

WESTFORT ALLIANCE NEIGHBORHOOD PLAN

Presented to the
City of San Antonio City Council
September 25, 1997

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Westfort Alliance Neighborhood Plan

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Westfort Alliance Neighborhood Plan

I. INTRODUCTION

The neighborhood planning process was initiated in San Antonio in 1983, and the newly formed Army Boulevard and Narcissa Place Neighborhood Association participated in the City's pilot neighborhood plan, the "Mahncke Park and Narcissa Place Neighborhood Plan", which was recognized by City Council of the City of San Antonio on August 11, 1983 by Resolution #83-37-74. Though this plan focused on the larger Mahncke Park Neighborhood, the issues it addressed were pertinent to this neighborhood.

Neighborhood participated in the city's first neighborhood plan

With the passing of time, the Army Boulevard and Narcissa Place Neighborhood Association has become the Westfort Alliance Neighborhood Association (1987) and grown in cohesiveness and enthusiasm. The neighborhood has developed a sense of identity. Through its group action, it has achieved positive improvements including street, curb and sidewalk replacement as well as a reduction of crime in the neighborhood.

Neighborhood has distinct physical boundaries

The major portion of the Westfort Alliance Neighborhood consists of four streets; Post Street, Army Boulevard, Drahan Boulevard, and Cunningham Street. It is surrounded on the north and south by fingers of land that are part of Ft. Sam Houston, bounded on the west by Avenue B, that parallels Broadway and borders the Brackenridge Park Golf Course, and on the east by Fort Sam Houston. These physical perimeters give the neighborhood a physical identity and identifiable sense of place. These boundaries, as well as commercial and dense apartment development immediately to the north, isolate the residential portion of the neighborhood from its counterparts to the north as well as south.

As the time recommended by the City of San Antonio has come for review and updating of the "Mahncke Park and Narcissa Place Neighborhood Plan", the Westfort Alliance Neighborhood, being aware of its unique nature has undertaken to develop its own Neighborhood Plan. For the purpose of this study, an area larger than the actual neighborhood has been targeted as the Planning Study

Neighborhood plan now separate from original

Westfort Alliance Neighborhood Plan

**Current study
area includes
Broadway**

Area. This is in acknowledgment that activities and development in adjacent areas influence the neighborhood.

Neighborhood planning goals.

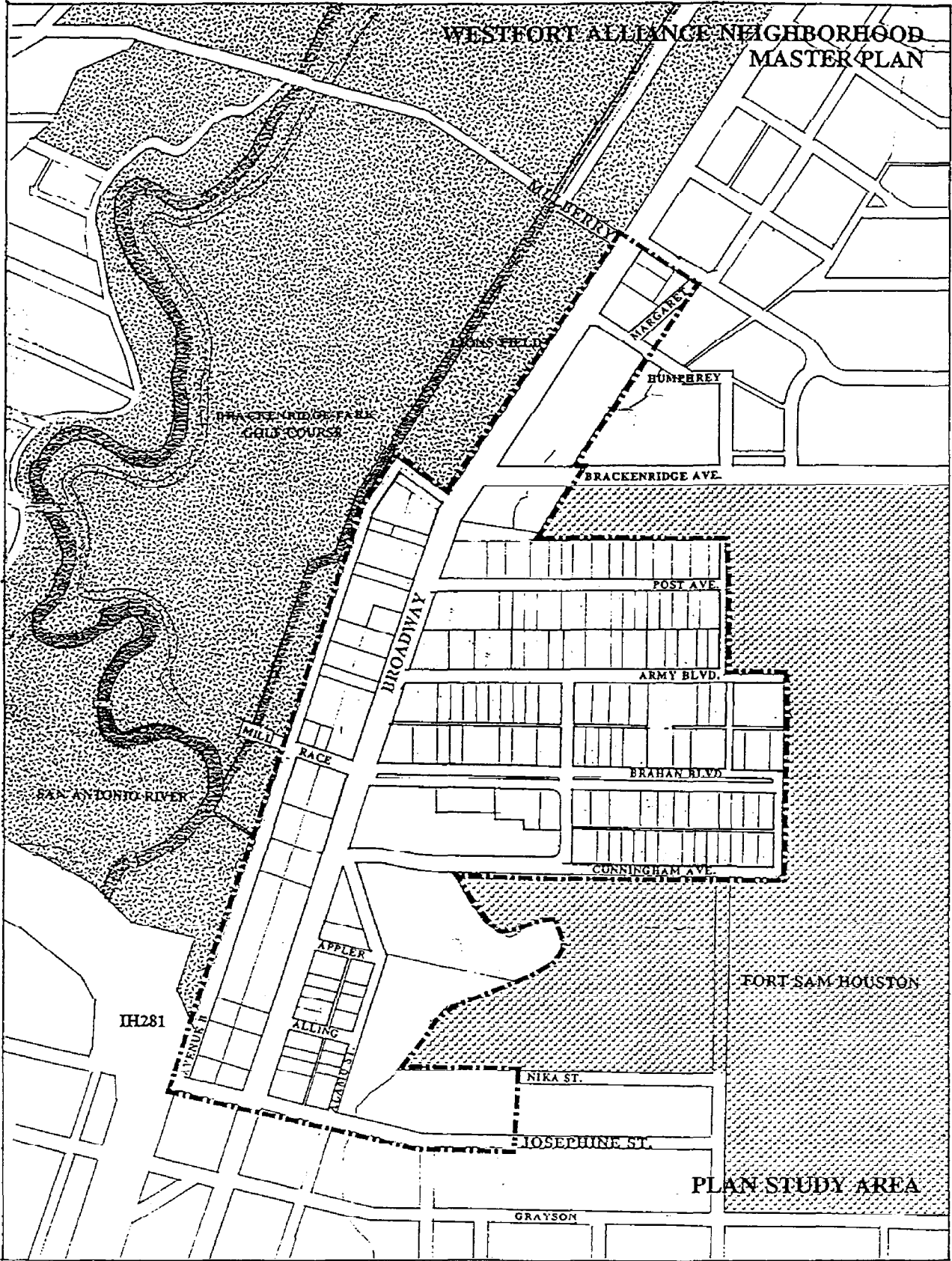
The goals of the neighborhood for the purposes of this plan are as follows:

To preserve and enhance the residential character of the neighborhood, while recognizing the diverse, multi-cultural nature of the residents and the architectural quality of the housing stock.

As an inner city urban area with a clear identity, we seek to improve the quality of life in our neighborhood in concert with the dynamic revival of the central city.

To promulgate land use and zoning policy for the plan area which both preserves the character of the neighborhood, promotes the economic development of the plan area and contiguous areas and is consistent with city programs and goals.

WESTFORT ALLIANCE NEIGHBORHOOD
MASTER PLAN



Westfort Alliance Neighborhood Plan

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Westfort Alliance Neighborhood Plan

**PLANNING TEAM AND PLANNING COMMITTEE
MEMBERS**

PLANNING TEAM MEMBERS

Jack Peterson, Chairman	Zoning/Land Use, Infrastructure
Coy Ballard, Previous Chairman	
Tom Harmon	Security/Crime
John Williams	Land Use, Neighborhood Facilities and Services
Gilbert Murillo	Neighborhood Survey
Carolyn Peterson	Housing and Neighborhood Character, Housing Survey, Master Plan Coordination, Maps & Photos
Mary Radicke	Areas of Impact, Master Plan Report Layout
Dan Creeden	Traffic
Lee LaCaff	Neighborhood History

PLANNING COMMITTEE MEMBERS

Gary Barnes	Joy Spicer	Carla Zaine
Linda O'Neil	Debbie Barnes	Olga Stein
Jan Harmon	Ingeborg Spicer	Russ Spicer
Robert LaCaff	Dorothy Sims	Brian Spicer
Claudis Minor	Jo Ann Murillo	
Judy Creeden	Isabella Regnier (dec'd)	

ACKNOWLEDGEMENTS

The Westfort Alliance Neighborhood Association also wishes to acknowledge the following:

Carla Zaine in the preparation of the neighborhood tree survey and the compilation of crime statistics for the plan area.

Linda O'Neil, Charlotte Sarratt and Margaret Johnson in the compilation of the neighborhood oral history.

The neighborhood logo on the cover of this plan was designed by Robert LaCaff.

Westfort Alliance Neighborhood Plan

CITY OF SAN ANTONIO RECOGNITION

CITY COUNCIL AND MAYOR DURING PLANNING

Nelson W. Wolff, Mayor
Ruth Jones McClendon, Councilwoman, District 2
Henry Avila
Helen Ayala
Lyle Larson
Roger Perez
Juan Solis III
Linda Billa-Burke
Howard Peak
Bob Ross
Bill Thornton

CURRENT CITY COUNCIL AND MAYOR

Bill Thornton, Mayor
Dr. Dolores M. Lott, Councilwoman, District 2
Henry Avila
Linda Billa-Burke
Robert Herrera
Howard Peak
Rick Vasquez
Roger Flores, II
Robert Marbut
Bob Ross
Jeff Webster

PLANNING COMMISSION MEMBERS

Debra Ann Guerrero, Chairman
Edward A. Cross II
Theresa K. Giolma
Anita Heim
Ruben Ramos
Marvene Elliot
E. Michael Guerra
Jack Inselmann
Robert Wandrisco

Alexander E. Briseno, City Manager

Rebecca Waldman, Acting Director of Planning

Project Staff:

Michael O'Neal, Planning Manager
Ann McGlone, Acting Manager, Neighborhood Planning
Jack Guerra, Senior Planner, Neighborhood Planning Section
Elizabeth Ann Ussery, Senior Planner
Ernie Cortez, Senior Planner
Robert Boaz, Planner II
Ricardo Soliz, Planner II

Westfort Alliance Neighborhood Plan

II. NEIGHBORHOOD HISTORY

Many of the houses presently on the four streets in the Westfort Alliance Neighborhood are the original homes built in this area when it was first established as a real estate development. In fact, the four streets were really developed as two entities. Narcissa Place was developed by Colonel E. H. Cunningham in 1909 and included lots on the north side of Cunningham Avenue, Brahan Boulevard and the south side of Army Boulevard. In that same year, John H. Kirkpatrick, prominent in real estate in San Antonio developed Army Terrace, which included the north side of Army Boulevard and both sides of Post Avenue.

