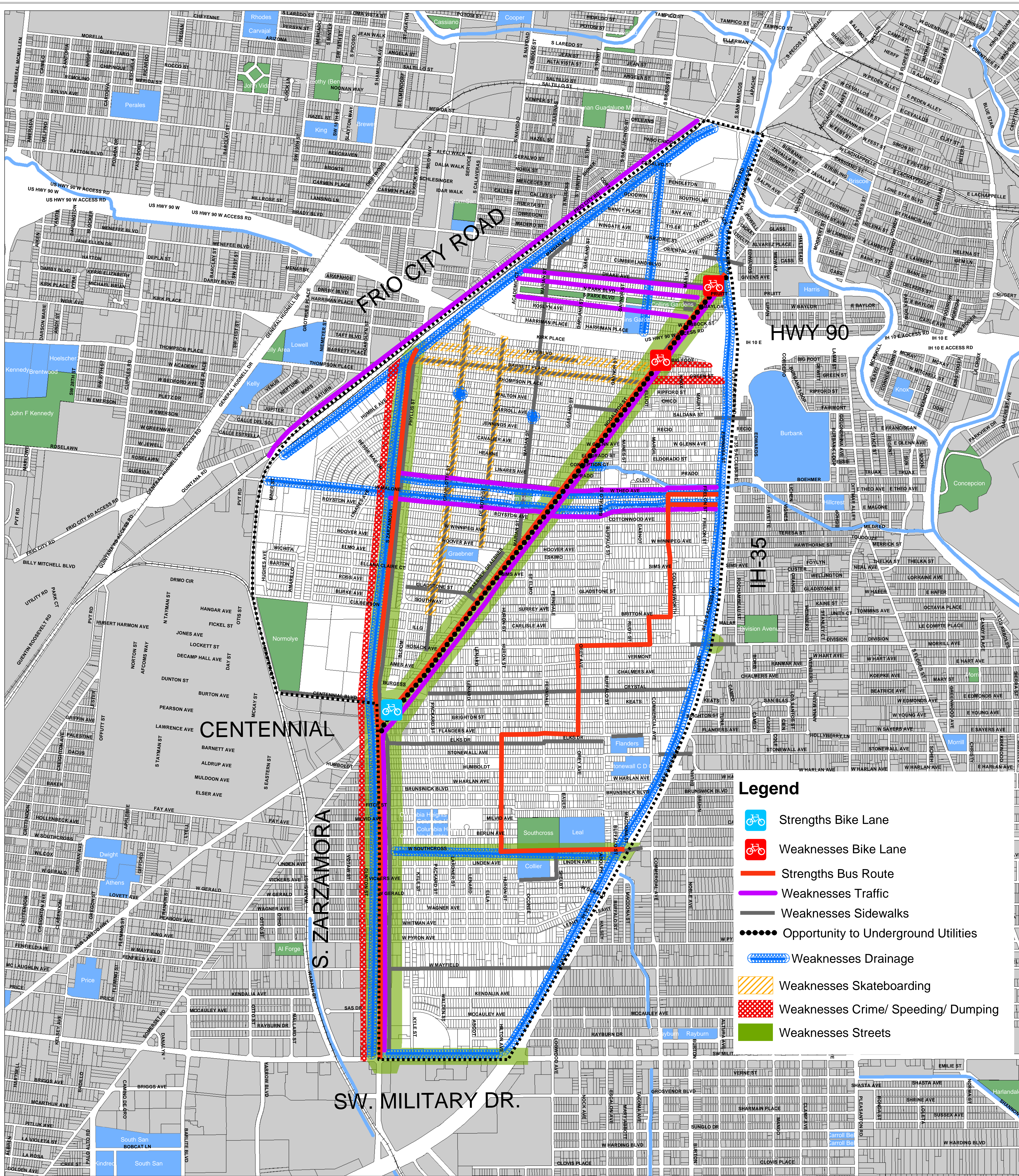
Timeline: On going

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Public Works and Parks and Recreation Departments

Funding Sources: No cost





- ### Legend
- Strengths Bike Lane
 - Weaknesses Bike Lane
 - Strengths Bus Route
 - Weaknesses Traffic
 - Weaknesses Sidewalks
 - Opportunity to Underground Utilities
 - Weaknesses Drainage
 - Weaknesses Skateboarding
 - Weaknesses Crime/ Speeding/ Dumping
 - Weaknesses Streets

Nogalitos / S. Zarzamora Community Plan

GETTING AROUND TOWN SWOTS

Legend

- Nogalitos Plan Boundary
- Parks
- Railroads
- Creeks
- Public / Institutional

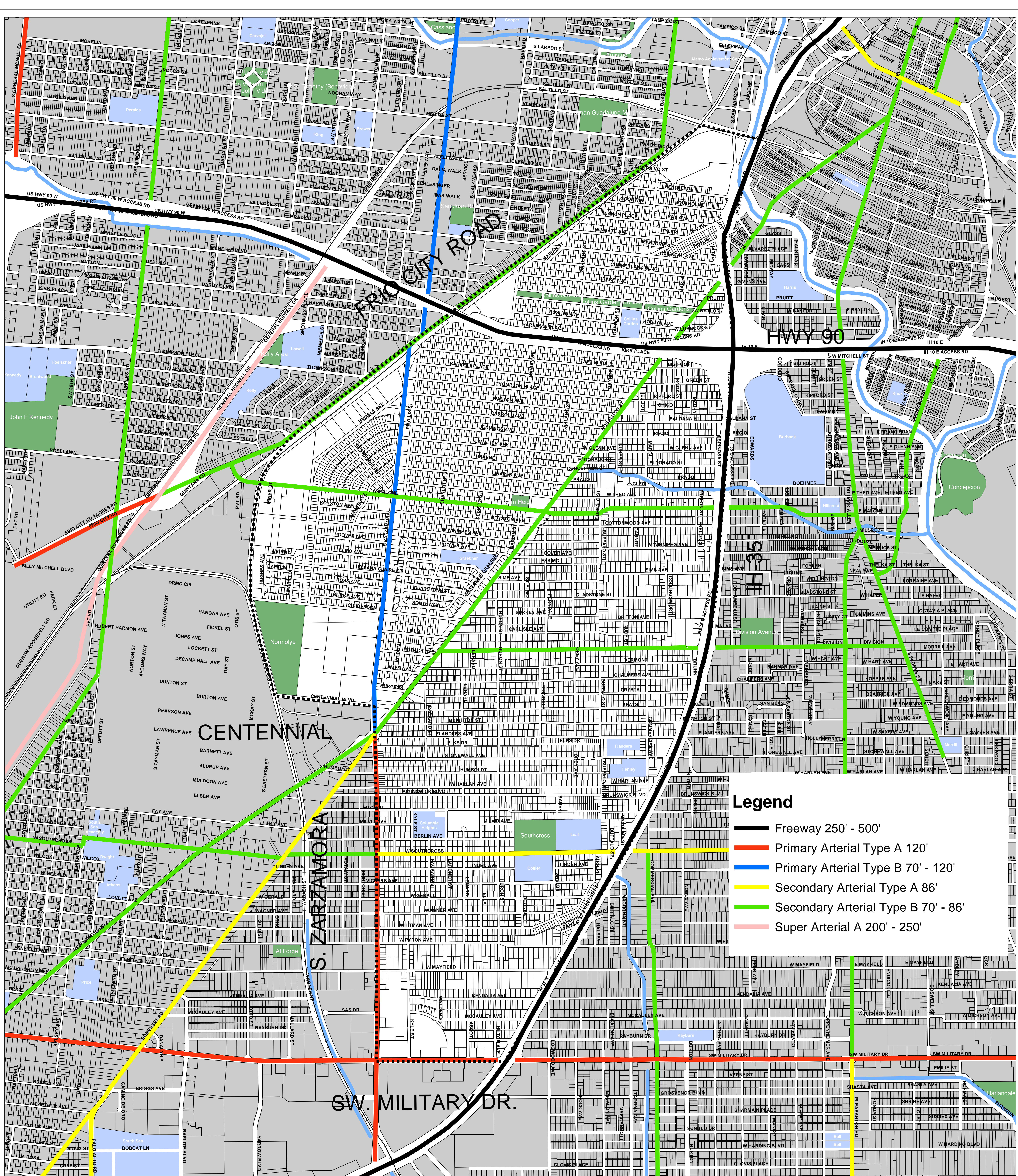
Legend

- Parks
- Railroads
- Creeks
- Public / Institutional

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City of San Antonio
 Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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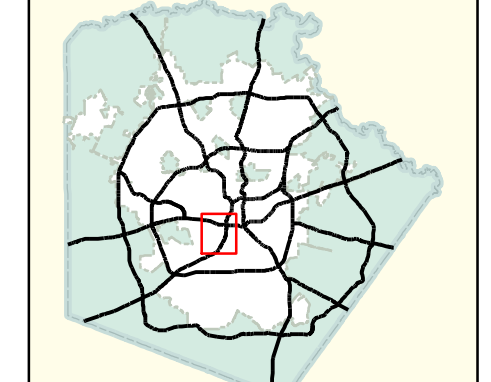


- Legend**
- Freeway 250' - 500'
 - Primary Arterial Type A 120'
 - Primary Arterial Type B 70' - 120'
 - Secondary Arterial Type A 86'
 - Secondary Arterial Type B 70' - 86'
 - Super Arterial A 200' - 250'

Nogalitos / S. Zarzamora Community Plan

Major Thoroughfare Plan

- Legend**
- Parks
 - Nogalitos Plan Boundary
 - Public Schools
 - Railroads
 - Creeks



0 0.050.1 0.2 0.3
Miles

City of San Antonio
Planning Department
Emil R. Moncivais, AICP, AIA
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Places to Gather, Play, and Learn



The Nogalitos / S. Zarzamora planning area has several community parks. The Collins Garden Linear Park in the center of the neighborhood has basketball hoops, barbeque grills, large canopies of pecan and ligustrum trees, and a ½ mile walking trail. Normoyle Park, located at 700 Culbertson, features athletic fields, basketball and tennis courts, an outdoor pavilion, a newly constructed skate park and an outdoor pool. The focus of Palm Heights Park is the Palm Heights Recreation Center that offers year- round youth programs as well as a soft-ball diamond and community meeting rooms. Jimmy Flores Park, in the Columbia Heights neighborhood on Southcross, includes sports fields, a playground, and an unused swimming pool. Lo-

cated in Jimmy Flores Park, the Southwestern Bell YMCA provides child development services for infants and toddlers and pre-school children. It also operates an after-school program for more than 420 middle school students on local school campuses.

Two libraries, the Collins Garden Library, at the east end of Collins Garden park, and the Pan American Library, on the east access road of IH-35, serve residents of the planning area.

Two San Antonio ISD elementary schools, Collins Garden and Graebner are within the planning area. Three Harlandale ISD elementary schools, Columbia Heights, Fenley-Flanders, and Collier, as well as one middle school, Leal, are also located in the

*“It was exciting to welcome so many people back who are committed to building a better community. Arguing not which ideas were good or bad, but what is the best way to build a safe and prosperous community our **children** and all of us deserve.”*

Steve Garcia, neighborhood resident

Graebner Elementary School

planning area. Burbank High School and Harlandale High School serve the area’s neighborhoods and are immediately adjacent to the plan boundary.

Numerous churches in the planning area include Baptist, Lutheran and Catholic parishes. Parochial schools, elder housing and recreation facilities are some of the services offered by the faith-based community.

In this chapter, the goals, objectives and action steps developed in the community meetings, address concerns about youth and elderly programs, park improvements, library access and the availability of conveniently located clinics and health care.

Goal 6: Open Space, Parks and Recreational Facilities



KaBOOM! is the longest running non-profit organization that specializes in linking

communities and corporations together to build much-needed, safe and accessible playgrounds, and has helped build more playgrounds than any other service organization, making it the #1 playground facilitator of its kind. See their website at www.kaboom.org

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: Local Businesses, City of San Antonio Parks and Recreation Department, Local Civic Clubs, United Way, KaBoom!

Funding Sources: Private funds, Bond program



Playground at Normoyle Park

Support and enhance the area's parks and recreational facilities and expand programs for all ages

Objective 6.1 Enhanced Park Facilities

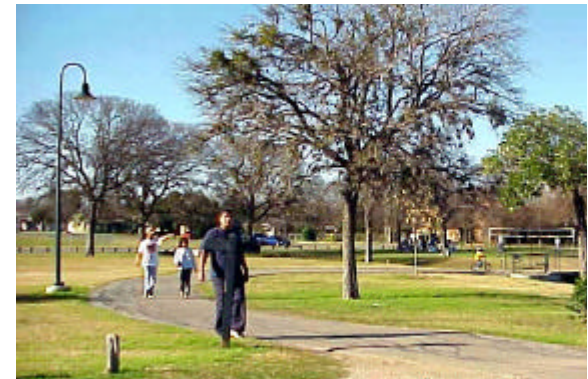
Enhance and improve park facilities, green spaces, and recreation opportunities.

ACTION STEPS:

- 6.1.1 Identify and work to obtain needed improvements at area parks and recreation facilities, including:
- Develop Collins Garden Park as community focal point with a grandstand or gazebo for neighborhood performances and a place for outdoor movies in the summer.
 - Construct walking trails with mile markers and other landmarks.
 - Plant trees and native landscaping in neighborhood parks.
 - Incorporate interactive elements in parks such as:
 - playground at Palm Heights Recreation Center and Collins Garden linear park
 - water elements and outdoor pools
 - interpretive guides along walking trails
 - Provide benches, picnic areas, trashcans, and playground equipment in all parks.
 - Offer programs and sports activities for all ages at recreation centers and at the YMCA.
 - Encourage places to “meet and greet” such as parks, coffee shops, outdoor areas with benches.
 - Obtain corporate sponsorship for additional skate ramps and skate parks.
 - Contact various community organizations such as Lions Club, Garden Club, neighborhood associations, and churches to donate, build, or adopt a park area.



Park water feature, Champaign, IL



Trail at Woodlawn Lake

6.1.2 Contact area agencies for information on playground development.

6.1.3 Request more park police patrols at area parks.

Good example of playground,
Landa Library



Timeline: Short (1 to 2 years))

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: San Antonio Trees, Parks Foundation, City of San Antonio Parks and Recreation Department, Districts 4 and 5

Funding Sources: Bond Issue, Grants, Private Funds, KaBoom!

Timeline: Short (1 to 2 years))

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Parks and Recreation Department, Parks Foundation

Funding Sources: Public funds

Objective 6.2 Parks and Open Space

Plan and develop additional open space and green linkages. (See SWOTS map, page 79.).

ACTION STEPS:

6.2.1 Plan and develop a system of multi-purpose landscaped linear parks, trails and greenways using vacant land, rights-of-way, and drainage areas to link all parks.

- Use the Concepcion drainage channel, to link Nogalitos with Mission Trail. Include trees, landscaping and erosion control elements.



Concepcion channel at Nunes Street



Drainage area in Jacksonville, FL



Drainage area in Champaign, IL

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Parks and Recreation Department, City of San Antonio Public Works Department, Local chapter of American Institute of Architects (AIA)

Funding Sources: Public funds, Bonds

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Parks and Recreation Department, City of San Antonio Public Works Department, City of San Antonio Asset Management Department

Funding Sources: Minimal

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: Master Naturalists, Master Gardeners, SAISD and Harlandale ISD 4H clubs

Funding Sources: Private funds and donations



Pocket park, Champaign, IL

6.2.2 Inventory potential pocket park opportunities such as vacant properties and larger traffic islands. Work to improve these properties as parks.

6.2.3 Establish a “community garden” as a multi-generational gathering place where youths learn horticultural techniques from the experienced generation of gardeners. Approach vacant land owners for use of their lands for gardens.

Objective 6.3 School Playgrounds

Use school grounds for recreation and involve students in caring for parks.

ACTION STEPS:

- 6.3.1 Contact SAISD and Harlandale ISD school boards about using campus grounds for children to play after school and on weekends, and to use school facilities as recreation centers for youth.
- Develop and execute a Memorandum of Understanding between the neighborhood associations and the school districts, outlining privileges, responsibilities and liability limits.
 - Coordinate additional after-hours playground supervision by citizen groups, neighbors and neighborhood association members.
- 6.3.2 Contact individual elementary, middle and high schools to create a youth “park patrol” that is responsible for reporting of park hazards and graffiti activity.

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Parks and Recreation

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Parks and Recreation Department

Funding Sources: Minimal cost

Goal 7: Community Safety

Improve the overall welfare of the neighborhood by ensuring safety, lowering crime rates, and minimizing hazards.

Objective 7.1 Crime and Safety

Increase the well being of the community by decreasing crime through neighborhood awareness and visible patrols.

ACTION STEPS:

- 7.1.1 Increase police presence in the Nogalitos/S. Zarzamora planning area.
- Have SAFEE and/or patrol officers patrol on bikes along the Nogalitos and S. Zarzamora commercial corridors.
 - Request presence of a code compliance officer at the police substation.
 - Schedule more night patrols of drug houses, parks and crime areas in unmarked vehicles.
 - Increase the number of neighborhood patrols in problem areas, especially during evening hours.



- 7.1.2 Organize the community to help fight crime.
- Establish and support citizen cellular-on-patrol groups.
 - Establish and support a neighborhood telephone tree to report suspicious activity in the neighborhood.
 - Hold small block parties on a monthly basis such as:
 - Front yard “meetings” to grill out during the summer months.
 - Get-together “meetings” at a neighbors house to share coffee and/or dessert during the winter months.
 - Establish a “bench crime” program, similar to the one in Phoenix, by coordinating with a home improvement center to donate benches in order to create a “virtual porch” neighborhood. (see information box on page 68)
 - Expand “National Night Out” program.
 - Call 207-SAPD for non-emergency police calls.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, residents

Partnerships: San Antonio Police Department, SAFEE Officers

Funding Sources: General fund

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: San Antonio Police Department, SAFEE Officers

Funding Sources: Minimal cost

Community Policing Activities and Programs

SPECIAL CRIME PREVENTION PROGRAMS:

<i>Crime Prevention Specialists</i>	<i>Contact Substations</i>
<i>McGruff (Crime Fighting Dog)</i>	<i>Contact Substations</i>
<i>National Night Out</i>	207-8927

PROGRAMS FOR STUDENTS & YOUTH:

<i>Police Explorers</i>	<i>Contact Substations</i>
<i>Community Services</i>	207-7393
<i>GREAT (Gang and Drug Resistance Program)</i>	207-8350
<i>Mama Patrols (Crossing Guards)</i>	207-7393

PROGRAMS FOR CITIZEN PARTICIPATION

<i>Cellular on Patrol</i>	<i>Contact Substations, or call 207-7351</i>
<i>Citizen Police Academy</i>	207-6222
<i>Volunteers in Policing</i>	207-3319

PROGRAMS TO ASSIST CRIME VICTIMS:

<i>Victim Advocacy Program</i>	207-2141
<i>Family Assistance Crisis Teams (FACT)</i>	207-2136
<i>Crisis Response Teams (CRT)</i>	<i>Contact Substations</i>
<i>VINE Program</i>	270-6292
<i>Crime Stoppers</i>	224-STOP

The City of Phoenix's police department and Home Depot sponsored this program in Phoenix.

JOIN YOUR NEIGHBORS AND HELP BENCH CRIME

Remember those wonderful days when people would spend time relaxing on a bench on their front porch?

From there they could see their entire block. They could watch neighborhood children playing in their yards. They could see teens giggling on the corner, men mowing their lawns and women weeding their flowerbeds. Neighbors would walk past and wave. Others would stop and chat for a while.

While it was a great place to relax and trade pleasantries with your neighbors, the porch bench also was a symbol of stability and safety because it brought people together.

Mayor Phil Gordon wants to see a little of that return to Phoenix. They are urging residents to buy a bench and once again sit in front of their homes. Not only will it bring people together again, but it will help protect neighbors and neighborhoods from vandalism, car thefts, drug sales and other illegal activities and help create stronger communities.

Through a generous partnership with Home Depot, the city will be giving away 1,000 benches to deserving residents who have given back to their community. Residents also are encouraged to buy their own benches and sit in their front yards. And residents who already own benches can participate in the initiative, too. To nominate someone to receive a free bench or to get a free "Join Your Neighbors and Help Bench Crime" plaque to put on your bench, visit

phoenix.gov/EMAIL/appbench.html.



Graffiti Wipe Out Tips from the San Antonio web page

Get educated. Learn about graffiti, how it impacts your community, and who is responsible for graffiti prevention and clean up in San Antonio. Call 311 or Environmental Services/Keep San Antonio Beautiful, 207-6460

Report graffiti to the appropriate authorities. Call 911 if graffiti act is currently in progress. Call 311 if graffiti act has already been committed

Organize a paint-out. Free paint is available at the City's paint bank located at the Household Hazardous Waste Facility, 7030 Culebra Road. Also, local paint companies may donate paint and brushes for graffiti cleanup projects. Call Environmental Services, 207-6440

Plan a mural to cover a wall plagued by graffiti. Call the City's Office of Cultural Affairs, 222-ARTS

Coordinate a graffiti awareness campaign at your school or in the community. Call Environmental Services/Keep San Antonio Beautiful, 207-6460 or Public Works, 207-5621

Plant trees or other greenery near a graffiti-plagued wall.

Property owners are advised to install lighting in areas that are dark and often hit with graffiti.

