

TANGLEWOOD

WOODRIDGE

TANGLEWOODRIDGE

TANGLEWOOD AND WOODRIDGE
NEIGHBORHOOD ASSOCIATIONS
(TANGLEWOODRIDGE)
NEIGHBORHOOD PLAN
P. O. BOX 690962
SAN ANTONIO TEXAS 78269



TANGLEWOODRIDGE NEIGHBORHOOD PLAN

TANGLEWOOD AND WOODRIDGE
NEIGHBORHOOD ASSOCIATIONS
(TANGLEWOODRIDGE) --
P. O. BOX 690962
SAN ANTONIO, TEXAS 78269

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
COMPREHENSIVE DIVISION
P. O. BOX 839966
SAN ANTONIO, TEXAS 78283

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

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

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SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. 94-02-02

RECOMMENDING THE TANGLEWOODRIDGE NEIGHBORHOOD PLAN BE RECOGNIZED
AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS,
A COMPONENT OF THE MASTER PLAN

* * * * *

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

WHEREAS, the Planning Commission has reviewed the Tanglewoodridge Neighborhood Association Plan and found it to have been developed in accordance with the approved planning process and therefore meets all required guidelines; and

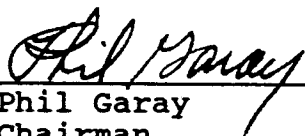
WHEREAS, the Planning Commission held a public hearing on the Tanglewoodridge Plan on February 23, 1994; NOW THEREFORE:

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

1. That this Plan be submitted to the City Manager for his review and subsequent submission to the City Council.
2. That the Tangelwoodridge Neighborhood Plan attached hereto and incorporated herein is recommended to the City Council for recognition.

PASSED AND APPROVED THIS 23TH DAY OF FEBRUARY, 1994.

APPROVED:



Phil Garay
Chairman

ATTEST:



Executive Secretary

A RESOLUTION
NO. 94-21-21

RECOGNIZING THE TANGLEWOODRIDGE NEIGHBORHOOD PLAN AS AN
ADDENDUM TO THE NEIGHBORHOOD PLANNING COMPONENT OF THE
CITY'S MASTERPLAN.

* * * * *

WHEREAS, the City of San Antonio City Council adopted the
Neighborhood Planning Process as a component of the City's Master
Plan by Ordinance No. 57068 dated June 2, 1983; and

WHEREAS, the Neighborhood Planning Process allows neighborhood
planning teams to develop plans for their communities; and

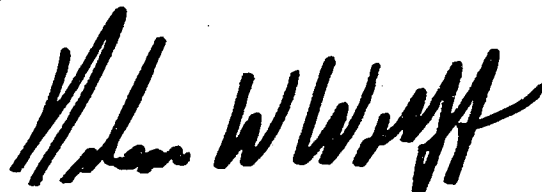
WHEREAS, the Tanglewoodridge Neighborhood Association has
developed a plan for their community in accordance with the approved
planning process and meeting all required guidelines; and


WHEREAS, pursuant to Resolution No. 94-02-02 dated February 23,
1994, the Planning Commission recognized the Tanglewoodridge
Neighborhood Plan as an addendum to the Neighborhood Planning
component of the Master Plan and recommended approval by the City
Council; NOW THEREFORE:

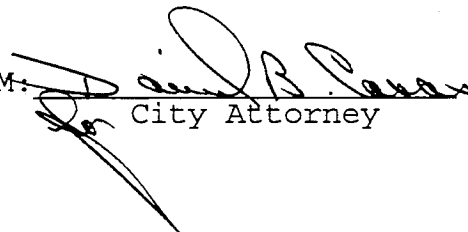
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Tanglewoodridge Neighborhood Plan, attached hereto
and incorporated herein for all purposes as Attachment I,
is hereby recognized as an addendum to the Neighborhood
Planning component of the City's Master Plan, as provided
by the Neighborhood Planning Process which has been
previously adopted by the City of San Antonio.

PASSED AND APPROVED this 28th day of April, 1994.


M A Y O R

ATTEST: 
ASSISTANT City Clerk

APPROVED AS TO FORM: 
City Attorney

TANGLEWOODRIDGE NEIGHBORHOOD PLAN
PLANNING TEAM

ROY BANNING - CHAIRMAN - (210) 561-0244

HOUSING CHAIR

BOB ANDREWS, Manager
S.A. Housing Authority
Resident at 6143 Calderwood
(210) 690-7976

UTILITIES CHAIR

KATHEE BENTLEY
Representing
S.A. Christian Church
Resident at 11934 Cedar Grey
(210) 690-2092

TRAFFIC/
TRANSPORTATION CHAIR

JIMMY TUCKER
Retired, Disabled
Resident at 6015 Bloomwood
(210) 691-0995

DEED RESTRICTIONS CHAIR

MIKE FELLOWS, Manager
Health Studies
Resident at 12342 Mapletree
(210) 697-9018

SURVEY CHAIR

CAROLE E. GOULD
Teacher
Resident at 11830 Broadwood
(210) 558-8271

BUSINESS CONTACTS

Frank Corte, Jr.
Carol Jansen
Ralph Mendez III
Jim Robinson
Danny Seale
Keith Suttle
Deb Walters
Jerry Wallingford

ZONING CHAIR

GEORGE CALO-OY
Landowner - Melissa Ann
Resident at 6235 Sunset Haven
(210) 694-5051

LAND USE CHAIR

DAN CHAPELL
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Resident at 6126 Calderwood
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SPECIAL CONSIDERATIONS CHAIR

DAVE ANDERSON
Real Estate Broker
Resident at 12314 Mapletree
(210) 697-0994

QUALITY OF LIFE CHAIR

KITTY CHAPELL
Aged & Disabled Committee
Resident at 6126 Calderwood
(210) 691-2722

MEMBERS-AT-LARGE

Richard Bliss - Tanglewood
Dick D'Elosua - Tanglewood
Henry Clyne - Woodridge
Mary Stewart - Woodridge
W.A. Schaich - Woodridge

University Baptist Church
Handcraft Cabinets
Mendez Brothers Produce
AMRESO
Aequus Properties Incorporated
Hart Estate
IPI Gramm Tech
Verifact Corporation

NOTE: During the process other residents and interested persons attended various meetings and workshops held by PLANNING TEAM.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

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TANGLEWOODRIDGE NEIGHBORHOOD PLAN

INTRODUCTION

This Neighborhood Plan is developed by the Tanglewood/Woodridge communities with the co-operation of the City of San Antonio's Planning Department. Georgia Zannaras assisted the committee by instructing the St. Phillips College Neighborhood Planning I course offered at Clark High School during the fall of 1991.

The Tanglewoodridge Plan is a suburban neighborhood plan and developed according to the City's approved Neighborhood Planning Process. The Plan acknowledges the fact that the Tanglewoodridge suburban neighborhoods are no longer isolated from their inner city counterparts and the expansion required by a growing population. To quote Jane Jacobs, the author of *THE DEATH AND LIFE OF GREAT AMERICAN CITIES*, (Middlesex: Penguin Books, 1972, page 26), who states:

"...many of today's cities in the worst, and apparently most baffling, trouble were suburbs or quiet dignified residential areas not too long ago; eventually many of today's suburbs or semi-suburbs are going to be engulfed in cities and will succeed or fail in that condition depending on whether they can adapt to functioning as city districts (neighborhoods)."

As a result of their concerns, the Tanglewoodridge residents developed this Neighborhood Plan to accept the challenges and to express the views of the Tanglewoodridge memberships which will be effected by such changes.

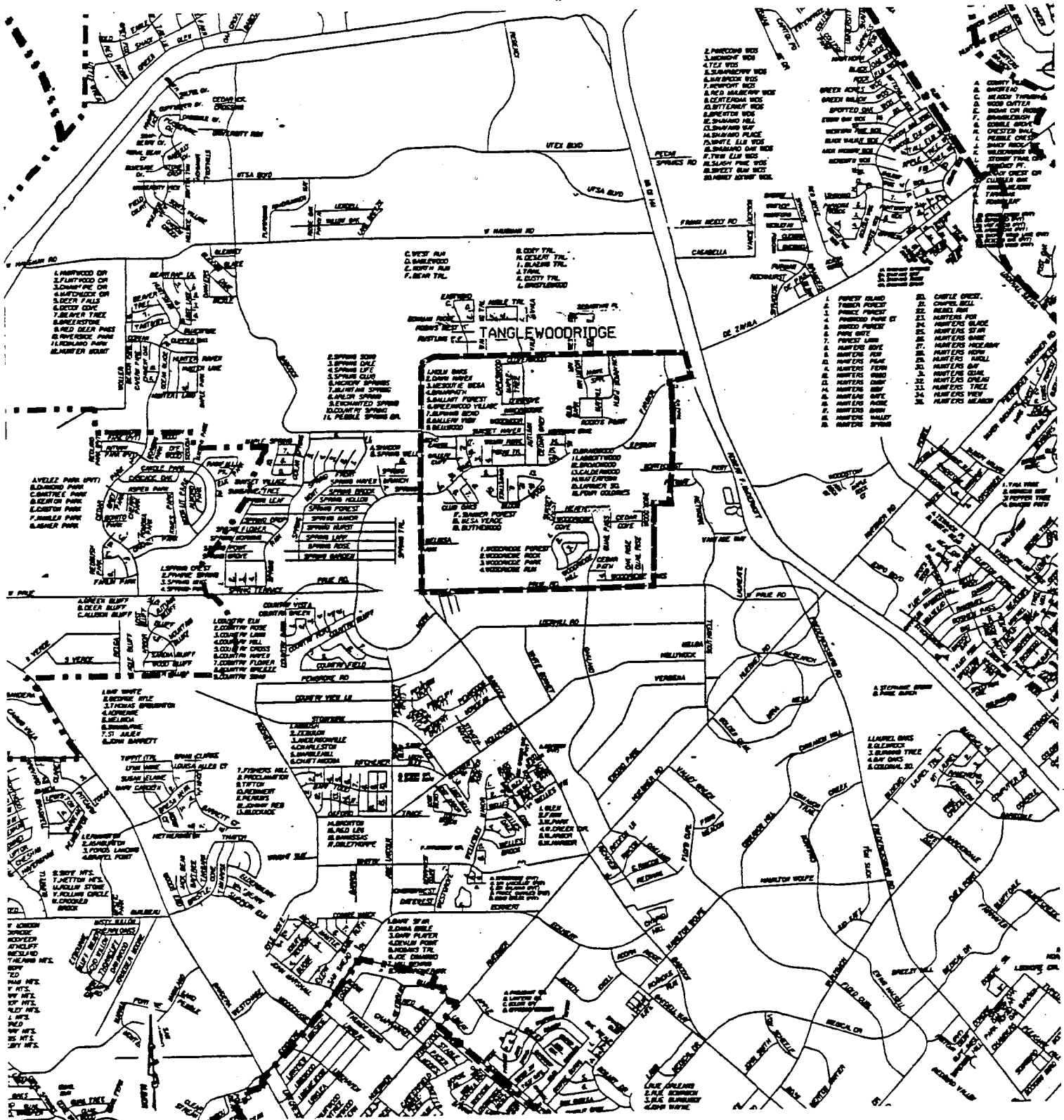
BOUNDARIES

The boundaries for the Tanglewoodridge Neighborhood Plan, shown on Map #1 are as follows:

- * North DeZavala Road
- * East A zigzag line composed of IH-10, Farinon Drive, Silicon Drive to its end, West approximately 700 feet to the Eastern property line of Woodridge subdivision, then South to Prue Road.
- * South Prue Road
- * West Babcock Road

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

MAP # 1



TANGLEWOODRIDGE NEIGHBORHOOD PLAN

PURPOSE OF THIS PLAN

This Neighborhood Plan for the Tanglewoodridge communities is developed for the express purpose of providing an advocacy document for negotiating with public agencies and private developers. This Neighborhood Plan will provide guidelines for the preservation and improvement of the quality of life of those persons residing in or using the identified areas.