**Narcissa Place
and Army
Terrace
developed in
1909**

One extant old title search for property in the Narcissa Place Development traces the land from "...the division and distribution of the lands of the Mission de Valero to such of the converted Adae Indians and others as wished to remain and cultivate said lands..." in March, 1793 to carry out "...an order issued by Pedro Nava, Viceroy, etc. to secularize the several missions dated November 20, 1792." The records that are quoted were recorded in Spanish. Each piece of land was deemed "sufficient to sow one halt *finega* of maize."

**Lands of Mission
de Valero
included**

When Jose Maria Rodriguez sold his *suerte* of land to Antonio Rodriguez Baca in 1807, the sale included 12 hours of water and the land was described as being "Bounded East by the Madre Ditch, North by Manual Martinez, West by the Drain which comes from the ditch, and South by the *Suerte* of Joaquin Musquiz." Both Martinez and Musquiz received land when Rodriguez died in 1793. This Warranty Deed also was recorded in Spanish.

**The "Madre
Ditch" part of
early deed
boundaries**

Baca bought other *suertes* in the area before his death in 1808. In 1823, his widow transferred and sold "...48 hours water with 4 *suertes* of land in a body in the Upper Labor

Westfort Alliance Neighborhood Plan

named Valero" to her grandson Jose Antonio de la Garza. The property then passed from his daughter to Francis Guilbeau in 1856, from Guilbeau to George Brackenridge in 1878, and to Tom Pierce in 1880. In 1881 Ed H. Cunningham purchased a portion of land from Pierce and Brackenridge and in 1884, additional land was conveyed to Cunningham because the 1881 purchase did not include the acreage that was stated.

This would appear to be a clear line of property rights, but it is confused by a posted sale of property in 1849 by Mayor James Devine which was cited as being "part of an eight league grant, by the Spanish Government to the City of San Antonio, about the year 1733 or 1734, which grant was lost, never having been recorded in the records of Bexar County...The City of San Antonio was, in 1842, incorporated by the Republic of Texas in Congress assembled, authorizing said City by its proper officers, "to sell...such public lots, parcels of land, or other real estate, as may be within their Jurisdiction." Thomas J. Devine purchased some of the land at a bargain price which was later challenged legally, and thereafter many notable names in San Antonio history were involved in the land deals.

**Westfort
developer sold
part of property
to Fort Sam
Houston**

However the circumstances, in 1903, Cunningham owned enough property in the Westfort Alliance area to sell the eastern 49.23 acres of original city lots 4,5, and 6 in Range 1, District 2, to the United States Government. This land, beginning at the south-east corner of Original City Lot no. 4, in the west line of Austin Avenue, now New Braunfels; thence north with the said west line of New Braunfels Avenue 792.5 feet to the southeast corner of a strip of land 34 feet wide from North to South, and 2705 feet long from east to west, the said strip being off the north side of the original city lot No. 6. This land became the portion of Fort Sam Houston which abuts the Westfort Alliance Neighborhood.

In July, 1909, property held in undivided interest with the father, brothers, and sisters of Ed Cunningham (whose wife was Narcissa Brahan Cunningham) "to enable sale of the property to the best advantage" were placed by said parties

Westfort Alliance Neighborhood Plan

in a corporation known as Narcissa Place Company. It was expected that all properties would be sold within ten years and a charter for the company was taken out for only that period of time to expire April 11, 1920. In August, 1909, Ed. H. Cunningham filed a plat map, Vol. 105, No. 202. In February, 1910, a new plat map was filed showing the addition of a 0.56 acre tract purchased by E. H. Cunningham from Paul Poppe to extend Cunningham Avenue to River Road (now Broadway), Vol. 105, No 273. The land was platted into 50 foot lots with the exception of the Cunningham homestead, consisting of lots 25-30 on Brahan and 10-5 on Army. Several other properties combined, 2-1/2 or 3 lots into one property, as they remain to this day.

**E.H.
Cunningham
developed
Narcissa Place**

There is no known extant full search for any house in the Army Terrace Development, but on May 15, 1909, John H. Kirkpatrick filed a plat map for Army Terrace, vol. 105, No. 194. Kirkpatrick's business was real estate and loans, located at 417-419 Navarro. He had enough know-how to market his development more rapidly than that of Narcissa Place.

**John H.
Kirkpatrick
developed Army
Terrace**

By 1920. Post Avenue had residences at 217, 221, 222, 224, 228, 231, 232, 236, 237, 238, 240, 241, 248, 256, 260, 261, 262, 264, 265, 272, 274, 275, 292, and 293. Army Boulevard, of which the uneven numbers were in Army Terrace, had houses at 202, 214, 218, 235, 238, 239, 241, 242, 247, 256, 262, 302, 303, 306, 309, 315, 316, 317, 320, 327, 330, 335, 337. Cunningham Avenue had no houses until 1923, and Brahan had houses only at 205, 250, 251, 255, 310, 320, and 335.

**54 residences in
neighborhood
by 1920, 71 by
1930**

The Narcissa Place Corporation charter was renewed on July 17, 1929 for another ten years. Before 1930, seventeen additional residences were shown on Brahan.

Eva Cunningham left her home in 1914, and it remained vacant until it became the army Nurse Quarters after the entry of the United States into the World War I. In 1924, the property was shown as the Skelton School, but sometime later, in the twenties, the house was demolished and the land was sold in lots.

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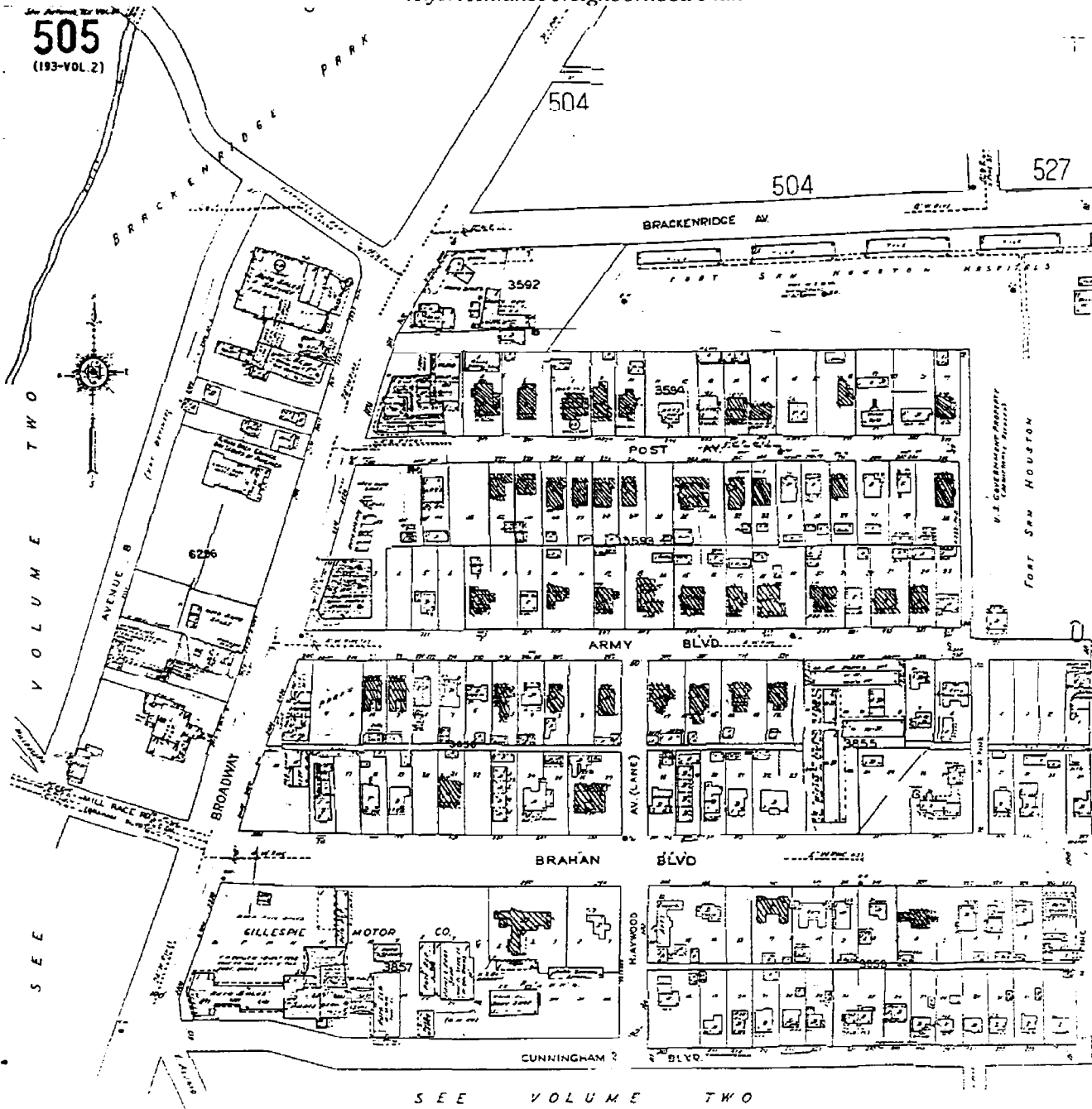
**At the top of
Army Boulevard
was an ice cream
stand**

The more elderly residents of the neighborhood recall days of leisurely, graceful living. Servants lived in quarters behind the main houses. Jitneys ran up and down the streets conveying soldiers from the trolley on Broadway to the fort. Rentals to military personnel were common. At the top of Army Boulevard was an ice cream stand where soldiers and neighbors mingled. A vegetable truck came by each morning. Residents sat on their front porches in the evening and neighbors strolled by. Sounds of the bugle at Fort Sam Houston mingled with those of distant trains. Houses were open to the breezes and sleeping porches were the norm. In 1925, a church was built at the end of Army Boulevard next to the Fort Sam Houston Nurses' Quarters, with funds raised by the Reverend Charles O'Gallagher. Located across from the Station Hospital, soldiers in their bathrobes, as well as Army Nurses attended Mass there.