Pick up a paintbrush and volunteer with City departments that do graffiti abatement projects. Call Environmental Services/Keep San Antonio Beautiful, 207-6460 or Parks and Recreation, 207-8452 or Public Works, 207-5621

Organize a crime prevention group in your neighborhood. Call Police SAFFE Officers:

- Central, 207-7413 - South, 207-8964 - West, 207-7421

Donate paint, brushes, rollers and other materials for graffiti abatement. Call Environmental Services/Keep San Antonio Beautiful, 207-6460

Also see: Tips to keep in mind when getting rid of graffiti at
<http://www.sanantonio.gov/graffiti/tips.asp?res=1024&ver=true>



7.1.3 Coordinate anti-graffiti efforts.

- Convene a regular “paint brigade” of citizens, neighbors, children, that cleans or paint over graffiti on a daily basis.
- Create a telephone tree of NA officers to report graffiti to the neighborhood “paint brigade” within 24 hours.
- Create an early childhood brochure that teaches children that graffiti degrades the neighborhood. Coordinate this outreach with other programs such as bicycle safety, DARE, or extra curricular activities.
- Organize art show for graffiti “artists.”

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Local Businesses, Nogalitos Neighborhood Coalition, San Antonio Police Department

Partnerships: City of San Antonio Public Works Department, SAISD, Harlandale ISD, Keep San Antonio Beautiful

Funding Sources: Private donations, anti-graffiti grants

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition, residents

Partnerships: San Antonio Police Department, Crime Prevention Through Environmental Design (CPTED)

Funding Sources: Public and Private funds



Fire Station #16 on Nogalitos

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations,

Partnerships: City of San Antonio Fire Department

Funding Sources: No cost

7.1.4 Educate area citizens to deter crime by designing residences and businesses to allow for visual surveillance, using some of the following techniques:

- Front doors should be at least partially visible from the street.
- Maintain landscaping to provide maximum viewing of the street from the house.
- Define property lines and private areas with plantings, pavement treatments or fences.
- Street address should be clearly visible from the street.
- A front porch or stoop creates a transitional area between the public street and the private home.
- Walkways and landscaping should direct visitors to the proper entrance and away from private areas.
- Walkways should be located to direct pedestrian traffic and should be kept unobscured.
- Interior doors connecting a garage to a building should have a single cylinder dead bolt lock.
- Door locks should be located a minimum of 40 inches from adjacent windows.
- Exterior doors should be hinged on the inside and have a single cylinder dead bolt lock with a minimum one-inch throw.
- All windows should have locks.
- Sliding glass doors should have one permanent door on the outside; the inside moving door should have a locking device and a pin.
- Doorways that open to the outside should be well lighted.

Objective 7.2 Fire Safety

Educate the community on fire prevention and safety practices.

7.2.1 Disseminate fire prevention information to the community.

- Invite fire department personnel to make presentations to the neighborhoods about fire safety, exit training, the importance of smoke detectors, and the Juvenile Fire-setters Intervention Program (JFIP).
- Conduct workshops for special populations on evacuation techniques.
- Schedule an annual fire alarm campaign to inform residents about the importance of smoke detectors and as a reminder to change batteries in the detectors.
- Clean up vacant lots of weeds and trash.

Objective 7.3 Animal Welfare

Educate the public on responsible pet ownership.

ACTION STEPS:

- 7.3.1 Establish a bi-annual information campaign at local libraries, schools, and animal welfare groups.
- Invite school-age children to take a field trip to the humane society facilities.
 - Award “pet of the week” recognition with a photo in neighborhood newsletters or post at recreation centers.
 - Discuss animal code, city licensing requirements, and animal welfare issues at school board, PTA, and neighborhood association meetings during the months of March /April and October/November.

Want to Learn About Animal Care Issues?

Animal Care Service Division has an Education Outreach Program that will provide a speaker on animal welfare issues. Call 207-6670 to schedule a speaker.



Dog and Cat Overpopulation: An Urban Crisis

An estimated 15,000,000 homeless dogs and cats will end up in animal Shelters across the U.S. Sadly, most of them will be destroyed. Spay and neutering clinic facilities are an immediate and humane solution to end the crisis of animal overpopulations. Some clinics in the San Antonio area provides high quality services at affordable prices. Contact your local SPCA for more information.

- 7.3.2 Save animal lives through prevention practices.
- Hold animal adoption day at Rudy’s Feed Store twice a year.
 - Have the Spay-Neuter Assistance Program (SNAP) mobile unit visit the neighborhood every other month for spaying/neutering services.
 - Contact the Animal Resource Center for low-cost/no-cost spay/neuter services.
 - Contact “Man and Beast” and “SKAT” (Stray Kats) to provide information on low cost neutering services.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Coalition

Partnerships: SAISD, Harlandale ISD

Funding Sources: No cost



Line for pet vaccinations at Rudy’s Feed Store

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhoods Coalition, Bexar County Humane Society

Partnerships: Man and Beast, SKAT, Spay Neuter Assistance Program (SNAP), Animal Resource Center

Funding Sources: Private funds and donations

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: SNAP, Bexar County Humane Society

Funding Sources: Private funds, donations

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Health Department Animal Care Services Division, The Animal Defense League, Districts 4 and 5

Funding Sources: No cost



In line for a vaccination at Rudy's Feed Store

7.3.3 Lower the number of feral animals in the neighborhood.

- Stage fund-raising events such as local dog shows, most beautiful cat contests, Flag Day parade, and Oktoberfest animal awareness days.

7.3.4 Support and improve City animal control services.

- Request city budget increase to hire additional animal control workers.
- Schedule and announce “animal sweeps” of the neighborhoods.

Animal Resource Center

The Animal Resource Center is a fixed low-cost, no-cost City sponsored spay/neuter clinic which performed its 25,000th pet sterilization surgery in July 2004. The Center is located at 1615 S. Laredo and may be telephoned at 351-SPAY.

Goal 8: Community Facilities and Programs

Expand community facilities and programs for all ages, especially for the seniors and youth

Objective 8.1 Intergenerational community center

Establish a one-stop community center with a multigenerational approach.

ACTION STEPS:

- 8.1.1 Investigate the possibility of establishing a one-stop multigenerational community center that includes:
- Grocery store and pharmacy
 - 24-hour clinic
 - Day activity programs
 - Day care for seniors and the young, as well as after-school care
 - Legal services
 - Vision, hearing and dental screening and services
 - Social worker on site, support groups
 - Health education including forums on health care and family issues such as family violence and care givers for seniors
 - Educational programs including computer skills and college for seniors
 - Food bank
 - Social and educational activities for families
- 8.1.2 Investigate a location for a comprehensive, full-service community center.
- Consider enhancing existing public facilities.
 - Consider renovating an existing vacant building in the neighborhood.
 - Locate center where children can have easy access.
- 8.1.3 Establish a non-profit organization to build and fund community centers (similar to Habitat for Humanity).

2-1-1 Help Line

Sometimes the most difficult problem to face is not knowing where to turn for help. At the 2-1-1 Texas/United Way Help Line, calls are answered by trained volunteers and staff with a database of community resources at their fingertips to connect people and services.

2-1-1 Help Line is a public/private partnership between the Texas Health and Human Services Commission and United Way of San Antonio and Bexar County. 2-1-1 provides information, referrals, and brief telephone counseling to twelve counties. Services are both free and confidential regardless of age, lifestyle or issue. Type of information available includes food, clothing, health care, employment, child and elder care, utility and rent assistance, adult literacy, drug treatment and other services.

Timeline: Short to Mid (2 to 4 years)

Lead Partner: Neighborhood Associations

Partnerships: Davila Pharmacy, City of San Antonio Health Department

Funding Sources: Federal administration on aging grants, federal grants that target special populations and their needs

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Coalition

Partnerships: Local developers, City of San Antonio Parks and Recreation and Community Initiatives Departments

Funding Sources: Private funds

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Nogalitos Neighborhoods Coalition

Partnerships: United Way, AACOG, Alamo Council on Aging, Texas Department of Health and Human Services

Funding Sources: Public and Private funds, grants

Objective 8.2 Community Programs and Services

Establish programs that provide social services for all ages.

ACTION STEPS:

8.2.1 Recruit senior citizens to volunteer at the schools.

8.2.2 Establish intergenerational day care services for the young and the elderly.

8.2.3 Develop a directory of service providers with expertise in elderly issues, including physicians with a geriatric specialty, attorneys who specialize in elder and estate law, financial planners, and hospice providers.

8.2.4 Create a committee whose members visit housebound seniors to provide companionship and light housekeeping.

8.2.5 Hold an annual event where neighborhood and non-profit volunteers paint an elderly person's house. Solicit donated paint from local paint companies.



Child care services



Playing dominoes

Timeline: Short (1 to 2 years)

Lead Partner: Local Churches, Neighborhood Associations

Partnerships: Local Churches, Senior Housing, Assisted Living Facilities, Catholic Charities

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, SAISD, Harlandale ISD

Partnerships: Catholic Charities, Local Churches, City of San Antonio Community Initiatives Department

Funding Sources: Public funds and grants

Timeline: Short (1 to 2 years)

Lead Partner: Planning Team

Partnerships: Physicians, Geriatric Specialists, Elder Law Attorneys, VITAS, Estate Attorneys

Funding Sources: Private funds

Timeline: Short (1 to 2 years)

Lead Partner: Local Churches and Neighborhood Associations

Partnerships: Local Churches

Funding Sources: Volunteer hours

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: Home Improvement Centers, AMERIMEX, City of San Antonio Community Initiatives Department

Funding Sources: Donations, Volunteer hours



8.2.6 Create a program that will coordinate volunteers from schools, churches, businesses, agencies, groups and organizations and match them with senior citizens who need assistance with free or low cost landscaping and yard maintenance, holiday decorating, transportation to appointments, house painting or minor household repairs.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: University sororities and fraternities, Palo Alto University, UTSA, St. James Church, Our Lady of Angels Church, St. Joseph's Church, Santa Fe Episcopal, Alamo Area Council on Aging, City Public Service

Funding Sources: Volunteer hours, grants

8.2.7 Investigate the possibility of offering legal seminars to neighborhood residents.



Computer lab

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: St. Mary's Law School, San Antonio Bar Association, MALDEF, Texas Bar Association

Funding Sources: Donation of in-kind hours

8.2.8 Develop a mobile computer lab that could move between senior nutrition centers, libraries, etc. to teach seniors how to access information on health care, prescriptions, and other pertinent topics.

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition

Partnerships: Districts 4 and 5, SAISD, Harlandale ISD, Alamo Community College District, UT System, Texas A & M System, St. Francis Academy

Funding Sources: Private donations and grants

8.2.9 Develop St. Francis Academy into a community resource providing services such as:

- emergency shelter for students
- recreational facilities (track, ball field, volleyball, etc) available to students and the community
- space for city, county, and state social services offices
- counseling programs
- medical, dental, vision and hearing screening
- library

Timeline: Long (more than 5 years)

Lead Partner: Neighborhood Associations, Nogalitos Coalition

Partnerships: City of San Antonio Community Initiatives, Local Churches, United Way, AARP, Boys and Girls Club, Bexar County

Funding Sources: General Fund, Grants, Private funds



Objective 8.3 Education and Job Training

Expand educational and job training opportunities for community members.

ACTION STEPS:

- 8.3.1 Use non-traditional avenues, approaches, curriculums and methods to expand educational and career opportunities for all ages.
- Expose all children to the fine arts through community events at churches, schools and neighborhood meetings.
 - Re-institute the notion of “civics education” and develop children’s sense of pride in themselves, their neighborhood, and build their sense of community.
 - Bring schools and community groups together to offer pilot weekend credit courses for adults to obtain a high school diploma.
- 8.3.2 Make students aware of opportunities to attend college.
- Host college awareness seminars at the elementary and middle school campuses for *parents* and high school age students to learn about applications, scholarships and financial aid opportunities for first-time college students and for the non-traditional student.
 - Create community connections to the area colleges such as San Antonio Community College, St. Philips College, and Palo Alto College by inviting speakers to share information about their programs.
 - Develop mentoring programs for middle school and high school age children with local colleges.
 - Foster mentoring programs with college and university fraternity and sorority groups and professional organizations.
- 8.3.3 Expand career training and job opportunities.
- Investigate the feasibility of locating a vocational auto body and/or office skill training facility in the community plan area.
 - Investigate how business and community leaders can align their businesses to establish internships, “job shadowing” programs or career day informational presentations for middle school and high school aged students.



Computer lab at UTSA

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: SAISD, Harlandale ISD, Neighborhood Resource Center, Districts 4 and 5, Mayor’s office, local churches, local art organizations

Funding Sources: Minimal cost

Timeline: Long (more than 5 years)

Lead Partner: Neighborhood Associations

Partnerships: San Antonio Bar Association, American Institute of Architects, Engineering Association, American Planning Association, U.T.S.A, Our Lady of the Lake University, Trinity University, University of the Incarnate Word, San Antonio Community College, St. Philips College, Palo Alto College, Toyota USA

Funding Sources: No Cost

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations, Toyota USA

Partnerships: Alamo Community College District, SAISD, Harlandale ISD, Hispanic Chamber of Commerce, South San Antonio Chamber of Commerce

Funding Sources: Public and Private funds

Objective 8.4 Library Services

Expand library services to better serve the community.

ACTION STEPS:

- 8.4.1 Start a program that recruits senior citizens to:
- read to children at the library.
 - tell stories about history to children at the library.
- 8.4.2 Increase physical and electronic sharing of resources offered by the school district, the college and university system, and the City of San Antonio library.
- 8.4.3 Investigate the feasibility of having playgrounds and/or after school care at the public libraries.
- 8.4.4 Continue offering workshops at the libraries and investigate other types of training and activities that community members desire (e.g. health care forums, family movie night).
- 8.4.5 Facilitate communication with the neighborhoods about library services and programs.
- Schedule the Library’s community liaison to speak at PTA and neighborhood association meetings.
 - Include articles in neighborhood newsletters about library services and programs.



Collins Garden Library



Pan American Library

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Library and Community Initiatives Departments

Funding Sources: Minimal cost

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Library Department, SAISD, Harlandale ISD, Alamo Community College District, UT System, Texas A& M System

Funding Sources: Ka Boom!, grants

Timeline: Mid (3 to 5 years)

Lead Partner: Neighborhood Associations

Partnerships: City of San Antonio Library Department, YMCA after-school care, Boys and Girls Clubs, Girl Scouts of American, Boy Scouts of American, United Way

Funding Sources: Public funds

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhoods Coalition

Partnerships: City of San Antonio Library Department

Funding Sources: Minimal cost

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: Local Churches, SAISD PTA, Harlandale ISD PTA

Funding Sources: No cost



Goal 9: Community Health and Wellness

Provide and promote services that contribute to a healthy lifestyle and environment

Objective 9.1 Environmental Contamination Cleanup

Ensure that the community has a clean and safe environment.

ACTION STEPS:

- 9.1.1 Support and attend the meetings with air Force contamination experts to be apprised of changes, progress and updates.
- 9.1.2 Increase community membership in the Kelly Restoration Advisory Board (RAB).
- 9.1.3 Support the Air Force in its efforts to disseminate information on how to get a Public Health assessment at schools, churches, neighborhood association meetings, and other community meetings and events.
 - Investigate community outreach efforts to expand environmental health assessments of citizens
- 9.1.4 Support the Public Health Center for Environmental Health in its efforts to disseminate information on its environmental surveillance projects conducted in the residential community surrounding former Kelly AFB.



Kelly cleanup outreach at Palm Heights Flag Day Festival

Timeline: On going

Lead Partner: Neighborhood Associations, Nogalitos Neighborhoods Coalition

Partnerships: Booz Allen Hamilton

Funding Sources: No cost

Timeline: On going

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition and Individual Community Members

Partnerships: Booz Allen Hamilton

Funding Sources: No cost

Timeline: On-going

Lead Partner: Kelly USA, Nogalitos Neighborhood Coalition

Partnerships: Booz Allen Hamilton, City of San Antonio Health Department

Funding Sources: No cost

Timeline: On-going

Lead Partner: Public Center for Environmental Health and Nogalitos Neighborhood Coalition

Partnerships: Kelly USA, Booz Allen Hamilton, City of San Antonio Health Department

Funding: No cost



Environmental Health & Wellness Center

911 Castrovilla Road (at General McMullen)
Hours: Mon to Fri 7:45 am to 4:30 pm

The San Antonio Metropolitan Health District offers FREE environmental health assessments due to health concerns that are possibly associated with former Kelly Air Force Base. If you live in the surrounding Kelly Air Force Base area or are a former Kelly AFB worker call 434-0077 for more information or to set an appointment.

Kelly Restroation Advisory Board (RAB)

The Kelly Restoration Advisory Board is a ten member board that represents the community in the Kelly cleanup. RAB meetings are held quarterly and the community is welcome to attend. For more information call 925-0956.

Air Force Real Property Agency

For information on the cleanup program at Kelly call 925-0956 or visit the following web site:
<http://www.afropa.hq.af.mil/kelly/clnupprog.htm>



Public Health Clinic at Zarzamora and Culberson

Objective 9.2 Health Outreach

Increase the health and wellness of the community through community outreach programs and public private partnerships.

ACTION STEPS:

- 9.2.1 Investigate the feasibility of establishing a mobile health unit that has regularly scheduled visits to neighborhoods and can provide vaccinations and health screenings.
- 9.2.2 Study the feasibility of opening a 24-hour emergency clinic in the planning area that is convenient and well-staffed.



Residents of a senior housing complex

Timeline: Mid to Long (3 to 7 years)

Lead Partner: Neighborhood Associations, Nogalitos Neighborhood Coalition, Individual community members

Partnerships: Churches, Senior Citizen Service Providers, City of San Antonio Community Initiatives, AACOG, United Way, City of San Antonio Health Department

Funding Sources: Public and Private Funding, Grants

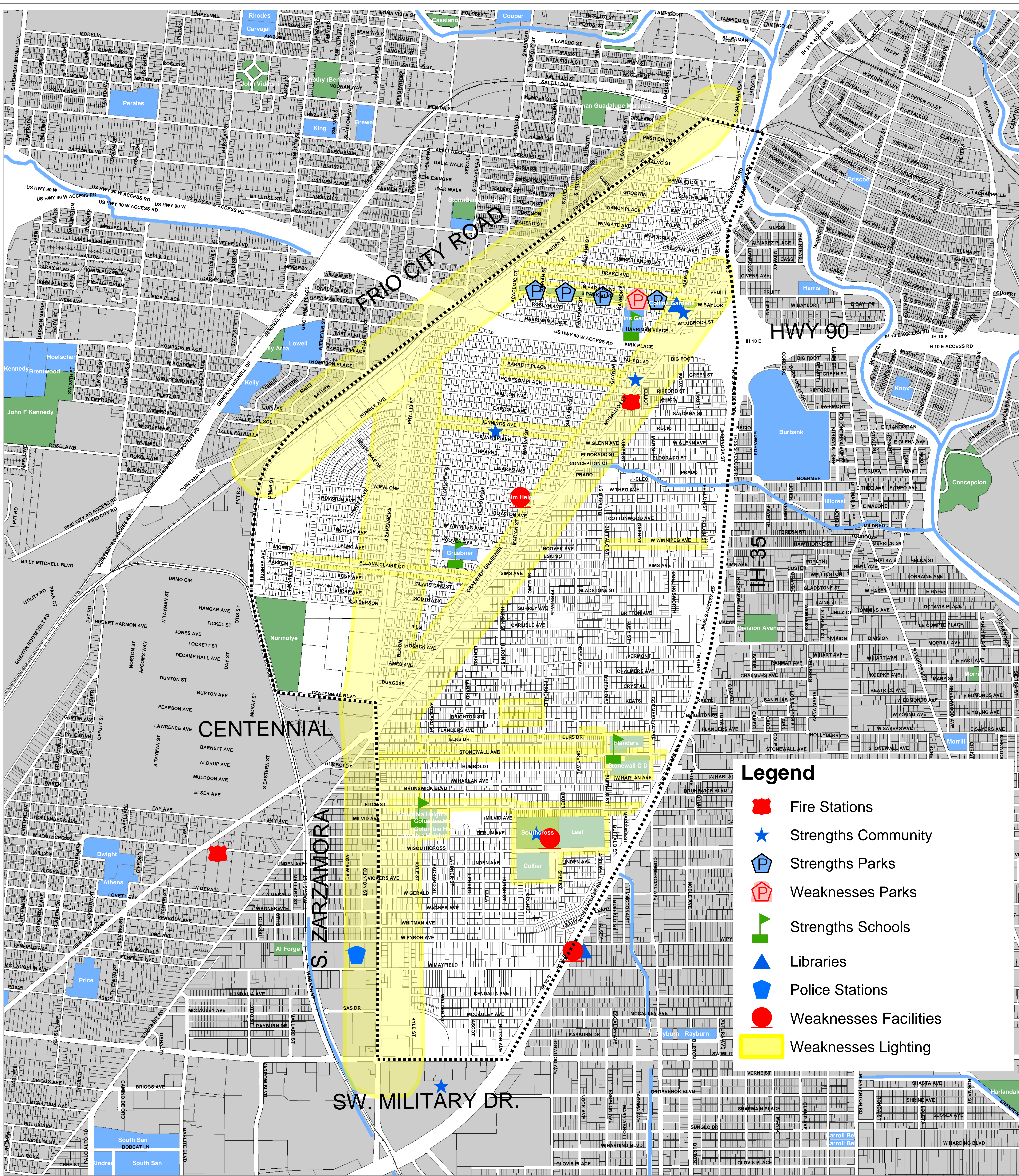
Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations

Partnerships: Gonzaba Medical Group, Texas Med, Centro Med Clinic

Funding Sources: Private funds



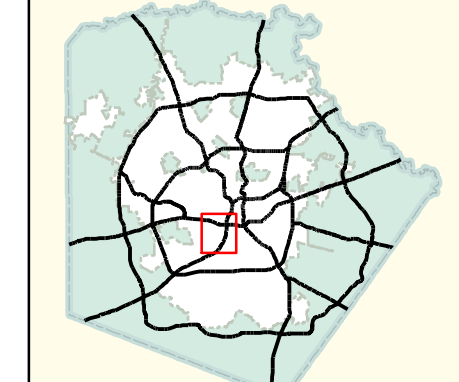
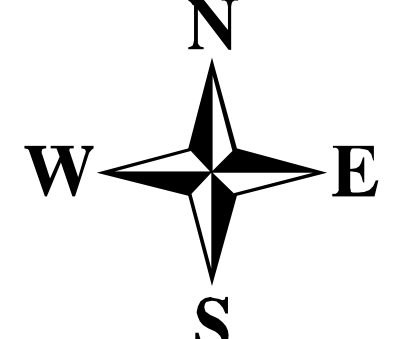


- ### Legend
- Fire Stations
 - Strengths Community
 - Strengths Parks
 - Weaknesses Parks
 - Strengths Schools
 - Libraries
 - Police Stations
 - Weaknesses Facilities
 - Weaknesses Lighting

Nogalitos / S. Zarzamora Community Plan

PLACES to GATHER, PLAY, AND LEARN SWOTS

- ### Legend
- Nogalitos Plan Boundary
 - Parks
 - Public Schools
 - Railroads
 - Creeks



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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Taking Action



Tree planting project volunteers

This chapter of the Nogalitos/S. Zarzamora Community Plan focuses on the community's goals, objectives, and action steps for creating a group responsible for overseeing plan implementation.