This Neighborhood Plan makes available to the City of San Antonio the wishes of the neighborhoods identified by these guidelines. The decisions thus affected will further enhance the development of San Antonio and provide assistance in policy-making decisions that will affect the future of its citizens.

After approval by the Planning Commission and the City Council, this Neighborhood Plan will become an addendum to the Neighborhood Planning Process component of the city's Master Plan. This Neighborhood Plan will remain in effect for a period of five years at which time a review of its contents will be conducted by the Tanglewoodridge communities.

PLAN DEVELOPMENT

The concept of a Neighborhood Plan for our residential areas was the result of a San Antonio Coalition of Neighborhoods (SACNA) meeting where the need for such involvement by the neighborhoods along with the opportunity to attend a course presented by St. Phillips College was discussed. Members of the Tanglewood Residents' Association Executive Board agreed to attend the class and form the nucleus of the Neighborhood Planning Team.

The process calls for three open meetings with specific organizational data presented at each. The first open meeting was held at the Babcock North Pool on July 15, 1991. This was to inform the neighborhood of the opportunity to become involved in the Neighborhood Planning Process, to establish the planning area boundaries, and to ask for volunteers for the Planning Team.

In late August 1991, a Neighborhood Planning I class was offered by St. Phillips College. Georgia Zannaras was the instructor. In conjunction with the class assignments, individuals took on the responsibility of writing each of the sections required in the Neighborhood Plan. Data and documents were gathered from many resources including the City Planning, Public Works and Housing and Community Development Departments, City Public Service, Councilman Bill Thornton's office, the Census Bureau, the City Tax Office, Southwestern Bell, and Grey Forest Utilities.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

There were numerous committee meetings, series of telephone calls, and many flyer announcements during the process. On October 6, 1991, a special committee meeting was held to prioritize the neighborhood concerns. On November 19, 1991, the second open meeting to review the data from the survey was held. A general meeting was held on December 10, 1991, to clarify input received by the Team Members. On January 25, 1992, a workshop was conducted for all volunteers to begin the writing of a rough draft. The third open meeting was held on September 29, 1992.

Following the third open meeting a final draft was presented to the City of San Antonio Department of Planning for their review and suggestions. During this period some reservations were expressed by property owners. On November 5, 1992, a meeting of the Tanglewoodridge Neighborhood Planning Team was held to elect replacements for two Planning Team Members and a Committee Chair.

The new Neighborhood Planning Chair had conversations with some of the concerned property owners in person and by phone. On December 10, 1992, an open meeting was held wherein the suggestions of the City of San Antonio Department of Planning and the concerns of various property owners were addressed. Changes and corrections to the Tanglewoodridge Neighborhood Plan were proposed and approved. At the end of the meeting, all were in agreement with the final form of the Plan.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

HISTORY OF AREA

According to one resident of over fifty-two years, this area was basically farmland and great for hunting. As a boy he worked at raising vegetables and animals to feed his family here in the Tanglewoodridge area.

In 1968, city water was available along Babcock Road. Ray Ellison had constructed homes in Babcock North with the school being constructed first and the construction continuing south of it. The current location of the University Baptist Church was a construction company. The seventeen (17) acres included a manmade lake, the Schwartz home, and a barbed wire fence separating them from the Craig property. They were purchased by the church about 1977. It has been reported that the home will be refurbished and more classrooms will be built as the church expands. (Homes were begun in Oxbow about 1978.) City water is currently being brought to the church property (April 1992).

In 1970, the first house was built in Tanglewood (known as Babcock Place Subdivision). Tanglewood was the name of a single room until the entrance signs were erected. The first house was located at the west end of Springtime and looked like an extension of the Babcock North Subdivision. Building continued in segments. Tanglewood was served by two huge septic tanks until its annexation in 1971, but Ray Ellison sued the city over the annexation and it wasn't until 1974 that this area was annexed to San Antonio and city utilities were installed.

Just twelve years ago, the section called Burning Bend had only five neighbors. The current TRA Vice President is the original owner of one of those properties. Another TRA Board member lives on Springtime, arriving fifteen years ago, and can recall that Autumn Vista and Gravetree weren't even "a gleam in someone's eye".

The Mendez Brothers bought 96 acres at the corner of DeZavala and Babcock Road for an investment. This land was originally owned by Craig S. Moyer and called Laguna de Zavala. It became Dollar Downs and was owned by Howard Stitch whose daughter, Connie, now lives in Devine. It is currently called Spring Lake Ranch and has a wrangler called "Cowboy" renting the facility for his horses. It still has a manmade lake of its own. One section of the 96 acres houses the Green Concepts Landscaping Company.

Schaefer Construction bought land along Prue Road from the Judson family and began construction of Woodridge in 1983. Despite all the development in the area, Melissa Ann, once owned by Judge Vaughn, was bypassed and still has no city water or sewage service. Perhaps because the families on the street were prepared with well

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

water and their own septic tanks, no one saw a need to add these city services. Grey Forest Utilities provides gas service on Melissa Ann. In November 1991, the residents of Melissa Ann requested water service from the city. The fee would be \$2,500 per household. In January 1992, they were told an assistance program might provide their street with city water. Late in 1992 city water lines were installed and the area now has access to city water.

There are 15 acres at the end of Melissa Ann. Access is through the fences constructed by Mr. Craig and Mr. O'Connell to hide their horses or "odds and ends" from a former tourist court. The seven and one-half (7 1/2) acres owned by Mr. Craig were platted for a housing development before the property returned to its former owner, a man in LaVernia.

At the present time, one can still find wild animals at their back door. The list includes deer, squirrels, woodchucks, opossum, skunks, raccoons, and coyote. It is the contention of the committee that green areas must remain for the continuation of the wildlife and the enhancement of the people's environment.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

NEIGHBORHOOD SURVEY

The committee developed two surveys for distribution to the residential home owners/renters and to the businesses within the planning area boundaries. This survey was hand delivered by the Block Captains and Executive Boards of the Tanglewoodridge communities to their respective memberships. The local businesses within the planning area received their survey from the chairperson of the Neighborhood Plan Committee, who personally delivered each copy. Out-of-town owners, according to the City of San Antonio Tax Office records, received their copy through the United States Post Office system. Copies were also sent to banks, Realtors, holding companies, or builders who were identified as tax payers on certain sites. The distribution of these surveys was completed during the week of October 19-26, 1991. (See Appendix A.)

SURVEY RESULTS

There were one hundred thirty-one households and two hundred thirty-seven adults (some households had more than one adult responding to the survey) responding to the residential survey for a total of twelve percent response. This represented the residential community surveyed whereas four surveys were returned by the commercial recipients for a total five percent commercial response.

Ninety-two percent of the respondents were homeowners and eight percent were renters. The ages represented are shown in Table 1.

Table 1

| | |
|---------|------|
| Over 55 | 32% |
| 46 - 55 | 21% |
| 36 - 45 | 33% |
| 26 - 35 | 13% |
| 18 - 25 | <01% |

Ethnicity of the respondents indicated eighty-two percent were Anglo, eleven percent were Hispanic, zero percent were Black, two percent were Asian, zero percent were American Indian, and one percent were Other. These population figures are comparable to the 1980 and 1990 census figures, shown in Table 2, for precinct 2057 of which these stated boundaries are a subset.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

Table 2

| | Survey % | 1980 % | 1990 % |
|-----------------|----------|--------|--------|
| Anglo | 82 | 81.42 | 69.63 |
| Hispanic | 11 | 15.51 | 23.78 |
| Black | 0 | 1.54 | 3.28 |
| Asian | 2 | - | 3.08 |
| American Indian | 0 | - | .13 |
| Other | 1 | 1.52 | .11 |

A priority list of concerns was developed at a special meeting of the Neighborhood Planning Team. Dennis Fortassen facilitated a group process to obtain the list which showed crime as the first concern, followed, in order, by street maintenance, safety, taxes, protection, traffic, zoning, code compliance, lighting, and loose animals.

Commercial information from the surveys indicated an intent to expand the facilities for University Baptist Church, Verifact Corporation, and IPI Gramm Tech, with an intent to remain in the area due to the easy accessibility for employees. Owners of undeveloped land reported varying intents for their acreage as follows: two-acre lot for homesite on Prue Road, two acres close to Albertson's new location at the corner of Babcock and Prue Roads for multi-family dwellings, thirty acres south of University Park for commercial development, fifty-acre estate on DeZavala Road undecided.

The responses of these commercial developments indicated the same concerns as those of the residents such as, but not limited to, saving the green areas, speeding vehicles (especially on Sunset Haven), entrance/exit dangers at Sunset Haven and Babcock, traffic light need at DeZavala by the Post Office, need for more eating establishments in the immediate area, and theft.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

ENVIRONMENTAL CONDITIONS

The quality of life in neighborhoods is dependent on special characteristics that give it quality. In Tanglewoodridge, the most important characteristics are the people and the physical environment in which they live. The people give Tanglewoodridge diversity with a wide range of persons from many walks of life and socio-economic backgrounds. Green areas at the main entrances and undeveloped land around and within the neighborhood currently exist. The natural beauty and the wildlife these areas attract are unique.