The last forty years have affected this neighborhood as they have other older areas of the city. Many Houses have been converted into apartments; some houses have suffered neglect and decline; apartment buildings have been constructed where stately mansions once stood. What the Westfort Alliance Neighborhood Association does today will format the history of the future.

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505
(193-VOL. 2)



SEE VOLUME TWO

SANBORN INSURANCE MAP OF NEIGHBORHOOD, CIRCA 1957
WITH HOUSES EXISTING IN 1920 SHADED

(Addresses at 256, 262 and 272 Post, 256, 241, 317 and 202 Army, and 205 Brahan not listed currently.)

Westfort Alliance Neighborhood Plan

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III. EXECUTIVE SUMMARY

The Westfort Alliance Neighborhood is a small residential area in the central city, surrounded by Ft. Sam Houston on three sides and bounded by Broadway and its commercial land use on the other. The neighborhood has made great strides toward improvement in many areas:

Streets and sidewalks have been repaired and replaced through CDBG grants sought by the neighborhood.

Participation by neighborhood residents in Cellular On Patrol and Neighborhood Watch programs has had a positive effect on lowering the incidence of crime.

Home ownership and residence in the neighborhood has become desirable.

Many homes in the neighborhood are being renovated. Some, formerly converted to apartments, are being returned to single-family residences and, in general, maintenance of properties has improved.

A large apartment complex, formerly allowed to deteriorate and become a source of crime in the neighborhood, appears to have been turned around with physical upgrading as well as management policies for tenants.

The areas of greatest concern to the neighborhood are:

The future development of the large, vacant and potentially vacant commercial properties along Broadway contiguous to the neighborhood, especially areas that extend into and impact the residential quality of the neighborhood.

Westfort Alliance Neighborhood Plan

Maintenance and enhancement of the low-density residential character of the neighborhood housing. Continued advances against all forms of crime in the neighborhood.

Properties in the neighborhood that are not maintained, or that seem to be the source of criminal activity.

For this neighborhood plan, the following goals have been adopted:

To preserve and enhance the residential character of the neighborhood, while recognizing the diverse, multi-cultural nature of the residents and the architectural quality of the housing stock.

As an inner city urban area with a clear identity, we seek to improve the quality of life in our neighborhood in concert with the dynamic revival of the central city.

To promulgate land use and zoning policy for the plan area which both preserves the character of the neighborhood, promotes the economic development of the plan area and contiguous areas and is consistent with city programs and goals.

The Action Plan for the accomplishment of these goals includes:

Down-zoning residential to R-A, reclaiming residential vacant lands formerly used as commercial, and continued adherence to the buffer line between commercial and residential established in the 1984 plan for this area and revised to reflect current conditions and concerns.

Active participation in development planned for the area by the neighborhood, with discouragement of high-density residential development in the interior of the neighborhood.

Westfort Alliance Neighborhood Plan

Pursuit of Historic District designation for the neighborhood, as well as encouragement of maintenance and upgrading of properties.

Continuing vigilance and participation by neighborhood residents in efforts to discourage criminal activity.

Distribution of information developed by the neighborhood to assist residents in areas such as crime prevention, lighting, and landscape planting.

Establishment of a positive relationship between the neighborhood and the elements of the city that effect it... institutions, army installations, city and county departments, and other organizations through active communication with representatives of the neighborhood.

Seeking funding for studies to provide information and guidance for development and positive marketing of the neighborhood.

Participating in and support of beautification and economic development efforts by Broadway business owners and associations.

Pursuit of funding for completion of street improvement projects and the solution to the drainage problem along Broadway.

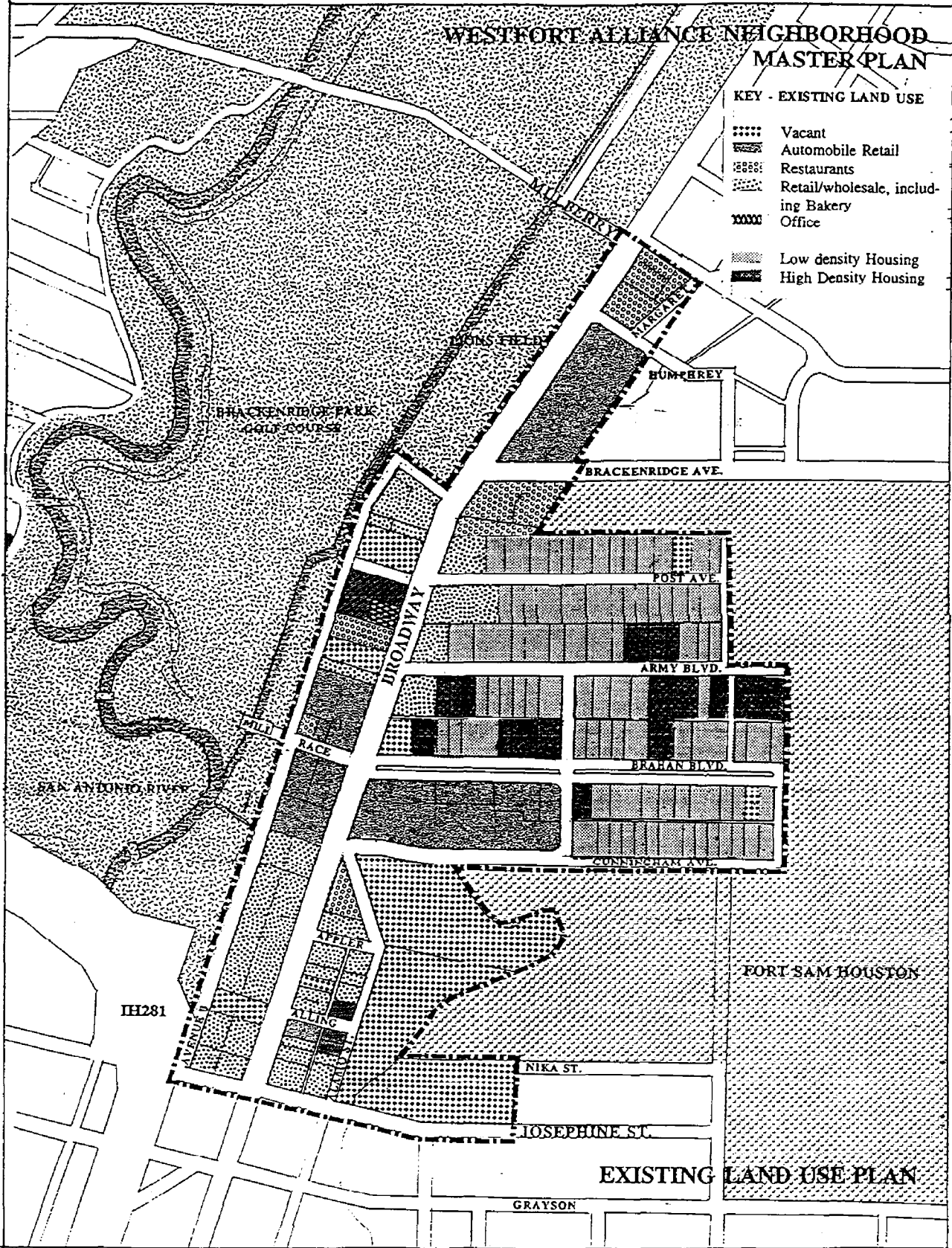
Actively seeking city support in requiring code compliance within the area, especially in the area of off-street parking.

Improvement of pedestrian crossing safety and left-turn conflict at Army and the "Bonanza" along Broadway.

WESTFORT ALLIANCE NEIGHBORHOOD MASTER PLAN

KEY - EXISTING LAND USE

- Vacant
- ▨ Automobile Retail
- ▩ Restaurants
- ▧ Retail/wholesale, including Bakery
- XXXXX Office
- ▧ Low density Housing
- ▨ High Density Housing



Westfort Alliance Neighborhood Plan

**IV. ANALYSIS OF EXISTING CONDITIONS,
IDENTIFICATION OF ISSUES**

A. LAND USE AND ZONING

Existing Land Use

In the master plan study area large parcels of property adjacent to the neighborhood along Broadway that were formerly a car dealership and amusement park are now vacant. Following the migration of automobile dealerships to the Loop, the remaining property in the neighborhood now occupied by a dealership poses a potential additional land vacancy. In addition there are a number of smaller business buildings and commercial lands that are vacant.

Large parcels of vacant land adjacent to the neighborhood

Of the businesses that are in operation, the majority of the type of businesses that remain seem to fall into the category of "service retail" - the type of retail that is a destination, such as restaurant supply, video arcade game supply, neon, paint, and office furniture. These are augmented by food service, convenience stores and car dealerships, as well as a major bakery that supplies bread.

"Service retail"

There are several houses that are located in the midst of the business areas.

Residences in commercial area

The land use of most concern to the neighborhood is the adult video rental store on Broadway.

Adult video rental store

Along Broadway, the businesses facing the street have turned their backs on the large green space provided by the Brackenridge Park Golf Course. Avenue B serves as a support street and loading access. Vacant former car lots now have the potential of development, possibly residential, that takes advantage of the views afforded by the park across Avenue B.