In each of the previous three plan chapters, Heart of the Neighborhood, Getting Around Town, and

Places to Gather, Play and Learn, lead partners were identified who volunteered to bring together all of the groups needed to achieve the proposed action. The Nogalitos Neighborhood Coalition implementation team will work to coordinate the efforts taken towards plan implementation by the lead partners.

"I am ready to get to work by unveiling the jewel that lies between the Stockyards and South Park Mall. We are the link between downtown and the Southside. Viva Nogalitos/Zarzamora Community!"

Dr. Della Corales, neighborhood resident and business owner



Goal 10: Plan Implementation

Organize to inform the community about the Nogalitos/S. Zarzamora Community Plan and work to implement the goals, objectives, and action steps in the plan.

Objective 10.1 Organization

Form a representative coalition of community groups (schools, churches, businesses, etc.), associations, and residents to implement the plan.

ACTION STEPS:

- 10.1.1 Organize a neighborhood coalition with a committee structure. Potential committees include:
- Economic development
 - Public project oversight
 - Communications
 - Outreach
 - Grant writing
 - Youth Commission
 - Community Plan implementation

- 10.1.2 Organize a business owners association.

- 10.1.3 Develop community leadership for long-term sustainability. Invite potential leaders to participate in the coalition.



Neighbors at a public meeting, Jan 2004

Timeline: Immediate

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Planning Department

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: South San Antonio Chamber of Commerce, Small Business Owners from the Planning Area, West San Antonio Chamber of Commerce

Funding Sources: No cost

Timeline: Mid (3 to 5 years)

Lead Partner: Nogalitos Coalition

Partnerships: Neighborhood Associations, Local Businesses, South San Antonio Chamber of Commerce, Hispanic Chamber of Commerce, West San Antonio Chamber of Commerce, SAISD and Harlandale ISD School Boards, Neighborhood Resource Center

Funding Sources: No cost



- 10.1.4 Encourage youths to volunteer, participate, and have input about their community, to help foster the next generation of neighborhood leaders and teach the importance of community.

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, SAISD, Harlandale I.S.D.

Partnerships: Boys and Girls Club, United Way, Girl Scouts, ACCD, San Antonio Archdiocese, UTSA, Trinity University, and St. Mary's University

Funding Sources: No cost

Objective 10.2 Communication

Inform and educate the community about the Community Plan and its action steps.

ACTION STEPS:

- 10.2.1 Establish coalition goals:
- Inform and educate the community about the Community Plan and its action steps.
 - Educate and maintain contact with elected officials and City departments about neighborhood needs.
 - Monitor progress and evaluate goal achievement.
 - Facilitate informative dialog about how, why, where and for whom public money is being spent.
 - Monitor the Zoning and Planning Commissions' agendas.

- 10.2.2 Create and distribute a Community Plan newsletter to inform people about the plan and its progress. Distribute through the schools, churches, businesses, flea markets, etc.



Sign announcing Plan's Open House

Timeline: Immediate

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: Palm Heights, Collins Garden, Columbia Heights neighborhoods

Funding Sources: No cost

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: Palm Heights, Collins Garden, Columbia Heights neighborhoods

Funding Sources: Private donations

Timeline: Short (1 to 2 years)

Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: La Prensa, City Manager's Office, Southside Reporter, Rumbo

Funding Sources: No cost

Kiwanis Club

The Kiwanis Club meets every Tuesday at 12:00 for 1 hour at Grady's on Zarzamora.

Timeline: On-going

Lead Partner: Neighborhood Associations

Partnerships: None

Funding Sources: Private donations

Timeline: Short to Mid (1 to 4 years)

Lead Partner: Planning Team, Nogalitos Neighborhood Coalition

Partnerships: VIA, Financial institutions, landscape architects, and bicycle organizations

Funding Sources: Minimal cost

10.2.3 Promote the plan and its vision for the future.

- Hold meetings at individual's homes to inform residents about the plan and recruit volunteers.
- Have coalition representatives talk on radio shows, at events such as National Night Out, Kiwanis meetings, and at PTAs.
- Recruit a celebrity to be a spokesperson for the plan.
- Create an ad campaign (signs, newspaper, and radio, TV) to promote the community's vision and recruit volunteers.
- Hold block parties or a BBQ to inform people about the plan.

10.2.4 Construct a neighborhood sign to announce events.

10.2.5 Educate the community on issues in the plan including:

- Landscaping
- Grants, loan programs, and financing for home ownership and home repairs
- Bike safety and bike routes
- Funding for public transit



Resident, at a public meeting

Objective 10.3 Grants and Funding

Solicit funding to implement action steps in the plan.

ACTION STEPS:

- 10.3.1 Ask the Non Profit Resource Center to host a grant research/ writing training session in the community.
- 10.3.2 Research and apply for grants. Investigate hiring a grant writer.
- Search for grants for tree planting and landscaping, sidewalk improvements, art programs, art enhancements, lighting, playgrounds, fountains, public places, assistance for home repair, housing rehabilitation, etc.
 - Seek funding from private corporations and/or philanthropists for special projects.

- 10.3.3 Coordinate with the City of San Antonio Planning Department to list the community's top priority projects on the Annual Improvement Project Report.



Cover of 2004 Annual Improvement Project Report

Timeline: Short (1 to 2 years)

Lead Partner: Neighborhood Associations, residents

Partnerships: Non Profit Resource Center, Neighborhood Resource Center

Funding Sources: No cost

Timeline: Short to Mid (1 to 4 years)

Lead Partner: Neighborhood Associations

Partnerships: Non Profit Resource Center

Funding Sources: Foundations, National Endowment for the Arts Public Arts Program, Kiwanis, Ka BOOM! (playgrounds), Auto dealerships, HEB, Valero, USAA, local banks

Timeline: Short (1 to 2 years)

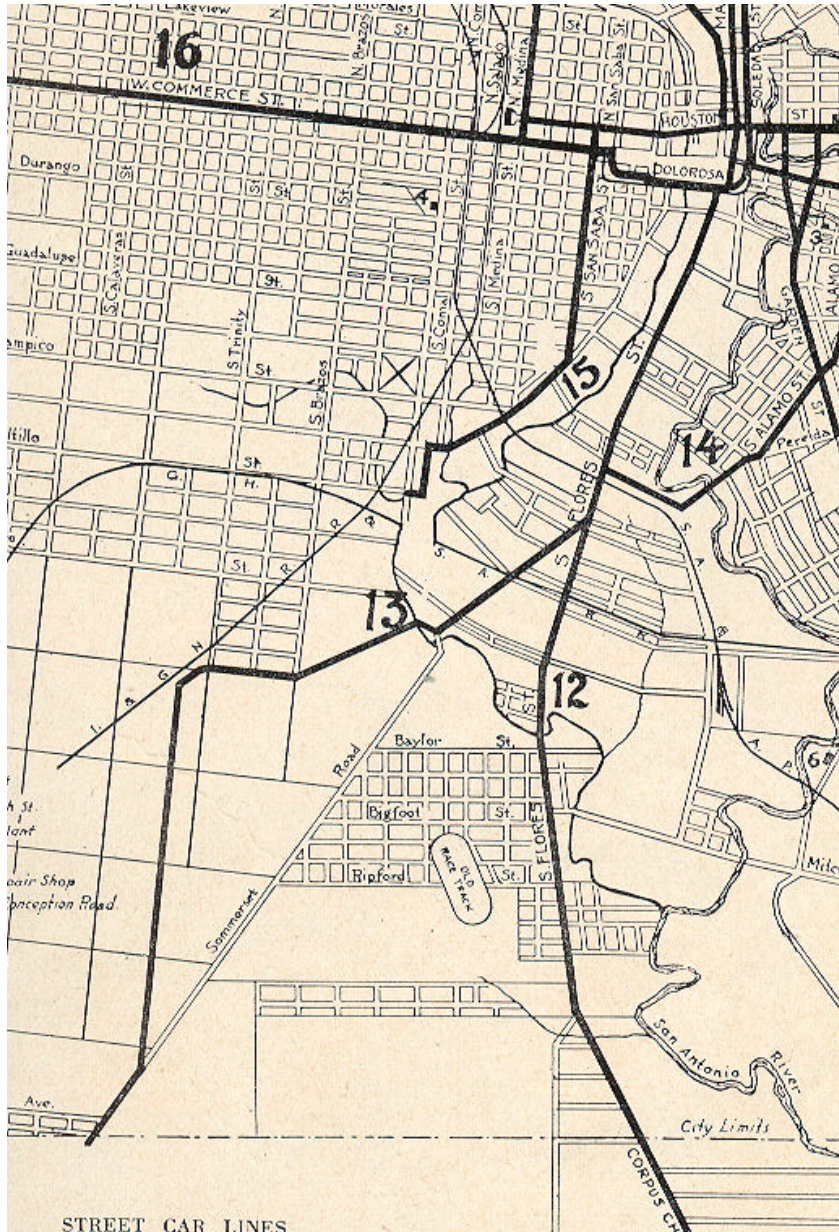
Lead Partner: Nogalitos Neighborhood Coalition

Partnerships: City of San Antonio Planning Department

Funding Sources: No cost



Measuring Our Success



Things Change Over Time

This partial map from the 1923 book *Greater San Antonio—The City of Destiny and Your Destination* by the Higher Publicity League of Texas shows where street car lines were located.

- Line 12 South Flores St.
- Line 13 Collins Gardens
- Line 14 South Alamo
- Line 15 South Laredo St.
- Line 16 Prospect Hill

“The plan is already helping bring together leaders from business and civic communities as well as property owners. We have a high degree of interest and participation from these members of the community, and the City staff has done a tremendous job to implement and facilitate the process. I am excited about the future for the area. This plan is vital to the well being and economic growth of the community.”
Doug Vair, business owner

This chapter of the Nogalitos/S. Zarzamora Community Plan focuses on the community indicators, which are used to help determine if progress is being made towards the community’s goals.

National examples of indicators include the consumer price index, the number of highway-related fatalities, and the national unemployment rate. Indicators help evaluate whether actions are having the desired effect. They can be used to raise awareness of community issues, inform decision-making, and identify trends. The result of the indicator analysis can be used to measure progress and publicize good works or identify areas where more work needs to be done. For example, the community could publish an annual report indicating progress on plan implementation as shown through positive changes measured by the community’s indicators. The report also could call for volunteers or policy changes needed to spur action.

Heart of the Neighborhood



Renovated building on Nogalitos

Indicator 1: Number of new businesses along the commercial corridors

Baseline: Number of Certificate of Occupancy permits in 2004

Desired Future Outcome: Increase in the number of new retail businesses

Data Source: City of San Antonio Development Services Department Certificate of Occupancy staff

Frequency of Review: Annually

Indicator 2: Number of poverty indicator businesses

Baseline: 2004 existing inventory of used car lots, rent-to-own businesses, thrift shops, pawn shops, pay day lenders and check cashing establishments

Desired Future Outcome: Decrease the number of poverty indicator businesses

Data Source: Bexar County Tax Assessor, business permits issued, DBAs

Frequency of Review: Every two years

Indicator 3: Number of Homes sold for zip codes 78211, 78204, 78225

Baseline: Number of homes sold in 2004 for zip codes 78211, 78204, 78225

Desired Future Outcome: Increase in new residents

Data Source: Bexar County deed registrations

Frequency of Review: Annually

Getting Around Town

Indicator 4: Number of transit riders boarding within the Nogalitos / S. Zarzamora planning area

Baseline: Average weekday ridership in 2004 for bus stops in the planning area

Desired Future Outcome: Increase ridership in the Nogalitos / S. Zarzamora community

Data Source: VIA Metropolitan Transit

Frequency of Review: Annually

Indicator 5: Number of miles of bicycle routes in planning area

Baseline: Number of miles of bicycle routes in the Nogalitos / S. Zarzamora planning area as of 2004

Desired Future Outcome: Increase the miles of bicycle routes within the community

Data Source: Metropolitan Planning Organization and City of San Antonio Public Works Department

Frequency of Review: Every 2 years

Indicator 6: Number of bus shelters and bus benches along Nogalitos, S. Zarzamora and Frio City Road.

Baseline: The number of existing bus benches and shelters in 2004

Desired Future Outcome: Increase number of bus shelters and benches

Data Source: VIA Metropolitan Transit

Frequency of Review: Annually

Indicator 7: Linear feet of new and repaired sidewalks in planning area

Baseline: The number of feet of new and repaired sidewalks in 2004

Desired Future Outcome: Increase in new and repaired sidewalks in planning area

Data Source: City of San Antonio Public Works Department, MPO, TxDOT

Frequency: Annually



Bus stop with shelter on Zarzamora Street



Places to Gather, Play , and Learn



Library patron

Indicator 8: Book circulation and Computer usage hours at Collins Garden and Pan American Libraries

Baseline: 2004 book circulation and computer usage hours for each facility

Desired Future Outcome: Broader participation in library programs

Data Source: City of San Antonio Library Department

Frequency of Review: Annually

Indicator 9: Number of Participants in Parks and Recreation programs at all recreation centers and parks in the planning area

Baseline: Number of participants in parks and recreation programs in 2004

Desired Future Outcome: Increase number of participants to generate more community programs

Data Source: City of San Antonio Parks and Recreation Department, YMCA, Harlandale ISD

Frequency of Review: 4x / year initially, annually after 2005





Appendices

Appendices

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Map Disclaimer

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History of the Nogalitos Corridor



Photos of scenes at Collins Gardens from the book *Greater San Antonio—The City of Destiny and of Your Destination* by the Higher Publicity League of Texas, 4th edition 1923.

Southwest of the city, abundant fertile soils lured small groups of German and Belgian farmers to the area in the late 1880s and 1890s. A pioneer of Texas and San Antonio, Captain Finis Foster Collins, purchased 6 miles of fertile farmland, and subdivided it into 114 truck farms. According to a “San Antonio Light” newspaper story from October 1909, Captain Collins was the first to see the advantage of using windmills to lift water to the surface where it could be utilized for stock as well as

farming. Collins began manufacturing his own windmills and pumps. He knew the opportunity to develop the fertile land into profitable farms depended on irrigation. Collins and his family established an experimental farm within their showcase 170-acre estate. The Collins Gardens addition became noteworthy due to more than 200 different kinds of fruit, plants and shrubs that Captain Collins cultivated. Collins’ wife, the former Hilda C. Nelson was involved in beautification efforts of

the area. Together, Captain and Mrs. Collins donated more than 20,000 plants to community members, farmers and citizens moving to the area. In addition, more than 10,000 trees were planted on the Collins estate and in the surrounding community. The Collins’ mission and vision was beautifying San Antonio and making the city an attractive place to work and live. It was hoped that donations of the thousands of plants and trees would inspire community pride and home ownership. The Collins also had a particular interest in child development, sensing that fresh air and outdoor exercise involved with growing gardens would develop a child physically and inculcate a sense of culture of beauty in them. A September 14, 1913 *Express News* headline reads,

“Like Applesed John of Ohio, The Designers of Collins Gardens Have Planted Trees and Shrubs and Flowers for Posterity---They are Preparing a playground for the children and a palm-lined boulevard for the People.”

Indeed, in 1917, Captain Foster Finis Collins donated land that remains in use as a linear park. Sixty-five years later, the Collins Gardens Library would occupy the easternmost corner of the donated land and would be named in honor of the Texas pioneer and his family for the inestimable contribution they made to the settlement of the area and the beautification of San Antonio.

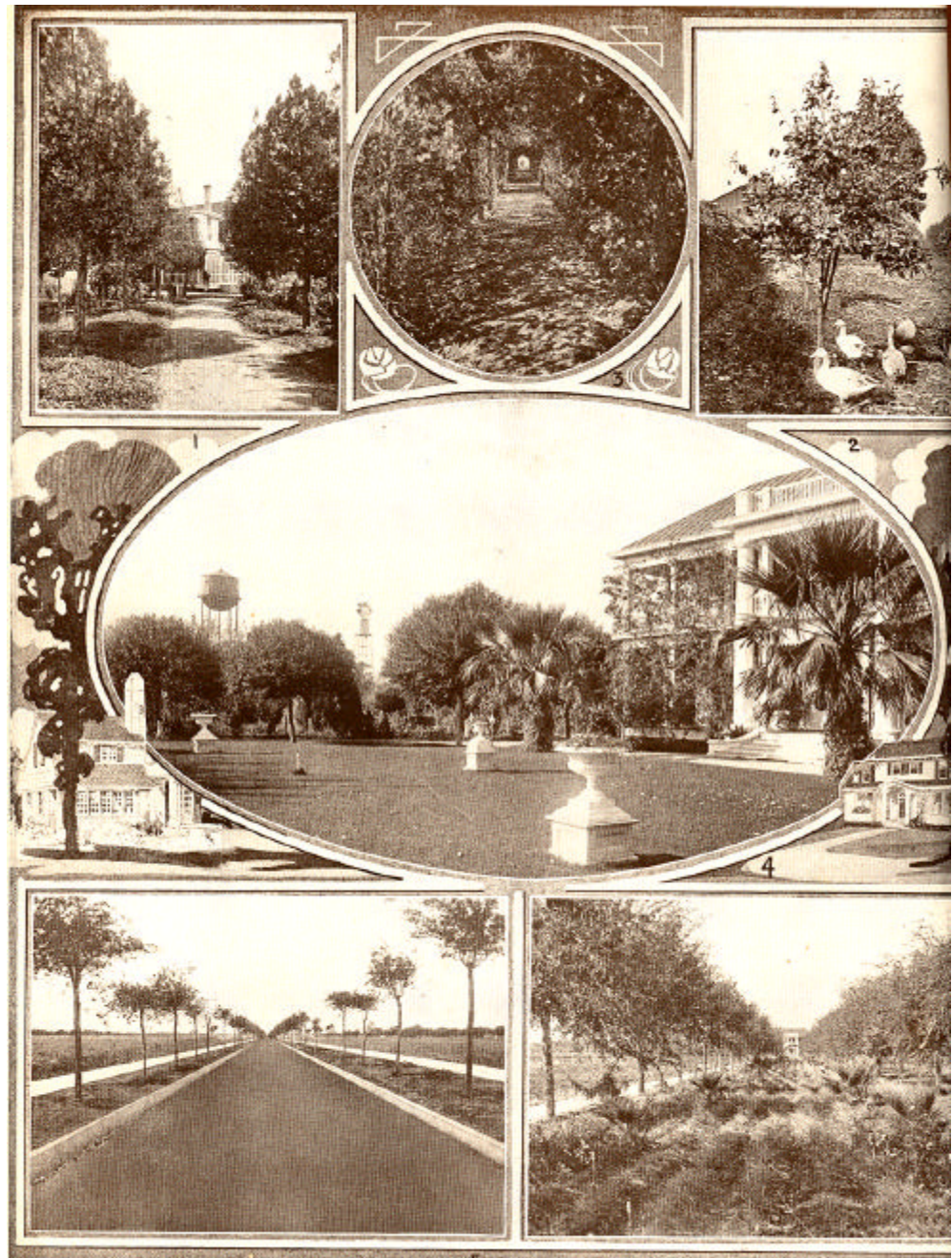
Post World War I Development

In the latter teens and early 1920s, San Antonio was at the threshold of becoming a significant agricultural center. In the Spring of 1919, Captain Collins contracted White and Harvey, a San Antonio architectural firm, for the building of 30 mod-



Captain F. F. Collins

ern bungalows, at the cost of \$20,000 each. The units were five-room bungalows with modern features such as buffet and china cases, window seats, triple front windows and oak hardwood flooring. Other developers followed suit in offering the unique opportunity to invest in some 20,000,000 acres of excellent, undeveloped agricultural lands and to settle in San Antonio. The climate advantages of San Antonio offered an extended production cycle for farmers and ranchers willing to stake claim in the new territory. With a major city directly adjacent to these farmlands, San Antonio



Photos of scenes at Collins Garden from the book "Greater San Antonio—The City of Destiny and of Your Destination" by the Higher Publicity League of Texas, 4th edition 1923.