The general appearance of the neighborhoods is positive with a low level skyline since buildings are mainly private residences with some light industry in the business parks. As a result, signage has been no problem. The Planning Team perceives this will change as development continues to envelop the area; therefore, compliance with the city's signage code is desired.

GOALS:

1. To provide guidelines for the preservation and improvement of the quality of life for those persons residing in or using the identified area.
2. To further protect its citizenry from encroachment by non-conforming development within these boundaries.
3. To make these guidelines known to the City of San Antonio.

RECOMMENDATIONS:

1. Work on the top ten priorities identified by the Planning Team: Crime, Code Compliance, Land Use, Traffic, Zoning, Cost of Taxes, Safety, Street Maintenance, Industry, Services.
2. Consider the other identified priorities: Protection, Utilities, Toxic Waste, Loose Animals, Lighting, Facilities, Aesthetics, Teen Involvement, Public Agencies, Home Businesses, and Green Areas.
3. Work to maintain the Tanglewood/Woodridge Associations' governing bodies, their Boards, and Officers.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

4. Work within the City of San Antonio Code Compliance regulations. (The City of San Antonio Code Compliance takes precedence over Tanglewood/Woodridge Deed Restrictions.*)
5. Utilize committees to address the concerns of residents.

* The City of San Antonio does not enforce deed restrictions.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

HOUSING

In all areas, housing is well maintained by the owner/renter. There are some vacant homes supervised by neighbors, but a better arrangement should be developed while these properties are in this transitional state.

The development of Tanglewood by Ray Ellison began about 1972. Construction of the single-family houses uses concrete monolithic poured tension slabs, with 2"x 4" inside wooden studs and R-20 rated foam insulation. The ceilings and roofs are 2"x 6" framing covered with 3/8" sheet decking. Composition shingles are used with a 15-20 year life expectancy.

Extension walls are 30-60% brick veneer, finished out with T-11 siding. All windows are double-paned or storm-type for energy conservation. Most entry and exit doors are metal with some glass, having a rating above city specifications.

Plumbing supply lines are installed 1/2" to 5/8" copper feed and 1/2" PVC distribution lines. Heating and cooling systems are of the central in-closet, natural-gas design. Cooling is usually rated at 80 degrees inside temperature on an outside 95 degree ambient temperature. Each home has a temperature control attic fan to remove hot air from the attic area during summer months.

The living space is between 1,350 (garden home) and 3,000 (two-story) square feet, depending on the number of bedrooms and the style of home. Most houses are equipped with a metal-type fireplace. Flooring in all living areas was covered with residential-grade carpeting on 3/8" foam pads. Bathrooms, closets, kitchens, and dining floor areas are covered with tile.

The builder erected 6' wooden horizontal slat fences to enclose all rear yards.

The development of Woodridge began about 1983 by Schaefer Construction, and are constructed in a similar fashion.

The housing along Melissa Ann are mainly wooden structures built in the mid-forties. The residents of this street have individual septic tanks and use wells for their water supply. They have electricity from the City of San Antonio. Their gas is provided by Grey Forest Utilities.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

GOALS:

1. To minimize impact of commercial development on single-family housing.
2. To assure developers build high quality homes with appropriate deed restrictions and community amenities using landscaping as a buffer.

RECOMMENDATIONS:

1. Enforce city building and compliance codes.
2. Be informed of requests for permits within our boundaries.
3. Develop a system for maintaining vacant properties.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

LAND USE

Map #2 shows the current land use and zoning within the Tanglewoodridge boundaries.

Two housing subdivisions are within the stated boundaries: Tanglewood and Woodridge.

Four areas of commercial development are currently in operation:

1. DeZavala Business Park, owned by RTC.
2. University Business Park; Lee/Seale Research Park, Ltd., owned and managed by Quincy Lee.
3. Green Concepts Landscaping, on property owned by the Mendez Brothers along DeZavala Road.
4. A strip center at the corner of Sunset Haven and Babcock.

Another commercial development has begun at the corner of Babcock and Prue Road. It will be an Albertson's Food Store with 84,000 square feet for a strip center. Fiesta Texas has been completed and will result in further commercialization along DeZavala and IH-10.

Private homes exist along Babcock Road, Melissa Ann, and along sections of Prue Road.

There is one church on Babcock Road between Melissa Ann and Springtime.

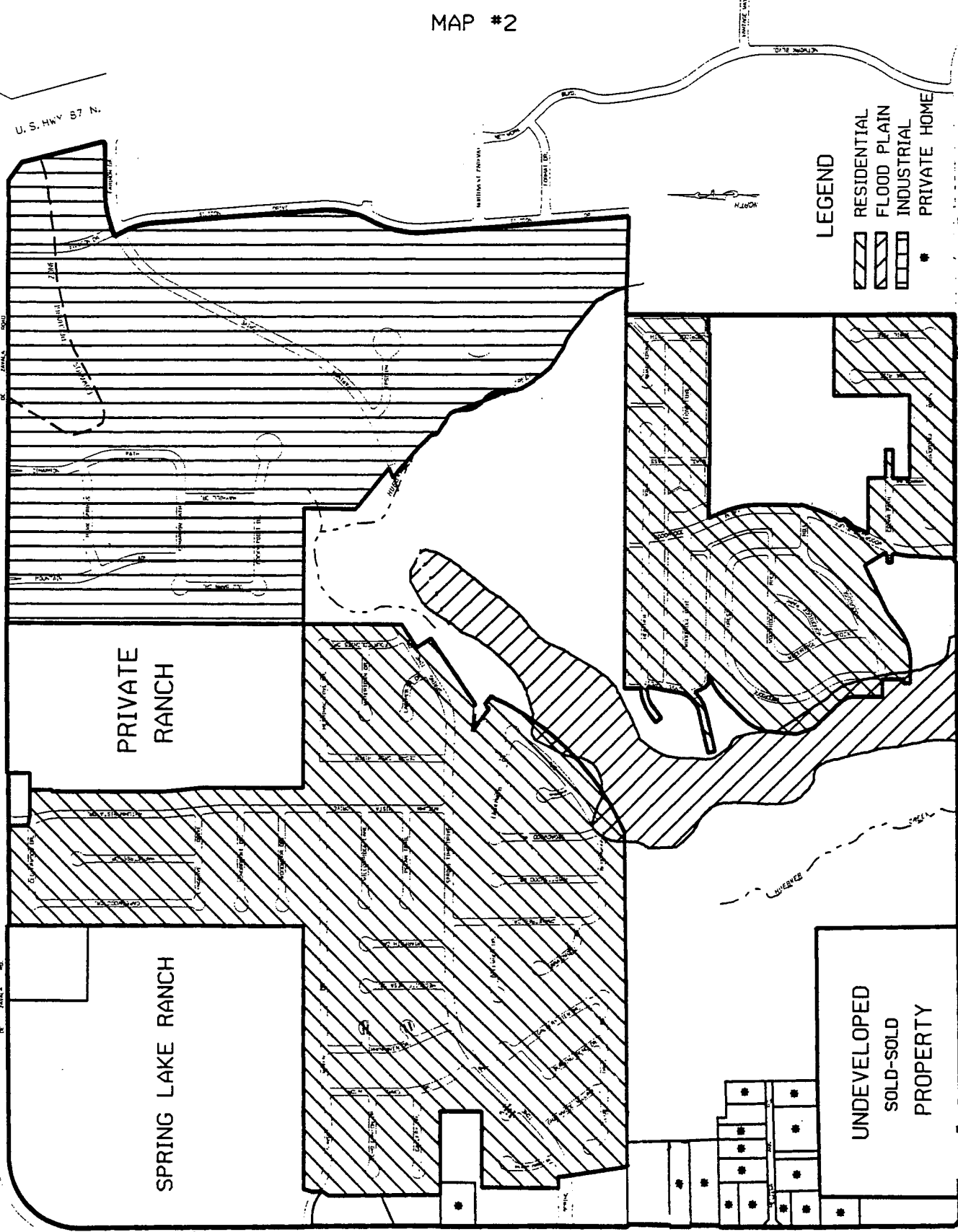
There are various acreage sections within the boundaries of the Tanglewoodridge Neighborhood Plan belonging to individual persons.

The existing zoning within the area shown on Map #3 reflects the land use.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

MAP #2

TANGLEWOODRIDGE CURRENT LAND USE



- LEGEND**
- RESIDENTIAL
 - FLOOD PLAIN
 - INDUSTRIAL
 - PRIVATE HOME

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

FUTURE LAND USE

Map #4 shows the proposed land use for the neighborhood area. It is the position of this committee that no zoning changes be made at this time. As a result of that decision, the committee proposes that the business parks continue to exercise their deed restrictions on all new additions to their section(s). The committee believes housing should follow the development of Woodridge construction in those vacant lots surrounding that subdivision and that Tanglewood could be enhanced by development of the parcel to its northeast corner.

Custom-built homes on the corner of DeZavala and Babcock would enhance the area, especially if the lake were used as a focal point for development. The land fronting on Babcock Road and on Melissa Ann would be suitable for retail or commercial development. The development of multi-family housing units would be compatible on the remaining land fronting on and at the end of Melissa Ann.

The development of recreational facilities along the flood plain area would facilitate the exercise time for all businesses in the area and add to the value of the homes located therein. The flood plain area is shown on Map #5. Additional facilities, such as a library, located at the Springtime entrance would be acceptable. It is desired that a teen sports site be built in that complex.

Additional building along Prue Road will require widening the road and providing more traffic control and bus service. Unchecked development will adversely impact our area, so active monitoring of this process is mandatory.