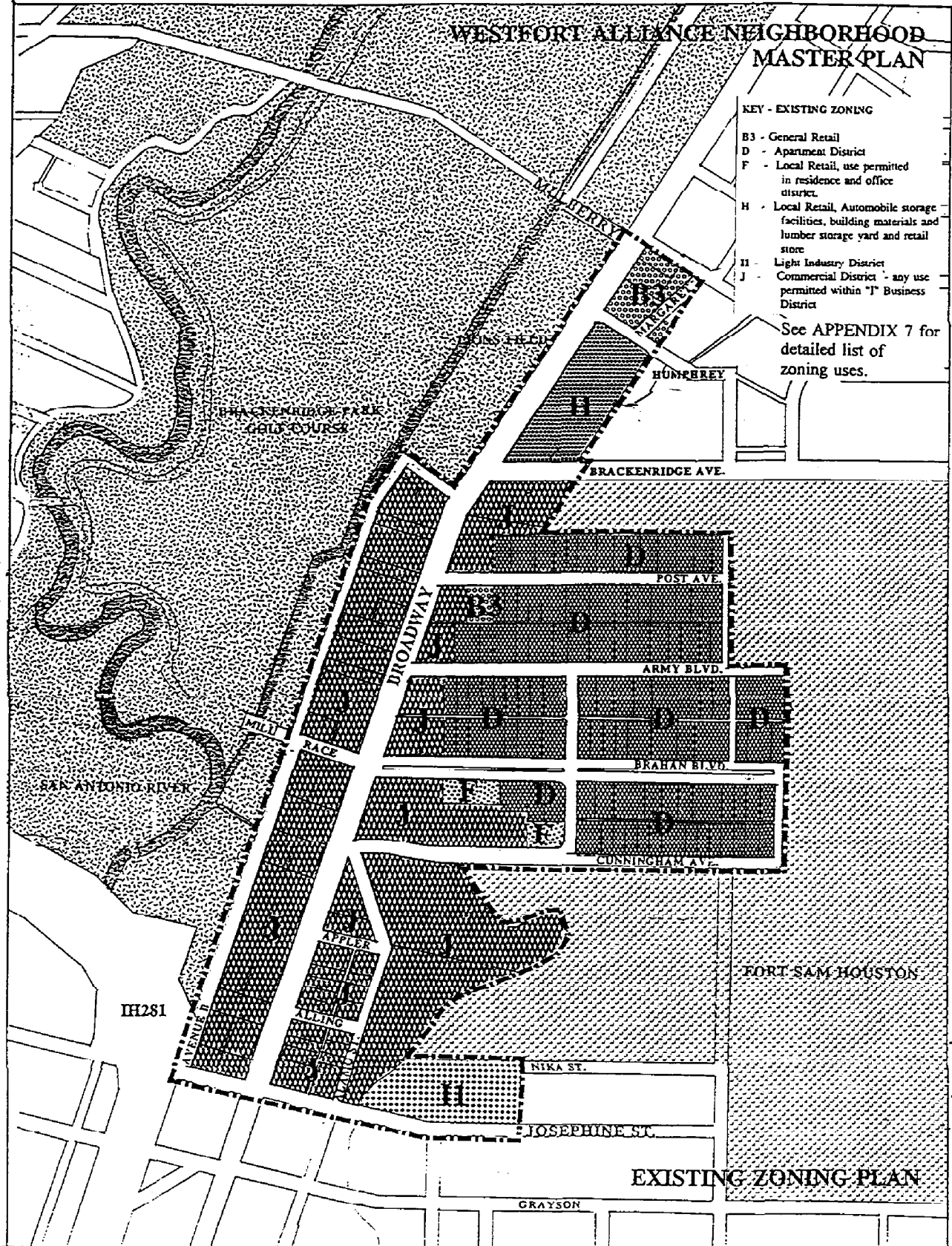
Businesses have turned backs on Brackenridge Park

WESTFORT ALLIANCE NEIGHBORHOOD MASTER PLAN

KEY - EXISTING ZONING

- B3 - General Retail
- D - Apartment District
- F - Local Retail, use permitted in residence and office district.
- H - Local Retail, Automobile storage facilities, building materials and lumber storage yard and retail store
- II - Light Industry District
- J - Commercial District - any use permitted within "J" Business District

See APPENDIX 7 for detailed list of zoning uses.



EXISTING ZONING PLAN

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Existing Zoning

The residential area of the neighborhood is zoned "D" Apartment District.

**D, H, B3, J and
I1**

Except for the uppermost reaches of Broadway which is zoned "H" and "B3" the commercial areas of the neighborhood are zoned "J" Commercial.

Some "I1" Industrial zoning exists at the Southeast section of the old Playland Amusement Park tract.

Mixed Zoning Designations

Some parts of the neighborhood are zoned by the old designations of use (letter designations) from before June 28, 1965, and other parts are zoned with the current, post-June 28, 1965 zoning designations.

Issues

Existing Residential Zoning

Past changes in zoning from the original designations to "D" Apartment may not have been in the best interest of the neighborhood because such up-zoning, with its concomitant high density works well only when the high density (large apartment houses) are close to traffic feeder or corridor streets. Now the neighborhood has large apartment complexes such as "Westgate" and "400 Army" buried deeply in single family and duplex surroundings.

**"D" not
appropriate for
low density
residential areas**

The problem is somewhat exacerbated because Fort Sam Houston has closed the Pine and Army Boulevard access gates which allowed egress/ingress to these high density apartments prior to 1989. Now, only limited access to the neighborhood from Fort Sam Houston is available during daylight hours via Cunningham Street.

**Highest density
residential at
heart of
neighborhood**

The closure of gates into Fort Sam Houston was merely the natural result of two phenomena:

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1) Population density on Fort Sam Houston has moved eastward over the years such that off-base magnets like the old Catholic chapel on Army Boulevard and businesses along Broadway from Grayson Street to Brackenridge are no longer tended by foot traffic through the neighborhood from the Fort, and

2) Crime as perceived by the Fort Sam Houston administration precludes access to the base by civilians who are thought to be its perpetrators.

Thus, the flow of the neighborhood has changed: where before the neighborhood had characteristics of a sieve, with two-way flows along Post, Army, Brahan and Cunningham from the two magnets of Fort Sam Houston on the East and the Broadway businesses (such as the old Handy Andy #1) on the West, now the neighborhood is a closed vessel served mostly by the Broadway Corridor, and somewhat by the Fort Sam Houston/Cunningham gate.

Land Use and Zoning Creep

Residential vs. commercial along Broadway

For better or worse, land users in the neighborhood, as in most areas of mixed use, are in a constant tug of war for space. Growing businesses along Broadway seek increased area for business and likely as not the same will be rezoned and replatted out of land previously residential. Residents perceive these land grabs as "encroachments" and before the creation of the neighborhood association have had little effective defense against them even though the city has adequate due process procedures to accommodate participants in the tug of war.

For example, before the Westfort Alliance Neighborhood Association was formed several incursions of business into residential space have occurred along Broadway even though the city's due process was followed.

A typical instance where business won is the Southeast corner of Post Street and Broadway Boulevard where a predecessor to the existing convenience store in that

Westfort Alliance Neighborhood Plan

location requested and got zoning changed from "D" Apartment to "B3" Business District thereby creating a notch of business use deep into the residential area.

A typical instance where residents recently won involves the property on the Northeast corner of Army Boulevard and Broadway (the old Handy Andy No. 1 store) in which a like incursion into residential property was denied by the city after zoning review by the City Council. This proposed zoning change was a violation of the demarcation line between business and residential uses established in the existing master plan.

Land Use Violations

It is one issue to have appropriate zoning and another issue to maintain the zoning inviolate. For zoning to be effective and viable and for the viability to be maintained, not only must the zoning be designated but the designation must be advertised or known at large so that violations of zoning may be readily recognized. Otherwise, zoning violations can continue indefinitely without remedy.

For instance, a motor company formerly occupying land between Brahan Boulevard, Cunningham Street, Broadway and Haywood Street fenced and maintained auto storage, painting and repair facilities on land zoned "D" Apartment. The zoning violation went on for years and completely out of the purview and knowledge of neighborhood residents who disliked the noise and unsightliness.

**Residential
zoning used for
commercial**

Land Use Vacancies

An important issue is what is to become of the large tracts of land vacated by an amusement park and a car dealership along Broadway and along Cunningham Street. The combined area of these tracts is over one-half the area of the residential portion of the neighborhood.

Westfort Alliance Neighborhood Plan

Goals

Downzoning

Use existing processes and appeals to encourage or suppress desirable or undesirable land uses.

Downzone residential areas distant from traffic feeder streets or corridors.

Encourage whatever desirable land use that can benefit from park views along Avenue B.

Line of separation between commercial and residential

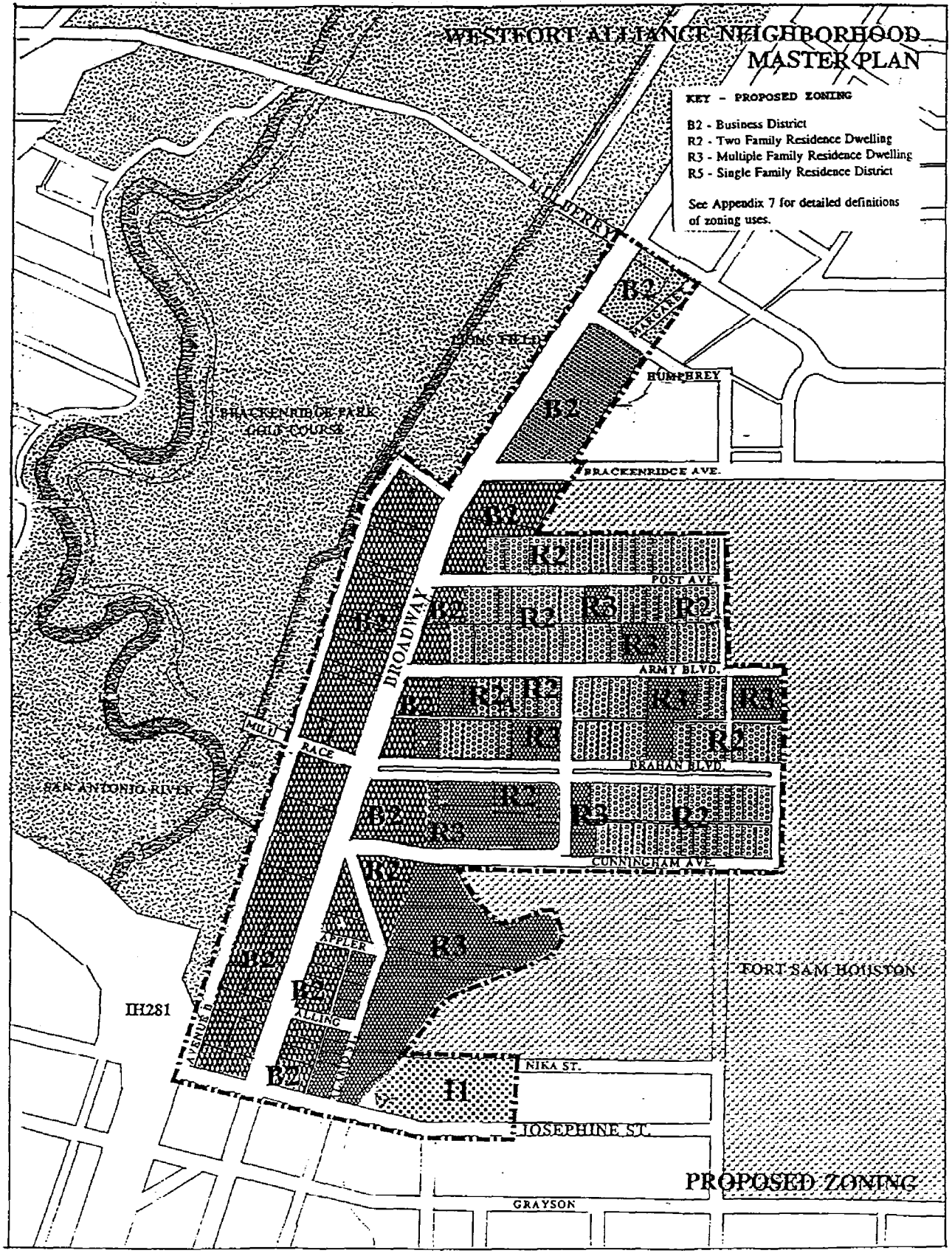
Create a viable buffer line between commercial and residential areas.

