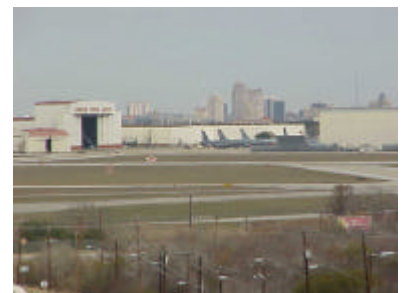




# UNITED SOUTHWEST COMMUNITIES PLAN



*A partnership between the City of San Antonio Planning Department and the Hidden Cove/ Indian Creek Neighborhood Association, Hillside Acres Good Neighbors, People Active in Community Effort (PACE), the Southwest Community Association (SWCA) and the Valley Forest Neighborhood Association.*

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Phil Hardberger

### *City Council*

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Sheila D. McNeil, District 2

Roland Gutierrez, District 3

Richard Perez, District 4

Patti Radle, District 5

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Patricio Simon, Hillside Acres

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# United Southwest Communities Plan

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### ***Meeting Refreshments***

Great Celebrations Catering  
Knights of Columbus  
People Active in Community Effort  
Southwest Community Association



*Special Thanks to David and Elizabeth Madrigal of Great Celebration Catering*



# United Southwest Communities Plan

## Meeting Calendar

### Community Meetings

#### *Current Land Use Verification*

Monday, April 5, 2004  
Johnston Branch Library, 6307 Sun Valley

#### *Identifying Community Strengths and Weaknesses Meetings*

Monday, May 17, 2004  
McAuliffe Junior High School, 9093 SW Loop 410

Thursday, May 27, 2004  
Knights of Columbus, 5763 Ray Ellison

#### *Land Use Plan Workshop*

Wednesday, September 1, 2004  
Knights of Columbus, 5763 Ray Ellison

#### *Plan Writing Workshops*

Monday, October 4, 2004 (Goal Setting)  
Johnston Branch Library, 6307 Sun Valley

Wednesday, November 3, 2004 (Community Development)  
Johnston Branch Library, 6307 Sun Valley

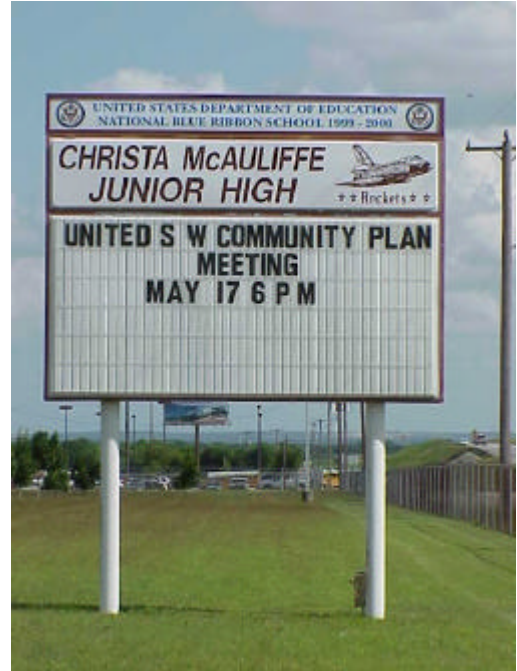
Monday, January 3, 2005 (Transportation & Infrastructure)  
Johnston Branch Library, 6307 Sun Valley

Monday, January 10, 2005 (Community Facilities & Quality of Life)  
Johnston Branch Library, 6307 Sun Valley

Monday, February 7, 2005 (TIF/TIRZ designations)  
Johnston Branch Library, 6307 Sun Valley

#### *Reviewing the Strategies Meeting*

Thursday, June 23, 2005  
Knights of Columbus, 5763 Ray Ellison



## **Business Meeting**

Wednesday, May 18

Johnston Branch Library, 6307 Sun Valley

## **Planning Team Meetings**

(to oversee the planning process and plan the community meetings)

Monday, March 8, 2004

Johnston Branch Library, 6307 Sun Valley

Monday, March 29, 2004

Johnston Branch Library, 6307 Sun Valley

Monday, July 12, 2004

Johnston Branch Library, 6307 Sun Valley

## **Additional Community Outreach**

### *PACE Board Meeting*

Wednesday, February 4, 2004

District 4 Field Office, 333 Valley Hi Drive

### *Southwest Community Assn. Board Meeting*

Monday, February 9, 2004

Johnston Branch Library, 6307 Sun Valley

### *Southwest Community Association Meeting*

Monday, February 23, 2004

Sky Harbor Elementary, 5902 Fishers Bend

### *Sun Valley Neighborhood Sweep*

Tuesday, February 24, 2004

Valley Hi Elementary, 8503 Ray Ellison Blvd.

### *MPO Walkable Community Workshop*

Wednesday, May 19, 2004

Miller's Pond Recreation Center,  
6075 Old Pearsall Road

### *National Night Out*

Tuesday, August 3, 2004

Hillside Acres Community Garden

### *PACE Neighborhood Association Meeting*

Thursday, August 26, 2004

Knights of Columbus, 5763 Ray Ellison

### *Operation Blue Santa*

Saturday, December 11, 2004

Millers Pond Recreation Center,  
6075 Old Pearsall Road

### *Hillside Acres Neighborhood Sweep*

Tuesday, February 15, 2005

Miller's Pond Recreation Center,  
6075 Old Pearsall Road

### *Southwest Community Association Meeting*

Monday, May 23, 2005

Miller's Pond Recreation Center,  
6075 Old Pearsall Road

## United Southwest Communities Plan

*Map Disclaimer:*

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# United Southwest Communities Plan

# Plan Basics



Above: Millers Pond is a community asset.

## Introduction

This chapter of the United Southwest Communities Plan provides information about the planning area, its boundaries, how the plan was initiated, the plan drafting process utilizing citizen input, plan outreach and the implications of recognition of the plan by the City of San Antonio.

*" You got to be careful if you don't know where you are going, because you might not get there."*

-Yogi Berra



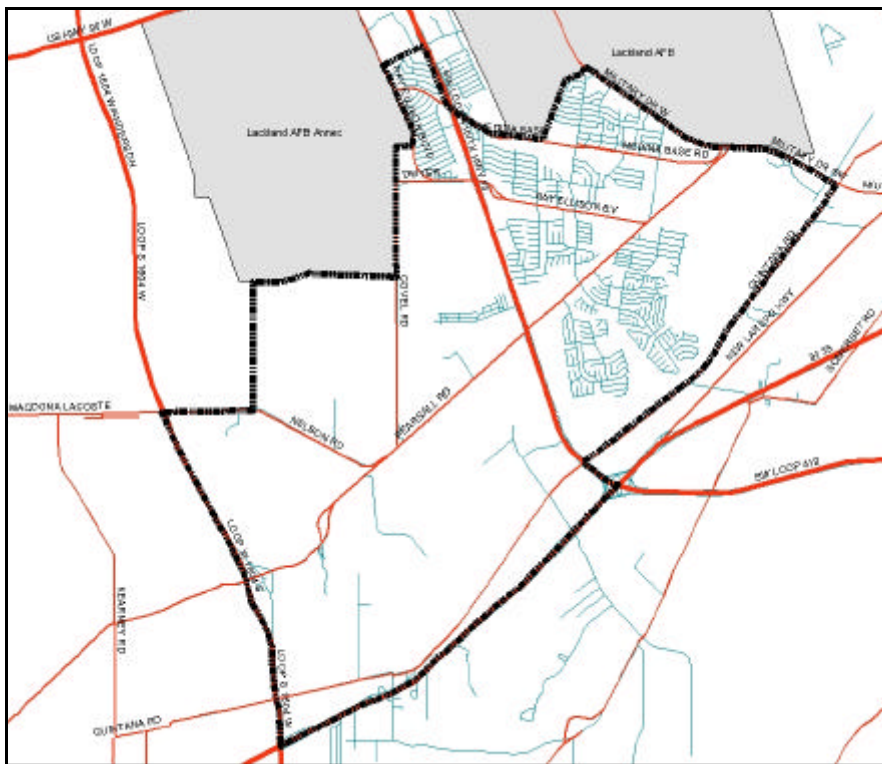
# United Southwest Communities Plan

## Plan Basics

The United Southwest Communities Plan is a partnership effort of the Hidden Cove/Indian Creek Neighborhood Association, Hillside Acres Good Neighbors, People Active in Community Effort, Southwest Community Association, Valley Forest Neighborhood Association and the City of San Antonio Planning Department. The plan is the result of over a year of hard work by the Planning Team and other active residents and business people.

## Plan Boundaries

The planning area is over 22 square miles and is bound by Valley Hi Drive, Medina Base Road and Lackland Air Force Base to the north; Quintana Road and Interstate 35 to the east; Loop 1604 to the South and the City Limits and the Lackland Air Force Base Annex to the west.



Planning Area Map

The developed portions of the planning area are physically isolated from the rest of San Antonio by the Air Force bases to the north and the Union Pacific Railroad tracks to the east.

Three different school districts serve the community: Northside ISD, South San Antonio ISD and Southwest ISD.

Much of the western half of the planning area is agricultural in nature and includes valuable water resources such as the Medina River and Medio Creek. A Bexar Metropolitan Water District reservoir is located in this area.

The area west of Coval Road also includes the Coval Gardens waste management facility and the former Nelson Gardens landfill.

Significant tracts of vacant, unplatted land can still be found in the planning area and offer an opportunity for the Community to guide growth to provide for a better future.

### Why create a plan?

Developed by neighbors, businesses, neighborhood associations, community organizations, religious institutions, schools, developers, investors, and other interested groups, the United Southwest Communities Plan is a blueprint for action. By setting goals, objectives and action steps, the community stakeholders create a vision and identify the steps needed to reach their goals. This plan organizes many of the community's ideas into a single document that can be shared with residents, potential community partners and investors. Although there is no specific financial commitment for implementation from the City of San Antonio or identified agencies, the United Southwest Communities Plan will be consulted as guide for decision making.

### Planning Area Characteristics

The United Southwest Communities are home to more than 32,000 residents according to the 2000 Census (see Appendix A: Community Demographics). This number represents a 15.9 percent increase in population from the 1990 Census data and is a much stronger growth rate than the area experienced between 1980 and 1990.

According to the 2000 Census, planning area residents are 79 percent Hispanic, 14 percent Anglo, 4 percent African-American and 2 percent other races and ethnicities. Since the 1980 Census, the area has transitioned from an Anglo majority to a Hispanic majority.

The 2000 median household income of \$29,130, which is lower than the citywide median income of \$36,214. According to the Census, the median home value in the planning area was \$46,370 which is also lower than the citywide median of \$68,800.



*A home in the Sun Valley area*



*A home in the Valley Forest area*



*A home in Indian Creek*



*A home in Sky Harbour*

## United Southwest Communities Plan

The development of the planning area's neighborhoods followed the development of Kelly and Lackland Air Force Bases (see Community History chapter). Much of this area has been platted into conventional subdivisions and mobile home subdivisions. The Gateway Terrace, Valley Forest, Valley Hi, Sun Valley and Hillside Acres neighborhoods were annexed into the City of San Antonio in 1972. Sky Harbour was annexed in 1984. Additional annexations outside Loop 410 between 1985 and 1992 created the current political boundaries.

More than 1,500 dwelling units were added to the planning area between 1980 and 1990 as part of the completion of Sky Harbour, Indian Creek and Hidden Cove. Residential development slowed during the 1990s but the number of vacant units decreased. There is very limited commercial development in the planning area. Most commercial development is limited to the intersections of major thoroughfares with Loop 410 and with collectors that serve as entry points to neighborhoods.

After a period of some stagnation the area has recently begun a building boom that has led to some growing pains. Streets and drainage infrastructure have not been upgraded in many areas and crowding has caused the three school districts to embark upon major bond programs to add classroom space and construct new facilities.

### Getting Started

The United Southwest Communities neighborhoods successfully submitted an application to request the Planning Department's assistance in developing a community plan in 2003. In March 2004, the Planning Department began meeting with the Planning Team to develop a Memorandum of Understanding. The Planning Team (see Acknowledgements for a listing) is composed of representatives of planning area neighborhoods and organizations. An initial team was proposed in the application and updated after selection. The Memorandum of Understanding outlined the responsibilities of the Planning Team and the Planning Department for the planning process.



*Volunteers work the sign in table at a community meeting*

## Community-Based Process

The United Southwest Communities Plan was developed following the guidelines set out in the *Community Building and Neighborhood Planning Program*, adopted by City Council in October 1998 and further specified in Article IV of the *Unified Development Code* adopted in 2001 and amended in 2004.

Two community meetings were held in May 2004 to give participants an opportunity to talk about the planning area's strengths and weaknesses. 81 different people attended these meetings to discuss strengths and weaknesses. Community stakeholders, including neighbors, business owners, neighborhood association representatives, religious institution members, school officials and other interested groups, were invited to attend all events and offer their input throughout the planning process.

In September 2004, a Land Use Workshop was held to develop the land use plan for the area. 60 people attended this workshop.

Between October 2004 and January 2005 four workshops were held to draft the majority of the plan. Participants set goals and objectives for the plan and then considered action steps to implement their vision. An additional session was held in February 2005 to discuss how tax increment financing (TIF) can be used in the area to encourage sustainable development and provide adequate public facilities.

The draft plan resulting from the workshops was submitted to relevant City departments to review the plan for consistency with City policies. The agencies proposed as lead partners or partnerships also were asked to review and support the goals and actions found in the plan. The draft plan also was presented at a business community meeting held in May 2005.

A final draft of the plan was presented at a community meeting in June 2005. With requested changes included, the plan was presented to the Planning Commission and City Council for consideration.



*Some participants at a community meeting*



*Participants at the Spanish language table at a community meeting*



# United Southwest Communities Plan

## Community Outreach

The Planning Department, together with the partnering neighborhoods, worked to encourage participation in the community planning process. The mailing list included over 15,000 homeowners and renters, business owners, owners of commercial and vacant properties, and meeting attendees. In addition, each neighborhood association published the meeting dates in their newsletters. Planning Team members advertised meetings to area businesses and volunteers requested meeting announcements in area religious institutions' newsletters. For each meeting, press releases were issued by the Planning Director. Announcements of the plan were featured in the *San Antonio Express News* and the *Lackland Talespinner*.



*Councilman Richard Perez discussed the importance of neighborhood planning at the first public meeting.*

Additional community outreach was held at the Sun Valley Neighborhood Sweep, Millers Pond Walkable Community Workshop, Hillside Acres National Night Out, the Millers Pond Blue Santa and the Hillside Acres Neighborhood Sweep.

## Recognition by the City of San Antonio

After a review by City departments and a final community meeting, the United Southwest Communities Plan was forwarded to the Planning Commission for consideration. The Planning Commission reviews the document to ensure the Community Plan was created through an inclusive process, is consistent with City policies and accurately reflects the community's values.

After Planning Commission consideration, the plan was forwarded to the 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. Key projects may be selected from the plan to be included in the Annual Improvement Project Report. The report is provided to City Council as a part of the budget process, although there is no guarantee of funding.

## Consistency with Other Plans

The United Southwest Communities Plan is consistent with the ideas found in the *1997 Master Plan*, the *1978 Major Thoroughfare Plan* and the *1999 Parks System Plan*.

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 community's goals and objectives for community improvement. The Community Plan history places the current planning effort in perspective with the historical settlement of lands in the area. The following three chapters—Community Development, Transportation and Infrastructure, and Community Facilities and Quality of Life—include goals, objectives, action steps, lead partners, proposed partnerships and potential funding sources to achieve the community's desired vision. The Taking Action Chapter describes the implementation steps the community will undertake to ensure the plan's vision becomes a reality.

Lead partners are the groups who have volunteered to begin the work of developing the partnerships necessary to implement the action steps. An initial listing of the partnering groups is included under proposed partnerships. The community also identified potential funding sources for the plan's action steps. The lead partner, together with the other partners, could approach these funding sources once the work of coordination is underway.

The Measuring Community Success Chapter describes the indicators the community will use to judge progress toward the plan goals. Finally, the appendices contain background and resource material for the plan.



# United Southwest Communities Plan

# Plan Summary



Above: Neighbors work on drafting the plan during a community meeting.

## Introduction

The United Southwest Communities Plan includes a community history and then five main elements: Community Development, the Land Use Plan, Transportation and Infrastructure, Community Facilities and Quality of Life and Taking Action. The following text provides a summary of plan goals and objectives for each of the five main elements.

*"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities."*

- Socrates

# United Southwest Communities Plan



*A new business on Old Pearsall Road*

## Community Development

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### Goal 1 - Economic Development

Attract new businesses, services and retail establishments to the United Southwest Communities.

#### Objective 1.1: Commercial Development

Implement strategies to attract commercial development.

### Goal 2 - Housing

Encourage the development of new housing that is compatible with the community.

#### Objective 2.1: Develop New Housing

Encourage single family development.

#### Objective 2.2: Senior Housing Opportunities

Provide housing opportunities for the aging.

#### Objective 2.3: Military Base Compatibility

Provide for new development opportunities while protecting the missions of Lackland Air Force Base and operations at Kelly Field.



*Neighbors meet to work on the Plan*

## Land Use Plan

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The land use plan identifies the preferred land development pattern for the United Southwest Communities both graphically with a future land use map and textually with descriptions of the areas identified on the map.

## Transportation & Infrastructure

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### Goal 3 - Improve the Infrastructure

Improve streets, drainage and circulation in the community.

**Objective 3.1: Improve Major Thoroughfares**

Expand major thoroughfares in the area to accommodate the increasing traffic demands.



*Dempsey Drive was recently reconstructed.*

**Objective 3.2: Drainage**

Address community drainage issues.

**Objective 3.3: Aesthetically Attractive Roadways**

Enhance and beautify community roadways.



*Speed humps on Knoll Crest*

**Objective 3.4: Neighborhood Access Points**

Investigate techniques to create additional access points to area neighborhoods.

### Goal 4 - Traffic Control

Improve the safety of traffic operations.

**Objective 4.1: Traffic Control**

Develop a traffic control plan.

### Goal 5 - Multi-modal Transportation System

Improve transportation options for mass transit, pedestrians and bicyclists.



*Bus stop on Five Palms*

**Objective 5.1: Mass Transit**

Develop a community transit system.

# United Southwest Communities Plan



Example of a bicycle lane

**Objective 5.2: Sidewalk Network**  
Develop a sidewalk network.

**Objective 5.3: Bicycle Facilities**  
Develop a bicycle facilities plan.

## Community Facilities & Quality of Life

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### Goal 6– Parks and Recreational Facilities

Create additional parkland by completing park projects and identifying locations for additional recreational facilities.

**Objective 6.1: Parkland Acquisition**  
Identify locations for additional parkland to meet needs of a growing area and to protect wildlife habitat.

**Objective 6.2: Pearsall Park**  
Complete Pearsall Park in accordance with the Park's master plan.

**Objective 6.3: Lackland Railroad Spur**  
Complete conversion of former railroad spur to a hike/bike and nature trail for entire 3.1 mile length.

**Objective 6.4: Recreation Facilities**  
Create additional recreation facilities.



Medina Base Road Park is a new community park.

### Goal 7 - Public Facilities and Community Programs

Establish new community programs and public facilities.

**Objective 7.1: Post Office**  
Establish a new post office.

**Objective 7.2: Community Programs**  
Establish community programs for people of all ages.

## Goal 8 - Public Health and Wellness

Promote programs for a healthy community and environment.

**Objective 8.1: Healthy Living**  
Increase community awareness of health issues.

**Objective 8.2: Environment**  
Ensure the community has a safe and clean environment.

**Objective 8.3: Animal Welfare**  
Improve animal welfare in the community.



*A Project Worth Party*

## Goal 9 - Quality of Life

Improve the quality of life and safety of the United Southwest Communities.

**Objective 9.1: Code Compliance**  
Increase code compliance efforts throughout the community.

**Objective 9.2: Community Safety**  
Improve safety by decreasing crime through community awareness and visible patrol activities.





*Meeting participants compare land use scenarios.*

## Taking Action

---

### **Goal 10 Plan Implementation**

Unite the area's strong neighborhood associations to build coalitions to implement the plan, improve communication and increase community participation.

#### **Objective 10.1: Organize and Publicize**

Organize an implementation team to begin plan implementation, communication efforts and participation initiatives.

# Community History



Above: the community has a long relationship with the Air Force

### Introduction

The United Southwest Communities Planning area is characterized with rolling terrain surfaced by clay loam that supports mesquite, grasses, thorny brushes and cacti. The area is traversed by the Medina River, Medio Creek and Indian Creek.