GOALS:

1. To maintain suburban/country atmosphere of area.
2. To encourage planned development.

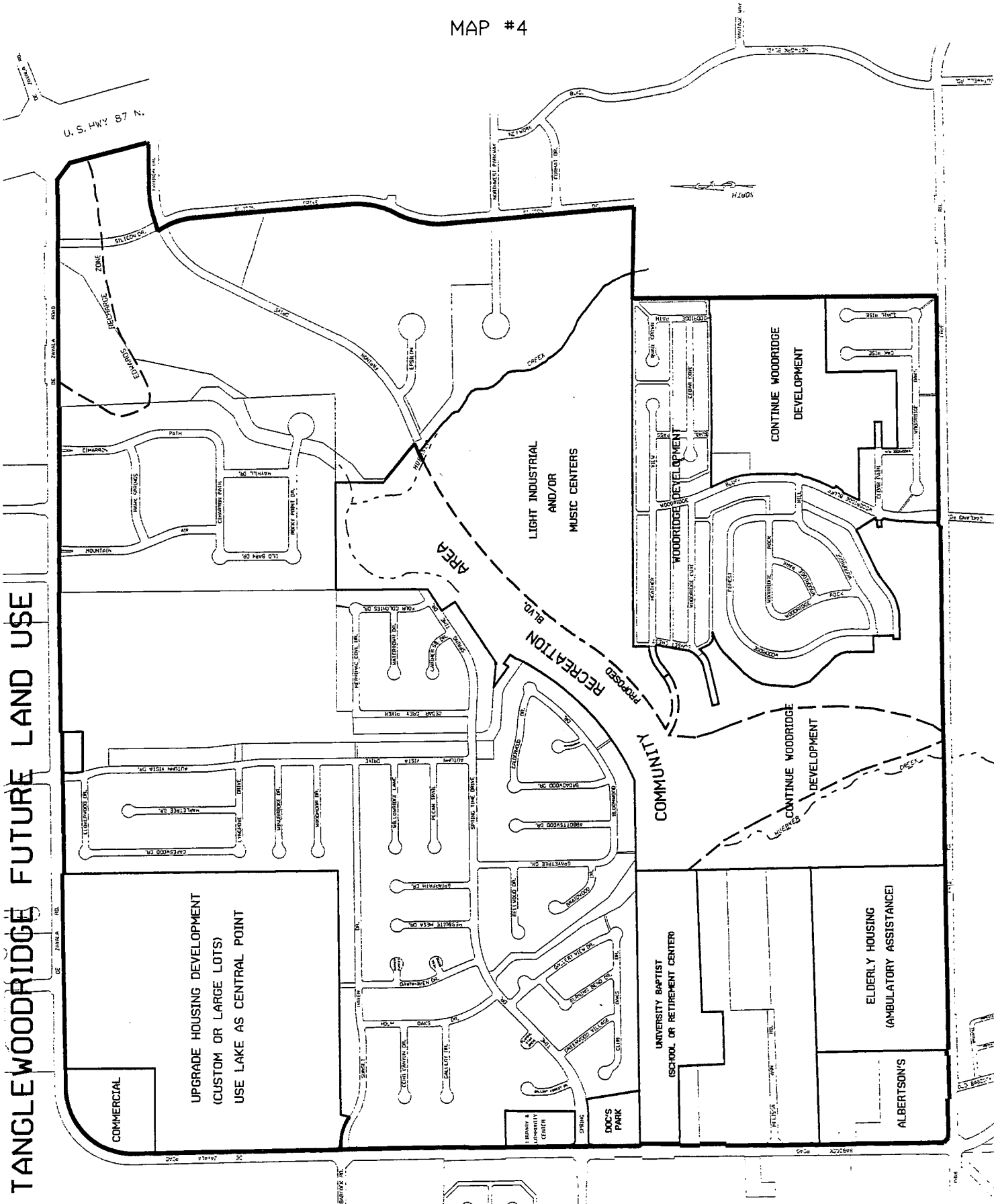
RECOMMENDATIONS:

1. Work toward converting the flood plain area into a recreational area.
2. Assure commercial construction follows pattern set by University Business Park.
3. Residential construction should blend with the area's style, materials, workmanship, and quality.
4. Work toward establishing recreational facilities for families, teens, and seniors, including a library, walking/jogging trails, par 3 golf course, etc.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

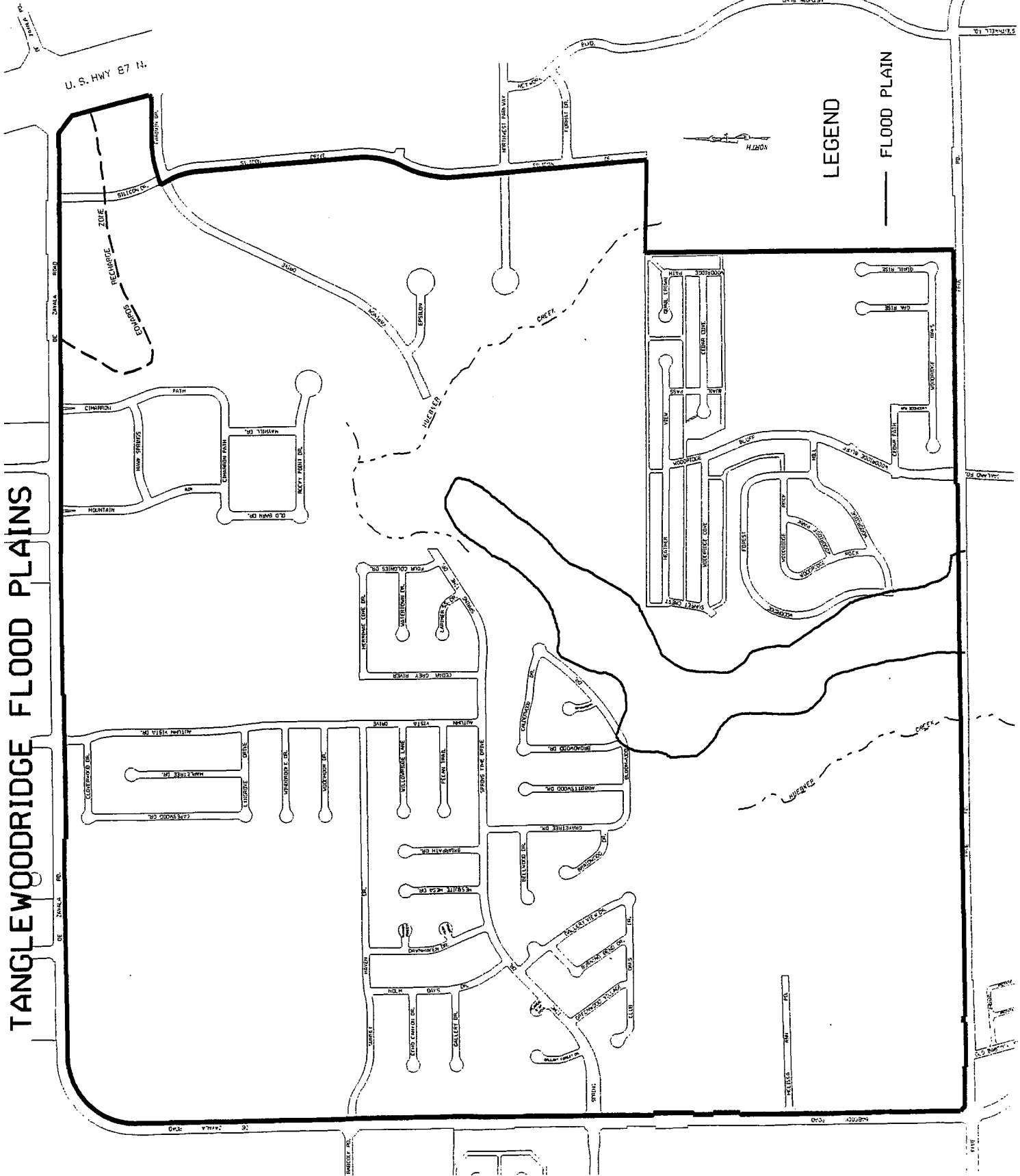
MAP #4

TANGLEWOODRIDGE FUTURE LAND USE



TANGLEWOODRIDGE NEIGHBORHOOD PLAN

MAP #5



TANGLEWOODRIDGE FLOOD PLAINS

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

QUALITY OF LIFE

PUBLIC AMENITIES

The total area is served by Northside Independent School District. The school sites are Boone Elementary, Rudder Middle School, and Clark High School.

There are no libraries within the stated boundaries.

Grocery shopping is available at the corner of Huebner and Babcock; however, Albertson's will be building a store at the corner of Babcock and Prue Road. A two-lane bridge will open traffic to Bandera Road. This will make the K-Mart on Guilbeau Road accessible to residents.

Medical facilities are available south of the area on Babcock Road.

There are no recreational facilities within the stated boundaries.

Existing business establishments in the two industrial parks on DeZavala have limited access to luncheon facilities.

There is a United States Post Office located across from the Business Park on DeZavala.

Woodridge has its own neighborhood pool facility. Tanglewood residents may purchase memberships in the Babcock North Pool. There is no city facility available in the area.

PUBLIC SAFETY

In the Neighborhood Plan Survey, residents of the Tanglewoodridge subdivisions identified their primary concern as public safety, including crime, fire, and transportation. As in the surrounding areas, the incidences requiring police response are on the rise. The crime statistics for our area are listed in Table 3.

These figures do not include miscellaneous calls for false burglar alarms. They show a steady increase, even though the Prue Road Police Substation has been opened. This points to the possibility that complacency has overcome the Tanglewoodridge residents since the opening of the station.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

Table 3

| | 1989 JUL - DEC | 1990 JAN - DEC | 1991 JAN - OCT |
|---------------------|-------------------|-------------------|-------------------|
| Burglary of Vehicle | 47 | 51 | 35 |
| Criminal Mischief | 27 | 40 | 41 |
| Assault | 1 | 9 | 11 |
| Burglary of Habitat | 25 | 37 | 49 |
| Theft | 21 | 29 | 47 |
| Theft of Vehicle | 8 | 23 | 25 |
| Threats | <u>1</u> | <u>3</u> | <u>11</u> |
| TOTALS | 130 | 192 | 219 |

Response time from the Prue Road Police Substation and from the Fire Station have been excellent once these facilities have been notified of a problem. What has been indicated is that notification has sometimes been delayed by residents not wanting to get involved. This includes traffic problems such as speeding or ignoring posted signs.

GOALS:

1. Make Tanglewoodridge a safer place to live.
2. Work to improve the number of San Antonio Police Department patrols.
3. Provide better traffic control.

RECOMMENDATIONS:

1. Encourage residents to join the Neighborhood Watch Program, and, once in, to remain active and vigilant.
2. Improve public interaction with the San Antonio Police and Fire Departments.
3. Report illegal acts or problems immediately to the proper authority (including traffic violations).
4. Fight complacency by participation in neighborhood functions and by information dissemination.
5. Encourage residents to contact city services for traffic and street lighting improvements.
6. Set up neighborhood animal humane programs through which individuals will be encouraged to use leashes, neuter and spay animals, etc.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

INFRASTRUCTURE

TRAFFIC/TRANSPORTATION

Map #6 shows the current traffic flow in the neighborhood area and the proposed changes to the traffic signals and signs.

Bus service is available along DeZavala and Babcock Roads, throughout Tanglewood and at the west end of Prue Road. It is the only public means of transportation apart from taxi service which can be called from the city proper to service needs within the area.