WESTFORT ALLIANCE NEIGHBORHOOD MASTER PLAN

KEY - PROPOSED ZONING

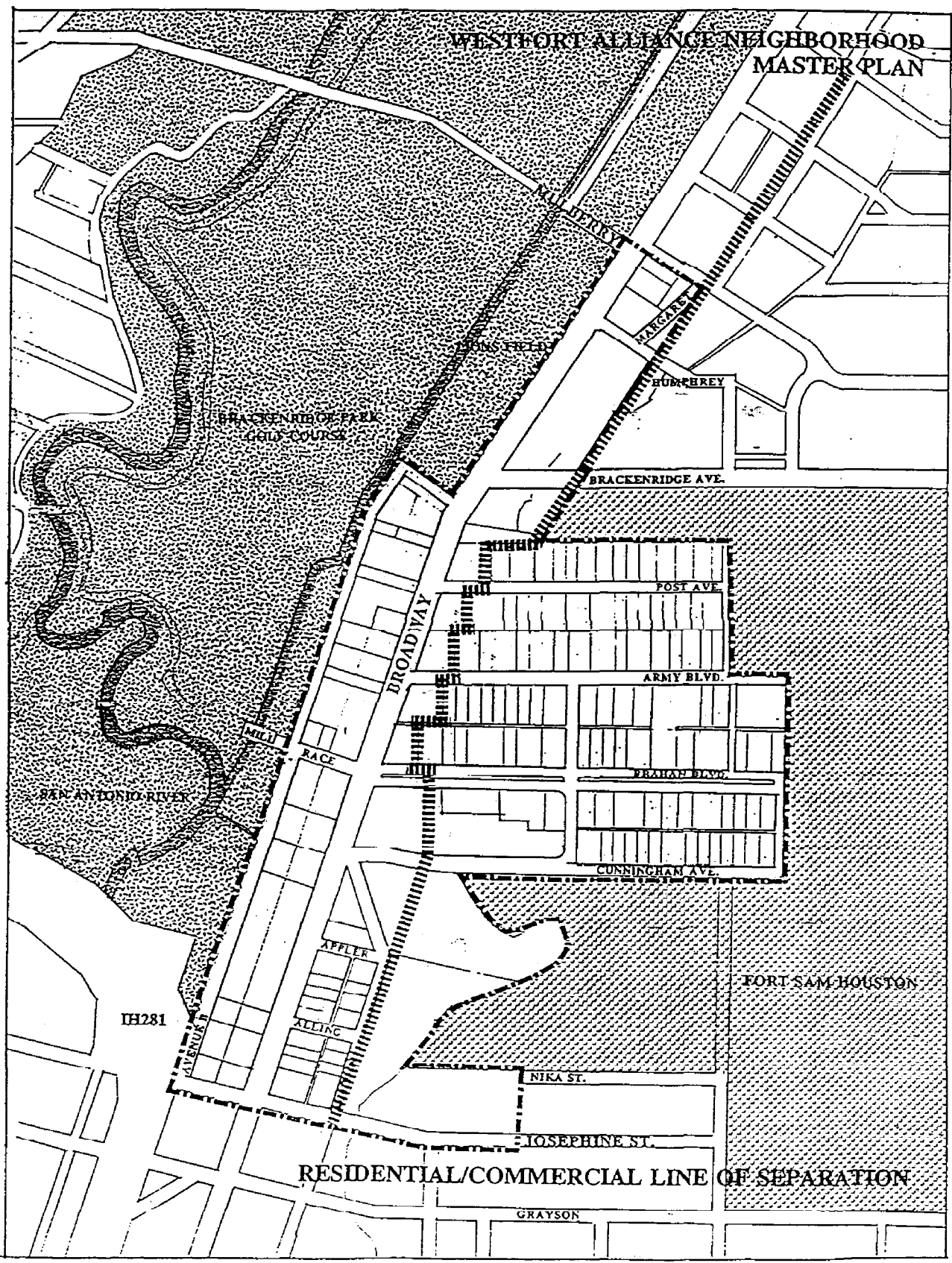
- B2 - Business District
- R2 - Two Family Residence Dwelling
- R3 - Multiple Family Residence Dwelling
- R5 - Single Family Residence District

See Appendix 7 for detailed definitions of zoning uses.



PROPOSED ZONING

WESTFORT ALLIANCE NEIGHBORHOOD
MASTER PLAN



RESIDENTIAL/COMMERCIAL LINE OF SEPARATION

Westfort Alliance Neighborhood Plan

ACTION PLAN

Create a neighborhood committee to act as a liaison with real estate agents working in the neighborhood to encourage development of properties affecting the neighborhood consistent with this master plan.

Supply real estate agents, residents, and property owners in the neighborhood with copies of this master plan.

Encourage development along Broadway/Avenue B that takes advantage of the proximity and views of the park.

Revise "buffer line" between residential and commercial to minimize impact of commercial encroachment on interior of neighborhood.

Develop PUD type plans for development of contiguous vacant properties.

Down grade residential zoning to low-density wherever possible.

Westfort Alliance Neighborhood Plan

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Westfort Alliance Neighborhood Plan

**B. HOUSING AND NEIGHBORHOOD
CHARACTER**

Adjacent Military Housing

The east edge of the neighborhood abuts the officers' quarters area of the Artillery/Cavalry Post area of Fort Sam Houston. These two-story brick houses constructed between 1905 and 1912 are neo-classic in style, and characterized by wooden gallery-porches that wrap two, and occasionally three, sides of the structures on both levels. Their proximity to the neighborhood adds to the residential nature of the area.

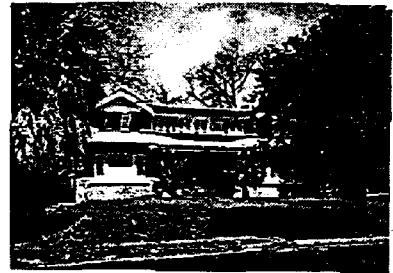
Housing Construction and Styles

Most of the houses were constructed between 1910, the time of the first subdivision in the neighborhood, and World War II. By 1920 the neighborhood listed 54 residences, adding another 17 by 1930.

Almost all are constructed with post and beam foundations with first floors raised above grade. The period of the development of the neighborhood coincides with the general transition in wood frame construction from balloon framing to western framing. Both types of framing are represented, with the "airplane-style" bungalows in the area expressing their incorporation of western framing.

The range of exterior finish materials used on the houses within the neighborhood varies, with the majority of the houses being constructed of wood frame, with exterior wood siding. The next most popular material was exterior stucco on wood frame and metal lath, or masonry. Brick was also used in some instances, and brick veneer has been added to some facades in the neighborhood.

The architectural style of the houses in the area is rich and varied, yet strongly representative of the styles popular in the time of the development of the



"Shingle Style"



"Neo-Classical"
Style

Westfort Alliance Neighborhood Plan

neighborhood. The exteriors of most of the houses have not been extensively altered by remodeling and retain their original style characteristics. There are Shingle Style houses as well as Craftsman Style bungalows, cottages, and houses with the broad interior trim and detailing of the Mission Style. The Neo-Classic period of the 1890's is represented in a number of wooden houses in the neighborhood. Spanish Revival and California Ranch Style "a-la-Neff" mix with Dutch Colonial and a few '50's Modern Ranch Style infill units.



**Spanish Baroque Revival Style
Brahan Boulevard**

Westfort Alliance Neighborhood Plan



Craftsman Bungalow - Post Street



Neo-Classic Style - Post Street

Westfort Alliance Neighborhood Plan

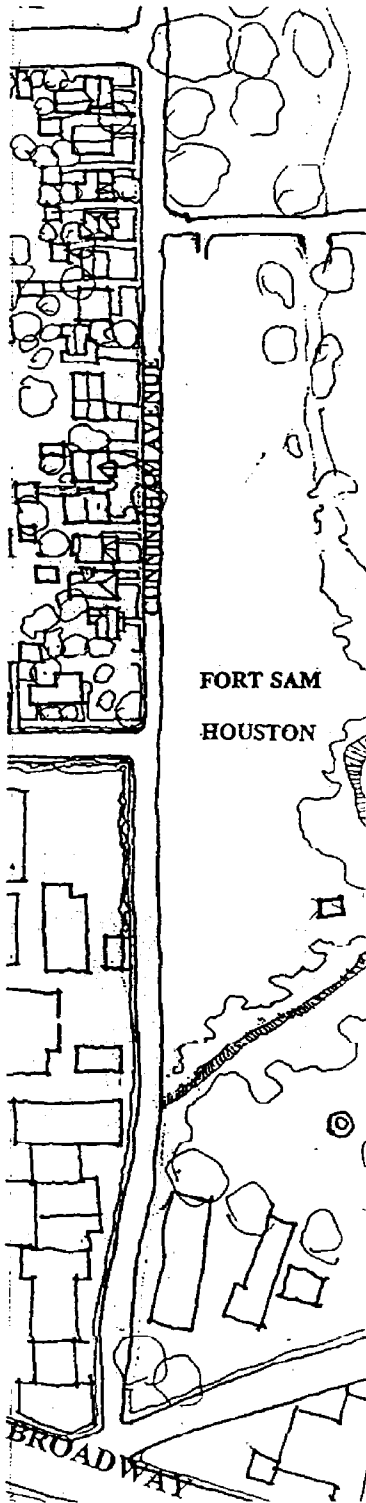
Character

As the neighborhood developed, each street has grown to have its own character, defined by the type and size of houses as well as landscape features and streetscape. It seems appropriate, then, that this study addresses the housing in the neighborhood street by street:

Cunningham Avenue

Cunningham Avenue forms the south boundary for the neighborhood and abuts Playland Park (toward Broadway) and the fields of Fort Sam Houston. The street right of way is 65' from Broadway to Haywood Lane and narrows to 40' up to the entrance to Ft. Sam Houston. Houses (14) are located only along the north side of the street between Haywood Lane and Pine Street. This location gives these houses an excellent view of the Ft. Sam Houston horse pasture rolling down to a stream, with the nineteenth century brick cavalry horse barns, an historic arsenal building, and the skyline of downtown San Antonio in the distance. The lots platted for housing between Haywood Lane and Broadway are at present the site of the Gillespie Ford dealership, which has moved and left the site vacant.