1. Back Yard
2. Barnyard Orchard
3. Grape Arbor
4. Collins Home
5. Cumberland Road
6. Palm Nursery



Bungalow on Drake Street

provided a ready market for feedstuffs for livestock, meats, dairy products and other agricultural goods and services. Good climate, proximity to a major city and a booming agricultural sector were not the only lure to southwest San Antonio.

With the United States entry into World War I in 1917, Kelly Air Force Base became a training center for most Air Force personnel skill sets at the same time that it provided important maintenance and supply functions for the new Air Force command

Flight activities began in April 1917. Most combat aviators of WW I earned their flight wings at Kelly Field. In 1928, the booming San Antonio economy and military importance of Kelly Field received further recognition when the 1928 Academy Award-winning film “Wings” was filmed at the base. Military training and aircraft support and maintenance activities supported WW I war efforts. During World War II, Kelly Field was the location for storage and distribution of aircraft parts, engines and related equipment. Afterwards, the operations at Kelly Field continued to expand. It was during the Korean Conflict and the Vietnam War that Kelly A.F.B. became the worldwide logistics center for bombers, fighter and cargo aircraft, to include the huge C-5A transport. After 76 years of

operation, Kelly AFB was closed by the Federal Base Closure and Realignment Commission in 1993.

Nogalitos Corridor

Palm Heights was platted as “San Fernando Addition” in 1910 within the City of San Antonio. Much of the land in this southwest corner of San Antonio was originally part of the Petra Vela de Rubio survey in Bexar County, Texas, which was deeded to developer J.H. Kirkpatrick. Palm Heights originally was a 225-acre subdivision divided into 1200 building lots. The area was bounded by Walton Avenue on the north; Louise Avenue, later to become Winnepeg Avenue, on the south; Somerset Road, later to become Nogalitos Street on the east; and Mildred Street on the west. The Palm Heights Development Company adopted the slogan, “The City Lies Below.” This meant that the noise and dust of the central business district in downtown San Antonio was removed from the daily life of the new residents. This was an area for the family of



Photo of Sommerset Road (Nogalitos) from the book Greater San Antonio—The City of Destiny and of Your Destination by the Higher Publicity League of Texas, 4th edition 1923.

moderate means. The improvements and infrastructure in Palm Heights mirrored those of Collins Gardens, although it was a private investor, V.W. Mills of Philadelphia, who constructed a water/wastewater system that was transferred to the City of San Antonio in 1928.

With the agricultural, industrial and business district expansion into the area south of downtown, there was an increasing demand for housing in the area. Kelly Field’s growing military operation also spurred the growth of surrounding residential areas. In the 1920s, two bus lines served this outlying residential area. B.G. Irish and Company was quick to respond to development opportunities in the area. A section of Collins Gardens was purchased by developer B.G. Irish, after the death of Captain Collins in 1925. By the mid-1920s, 50-foot home sites were selling for \$3.00 to \$4.00 dollars down and per week, with no interest payments. Water, sewer, electric lighting and telephone service were available in the area. In 1928, Fire Station #16 was



Fire Station #16 sold in 2003

established at 1501 Nogalitos to service this burgeoning residential area. The total cost of home sites ranged from \$625 to \$930 dollars. The first Collins Garden Home completed by the B.G. Irish Company was located at 346 S. Park Boulevard. The linear park that the Collins family had donated to the City of San Antonio in 1917 was a selling point for the residential lots. Realtors clamored, "Build your Home in a Park!" The park was beautifully landscaped with Hackberry, ligustrum and large pecan trees, "Nogales" in Spanish. The established trees provided a shady and comfortable environment away from the business of the city. To enhance the lure of the park-like residential atmosphere and the large tree stands, Somerset Road's name later changed to "Nogalitos Street."



Collins Garden Park today

The Commercial Corridor

The "nogal" or pecan was more than a mere street name. As a crop, it figured prominently in the economic prosperity of San Antonio, as it was at that time the only commercially grown nut in Texas.

Coincidentally in 1919, the Texas legislature declared the pecan the state tree. During the early 1900s, the pecan production grew rapidly. By the mid-1920s Bexar was one of the top pecan-producing counties in Texas. In San Antonio, pecans were shelled on a commercial basis before 1900 by G.A. Duerler and A.G. Pickard. Located on the northern most corner of Nogalitos at S. Flores (117 Nogalitos), Pickard Pecans has been in operation since 1886. During the 1930s and 1940s, 12,000 to 15,000 people were employed in the pecan shelling industry in San Antonio. By the 1930s, Texas pecans accounted for approximately 50% of the nation's production. More than half of the commercial pecan orchards were within a 250-mile radius of San Antonio. Thus, the city became the Texas shelling center. The pecan-shellers strike of 1938, witnessed 12,000 San Antonio pecan-shellers, mostly Hispanic women, walk off the job. The heartbeat of the pecan industry was silenced for 3 months while strike organizers led by Emma Tenayuca and San Antonio city officials were embroiled in negotiations. The Fair Labor Standards



Women pecan shellers, 1938, Library of Congress photo

Act of 1938 settled the strike with the establishment of a 25¢ per hour wage scale.

As more residents moved in to the Collins Garden and Palm Heights neighborhoods, service industries grew at the same rapid pace as the agricultural industry. The Blount Community Center was built in 1928 on Nogalitos St. and Drake Ave. This strip retail center, made of marble and stucco, was the first building of its kind to be erected in south San Antonio.

The center contained Groos & McHugh Pharmacy, Piggly Wiggly #21, Mayers Market, My Bakery and the Dixie Barbershop. Further south on Nogalitos Street was another drug store and Pharmacy, C.A. Patten Drugs, established in 1926. More residential development occurred along the Nogalitos Corridor. The Columbia Heights neighborhood was platted in the early 1920s. However, it is not until the early 1930s that primarily Hispanic families began living in the neighborhood. This settlement pattern was in contrast to Collins Gardens and Palm Heights, neighborhoods that were settled by Anglo, German, and Belgian populations. Military personnel and civilian workers located in the Columbia Heights neighborhood to be close to the service industries and to Kelly A.F.B. The service industries that supported the Columbia Heights neighborhood catered to a traveling and mobile population. Automobile sales and repair shops were prominent along the southern extent of Nogalitos St. The first multi-pump, self-serve gas station was located on Nogalitos St. It was an innovative marketing strategy for the 1930s, aimed at servicing a dynamic population that included military personnel, civil service workers and new residents.

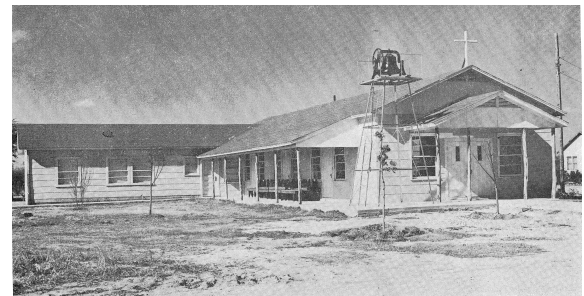
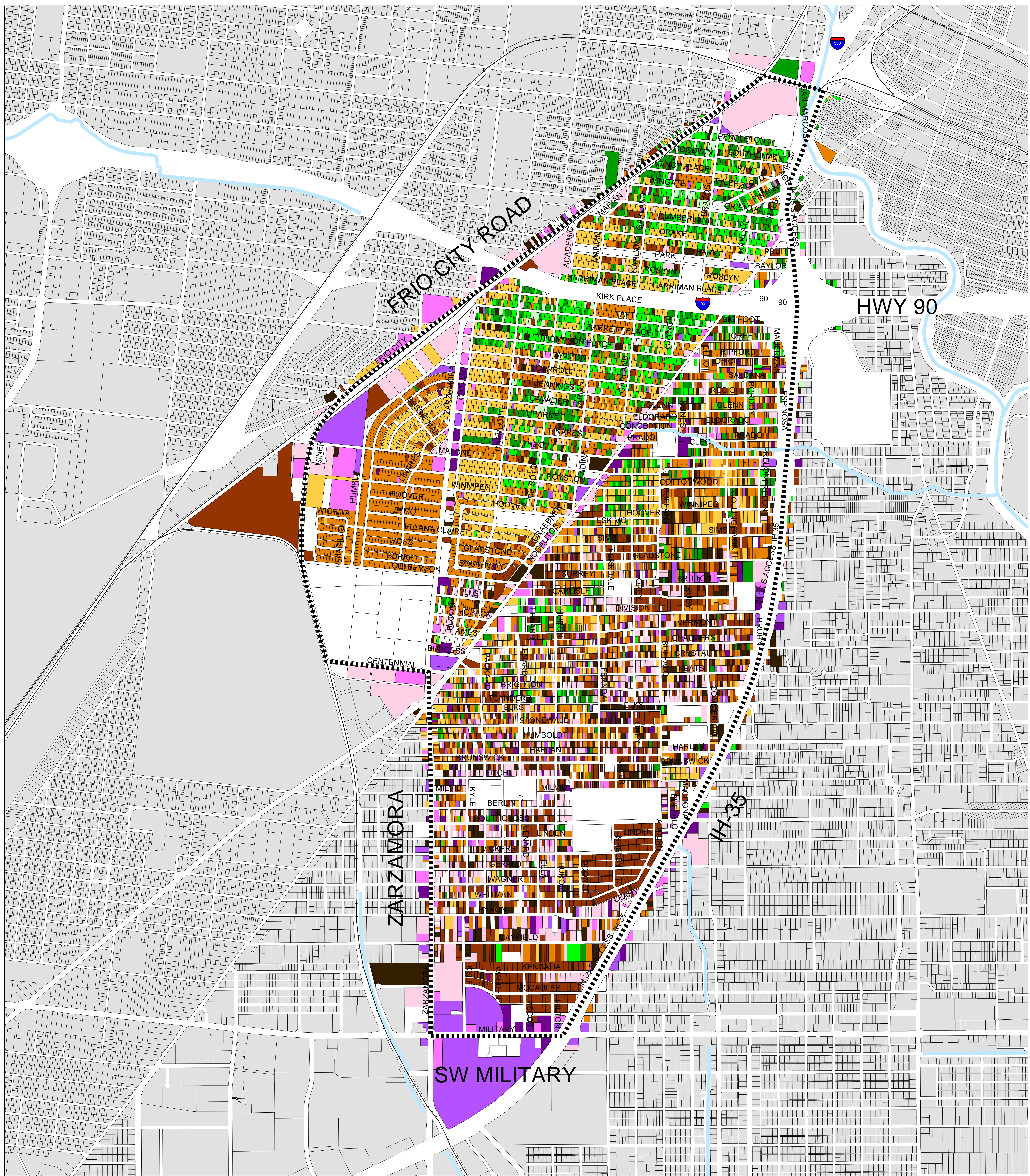
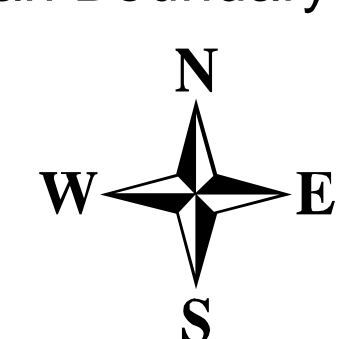
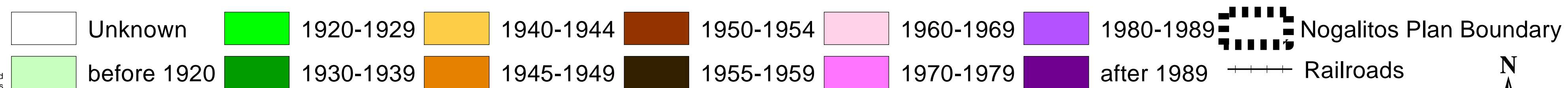


Photo from 1948 showing Our Lady of Angels Catholic Church's new bell tower.



Nogalitos / S. Zarzamora Community Planning Area

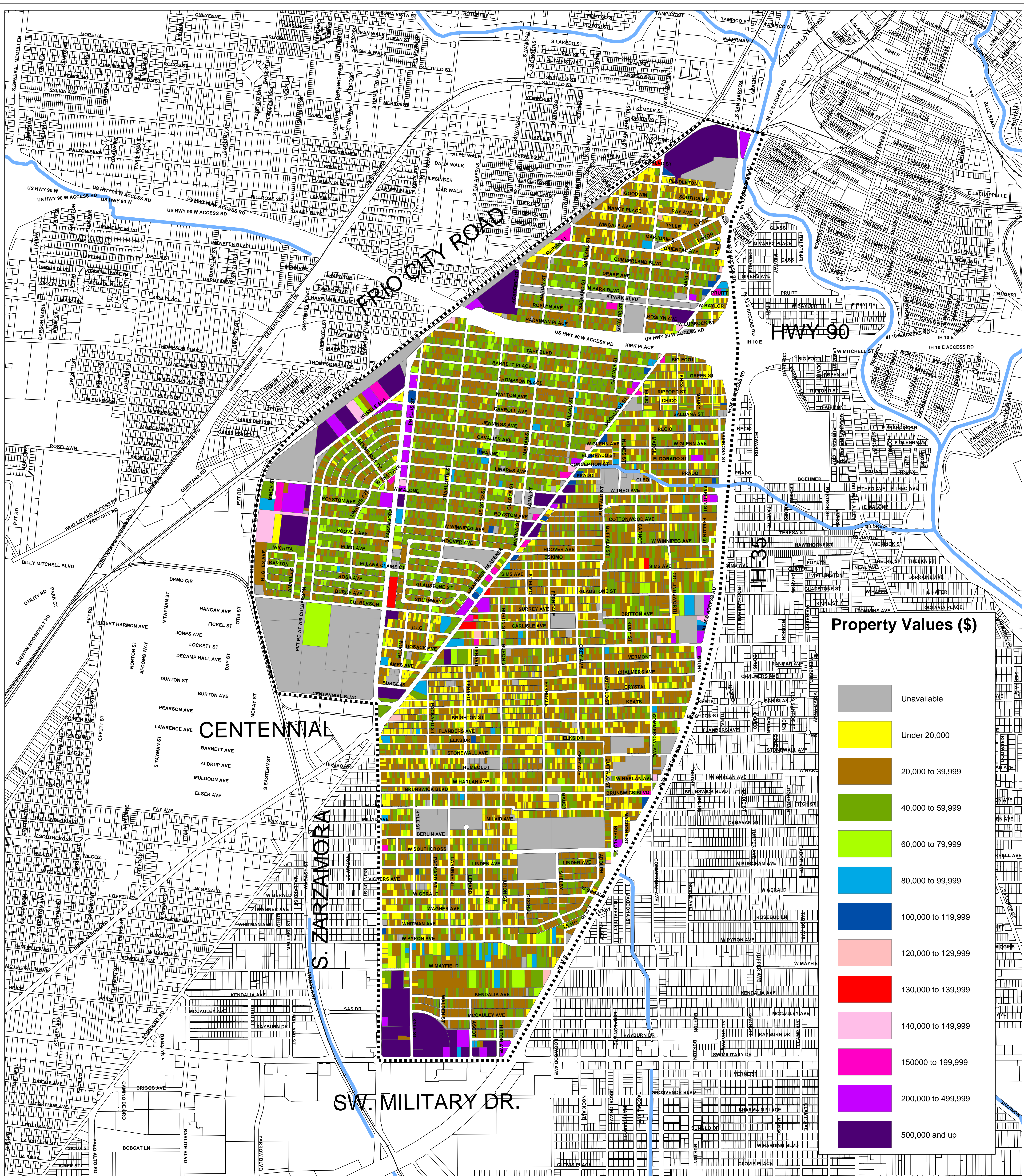
Year Built



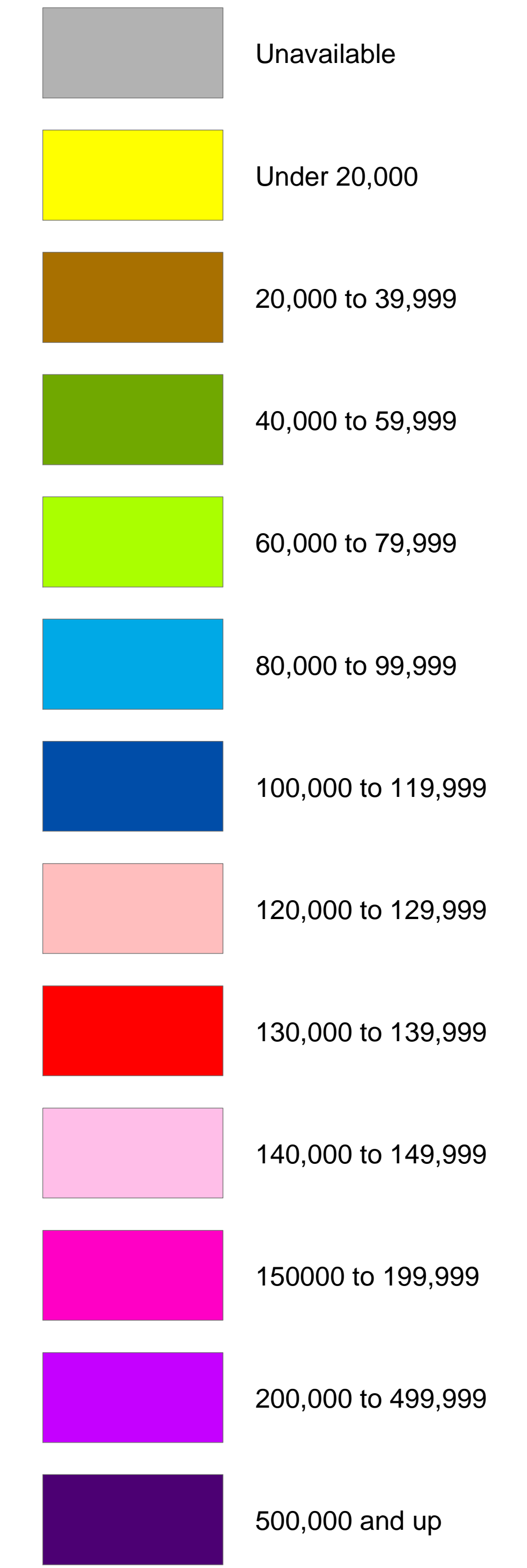
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 Map Created by: Marc Castro, Intern
 Map Creation Date: November 19, 2003
 Map File Location: K:\neighhoods\Map
 PDF Filename: NA

City of San Antonio

City of San Antonio
Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department



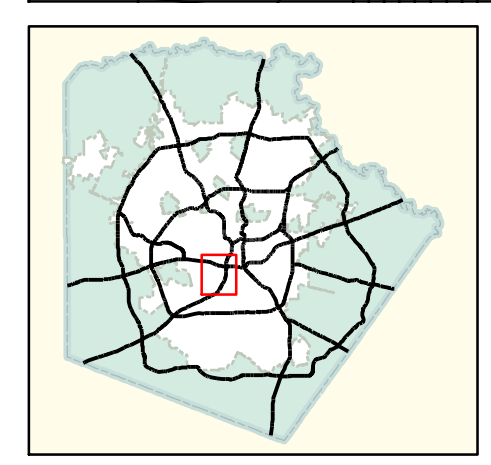
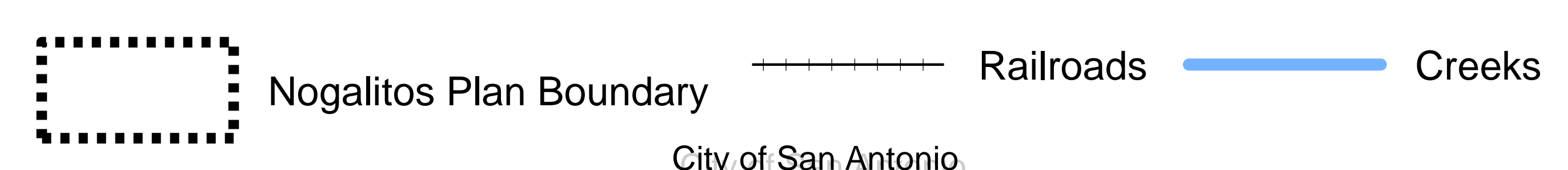
Property Values (\$)



Nogalitos / S. Zaramora Community Plan

Property Values from Bexar Appraisal March 2004

Legend



0 0.050.1 0.2 0.3 Miles

City of San Antonio
 Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development and Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 Map Location: Desktop
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Community Demographics

Total Population Comparison

Year	Planning area	% Change	City	% Change
1980	33,686	-	785,410	-
1990	31,147	-8%	935,933	19%
2000	27,856	-11%	1,144,646	22%

Ethnicity Comparison—Hispanic

Year	Planning area	% Change	City	% Change
1980	30,908	-	421,954	-
1990	29,367	-5%	520,282	23%
2000	26,582	-9%	671,394	29%

Ethnicity Comparison—Anglo

Year	Planning area	% Change	City	% Change
1980	2,572	-	299,357	-
1990	1,568	-39%	339,115	13%
2000	965	-38%	371,911	10%

Ethnicity Comparison—African American

Year	Planning area	% Change	City	% Change
1980	48	-	57,700	-
1990	68	42%	63,260	10%
2000	82	21%	78,000	23%

Ethnicity Comparison—Others*

Year	Planning area	% Change	City	% Change
1980	158	-	6,869	-
1990	144	-9%	13,276	93%
2000	227	58%	23,341	76%

The following tables provide the 1980, 1990 and 2000 census of Population and Housing demographics for both the Nogalitos/S. Zarzamora community planning area and the City of San Antonio as a whole.