The primary mode of transportation is private car. The traffic counts for a 24-hour period were tabulated by the city staff. At the corner of DeZavala and IH-10 the count was 8,566; at DeZavala and Babcock Road, 4,058; at the Springtime entrance to Tanglewood, 4,788; at the corner of Babcock and Prue Road, 1,835; at the corner of Prue Road and IH-10, 2,761. This means our roads need constant upkeep. The current condition of these roads is deplorable!

Our Tanglewoodridge Neighborhood Plan proposes the addition of stop signs* at Cloverwood, Windbrooke, Woodmoor, Willow Ridge, Pecan Trail, Cedar Grey, Broadwood Drive, Abbottswood Drive, Dawnhaven at south end, Holm Oaks and Sunset Haven, Holm Oaks and Springtime, Greenwood Village at Springtime, Heatherview and Woodridge Bluff, Cedar Path and Woodridge Bluff, as well as Springtime at Dawnhaven. We propose yield signs* as an alternative to the stop sign at Holm Oaks and Springtime and at Dawnhaven and Springtime, as well as on Woodridge Bluff at the pool. We propose new traffic lights* at the entrance to Woodridge. We propose "obstructed curve" signs* at Bloomwood and Gravetree. We recognize traffic hazards along Sunset Haven. We propose speed signs* be posted along the alley behind Woodridge. The tree at the entrance to Woodridge must be trimmed or cut down.

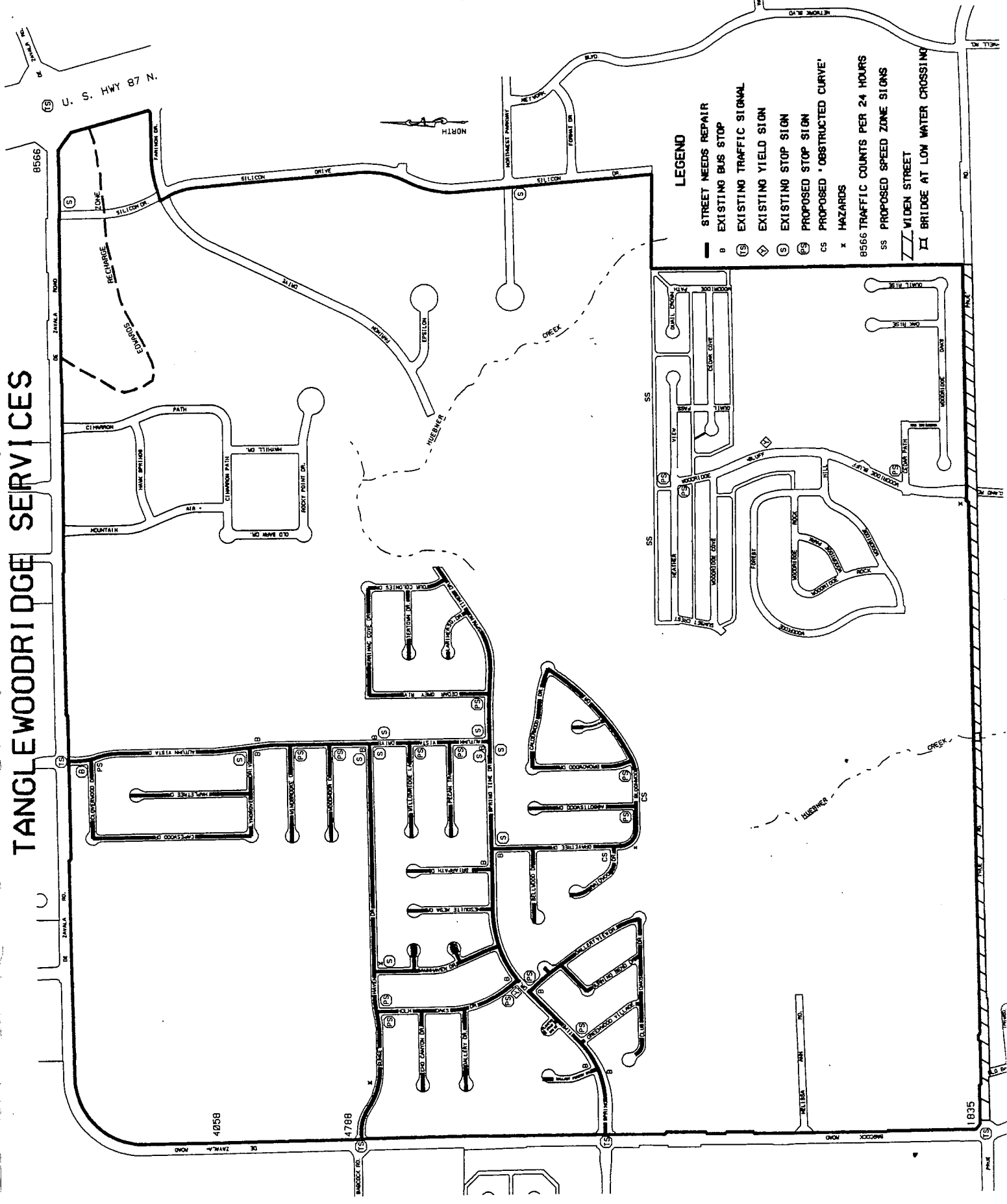
Prue Road needs to be widened at all points, especially with the access to Bandera Road being created by the new bridge. There will be a need to place a low-water bridge at the end of Huebner Creek along Prue Road.

* The placement of traffic control mechanisms at suggested locations would have to be studied in light of criteria such as congestion severity, intersection delay class, etc.. to determine if such mechanisms are warranted.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

MAP #6

TANGLEWOODRIDGE SERVICES



LEGEND

- STREET NEEDS REPAIR
 - B EXISTING BUS STOP
 - (S) EXISTING TRAFFIC SIGNAL
 - (S) EXISTING YIELD SIGN
 - (S) EXISTING STOP SIGN
 - (PS) PROPOSED STOP SIGN
 - (CS) PROPOSED 'OBSTRUCTED CURVE'
 - X HAZARDS
- 8566 TRAFFIC COUNTS PER 24 HOURS
- SS PROPOSED SPEED ZONE SIGNS
- ZZ WIDEN STREET
- ▭ BRIDGE AT LOW WATER CROSSING

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

GOALS:

1. To provide our citizens with adequate streets and sidewalks.
2. To minimize the number of additional vehicles crossing through our areas.
3. To develop adequate transportation services for the neighborhood.

RECOMMENDATIONS:

1. Develop community action to obtain street repairs.
2. Add stop signs, yield signs, traffic lights as indicated on Map #5.
3. Ask Northside Independent School District (ISD) to centralize school bus stops.
4. Ask VIA to reorganize their routes.
5. Request bike lanes for Babcock Road and around Rudder Middle School.
6. Provide sidewalks at Springtime entrance to Tanglewood, and, on Babcock, near Rudder Middle School.
7. Provide sidewalks along all streets within our boundaries. Sidewalks along streets with heavy traffic should be set back from the street.

UTILITIES

Gas, water, electricity, and telephone lines are available throughout Tanglewood and Woodridge, along DeZavala Road, Prue Road, and Babcock Road. These services, shown on Maps #7 through #10, come from the City of San Antonio.

Melissa Ann has only electricity and telephone lines. Gas is available from Grey Forest Utilities.

As commercial development continues along Prue Road, it will need to be widened. Bus service should be established along Prue Road from Fredericksburg Road to Babcock. This would facilitate transportation to United Services Automobile Association (USAA) on Fredericksburg and lessen vehicle traffic. Better road maintenance than is now evident is a necessity. Roads in Tanglewood are in dire need of attention.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

GOAL:

1. To provide every resident within our area city services and utilities.

RECOMMENDATIONS:

1. As the need arises, offer assistance to all property owners within the boundaries to connect with nearby city utilities.
2. As development of light industrial parks continues, add electric lines.
3. Use Community Action Grant funds to provide City Code conforming streets, curbs, drainage and sewage along Melissa Ann.