The houses on Cunningham were all constructed as one story wood frame with wood siding (post and beam). One has added an upper floor area over the garage. Twelve of the houses are single family, owner-occupied, one single family house is rented, and there is one rental duplex. All of the houses on this street are well-maintained and can be classified as in good condition. The one house that could have been classified as being in poor condition is currently under repair. Since the houses on this Avenue are, with one exception, on 50 foot lots, the character of this street is of small scale cottage-like homes. The absence of buildings across the street adds an element of spaciousness, and provides a pastoral view of the Ft. Sam Houston horse pasture.

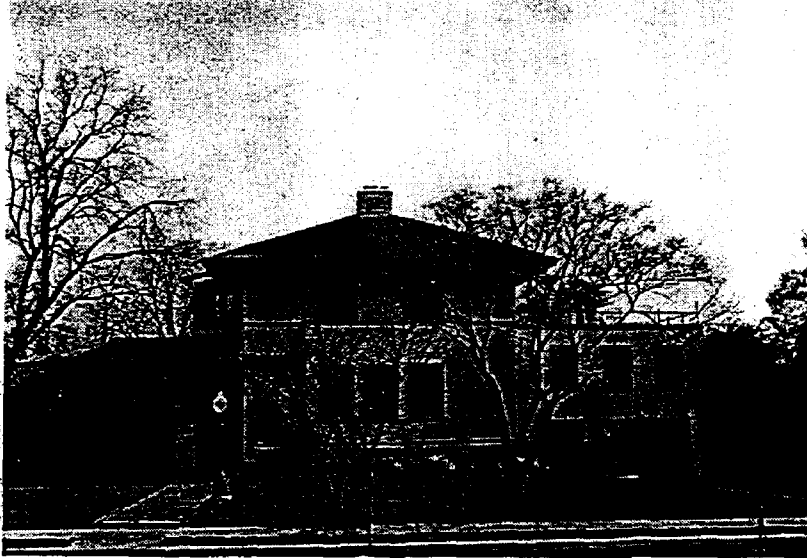


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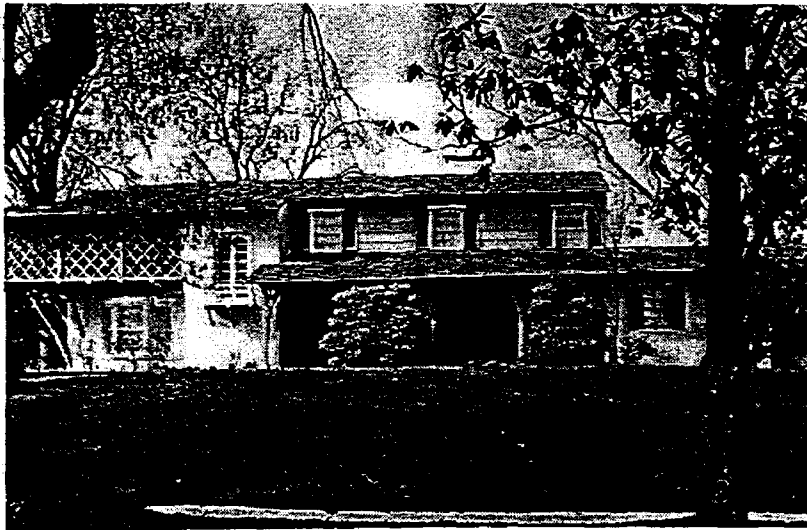


**View of Fort Sam Houston horse pasture
and historic structure from
Cunningham Avenue**

Westfort Alliance Neighborhood Plan



**"Prairie Style" House
reminiscent of Frank Lloyd Wright
Brahan Boulevard**



**California Ranch Style
"a-la-Neff"
Brahan Boulevard**

Westfort Alliance Neighborhood Plan

Brahan Boulevard

The esplanade in the center of this wide (100' R.O.W.) street, the gentle rise in the street as it climbs up from Broadway, and the difference in elevation between the two sides of the street separated by the esplanade at its east end provide much of the character of this street. In 1992, the neighborhood residents planted 28 cedar elms as well as many crepe myrtles and other trees and shrubs in the esplanade. In addition, there are also large trees that overhang or are adjacent to the street that contribute to the distinct image of Brahan Boulevard.

The housing stock on Brahan Boulevard also has its own distinct mix of types. There are 29 housing units on the street. Twelve are single family, owner occupied, three are single family, renter occupied, two are single family residences that have been divided into apartments, and one residence is now used as a monastery. There are three duplex units, and five units built as apartments, including a large apartment unit that now occupies part of the original Cunningham estate property and contains 48 units, three units with four apartments, and one unit with six apartments.

One and two-story units are mixed uniformly, as are houses placed on single and double lots. This gives the street an interesting variety and mixture of sizes and types of housing units. In general, the houses on this street are well maintained and in good condition, with only two houses in fair condition. There is one vacant lot at the east end of the street where a poorly maintained house has been demolished.

The large apartment unit has a 73-foot frontage on Brahan Boulevard and is oriented at 90 degrees to the street, so its visual impact on the streetscape is minimized.



Westfort Alliance Neighborhood Plan

The lots on the south side of Brahan Boulevard between Broadway and Haywood Lane are presently occupied by the metal buildings and asphalt-paved storage yards of the now absent Gillespie Ford Company. There is a stone retaining wall along the east half of this stretch of the street that seems to be all that remains of the large residence and grounds that was owned by the Lapham family located there. The greatest impact on this residential street is made by the area where there are no residences. This accounts for one-quarter of the area of residential lots abutting the street, and effects one half of the length of the street. There are volunteer shrubs and small trees along this stretch, but they do not mask the reality behind, and are not well maintained. In fact, their roots are beginning to cause damage and collapse of the potentially attractive retaining wall.



**Shingle-Style Residence
on Brahan Boulevard**

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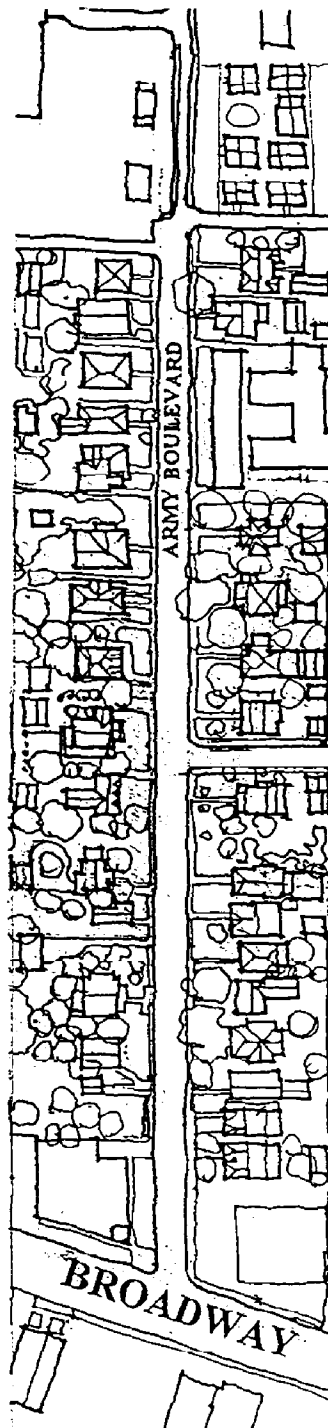
Army Boulevard

Army Boulevard is characterized as a street by its generous width and the steepest incline up from Broadway of the neighborhood streets, as well as by the large pecan and oak trees growing in the yards. Three quarters of the housing units on the street are two-story, and one half are on sites that are either double (50') lots or re-plats splitting lots in various proportions and adding them to adjacent sites. In addition, the broad width of the street (60' R.O.W.) added to the setbacks of the houses (25' on the north side of the street and 50' on the south), with a net of 135' between the fronts of the houses, gives the street its characteristic openness and spaciousness.

The type of occupancy of the housing on this street is worth noting. There are a number of residential units constructed as or converted to duplex or multi-housing units. Between Broadway and Haywood Lane, the south side of Army has five of its eight units in this category, while the north side of the street is all single-family, owner-occupied. Farther east, the pattern flips, with six of the nine houses on the north side of the street containing two or more units, while most of the houses on the south side of the street are single family, owner occupied.

Of the total of 31 housing units on the street, sixteen are single family, owner occupied, one is single family, renter occupied, three are duplexes (two were originally built as such). There are two large apartment complexes; Westgate (48 units) faces Brahan Boulevard, but backs on Army with parking and drives, 400 Army (28 units in 7 quadrplexes). In addition, there are two smaller units that were constructed to hold more than four units as well as five single family houses that have been converted into apartments.