The area has a long and varied history. From the days of Payaya Indian settlement, to exploration by Spanish colonists and finally to modern settlement, the area exhibits the influences of many different cultures. Development of the area is also influenced by the Air Force presence and the growth of Lackland Air Force Base.

Federal recognition of the Camino Real offers the opportunity to promote theme based heritage tourism in the area.

# United Southwest Communities Plan

## Early Settlement

Southwest Bexar County has much evidence of prehistoric settlement. Surficial lithic scatter sites are the most common prehistoric types in this region. Prehistoric sites are often located on upland areas overlooking creeks and streams however they are also present in alluvial settings. These sites represent lithic resource procurement, food procurement and processing, and camp-sites.

Payaya Indians who lived in the areas between San Antonio and the Frio River likely inhabited the planning area. Spanish explorers first observed this group in 1690. The arrival of French explorer Sieur de La Salle in 1685 on the Texas soil prompted Spanish into claiming and colonizing the areas north of Mexico. The first Spanish mission, San Francisco del los Tejas, was established in east Texas in 1691. Also a governor was sent to establish more missions and forts in Texas.

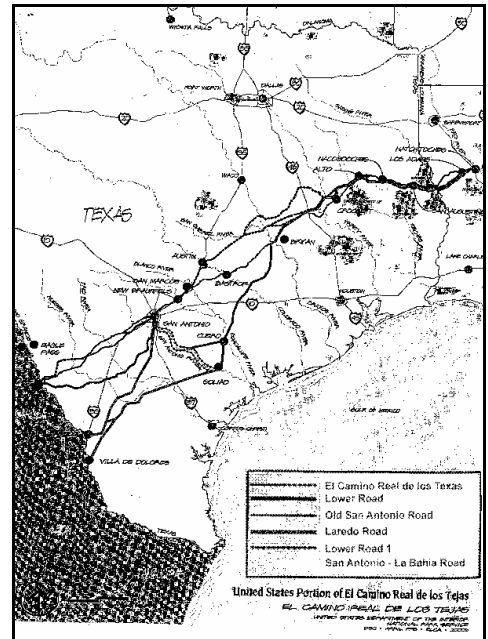
Domingo Terán de Los Ríos crossed the Medina River near present day Laredo Highway and headed northeast for a distance of five leagues to present day downtown San Antonio. The Governor described friendly encounters with the Payaya Indians in his diaries. The Mission San Antonio de Valero ("the Alamo") was established in 1718 to baptize Payayas in the area.

## Camino Real De Los Tejas

San Antonio, the provincial capital of Texas from 1772 to 1821, was linked to the Spanish empire by the Camino Real which extended more than 1,000 miles from Mexico City through Saltillo to San Antonio then north and east to Los Adeas, near present day Natchitoches, Louisiana. The Camino Real linked economically important towns, capitals and mines with Mexico City. Beginning as Indian trails from the earliest days of human activity in the Americas, these roads were used continuously over centuries and much later by the Spaniards and modern settlers. The roads were a supply line for the area by transporting supplies, missionaries and military protection.

In Texas the Camino Real, or El Camino Real De Los Tejas, is actually a series of trails with different routes used at different times depending upon seasons, risk of attack and other factors. These different routes began at San Juan Bautista, approximately 35 miles southeast of the location of modern day Eagle Pass, then spread out across South Texas and converged in San Antonio. These different routes included the Camino Pita, the Upper Presidio Road, the Lower Presidio Road and the Laredo Road. In Bexar County, each route can best be identified by the location of its crossing of the Medina River. The United Southwest Communities were historically spliced by segments of the Camino Real including the Pita Trail and the Upper Presidio Road.

The Pita Trail or "Camino Pita" ran northeast from Paso de Francia, passed Cotulla and Poteet and then east to San Antonio beginning in the late 1600s. This route crossed the Medina River southeast of the present day town of Macdona near Pearsall Road and may have continued to San Antonio following the general alignment of Pearsall Road and Frio City Road. By the mid 1700s this route had shifted further to the south because of conflicts with local Apache and Comanches. This more southerly route was used until the 1800s and was known as the Lower Presidio Road or the "Camino de en Medio." This route probably crossed the Medina River near present day Highway 16. Later an Upper Presidio Road followed the route of the earlier Camino Pita to the Frio River and then diverged to the Lower Presidio, crossing the Medina River near present day Somerset Road.



The colonization of Texas was dependent upon the maintenance of the Camino Real network of trails. Eighteenth century ranchers conducted cattle drives along the route from Texas to an annual fair in Saltillo, Coahuila. Also, the trails were used to transport supplies to the American Colonies during the War for Independence. The trails also spurred immigration, Moses Austin used the trail to reach San Antonio to request a land grant from the Spanish in 1820. In unpublished survey notes, Austin identified both the route of the Camino Pita and the location of where the trail crossed the Medina River.



*A tree blazed to mark the path of the Camino Real*

Samuel McCulloch was a free black soldier in the Texas Revolution; he fought at Goliad in 1835 where he was severely wounded in the right shoulder and became the first Texan casualty of the revolution. Prohibited by the laws of the day from owning property, McCulloch became eligible for a one-league land grant by an act of Texas Congress in 1837 that entitled persons permanently disabled in the service of Texas to one-league grants. McCulloch settled on land along Pearsall Road on the south bank of the Medina River fourteen miles southwest of San Antonio.



*A sign marks the 1861 Samuel McCulloch Cemetery*

# United Southwest Communities Plan



*Camp Kelly, 1917*



*Lackland postcard (undated)*



*Kelly postcard (undated)*

After the independence of Texas usage of the Camino Real decreased as new routes were established following modern settlement patterns. Ultimately the arrival of the railroad altered trade routes in Texas and the locations of future towns and developments.

## The Railroad Age

The Galveston, Harrisburg and San Antonio Railroad reached San Antonio in 1877 and in 1881 it was expanded westward through the United Southwest Communities to meet with the eastward-building Southern Pacific Railroad in 1883 just west of the Pecos River. This critical connection provided a new southern transcontinental route to California. Moreover, this development signaled the end of the stagecoach era and the beginning of the Industrial Age. The arrival of the railroad also hastened a population boom for Bexar County which grew from 16,043 in 1870 to 30,470 in 1880 and by 1900 San Antonio had grown to 53,321, making it the largest city in the State of Texas.

## Military City USA

The United Southwest Communities have been historically connected with the growth and expansion of the military presence in San Antonio. The United States established a military aviation force as World War I tested the nation's strength. In search of a new aviation training facility for the United States Army Signal Corps, Major Benjamin Foulois selected 700 acres of flat farmland with a water supply near the Missouri-Pacific railroad in southwest San Antonio in 1916. With the assistance of U.S. Senator Morris Sheppard, the site was acquired and cleared. Named for Lt. George Edward Maurice Kelly who perished in a fatal crash at Fort Sam Houston in 1911, flying activities began in on April 5, 1917, the day before the United States declared war on Germany. Kelly Field was one of 14 schools in the country conducting primary flight training during World War I. Kelly would become the nation's oldest continuously operating flying base.



Kelly Field became the premier training facility for aviators including Charles Lindbergh, Curtis LeMay and many future Air Force chiefs of staff. After World War I, the number of personnel at Kelly decreased and some facilities were closed. This was followed by a heated debate over whether or not the Air Service should function as an independent military branch and whether or not the Air Service should undertake bombardment operations independent of surface operations.

In 1939, with renewed crisis in Europe, Congress authorized \$300 million to rebuild the Army Air Corps. With that action, personnel at Kelly grew from 1,100 to more than 20,000. At the height of World War II more than 21,000 civilian war workers were employed at Kelly. About 40% of that workforce included "Kelly Katies," one of the largest female workforces at the time and San Antonio's unique version of "Rosie the Riveter."

By 1943 Kelly had become the largest maintenance and supply facility in the United States. The one-million square foot hangar at Kelly became the largest structure in the world without center columns. Kelly maintenance personnel played a major role in the Berlin Airlift, as Kelly was the only depot for repairing and overhauling engines used on Army Air Force cargo aircraft carrying food and supplies to Berlin.

In June 1942 a part of Kelly was separated to become the San Antonio Aviation Cadet Center (SAACC). Training operations were relocated from Kelly, as it became a logistics facility for the B-29 and similar B-50, B-36, B-46, B-58, F-102, F-105 and the C-5. The SAACC provided classification and preflight training for airmen and by 1945 training was offered in the medical field, maintenance, and other sectors of the Air Force. In 1946 the fledgling base was renamed Lackland Army Air Field for Brigadier General Frank D. Lackland who was an early commander of Kelly Field that had championed the establishment of an aviation and cadet reception center.



*Lackland postcard (undated)*



*Lackland postcard (undated)*



*Lackland postcard (undated)*



## United Southwest Communities Plan



*Lackland in 1962*

In 1947 the Air Force was established as an independent military service and Kelly Field and Lackland Field became known as Kelly Air Force Base and Lackland Air Force Base respectively.

The Korean War tested Lackland's capacity to train new recruits and satisfy mobility demands. The training population in the 1950s soared to 55,000 despite capacity for only 25,000. A tent city was needed to accommodate the influx of new recruits. This led to construction of the 1,000 person steel and brick Recruit Housing and Training facilities for basic military training.

By 1950 San Antonio had the largest military establishment in the United States with approximately 50,000 military personnel present at local military bases. This helped create the name "Military City USA" which was often used to describe modern San Antonio. Kelly personnel provided strategic transport and maintenance support during the Korean War, the Vietnam War, the Cold War, Desert Shield and Desert Storm.



*Lackland postcard (undated)*

After World War II, thousands of veterans who had been attracted to the area during their service years returned to San Antonio. As a percentage, this decade reflected the largest population growth, the city grew by 44 percent from 408,442 in 1950 to reach 587,718 in 1960. Subsequently the City grew 10 to 20 percent each decade.

The importance of the two bases continued through the Korean and Vietnam Wars. In 1956 an Air National Guard squadron was installed at Kelly at a cost over \$1 million. In 1957 the nine-story Wilford Hall medical center was completed and became the largest medical facility in the Air Force. Wilford Hall provides specialty and referral care services for both the military and the San Antonio community. In 1966, the Air Force acquired 3,500 acres from the Atomic Energy Commission.



*Wilford Hall postcard (undated)*

The Base Closure and Realignment Commission ("BRAC") terminated Kelly's mission in 1993. In 1996 the City of San Antonio created the Greater Kelly Development Authority (GKDA) as a non-profit operating authority charged with managing the reuse of the Base. The Base officially closed on July 13, 2001. GKDA has goals to have 21,000 jobs at Kelly by 2006.

In 2004, the overall population of Lackland Air Force Base was between 35,000 and 36,000, not including those stationed at Lackland for basic training. As the result of the events of September 11, 2001 a number of upgrades have been planned at Lackland. Wilford Hall is receiving a series of "life safety upgrades" between 2004 and 2008 and new dormitories are planned at the main base. Projects at the Lackland Annex include additional dormitories, a fitness center, a dining hall and a child care center. An additional \$4.2 million Joint Advanced Language Training Center is due for completion in September 2004. These new investments at the base will help secure its mission and contribute to the quality of life of residents in the United Southwest Communities.

### Suburban Neighborhood Development

The National Housing Act of 1934 created the Federal Housing Administration (FHA) to revive the private home financing system and stimulate private investment in housing during the Great Depression. In 1936, FHA published *Planning Neighborhoods for Small Houses* that set subdivision standards designed to promote livable neighborhoods and stabilize lending conditions to justify mortgage lending and FHA mortgage insurance. FHA's "conditional commitment" policy provided that if plans for land and housing development met FHA's underwriting standards, a conditional commitment could be made to an approved lender that FHA would insure all of the home mortgages so long as the eventual borrowers were properly qualified. The FHA's policies encouraged the development of large-scale home building operations in which development was financed and constructed by a single entity who would arrange for the purchase of land, the design of the subdivision plat, and the design and construction of individual homes. FHA's subdivision policies were intended to help developers secure private financing and facilitate the availability of low cost mortgages for homebuyers.

The FHA policies established minimum standards for home construction that quickly became industry standards. These included minimum requirements for lot size, setback from the street, separation from adjacent structures, and house width. These policies popularized suburban ranch style construction and ended the historic row house development pattern of older American cities.



*A Levittown Family*

## United Southwest Communities Plan

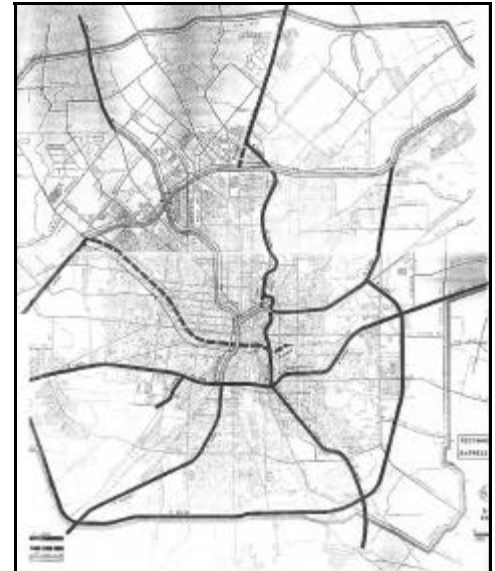
One policy that was promoted by FHA was a curvilinear street layout to protect privacy, provide visual interest, adapt to topography and eliminate four way intersections. The curvilinear layouts recommended by FHA in the 1930s set the standard for generations of subdivisions that were built after World War II. Because of FHA's review of subdivision design for mortgage approval, curvilinear subdivision design became the standard of real estate and local planning practices. Many localities adopted subdivision ordinances based on the FHA standard, in effect making this the legally required form of new residential development.

FHA began an unprecedented housing program to assist returning servicemen after World War II. In 1944 the Servicemen's Readjustment Act, often referred to as "the GI Bill" authorized the Veteran's Administration to provide loan guarantees for veterans. The new terms allowed veterans to use their "GI" benefit in place of cash, thereby eliminating the down payment on a new house. In 1946 the Veteran's Emergency Housing Act authorized Federal Assistance in housing returning veterans and extends FHA authority to insure mortgages. The Housing Act of 1948 liberalized FHA mortgage terms to allow insurance on up to 95 percent of a home's value and loan payment periods extending as much as 30 years. The 1948 Act also encouraged the use of cost-reduction techniques through large-scale site construction strategies.

### Characteristics of Postwar Suburbs

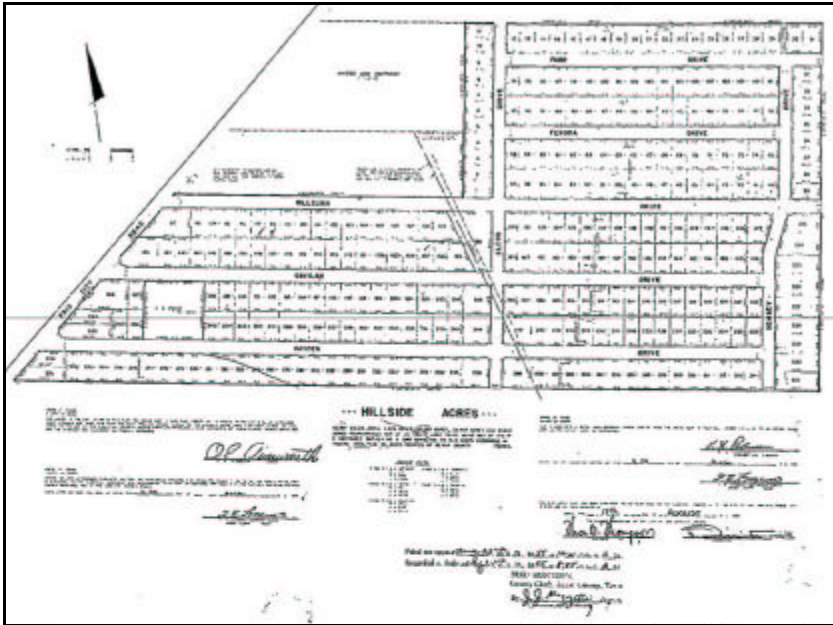
In Kenneth T. Jackson's *Crabgrass Frontier* five characteristics of post-war suburbs are outlined, these include:

1. Peripheral location – mass production construction techniques needed large areas of land
2. Low density – typical lot sizes ranged from 40 by 100 feet to 80 by 100 feet and subdivisions allotted a high portion of their total land area to streets and open spaces and were designed around the automobile.
3. Architectural similarity – to simplify construction methods and reduce design fees most of the large developers offered no more than six basic house plans.
4. Easy availability – this period is perhaps most well known for the reduction of the threshold of purchase. Government financing, mass production techniques, high wages and low interest rates made new housing affordable to millions of Americans.
5. Economic and racial homogeneity – the post war developments took place against a background of the decline of factory-dominated cities and developed a physical separation from perceived problems in urban areas.



1957 San Antonio Freeway Plan

By 1950 the City had grown to a population of 408,442. Much of the San Antonio area suburban development followed expressways built under the Interstate Highway Program. A 1957 plan for San Antonio freeways showed Loop 410 in the United Southwest communities and these sections opened by 1964, completing the 51.6 mile Loop around City.



1955 subdivision plat for Hillside Acres

The first modern subdivision in the United Southwest Communities was Hillside Acres, platted in 1955. This neighborhood was originally developed by Darwood Williams and featured a rectangular block scheme to facilitate quick sale of residential lots. Constructed without modern utilities, the residents of this subdivision pressed the City of San Antonio for inclusion in the City Water Service System. Patrick Semmelsburger, a Hillside Acres resident, lead this initiative and created a legal fund to press suit against the city.

Valley Hi, opened in 1958, was the first large Ray Ellison neighborhood in the United Southwest Communities. Prices were kept low through large land purchases, volume building and array of operations maintained by the Company. Without municipal water service available, Ray Ellison founded the Lackland City Water Company, which at the time was the largest privately owned utility in Texas. To further expedite his businesses, Ellison also developed interests in land development, lumber, banking, component manufacturing, real estate, title, and mortgage lending.

**VALLEY-HI**  
America's Third Largest Planned Community

SALUTES THE MERCHANTS OF SAN ANTONIO, WHO HAVE DONE SO MUCH TO BRING OUR CITY TO THE HIGH LEVEL OF ECONOMY IT NOW ENJOYS... WHO HAVE HAD A HAND IN SHAPING ITS DESTINY... AND WHOSE FUTURE PLANS ENVISION A SAN ANTONIO RANKING WITH THE HIGHEST AS A GREAT PLACE TO LIVE!

NO DOWN PAYMENT TO VETERANS • LOWEST FHA TERMS

**VALLEY-HI:**

- 4 minutes to KELLY FIELD
- 5 minutes to LACKLAND AFB
- 2 minutes to RP HOUSING
- 3 minutes to SECURITY SERVICE and 18 minutes to downtown San Antonio via high-speed expressways

Valley-Hi, with over 1800 acres of rolling woodland for an estimated 12,000 modern homes, already boasts more than 100 service and facilities. One day a week is the Church of many faiths, schools for all ages—including Catholic parochial—a carter's bank, a large outdoor shopping city, an Olympic-type swim club, ball courts, parks and recreation areas are just a few of the many reasons it's great to live in Valley-Hi! Over 50 custom designs will insure your finding the home you want, and many are now ready for occupancy. Particular models are open daily and Sunday from 9 a.m. to 5 p.m.

VALLEY-HI homes are priced from \$19,000 to \$19,000 with monthly payments from \$48 to \$105

VALLEY-HI NORTH homes are from \$12,500 to \$22,500 with monthly payments from \$38 to \$118

**VALLEY-HI**  
AN EXCLUSIVE RAY ELLISON DEVELOPMENT  
084-1111 Dept.      084-1111 North  
For Information and Free Brochure Write:  
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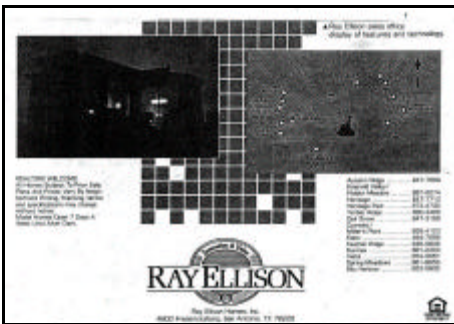
Map showing Valley Hi location relative to Lackland AFB and Kelly AFB.

1963 advertisement



# United Southwest Communities Plan

Ellison's neighborhoods generally featured ten different floor plans with three different elevations available, thus there are up to 30 different house types in a given subdivision. The sizes of cabinets and doors and other features are standardized throughout to keep costs low. Ellison introduced slab construction techniques and standardization of trusses and other construction features. Other builders soon emulated Ellison's cost saving techniques.