NOTE: The following block groups were used to compile the statistics for the neighborhood profile:

1504.001-5, 1505.011-4, 1505.021-4, 1506.005, 1511.002-4, 1601.001, 1602.001-3, 1603.001-5, 1604.002-3,

Source:

1980-2000 Census of Population and Housing, SF-3 Data

Prepared by:

Department of Planning, GIS Division
November 2003

* In the 2000 census, the Race category can include more than one race, therefore, categories are not comparable to any previous census.

Neighborhood Age Breakdown

Age Group	Under 5	5-17	18-24	25-44	45-64	65 plus
#	2,280	5,992	2,895	7,512	5,212	3,965
%	8.2%	21.5%	10.4%	27.0%	18.7%	14.2%

Median Age

Year	Planning area	% Change	City	% Change
1980	25.7	-	27.1	-
1990	29.6	15%	29.8	10%
2000	31.8	7%	32.2	8%

Income and Poverty

	Planning area	City
Annual Median Household Income	\$26,110	\$36,214
Persons (%) below Poverty Level	6,823 (24.5%)	193,731 (17.3%)

Educational Attainment for Persons 25 and Older

	Planning Area	City
Less than 9 th Grade	3,406 15.3%	15.1%
9 to 12 th Grade	4,410 19.9%	15.6%
High School Graduate	7,098 32.0%	25.2%
Some College	4,798 21.6%	23.4%
Associate Degree	1,009 4.5%	4.9%
Bachelor Degree	1,088 4.9%	10.5%
Graduate Degree	389 1.8%	5.3%
TOTAL 25 Years +	22,198 100%	100%

Median Household Income

Year	Planning area	% Change	City	% Change
1980	\$11,180	-	\$13,775	-
1990	\$16,890	51%	\$23,584	71%
2000	\$26,110	55%	\$36,214	54%

Housing

	Planning Area		City	
Owner-occupied	6,185	73%	235,699	58%
Renter-occupied	2,294	27%	169,775	42%
Total occupied units	8,479	100%	405,474	100%
Vacant housing	450	5%	27,648	6%
Total housing units	8,929		433,122	

Housing

	Planning area	City
Median Owner Occupied Housing Value	\$38,190	\$68,800
Median Monthly Rent	\$330	\$549
Median Housing Age	1954	1974

Number of Households

Year	Planning area	% Change	City	% Change
1980	9,528	-	258,984	-
1990	9,094	-5%	326,761	26%
2000	8,479	-7%	405,474	24%

Average Household Size

Year	Planning area	% Change	City	% Change
1980	3.53	-	2.97	-
1990	3.42	-3%	2.80	-6%
2000	3.28	-4%	2.77	-1%

Number of Housing Units

Year	Planning area	% Change	City	% Change
1980	9,884	-	277,803	-
1990	9,888	0%	365,414	32%
2000	8,929	-10%	433,122	19%



Meeting Calendar

Community Meetings

Kickoff Celebration
Saturday, December 6, 2003
Palm Heights Recreation Center
1201 W. Malone

Mapping the Issues
Thursday, January 22, 2004
YMCA
835 Southcross

and
Saturday, January 24, 2004
Palm Heights Recreation Center
1201 W. Malone

Reviewing Strengths and Weaknesses
Saturday, March 27, 2004
YMCA
835 Southcross

Reviewing the Strategies Open House
Monday, September 13, 2004
Palm Heights Recreation Center
1201 W. Malone

Business Owners Meeting

Wednesday, June 30, 2004
Tesoro Party House
3110 Nogalitos

Workshops

Future Land Use Plan
Thursday, April 8, 2004
Palm Heights Recreation Center
1201 W. Malone Avenue

Heart of the Neighborhood
Saturday, April 17, 2004
Palm Heights Recreation Center
1201 W. Malone Avenue

Getting Around Town
Saturday, May 8, 2004
Pan American Library
1122 W. Pyron Avenue

Places to Gather, Play, and Learn
Saturday, May 22, 2004
St. Francis Academy
1807 Centennial Avenue



Participants at plan workshop



Sign announcing Plan's Open House



Work Meetings

Fire Dept, Parks and Recreation Dept. and Animal Control Issues
Wednesday, June 16, 2004
Collins Garden Library
200 N. Park Boulevard

TxDOT and MPO
Wednesday, June 23, 2004
Pan American Library
1122 W. Pyron Avenue

Writing Indicators
Thursday, August 5, 2004
Pan American Library
1122 W. Pyron Avenue

Edit the Plan and Identify Partners
Wednesday, July 14, 2004
Development and Business Services Center
1901 S. Alamo Street
and

Wednesday, July 21, 2004
Development and Business Services Center
1901 S. Alamo Street
and

Wednesday, July 28, 2004
Development and Business Services Center
1901 S. Alamo Street

Planning Team Meetings

(to oversee the planning process and plan the Community Meetings)

Thursday, October 9, 2003
Development and Business Services Building
1901 S. Alamo Street

Thursday, December 4, 2003
Palm Heights Recreation Center
1201 W. Malone Avenue

Monday, March 8, 2004
Palm Heights Recreation Center
1201 W. Malone Avenue

Thursday, October 23, 2003
Development and Business Services Building
1901 S. Alamo Street

Thursday, December 18, 2003
Palm Heights Recreation Center
1201 W. Malone Avenue

Wednesday, May 26, 2004
Palm Heights Recreation Center
1201 W. Malone Avenue

Thursday, November 6, 2003
Palm Heights Recreation Center
1201 W. Malone Avenue

Thursday, January 15, 2004
Palm Heights Recreation Center
1201 W. Malone Avenue

Monday, September 13, 2004
Palm Heights Recreation Center
1201 W. Malone Avenue

Wednesday, November 12, 2003
Palm Heights Recreation Center
1201 W. Malone Avenue

Thursday, February 12, 2004
Palm Heights Recreation Center
1201 W. Malone Avenue



Participating Departments and Agencies

Heart of the Neighborhood

ACCION

2014 S. Hackberry, San Antonio 78210

Janie Hernandez
226-3664

Cardinal Mortgage

321 East Dewey Place, San Antonio 78212

Dean Gomez, Vice President
732-9062

Yolanda Hernández, Vice President
732-9062

City of San Antonio Code Compliance Department

PO Box 839966, San Antonio 78286

Liz Garcia,
207-8200

City of San Antonio Development Services Department

PO Box 839966, San Antonio 78286

Ismaél Hernández, Sign Inspector
288-3632

City of San Antonio Economic Development Department

PO Box 839966, San Antonio 78286

Adrian Perez, Economic Development Specialist
207-8124

City of San Antonio Housing and Community Development Department

PO Box 839966, San Antonio 78286

Andrew Cameron, Director
207-6620

City of San Antonio Neighborhood Action Department

PO Box 839966, San Antonio 78286

Paula Stallcup, Assistant Director
207-8038

Abigail Kinnison, Senior Planner
Neighborhood Commercial Revitalization
207-3971

City of San Antonio Planning Department

PO Box 839966, San Antonio 78286

Chris Garcia, Senior Planner
Neighborhood Conservation Districts
207-6536

Frost Bank

PO Box 1600, San Antonio 78296
100 West Houston Street

Floyd Wilson, Senior Vice President
220-4522

Rosalinda Ervin, Relationship Administrator
220-4314

San Antonio Housing Authority (SAHA)

818 S. Flores, San Antonio 78204

William Phillips
220-3200

Getting Around Town

City of San Antonio Public Works Department

PO Box 839966, San Antonio 78286

Sam Carreón,
207-8048

John Donnelly, Project Control Officer
207-4019

Robert Galindo, Assistant Streets Manager
359-3100

Richard Gatlin, Signs and Markings superintendent
207-7802

Kevin Olson, Senior Engineering Associate
207-5011

Metropolitan Transportation Organization (MPO)

1021 San Pedro, Suite 2200, San Antonio 78212

Scott Ericksen
227-8651

Texas Department of Transportation (TxDOT)

PO Box 29928, San Antonio 78229

Judy Friesenhan
615-5814

VIA Metropolitan Transit

800 West Myrtle, San Antonio 78212

Christina Ybanez, Community Planner
362-2097



Places to Gather, Play, and Learn

Booz Allen Hamilton

700 N. St. Mary's St., suite 700, San Antonio 78205

Hugh Farr, Consultant
925-3019

City of San Antonio Community Initiatives Department

PO Box 839966, San Antonio 78286

Laura Cisneros, Social Services Manager
Elderly and Disables Services
207-7485

City of San Antonio Fire Department

PO Box 839966, San Antonio 78286

Carl Wedge, Assistant Fire Chief
207-8496

City of San Antonio Parks and Recreation Department

PO Box 839966, San Antonio 78286

John McDonald, Park Planner
207-2886

City of San Antonio Police Department

PO Box 839966, San Antonio 78286

Fidel Villegas, South SAFFE Officer
207-6021

John H. Wood Charter School

3201 Cherry Ridge Dr. C315, San Antonio 78230

Mike Lopez, Deputy of Strategic Plans
499-0350 ext. 204

George Pena, Principal St. Francis Academy
923-1421

Kelly USA

143 Billy Mitchell Blvd., San Antonio 78226

Leticia Rodriguez, Manager of Community Outreach
362-7805

San Antonio College

1300 San Pedro Ave., San Antonio 78212

Yvonne Lozano, Gerontology Program Director
Department of Sociology
785-6130

VIA Metropolitan Transit

800 West Myrtle, San Antonio 78212

Christina Ybanez, Community Planner
362-2097



Resource Directory

Listed in this chapter of the appendix is a list of organizations and agencies that may be helpful in helping the community with plan implementation.

602 E. Commerce, San Antonio, TX 78205 Mr. Joseph Krier, President	kdenson@sachamber.org 229-2130
318 W. Houston Street, Suite 300, San Antonio, TX 78205 Mr. A. J. Rodriguez, President	president@sahcc.org 225-0462
3319 Sidney Brooks, Bldg 510, Brooks City Base, TX 78235 Ms. Cindy Taylor, Executive Director	ctaylor@southsachamber.org 533-1600
314 El Paso, San Antonio, TX 78207 Ms. Mary Cruz, President	mcruz@westsachamber.org 299-5244
2658 Military Dr., San Antonio, TX 78224	932-1199
227 New Laredo Hwy, San Antonio, TX 78211	623-4770
1547 S Zarzamora St, San Antonio, TX 78207	223-4263
1018 S Frio St., San Antonio, TX 78207 Mr. Brian Martin, President	bmartin@amerimexpaints.com 472-3000
PMB 146, 6338 N. New Braunfels, San Antonio, TX 78209	862-3863
1400 Nogalitos, San Antonio, TX 78204 Mr. David Dacbert	
3110 Nogalitos, San Antonio, TX 78223 Mr. John Duncan, Owner	jduncan@conreach.com 632-1345
3946 S. Zarzamora, San Antonio, TX 78225 Mr. Rick Padilla	rick@acssouth.net 932-2953
200 Basse Rd., San Antonio, TX 78209 Ms. Lisa Dollinger, External Communications	lisadollinger@clearchannel.com 822-2828

BUSINESSES/COMPANIES

**Greater San Antonio Chamber
of Commerce**

Hispanic Chamber of Commerce

**South San Antonio Chamber
of Commerce**

**West San Antonio Chamber
of Commerce**

Home Depot

MG Building Materials

Guadalupe Lumber

Amerimex Paints

Spay Neuter Assistance Program

Dacbert Music

Tesoro Party House

Amenity Computer Services, South

Clear Channel Communications



**LOCAL BUSINESSES/
COMPANIES** continued

Davila Pharmacy	1423 Guadalupe St., Ste 108, San Antonio, TX 78207 Mr. Rudy Davilla, Jr, President	226-5293
Steves & Sons	205 Humble Ave, San Antonio, TX 78225 Mr. Edward Steves	edwardsteves@stevesdoors.com 924-5111
Steves & Sons	P.O. Box 1866, San Antonio, TX 78297 Mr. Mike Clark, General Counsel	mikeclark@stevesdoors.com 924-5111

CHURCHES

Apostolic Assembly Church of the Faith	514 Gladstone, San Antonio, TX 78225	533-3303
Beautiful Gate Baptist Temple	535 Surrey Ave, San Antonio, TX 78225	
Emmanuel Presbyterian Church	713 Division, San Antonio, TX 78225	922-7153
Our Lady of the Angels Church	1214 Stonewall, San Antonio, TX 78211	924-6591
Palm Heights Baptist Church	1106 W. Malone, San Antonio, TX 78225	923-8404
Palm Heights United Methodist Church	211 N. Park Blvd, San Antonio, TX 78204	227-0007
Pollard Memorial United Methodist Church	5303 S. IH-35, San Antonio, TX 78211	923-6300
Santa Fe Episcopal Church	1108 Brunswick, San Antonio, TX 78211	923-0867
St. James Catholic Church	907 W. Theo, San Antonio, TX 78225	922-2136

**CIVIC ORGANIZATIONS/HUMAN SERVICES /
COMMUNITY AGENCIES**

Enterprise Foundation	117 Broadway Suite 621, San Antonio, TX 78204 Ms. Naomi Elliot, Director	nelliott@enterprisefoundation.org 225-6969
Neighborhood Resource Center	PO Box 120246, San Antonio, TX 78212 Ms. Sylvia Schmidt, Executive Director	nrcsa@swbell.net 735-0586

CIVIC ORGANIZATIONS/HUMAN SERVICES/COMMUNITY AGENCIES

107 King William, San Antonio, TX 78204 Ms. Barbara Johnson, President	224-6163	San Antonio Conservation Society
107 King William, San Antonio, TX 78204 Mr. Bruce MacDougal, Executive Director	bmacdougald@saconservation.org 224-6163	San Antonio Conservation Society
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PO Box 898, San Antonio, TX 78293 Ms. Margaret Oser	moser@ymcasatx.org 352-7000	United Way
835 W. Southcross, San Antonio, TX 78221 Ms. Gloria Vasquez, YMCA Director	gloria@ymcasatx.org 924-2277	YMCA of San Antonio - Southwestern Bell branch
835 W. Southcross, San Antonio, TX 78221 Ms. Karen Gonzalez, Office Manager	kareng@ymcasatx.org 924-2277	YMCA of San Antonio - Southwestern Bell branch
1123 Navarro, San Antonio, TX 78205 Ms. Kimberly Williams, Grants Coordinator	kimberlyw@ymcasatx.org 246-9660	YMCA of San Antonio and the Hill Country
8700 Tesoro Drive #700, San Antonio, TX 78217 Ms. Tina Richards, Access Coordinator	362-5217	Alamo Area Agency on Aging
4306 NW Loop 410, San Antonio, TX 78229 Ms. Connie Leone, Program Director	leslyeh@christianseniorservices.org 735-5115	Christian Senior Services
816 Camaron, San Antonio, TX 78212 Ms. Torrey Stanley, Executive Director	torrey@aiasa.org 226-4979	American Institute of Architects
3740 Colony Drive, Suite 120, San Antonio, TX 78230 Ms. Susan Schopp, Publisher	sschopp@texas.net 558-3160	Neighborhood News
P.O. Box 27215, San Antonio, TX 78227 Ms. Florence Macdaniel, Executive Director	flomac@nprc.org 227-4333	Nonprofit Resource Center
	Mkostenbaum@smartgrowthsa.org	Smart Growth San Antonio



CIVIC ORGANIZATIONS/HUMAN SERVICES/COMMUNITY AGENCIES

continued

Blue Star Contemporary Art Center	116 Blue Star, San Antonio, TX 78204 Mr. Bill FitzGibbons, Executive Director	info@bluestarspace.org 227-6960
American Society of Landscape Architects	Mr. Scott Stover, President	sstover@sanantonio.gov
Man and Beast, Inc.	PO Box 17951, San Antonio, TX 78217	590-7387
Humane Society - Bexar County	4804 Fredricksburg Rd, San Antonio, TX 78229 Ms. Cathy Rosenthal, Director of Community Relations and Education	croenthal@humanesocietyspca.org 226-7461
Texas Department of Health & Human Services	PO Box 23990, San Antonio, TX 78223 Ms. Renee Barrett, Public Information Director	609-8006
Spurs Baseline Bums	Ms. Juli Blanda, President	juli.bllanda@grande.com
San Antonio Bar Association	100 Dolorosa, 5th Floor, San Antonio, TX 78205 Mr. Jimmy Allison, Executive Director	lizc@sabar.org 227-8822
MALDEF	140 E Houston St, #300, San Antonio, TX 78205 Mr. David Hinojosa, Staff Attorney	224-5476
AARP	8507 N. McCullough, Suite C-9, San Antonio, TX 78216 San Antonio Volunteer Information Center	348-8684
Gonzaba Medical Group	720 Pleasanton Rd., San Antonio, TX 78214 Dr. William Gonzaba	921-3800
Texas Med Clinic	13722 Embassy Rd., San Antonio, TX 78216 Mr. John Queen, Operations Department Director	349-5577
Centro Med	910 SW Military, San Antonio, TX 78221 Southside Clinic	923-4646
Stray Cat Adoptions of Texas	1405 N Main, Ste 223, San Antonio, TX 78212	
Sustainable Building Coalition	519 Artemis, San Antonio, TX 78218 Mr. Stephen Colley, Coordinator	654-3344

**ECONOMIC DEVELOPMENT
AGENCIES**

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Ms. Janie Hernandez

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ACCION

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South Texas Business Fund

17319 San Pedro Ave, Bldg #2, Suite 200, San Antonio, TX 78232
Mr. Don Beck, Chairman of Chapter

403-5931

**Service Corps of Retired Executives
(SCORE)**

727 E. Durango, Room A-527, San Antonio, TX 78206
Mr. Rodney Martin

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**Small Business Administration
(SBA)**

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Alamo Workforce Development, Inc.**

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Mr. Morrison Woods, Director

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**UTSA Small Business Development
Center (SBDC)**

501 W Durango Blvd, San Antonio, TX 78207
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**UTSA Small Business Development
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**ENVIRONMENTAL AGENCIES/
ISSUES**

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Keep San Antonio Beautiful

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Ms. Lynn Rawe, County Agent, Extension Horticulture

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Master Naturalists

**ENVIRONMENTAL AGENCIES/
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Parks Foundation	315 E. Commerce Street, San Antonio, TX 78205 Ms. Lila Cockrell	lilacockrell@saparksfoundation.org 212-8423
San Antonio Trees	8331 Fredericksburg Road #1602, San Antonio, TX 78229 Mr. Eloy Rosales	eloyr@sanantonio.gov
Texas Forest Service	202 E. Nueva, San Antonio, TX 78204 Mr. Mark Peterson, Regional Urban Forester	mpeterson@tfs.tamu.edu 223-9963
Tree Coalition	Mr. Richard Alles	treecoalition@att.net 494-2088
San Antonio Forest/Solar SA	Mr. Dominick Dina	dadina@swbell.net 354-0236
Alamo Forest Partnerships	Mr. Stacy Shipley	Sshipley@sanantonio.gov
Booz Allen Hamilton	700 N St. Mary's #700, San Antonio, TX 78205 Mr. Hugh Farr	Hugh.farr@afropa.pentagon.af.mil 925-3019
KellyUSA	143 Billy Mitchell Blvd., Bldg 43, Ste. 6, San Antonio, TX 78226 Ms. Leticia Rodriguez, Manager of Community Outreach	leticia.rodriguez@kellyusa.com 362-7805
HOUSING AGENCIES		
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San Antonio Housing Authority	818 S Flores Street, San Antonio, TX 78204 Mr. Ramiro Maldonado, Senior Project Manager	ramiro_maldonado@saha.org 220-3200
San Antonio Housing Authority	818 S Flores Street, San Antonio, TX 78204 Mr. William Phillips	william_phillips@saha.org 220-3200
San Antonio Housing Trust	PO Box 15915, San Antonio, TX 78212 Mr. John Kinney, Executive Director	johnk@sahousingtrust.org 735-2772
Merced Housing	212 W Laurel, San Antonio, TX 78212 Ms. Susan Sheeran, President	susan@mercedhousingtexas.org 281-0234



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San Antonio Express News

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San Antonio Express News





**POLITICAL/ELECTED OFFICIALS/
GOVERNMENT AGENCIES**

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Bexar County Commission Precinct 2	100 Dolorosa, San Antonio, TX 78205 Mr. Paul Elizondo, County Commissioner	lalcocer@co.bexar.tx.us 335-2612
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Texas US Representative	927 E Durango, B-124, San Antonio, TX 78206 Congressman Charlie Gonzalez	monalisa.faz@mail.house.gov 472-6195
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Real Estate Council