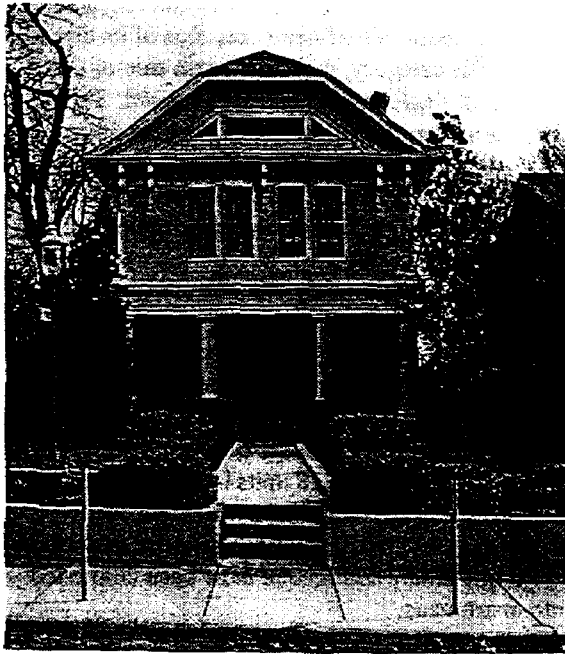
The style and type of housing on the street is consistent with that of the rest of the neighborhood, i.e. post and beam, wood frame construction with



Westfort Alliance Neighborhood Plan

wood, stucco and brick exteriors, as well as what appear to be post war stone veneer units at the east end of the street. The condition of the housing units on the street is fair to good, with one formerly poor unit under restoration and three poor units existing.

The fact that the 28 units at 400 Army (Between Pine and Ft. Sam Houston) and the 48 units of the Westgate Apartments are located at the east end of the neighborhood create an impact on both Army and Brahan Boulevards, with a large number of neighborhood residents having to travel through the neighborhood in order to exit. In addition, the small scale of the apartment buildings at 400 Army is in distinct contrast to the scale of the buildings on Ft. Sam Houston as well as those of the neighborhood.



**Dutch Colonial Revival Style
Army Boulevard**

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Post Street

Post street shares some of the characteristics of Army Boulevard in that it slopes up from Broadway and has many large trees, both oak and pecan in the yards and along the street. The 50' R.O.W. on Post Street creates a tighter proximity between the rows of houses up the street and yields a feeling of more intimate scale and closeness than on any of the other streets in the neighborhood. This is despite the fact that the mix of units and lot density is similar to Army and Brahan Boulevards, with about one-half of the units two-story.

Of the twenty-nine housing units on this street, 12 are single family owner occupied and three are single family, renter occupied. The remaining housing stock includes one house devoted to institutional residential use, three duplexes (built as such), nine houses built or sub-divided into apartments, and one vacant apartment unit in poor condition. There are a series of apartment-houses in the middle of the block on the north side of the street that account for the highest concentration of density on the block. Several of these units are in poor condition.

Overall the houses on Post Street are in fair condition, with four units (three apartments and one single family house) in poor condition.

Housing in the vicinity of Broadway

An eighteen-unit apartment complex accessed from Broadway is the most recent housing development in the study area. Originally constructed as condominiums, it consists of two-story duplexes and a large building combining several units constructed of brick and wood, with standing seam metal roofs and arranged around a parking court. Large caliper plants installed at the time of construction have matured adding to the appearance of the structures. Its location on Broadway causes no direct impact on the off-Broadway area of the neighborhood. Situated just past where Broadway turns, it forms a pleasant, well-scaled landmark and visual pivot for the street from the north.



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There are four residences retaining this use in the study area on Alamo street at Alling. They are wood frame construction, in fair condition.

Summary

Each street has a distinctive character

The four streets of the neighborhood have distinctly different characters with a balanced mixture of sizes and styles of architecture reflecting the period of the development of the neighborhood.

40% owner occupied

Of the one hundred and three buildings in the neighborhood, 40% are owner-occupied and 45% are owned by residents of the neighborhood, reflecting a commitment to the ongoing improvement of the area by the residents. Within these 103 buildings, approximately 246 single family and apartment units are, or can be, accommodated (these figures include empty units). The majority of the apartment units interior to the neighborhood are concentrated in two building complexes that contain a total of 76 apartment units. This seems to skew the statistics of the neighborhood housing to indicate a higher density of occupancy in the structures built as single family residences than is the actual case.

45% resident owned

Density mostly concentrated in two apartment complexes

All of the building units in the neighborhood zoned for residential use are used for that purpose. Whether the number of units used for residential are supported by the amount of off-street parking required by the zoning ordinance is questionable.

Housing generally in good condition

Generally the housing stock in the neighborhood is in good to fair condition. Two of the structures in poor condition are being repaired. Another, near condemnation, has been purchased and roof repairs started. There are a few remaining apartment and single family houses that are in poor condition.

Southwest quadrant of Brahan impacts residential character of neighborhood

The location of the high density apartment complexes deep within the neighborhood, requires the largest number of residents to travel through the neighborhood to exit.

Lack of residential units along Brahan between Broadway and Haywood Lane, south side, impacts the residential

Westfort Alliance Neighborhood Plan

character of the street and the neighborhood. Because this area is vacant, the future use and how it will impact the residential nature of the area is unknown.

Issues

Impact of the development of the portion of the Gillespie Ford property that interfaces with the neighborhood as residential.

Control over the density and quality of any units built on vacant property or where abandoned units have been demolished.

Identification and encouragement of the development of other desirable residential sites in the study area.

Retaining the residential character of the neighborhood.

Sub-standard, abandoned properties, as well as code violations, especially with regard to off-street parking.

On-going maintenance of housing stock and trees/landscaping in the neighborhood.

Solutions

Initiate process and pursue designation of neighborhood as Historic District.

Down-zone the area from "D" to "R-2A". Encourage low density and single family occupancy wherever possible

Continue to press for the condemnation of sub-standard properties by the city.

Encourage property maintenance by residents, and especially by absentee landlords, by contacting owners of sub-standard properties and requesting compliance.

Maintain and defend the line between the residential and commercial zoned property along Broadway.

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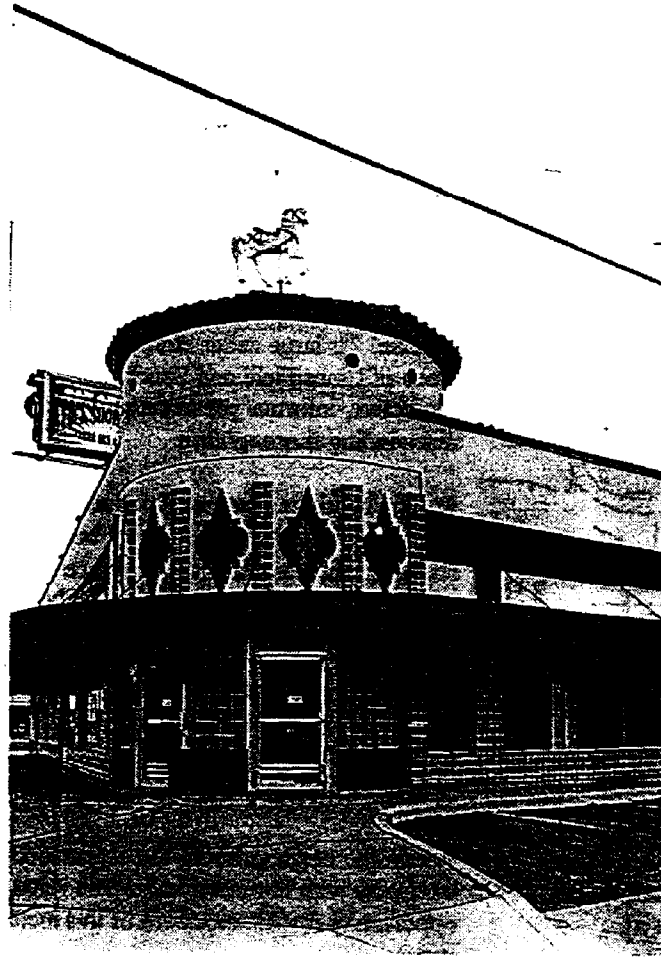
Support enforcement of zoning regulations with reference to housing density and required off-street parking.

Support active participation by the neighborhood in property in and around the neighborhood, with an emphasis on the retaining and improving the residential character. Establishment of a standing committee in neighborhood association to monitor development plans for area and promote neighborhood goals.

Re-establish residential scale and character along southwestern end of Brahan Boulevard.

Establish and maintain contact with absentee landlords by residents and neighborhood association requesting property maintenance and code compliance.

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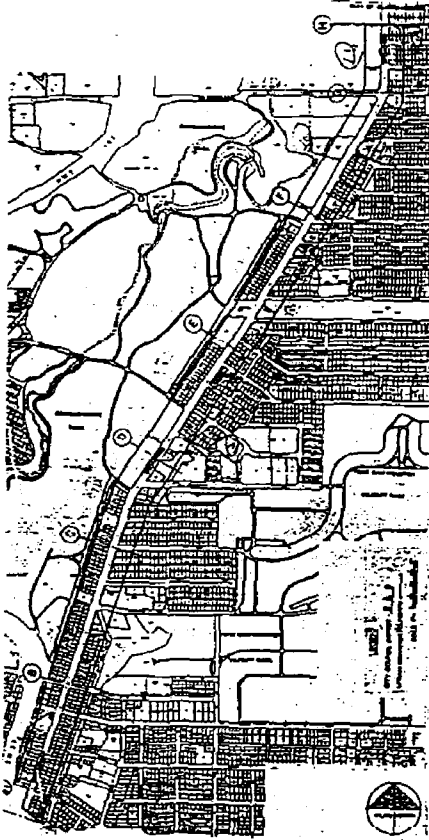


**Spanish Revival Art Deco
Commercial Building
Army at Broadway**

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Broadway

This major north south traffic artery connects downtown with Loop 410 and beyond. It is interesting to note that Broadway is not a direct avenue to the north, but rather, changes direction 17 times between its beginning at Houston Street and its intersection with Loop 410. One of the major shifts in direction characteristic of this street is in the neighborhood study area, at the intersection of Brackenridge Avenue. As one travels north on Broadway along through the neighborhood, the shift in direction allows a view of the vegetation of Brackenridge Park. Conversely, as one travels south, the metal roofs and trees of the apartment complex provide a visual focal point.