1985 Ray Ellison advertisement showing Sky Harbour

By 1983 Ellison had built 30,000 homes in San Antonio and it was estimated that one out of ten San Antonians lived in an Ellison-built home. In 1984 Ellison was credited with being the nation's dominant builder within a single city with 45% of the San Antonio market's housing starts that year.

By the 1980s many of the homes in the United Southwest Communities were abandoned, foreclosed and left vacant. Deterioration of the neighborhood led to vandalism, property value decreases and even violent crime.

## Renaissance of the Area

The City of San Antonio used Land and Water Conservation Fund grants and Revenue Sharing funds to develop Miller's Pond Community Park beginning in 1980. Initial improvements consisted of site work, an entrance road and parking area, a pavilion, rest room facilities, 15 picnic units, a playground area and installation of lighting, irrigation and landscaping.



Johnston Library

Another public facility completed around this time is the Johnston Branch Library, which opened in 1981 on land donated by Ray Ellison Industries. The library is dedicated to the memory of Leah Carter Johnston, the first Children's Librarian of the San Antonio Public Library. In 1927 Johnston created "Young Pegasus" the first children's poetry contest in the United States.

In 1982 People Active in Community Effort ("PACE") was organized by a small group of concerned citizens. At that time the primary issues the group tackled were the landfill, illegal dumping and education issues with the South San Antonio school board.

To encourage area residents to clean up their properties, PACE began awarding certificates of appreciation and placed signs on the lawns of the month in the neighborhoods during the 1980s.

In 1984 the Southwest Community Association (SWCA) registered and certified with the Texas Secretary of State. Focused on restoring pride to the community, major SWCA accomplishments have included a successful petition for VIA bus service in the area, graffiti wipeouts, tree plantings, other initiatives to create visible differences in the area. A unique initiative undertaken by this group was to install free smoke detectors in area homes in conjunction with the Fire Department and other sponsors. Other initiatives have addressed crime patrols, fire safety and stray animals.

PACE and the SWCA worked with the City to establish an 8,000 square foot Community Center at Miller's Pond in 1987 using CDBG funds. A gift from the Charity Ball Association funded the purchase of children's playground equipment in 1988 and additional park improvements were completed in 1990 using CDBG funds to provide playing fields, additional picnic facilities and security lighting.

The actions of PACE contributed to the City's decision to close the Nelson Gardens municipal landfill in 1993. To deal with waste-management crisis, the City began a huge expansion of recycling services into what is now the largest curb-side recycling program in Texas. Moreover, the City now harnesses methane gases from Nelson Gardens for use by City Public Service for conversion to electricity. With the City out of the landfill business, the City now hauls its waste to private facilities operated by Browning Ferris Industries and Waste Management of Texas. With permission of the Texas Natural Resource Conservation Commission, Waste Management began expansion of the Covell Gardens Recycling and Disposal Facility from 176 acres to 478 acres in 1998. That action will extend the life of that landfill to accept the City's waste for an additional 25 years.



*Nelson Gardens Landfill*



*Millers Pond Community Center*

## United Southwest Communities Plan

Between 1990 and 2000 the United Southwest Communities had grown a remarkable 15.9% increasing the population from 27,641 to 32,032 while the number of vacant housing units dropped 66% from 1,580 to 535. Both of these are indicators of community prosperity and renewed interest in the area. Other positive indicators for the area were an increase in the percentage of owner occupied housing units and a decrease in the poverty rate—according to the US Census.

In 1994, a task force was created to address the deterioration of the Indian Creek Neighborhood. Leveraging CDBG funds, the City invested approximately \$1 million to rehabilitate 42 homes. In turn property values increased approximately 14 percent and new commercial activity has begun to revitalize the Pearsall Road corridor.

Also in 1994 construction began on an expansion of the Johnston Library, to enlarge it from 9,000 square feet to 12,000 square feet and to rehabilitate the interior. This ambitious effort was completed in 1996 at a total cost of \$785,470.

In 1998 Southwest Community Association submitted a proposal to the City of San Antonio for a hike and bike nature trail along the former 3-mile Lackland Rail Spur. The City included this acquisition in the 1999 bond program.

In the mean time, the Hillside Acres Good Neighbors forged ahead with drainage and street improvements and plans for a community garden which was included in the 2003 bond program.

Since 2001 there has been considerable new residential development has come to the United Southwest Communities. In 2004 new subdivisions were under development by Eagle Valley homes, Choice Homes, KB Homes and Fieldstone Communities. Some growing pains have accompanied this new growth as area schools have become more crowded and area roadways have received higher volumes of traffic.

### Epilogue

In October 2004 Congress and President Bush designated El Camino Real de los Tejas as a National Historic Trail. The trail will be administered through the National Trail System program of the National Park System. The measure was sponsored by Representative Ciro Rodriguez (D-San Antonio) and Senator Kay Bailey Hutchinson (R-Texas). Though much of the original route traverses private properties, the accessible portions of the corridor will be marketed for heritage tourism. The Alamo Area Council of Governments (AACOG) is spearheading the local effort to promote the Camino Real.

# Community Development



Above: Development of the community has correlated with the growth of the Air Force in San Antonio.

### Introduction

The United Southwest Communities include several distinct neighborhoods including Gateway Terrace, Hidden Cove, Hillside Acres, Indian Creek, Mann's Crossing, Sky Harbour, Sun Valley, Valley Forest and Valley Hi and Von Ormy. Most of the neighborhoods have been developed over the last 30 years. Some residential areas possess character defining features that make them potential candidates for Neighborhood Conservation Districts.

This chapter of the Community Plan focuses on the community's goals, objectives and action steps for promoting the commercial development of the area and marketing the area for future single family residential uses and senior housing opportunities.

*"Destiny is not a matter of chance; but a matter of choice. It is not a thing to be waited for, it is a thing to be achieved."*

- Williams Jennings Bryan



# United Southwest Communities Plan



Much of the land along Loop 410 is agricultural

## Goal 1 – Economic Development

Attract new businesses, services and retail establishments to the United Southwest Communities.

### Objective 1.1: Commercial Development

Implement strategies to attract commercial development.

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning, COSA Development Services, City Council Office, property owners

**Funding Sources:** Minimal/Volunteer

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Economic Development Dept., Bexar County, TX Workforce Commission, Alamo Worksource

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

**Lead Partner:** Property Owners

**Partnerships:** COSA Public Works, COSA Development Services, SAWS, CPS, Housing & Community Development, Neighborhood Action Department, US Economic Development Administration

**Funding Sources:** Property owners, Tax Increment Financing, CDBG, SAWS Capital Improvement Program, US Economic Development Administration Public Works Program, impact fees

### Action Steps:

**1.1.1** Seek commercial (non-residential) zoning along Loop 410 between Valley Hi Drive and Old Pearsall Road as identified in the land use plan.

- *Zoning maps and the Zoning Commission agenda can be found at the Development Services Department webpage at <http://www.sanantonio.gov/dsd/sections/zoning/index.asp>*

**1.1.2** Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH-35 South and along Fischer Road.



An industrial facility on Fischer Road

**1.1.3** Seek extension of utilities (water, sewer, stormwater, electricity, gas, etc.) to areas identified for commercial and industrial development in the land use plan.

# Community Development

## 1.1.4 Promote mixed use, live-work areas in accordance with the land use plan.



*Commercial Centers, like this one in Reston, Virginia, place buildings close to the street with parking to the rear.*

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

**Lead Partner:** Implementation Team

**Partners:** COSA Planning, Development Services, Neighborhood Action

**Funding Sources:** Minimal/Volunteer

## 1.1.5 Establish a city-initiated Tax Increment Reinvestment Zone (TIRZ) commercial center project.

- *A TIRZ is a technique used by local governments, through the Texas Tax Code, to capture the future tax benefits of publicly financed improvements to pay the present cost of implementing the improvements. The developer will front related costs to finance public improvements. To repay the developer, the taxing jurisdiction agrees to set aside all tax revenues above the predefined base level (tax increment) generated in that area during the financing period. A TIRZ project should act as an economic stimulus to the surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIRZ can be a tool used to assist in financing needed public improvements and enhancing infrastructure.*
- *To set up a TIRZ for a commercial center would require identification of a suitable site, determination of the zone boundaries and drafting a preliminary project and finance plan.*

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

**Lead Partner:** Neighborhood Action Department—TIF Unit

**Partners:** Greater San Antonio Builders Assn., COSA Planning, City Council Office, Implementation Team

**Funding Sources:** Minimal/Volunteer



*South Lake, TX Town Center*

## 1.1.6 Request a corridor overlay district to provide objective standards for the future development along Southwest Loop 410.

- *Specify the need to provide a landscape buffer along Loop 410.*

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

**Lead Partner:** Implementation Team

**Partners:** COSA Planning, Development Services Department, City Council Office, TxDOT

**Funding Sources:** Minimal/Volunteer

# United Southwest Communities Plan



*New housing on Yucca Valley*

## Goal 2 – Housing

Encourage the development of new housing that is compatible with the community.

### Objective 2.1: Develop New Housing

Encourage single family development.

#### Action Steps:

**2.1.1** Attract residential development at Ray Ellison on Holm Road and support rezoning to single family at this location.

- *Consider R-5 or R-6 single family zoning districts.*

**2.1.2** Discourage mobile homes that are more than eight years old from locating within the community through building code and zoning enforcement.

- *By definition of City Code, a “mobile home” describes a structure built before June 15, 1976. These are sometimes referred to as a “single wide”*
- *A “manufactured home” describes a HUD-code structure set on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. These are sometimes referred to as a “double wide.” The term manufactured home does not include a recreational vehicle.*
- *A manufactured home on an individual lot is considered a low density residential use for the purposes of the land use plan.*

**2.1.3** Encourage new residential construction to include two-car garages and discourage the conversion of garages into living areas and discourage the conversion of mobile homes into houses.

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning, Development Services, Neighborhood Action—TIF Unit, Builders, Realtors

**Funding Sources:** Minimal/Volunteer

**Timeline:** Ongoing

**Lead Partner:** Implementation Team

**Partnerships:** COSA Development Services, Code Compliance

**Funding Sources:** Minimal/Volunteer

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

**Lead Partner:** Neighborhood Associations

**Partnerships:** COSA Planning—NCD program, COSA Development Services

**Funding Sources:** Minimal/Volunteer

# Community Development

**2.1.4** Work with the San Antonio Board of Realtors to encourage a positive image of the area.

**Timeline:** Ongoing

**Lead Partner:** Implementation Team

**Partnerships:** Board of Realtors

**Funding Sources:** Minimal/Volunteer

**2.1.5** Investigate a way to nullify soil heaving in the area.

- *For example, can a constant rate of recycled water be injected into the underlying clay formation?*

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

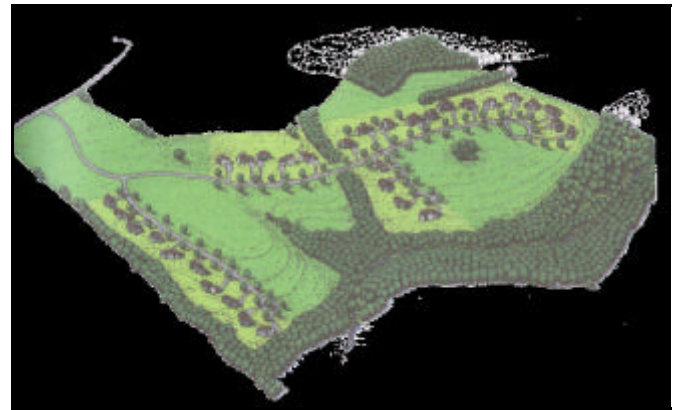
**Lead Partner:** Implementation Team

**Partnerships:** SAWS, COSA Development Services, private contractors

**Funding Sources:** Volunteer/Minimal



*Conventional Subdivision*



*Conservation Subdivision*

**2.1.6** Establish a City-initiated tax increment reinvestment zone (TIRZ) with conservation subdivision design to promote development that conserves the rural quality of the areas outside Loop 410.

- *A conservation subdivision is an alternative land use pattern that protects greenways and ecological resources by providing bonus densities for land preservation. A reduction in lot layout requirements and street connectivity is permitted when the remaining land area is devoted to open space, preservation of environmental features, recreation or agriculture.*
- *To set up a TIRZ would require identification of a suitable site, coordination with a land trust or nature conservancy, determination of the zone boundaries and drafting a preliminary project and finance plan.*

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

**Lead Partner:** Neighborhood Action Department—TIF Unit

**Partnerships:** Greater San Antonio Builders Assn., COSA Planning Department, Development Services Department, City Council Office, Bexar Land Trust, Nature Conservancy, Trust for Public Land

**Funding Sources:** Self financing through TIF mechanism



# United Southwest Communities Plan

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Neighborhood Action, TIRZ Boards

**Funding Sources:** Minimal/Volunteer



*Sky Harbour TIRZ*

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Development Services, Housing & Community Development, San Antonio Housing Authority, Community Housing Development Organizations, San Antonio Alternative Housing, Merced Housing Texas, Alamo Area Mutual Housing, Tx Dept. of Housing & Community Affairs—Tax Credit Program

**Funding Sources:** Volunteer/Minimal



*An independent living facility in Northwest San Antonio*

**2.1.7** Improve communication between the Neighborhood Action Department and the Neighborhoods on the use of TIRZ projects to encourage market-rate housing on vacant tracts of land.

- *Under current TIF guidelines, the program supports the construction of market-rate housing in this part of the City. Neighborhood meetings would be a prerequisite to establishing any kind of TIRZ and should provide opportunities for communication between the Neighborhood Action Department and the neighborhoods. Neighborhood residents are encouraged to attend the meetings of TIRZ Boards.*

## **Objective 2.2: Senior Housing Opportunities**

Seek housing opportunities for the aging.

**2.2.1** Attract a senior living facility to the community.

- *The community has identified the southeast corner of Loop 410 and Ray Ellison Blvd as a preferred location for a senior living facility.*
- *A senior living facility is considered a high density residential use for the purposes of the land use plan.*

## Objective 2.3: Military Base Compatibility.

Provide for new development opportunities while protecting the missions of Lackland Air Force Base and operations at Kelly Field.

### Action Steps:

**2.3.1** Adopt a noise overlay zone for Kelly Field that addresses appropriate residential construction techniques.

- *Sound attenuating materials for residential areas above 65 dBA*
- *Require fixed (unopenable) windows for residential areas above 65 dBA*
- *Consider retrofitting existing residential structures with noise attenuating materials.*

*Noise—unwanted sound—can have detrimental psychological and physiological effects. Loudness, expressed in decibels (dBA) on a logarithmic scale, can be measured with a sound meter or estimated with a computer model. To control noise, houses can be insulated to reduce sound, while sound walls and berms can block highway noise. However, the most common approach to controlling noise is to distance residences and noise sources.*

**2.3.2** Develop a neighborhood commercial corridor study for Military Drive from Lackland AFB to Brooks City Base.

- *Consider neighborhood commercial revitalization strategies.*
- *Consider design guidelines for Military Drive, such as medians, sidewalks, landscaping, etc.*

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning Dept, Development Services Dept, Neighborhood Associations, Kelly USA, Lackland AFB

**Funding Sources:** Minimal/Volunteer



*Aircraft noise is frequent in the United Southwest Communities.*

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning Dept, Development Services Dept, Neighborhood Action Department, Public Works Department, Neighborhood Associations, Greater Kelly Development Authority, Lackland AFB, Brooks Development Authority, TxDOT, South Central Community Planning Team, Highlands Alliance, business owners

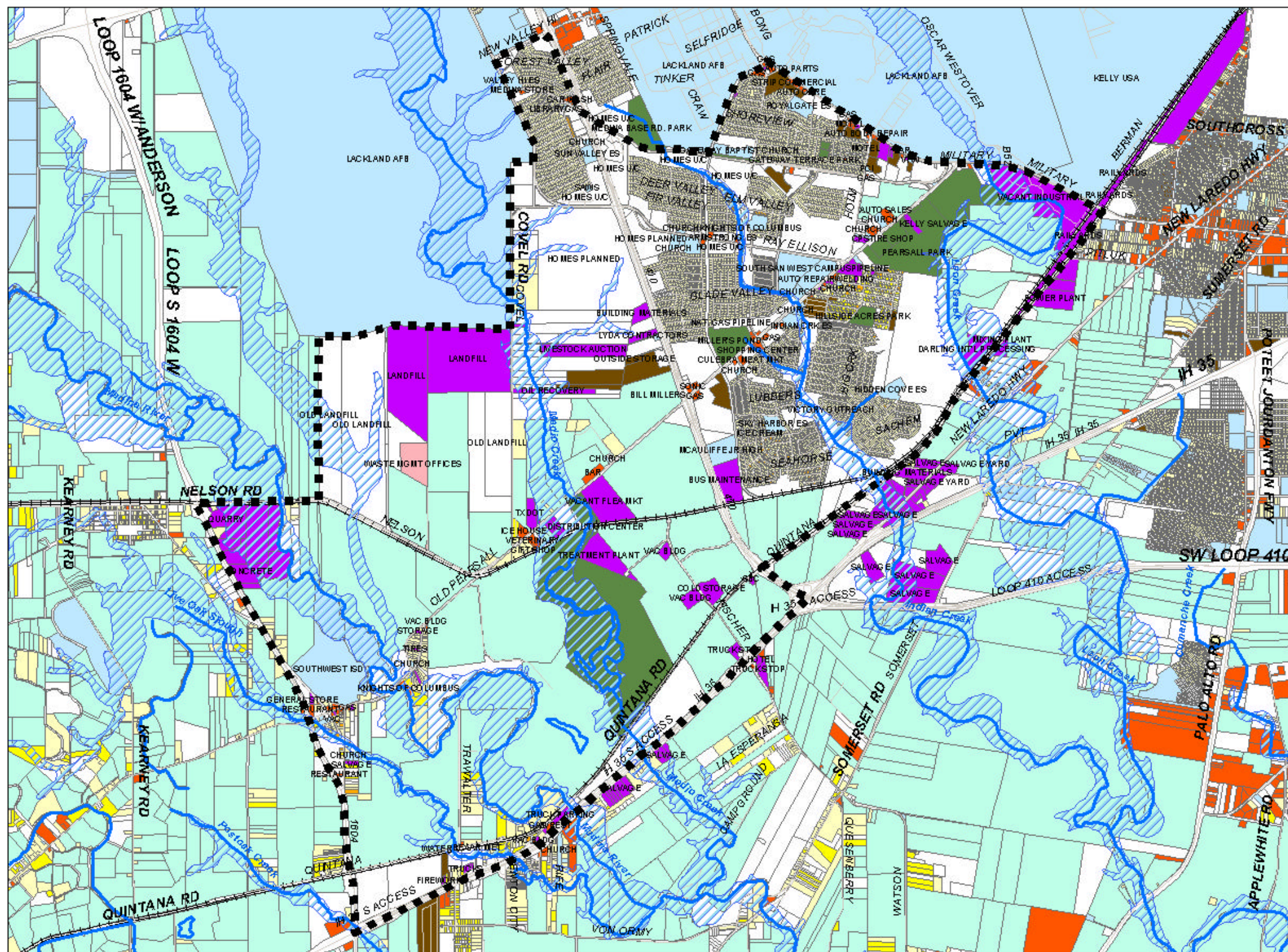
**Funding Sources:** Minimal/Volunteer



# United Southwest Communities Plan

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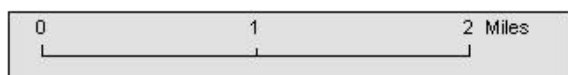


**United Southwest Communities Plan Existing Land Use Map**

**Legend**

**Land Use Categories**

- Single Family Residential
- Mobile Home Residential
- Two, Three & Four Family Residential
- Multifamily Residential
- Office
- General Commercial
- Industrial
- Public/Institutional
- Parks/Open Space
- Agricultural
- Vacant
- Floodplain - 100 yr



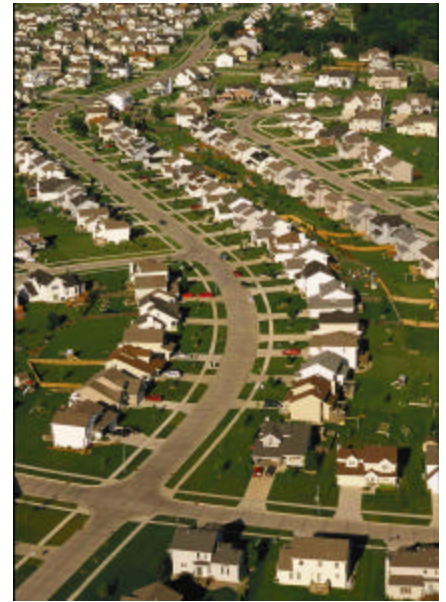
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## Land Use Plan

The Land Use Plan identifies the preferred land development pattern for the United Southwest Communities.