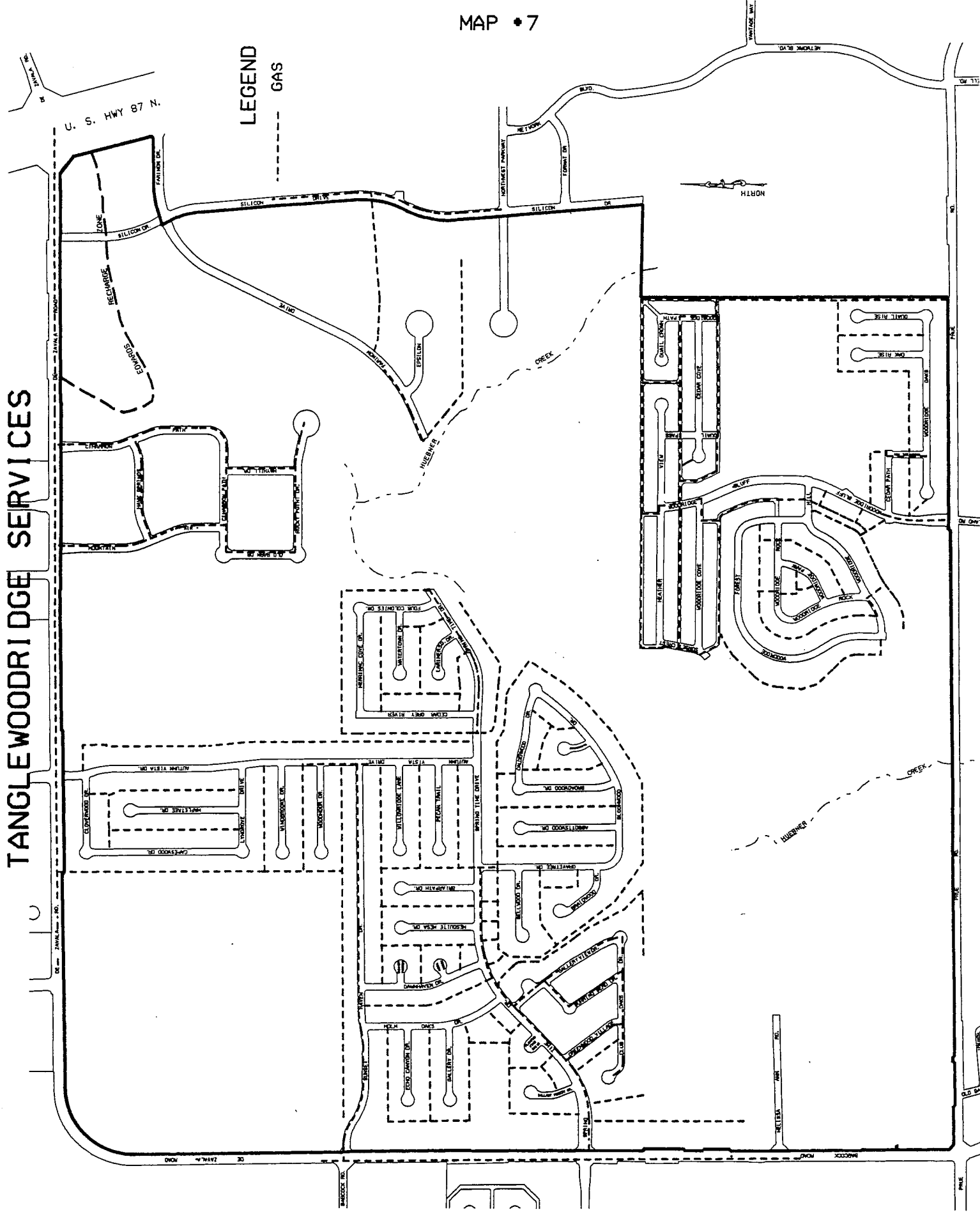
TANGLEWOODRIDGE NEIGHBORHOOD PLAN

MAP #7

TANGLEWOODRIDGE SERVICES

LEGEND

--- GAS



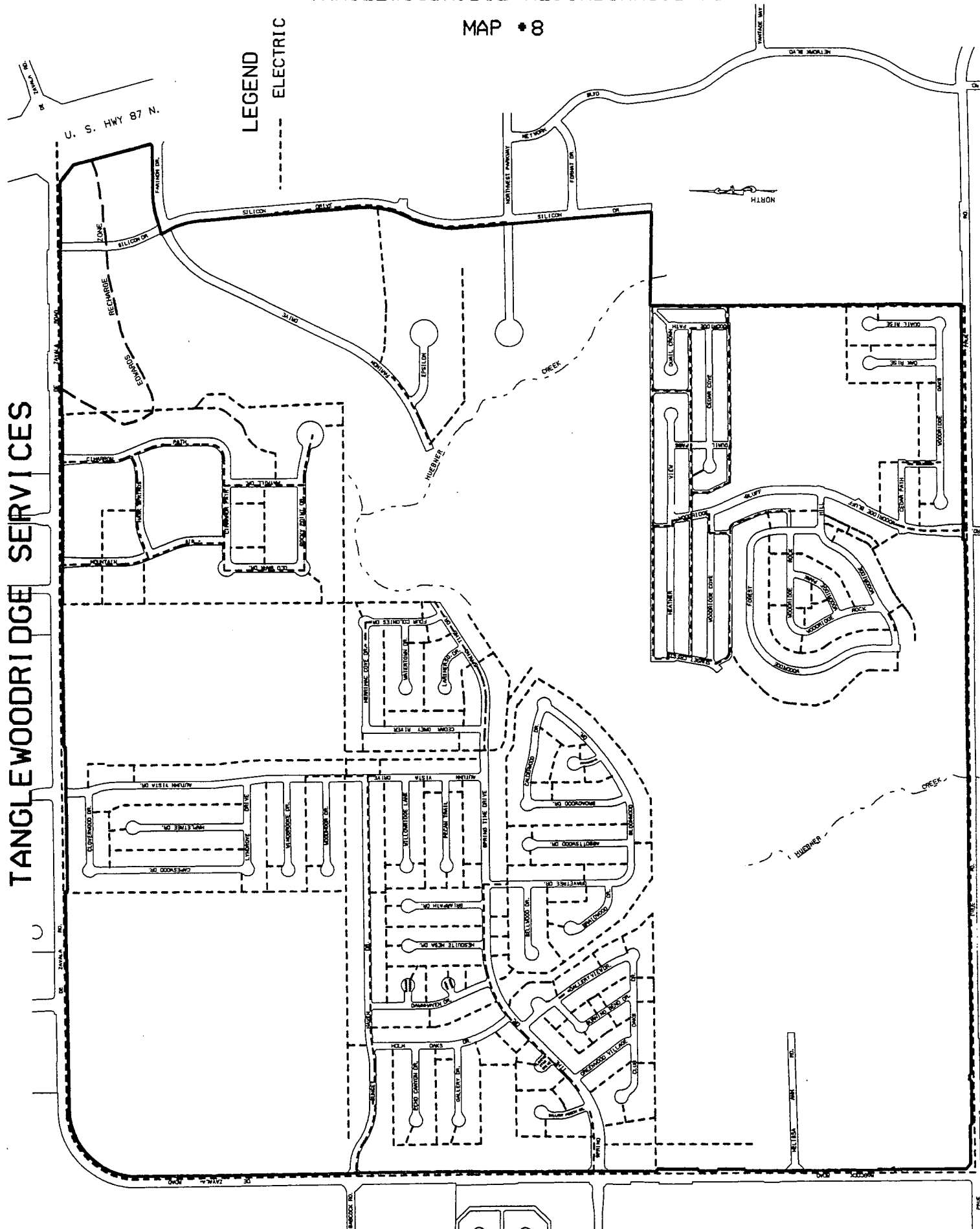
TANGLEWOODRIDGE NEIGHBORHOOD PLAN

MAP #8

TANGLEWOODRIDGE SERVICES

LEGEND

--- ELECTRIC

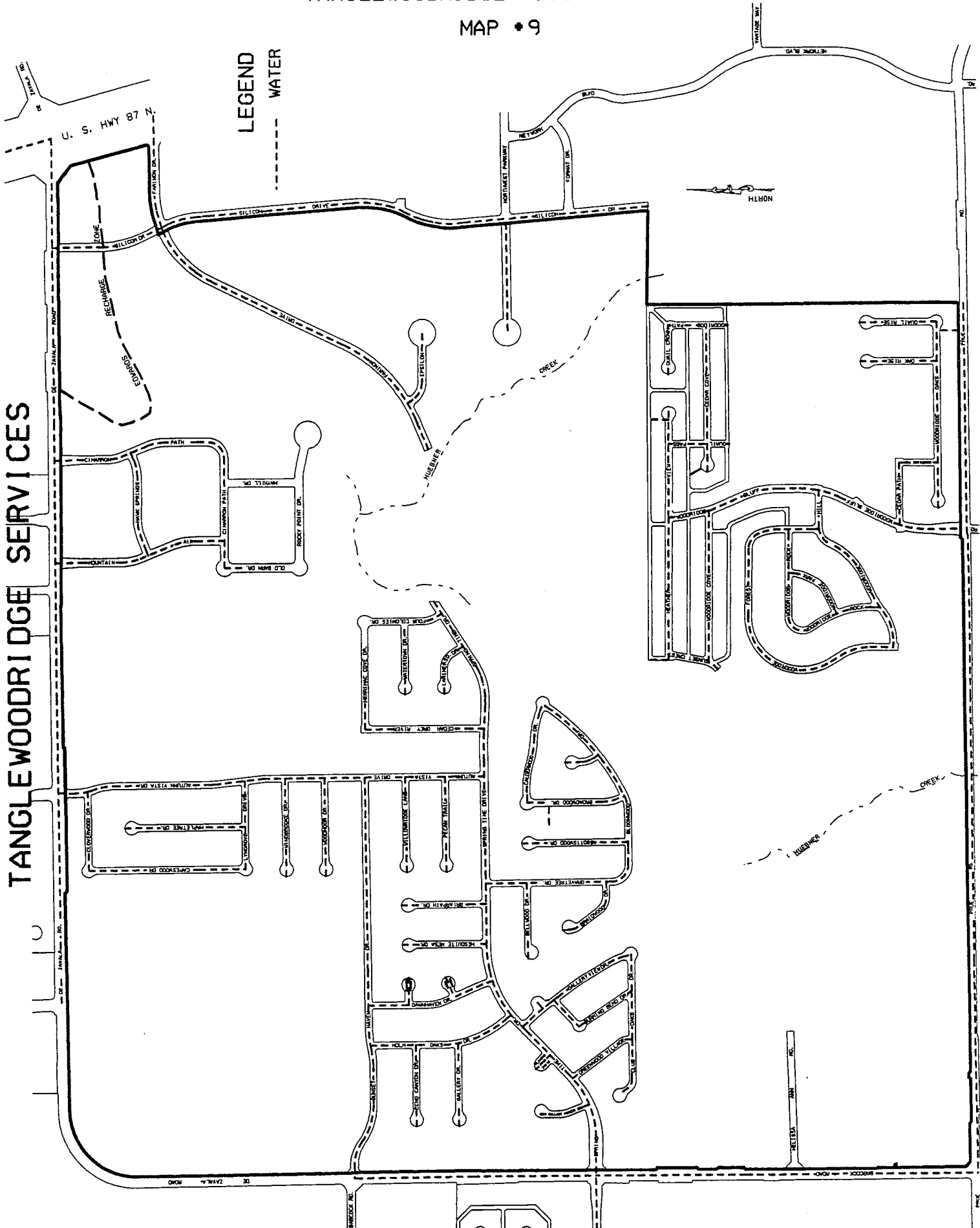


TANGLEWOODRIDGE NEIGHBORHOOD PLAN

MAP #9

TANGLEWOODRIDGE SERVICES

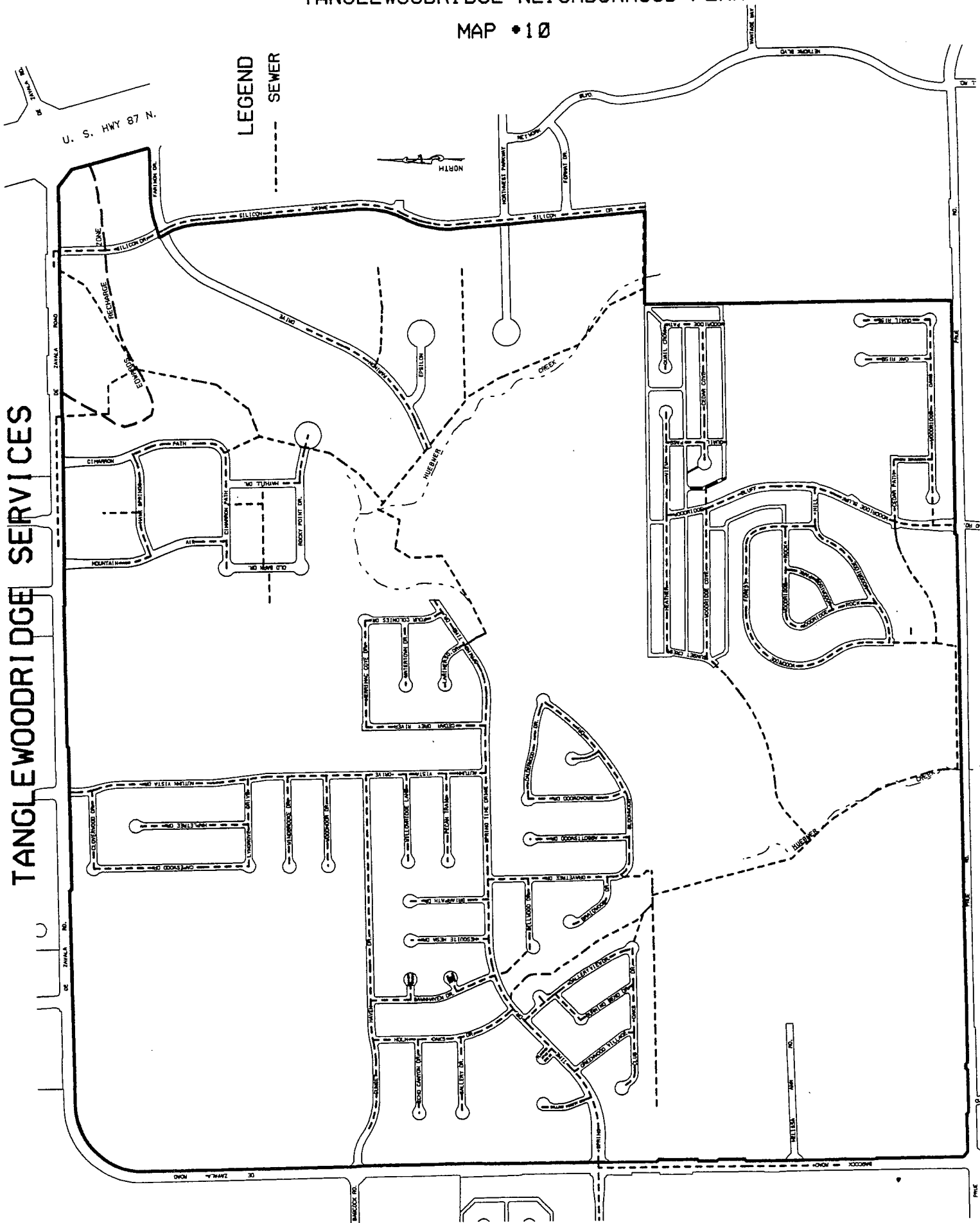
LEGEND
----- WATER



TANGLEWOODRIDGE NEIGHBORHOOD PLAN

MAP • 10

TANGLEWOODRIDGE SERVICES



TANGLEWOODRIDGE NEIGHBORHOOD PLAN

SUMMARY

The neighborhood area has a large number of land parcels with undeveloped commercial and residential zoning. As the northwest sector continues to grow, both in population as well as industrial and commercial uses, our neighborhoods will feel the pressure of increased development from all sides.

Residential and commercial development in the area up until this time has for the most part been of a high quality and has blended well with our neighborhood. Tanglewoodridge members should demand the same quality of development within the boundaries of the neighborhood in the future. They should also be concerned with the development of all land that faces or is adjacent to the boundaries of our neighborhood.

One area of particular interest is the industrial commercial park at the corner of IH-10 and DeZavala. The deed restrictions set by Aequus Properties, Incorporated, should be followed to discourage business that would involve excess noise, chemical wastes, odors, industrial smoke, and like detrimental situations within the stated boundaries.

Other items of concern include the light retail shopping areas. Business such as bars and nightclubs should be discouraged as these tend to bring elements of crime into a neighborhood.

As development continues in all areas of the neighborhood, a method for this committee and the Tanglewood/Woodridge Executive Boards to be aware of pending changes should be implemented. In this way we will be able to have some input as to the type of business construction and blending that will occur within the boundaries.

A major issue to monitor at this time is the condition of vacant property. Property owners must be required to keep property clean and free from conditions that would encourage infestation, vagrants, unsightly terrain or creation of any health hazards. This concern should extend to developed properties (residential and commercial) as well. A clean neighborhood will keep property values up and crime down. It encourages pride of ownership at all levels.

Residential development in the future is a certainty. This plan encourages single-family development, compatible types of multi-family development, and compatible retail-commercial development within our boundaries.

Recognizing the aging of the residents within the area, and, thus, the need for additional services as these individuals are less able

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

to transport themselves, appropriate consideration will be necessary for their needs.

As new public facilities are developed, the local areas see an increased encroachment on their space; therefore, the new Fiesta Texas development may draw certain support businesses into our area which are detrimental and/or advantageous. The concern should be to monitor this closely and object to non-conforming or detrimental development while we encourage services and businesses matching the needs/age of our changing population.

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

APPENDIX

- A. NEIGHBORHOOD OPINION SURVEY
- B. CENSUS DATA

Resident's Confidential Survey for Master Plan

1. Rank order the Committee Priority List from your viewpoint:

Committee Priority List:

| | | | | |
|-----------------------|-------|----|--|--------|
| Aesthetics | _____ | 10 | | (High) |
| Appearance/Conformity | _____ | 9 | | |
| Crime | _____ | 8 | | |
| Code compliance | _____ | 7 | | |
| Deed restrictions | _____ | 6 | | |
| Facilities | _____ | 5 | | |
| Green areas | _____ | 4 | | |
| Home businesses | _____ | 3 | | |
| Impact | _____ | 2 | | |
| Land use | _____ | 1 | | (Low) |
| Lighting | _____ | | | |