San Antonio Board of Realtors

San Antonio Board of Realtors

Frank R. Gonzalez Realty

Paramount Realty

Greater San Antonio Builder's Association

Greater San Antonio Builder's Association

SCHOOL BOARDS

Harlandale ISD

Harlandale ISD

Harlandale ISD

San Antonio ISD

San Antonio ISD



SCHOOLS - Private

St. James Catholic School	907 W Theo, San Antonio, TX 78225	chenry@archdiososa.org 924-1201
Palm Heights Baptist School	1106 W Malone, San Antonio, TX 78225 Mr. Sonny Manuel	923-8600
John H. Wood Jr. Charter School	3201 Cherry Ridge Dr. C315, San Antonio, TX 78230 Mr. Mike Lopez, Deputy of Strategic Plans	mlopez@jhwoodcharterschool.com 499-0350 (ext. 204)
St. Francis Academy/John H. Wood Jr. Charter School	1807 Centennial, San Antonio, TX 78211 Mr. George Pena, Principal	gpena@jhwoodcharterschool.com 923-1421
St. Anthony Day Care	1707 Centennial Blvd, San Antonio, TX 78211 Sister Lucelia Sanchez	924-4443

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Collins Garden Elementary School	167 Harriman Place, San Antonio, TX 78204 Ms. Ana Ramos-Acevedo, Principal	dtorres@saisd.net 226-7423
Graebner Elementary School	530 Hoover, San Antonio, TX 78225 Ms. Sandra Rendon, Community Liason	spacheco@saisd.net 923-3161
Fenley-Flanders Elementary School	934 Flanders, San Antonio, TX 78211 Ms. Diana Tudyk, Principal	diane@harlandale.net 977-1475
Collier Elementary School	834 W Southcross, San Antonio, TX 78211 Ms. Colleen Reeve, Principal	katie.chavez@harlandale.net 977-1445
Columbia Heights Elementary School	1610 Fitch, San Antonio, TX 78211 Ms. Marianela gonzalez, Principal	carmen.aguilar@harlandale.net 977-1460





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VIA Metropolitan Authority

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VIA Metropolitan Authority

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VIA Metropolitan Authority

Public Information Office

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Texas Department of Public Safety

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Mr. Gary Davidson

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Union Pacific Railroad

PO Box 240730, San Antonio, TX 78224
Mr. Larry Hatley

921-3701

Union Pacific Railroad





UNIVERSITIES/COLLEGES

Alamo Community College District	201 W Sheridan, San Antonio, TX 78204 Dr. J. Terrence Kelly, Chancellor	tkelly@mail.accd.edu 208-8000
Alamo Community College District	202 W Sheridan, San Antonio, TX 78204 Ms. Edith Casias	ecasias@accd.edu 208-8000
St. Philips College	1801 Martin Luther King Dr., San Antonio, TX 78203 Ms. Patricia Davila, Community and Public Relations	DAVILIA@ACCD.EDU
Palo Alto College	1400 W Villaret, San Antonio, TX 78224 Dr. R. Michale Flores, Dean of Institutional Effectiveness and Community Development	rmflores@accd.edu 921-5303
San Antonio College	1300 San Pedro Ave., San Antonio, TX 78212 Ms. Yvonne Lozano, Gerontology Program Coordinator	ylozano@accd.edu 785-6130
University of the Incarnate Word	4301 Broadway, San Antonio, TX 78209 Ms. Jennifer Laster, Director of Public Relations	laster@universe.uiwtx.edu 829-6001
UTSA School of Architecture	501 W Durango Blvd., San Antonio, TX 78207 Mr. Julius Gribou, Dean, School of Architecture	ygribou@utsa.edu 458-3010
UTSA School of Architecture	501 W Durango Blvd., San Antonio, TX 78207 Mr. Rick Lewis, Professor	jrlewis@utsa.edu 458-2574
UTSA School of Architecture	501 W Durango Blvd., San Antonio, TX 78207 Dr. Rick Tangum, Professor	rtangum@utsa.edu 458-2559
St. Mary's Law School	One Camino Santa Maria, San Antonio, TX 78228 Mr. Bill Piatt, Dean	bpiatt@stmarytx.edu 436-3530
Our Lady of the Lake University	SW 24th St, M417, San Antonio, TX 78207 Alumni Affairs and Community Relations	
Trinity University	One Trinity Place, San Antonio, TX 78212 Ms. Saron Jones Schweitzer, Director of Public Relations	sjones@trinity.edu





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P.O. Box 3577, San Antonio, TX 78211 Mr. Daniel Monreal	dmonreal@bexarmet.org	Bexar Metropolitan Water District
P.O. Box 3577, San Antonio, TX 78211 Mr. Nick Rodriguez	nrodjr@bexarmet.org 354-6536	Bexar Metropolitan Water District
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Southwestern Bell	1010 N St Mary's Suite 1319, San Antonio, TX 78215 Ms. Gene Moreno, External Affairs	222-6329
Bexar County Infrastructure Services	233 N Pecos, Ste 420, San Antonio, TX 78207 Mr. Richard Higby	rhigby@co.bexar.tx.us
Bexar County Infrastructure Services	234 N Pecos, Ste 420, San Antonio, TX 78208 Mr. Gabriel Perez, Executive Director	gabrielp@co.bexar.tx.us

**YOUTH SERVING
ORGANIZATIONS**

Boy Scouts of America - Alamo Area Council	2226 Northwest Military Highway, San Antonio, TX 78213 Mr. Mike Anastasio, Program Director	manastas@bsamail.org 341-8611
Boy Scouts of America - Alamo Area Council	2226 Northwest Military Highway, San Antonio, TX 78213 Mr. Jim Jeffrey, Mission Tejas District Chairman	jjeffery@frostbank.com 220-4789
Boys and Girls Club of San Antonio	600 SW 19th St, San Antonio, TX 78207	JWa8080243@aol.com 436-0686
Girl Scouts of the San Antonio Area	PO Box 790339, San Antonio, TX 78279 Rose, Gonzalez Perez, Assistant Executive Director	349-2404

Capital Improvement Projects

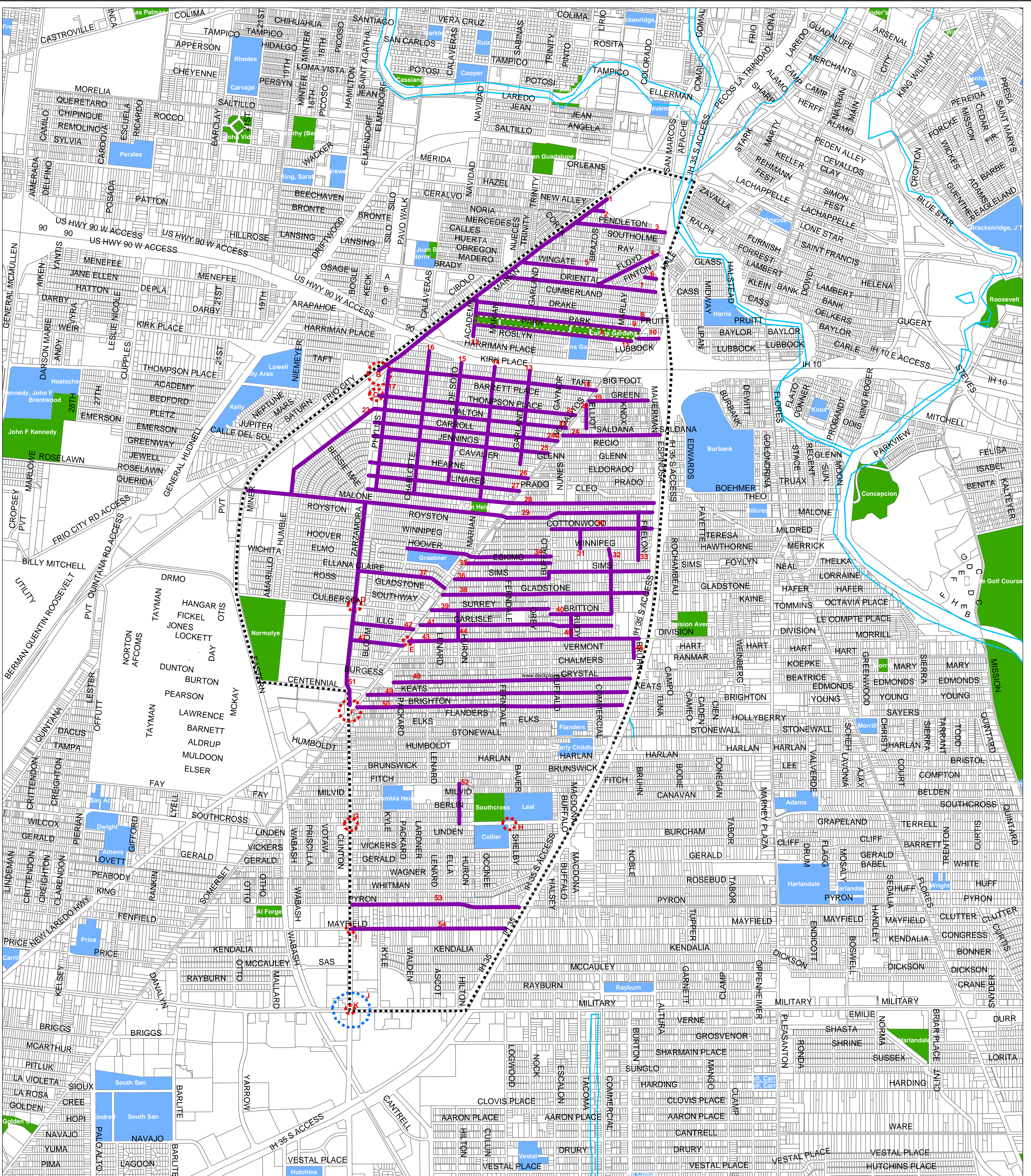
Map Key	Project and Limits	Project Scope	Project Cost	Year
1	Frio City Road (Brazos to Zarzamora)			
2	Ceralvo (Zarzamora to Frio City Road)	Asphalt Overlay	\$101,347	2003
3	Pendleton (Dead End to IH 35)	Asphalt Overlay	\$62,366	2006
4	Floyd (IH 35 to Dead End)	Micro-Surface	\$9,875	2002
5	Wingate (Dead End to Brazos)	Micro-Surface	\$54,256	2003
7	Oriental (IH 35 to Frio City Road)	Micro-Surface	\$51,428	1999
8	Drake (Academic to Nogalitos)	Micro-Surface	\$51,428	1999
9	Park N. (Nogalitos to Academic)	Micro-Surface	\$41,139	1999
11	Park S. (Nogalitos to Academic)	Micro-Surface	\$41,139	1999
12	Academic (Frio City Road to Rosyln)	Micro-Surface	\$18,042	1999
13	Garland (Cavalier to Kirk)	Slurry Seal	\$11,917	2000
14	Marian (Theo to Kirk)	Asphalt Overlay	\$14,300	2000
15	De Soto (Theo to Kirk)	Slurry Seal	\$14,777	2000
16	Charlottee (Theo to Kirk)	Micro-Surface	\$124,587	2003
17	Phyllis (Theo to Kirk)	Slurry Seal	\$14,300	2000
18	Taft (Nogalitos to Phyllis)	Asphalt Overlay	\$105,791	2002
19	Green (Nogalitos to IH 35)	Slurry Seal	\$21,930	2002
20	Elliot (Nogalitos to Dead End)	Slurry Seal	\$6,853	2002
21	Thompson (Nogalitos to Zarzamora)	Asphalt Overlay	\$102,613	2000
22	Walton (Nogatos to Zarzamora)	Asphalt Overlay	\$99,064	2000
23	Humble (Malone to Zarzamors)	Full-Depth Reclamation	\$198,277	2001
24	Saldana (Nogalitos to IH 35)	Slurry Seal	\$28,783	2002
25	Jennings (Nogalitos to Zarzamora)	Asphalt Overlay	\$83,680	2003
26	Hearne (Nogalitos to Zarzamora)	Asphalt Overlay	\$82,035	2001
27	Linares (Nogalitos to Zarzamora)	Asphalt Overlay	\$77,673.60	2001
28	Theo (IH 35 to Zarzamora)	Asphalt Overlay	\$98,341	1998
29	Malone (IH 35 to Frio City Road)	Micro-Surface	\$155,756	1998
30	Cottonwood (Buffalo to IH 35)	Micro-Surface	\$71,524	2004
31	Carnot (Malone to Winipeg)	Micro-Surface	\$15,549	2004

The following is a list of public improvement projects undertaken in the planning area over the last few years and projects that are planned for the future. The projects are keyed to the map on page A-31.



Map Key	Project and Limits	Project Scope	Project Cost	Year
32	Collinsworth (Malone to Britton)	Micro-Surface	\$44,567	2004
33	Frelon (Malone to Dead End)	Micro-Surface	\$21,753	2004
34	Hoover (Collinsworth to Buffalo)	Micro-Surface	\$26,936	2004
35	Eskimo (Nogalitos to Buffalo)	Micro-Surface	\$37,303	2004
36	Sims (Nogalitos to IH 35)	Micro-Surface	\$97,806	2004
37	Ellana (Nogalitos to Zarzamora)	Micro-Surface	\$28,268	2000
38	Gladstone (Nogalitos to IH 35)	Slurry Seal	\$92,257	2004
39	Surrey (Nogalitos to Buffalo)	Micro-Surface	\$52,852	2004
40	Britton (Collinsworth to Buffalo)	Micro-Surface	\$26,936	2004
41	Calisle (Nogalitos to Dead End)	Micro-Surface	\$86,033	2004
42	Illga (Zarzamora to Nogalitos)	Base & Pavement Repair	\$5,456	2003
43	Division (IH 35 to Nogalitos)	Micro-Surface	\$93,447	1998
44	Huron (Surrey to Division)	Micro-Surface	\$13,468	2004
45	Rudy (Bratton to Division)	Micro-Surface	\$10,366	2004
46	Bruhn (IH 35 to Division)	Asphalt Overlay	\$16,989	2005
47	Hosak (Zarzamora to Nogalitos)	Base & Pavement Repair	\$45,718	2003
48	Crystal (IH 35 to Nogalitos)	Chip Seal Coat	\$37,450	1998
49	Keats (IH 35 to Nogalitos)	Slurry Seal	\$78,127	2002
50	Brighton (IH 35 to Nogalitos)	Slurry Seal	\$80,183	2002
51	Zarzamora (Malone to Nogalitos)	Asphalt Recycling & Overlay	\$231,614	2002
52	Huron (Fitch to Southercross)	Micro-Surface	\$13,458	2003
53	Pyron (IH 35 to Zarzamora)	Asphalt Overlay	\$41,888	2004
54	Mayfield (Zarzamora to IH 35)	Base & Pavement Repair	\$14,533	1998
24a	Carroll (Nogalitos to Zarzamora)	Asphalt Overlay	\$94,816	2000
A	Collins Garden Park 11,000.00	G Other Improvements		
B	Other Improvements	H Other Improvements		
C	Other Improvements	I Other Improvements		
D	Other Improvements	J Signal System		
E	Other Improvements	K Camera Installation		
F	Other Improvements			





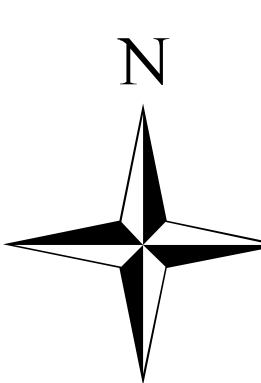
Capital Improvement Projects: Nogalitos/ S. Zarzamora Planning Area

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"Please contact the responsible City of San Antonio Department for specific determinations."
 City of San Antonio Planning Department GIS Manager:
 Dale Woodruff, dwoodruff@sanantoniogov. Maps may be ordered at: (210) 207-7873
 Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 Map Created by: Jon G. Mendoza
 Map Creation Date: 3/23/04
 Map File location: desktop
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- ### Legend
- #### Capital Improvements
- Street, Sidewalk, & Drainage Construction
 - Nogalitos Plan Boundary
 - Other Improvements
 - Parks & Rec.
 - Signal System

- #### Other Features
- Union Pacific Railroads
 - Parks
 - Public Schools
 - Creeks



0 415 830 1,660 2,490 3,320 Feet

City of San Antonio Planning Department
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Municipal Plaza - 3rd Floor
 114 W. Commerce
 San Antonio, Texas 78283

Summary of Transportation SWOT Projects

Street	From	To	Community Comments	Action Step
Barrette Place	Zarzamora	Nogalitos	Need Sidewalks	4.1.1, 4.1.4
Bigfoot	Nogalitos	HWY 90	Crime, Speeding , Dumping	5.3.1
Brazos	Frio City Road	HWY 90	Drainage	5.1.2,
Centennial	Zarzamora	R.R. Tracks	Need Sidewalks	4.1.1, 4.1.4
Charlotte	HWY 90	Hosack	Need Sidewalks	4.1.1, 4.1.4
Crystal	Nogalitos	IH-35	Need Sidewalks	4.1.1, 4.1.4
DeSoto	HWY 90	Hoover	Need Sidewalks	4.1.1, 4.1.4
Drake	Zarzamora	Nogalitos	Need Sidewalks	4.1.1, 4.1.4
Drake	Zarzamora	Nogalitos	Traffic	4.3.2, 5.3.1, 5.4.3
Elks	Zarzamora	Buffalo	Need Sidewalks	4.1.1, 4.1.4
Frio City Road	R.R. Tracks	W. Malone	Traffic	4.3.2, 5.3.1, 5.4.3
Frio City Road	R.R. Tracks	W. Malone	Drainage	5.1.2
Gladestone	Zarzamora	Nogalitos	Need Sidewalks	4.1.1, 4.1.4
Graebner	Gladestone	Hoover	Need Sidewalks	4.1.1, 4.1.4
Green	Nogalitos	HWY 90	Crime, Speeding , Dumping	5.3.1
IH 35 Access Rd.	R.R. Tracks	SW Military Dr.	Drainage	5.1.2
Marian	Frio City Road	Nogalitos	Need Sidewalks	4.1.1, 4.1.4
N. Park	Frio City Road	Nogalitos	Traffic	4.3.2, 5.3.1, 5.4.3
Nogalitos	IH-35	Zarzamora	Request Bike Lane	4.2.1,4.2.2
Nogalitos	Zarzamora	IH-35	Traffic	4.3.2, 5.3.1, 5.4.3
Nogalitos	Zarzamora	IH-35	Underground Utilities	4.3.1
S. Brazos	Frio City Road	Hwy 90	Drainage	5.1.2
S. Park	Frio City Road	Nogalitos	Traffic	4.3.2, 5.3.1, 5.4.3
SW Military Dr.	Zarzamora	IH-35	Drainage	5.1.2
SW Military Dr.	Zarzamora	IH-35	Need Repaving	5.2.1, 5.2.2
W. Malone	R.R. Tracks	IH-35	Drainage	4.3.2, 5.3.1, 5.4.3

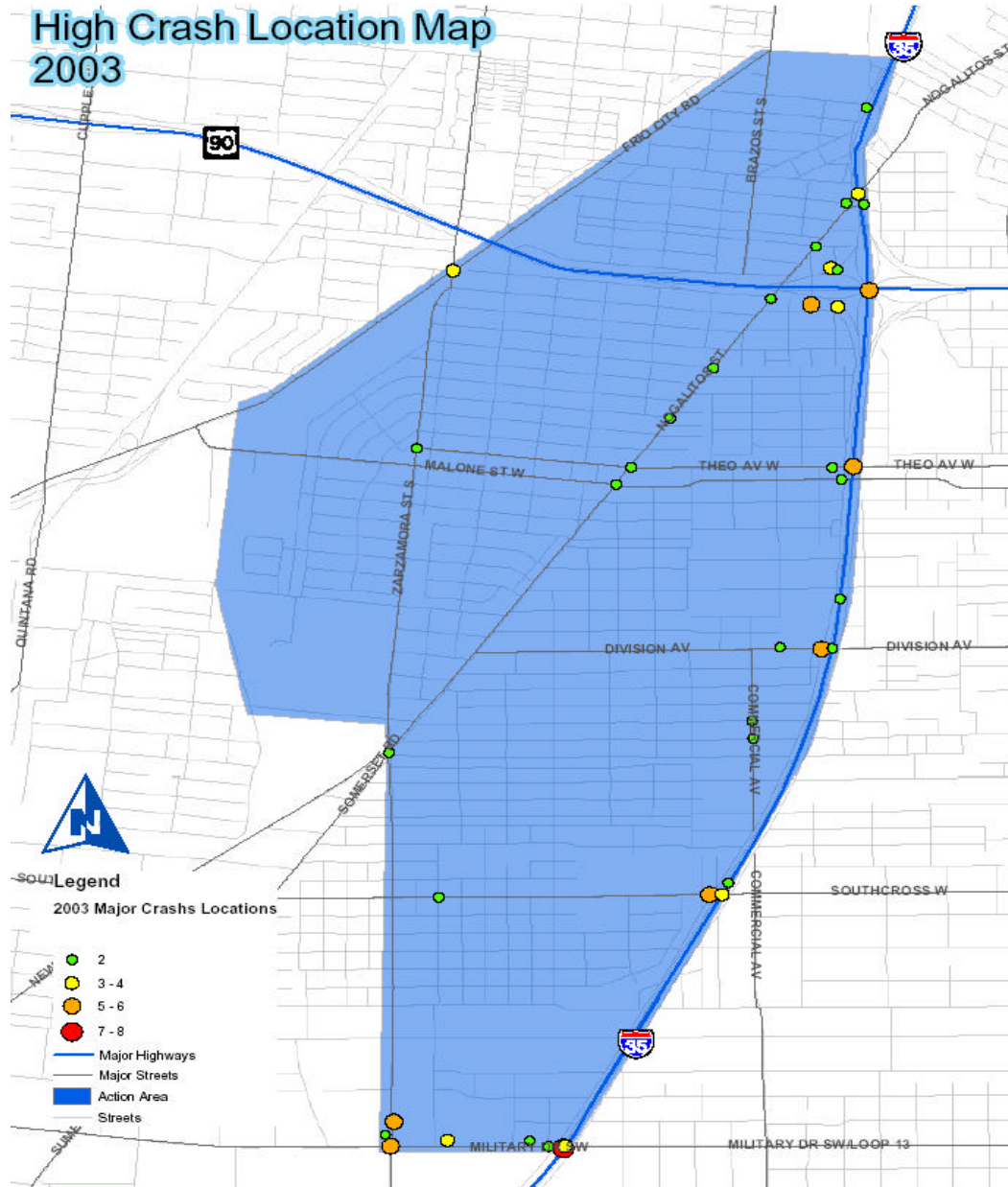
The following is a summary of needed transportation projects identified by the community and shown on the SWOTS map on page 61.