Implementation of the land use plan can be shaped by a community's capital improvement program, parks and open space preservation plans and also the City's development guidance system. The development guidance system includes the Building Code, the Electricity Code, the Fire Prevention Code, the Solid Waste Code, Licenses and Business Regulations, the Plumbing Code, the Signs and Billboards ordinance, the Water and Sewer ordinance and the Unified Development Code, which includes zoning and subdivision ordinances. After City Council approval of the United Southwest Communities Plan, the Land Use Plan will be consulted in the development of staff recommendations for rezoning cases.



The location of different land uses is based on existing uses, community discussions, the Unified Development Code 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. Each land use classification is described below.

### Description

**Low-Density Residential** is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Related zoning districts may include RD, RE, R-20, NP-15, NP-10, NP-8, R-6, R-5 and R-4.

### Land Use Classifications

Low-Density Residential



# United Southwest Communities Plan

## Medium Density Residential



**Medium Density Residential** mainly includes single-family houses on individual lots, however, zero-lot line configurations, duplexes, triplexes and fourplexes may be found within this classification. Cottage homes and very small lot single family uses are considered medium density residential. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Related zoning districts may include R-6, RM-6, R-5, RM-5, R-4, RM-4 and R-3.

## High Density Residential



**High Density Residential** include apartments with more than four dwelling units on an individual lot, however, low and medium residential uses can also be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses. Related zoning districts may include R-6, RM-6, R-5, RM-5, R-4, RM-4, R-3, MF-25, MF-33, MF-40 and MF-50

## Land Use Plan

**Community Commercial** provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Related zoning districts may include O-1, NC, C-1, C-2 and C-2P.

Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Community Commercial



**Regional Commercial** development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Related zoning may include O-1, O-2, NC, C-1, C-2, C-2P and C-3.

Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.

Regional Commercial





# United Southwest Communities Plan

## Mixed Use



**Mixed Use** provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.), professional offices and medium to high-density residential uses. Mixed use is inclusive of community commercial uses and the medium- and high density residential categories. Related zoning districts may include O-1, O-2, NC, C-1, C-2P, RM-6, RM-5, RM-4, MF-25, MF-33, MF-40, MF-50, MXD, TOD and UD.

## Industrial



**Industrial** areas include a mix of manufacturing uses, business park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage must be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing. Related zoning districts may include O-1, O-2, C-3, BP, L, MI-1 and I-1.



# Land Use Plan

**Public/Institutional** provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

Public/Institutional



**Parks** include both public and private lands available for active use (playgrounds, athletic fields) or passive enjoyment (trails, greenbelts, plazas, courtyards). Examples include city parks as well as private parks associated with homeowner associations.

Parks



**Open space** includes large or linear unimproved lands where conservation is promoted and development is discouraged due to the presence of topographic constraints or institutional uses on the site. This category may also be used to protect areas of cultural or historical value, such as cemeteries, and could also be used to provide noise control from military or airport uses. Examples of open space include landscaped traffic islands, floodplains and utility corridors.

Open Space



# United Southwest Communities Plan

## Agriculture



**Agriculture** uses provide primarily for the preservation of crop agriculture, ranching and related agri-business practices. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses. Limited commercial uses directly serving agricultural uses, such as farmers markets, feed stores, nurseries and bed and breakfasts are permitted. Certain non-agricultural uses, such as schools, places of worship and parks, are also appropriate for this category. Related zoning districts may include FR, RD, RP and RE.

## Land Use and Zoning

Implementation of the land use plan can be shaped by a community's capital improvement program, open space preservation plans and also its development guidance system. In San Antonio, the development guidance system includes the Building Code, the Electricity Code, the Fire Prevention Code, the Solid Waste Code, Licenses and Business Regulations, the Plumbing Code, the Signs and Billboards ordinance, the Water and Sewer ordinance and the Unified Development Code. The Unified Development Code includes the City's ordinances for zoning, subdivision, stormwater management, parks and open space, tree preservation, streets and drainage standards, historic preservation and vested rights.

### Land Use:

- Land use refers to the activity that occurs on land and within the structure that occupies it. For example, low density residential land use primarily includes single family homes.
- Land use maps can be used to guide infrastructure and service delivery. For example, the sizing of wastewater lines are based upon land use assumptions for how an area will develop in the future.

### Zoning:

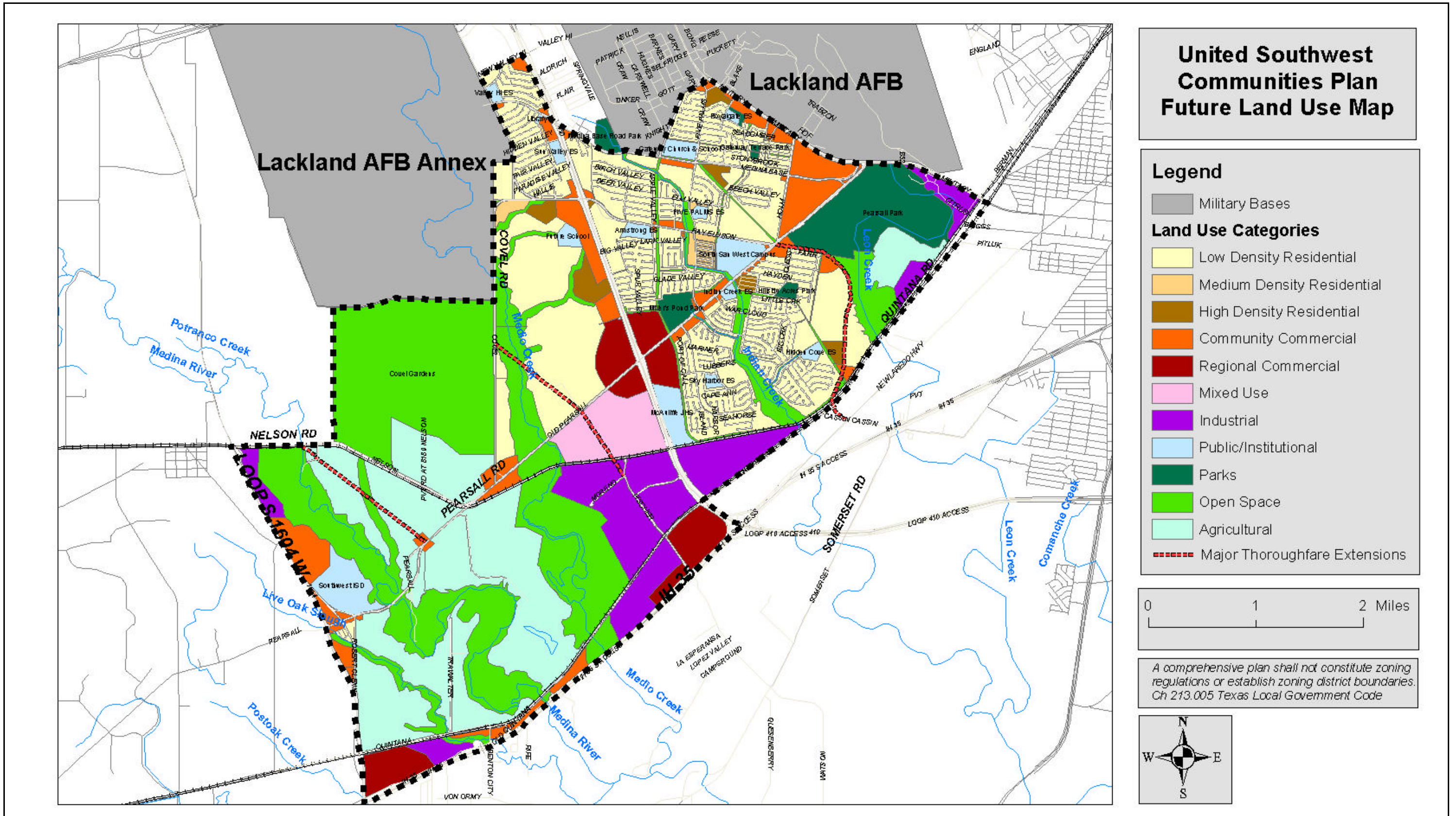
- Zoning regulates building size, bulk, density and the way land is used.
- In some instances, zoning regulations also set parking requirements, setbacks, the number of dwelling units permitted on a lot, the required open space for residential uses on a lot or the maximum amount of building coverage on a lot.
- Zoning regulations are comprised of two components: the zoning text and the zoning maps (see appendix D).

The preceding comparative table is meant to be a guide, not an exact breakdown, to cross reference Land Use Plan Categories with comparable uses permitted in certain Base Zoning Districts as defined in the Unified Development Code. *Upon City Council approval, a more intense land use may be allowed in a less intense land use category subject to conditional zoning or a specific use authorization that may provide for context sensitive site design and/or layout of the property.* In addition, alternative use patterns, including Commercial Center, Office or Institutional Campus, Commercial Retrofit, Traditional Neighborhood Development, or Transit Oriented Development are encouraged rather than Conventional Subdivision.

In accordance with §213.005 of the Texas Local Government Code, a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

# United Southwest Communities Plan







# Community Facilities & Quality of Life



Above: Miller's Pond Recreation Center.

### Introduction

Miller's Pond is a unique asset that serves as a focal point and a source of pride for the United Southwest Communities. Home to a variety of community programs, athletic facilities and a picturesque pond, it offers amenities for all segments of the population.

The community is interested in involving more residents in area issues and activities, such as parkland acquisition, community programs for people of all ages, public health and wellness, code compliance monitoring and crime prevention.

The Community Facilities & Quality of Life chapter focuses on community facilities, such as parks and community centers. Issues related to safety, community involvement and appearance, education and outreach also are included in the chapter.

*"If you are planning for a year, sow rice; if you are planning for a decade, plant trees; if you are planning for a lifetime, educate people."*

- Chinese Proverb



# United Southwest Communities Plan



*Future parkland in Hillside Acres*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Parks and Recreation, SA Parks Foundation, Texas Parks & Wildlife, Friends of San Antonio Parks, Bexar County Infrastructure Services

**Funding Sources:** Minimal/Volunteer

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Parks and Recreation, SA Parks Foundation, Texas Parks & Wildlife, Friends of San Antonio Parks

**Funding Sources:** COSA Parks & Recreation Bonds, CDBG



*Gateway Terrace Park*

## Goal 6 - Parkland and Recreational Facilities

Create additional parkland by completing park projects and identifying locations for additional recreational facilities.

### Objective 6.1: Parkland Acquisition

Develop additional lands for public parks.

#### Action Steps:

**6.1.1** Identify locations for additional parkland to meet needs of growing area and to protect wildlife habitat.

- *Potential areas may include linear parks along Indian and Medio Creeks, CPS easements and the Medina River.*
- *Enforce parkland dedication requirements of Unified Development Code for new residential subdivisions.*

**6.1.2** Advance Gateway Terrace Park project to development phase.

- *Land acquisition completed September 30, 2004.*



*Faded sign marking entrance to Gateway Terrace Park*

# Community Facilities & Quality of Life

## Objective 6.2: Pearsall Park

Complete Pearsall Park in accordance with the Park's master plan.

### Action Steps:

- 6.2.1** Monitor progress of Pearsall Park improvements to ensure that the park is completed in accordance with the Pearsall Park Schematic Design Report, Conceptual Master Plan & Phase One Recommendations, June 2000.
- *Identify appropriate City of San Antonio Department to help fund completion of the park.*
  - *Work with the City to complete grant proposals for Pearsall Park.*
  - *Apply grant funds to project and resubmit for another grant annually as needed to complete the project.*



Pearsall Park

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Parks and Recreation, San Antonio Parks Foundation, Friends of San Antonio Parks, Texas Parks & Wildlife, City Council office

**Funding Sources:** Minimal/Volunteer

## Objective 6.3: Lackland Railroad Spur

Complete conversion of former railroad spur to a hike/bike and nature trail for the entire 3.1 mile length

### Action Steps:

- 6.3.1** Advocate to complete the Rail to Trail project.
- *Identify appropriate City of San Antonio Department to help fund completion of the park.*
  - *Work with the City to complete grant proposals.*
  - *Apply grant funds to project and resubmit for another grant annually as needed to complete the project.*

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Parks and Recreation, San Antonio Parks Foundation, Friends of San Antonio Parks, Texas Parks & Wildlife, City Council office, Rails to Trails Conservancy, TxDOT enhancement program

**Funding Sources:** Minimal/Volunteer

# United Southwest Communities Plan



Sport Courts at Millers Pond Park

## 6.4.1, 6.4.2, 6.4.3 and 6.4.4

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Parks and Recreation, COSA Neighborhood Action Department, Community Initiatives Dept., property owners, Bexar County Infrastructure Services Dept.

**Funding Sources:** Minimal/Volunteer



Medina Base Road Park

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

**Lead Partner:** COSA Neighborhood Action Department

**Partnerships:** TIF Scrub Team, Neighborhood Associations, City Council Office, Bexar County Housing & Human Services Department—TIF Unit

**Funding Sources:** Self financed through TIF mechanism

## Objective 6.4: Recreation Facilities

Create additional recreation facilities.

### Action Steps:

**6.4.1** Identify possible locations for a public swimming pool for the plan area.

- Consider location of former swimming pool near Loop 410 and Medina Base Road.

**6.4.2** Seek a family entertainment area with activities such as miniature golf and bowling.

**6.4.3** Promote community centers with state of the art sports centers.

**6.4.4** Create a community garden at the Hillside Acres park property.

Example of a community garden in Urbana, IL



Future community garden location in Hillside Acres



**6.4.4** Prioritize swimming pool and other recreation facilities in review of TIRZ projects in the plan area.

# Community Facilities & Quality of Life

## Goal 7 - Public Facilities and Community Programs

Establish new community programs and public facilities.

### Objective 7.1: Post Office

Establish a new post office.

#### Action Steps:

**7.1.1** Request a larger and more customer friendly post office to serve the 78227, 78242 and 78252 zip codes.

- *Consider locating in the proposed commercial development at the southwest corner of Loop 410 and Old Pearsall Road.*



Post Office in Austin, TX

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

**Lead Partner:** Implementation Team

**Partnerships:** US Postal Service, Koontz McCombs (property owner)

**Funding Sources:** Minimal/Volunteer

### Objective 7.2: Community Programs

Establish community programs for people of all ages.

#### Action Steps:

**7.2.1** Establish a senior citizens center where activities can be enjoyed (exercise, bingo, crafts, etc.).

- *Study the Bob Ross Senior Resource Center that is under development in District 8.*



Miller's Pond

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Parks and Recreation, COSA Community Initiatives, Alamo Council on Aging, Tx Dept. of Health and Human Services, Metro Health, Bexar County Housing & Human Services Department

**Funding Sources:** CDBG, Federal Administration on Aging grants, public and private funds



# United Southwest Communities Plan

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Library Dept., Dept of Community Initiatives, Metro Health, community youth organizations

**Funding Sources:** Minimal in planning stages; grant funding possible

**7.2.2** Investigate the possibility of using existing meeting rooms at the Johnston and Cortez Branch Libraries to expand children’s programs and to establish programming for seniors.



*Johnston Branch Library*

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

**Lead Partner:** Implementation Team

**Partnerships:** Alamo Area Big Brothers—Big Sisters, Boys & Girls Clubs of San Antonio, COSA Community Initiatives, Parks and Recreation, Metro Health, YMCA

**Funding Sources:** grants and public

**7.2.3** Form a boys & girl club program with counseling opportunities at City Parks & Recreation facilities.

- *For information on Project Worth see 8.1.2*
- *These facilities may also be able to support periodic visits from the Metro Health mobile immunization team to provide child and adult immunizations.*



*YMCA Youth Leadership Program at O.P. Schnabel Park in Northwest San Antonio*

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

**Lead Partner:** COSA Neighborhood Action Department—TIF Unit

**Partnerships:** TIF Scrub Team members, Neighborhood Associations, City Council Office, Bexar County Housing & Human Services Department—TIF Unit

**Funding Sources:** Self financed through TIF mechanism

**7.2.4** Prioritize youth activities and a senior activity center in reviews of TIRZ projects in the plan area.

# Community Facilities & Quality of Life

## Goal 8 - Public Health and Wellness

Promote programs for a healthy community and environment.

### Objective 8.1: Healthy Living

Increase community awareness of health issues.

#### Action Steps:

**8.1.1** Establish a 5K run in the plan area to promote better health in the community.

- *Consider coordinating this event with other community events, such as Fiesta, the Fourth of July parade, National Night Out or Blue Santa.*

**8.1.2** Increase the presence of Project Worth in the area.

- *Project Worth currently schedules activities at Miller's Pond Recreation Center.*
- *Club Worth is a service learning club offered at Shepard Middle School.*

#### Project Worth

*Project Worth is a collaborative effort of seven City departments to help youth make healthy choices and to postpone pregnancy. Informational courses for teens and adults are available. For information on classes, call 645-6696. Also a confidential clinic is available for teens. The clinic is open on Wednesdays and is located at 5102 Old Pearsall Road. For an appointment call 207-8850.*

**8.1.3** Create a targeted immunization effort toward pre-school age children of the community, such as through the mobile immunization team.

- *Residents must be willing to bring their children to immunization sites.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Implementation Team

**Partners:** COSA Parks & Recreation, COSA Public Works—Right of Way Management, City Council member, Fit City initiative

**Funding Sources:** Minimal/volunteer

**Timeline:** Short (On-going)

**Lead Partner:** Metro Health—Project Worth

**Partnerships:** Neighborhood Associations, Parents, Educators

**Funding Sources:** COSA General Fund



*Project Worth party at Miller's Pond*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Metro Health—Immunizations Division and WIC Division

**Partners:** Vaccine for Children (VFC) providers, Centro del Barrio

**Funding Sources:** Medicaid, CHIP, Tx Dept. of Health



# United Southwest Communities Plan

## Objective 8.2: Environment

Ensure the community has a safe and clean environment.

### 8.2.1, 8.2.2 and 8.2.3:

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Metro Health

**Partnerships:** COSA Environmental Services, Neighborhood Action, Texas Department of Health

**Funding Sources:** COSA General Fund, Texas Dept. of Health



Old tires near Old Pearsall and Medina Base Road. Tires are breeding grounds for mosquitoes.

### 8.2.1 Increase surveillance for lead exposure.

- *Home assessments for lead exposure are generated when children are found to have blood lead levels greater than 20 micrograms per deciliter. Residents with at risk children should have their children tested during their next physical examination. Blood lead levels above 10 micrograms per deciliter are reported to the Texas Department of State Health Services and then referred to Metro Health for follow up home visits.*

### 8.2.2 Conduct community outreach to educate the residents about the availability of environmental monitoring by Metro Health.

- *The vector control division monitors residential areas for mosquito and fly breeding and rodent harborage.*
- *The environmental health division monitors and inspects public swimming pools and mobile home parks.*
- *The food sanitation division inspects and licenses food establishments and food vendors.*
- *The custodial care division inspects day care centers.*

### 8.2.3 Increase control and surveillance of mosquitoes in order to prevent the spread of West Nile Virus.

- *Include industrial properties and salvage facilities in surveillance*

## Community Facilities & Quality of Life

**8.2.4** Continue taking proactive steps to prevent illegal dumping.

- *Dial-a-trailer program.*
- *Adopt-a-spot program of public areas.*
- *Installation of no dumping signs.*
- *Fence off vacant properties to limit access.*
- *Promote free disposal days.*
- *Promote brush collection days.*

**Timeline:** Ongoing

**Lead Partner:** Implementation Team

**Partnerships:** COSA Code Compliance, Environmental Services, Metro Health, CAT Office, Keep San Antonio Beautiful

**Funding Sources:** Volunteer, COSA General Fund

### Objective 8.3: Animal Welfare

Improve animal welfare in the community.

#### Action Steps:

**8.3.1** Monitor, and address as necessary, stray animals and the incidence of animal bites.

#### Animal Resource Center

*The Animal Resource Center is a grant-funded pilot project bringing spay/neuter and various veterinary services to an underserved portion of the San Antonio metro area. A joint project of the San Antonio Metro Health District, the Animal Defense League, the Veterinary Medical Association of Bexar County, and the Humane Society - SPCA of Bexar County, the center opened in 1997. For information call 210-351-7729.*

**Timeline:** Short (On-going)

**Lead Partner:** Implementation Team

**Partnerships:** Metro Health, Texas Department of Health

**Funding Sources:** COSA General Fund, Texas Dept. of Health



Animals available for adoption can be viewed at <http://www.sanantonio.gov/health/Animal/Adoption/adoption.asp>

**8.3.1** Investigate the relocation status of the City's Animal Care Facility to the Van De Walle site.

- *The Animal Care Facility is currently located in Brackenridge Park at 210 Tuleta Drive. A 2003 Bond project provides \$12,100,000 for an enlarged 42,000 square foot facility over 8 acres.*

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

**Lead Partner:** Implementation Team

**Partnerships:** Metro Health—Animal Care Division

**Funding Sources:** Minimal/Volunteer

# United Southwest Communities Plan

## Goal 9 - Quality of Life

Improve the quality of life and safety of the United Southwest Communities.