| Loose animals | _____ | | | |
| Noise pollution | _____ | | | |
| Protection | _____ | | | |
| Public agencies | _____ | | | |
| Safety | _____ | | | |
| Services | _____ | | | |
| Street maintenance | _____ | | | |
| Taxes | _____ | | | |
| Teen involvement | _____ | | | |
| Traffic/Circulation | _____ | | | |
| Toxic waste | _____ | | | |
| Utilities | _____ | | | |
| Zoning | _____ | | | |

2. Age range of respondent (check one for each adult)

| | | |
|---------|---------|---------|
| | Adult 1 | Adult 2 |
| over 55 | _____ | _____ |
| 46 - 55 | _____ | _____ |
| 36 - 45 | _____ | _____ |
| 18 - 25 | _____ | _____ |

3. Ethnicity: Anglo, Black, Asian, Hispanic, American Indian, Other

Adult 1 _____ Adult 2 _____

4. Check the appropriate space:

| | Male/Female | Married/Single | Occupation | Own/Rent | Drive/Own car |
|---------|-------------|----------------|------------|----------|---------------|
| Adult 1 | | | | | |
| Adult 2 | | | | | |

5. Number of dependents: (1) in household _____, (2) who drive _____, (3) who own a car _____.

6. Number of miles driven per week to:

| | Work/School | Groceries | Clothing | Vehicle Needs |
|----------------|-------------|-----------|----------|---------------|
| Adult 1 | | | | |
| Adult 2 | | | | |
| All Dependents | | | | |

7. Number of miles driven per week to:

| | Medical | Banking | Entertainment | Church | Other |
|----------------|---------|---------|---------------|--------|-------|
| Adult 1 | | | | | |
| Adult 2 | | | | | |
| All Dependents | | | | | |

Resident's Confidential Survey for Master Plan
Page 2

8. Rate the services available in our area:

| | Not used | Poor | Fair | Okay | Good | Excellent |
|--------------------|----------|------|------|------|------|-----------|
| Banking | 0 | 1 | 2 | 3 | 4 | 5 |
| Bus service | 0 | 1 | 2 | 3 | 4 | 5 |
| Fire protection | 0 | 1 | 2 | 3 | 4 | 5 |
| Garbage collection | 0 | 1 | 2 | 3 | 4 | 5 |
| Grocery shopping | 0 | 1 | 2 | 3 | 4 | 5 |
| Libraries | 0 | 1 | 2 | 3 | 4 | 5 |
| Police protection | 0 | 1 | 2 | 3 | 4 | 5 |
| Schools | 0 | 1 | 2 | 3 | 4 | 5 |
| Street maintenance | 0 | 1 | 2 | 3 | 4 | 5 |
| Utilities | 0 | 1 | 2 | 3 | 4 | 5 |

9. Please take a few more minutes to list your concerns for the area:

10. Check the appropriate space:

I am _____ am not _____ interested in helping on the Master Plan, please fill out the following.

Name

Home Phone

Address (Street, City, State, Zip Code)

Before November 1, fold the form, add postage, and mail to the Tanglewood Residents' Association.

Thank you for helping shape our neighborhood's future!

TANGLEWOODRIDGE NEIGHBORHOOD PLAN

APPENDIX

NEIGHBORHOOD OPINION SURVEY

1. Cover Letter
2. Residents' Response
3. Commercial Response



Tanglewood Residents' Association

P.O. Box 690962 • San Antonio, Texas 78269 • (512) 691-0995

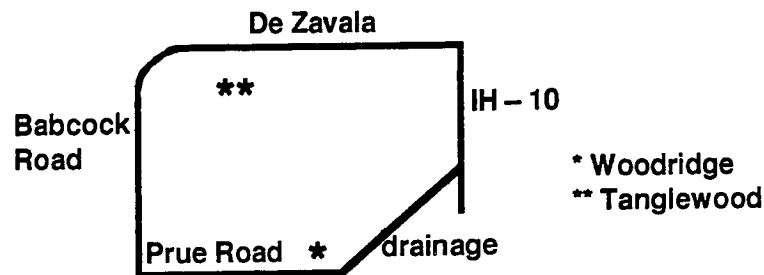
October 1991

Dear Neighbors:

The Executive Board of the Tanglewood Residents' Association has become aware of the continuing encroachment of the City of San Antonio on suburban areas. This is evidenced by annexation activity, the commercial development and expansion areas, and the impact of the Alamodome on the Eastside.

As a result, a committee of residents, business owners from the area, and representatives from local institutions has begun work on a Master Plan for the area. The Master Plan will help protect our environment and can have a significant impact on each individual resident or business within our stated boundaries.

At present the committee is including these boundaries in its research:



On the attached survey you will find a list of the priorities identified by the committee. Please rank order them as you perceive their impact on you. Then continue completing all sections of our survey which involve you, your family, or your local business.

These surveys must be returned by November 1, so that the sub-groups of the Master Plan Committee may effectively analyze the data and generate their recommendations for your approval. A public hearing on our analysis will be held on November 19, 6:30 p.m., at Clark High School, Room 106A. Please plan to attend.