Street	From	To	Community Comments	Action Step
W. Malone	Zarzamora	IH-35	Traffic	4.3.2, 5.3.1
W. Mayfield	Zarzamora	IH-35	Need Sidewalks	4.1.1, 4.1.4
W. Southcross	Zarzamora	IH-35	Need Repaving	5.2.1, 5.2.2
W. Southcross	Zarzamora	IH-35	Drainage	5.1.2
W. Theo Ave.	Zarzamora	IH-35	Drainage	5.1.2
W. Theo Ave.	Zarzamora	IH-35	Traffic	4.3.2, 5.3.1, 5.4.3
Walton	Garland	Nogalitos	Need Sidewalks	4.1.1, 4.1.4
Zarzamora	Frio City Road	SW Military Dr.	Need Repaving	5.2.1, 5.2.2
Zarzamora	Frio City Road	SW Military Dr.	Need Repaving	5.2.1, 5.2.2
Zarzamora	Frio City Road	SW Military Dr.	Traffic	4.3.2, 5.3.1, 5.4.3
Zarzamora	Frio City Road	SW Military Dr.	Drainage	5.1.2
Zarzamora	Frio City Road	SW Military Dr.	Speeding	5.3.1
Zarzamora	Frio City Road	SW Military Dr.	Need Sidewalks	4.1.1, 4.1.4



Traffic Accident Statistics



The following chart notes the number of traffic accidents at various intersections in the Highlands area according to police reports.

Intersection	2003	2004 Jan-Jun
35-SW Military	11	5
35-Southcross	12	5
35-Theo/Malone	12	3
Noyalitos-Theo	2	0
Noyalitos-Malone	2	2
Noyalitos-Royston	0	0
Noyalitos-S Park	0	0
Zarzamora-Centennial	0	0
Zarzamora-Culberson	1	0
Zarzamora-Frio	3	0
Frio-Malone	0	0
Commercial-Stonewall	0	0
Commercial-Humbolt	0	0
Commercial-Division	1	0

Information developed by SAPD Strategic
Analysis and Mapping Office
September 2004



Neighborhood Conservation Districts (NCD)

The development of NCDs responds to the 1997 Master Plan and 1998 Community Action Revitalization Group (CRAG) recommendations, and addresses concerns about protection of neighborhood character for new residential and commercial construction.

The NCD planning tool, in the form of a zoning overlay designation (a specific geographic area is identified in an “overlay” to the base zoning, however, it does not change the uses allowed within the base zoning designation) will be available to help implement neighborhood and community plans, through the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Recognized as a means to promote neighborhood revitalization, NCD designation identifies a set of “character-defining elements,” (e.g. front porches, roof lines, detached garages, building heights, setbacks, etc.) for a specific residential and/or commercial area, that are adopted as design standards through a neighborhood ordinance.

When a infill development or rehabilitation project is proposed within a NCD area, a review of the

neighborhood design standards is performed for the project, in an effort to retain neighborhood integrity, protect and stabilize property values, and prevent insensitive development. The review process is administered through the Planning Department, and allows for a streamlined, objective evaluation of projects proposed within the established NCD boundaries.

As a zoning overlay designation, NCD status does not affect the use of property, nor does it require a property owner to rehabilitate existing structures to conform to the design standards. In addition, Conservation District designation alone does not increase property taxes.

Neighborhood Conservation District designation, whether used to protect distinctive architecture, combat incompatible development, or stabilize property values, is a neighborhood revitalization planning tool that provides a more predictable course of development, an efficient building permit process without the necessity of a HDRC review, and a means of self-determination for residential and commercial neighborhood organizations.

The Neighborhood Conservation District (NCD) ordinance is a tool neighborhoods can use to address appropriateness of new construction in both residential neighborhoods and commercial districts.





Learning and Leadership Development Centers

Fr. Albert Benavides Learning and Leadership Development Center

515 Castroville Road, 78237
phone: 435-2352 or 435-2353

Hours: 7:45 am to 9:00 pm Monday – Thursday
7:45 am to 4:30 pm Friday

Bob & Jeanne Billa Learning and Leadership Development Center

1033 Ada, 78223
phone: 534-9905

Hours: 7:45 am to 9:00 pm Monday – Thursday
7:45 am to 4:30 pm Friday

Columbia Heights Learning and Leadership Development Center

1502 Fitch Street, 78211
phone: 977-8464 or 977-8465

Hours: 7:45 am to 9:00 pm Monday – Thursday
7:45 am to 4:30 pm Friday

Margarita R. Huantes Learning and Leadership Development Center

1411 Guadalupe, 78207
phone: 225-0174 or 225-0175

Hours: 7:45 am to 9:00 pm Monday – Thursday
7:45 am to 4:30 pm Friday

St. Mary’s Learning and Leadership Development Center

3141 Culebra Road, 78228
phone: 436-7633

Hours: 7:45 am to 9:00 pm Monday – Thursday
7:45 am to 4:30 pm Friday

St. Philip’s Learning and Leadership Development Center

101 Meerscheidt Street, 78203
phone: 531-4852 or 531-4853

Hours: 7:45 am to 9:00 pm Monday – Thursday
7:45 am to 4:30 pm Friday

Willie C. Velasquez Learning and Leadership Development Center

1302 N. Zarzamora, 78207
phone: 733-9355 or 733-0101

Hours: 7:45 am to 9:00 pm Monday – Thursday
7:45 am to 4:30 pm Friday

225-READ Central Referral Center

Provides client and volunteer referrals to approximately 215 literacy services provider sites located throughout the San Antonio metropolitan area.

1502 Fitch Street, 78211
phone: 225-7323

Hours: 8:15 to 5:00 pm Monday – Friday

Listed are the location and hours of the Learning and Leadership Development Centers operated by the City of San Antonio Community Initiatives Department.



CHARLES A. GONZALEZ
MEMBER OF CONGRESS
20th District, Texas

327 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4520
12031 225-3238 PHONE
12032 225-1816 FAX

11-128 FEDERAL BUILDING
727 EAST DUNWOOD
SAN ANTONIO, TEXAS 78206-1208
1211 472-8198 PHONE
1210 472-4009 FAX

Congress of the United States
House of Representatives
Washington, DC 20515-4520

COMMITTEE ON
ENERGY AND COMMERCE
SUBCOMMITTEE ON CONSUMER, TRADE, AND
CONSUMER PROTECTION

SUBCOMMITTEE ON TRANSPORTATION AND
INFRASTRUCTURE
SUBCOMMITTEE ON
TRANSPORTATION AND THE AIRWAY
COMMISSION
COMMITTEE OF THE CONGRESSIONAL BUREAU
ON CONSUMER PROTECTION

August 30, 2004

Mr. Emil R. Mocivais, AICP, AIA
Director, Planning Department
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Mocivais:

This letter serves to support the ideas, vision and goals of the proposed Nogalitos/South Zaramora Community Plan. I strongly respect and esteem efforts on your behalf, and that of City staff in general, to work with our citizens to promote initiatives and partnerships that promote healthier, safer and more responsible communities. As an elected official that represents this area, I formally thank you for informing me of your efforts to promote structured growth within the 20th Congressional district.

On August 3rd, National Night Out, I attended an event in the Collins Garden Neighborhood. Many residents took this evening to share their ongoing projects and concerns with me and with each other. Many of their issues regarding open space, parks and structured development are specifically addressed in the proposed plan. I greatly appreciate the number of community, public and private partnerships that worked deliberately, and with much dedication, in a collaborative effort, to outline a special vision for this important Southside community. Please know that I was especially impressed with this plan's environmentally friendly approach to transportation and appreciation of open space, as well as its suggestions to draw people of all ages, throughout the community, together with volunteer programs at parks, community gardens, and community centers.

Please keep me informed about the progress of this plan and of the Planning Department's upcoming efforts and other projects within the City.

Sincerely,



Charles A. Gonzalez
Member of Congress

CAG:mjf



The Senate of The State of Texas

Senator Leticia Van de Putte, R. Ph.

District 26

August 17, 2004

Mr. Emil R. Moncivais, AICP, AIA
Director, Planning Department
City of San Antonio, TX 78283-3966

Dear Mr. Moncivais, *Emil,*

I would like to thank you for asking me to contribute my support to aid the Nogalitos to South Zaramora Community Plan. I understand that this cooperative enhancement effort includes Palm Heights, Collins Garden and the Columbia Heights neighborhoods with guidance from the City's Planning Department.

As a Senator I appreciate every opportunity to serve the community with various topics and visions for safer neighborhoods and I believe your proposal is achievable and implementable. To show our support for the success of these neighborhoods I would like to be identified as a proposed partner to offer ideas and contributions to plan for these topics:

- 4.3.3 Beautification and improvement of all underpasses with better lighting, drainage and art enhancements (especially Nogalitos under Hwy 90).
- 8.2.7 To investigate the possibility of offering legal seminars to neighborhood residents
- 10.1.4 To encourage youths to volunteer, participate, and have input about their community. So we may encourage the development of future civic leaders in all neighborhoods.

Communicating and supporting neighborhood groups with their visions for the future of their neighborhood is extremely important to me, because only with their involvement am I able to effectively serve our communities.

Sincerely,

Leticia Van de Putte, R.Ph.

LVP:aj

3718 Blanco Rd., Suite J
San Antonio, Texas 78212
210-733-6904
210-733-6900 Fax

E-MAIL: leticia.vandeputte@senate.state.tx.us

Committees: Veteran Affairs and Military Installations, Chair
Administration • Business & Commerce • Education • Subcommittee on Higher Education

P.O. Box 12068
Austin, Texas 78711
512-463-0126
Fax 512-463-2114
1-888-379-0648
Dial 711 For Relay Calls



Lending. Supporting. Inspiring.

August 18, 2004

Emil R. Moncivais, AICP, AIA
Director
City of San Antonio Planning Department
P.O. Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Moncivais,

ACCION Texas is pleased to participate as a proposed partner of economic development for the Nogalitos/S.Zarzamora Community Plan for the Palm Heights, Collins Garden, and Columbia Heights neighborhoods and the City's Planning Department.

As a non-profit organization, the mission of ACCION Texas is to provide credit to small businesses that do not have access to loans from commercial sources. Through its loans and services, ACCION Texas helps microentrepreneurs strengthen their businesses, stabilize and increase their incomes, create additional employment and contribute to the economic revitalization of their communities.

ACCION Texas was established in San Antonio in 1994. Through its unique partnerships with community-based organizations ACCION Texas has become a state-wide lending organization and an innovator in microenterprise development. It is the largest microlending agency in Texas and one of the largest in the United States.

ACCION Texas is encouraged by the Planning Department's initiative to help the small businesses in this neighborhood achieve financial stability. With the City's economic development goals and ACCION Texas assisting the small business owners we can help attract and support a variety of businesses to ensure revitalization of the community. We fully support on-going collaborations with the City of San Antonio.

Sincerely,

Janie Barrera
President & CEO

Serving small businesses throughout Texas

Central Office: 2014 S. Hackberry Street San Antonio, Texas 78210 (t) 210-226-3664 (toll-free) 888-215-2373 (f) 210-511-2940 www.acciontexas.org

August 24, 2004

Emil R. Moncivais
Planning Department
City of San Antonio
PO Box 83966
San Antonio, TX 78283-3966

Dear Mr. Moncivais:

Attached are our comments regarding the Nogalitos/S. Zarzamora Community Plan.

Objective 8.2.8 Develop a mobile computer lab that could move between senior nutrition centers, libraries, etc. to teach seniors how to access information on health care, prescriptions, and other pertinent topics.

While the Alamo Community College District does not have a mobile computer lab we would be willing to consider ways in which we could be of assistance for this objective.

Objective 8.3.3 Expand career training and job opportunities.

We would entertain opportunities to participate in career day informational sessions regarding career training and job opportunities.

Objective 8.4.2 Increase physical and electronic sharing of resources offered by the school district, the college and university system, and the City of San Antonio library.

The Alamo Community College District is amenable to the use of our Palo Alto College library. The Palo Alto College library already has children's library section if needed in this Community Plan.

Congratulations on the completion and implementation of this plan.

Sincerely,



Leo Zuniga
Director
Governmental and
Public Relations



321 E. Dewey, San Antonio, TX 78212
PH: 214.732.9062 • FX: 214.732.5029 • email: cmortgage@cardinal.net

August 30, 2004

Emil R. Moncivais, AICP, AIA
City of San Antonio - Planning Department
P.O. Box 839966
San Antonio, TX 78283-3966

Mr. Moncivais:

We appreciate the opportunity in making the Nogalitos/S. Zarzamora Community Plan become a reality. Our company's roots began in the San Antonio area and we have seen the progress over the years. It would be our honor to support the Nogalitos/S. Zarzamora Community Plan by offering our service and knowledge through the Housing Maintenance Fair and Promoting Home Ownership with workshops and seminars.

We strongly believe that a city is only as good as its neighborhoods. Once again, we thank you for the opportunity to make this project a reality.

Sincerely,

Dean Gomez
Vice-President



cdlf COMMUNITY
DEVELOPMENT
LOAN FUND
Lending Support to Small Business.

August 5, 2004

Emil R. Moncivais, AICP, AIA
Director
City of San Antonio Planning Department
P.O. Box 839966
San Antonio, TX 78283-3966

Dear Mr. Moncivais:

Thank you for the opportunity to review and provide support for the Nogalitos/S. Zarzamora Community Plan. The Plan is well-crafted and thorough. The Community Development Loan Fund (CDLF) is cited as a potential partner in objective 3.1.6. I encourage you to broaden CDLF's role in Goal 3. Specifically, I am requesting that CDLF be included in Goal 3.1.5. CDLF is very encouraged by the Plan's overall goals and would like to lend its assistance where appropriate.

Most recently, CDLF has partnered with the Annie E. Casey Foundation, banks and small business resource partners to sponsor a small business seminar for Westside businesses. The first seminar held on July 14th was very successful with more than 60 small business owners attending and more than 50 resource partners sharing their expertise. The second seminar is scheduled for September 15, with a third seminar scheduled in November. In addition to providing valuable information, 42 seminar participants completed comprehensive surveys asking about their business and other businesses that they would like to see in their community. Identification of types of businesses needed and not present is cited as Goal 3.1.4 in the Nogalitos/S. Zarzamora Community Plan.

Established by the City of San Antonio and 21 shareholder financial institutions, the Community Development Loan Fund, Inc. ("CDLF") works to fulfill its mission of providing alternative financing for targeted small businesses and non-profit organizations. Since its establishment, CDLF has leveraged almost \$18 million in bank financing by providing more than \$7 million in financing to 121 businesses. Borrowers include:

- 93 (77%) businesses located in under-served areas,
- 38 (31%) businesses owned by women,
- 73 (60%) businesses owned by a minority, and
- businesses that have created and retained 2,400 jobs

225 West Poplar / San Antonio, Texas 78212 / P: 210.738.0312 / F: 210.738.0330 / www.cdlf.net

CDLF provides financing from \$25,000 to \$300,000 with maturity terms up to 5 years and amortizations up to 15 years. Competitive interest rates are determined on a case-by-case basis. Use of proceeds includes:

- Purchase of real estate for business operations
- Leasehold improvements
- Acquisition of furniture, fixtures, and machinery
- Equipment and inventory
- Working capital

Because small businesses are the lifeblood of our economy, consistently creating new jobs within our community, CDLF looks past traditional bank credit guidelines to the underlying qualities of the business and the business owner. CDLF focuses on businesses that need help in growing successfully to get to the next level of expansion, and on start-up businesses that are owned and operated by individuals with a proven track record in the industry.

I look forward to working with your office and am happy to provide CDLF resources to facilitate the success of the Nogalitos/S. Zarzamora Community Plan.

Sincerely,



Jennifer Moriarty
President



Emmanuel Presbyterian Church

713 Division Avenue
San Antonio, TX 78225
(210) 922-7153

REV. REYNA MAIRENA
Pastor

City of San Antonio
DEPARTMENT OF PLANNING
OFFICE OF DIRECTOR
04 Aug 24 AM 8:03

August 20, 2004

Emil R. Mancivais, AICP, AIA
Director
City of San Antonio Planning Department
P. O. Box 839966
San Antonio, TX 78283-3966

Dear Planning Director of Nogalitos/Zarzamora Community Plan,

Greetings in the name of Jesus Christ. Thank you for sending me the information about the Nogalitos/ Zarzamora community plan. We are sharing the same vision to help our community by housing facilities in our needed area of town.

As congregational leader/Pastor of Emmanuel Presbyterian Church serving on the southside of San Antonio, we are sharing the same vision of housing for people in need.

We welcome and endorse wholeheartedly this project, which will empower the zone of San Antonio in particular- the southside of the city where we have even higher needs than other metropolitan areas. We seek to collaborate closely with you and the planning committee.

We perceive this project to be a vital mission for the spiritual, mental and physical growth and especially improving the quality of living of our people.

Thank you for the opportunity to endorse this wonderful and very needed project.

Amor. Paz y Justicia.


Rev. Reyna Mairena
Pastor

Harlandale Independent School District

102 Genevieve
San Antonio, Texas 78214-2997

Phone 210-921-4300 www.harlandale.net Fax 210-921-4334



August 16, 2004

Emil R. Moncivais, Director
City of San Antonio Planning Department
P. O. Box 839966
San Antonio, TX 78283-3966

Dear Sir,

The Harlandale Independent School District has reviewed the Nogalitos/S. Zarzamora Community Plan for consistency with this district's goals and planned projects. At this time the Harlandale Independent School District is in full support of the plan and its goals, objectives and action steps.

Sincerely,

A handwritten signature in blue ink, appearing to read "Guillermo Zavala, Jr.", written over a horizontal line.

Dr. Guillermo Zavala, Jr.
Superintendent

GZ/psw

Dr. Guillermo Zavala, Jr., Superintendent

Mr. Richard Hernandez, Assistant Superintendent for Business
Mr. Oscar Perez, Assistant Superintendent for Operations
Mr. Joe Jesse Sanchez, Assistant Superintendent of Administration

Ms. Kathy Bruck, Executive Director of Curriculum
Mr. Robert Jaklich, Executive Director of Personnel
Mr. David Ochoa, Director of Communications



Girl Scouts of the San Antonio Area
PO Box 790339
San Antonio, TX 78279-0339
T (210) 349-2404 F (210) 349-2666
www.sagirlscouts.org

August 18, 2004

Carol Haywood
Senior Planner, Planning Department
City of San Antonio
P. O. Box 839966
San Antonio, TX 78283-3966

Dear Ms. Haywood,

The Girl Scouts of the San Antonio Area is proud to provide this letter of support as we enter into the Nogalitos/S. Zarzamora Community Plan with the City of San Antonio. It is our goal to support your efforts by providing traditional Girl Scout troop program in after school programs at the public libraries and to encourage youth and adults to volunteer to participate and have input about their community. We look forward to collaborating with the girls, families, and other partnering agencies so that together we can address the needs of the children and families in the Nogalitos and Zarzamora area. Our Avenida Guadalupe Girl Scout Center(228-0815) on the city's west side (near Lanier High School) serves as a satellite office and program center for girls. Area Manager, Rose Ann Barajas, and Membership Development Executive, Barbara Thomas, are based at this facility and would serve as the Girl Scouts liaisons to work in partnership with other agencies to accomplish objectives 8.4.3 and 10.1.4 in the Nogalitos S. Zarzamora Community Plan.

Girl Scouts of the San Antonio Area, Inc., a non-profit 501(c)(3) tax exempt corporation, was originally established in 1924 as the Bexar County Girl Scouts, Inc. Our primary mission is to serve the unique interests and needs of girls, and to help them become happy and resourceful citizens through the development of the highest ideals of character, conduct, patriotism and service.

There are five levels of Girl Scouting: Daisy Girl Scouts (Kindergarten); Brownie Girl Scouts (grades 1, 2 & 3); Junior Girl Scouts (grades 4, 5, & 6); Cadette Girl Scouts (grades 6, 7, 8 & 9); Senior Girl Scouts (grades 9,10,11, & 12). A new program opportunity for girls ages 11-17 is called Club Studio 2B, which allows girls to believe, become, build, and belong. A troop can be one age level or include several age levels. All troops have sufficient adults at all troop activities to ensure the safety of girls.

All Girl Scout programs are designed to enhance girl involvement and responsibility with careful support from trained adult volunteers and staff. Participating girls work with other girls toward a common goal, learning leadership and decision making skills and teamwork along the way. Their contributions to these group tasks and the sense of satisfaction they feel at completion often result in increased self-esteem, an enhanced self-image and an increased ability to think critically.