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

**Lead Partner:** Implementation Team

**Partnerships:** COSA Code Compliance, Public Works, CPS, SAWS, VIA, CAT Officer

**Funding Sources:** Volunteer, COSA General Fund, VIA



*Abandoned house in Hillside Acres*

### Objective 9.1: Code Compliance

Increase code compliance efforts throughout the community.

#### Action Steps:

**9.1.1** Request better periodic upkeep of vacant lots and public property including:

- *CPS easements under high power lines and CPS gas easements*
- *SAWS easements*
- *VIA Stops*

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

**Lead Partners:** Implementation Team

**Partnerships:** COSA Public Works—Parking Division, Asset Management, City Council Office

**Funding Sources:** Minimal/Volunteer

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Implementation Team

**Partnerships:** City Attorney's Office, COSA Code Compliance, COSA Development Services—Signs, City Council Office, Municipal Court

**Funding Sources:** Minimal/Volunteer

**9.1.2** Study the establishment of a safe, guarded area for oversize trucks so that they do not park in residential areas.

- *Investigate what Laredo and/or Webb County are doing to provide oversize truck parking in different locations throughout the community.*

**9.1.3** Work with the City officials to amend City Codes for misdemeanors and determine if fines can be increased for dumping and sign violations and if state codes would need to be amended.

- *Determine if the phone number on the illegal sign can be used to locate the person or entity to be fined.*

## Community Facilities & Quality of Life

**9.1.4** Remove fences that block rear service alleys so that telephone and cable service trucks can access utilities and to facilitate movement for garbage service.

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Code Compliance, Asset Management, Public Works, Environmental Services

**Funding Sources:** Minimal/Volunteer

**9.1.5** Continue to coordinate graffiti clean up among neighborhood associations and SAPD SAFFE Unit, using both neighborhood groups and probationers. Use graffiti abatement surveillance vehicle to try to catch offenders.

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Implementation Team

**Partnerships:** SAPD SAFFE unit, Probation Officers, Neighborhood Associations, COSA Environmental Services/Keep San Antonio Beautiful—Graffiti Wipe Out

**Funding Sources:** COSA General Fund; Volunteer

**9.1.6** Monitor and enforce food vendors in the area, including ice cream trucks.

**Timeline:** Immediate

**Lead Partner:** COSA Code Compliance

**Partnerships:** Neighborhood Associations, Council Action Team officer

**Funding Sources:** COSA General Fund

**9.1.7** Conduct weekend patrols of the Old Pearsall Road corridor to enforce the peddler ordinance.

**Timeline:** Immediate

**Lead Partner:** COSA Code Compliance

**Partnerships:** Neighborhood Associations, Council Action Team officer

**Funding Sources:** COSA General Fund

# United Southwest Communities Plan

**Timeline:** Immediate

**Lead Partner:** COSA Code Compliance

**Partnerships:** COSA Public Works, Asset Management

**Funding Sources:** COSA General Fund

**9.1.8** Increase maintenance of vacant City owned property to have grass cut three times per year.

**Timeline:** Immediate

**Lead Partner:** COSA Code Compliance

**Partnerships:** COSA Environmental Services—Solid Waste Division

**Funding Sources:** COSA General Fund

**9.1.9** Take a zero tolerance approach (no warnings) to out of cycle trash and brush pile violations.



*Front yard parking is a common code violation.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Code Compliance, Council Action Team Officer

**Funding Sources:** Volunteer/Minimal to request; CDBG, COSA General Fund to implement

**9.1.10** Request increased code enforcement hours and use of most experienced staff.

- *Request to have Code Compliance staff work days and nights seven days a week in staggered shifts.*
- *Request converting temporary Code Compliance Officers to permanent status for CDBG eligible areas.*

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Implementation Team

**Proposed Partnerships:** SAPD-SAFFE Unit, Bexar County Sheriff

**Potential Funding Sources:** Minimal/Volunteer

## **Objective 9.2: Community Safety**

Improve safety by decreasing crime through community awareness and visible patrol activities.

**9.2.1** Consider implementing more neighborhood watch programs and cellular on patrol programs.



## Community Facilities & Quality of Life

### **San Antonio Fear Free Environment (SAFFE)**

*SAFFE incorporates the principles of community policing by using officers who focus on identifying, evaluating and resolving community crime problems with the cooperation and participation of community residents. SAFFE officers work with neighborhood residents and district patrol officers assigned to that area. Typical services include referrals to City and other agencies, participation with schools and area youth programs, work to combat graffiti, and keep neighborhoods livable, safe and crime free. The West Service Area SAFFE Unit can be reached at 207-7421*

### **Cellular on Patrol (COP)**

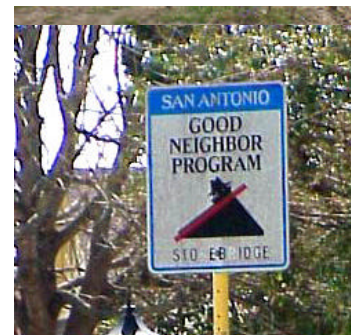
*COP is a partnership program with SAPD, the City of San Antonio and SBC Mobile Systems. The purpose of COP is to prepare residents to be the 'eyes and ears' of the police and to promote closer cooperation between residents and the City. To start or participate in a COP Program in your neighborhood you must complete 8 hours of classroom training. After enough residents in an area have been trained, a COP patrol can be established for the neighborhood. To enroll in a COP training course call the West Patrol substation at 207-6083 or visit the SAPD website for COP training schedules. COP applications may either be picked up at the substation or downloaded from the SAPD website: <http://www.sanantonio.gov/sapd/forms.asp>*

### **Neighborhood Watch and Good Neighbor Program**

*Crime prevention specialists conduct three meetings with a group of neighbors on a particular block to teach home security, auto theft prevention and personal safety. If 50% of the neighbors participate in these meetings, the block qualifies for a Good Neighbor Program. Once the program is completed the neighborhood can purchase and install Good Neighbor or Neighborhood Watch signs.*



*COP Sign*



*Good Neighbor Sign*

# United Southwest Communities Plan

**Timeline:** Ongoing

**Lead Partner:** SAPD—Crime Unit

**Partnerships:** Neighborhood Associations

**Funding Sources:** Minimal

**Timeline:** Ongoing

**Lead Partner:** Implementation Team

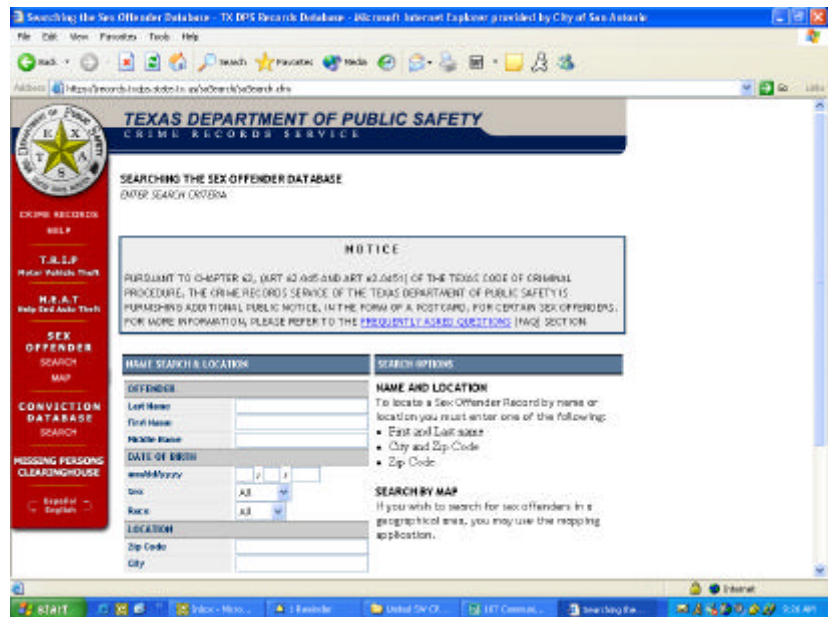
**Partnerships:** SAPD SAFFE, DPS

**Funding Sources:** Minimal/Volunteer

**9.2.2** Assess the call load demand and crime patterns created by new housing in the community for police resource allocations or reallocations.

**9.2.3** Educate the public on the availability of internet DPS Sex Offender Website which would identify registered sex offenders residing in the neighborhoods.

- <http://records.txdps.state.tx.us/soSearch>



*The Sex Offender database is a free service provided by the Texas Department of Public Safety.*

**Timeline:** Ongoing

**Lead Partner:** SAPD

**Partnerships:** Neighborhood Associations, Fire Department

**Funding Sources:** Minimal cost

**9.2.4** Increase police patrol activities in the areas affected by the discharge of firearms and fireworks. Educate the public on the legality and dangers of discharging firearms and fireworks inside the City Limits.

## Community Facilities & Quality of Life

- 9.2.5** Request to SAPD to establish a substation at Loop 410 and Old Pearsall Road.
- *The West Police Substation at 7000 Culebra Road was recently expanded, the Police Department is not yet considering new substations for this service area.*

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Implementation Team

**Partnerships:** SAPD, Koontz-McCombs, City Council Office

**Funding Sources:** COSA Capital Improvement Program; Bond Program

- 9.2.6** Create additional lighting in the neighborhoods.
- *Consider using TIRZ funds to create additional lighting.*
  - *Initiate a porch light campaign.*

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

**Lead Partner:** Implementation Team with the Neig

**Partners:** Neighborhood Action Department—TIF Unit  
TIF Scrub Team, TIRZ developers, City Council office

**Funding Sources:** Area businesses , Vendors, CoSA

# United Southwest Communities Plan

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# Taking Action



Above: Neighbors at one of the Community Plan meetings.

## Introduction

This chapter of the United Southwest Communities Plan focuses on the community's goal, objective and action steps for creating a group responsible for overseeing plan implementation.

In each Plan chapter, Lead Partners are identified who volunteered to serve as coordinators to bring together all of the groups needed to achieve the proposed action. The Implementation Team either will serve as the coordinator or encourage the identified Lead Partner to take action towards plan implementation.

*"To undermanage reality is not to keep free. It is simply to let some force other than reason shape reality."*

- Robert S. McNamara

# United Southwest Communities Plan



Plan participants

**Timeline:** Short (1 – 2 years)

**Lead Partners:** Implementation Team

**Partnerships:** Neighborhood Associations (NAs), PTAs, Churches, COSA Planning Department

**Funding Sources:** Minimal/Volunteer



Community Plan signs

**Timeline:** Short (1 – 2 years)

**Lead Partner:** Implementation Team

**Partnerships:** COSA Planning, elected officials, Neighborhood Associations, Neighborhood Resource Center, Neighborhood News, Neighborhood Link

**Funding Sources:** Minimal/Volunteer

## Goal 10 Plan Implementation

Unite the area's strong neighborhood associations to build coalitions to implement the plan, improve communication and increase community participation.

### Objective 10.1: Organize and Publicize

Organize an implementation team to begin plan implementation, communication efforts and participation initiatives.

#### Action Steps:

- 10.1.1** Create a coalition group for all neighborhood associations and other community groups (PTA, churches, businesses, etc) in the United Southwest Communities. This group could work to:
- Educate county and city officials and departments about neighborhood needs using existing and new forums,
  - Monitor progress,
  - Evaluate goal achievement,
  - Facilitate informative dialogue about how, where and for whom public money is being spent,
  - Maintain contact with elected officials and City departments,
  - Monitor the Board of Adjustment, Zoning and Planning Commission agendas—and attend meetings to defend the plan from incompatible development, and
  - Organize joint meetings between neighborhood associations to discuss community issues.

- 10.1.2** Initiate a community plan newsletter to publicize the plan to all residents, public officials and businesses in the planning area.



*The Hidden Cove/Indian Creek Neighborhood Association successfully obtained Neighborhood Improvement Challenge Program funds from the City's Planning Department for this mural project in 2000*

# United Southwest Communities Plan



# Measuring Community Success



Above: Community members gather at a plan meeting.

### Introduction

This chapter of the United Southwest Communities Plan focuses on community indicators. The following indicators will be used to 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 used by people everyday include checking account balances or gas gauges. Indicators can be used to raise awareness of community issues, inform decision-making and identify trends. The results of the indicator analysis can be used to publicize good works or identify work what needs to be done. As required by the Unified Development Code, the community should publish a biennial progress 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.

## Community Development

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### Indicator 1: Economic Development



*A new business on Old Pearsall Road.*

**Baseline:** 127 properties within the plan area classified by Bexar Appraisal District for commercial and industrial uses (F1 and F2 governor codes).

**Desired Future Outcome:** Increase number of commercial properties.

**Data Source:** Bexar Appraisal District.

**Frequency of Review:** Annually.

### Indicator 2: Urban Design



*A new home in Sky Harbour.*

**Baseline:** No special zoning districts to address the compatibility of new construction.

**Desired Future Outcome:** Adoption of at least one of the following: a Corridor Overlay District along Southwest Loop 410, a Neighborhood Conservation District or a Noise Overlay Zone.

**Data Source:** City of San Antonio Development Services Department

**Frequency of Review:** Annually

## Indicator 3: Home Ownership

**Baseline:** Year 2000 homeownership rate of 62.1% for the plan area (4,517 owner occupied units out of 8,991 total residential units).

**Desired Future Outcome:** Increase homeownership rate.

**Data Source:** US Census Bureau data for census tracts 1613.001-5, 1613.021, 1615.011-5 and 1618.002-4.

**Frequency of Review:** Every 10 years



*A home in the Hidden Cove area*

## Transportation & Infrastructure

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### Indicator 4: Expenditures on Capital Improvement Projects in the Community

**Baseline:** Current projects programmed for implementation. (see appendix F)

**Desired Future Outcome:** Increase spending on projects identified on pages 61 to 63 of the plan until those projects are implemented.

**Data Source:** City of San Antonio Public Works—Capital Projects Officers, TxDOT Public Information Office, MPO

**Frequency of Review:** Annually



*Recently completed pedestrian bridge in the Hidden Cove neighborhood*

# United Southwest Communities Plan

## Indicator 5: VIA Bus Service



*Bus shelter on Five Palms*

**Baseline:** VIA routes 550, 551, 611, 614, 616, and 619 serve the community. Approximately 36% of the planning area is within 1/4 mile of a VIA route.

**Desired Future Outcome:** Increase percentage of the plan area that is within 1/4 mile of a VIA route.

**Data Source:** VIA Metropolitan Transit, Advanced Transportation District.

**Frequency of Review:** Annually

## Community Facilities & Quality of Life

---

### Indicator 6: Park land acreage



*Lackland Rail Spur*

**Baseline:** Current acreage of usable parks within the plan area. (287.6 acres consisting of Pearsall Park, Royalgate and Miller's Pond)

**Desired Future Outcome:** Increase acreage of land devoted to usable parks, open space and community gardens (including planned facilities at Gateway Terrace, Hillside Acres and the Lackland Spur Rail-to-Trail.)

**Data Source:** City of San Antonio Parks and Recreation Department

**Frequency of Review:** Annually

# Measuring Community Success

## Indicator 7: Health and wellness programs

**Baseline:** Existing programs available (Project Worth, WIC, etc)

**Desired Future Outcome:** Increase number of health and wellness initiatives as identified in the plan (pp. 72-73) including an immunization drive, a 5K run and environmental monitoring with particular interest to making more services available at the Pearsall Park Community Center.

**Data Source:** Metro Health, City of San Antonio Environmental Services Department

**Frequency of Review:** Annually



*The area has several former landfills.*

## Indicator 8: Community Policing

**Baseline:** Number of neighborhood watch and COP programs in the area in 2005.

**Desired Future Outcome:** Establish more neighborhood watch and COP programs for areas with safety concerns.

**Data Source:** San Antonio Police Department

**Frequency of Review:** Annually.



*COP sign provided to a neighborhood*



# United Southwest Communities Plan

# Appendices



Above: The community has long shared a strong relationship with Kelly and Lackland Air Force bases.

## Introduction

The following appendices provide additional information about the planning area including community demographics, a telephone resource directory as well as a listing of online planning resources. Finally, detailed information is available on existing community programs for the area including urban design programs offered by the City, a directory of housing assistance programs, a listing of funded public projects, minimum standards for Section 8 housing quality, the Health and Wellness program associated with former Kelly Air Force Base and maps of designated Tax Increment Financing Zones.

The information in these appendices is offered as resource and reference material that was made available to the Planning Department from other public agencies. The appendices do not constitute an implementation element of the Community Plan.

# United Southwest Communities Plan

## Community Demographics

The following tables provide the census of population and housing demographics for both the United Southwest area and the City as a whole. The Community was defined by following census tract block groups: census tracts 1613.001-5, 1613.021, 1615.011-5 and 1618.002-4. This information was presented during the planning process as the community worked to identify issues and develop goals, objectives and actions steps for improving the neighborhoods within the planning area.

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

<b>POPULATION CHARACTERISTICS--COUNT</b>					
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>	<b>% of CITY</b>
1980	25,945	----	785,880	----	0.6%
1990	27,641	6.5%	935,933	19%	1.2%
2000	32,032	15.9%	1,144,646	22%	1.4%
<b>ETHNICITY-- HISPANIC</b>					
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>	<b>% of CITY</b>
1980	10,959	----	421,774	----	0.2%
1990	18,450	68.4%	520,282	23%	0.6%
2000	25,464	38.0%	671,394	29%	0.9%
<b>ETHNICITY COMPARISON--ANGLO</b>					
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>	<b>% of CITY</b>
1980	12,326	----	299,114	----	1.3%
1990	7,019	-43.1%	339,115	13%	2.2%
2000	4,494	-36.0%	364,357	7%	2.2%
<b>ETHNICITY COMPARISON--AFRICAN AMERICAN</b>					
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>	<b>% of CITY</b>
1980	2,333	----	57,654	----	0.1%
1990	1,629	-30.2%	63,260	10%	0.4%
2000	1,294	-20.6%	78,120	23%	0.8%
<b>ETHNICITY COMPARISON--OTHERS*</b>					
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>	<b>% of CITY</b>
1980	327	----	6,868	----	0.3%
1990	543	66.1%	13,276	93%	3.7%
2000	780	43.6%	30,775	132%	3.3%
<b>UNITED SOUTHWEST COMMUNITIES AGE BREAKDOWN (YEAR 2000)</b>					
<b>Under Age 5</b>	<b>Age 5—17</b>	<b>Age 18—24</b>	<b>Age 25—44</b>	<b>Age 45—64</b>	<b>Age 65+</b>
3,240	8,889	3,716	9,201	5,112	1,874
10.1%	27.8%	11.6%	28.7%	16.0%	5.9%

<b>POVERTY RATE—PERCENT BELOW POVERTY LINE</b>				
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>
1980	20.3%	----	20.9%	----
1990	29.4%	44.8%	22.6%	8.1%
2000	28.1%	-4.4%	17.3%	-23.5%
<b>EDUCATIONAL ATTAINMENT FOR PERSONS 25 &amp; OLDER</b>				
<b>2000 CENSUS</b>	<b>UNITED SW</b>	<b>% of TOTAL</b>	<b>CITY</b>	<b>% of TOTAL</b>
Less than 12th Grade	6,435	39.8%	173,563	26.5%
High School Grad	5,093	31.5%	168,209	25.7%
Assoc./Some College	3,709	22.9%	203,570	24.9%
Bachelor Degree	657	4.1%	95,761	14.6%
Graduate + Degree	293	1.8%	54,919	8.4%
<b>MEDIAN HOUSEHOLD INCOME</b>				
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>
1980	\$14,510	----	\$13,775	----
1990	\$22,950	58.2%	\$23,584	71%
2000	\$29,130	26.9%	\$36,214	54%
<b>HOUSING CHARACTERISTICS</b>				
<b>2000 CENSUS</b>	<b>UNITED SW</b>	<b>%</b>	<b>CITY</b>	<b>%</b>
Total Occupied	8,991	94.4%	405,474	94%
--Owner-Occupied	5,587	62.1%	235,699	58%
Median Value	\$46,370	----	\$68,800	----
--Renter-Occupied	3,404	37.9%	169,775	42%
Median Rent	\$380	----	\$549	----
Median H/U Age	1974	----	1975	----
<b>NUMBER OF HOUSEHOLDS</b>				
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>
1980	7,357	----	258,984	----
1990	7,816	6.2%	326,761	26%
2000	8,991	15%	405,474	24%
<b>AVERAGE HOUSEHOLD SIZE (# OF PERSONS)</b>				
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>
1980	3.53	----	2.97	----
1990	3.54	0.4%	2.80	-6%
2000	3.56	0.6%	2.77	-1%
<b>NUMBER OF HOUSING UNITS</b>				
<b>YEAR</b>	<b>UNITED SW</b>	<b>% CHANGE</b>	<b>CITY</b>	<b>% CHANGE</b>
1980	1,831	----	277,865	----
1990	4,259	133%	365,414	32%
2000	5,990	41%	433,122	19%