Thank you for your support,

Dave Curtis, President
Tanglewood Residents' Association

Robert Boaz, Staff
San Antonio Planning Department

Resident's Confidential Survey for Master Plan

1. Rank order the Committee Priority List from your viewpoint:

Committee Priority List:

| | | |
|-----------------------|----|--------------|
| Aesthetics | 10 | _____ (High) |
| Appearance/Conformity | 9 | _____ |
| Crime | 8 | _____ |
| Code compliance | 7 | _____ |
| Deed restrictions | 6 | _____ |
| Facilities | 5 | _____ |
| Green areas | 4 | _____ |
| Home businesses | 3 | _____ |
| Impact | 2 | _____ |
| Land use | 1 | _____ (Low) |
| Lighting | | |
| Loose animals | | |
| Noise pollution | | |
| Protection | | |
| Public agencies | | |
| Safety | | |
| Services | | |
| Street maintenance | | |
| Taxes | | |
| Teen involvement | | |
| Traffic/Circulation | | |
| Toxic waste | | |
| Utilities | | |
| Zoning | | |

2. Age range of respondent (check one for each adult)

| | Adult 1 | Adult 2 |
|---------|---------|---------|
| over 55 | _____ | _____ |
| 46 - 55 | _____ | _____ |
| 36 - 45 | _____ | _____ |
| 18 - 25 | _____ | _____ |

3. Ethnicity: Anglo, Black, Asian, Hispanic, American Indian, Other

Adult 1 _____ Adult 2 _____

4. Check the appropriate space:

| | Male/Female | Married/Single | Occupation | Own/Rent | Drive/Own car |
|---------|-------------|----------------|------------|----------|---------------|
| Adult 1 | _____ | _____ | _____ | _____ | _____ |
| Adult 2 | _____ | _____ | _____ | _____ | _____ |

5. Number of dependents: (1) in household _____ (2) who drive _____ (3) who own a car _____

6. Number of miles driven per week to:

| | Work/School | Groceries | Clothing | Vehicle Needs |
|----------------|-------------|-----------|----------|---------------|
| Adult 1 | _____ | _____ | _____ | _____ |
| Adult 2 | _____ | _____ | _____ | _____ |
| All Dependents | _____ | _____ | _____ | _____ |

7. Number of miles driven per week to:

| | Medical | Banking | Entertainment | Church | Other |
|----------------|---------|---------|---------------|--------|-------|
| Adult 1 | _____ | _____ | _____ | _____ | _____ |
| Adult 2 | _____ | _____ | _____ | _____ | _____ |
| All Dependents | _____ | _____ | _____ | _____ | _____ |

Tanglewood Residents' Association
 P.O. Box 690962
 San Antonio, TX 78269

JH

Resident's Confidential Survey for Master Plan
Page 2

8. Rate the services available in our area:

| | Not used | Poor | Fair | Okay | Good | Excellent |
|--------------------|----------|------|------|------|------|-----------|
| Banking | 0 | 1 | 2 | 3 | 4 | 5 |
| Bus service | 0 | 1 | 2 | 3 | 4 | 5 |
| Fire protection | 0 | 1 | 2 | 3 | 4 | 5 |
| Garbage collection | 0 | 1 | 2 | 3 | 4 | 5 |
| Grocery shopping | 0 | 1 | 2 | 3 | 4 | 5 |
| Libraries | 0 | 1 | 2 | 3 | 4 | 5 |
| Police protection | 0 | 1 | 2 | 3 | 4 | 5 |
| Schools | 0 | 1 | 2 | 3 | 4 | 5 |
| Street maintenance | 0 | 1 | 2 | 3 | 4 | 5 |
| Utilities | 0 | 1 | 2 | 3 | 4 | 5 |

9. Please take a few more minutes to list your concerns for the area:

10. Check the appropriate spaces:

I am _____ am not _____ interested in helping on the Master Plan, please fill out the following.

Name

Home Phone

Address (Street, City, State, Zip Code)

Before November 1, fold the form, add postage, and mail to the Tanglewood Residents' Association.

Thank you for helping shape our neighborhood's future!

Postage
Required

Tanglewood Residents' Association
P.O. Box 690962
San Antonio, TX 78269

Confidential Survey for Master Plan

1. Rank order the Committee Priority List from your viewpoint:

- 10 _____ (High)
 9 _____
 8 _____
 7 _____
 6 _____
 5 _____
 4 _____
 3 _____
 2 _____
 1 _____ (Low)

Committee Priority List:

- Aesthetics
- Appearance/Conformity
- Crime
- Code compliance
- Deed restrictions
- Facilities
- Green areas
- Home businesses
- Impact
- Land use
- Lighting
- Loose animals
- Noise pollution
- Protection
- Public agencies
- Safety
- Services
- Street maintenance
- Taxes
- Teen involvement
- Traffic/Circulation
- Toxic waste
- Utilities
- Zoning

2. Age range of respondent:

- Check one:
 over 65 _____
 56 - 64 _____
 46 - 55 _____
 36 - 45 _____
 18 - 25 _____

3. Title of respondent:

4. Ethnicity: Circle the appropriate category:

- Anglo, Black, Asian, Hispanic,
 American Indian, Other

5. Select the appropriate category heading and complete the information:

- A. _____ Business**
 Type of business:
 Cottage industry _____
 Individual shop _____
 Franchise _____
 Other _____

Why are you located in this area?

- Clientele _____
 Easy access _____
 Economics _____
 I live here _____
 Other _____

Does the area meet your expectations?
 Why? Why not?

B. _____ Church

Do you offer/plan to offer:

- _____ Mothers' Day Out
 _____ Daily childcare
 _____ School
 _____ Other

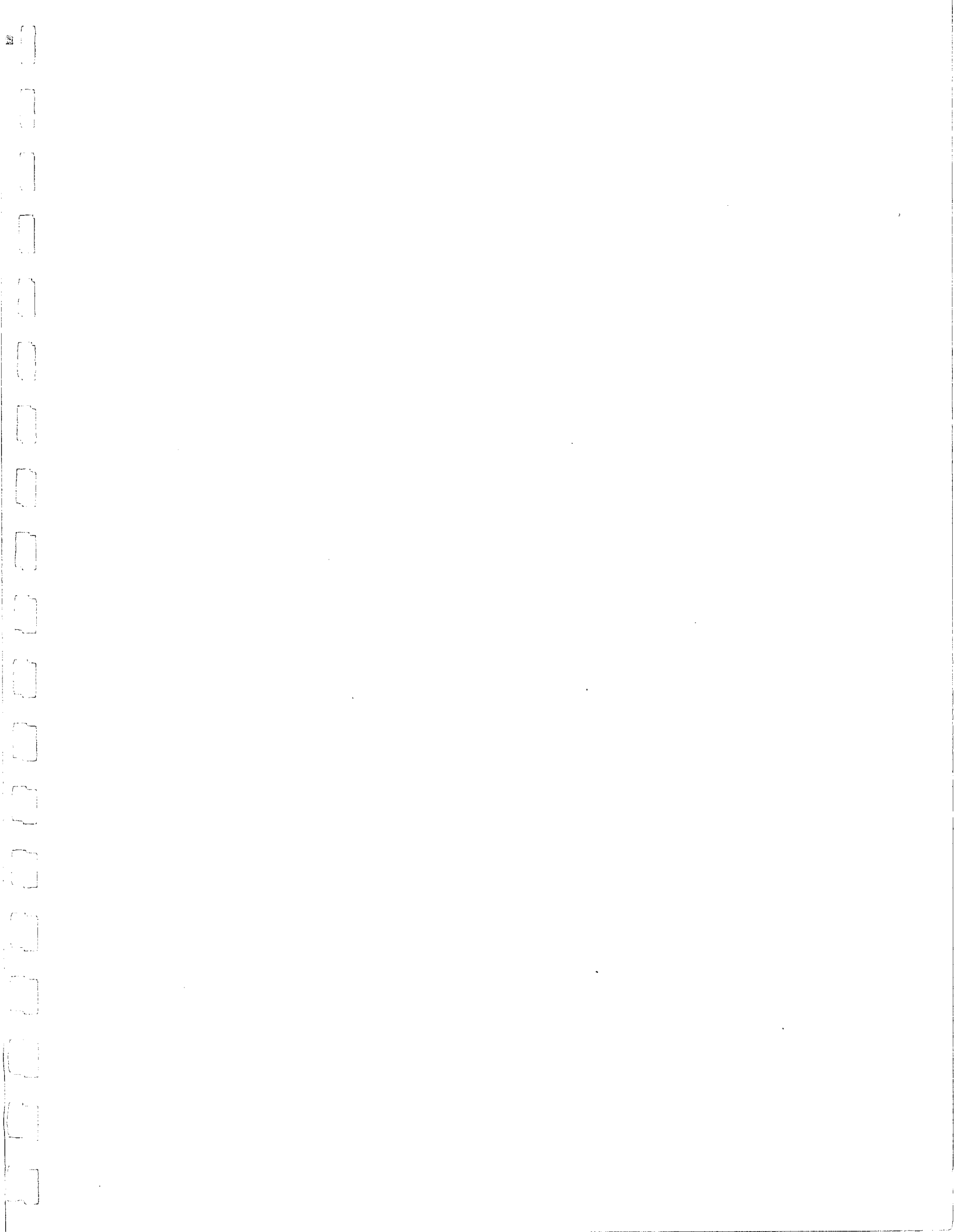
C. _____ Undeveloped Land

Location of land: _____

My desired use of the land is:

Tanglewood Residents' Association
P.O. Box 690962
San Antonio, TX 78269

Bulk Rate



SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. 94-02-02

RECOMMENDING THE TANGLEWOODRIDGE NEIGHBORHOOD PLAN BE RECOGNIZED
AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS,
A COMPONENT OF THE MASTER PLAN

* * * * *

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

WHEREAS, the Planning Commission has reviewed the Tanglewoodridge Neighborhood Association Plan and found it to have been developed in accordance with the approved planning process and therefore meets all required guidelines; and

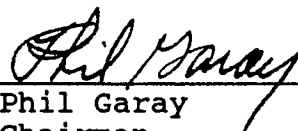
WHEREAS, the Planning Commission held a public hearing on the Tanglewoodridge Plan on February 23, 1994; NOW THEREFORE:

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

1. That this Plan be submitted to the City Manager for his review and subsequent submission to the City Council.
2. That the Tangelwoodridge Neighborhood Plan attached hereto and incorporated herein is recommended to the City Council for recognition.

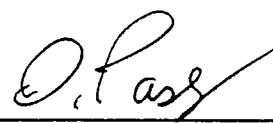
PASSED AND APPROVED THIS 23TH DAY OF FEBRUARY, 1994.

APPROVED:



Phil Garay
Chairman

ATTEST:



Executive Secretary