Our organization offers a variety of programs for girls ages 5-17. These programs can be interchanged always include adult/parental involvement. The programs help develop decision making, leadership, and conflict resolution skills, while including activities on goal setting, career tracking, and managing money. Parental involvement is an important part of Girl Scouting. Parents are invited to a parent meeting when a Girl Scout troop or group is formed.



Serving girls in Atascosa, Banderas, Bexar, Frio, Kendall, Kerr, Medina and Willcox Counties

to learn more about the Girl Scout program and to enlist their support. Each parent is asked to complete a Parent Participation Form indicating how they will provide support for their daughter's troop. Parents are recruited to help with meetings and field trips. They are provided with Girl Scout training on how to run a meeting and how to provide positive program experiences for the troop. A Girl Scout staff member serves as a liaison to provide support and supplemental information to the volunteers.

We believe collaborating with others in the community is critical to serve the needs of our community. We look forward to an invitation to your upcoming meetings and open house to learn how this plan will progress.

Sincerely,



Rose Gonzalez Perez
Assistant Executive Director

Girl Scouts. Where Girls Grow Strong
Girl Scouts. Donde las ninas se fortalecen

cc:
Executive Director, Kathy Grantham
Area Manager, Rose Ann Barajas
Membership Development Executive, Barbara Thomas



2004 Officers

Keith Swinney, Chair
Regina Medical Center

Lloyd Brink, Chair-Elect
Business Technology Solutions

Diane Cortez, Treasurer
Absolutely Everything Catering

Rudy Parfittas, Secretary
Brooks Air Force Base

Ramona Trujillo-Key, Past Chair
Laurel Ridge

Cindy Taylor, President

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Larry Cheever
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SBC

Dale Marroquin
San Antonio Federal Credit Union

Dan Meyer
Labat-Anderson

Harold Oliver

Dr. Bill Scouten
UTSA College of Sciences

Debbie Walkerk
Southside Reporter



South San Antonio
Chamber of Commerce

August 6, 2004

Emil Moncivais
P. O. Box 839966
San Antonio, TX 78283-3966

Dear Mr. Moncivais:

Although daunting, the Nogalitos/S. Zarzamora Community Plan shows dedication to a vision that is shared by those living in and near this population.

Most certainly the South San Antonio Chamber of Commerce supports the Plan and is proud to be apart of this worthwhile effort.

As you and many others are aware, the South Chamber has used, if not invented, this type of process for all of our economic development efforts. We have seen many successes and expect this area to experience the same. It will not happen overnight, but it WILL happen.

We congratulate all the partners and city staff for the excellent, comprehensive work. Let's get to it!

Sincerely,

Cindy Taylor, President
South San Antonio Chamber of Commerce

3319 Sidney Brooks * Brooks City-Base, Texas 78235 * (210) 533-5867 * (210) 532-7788 FX



Douglas B. Vair
98 Granburg Circle
San Antonio, TX 78218

August 3, 2004

Dear City Council Members and Staff,

This letter confirms my support for the proposed Nogolitos/Zarzamora Community Plan. Please accept it and ratify.

Carol Haywood and her staff provided all of us, property owners, business owners and community leaders with excellent access to information. They listened to our input and did a professional job.

Additionally, they were indefatigable in the hours required to work the proposal through the community. They worked long days and nights. Meeting in early morning and late night they proved to me that we have a tremendous asset in our planning department.

If you need any further input, I am available by phone at 872-7369.

Sincerely,

Douglas B. Vair



August 5, 2004

Emil R. Moncivals, AICP, AIA
Director
City of San Antonio Planning Department
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Nogalitos/S. Zarzamora Community Plan

Dear Mr. Moncivals:

Thank you for allowing us to study the Draft Nogalitos/S. Zarzamora Community Plan. After a careful review and comments on the plan, VIA strongly supports the goals and objectives of the Nogalitos/S. Zarzamora Community Plan and recommends approval by the Planning Commission and City Council.

We are pleased that the neighborhood plan has addressed the transportation issues in the community. Although VIA is supportive of COSA's projects and goals and expects to participate in their implementation, our potential role in project funding will be limited and reviewed on a case-by-case basis.

We believe the plan will address significant area transportation issues and that it represents a solid foundation for the Nogalitos/S. Zarzamora community to build upon. We compliment COSA's Planning staff for their work and look forward to future collaborations.

Finally, please note that our comments concerning specific goals and partnerships have been sent under separate cover.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manjiri Akalkotkar'.

Manjiri Akalkotkar
Manager of Planning

800 West Myrtle, P.O. Box 12489, San Antonio, Texas 78212 (210) 362-2000
Administration FAX # 362-2570 Maintenance/Purchasing FAX # 362-2588

Glossary

Accessory building – A building subordinate to the use of the primary building located on the same lot, such as a detached garage, out-building, or storage building.

ADA – American with Disabilities Act

Adaptive reuse – The development of a new use for an older building or for a building originally designed for a specific purpose.

Alley – A road primarily used to access the rear of residences and businesses, not designed for general traffic.

Amortization – As related to zoning, a method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified time period.

Arterial Street – A route used primarily for the movement of traffic, which may be both local and non-local in nature. Several classifications include:

Primary Arterial – A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement to through traffic between activity centers of medium intensity.

Secondary Arterial – A major thoroughfare, with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, and activity centers of medium intensity.

Also see expressway, collector street, local access street, alley

At-Grade Crossing – The general area where two or more roadways, railways, and/or pathways join or cross. For example, an at-grade railroad crossing has a street going across the railroad tracks.

Bicycle Lane – A portion of the roadway that has been designated for preferential or exclusive use by bicycles, usually by striping, signing and/or pavement markings.

Bicycle Path – An access route, usually scenic, for the exclusive use of bicycles and pedestrians. OR A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway or road right-of-way or within an independent right-of-way.

Bicycle Trail – A bicycle facility designed to accommodate bicycle travel on unpaved roads and trails.

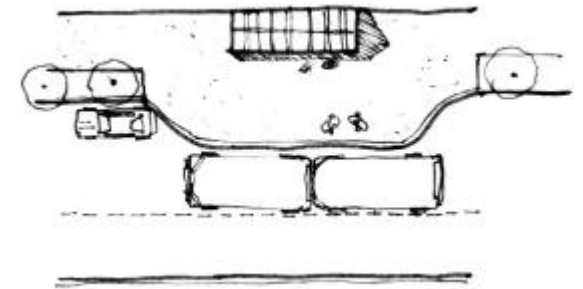
Board of Adjustment - Created by ordinance with the responsibility for holding hearings and making decisions on special exemptions to the requirements of the Uniform Development Code (UDC). In specific cases authorizes variances to the UDC where hardship is not solely financial and will not be contrary to the public interest. Appeals to the boards decisions are made to district court. Has eleven members and 4 alternates appointed by City Council for two-year terms. Meets the 1st and 3rd Mondays of each month at 1:30 PM in City Council chambers.

Bollard – A post or similar obstruction that prevents the passage of vehicles. The spacing of bollards usually allows the passage of bicycles and pedestrians. Bollards may incorporate lighting.

Buffer – A strip of land that physically and/or visually separates two land uses, especially if the uses are incompatible, or to shield or block noise, lights or other nuisances. This can include fences and berms as well as shrubbery and trees.

Building coverage – The percentage of the lot area covered by the building area.

Bus stop bulb – A portion of the sidewalk that extends out to the lane of traffic at a bus stop providing wider sidewalk space and more room for waiting bus passengers and street furniture. This provides a minimum loss of on-street parking by allowing buses to pick up and drop off passengers while stopped in the traffic lane next to the bulb. Buses do not have to re-enter the flow of traffic, thus saving valuable transit time.



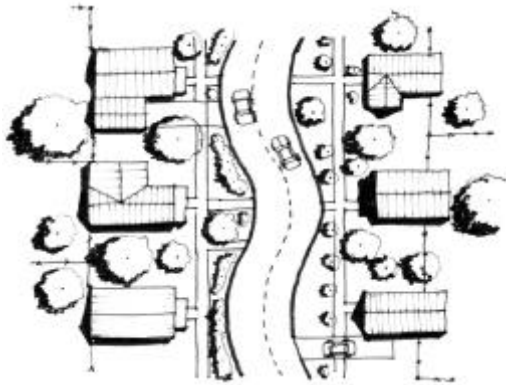
Bus only lanes – Curb lane segments on high-volume arterials that are dedicated exclusively to buses and other high-occupancy vehicles in order to help the speed and reliability of buses.

Bus pullout/turnout – A section of pavement at a bus stop that allows buses to leave the flow of traffic while stopped to load and unload passengers.

Bus zone landing pad – A paved area between the sidewalk and the curb for bus riders to board and disembark without having to step in the grass or mud in the planting strip. Especially useful for riders in wheelchairs or with strollers.

Census tract – Small areas into which large cities and adjacent areas have been divided for statistical purposes. Each census tract is based upon an average population of four thousand people.

Chicane – A set of three landscaped curb bulbs that extend out into the street in order to narrow the road and force motorists to decrease vehicle speed. Also known as deviations, serpentines, reversing curves and twists.



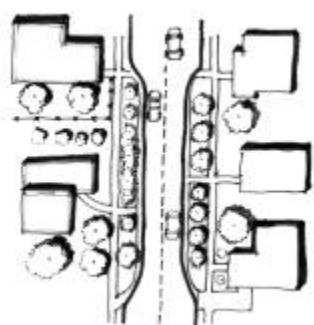
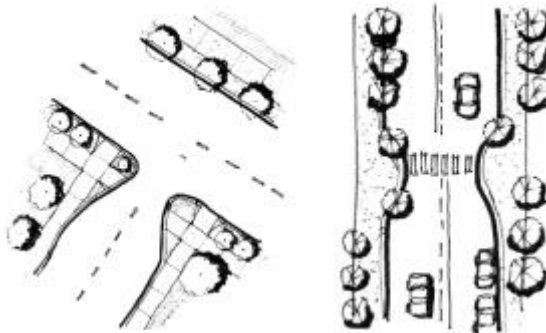
Cluster development – A design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive features.

Collector street – A street that carries traffic from minor streets to the major system of arterial streets and highways.

Community Facilities – Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Charrette – Is a brainstorming exercise that results in a quick visual presentation of the generated ideas.

Choker – A set of two curb bulbs that extend out into the street that narrows the road and causes motorists to slow their speed. Can be located at the intersection or in mid-block. Also known as pinch points, constrictions, mid-block narrowings and mid-block yield points. Similar to curb bulbs.



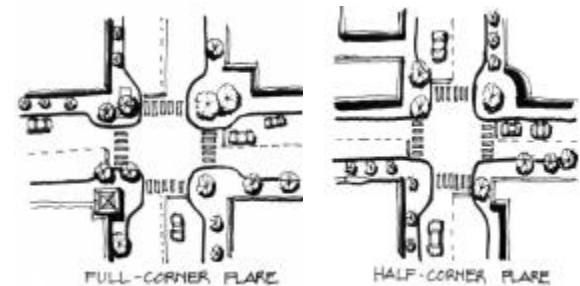
Conservation District – Is a “zoning overlay” (a specific geographic area identified as an “overlay” to the base zoning, but does not change the zoning designation use) that includes the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Collector Street – A roadway designed to provide direct access to residential, commercial, industrial and other activity areas with a primary function of collecting and distributing traffic between local access streets and the major thoroughfare system.

COSA – City of San Antonio

Crosswalk – The marked or unmarked portion of the roadway designated for pedestrians to cross the street.

Curb bulb – An extension of the curb line into the roadway. This improves pedestrian crossings by providing better visibility between motorists and pedestrians, shortening the crossing distance, and reducing the time that pedestrians are in the street. They also prevent vehicles from parking in a crosswalk and may encourage motorists to drive more slowly. Intersections may have full or half-corner curb bulbs. Also known as flares.





Curb cut – An opening in the curb where vehicles may enter or leave the roadway. Where there is no curb, the point at which the driveway meets the roadway pavement is considered the curb cut.

Curb radius – Refers to the degree of curvature of the curb at a corner. Other conditions being equal, a large curb radius allows right-turning vehicles to turn more quickly than a small curb radius. A reduced curb radius shortens the pedestrian crossing distance, improves visibility between pedestrians and motorists, reduces the speed at which motorists can turn, and may add parking spaces to the street.

Curb ramp – The area of the sidewalk, usually at the intersection, that allows easy access/transition for wheelchairs, strollers, and other wheeled equipment, between the sidewalk and the street.

Density – the number of families, individuals, dwelling units, or housing structures per unit of land.

Design Guidelines – Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential guidelines while setbacks, canopies and signage may be emphasized in commercial guidelines.

Drainage swale – A shallow, grassy drainage channel that accommodates surface water runoff, treating the runoff as it passes through the channel by catching sediments. Used on streets without curbs and gutters. Can be planted with wildflowers or perennials.

Duplex – A building used exclusively for residential purposes containing two dwelling units.

Dwelling – A building or portion of a building designed exclusively for residential occupancy, but not including motels and hotels.

Dwelling unit – A building or portion of a building designed exclusively for residential occupancy by one family and provided with sanitation and cooking facilities.

Economic Base – The foundation on which a neighborhood relies for economic sustainability.

Effective sidewalk width – The width of the sidewalk area available for walking or wheelchair travel, unobstructed by street furniture, telephone poles or other impediments.

Egress – An exit.

Eminent domain – The authority of a government to take, or authorize the taking of, private property for public use. The Fifth Amendment to the U.S. Constitution requires just compensation for any taking and prohibits the taking of private property for private use unless declared blighted.

Expressway – A limited access, normally grade-separated, thoroughfare designed for the movement of large volumes of vehicular traffic operating at high speeds for long distances, connecting principal or regional activity centers.

Facade – the exterior wall of a building exposed to public view.

Family – (as defined by the census bureau) A group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of

one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

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

Full street closure – A physical barrier that closes the street to motor vehicles. Usually landscaped, a full closure can be build to allow passage of pedestrians, bicycles and wheel chairs.

Grade-separated crossing – An interchange between roadways, railways, or pathways, that provides for the movement of traffic on different levels.

Historic Tax Credits – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on



the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

Household – (as defined by the census bureau) Consists of all the people who occupy a housing unit.

Housing Unit – (as defined by the census bureau) A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters.

HOV – High occupancy vehicle; typically referring to a transit vehicle, carpool, or vanpool.

Infill Development – New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

Kiosk – A small freestanding structure either open or partially closed, where merchandise is displayed, advertised, or sold, or where notices are displayed.

Land Use – The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Landscaping Ordinance – Implemented in 1994, the primary purpose of the City’s Landscaping Ordinance is to create commercial land uses that not only are attractive but add value to the property. Landscaping includes preservation of existing trees, understory plants, and natural areas in addition to installing new trees and plants.

Linear Parks – Provides a physical link between two or more areas. Linear park trails can accommodate

bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

Livable Wage – An income sufficient to meet a family’s basic needs.

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studios.

Local Access Street – A roadway, primarily a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations with no provision for through traffic.

Marketing Studies – A detailed study of the potential consumers in a certain area. This type of study helps businesses determine whether or not it would be beneficial to them to locate to, develop in, or service an area.

Master Plan – The City’s Master Plan Policies were adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and en-

sure that community facilities are located to best serve the community.

Mean – The arithmetic average.

Median – A solid yellow or cross hatched pavement marking or a physical barrier such as a long raised island at least 18” in width, which divides any street into two or more roadways. Medians decrease accidents and give pedestrians a safe place to stop as they cross the street. By providing areas for planting street trees and ground cover, medians can make the street more attractive and pleasant. OR The middle point in a distribution.

Microenterprise – A small business entity, usually employing less than five people.

Municipal Management District – A defined geographic area which established a separate taxing entity to provide funds for improvements within that area. Examples are TIFs (Tax Increment Financing districts) and PIDs (Public Improvement Districts).

Node – A center of activity or development, often located at a major intersection.

Off-street parking – Publicly or privately owned parking outside the street right-of-way.

Open Space – Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

Overlay Zoning – Is a zoning classification which defines an addition set of requirements over and above the base zoning requirements.



Pedestrian friendly – Describing an environment that is pleasant and inviting for people to experience on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

Pedestrian refuge island – A defined area in the center of the street that protects the pedestrian from moving traffic and provides a safe place to wait as they cross the street. They allow the pedestrian to cross one half of the roadway with a safe place to stop before crossing the second half of the roadway.

Pedestrian scale lighting – Overhead street lighting which is typically over the sidewalk instead of the roadway, and at a lower height than typical street light fixtures; providing illumination for pedestrians instead of motorists.

Planning Commission – Created by ordinance with the responsibility for reviewing and approving applications for the division and development of land and recommends amendments and addition to the master plan. Has nine members appointed by City Council for two-year terms. Meets the 2nd and 4th Wednesday of each month at 2:00 PM in City Council chambers.

Planning Commission / City Council Recognition – The Planning Commission reviews community plans to ensure the document is inclusive, consistent with city policies and an accurate reflection of the community’s values. After Planning Commission recognition, the plan is forwarded to City Council for adoption as a component of the City’s Comprehensive Master Plan. An approved plan is used by city departments, boards and commissions as a guide for decision-making.

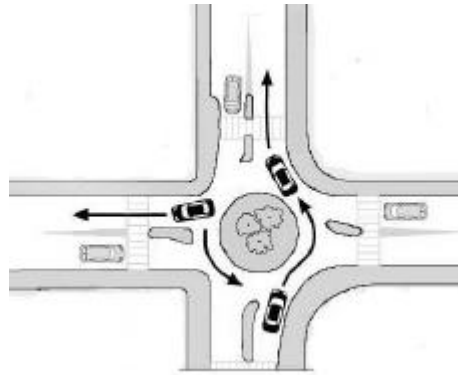
Planting strip – The street right-of-way area lying between the constructed curb and the sidewalk.

Public Improvement District – See Municipal Management District.

Residential Parking Zone – A designated zone in which on-street parking for the general public is restricted. Residents of the area are exempted from the parking restrictions by permit.

Right-of-way – 1) A strip of land platted, dedicated, condemned, established by prescription, or otherwise legally established for the use of pedestrians, vehicles or utilities; 2) the legal right of one vehicle, bicycle, pedestrian or device to proceed in a lawful manner in preference to another vehicle, bicycle pedestrian or device.

Roundabout – A raised traffic island, usually landscaped, located in the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right of way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.



Sandwich boards – Stand-up A-shaped signs often placed on the sidewalk or street right-of-way to advertise a business or an attraction.

Sanitary Sewer – A piped system which is owned, operated, and maintained by a local municipality or sanitary district, and that is designated to carry only sewage.

School Zone – An established reduced speed area around a school.

Setback – The required or actual placement of a building a specified distance away from a road, property line or other structure.

Shoulder – The paved or unpaved area between the roadway edge and the property line.

Sign Ordinance – Rules and regulations that govern the posting of signs in a city.

Single-family detached dwelling – A dwelling that is designed for and occupied by only one family and surrounded by open space or yards and is not attached to any other dwelling.


Streets – See expressway, arterial, collector street, local access street and alley.

Street closure – partial – A curb bulb that physically blocks one direction of traffic at an intersection on an otherwise two-way street.

Streetscape – A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, awnings, marquees, signs, and lighting.

Street furniture – Accessories and amenities placed on sidewalks for the convenience and accommoda-





tion of pedestrians. These may include such things as benches or other seating, trash receptacles, drinking fountains planter, kiosks, clocks, newspaper dispensers, or telephones.

Streetscape – The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

Street tree – A tree planted within the public right-of-way. Street trees can create comfortable, pedestrian-scale spaces, provide shade, reduce heat and absorb pollutants.

Street tree grates – Grates, usually metal and often decorative, that cover street tree pits and allow air and water to reach the soil.

Street tree pits – Cutouts from a sidewalk or paved planting strip, to allow air and water to reach the trees planted in the cutout.

T-intersection – The meeting of two streets, usually perpendicular, where one street does not continue through.

Townhouse – A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

Traffic calming – Of or relating to transportation techniques, programs, or facilities intended to slow the movement of motor vehicles.

Traffic circle – Raised circular islands constructed in the center of an intersection of two local streets that cause motorists to decrease speed in order to maneuver around the circle. Can take the place of a 4-way stop sign. Similar to a roundabout but at a smaller scale.

Transit oriented development (TOD) – Similar to traditional neighborhood development, but typically incorporates higher densities and an orientation to transit and pedestrian travel. Retail services and other uses are clustered in a “town center” and a range of housing densities are offered, providing an alternative to typical suburban growth patterns. Usually a 1/4 mile radius around a transit stop and core commercial area that is designed to emphasize a pedestrian-oriented environment where it is convenient for residents and employees to travel by transit, bicycle or foot, as well as by car.

Transit signal queue jump – A traffic lane on a major arterial that allows transit vehicles in the outside lane to continue through to the far side of the intersection, permitting buses to “jump” ahead of the normal flow of traffic.

Two-way left turn lane – A lane in the center of the street that can be used by left-turning vehicles traveling in either direction.

Uncontrolled intersection – An intersection where the right-of-way is not controlled by a stop sign, yield sign, or traffic signal.

Zoning – Regulates density and land use. Zoning is a key tool for carrying out planning policy.

Zoning Commission - Created by ordinance with the responsibility for making recommendations to City Council on applications for changes in zoning and boundaries of zoning districts. Has eleven members appointed by City Council with one from each council district and the Mayor; serving overlapping two-year terms. Meets the 1st and 3rd Tuesday of each month at 1:00 PM in City Council chambers.

Zoning Ordinance – Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.