# United Southwest Communities Plan

## Resource Numbers

### A

Abandoned Structures (Code Compliance)	207-7230
AIDS/HIV Information (Metro Health)	207-2437
Alamo Area Agency on Aging	362-5217
Alamo Area Council of Governments (AACOG)	362-5200
Alamo Area Mutual Housing Association	731-8030
Alamo WorkSource (Texas Workforce Commission)	272-3250
Animal Control	737-1442
Dead Animal Pick Up	311

### B

Battered Women's Shelter	733-8810
Bexar Appraisal District (Property Valuations/Exemptions)	224-8511
Bexar County Dispute Resolution Center	335-2128
Bexar County Housing & Human Services Dept. (Health, TIF)	335-3666
Bexar County Infrastructure Services Dept. (County Roads, Parks)	335-6700
Big Brothers Big Sisters—Alamo Area	225-6322
Boys & Girls Club of San Antonio	436-0686
Breast Health/Breast Cancer Awareness	924-5035
Brush Pickup	311
Building Permits	207-1111

### C

Child Care Assistance	246-5246
Child Protective Services	800-252-5400
City Arborist	207-8265
City Council District 4 Office	207-7058
Code Compliance Complaints	207-7230
Computer Literacy for Seniors (Madonna Neighborhood Center)	432-2374
Curb Damage (damage by street contractors)	207-2800 or 359-3110

**Resource Numbers**

## D

Drainage Ditch Clearing (Public Works Department)	359-3110
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Domestic Violence Counseling (Police Department)	207-2141
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## E

Elderly & Disabled Services	207-7160
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Environmental Health and Wellness Center (Kelly AFB contamination)	434-0077
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## F

Fire non-emergency	207-7744
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## G

Garage Sale Permits	207-8263
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Garbage Pickup Information	311
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Graffiti Hotline	207-4400
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## I

Illegal Dumping	207-DUMP
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Immunization Information	207-8894
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## K

Kelly USA	362-7805
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Keep San Antonio Beautiful	207-6461
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Kidcare Resource and Referral Service (City of San Antonio)	246-5276
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## L

Lead Paint Hazard Reduction Program (City of San Antonio)	207-5455
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Legal Aid (Bexar County)	227-0111
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Library – Johnston Branch	674-8410
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## M

Meals on Wheels	735-5115
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Merced Housing Texas	930-6466
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Metro Health	207-8780
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Metropolitan Planning Organization (San Antonio/Bexar County MPO)	227-8651
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# United Southwest Communities Plan

## Resource Numbers

### N

Neighborhood Action Department (Neighborhood Sweeps)	207-7881
Neighborhood Commercial Revitalization (NCR) Program	207-3927
Neighborhood Conservation District (Planning Department)	207-6536
Neighborhood Resource Center (NRC)	735-0586
Noise Complaints	207-7230
Non-Profit Resource Center of Texas	227-4333
Northside Independent School District	706-8500

### P

Parks & Recreation Department	207-8480
After School Challenge Program	207-3170
Park Reservations	207-PARK
Volunteer Services—Tool Lending	207-8452
Park Rangers Dispatch (24 hours)	207-8590
Planning Department	207-7873
Police Department—West Patrol Substation	207-7420
Pothole, Chughole Complains	359-3110
Project Warm (Utility Bill Assistance)	207-7830
Project Worth	207-8850
Public Works Department	207-8020
Capital Programs (Bond Projects)	207-8140
Drainage Engineering	207-8052
Stormwater Division	207-6580
Transportation Engineering	207-7720

### R

Rape Crisis Center	349-7273
Recycling Info/Complaints	311
Rental Rehab Program (Neighborhood Action Department)	207-7881

## Resource Numbers

## S

SAFFE Unit—West Police Patrol Area	207-7421
San Antonio Alternative Housing	224-2349
San Antonio Board of Realtors	593-1200
San Antonio Conservation Society	224-6163
San Antonio Economic Development Foundation	226-1394
San Antonio Housing Authority—Section 8 Problem Line	212-SEC8
San Antonio Water System (Water Service Trouble)	227-6143
Senior Citizen Services	207-7172
Sheriff's Office	335-6000
Sign Inspections, Sign Code (Development Services Department)	207-8289
South San Antonio Chamber of Commerce	533-1600
South San Antonio Independent School District	977-7000
South Texas Business Fund	207-3932
Southwest Independent School District	622-4300
Spay-Neuter Assistance Program (SNAP)	673-7722
Speed Humps	207-7000
State Representative Leibowitz—District 117 Satellite Office	645-4400
Stop signs	207-7000

## T

Texas Department of Health & Human Services (DHHS)	609-8006
Texas Department of Transportation (TxDOT), San Antonio District	615-1110

## U

United Way Hotline	227-HELP
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## V

Vector Control	207-8853
VIA Metropolitan Transit	362-2020
Victim Advocacy Section (San Antonio Police Department)	207-2141
Victim Assistance—Bexar County District Attorney	335-2105

# United Southwest Communities Plan

## Resource Numbers

Voter Registration	335-VOTE
W	
Water Testing	207-8887
Water Waster Reporting	227-6143
Y	
Youth Services	207-7195
Z	
Zoning (Development Services Department)	207-1111



## Online Planning Resources

American Farmland Trust	<a href="http://www.farmland.org">www.farmland.org</a>
American Planning Association	<a href="http://www.planning.org">www.planning.org</a>
Bexar Appraisal District	<a href="http://www.bcad.org">www.bcad.org</a>
Bexar County Dispute Resolution Center	<a href="http://www.co.bexar.tx.us/drc_home.htm">www.co.bexar.tx.us/drc_home.htm</a>
Census Bureau	<a href="http://www.census.gov">www.census.gov</a>
Center for Livable Communities	<a href="http://www.lgc.org">www.lgc.org</a>
Center for Neighborhood Technology	<a href="http://www.cnt.org">www.cnt.org</a>
Center for Urban Transportation Research	<a href="http://www.cutr.eng.usf.edu">www.cutr.eng.usf.edu</a>
Center for Watershed Protection	<a href="http://www.cwp.org">www.cwp.org</a>
Charrette Center	<a href="http://www.charrettecenter.com">www.charrettecenter.com</a>
City of Austin Smart Growth Program	<a href="http://www.ci.austin.tx.us/smartgrowth">www.ci.austin.tx.us/smartgrowth</a>
City of San Antonio Portal	<a href="http://www.sanantonio.gov">www.sanantonio.gov</a>
City of San Antonio Development and Business Services	<a href="http://www.sanantonio.gov/onestop">www.sanantonio.gov/onestop</a>
Congress for New Urbanism	<a href="http://www.cnu.org">www.cnu.org</a>
Department of Housing and Urban Development (HUD)	<a href="http://www.hud.gov">www.hud.gov</a>
Land Trust Alliance	<a href="http://www.lta.org">www.lta.org</a>
Maryland Smart Growth program	<a href="http://www.mdp.state.md.us/smartintro.htm">http://www.mdp.state.md.us/smartintro.htm</a>
Metropolitan Planning Organization	<a href="http://www.sametroplan.org">www.sametroplan.org</a>

## United Southwest Communities Plan

National Association of Homebuilders	<a href="http://www.nahb.com">www.nahb.com</a>
National Center for Biking and Walking	<a href="http://www.bikewalk.org/index.htm">www.bikewalk.org/index.htm</a>
Neighborhood Link	<a href="http://www.neighborhoodlink.com">www.neighborhoodlink.com</a>
Planetizen	<a href="http://www.planetizen.com">www.planetizen.com</a>
Project for Public Spaces	<a href="http://www.pps.org">www.pps.org</a>
Rails-to-Trails Conservancy	<a href="http://www.railtrails.org">www.railtrails.org</a>
San Antonio Water System	<a href="http://www.saws.org">www.saws.org</a>
Smart Growth America	<a href="http://www.smartgrowthamerica.org">www.smartgrowthamerica.org</a>
Smart Growth Network	<a href="http://www.smartgrowth.org">www.smartgrowth.org</a>
Surface Transportation Policy Project	<a href="http://www.transact.org">www.transact.org</a>
Sustainable Communities Network	<a href="http://www.sustainable.org">www.sustainable.org</a>
Texas Commission on Environmental Quality	<a href="http://www.tceq.state.tx.us">www.tceq.state.tx.us</a>
Texas State Statutes	<a href="http://www.capitol.state.tx.us/statutes/statutes.html">www.capitol.state.tx.us/statutes/statutes.html</a>
Traditional Neighborhood Design	<a href="http://www.tndhomes.com">www.tndhomes.com</a>
Traffic Calming	<a href="http://www.trafficcalming.org">www.trafficcalming.org</a>
Transguide	<a href="http://www.transguide.dot.state.tx.us">www.transguide.dot.state.tx.us</a>
Texas Department of Transportation	<a href="http://www.dot.state.tx.us">www.dot.state.tx.us</a>
Urban Land Institute	<a href="http://www.uli.org">www.uli.org</a>
VIA Metropolitan Transit	<a href="http://www.viainfo.net">www.viainfo.net</a>

### Plan Glossary

AACOG – Alamo Area Council of Governments

Accessory Dwelling Unit – A dwelling unit that is accessory, supplementary, and secondary to the principal dwelling unit that may be constructed as an addition to the principal structure or as an accessory to the principal structure.

Affordable Housing – A unit of housing, which does not exceed in cost 30% of the gross household income, including utilities and maintenance, for families as defined by the U.S. Department of Housing and Urban Development (HUD).

Annual Improvement Project Report (AIRP) - An annual report prepared by the Planning Department that details the capital and operating needs identified in community plans.

Bicycle Facility—Any bicycle path, bicycle trail, bicycle lane, or bicycle route.

Board of Adjustments (BOA) – A quasi-judicial appellate body responsible for holding hearings and making decisions on special exemptions to the zoning requirements of the Unified Development Code and the Sign Ordinance. 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 board's decisions can be made to district court. The Board has eleven members and 4 alternates appointed by City Council for two-year terms. Meets the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of each month at 1:00 PM in Development & Business Services Center.

Bus Shelter—A roofed structure with at least three walls located on or adjacent to the right-of-way of a street, and which designed and used primarily for the protection and convenience of bus passengers.

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

Community Housing Development Organization (CHDO) - As a private nonprofit organization with a 501 (c) federal tax exemption, a CHDO must include providing decent, affordable housing to low-income households as one of its purpose in its charter, articles of incorporation, or by-laws. It must serve a specific, delineated geographic area; either a neighborhood, several neighborhoods, or the entire community, but not the entire state.

Community Policing – The practice of crime prevention by assigning a police officer permanently to a specific sector for surveillance by foot or bicycle patrol. Community policing differs from the common practice of responding to emergencies by patrol car on a city-wide basis.

# United Southwest Communities Plan

Conservation Subdivision— 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.

COP – Cellular On Patrol. A program that prepares neighborhood residents to be the “eyes and ears” of the police and promote cooperation between residents and the city agencies that exist to serve them.

Corridor Overlay District—overlay zoning that includes the application of objective site development standards, individually tailored to address specific issues such as signage, landscaping and building materials for a major thoroughfare.

COSA – City of San Antonio

CPS – City Public Service. San Antonio’s municipal utility service provider.

Density—An objective measure of the number of people or residential units allowed per unit of land, such as employees or residents per acre.

Design Standards – Design standards provide a framework of design criteria within which physical planning can take place. Standards may address the design of new homes/businesses and repair/rehabilitation of the street façade 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 standards while setbacks, canopies and signage may be emphasized in commercial standards.

Development – Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials.

Downzoning – The reduction of the intensity of a zoning district through a formal zone change process.

Easement – A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Façade – The exterior wall of a building exposed to public view.

Floodplain – Any land area susceptible to being inundated by water from any source.

Goal—An ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed.

Granny Flat – A free-standing, single unit apartment located behind the primary residence.

Impact Fees—A charge or assessment imposed by the city against new development in order to generate revenues for funding the costs of capital improvements or facility expansions necessitated by and attributable to new development as specified in the sanitary sewer capital improvements plan for designated impact fee service areas.

Impervious Cover—Roads, parking areas, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface; this includes but is not limited to all streets and pavement within a subdivision.

Indicator—A way to measure the impact of local actions to determine the progress of a community plan.

Infill Housing – New housing constructed on vacant lots in an area that is predominantly developed. The new housing can include: single-family, duplexes, townhouses, apartments, senior housing, etc.

Infrastructure—Facilities and services needed to sustain any type of development—residential, commercial or industrial activities. Includes water and sewer lines, streets, electrical power, fire and police stations.

Land Use – The manner in which land is used. For example, low-density residential land uses primarily include single-family houses.

Land Use Plan—A plan that graphically depicts future land uses. A land use plan serves as a guide in the preparation of zoning ordinances and zoning district maps.

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.

Major Thoroughfare Plan– That part of the City's Master Plan designating the location, dimensions, and dedication requirements of expressways, primary arterials and secondary arterials.

Mass Transit – The transportation of passengers by surface, overhead, or underground means of transportation, or combination of those means, including motor bus, trolley, coach, rail, and suspended overhead rail transportation.

Master Plan Policies – 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 Community



## United Southwest Communities Plan

Plan. The primary objectives of master plans are to coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

Metro Mobility Fund— A creature of the Texas Legislative which allows TxDOT to issue bonds secured by future revenue to accelerate mobility projects throughout the state. Projects are chosen by local officials by prioritizing projects based on a congestion index measuring the mobility of people and goods in each metropolitan area, with attention to the delay time experienced by drivers.

Mixed Use District – A zoning district that provides residential, retail, service, or office uses in a concentrated environment subject to design standards.

MPO—San Antonio/Bexar County Metropolitan Planning Organization. An agency created by federal law to provide local input for urban transportation planning and allocating federal transportation funds to cities with populations of greater than 50,000.

NAD – The City of San Antonio Neighborhood Action Department.

NAMP – Neighborhood Accessibility and Mobility Program. A program administered by the City's Public Works Department that funds a variety of neighborhood transportation projects such as sidewalks and bicycle routes.

NAs – Neighborhood Associations.

Neighborhood Conservation District (NCD) – overlay zoning that includes the application of neighborhood based design standards, individually tailored to address development issues.

Node – A center of activity or development, often located at a major intersection.

Objective– A specific end, condition, or state that is an intermediate step toward attaining a goal. An objective should be achievable and when possible measurable and time specific.

Open Space—An area that is intended to provide light and air, and is designed for environmental, scenic or recreational purposes. Open space may include, but need not be limited to, lawns, decorative plantings, bikeways, walkways, outdoor recreational areas, wooded areas, greenways and water courses.

Overlay Zoning – is a zoning classification which defines an additional set of requirements over and above the base zoning requirements, such as a Neighborhood Conservation District.

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.

Planned Unit Development (PUD) - A zoning classification created to accommodate master planned developments that include mixed uses, varied housing types, and/or unconventional subdivision designs. Public access to these areas may be restricted.

Planning – The process of setting development goals and policy, gathering and evaluating information, and developing alternatives for future actions based on the evaluation of the information.

Planning Commission—A nine member, at large body established pursuant to the City Charter that acts as an advisory body to the City Council on the City's Master Plan and which approves plats and subdivision variances. Meets the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month at 2:00 PM at the Development Business Services Center.

Plat – A complete and exact map representing a tract of land, showing the boundaries and location of individual lots, easements, and streets which has been approved by the Planning Commission and recorded in the Office of the County Clerk.

Project Worth—A collaborative effort of seven City Departments to help youth make healthy choices and to postpone pregnancy. Informational courses for teens and adults are available. Also, a confidential clinic is available for teens.

Public Works – A City department charged with the design, engineering and implementation of street and drainage projects; management of municipal building and parking facilities; managing public rights of way; public art and design enhancements; and other functions as directed by the City Manager and City Charter.

Replat—See subdivision.

Rezone – To change the zoning district applied to particular lots or parcels of land.

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.

## United Southwest Communities Plan

SAFFE – San Antonio Fear Free Environment is a community policing program that consists of officers who focus on identifying, evaluating and resolving community crime problems with the cooperation and participation of community residents. SAFFE officers are assigned to specific areas within the city, and work closely with both residents and the district patrol officers assigned to those areas.

SAWS—San Antonio Water System. A public utility owned by the City of San Antonio. In addition to water and wastewater service, SAWS has a planning role in watershed protection including the enforcement of certain city ordinances related to subdivision development.

Scrub Team—City interdepartmental review team of proposed TIRZ projects.

Section 8 Housing Assistance (HUD-8) – A rent subsidies program administered by local governments to eligible tenants – low (50 percent of median) income, elderly, disabled and handicapped tenants.

Setback – The required or actual placement of a building a specified distance away from a road, property line or other structure.

Sign Ordinance—Rules and regulations that govern the postings of on premises and off premises signs in a city. This includes billboards as well as signs affixed to a structure, window or other structural element.

Smart Growth—A term that describes the efforts of communities across the United States to manage and direct growth in ways that minimize damage to the environment and which build livable towns and cities.

Subdivision—A division of any tract of land into two (2) or more parts for the purpose of layout out lots, streets, alleys, or parks or other portions intended for public use, or the use of purchasers or owners of lots thereon or adjacent thereto. A subdivision includes a replat.

TIF—Tax Increment Financing. A technique used by local governments, through Chapter 311 of the Texas Tax Code, to capture the future tax benefits of publicly financed improvements to pay the present cost of implementing the improvements. The developer will front related costs to finance public improvements. To repay the developer, the taxing jurisdiction agrees to set aside all tax revenues above the predefined base level (tax increment) generated in that area during the financing period. A TIF project should act as an economic stimulus to the surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be a tool used to assist in financing needed public improvements and enhancing infrastructure. To implement TIF a city must create a Tax Increment Reinvestment Zone (TIRZ) designating the particular geographic area targeted for new development or redevelopment. The year in

which a TIRZ is created is defined as the base year. A TIRZ works by capturing the tax value generated in the Zone above the base year value and reinvesting that revenue back into public improvements within the Zone.

TIRZ—Tax Increment Reinvestment Zone. The particular geographic area to implement a TIF.

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.

Traditional Neighborhood Development (TND) – A type of development that combines a variety of housing types with commercial and civic uses in a compact, walkable neighborhood setting. TNDs feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale.

Traffic calming – 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. A traffic circle is 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 is 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.

Tree Preservation Ordinance—Implemented in 1997 and revised in 2003, the primary purpose of the City’s tree preservation ordinance is to not only make new development attractive but to add value to the property. In conjunction with other sections of the Unified Development Code, the ordinance encourages preservation of existing trees, understory plants and natural areas in addition to installing new trees and plant materials.

TxDOT – Texas Department of Transportation. Formerly known as the Highway Department.

Unified Development Code (UDC)—A chapter of the Municipal Code of Ordinances that establishes standards and procedures for new development in the City and its extraterritorial jurisdiction.

# United Southwest Communities Plan

Urban Design— A process to creatively shape the City's physical form, image or identity that incorporates broad community and professional involvement to visually improve the character of the City at a scale and level ranging from streetscapes, to individual buildings, to neighborhoods and to the City as a whole.

Use — The purpose for which land or structures thereon is designated, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented or leased.

Variance—A request for permission to vary or depart from a requirement of the Municipal Code where, due to special conditions, a literal enforcement of the requirement will result in an unnecessary hardship. Variance requests from the zoning text and the sign ordinance are heard by the Board of Adjustments. The Planning Commission hears variance requests from the subdivision ordinance.

Vested Rights— Also known as “grandfathering.” The right of a property owner or developer to complete a project under the rules, regulations and ordinances in effect at the time the project was initiated through a permit as defined in the Unified Development Code. When vested rights exist for property within the boundaries of a project, certain ordinances passed after the date the project is initiated shall not apply to the project except as specifically provided by State Law or the Municipal Code.

VIA—VIA Metropolitan Transit. Public transit operator for San Antonio and Bexar County.

Zero Lot Line—The location of a building on a lot in such a manner that one (1) or more of the sides of the building lies directly on or immediately adjacent to the lot line.

Zoning—Regulates building size, bulk, density and the way land is used through the establishment of zoning districts.

Zoning Commission—an eleven member body appointed by City Council district which is advisory to the City Council on zoning district boundaries and the regulations to enforce zoning. Meets the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month at 1:00 PM at the Development Business Services Center.

Zoning Districts—Zoning districts are established to promote compatible patterns of land use. Distinct zoning districts exist for residential, office, commercial and industrial uses. Furthermore, specific use restrictions, site development regulations or performance standards may apply to zoning districts combined with special overlay zoning districts.

Zoning Map—The zoning map shows the locations of adopted zoning districts.

Zoning Text—The zoning text establishes zoning districts and sets forth regulations governing land use and development. The Unified Development Code contains the City's zoning text.



## Conservation Districts and Corridor Districts

The following text provides a brief description of neighborhood conservation districts and corridor districts. These zoning overlays are two tools available for areas to promote compatible development and may also be used to develop a specific theme to promote the character of an area.

### Neighborhood Conservation Districts

In 1998, City Council, through the CRAG I initiative, targeted the designation of Neighborhood Conservation Districts as a CRAG priority action recommendation. The Neighborhood Conservation District Ordinance planning tool, in the form of a “zoning overlay” (a specific geographic area identified as an “overlay” to the base zoning, but does not change the zoning designation use) is 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, Neighborhood Conservation District designation identifies a set of “character-defining elements,” (e.g. front porches, detached garages, building height, setbacks, etc.) for a specific residential and/or commercial area, that are adopted as design development standards. A review process of these neighborhood attributes then is placed into effect, in an effort to retain neighborhood integrity, protect and stabilize property values, and prevent insensitive development. The review process, which will address infill development or rehabilitation projects, is administered through the Planning Department staff, and will allow a streamlined, objective evaluation of projects proposed within established Neighborhood Conservation District boundaries.



*An NCD could adopt standards to protect existing neighborhoods that are 25 years old or older. Examples of standards include building setbacks, building materials, tree preservation, driveway width, carports and lot coverage.*



As a zoning overlay designation, Neighborhood Conservation District 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, Neighborhood 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 Historic & Design Review Commission review, and a means of self-determination for residential and commercial neighborhood organizations.

# United Southwest Communities Plan

## Corridor Overlay Districts

Much like Conservation Districts, a Corridor District is a zoning overlay that addresses special siting and compatibility issues which require development regulations in addition to those found in the underlying zoning district. The overlay district has precedence over the base zoning district.

In 1992 the City Council enabled Urban Corridor Districts to provide for control of screening, set-backs and signage along designated thoroughfare corridors in the City. Corridor Districts were established on IH-10 West, Loop 1604, Broadway, Fredericksburg Road, North St. Mary's, North Main, San Pedro and McCullough. After these designations additional corridor districts were not established due to amendments to the City Code including the on-premises sign ordinance, the landscape ordinance, the tree preservation ordinance and additional amendments to the UDC pertaining to screening and shading. The 1997 *San Antonio Master Plan Policies* recommended that the City "review and strengthen the urban corridor regulations."

In December 2002 the City Council adopted a new Corridor Districts enabling ordinance that can be used to promote cohesive development along the City's Major Thoroughfares. The new ordinance provides controls not available in the original ordinance, such as building materials; siting and grading standards; and a reduction in maximum allowable sign message areas. In addition, the new ordinance allows application of the overlay to a greater distance from the corridor roadway than under the original ordinance.

Major Thoroughfares within the San Antonio City Limits in the United Southwest planning area include Loop 410, Military Drive, Medina Base Road, Ray Ellison, Old Pearsall Road and Covell Road. To be designated as a corridor district, the area subject to the designation must meet at least one of the following criteria:

- Serve as a primary entryway into the city from outside the city limits or the Bexar County line
- Provide primary access to one or more major tourist attractions
- Abut, traverse or link designated historic landmarks, districts and/or historic roads or trails
- Have a public or private commitment of resources for redevelopment or revitalization of the corridor's buildings or infrastructure
- Have historically served as a regional or commercial center
- Abut, traverse or link the San Antonio River or its major tributaries including Leon and Salado Creeks
- Traverse residential areas where single family and multifamily housing units exist in residentially zoned areas along at least fifty percent of the corridor frontage
- Traverse scenic terrain where natural areas (an area without man made alterations that contains native topography and/or native plants such as trees, shrubs, wildflowers, forbs and grasses) are present along at least fifty percent of the roadway frontage

## Public Improvement Projects

	Project Name and Project Limits	Project Scope	Project Cost	Project Status	Department or Agency
<b>Infrastructure Projects (Projects 1 through 10)</b>					
1	IH-35 at Loop 410 South	Replace bridge and approaches for northbound collector.	\$426,000	Contract to be let in January 2004	TxDOT
2	IH-35 at Loop 410 South	Replace bridge and approaches for southbound collector	\$633,750	Contract to be let in January 2004	TxDOT
3	Loop 410 from IH-35 to Old Pearsall Rd.	Relocate entrance and exit ramps between railroad overpasses.	\$606,875	Contract to be let in January 2006.	TxDOT
4	Loop 410 from Hwy 90 to IH-35 South	Widen freeway to 4 lanes each direction.	\$217,180,000	Project planning underway, final timeline established.	TxDOT
5	FM 2536 (Old Pearsall Road) from SW Military to Loop 410	Reconstruct and widen to 4 lanes with bicycle and pedestrian amenities.	\$11,357,320	Completed October 2003	TxDOT
6	Five Palms from Medina Base to SW Military	Install new curbs	\$104,959	Unfunded NAMP	COSA Public Works
7	Old Sky Harbor from Yacht Harbor to Harbor View	Remove and replace curbs.	\$37,859	Unfunded NAMP	COSA Public Works
8	Ray Ellison from Shadow Valley to Moon Valley	Install new sidewalk and wheelchair ramps.	\$112,797	Unfunded NAMP	COSA Public Works
9	Yucca Valley from Crystal Valley to Myrtle Valley	Remove and replace curb and sidewalk.	\$3,975	Unfunded NAMP	COSA Public Works
10	Hillside Acres Drainage Outfall	Constructs underground drainage from Godek to Farr.	\$1,171,489	Completed December 2003	COSA Public Works
11	Hidden Cove Pedestrian Bridge	Construct pedestrian bridge between War Horse and Trading Post and sidewalks.	\$125,947	Completed July 2002	COSA Public Works
<b>Traffic Operations (Projects 12 through 20)</b>					
12	IH-35 from 1/8 mile north of Loop 410 to 1/2 mile south of Medina River	Refurbish signs	\$150,200	Begin September 2005	TxDOT
13	Apple Valley between Palm Valley and Walnut Valley	Install speed humps	\$12,000	Late 2004	COSA Public Works
14	Elm Valley between Apple Valley and Walnut Valley	Install speed humps	\$12,000	Late 2004	COSA Public Works
15	Five Palms between Buckhorn and Century	Install speed humps	\$12,000	Late 2004	COSA Public Works
16	Five Palms between Elk Runner and Raindance	Install speed humps	\$12,000	Late 2004	COSA Public Works
<i>Continued on Next Page</i>					

# United Southwest Communities Plan

	Project Name and Project Limits	Project Scope	Project Cost	Project Status	Department or Agency
17	Hayden between Pearsall and Clegg	Install speed humps	\$12,000	Late 2004	COSA Public Works
18	Mill Valley between Lark Valley and Pine Valley	Install speed humps	\$12,000	Late 2004	COSA Public Works
19	Seacomber between Royal Gate and Amberwood	Install speed humps	\$12,000	Late 2004	COSA Public Works
20	Medina Base Road near Ray Ellison Blvd.	Install school flasher for Valley Hi Elementary	\$14,000	Funded	COSA Public Works/NISD
<b>Community Facilities (Projects 21 through 42)</b>					
21	Johnston Library	Exterior and interior refurbishment, fire and security system upgrades.	\$150,000	Estimated completion in 2005.	COSA Library
22	Millers Pond Park	Improve parking, ADA access, park toilets and lighting.	\$200,000	Estimated completion December 2004.	COSA Parks
23	Gateway Terrace Park	Acquisition of 5.3 acres of real property at Knollcrest and Merry Oaks and basic park improvements.	\$250,000	Awaiting County Commissioners Court Action on Land Transfer.	COSA Parks
24	Hike & Bike Trail at abandoned railroad track	Acquire abandoned Lackland railroad spur to develop hike and bike trails.	\$420,000	Request submitted to Public Works Real Estate Division to initiate land acquisition.	COSA Parks
25	Hillside Acres Gardens	Development of City property into a community garden and park.	\$100,000	2003 Bonds	COSA Parks
26	Medina Base Road Park Improvements	Basic park improvements to newly acquired park land including parking, utilities, security lighting, park toilets, drinking fountains, trash receptacles, park signage, playground, trails and picnic facilities.	\$434,674	Completed September 2003.	COSA Parks
27	Medina Base Road Park Skate Plaza	Development of a skate plaza including a concrete pad and portable skate components.	\$180,000	Under design.	COSA Parks
28	Medina Base Road Park Northern Entrance	Northern entrance roadway, parking and walkways connecting neighborhood to park.	\$130,000	Estimated completion in February 2004.	COSA Parks, COSA Public Works NAMP
29	Pearsall Road Park Improvements	Basic park improvements to include a dog park, trail, parking area and park furnishings	\$285,000	Estimated completion in May 2004.	COSA Parks
30	Pearsall Park Disc Golf and Walkways	Development of a disc golf course and walkways.	\$80,000	Under design.	COSA Parks

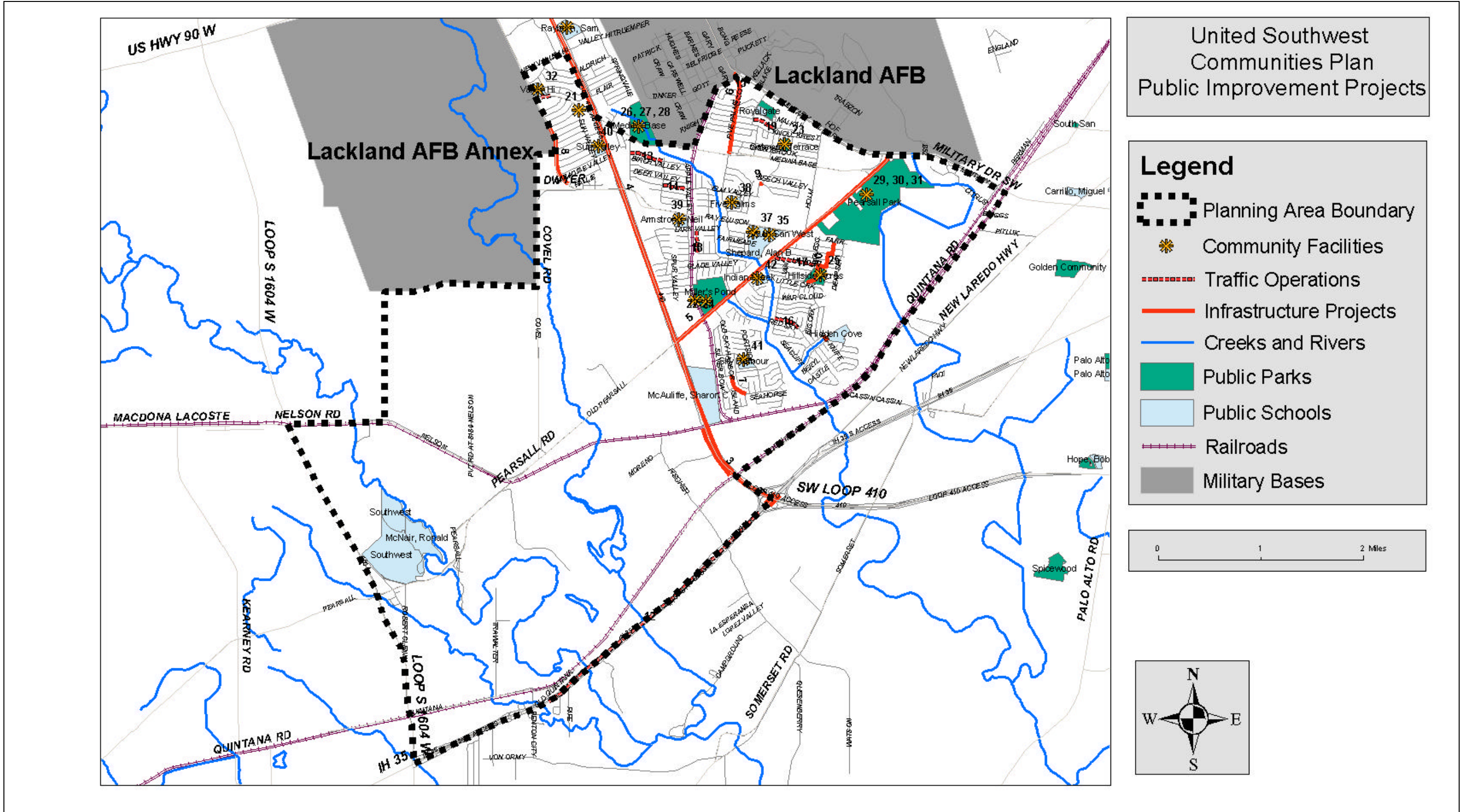
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## Appendix F

	<b>Project Name and Project Limits</b>	<b>Project Scope</b>	<b>Project Cost</b>	<b>Project Status</b>	<b>Department or Agency</b>
<b>31</b>	Pearsall Park Sports Facility	To be one of four citywide locations for a Major Youth Sports Facility. Includes access, roadways, parking, grading, seeding, irrigation, and associated amenities.	\$4,580,000	Under design.	COSA Parks
<b>32</b>	Valley Hi Elementary School	Addition to school, kinder play area, parking lot, and playground.	\$5,725,000	Completed January 2001	Northside ISD
<b>33</b>	Rayburn Middle School	Addition, Title IX, shop conversion, technology cabling and roof replacement.	\$8,462,000	Completed June 2003	Northside ISD
<b>35</b>	Shepard Middle School	Additions including 20 new classrooms, 6 new science labs and new library.	\$500,000	Scheduled for completion in December 2004	South San Antonio ISD
<b>36</b>	Royalgate Elementary School	Addition and renovation.	\$1,683,169	Scheduled for completion in October 2004	South San Antonio ISD
<b>37</b>	South San West Campus High School	Addition and renovation.	\$3,297,254	Scheduled for completion in August 2005.	South San Antonio ISD
<b>38</b>	Five Palms Elementary School	Renovation.	\$1,155,000	Scheduled for completion in September 2004.	South San Antonio ISD
<b>39</b>	Armstrong Elementary School	Renovation.	\$1,155,000	Scheduled for completion in September 2004.	South San Antonio ISD
<b>40</b>	Sun Valley Elementary School	Replace existing school.	\$8,000,000	Scheduled for completion in June 2005.	Southwest ISD
<b>41</b>	Sky Harbour Elementary School	Replace existing school.	\$8,000,000	Scheduled for completion in June 2006.	Southwest ISD
<b>42</b>	Indian Creek Elementary School	Addition of 6 classrooms and parking lot renovation.	\$1,500,000	Scheduled for completion in June 2006.	Southwest ISD
		<b>Total Public Investment Planned</b>	<b>\$273,716,268</b>		



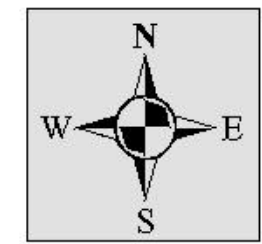
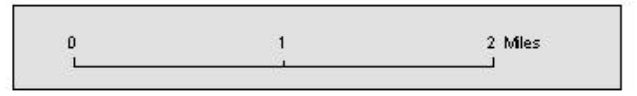
**United Southwest Communities Plan**



United Southwest Communities Plan  
Public Improvement Projects

### Legend

- Planning Area Boundary
- Community Facilities
- Traffic Operations
- Infrastructure Projects
- Creeks and Rivers
- Public Parks
- Public Schools
- Railroads
- Military Bases

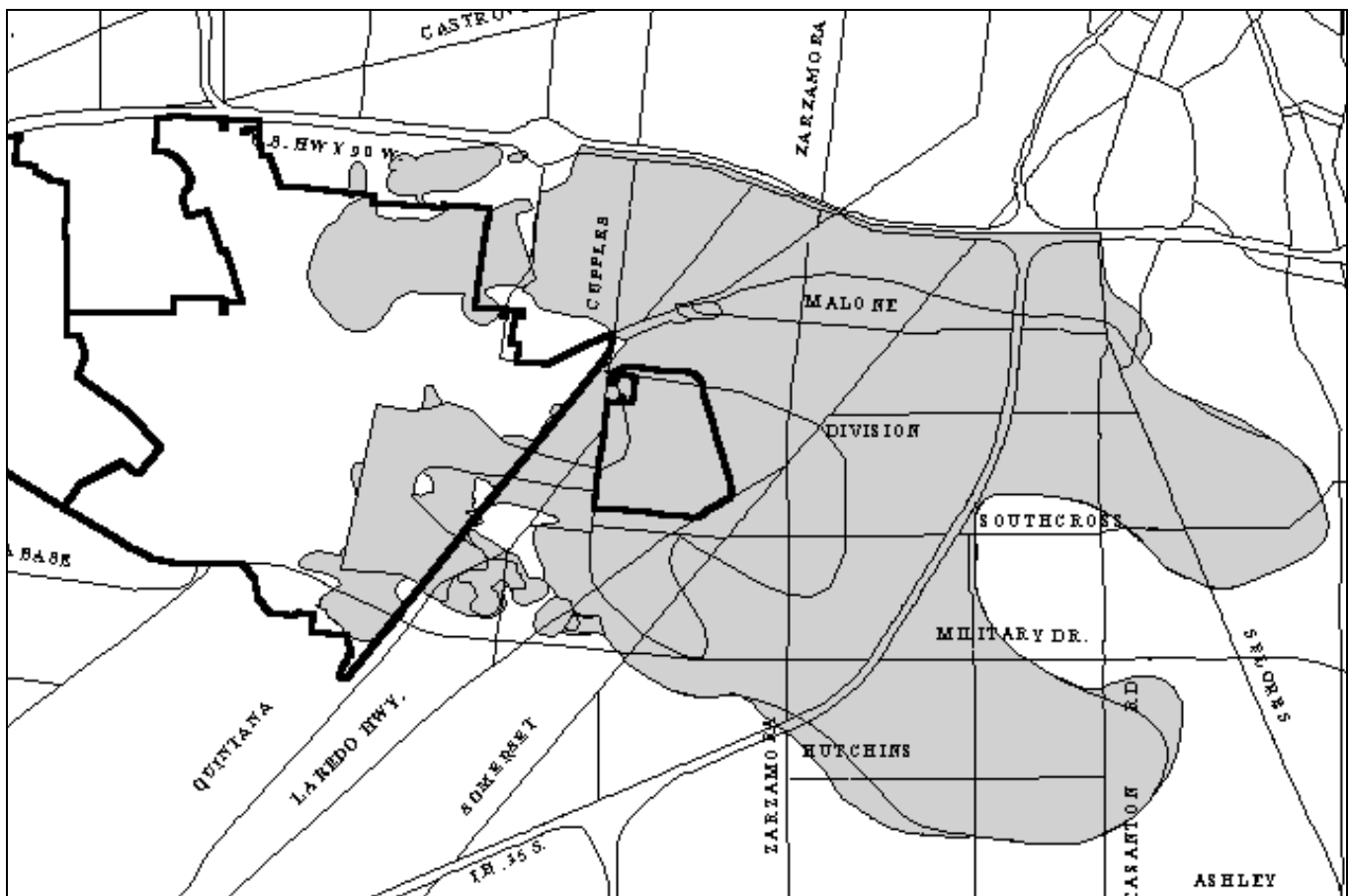


## Metro Health Environmental Health and Wellness Center

Metro Health is studying health concerns due to contamination from the former Kelly Air Force Base. Residents of the shaded area and former employees of Kelly can receive a free environmental health assessment. The assessment includes the following:

- Urinalysis
- Liver and kidney function
- Cholesterol
- Glucose
- Complete blood count
- Thyroid function
- Iron
- Lead
- Prostate (PSA)
- Hepatitis C

The Environmental Health and Wellness Center is located at 911 Castroville Road and can be reached at (210) 434-0077.



# United Southwest Communities Plan

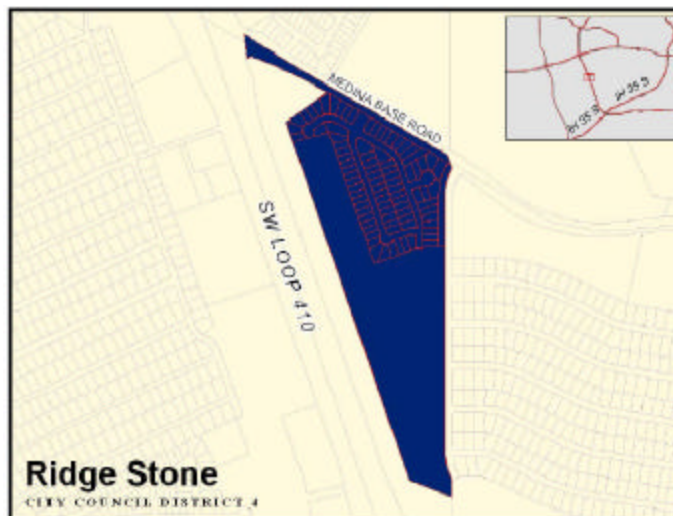
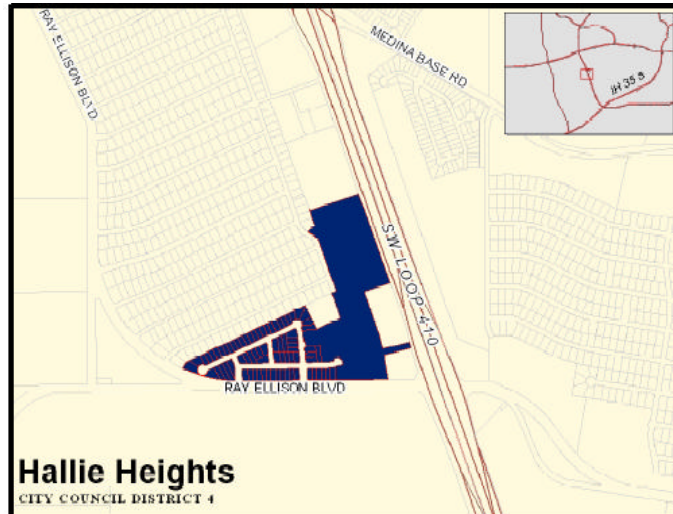
## Directory of Housing Assistance Programs

<i>Organization</i>	<i>Type</i>	<i>Phone</i>	<i>Purpose</i>	<i>Types of Assistance</i>		
				<i>Financial</i>	<i>Advice</i>	<i>Other</i>
Alamo Area Mutual Housing Association	private non-profit	731-8030	Develop and rehab. affordable multi-family housing units	none	none	Solely in the construction and rehab of multi-family affordable housing
Merced Texas Housing	private non-profit	281-034	Create and strengthen healthy communities through the provision of quality, affordable, service-enriched housing for the poor.	Serve our Seniors (SOS) program	Community activities centers	Mixed income multifamily, single family acquisition and repair
Neighborhood Action Department	City Agency	207-7881	Single-family and rental rehabilitation	Down payment assistance	Homebuyers club	
Neighborhood Housing Services	private non-profit	533-8740, ext 211	Develop low -income single-family housing	Down-payment and closing cost assistance, gap financing	Homebuyers counseling	
Neighborhood Reinvestment Corp.	Federal non-profit	256-8518, ext 24	Help development non-profits establish a revolving fund and train them	Provide financial assistance for other organizations that provide affordable housing	Training for organizations	
San Antonio Alternative Housing Corporation	private non-profit	224-2349	Low -income, disabled, and handicapped housing assistance	0% loan	Pre- and post-housing counseling	Repair and modification (elderly and disabled assistance); teach youth conflict resolution
San Antonio Conservation Society	private non-profit	224-6163	Improve inner-city housing		Support and facilitate info.	
San Antonio Development Agency (SADA)	City agency	225-6833	One of two urban renewal agencies in Texas	Assembles land for development		
San Antonio Housing Authority	City created; Quasi-government	220-3289	Low -income housing; Section 8 vouchers, etc.	Develop low -income complexes, etc. catering to low -income renters -i.e. ceiling at 30 percent of renter's income		Offer a nutrition program, a senior residence program, and a public housing anti-drug program
San Antonio Housing Trust	private non-profit	735-2772	Provide affordable housing through acquisition and rehab, as well as being a funding source	Grants and low -interest loans and down-payment assistance	Counsel potential homeowners	
UU Housing Assistance	private non-profit	731-8203	Homes inside Loop 410	UUHAC loans, First time buyers loans, home repair loans	Home improvement classes	Buy-Repair-Sale Program



# United Southwest Communities Plan

## Recently Created Tax Increment Reinvestment Zones (TIRZ)



# United Southwest Communities Plan

## **Section 8 Housing Quality Standards**

All houses and apartments rented under the Section 8 program must meet the Section 8 Housing Quality Standards. The standards are published in the Code of federal regulations. The standards are reproduced below:

The housing authority is required to inspect the house or apartment at least once a year.

Source: 60 FR 34695, July 3, 1995, unless otherwise noted.

(a) Performance and acceptability requirements.

(1) This section states the housing quality standards (HQS) for housing assisted in the programs.

(2)(i) The HQS consist of:

(A) Performance requirements; and

(B) Acceptability criteria or HUD approved variations in the acceptability criteria.

(ii) This section states performance and acceptability criteria for these key aspects of housing quality:

(A) Sanitary facilities;

(B) Food preparation and refuse disposal;

(C) Space and security;

(D) Thermal environment;

(E) Illumination and electricity;

(F) Structure and materials;

(G) Interior air quality;

(H) Water supply;

(I) Lead-based paint;

(J) Access;

(K) Site and neighborhood;

(L) Sanitary condition; and

(M) Smoke detectors.

(3) All program housing must meet the HQS performance requirements both at commencement of assisted occupancy, and throughout the assisted tenancy.

(4)(i) In addition to meeting HQS performance requirements, the housing must meet the acceptability criteria stated in this section, unless variations are approved by HUD.

(ii) HUD may grant approval for the HA to use acceptability criteria variations that are based on local codes or national standards that satisfy the purposes of the HQS.

(iii) HUD may approve acceptability criteria variations because of local climatic or geographic

## United Southwest Communities Plan

conditions.

(iv) HUD will not approve acceptability criteria variations that will unduly limit the amount and types of available rental housing stock.

### **(b) Sanitary facilities--**

(1) Performance requirements. The dwelling unit must include sanitary facilities located in the unit. The sanitary facilities must be in proper operating condition, and adequate for personal cleanliness and the disposal of human waste. The sanitary facilities must be usable in privacy.

(2) Acceptability criteria.

(i) The bathroom must be located in a separate private room and have a flush toilet in proper operating condition.

(ii) The dwelling unit must have a fixed basin in proper operating condition, with a sink trap and hot and cold running water.

(iii) The dwelling unit must have a shower or a tub in proper operating condition with hot and cold running water.

(iv) The facilities must utilize an approvable public or private disposal system (including a locally approvable septic system).

### **(c) Food preparation and refuse disposal--**

(1) Performance requirement.

(i) The dwelling unit must have suitable space and equipment to store, prepare, and serve foods in a sanitary manner.

(ii) There must be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g., garbage cans).

(2) Acceptability criteria.

(i) The dwelling unit must have an oven, and a stove or range, and a refrigerator of appropriate size for the family. All of the equipment must be in proper operating condition. The equipment may be supplied by either the owner or the family. A microwave oven may be substituted for a tenant-supplied oven and stove or range. A microwave oven may be substituted for an owner-supplied oven and stove or range if the tenant agrees and microwave ovens are furnished instead of an oven and stove or range to both subsidized and unsubsidized tenants in the building or premises.

(ii) The dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water. The sink must drain into an approvable public or private system.

(iii) The dwelling unit must have space for the storage, preparation, and serving of food.

(iv) There must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (e.g., garbage cans).

### **(d) Space and security--**

(1) Performance requirement. The dwelling unit must provide adequate space and security for the family.

(2) Acceptability criteria.

(i) At a minimum, the dwelling unit must have a living room, a kitchen area, and a bathroom.

(ii) The dwelling unit must have at least one bedroom or living/ sleeping room for each two persons. Children of opposite sex, other than very young children, may not be required to occupy the same bedroom or living/sleeping room.

(iii) Dwelling unit windows that are accessible from the outside, such as basement, first floor, and fire escape windows, must be lockable (such as window units with sash pins or sash locks, and combination windows with latches). Windows that are nailed shut are acceptable only if these windows are not needed for ventilation or as an alternate exit in case of fire.

(iv) The exterior doors of the dwelling unit must be lockable. Exterior doors are doors by which someone can enter or exit the dwelling unit.

### **(e) Thermal environment--**

(1) Performance requirement. The dwelling unit must have and be capable of maintaining a thermal environment healthy for the human body.

(2) Acceptability criteria.

(i) There must be a safe system for heating the dwelling unit (and a safe cooling system, where present). The system must be in proper operating condition. The system must be able to provide adequate heat (and cooling, if applicable), either directly or indirectly, to each room, in order to assure a healthy living environment appropriate to the climate.

(ii) The dwelling unit must not contain unvented room heaters that burn gas, oil, or kerosene. Electric heaters are acceptable.

### **(f) Illumination and electricity--**

(1) Performance requirement. Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. The electrical fixtures and wiring must ensure safety from fire.

(2) Acceptability criteria.

(i) There must be at least one window in the living room and in each sleeping room.

(ii) The kitchen area and the bathroom must have a permanent ceiling or wall light fixture in proper operating condition. The kitchen area must also have at least one electrical outlet in proper operating condition.



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(iii) The living room and each bedroom must have at least two electrical outlets in proper operating condition. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets.

## **(g) Structure and materials--**

(1) Performance requirement. The dwelling unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment.

(2) Acceptability criteria.

(i) Ceilings, walls, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.

(ii) The roof must be structurally sound and weathertight.

(iii) The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.

(iv) The condition and equipment of interior and exterior stairs, halls, porches, walkways, etc., must not present a danger of tripping and falling. For example, broken or missing steps or loose boards are unacceptable.

(v) Elevators must be working and safe.

## **(h) Interior air quality--**

(1) Performance requirement. The dwelling unit must be free of pollutants in the air at levels that threaten the health of the occupants.

(2) Acceptability criteria.

(i) The dwelling unit must be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.

(ii) There must be adequate air circulation in the dwelling unit.

(iii) Bathroom areas must have one openable window or other adequate exhaust ventilation.

(iv) Any room used for sleeping must have at least one window. If the window is designed to be openable, the window must work.

## **(i) Water supply--**

(1) Performance requirement. The water supply must be free from contamination.

(2) Acceptability criteria. The dwelling unit must be served by an approvable public or private water supply that is sanitary and free from contamination.

**(j) Lead-based paint performance requirement --**

(1) Purpose and applicability.

(i) The purpose of paragraph (j) of this section is to implement section 302 of the Lead-Based Paint Poisoning Prevention Act, 42 <U.S.C>. 4822, by establishing procedures to eliminate as far as practicable the hazards of lead-based paint poisoning for units assisted under this part. Paragraph (j) of this section is issued under 24 CFR 35.24 (b) (4) and supersedes, for all housing to which it applies, the requirements of subpart C of 24 CFR part 35. (ii) The requirements of paragraph (j) of this section do not apply to 0-bedroom units, units that are certified by a qualified inspector to be free of lead-based paint, or units designated exclusively for elderly. The requirements of subpart A of 24 CFR part 35 apply to all units constructed prior to 1978 covered by a HAP contract under part 982.

(2) Definitions. Chewable surface. Protruding painted surfaces up to five feet from the floor or ground that are readily accessible to children under six years of age; for example, protruding corners, window sills and frames, doors and frames, and other protruding woodwork. Component. An element of a residential structure identified by type and location, such as a bedroom wall, an exterior window sill, a baseboard in a living room, a kitchen floor, an interior window sill in a bathroom, a porch floor, stair treads in a common stairwell, or an exterior wall. Defective paint surface. A surface on which the paint is cracking, scaling, chipping, peeling, or loose. Elevated blood lead level (EBL). Excessive absorption of lead. Excessive absorption is a confirmed concentration of lead in whole blood of 20 ug/dl (micrograms of lead per deciliter) for a single test or of 15-19 ug/dl in two consecutive tests 3-4 months apart. HEPA means a high efficiency particle accumulator as used in lead abatement vacuum cleaners. Lead-based paint. A paint surface, whether or not defective, identified as having a lead content greater than or equal to 1 milligram per centimeter squared (mg/cm<sup>2</sup>), or 0.5 percent by weight or 5000 parts per million (PPM).

(3) Requirements for pre-1978 units with children under 6.

(i) If a dwelling unit constructed before 1978 is occupied by a family that includes a child under the age of six years, the initial and each periodic inspection

(as required under this part), must include a visual inspection for defective paint surfaces. If defective paint surfaces are found, such surfaces must be treated in accordance with paragraph (j) (6) of this section.

(ii) The HA may exempt from such treatment defective paint surfaces that are found in a report by a qualified lead-based paint inspector not to be lead-based paint, as defined in paragraph (j) (2) of this section. For purposes of this section, a qualified lead-based paint inspector is a State or local health or housing agency, a lead-based paint inspector certified or regulated by a State or local health or housing agency, or an organization recognized by HUD.

(iii) Treatment of defective paint surfaces required under this section must be completed within 30 calendar days of HA notification to the owner. When weather conditions prevent treatment of the defective paint conditions on exterior surfaces within the 30 day period, treatment as re-

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quired by paragraph (j) (6) of this section may be delayed for a reasonable time.

(iv) The requirements in this paragraph (j) (3) apply to:

(A) All painted interior surfaces within the unit

(including ceilings but excluding furniture);

(B) The entrance and hallway providing access to a unit in a multi- unit building; and

(C) Exterior surfaces up to five feet from the floor or ground that are readily accessible to children under six years of age

(including walls, stairs, decks, porches, railings, windows and doors, but excluding outbuildings such as garages and sheds).

(4) Additional requirements for pre-1978 units with children under 6 with an EBL.

(i) In addition to the requirements of paragraph (j) (3) of this section, for a dwelling unit constructed before 1978 that is occupied by a family with a child under the age of six years with an identified EBL condition, the initial and each periodic inspection (as required under this part) must include a test for lead-based paint on chewable surfaces. Testing is not required if previous testing of chewable surfaces is negative for lead-based paint or if the chewable surfaces have already been treated.

(ii) Testing must be conducted by a State or local health or housing agency, an inspector certified or regulated by a State or local health or housing agency, or an organization recognized by HUD. Lead content must be tested by using an X-ray fluorescence analyzer (XRF) or by laboratory analysis of paint samples. Where lead-based paint on chewable surfaces is identified, treatment of the paint surface in accordance with paragraph (j) (6) of this section is required, and treatment shall be completed within the time limits in paragraph (j) (3) of this section.

(iii) The requirements in paragraph (j) (4) of this section apply to all protruding painted surfaces up to five feet from the floor or ground that are readily accessible to children under six years of age:

(A) Within the unit;

(B) The entrance and hallway providing access to a unit in a multi- unit building; and

(C) Exterior surfaces (including walls, stairs, decks, porches, railings, windows and doors, but excluding outbuildings such as garages and sheds).

(5) Treatment of chewable surfaces without testing. In lieu of the procedures set forth in paragraph (j) (4) of this section, the HA may, at its discretion, waive the testing requirement and require the owner to treat all interior and exterior chewable surfaces in accordance with the methods set out in paragraph (j) (6) of this section.

(6) Treatment methods and requirements. Treatment of defective paint surfaces and chewable surfaces must consist of covering or removal of the paint in accordance with the following requirements:

(i) A defective paint surface shall be treated if the total area of defective paint on a component is:

- (A) More than 10 square feet on an exterior wall;
  - (B) More than 2 square feet on an interior or exterior component with a large surface area, excluding exterior walls and including, but not limited to, ceilings, floors, doors, and interior walls; or
  - (C) More than 10 percent of the total surface area on an interior or exterior component with a small surface area, including, but not limited to, window sills, baseboards and trim.
- (ii) Acceptable methods of treatment are: removal by wet scraping, wet sanding, chemical stripping on or off site, replacing painted components, scraping with infra-red or coil type heat gun with temperatures below 1100 degrees, HEPA vacuum sanding, HEPA vacuum needle gun, contained hydroblasting or high pressure wash with HEPA vacuum, and abrasive sandblasting with HEPA vacuum. Surfaces must be covered with durable materials with joints and edges sealed and caulked as needed to prevent the escape of lead contaminated dust.
  - (iii) Prohibited methods of removal are: open flame burning or torching; machine sanding or grinding without a HEPA exhaust; uncontained hydroblasting or high pressure wash and dry scraping except around electrical outlets or except when treating defective paint spots no more than two square feet in any one interior room or space (hallway, pantry, etc.) or totalling no more than twenty square feet on exterior surfaces.
  - (iv) During exterior treatment soil and playground equipment must be protected from contamination.
  - (v) All treatment procedures must be concluded with a thorough cleaning of all surfaces in the room or area of treatment to remove fine dust particles. Cleanup must be accomplished by wet washing surfaces with a lead solubilizing detergent such as trisodium phosphate or an equivalent solution.
  - (vi) Waste and debris must be disposed of in accordance with all applicable Federal, state and local laws.
- (7) Tenant protection. The owner must take appropriate action to protect residents and their belongings from hazards associated with treatment procedures. Residents must not enter spaces undergoing treatment until cleanup is completed. Personal belongings that are in work areas must be relocated or otherwise protected from contamination.
- (8) Owner information responsibilities. Prior to execution of the HAP contract, the owner must inform the HA and the family of any knowledge of the presence of lead-based paint on the surfaces of the residential unit.
- (9) HA data collection and recordkeeping responsibilities.
- (i) The HA must attempt to obtain annually from local health agencies the names and addresses of children with identified EBLs and must annually match this information with the names and addresses of participants under this part. If a match occurs, the HA must determine whether local health officials have tested the unit for lead-based paint. If the unit has lead-based paint the HA must require the owner to treat the lead-based paint. If the owner does not

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complete the corrective actions required by this section, the family must be issued a certificate or voucher to move.

(ii) The HA must keep a copy of each inspection report for at least three years. If a dwelling unit requires testing, or if the dwelling unit requires treatment of chewable surfaces based on the testing, the HA must keep the test results indefinitely and, if applicable, the owner certification of treatment. The records must indicate which chewable surfaces in the dwelling units have been tested and which chewable surfaces in the units have been treated. If records establish that certain chewable surfaces were tested or tested and treated in accordance with the standards prescribed in this section, such chewable surfaces do not have to be tested or treated at any subsequent time.

### **(k) Access performance requirement.**

The dwelling unit must be able to be used and maintained without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire (such as fire stairs or egress through windows).

### **(l) Site and Neighborhood--**

(1) Performance requirement. The site and neighborhood must be reasonably free from disturbing noises and reverberations and other dangers to the health, safety, and general welfare of the occupants.

(2) Acceptability criteria. The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks or steps; instability; flooding, poor drainage, septic tank back-ups or sewage hazards; mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic; excessive accumulations of trash; vermin or rodent infestation; or fire hazards.

### **(m) Sanitary condition--**

(1) Performance requirement. The dwelling unit and its equipment must be in sanitary condition.

(2) Acceptability criteria. The dwelling unit and its equipment must be free of vermin and rodent infestation.

### **(n) Smoke detectors performance requirement --**

(1) Except as provided in paragraph (n) (2) of this section, each dwelling unit must have at least one battery-operated or hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit, including basements but excepting crawl spaces and unfinished attics. Smoke detectors must be installed in accordance with and meet the requirements of the National Fire Protection Association Standard (NFPA) 74 (or its successor standards). If the dwelling unit is occupied by any hearing-impaired person, smoke detectors must have an alarm system, designed for hearing-impaired persons as specified in NFPA 74 (or successor standards).

(2) For units assisted prior to April 24, 1993, owners who installed battery-operated or hard-wired smoke detectors prior to April 24, 1993 in compliance with HUD's smoke detector requirements, including the regulations published on July 30, 1992, (57 FR 33846), will not be required subsequently to comply with any additional requirements mandated by NFPA 74 (i.e., the owner would not be required to install a smoke detector in a basement not used for living purposes, nor would the owner be required to change the location of the smoke detectors that have already been installed on the other floors of the unit).

[60 FR 34695, July 3, 1995, as amended at 61 FR 27163, May 30, 1996; 63 FR 23861, Apr. 30, 1998]

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