Brackenridge Park visually impacts the west side of Broadway from Hildebrand southward to Brackenridge Avenue. Its large cedar elm and pecan trees as well as the green of Lions Field and Brackenridge Golf Course form a distinctive, informal presence of vegetation and trees along this winding thoroughfare.

At Brackenridge Avenue, Avenue B, which parallels Broadway one block to the west becomes the street bounding the Park, and the presence of the park and its trees is removed from Broadway. The separation between Broadway and the park is reinforced by the fact that there is only one cross street, Mill Race, connecting with the Park between Brackenridge Avenue and Josephine. This lack of visual and physical connection with the park seems unfortunate because of the positive characteristics imparted by its presence on the upper reaches of the street.

Broadway
- Minor change
in direction at
Brackenridge
Avenue

- Changes
direction 17
times between
Houston Street
and Loop 410

Within the neighborhood, the esplanaded street, Brahan, intersects with Broadway near Mill Race, providing an opportunity for enhancement of this incident along the street.

The architectural character of this street is established by the number of art deco commercial buildings. The building at the corner of Broadway and Army, formerly a Handy Andy grocery store, has been restored to its Spanish Baroque Revival origins. This same style appears in a vacant former restaurant across the street, and is brought forward in

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time with the "Jazz" (formerly "La Louisianne") restaurant building design. The ButterKrust Bakery building has a late art deco moderne style entrance, and, with no overhead utilities across the front, presents a well-maintained, uncluttered facade. Several smaller art deco commercial buildings are scattered along Broadway, as well.

Visual separation from the park south of Brackenridge Avenue

Issues

The separation of Broadway from the visual presence of Brackenridge park between Brackenridge Avenue and Josephine denies this stretch of commercial property the enhancement of the Park's vegetation.

Connect Broadway with the park visually and physically

Broadway's informality, its many turns provide interesting vistas and opportunities for further beautification of the street. This informality should be maintained and enhanced, building upon the unique character that exists with this street.

Solutions

Visual and physical connections between Broadway and the park should be encouraged:

This can take the form of planting trees consistent with those in the park along the property between Ave B and Broadway.

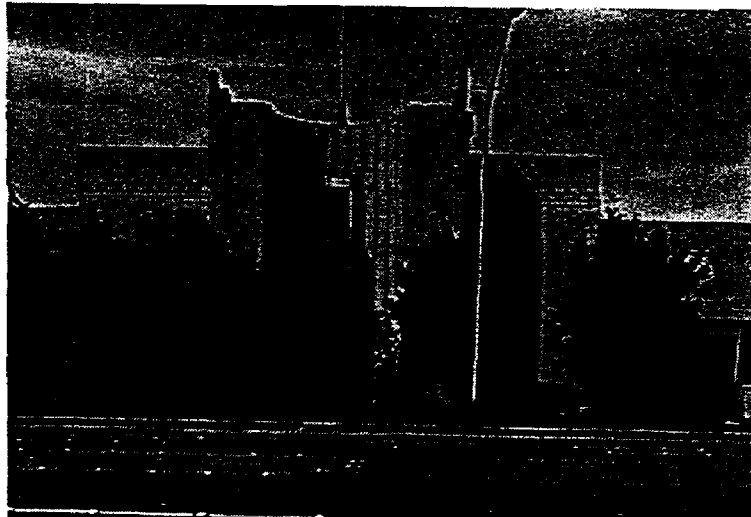
Direction of streets internal to properties between Broadway and Avenue B and connecting the two can provide glimpses of the Park from Broadway and provide enticements to enter businesses oriented along these drives. The concept of orienting shops and other businesses along drives and parking that is perpendicular in orientation to Broadway would expand "frontage" potential and be enhanced by the visual connection to the Park.

Two incidents along Broadway as it travels through the neighborhood provide potential for development and beautification:

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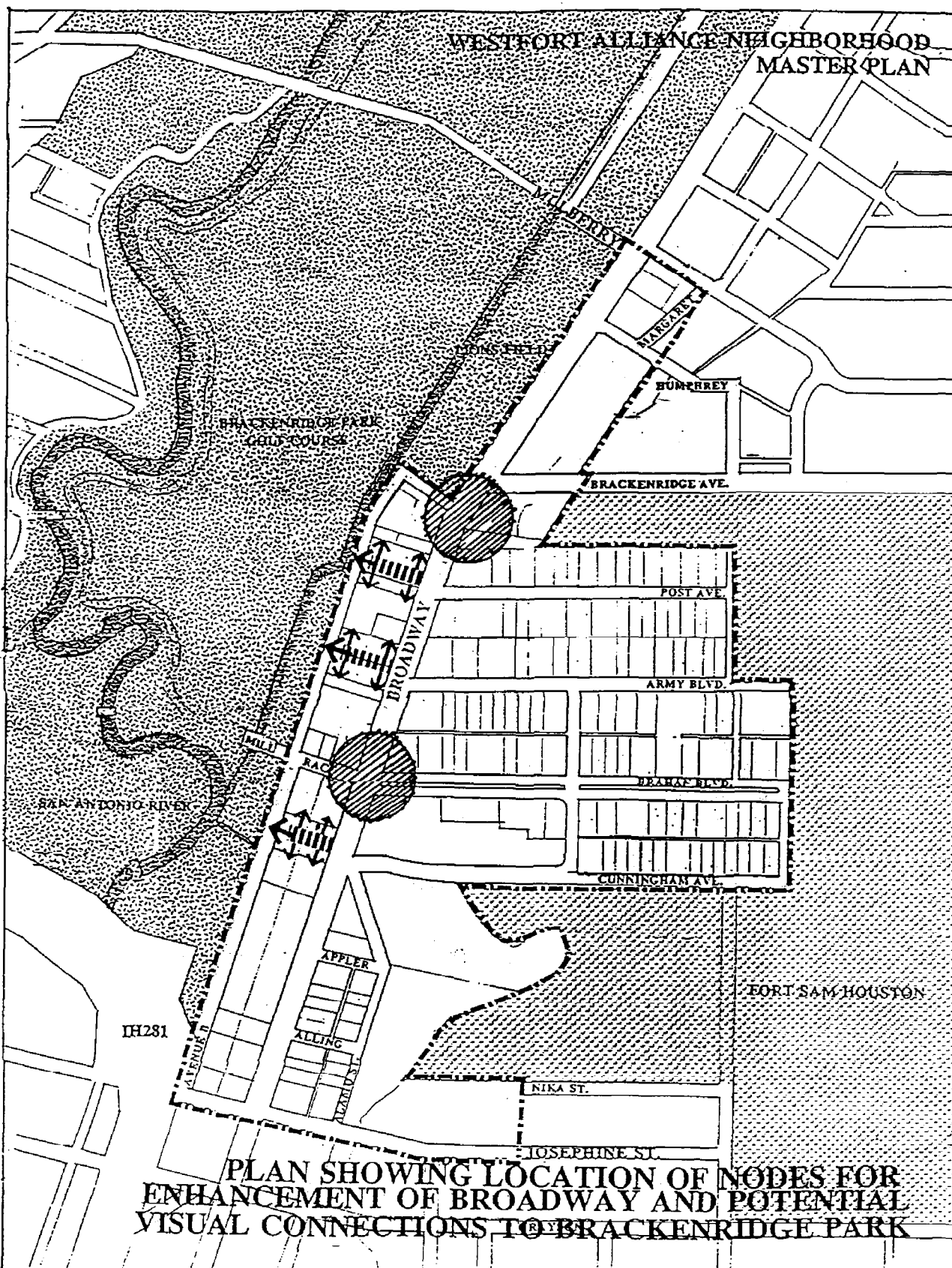
**Develop visual
nodes along
Broadway**

1. The change in direction of Broadway at Brackenridge Avenue should be developed as a node marking this shift. It could take the form of landscaping or development across the street from the existing stone elements marking a former entrance to Brackenridge Park.
2. The intersection of Brahan and Broadway also provides the opportunity for development that is responsive to its visual potential. Here, cedar elm trees similar to those planted in the esplanade on Brahan Avenue could be located on each side of Mill Race between Broadway and Brackenridge Park.



**Art Deco Bakery
Main entrance with no overhead utility lines at street
Broadway**

WESTFORT ALLIANCE NEIGHBORHOOD
MASTER PLAN



PLAN SHOWING LOCATION OF NODES FOR
ENHANCEMENT OF BROADWAY AND POTENTIAL
VISUAL CONNECTIONS TO BRACKENRIDGE PARK

Westfort Alliance Neighborhood Plan



**Views toward Brackenridge Park
traveling North on Broadway**



**Entrance to Brackenridge Park at
Broadway and Brackenridge Avenue**

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View South toward downtown from Post and Broadway



View South along Broadway at Brackenridge Avenue

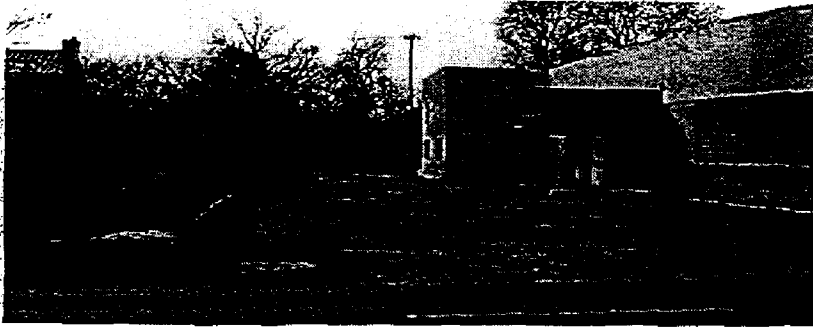


**View South at Lions Field/Brackenridge Park
showing trees along Broadway**

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**Existing use of perpendicular orientation to
Broadway opening street toward park**



Potential link to park



Link to Park from Broadway that could be enhanced

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C. INFRASTRUCTURE

Existing Conditions

The condition of physical amenities like streets, curbs, sidewalks, streetlights and poles has improved dramatically over the last four years during which time Community Development Block Grant ("CDBG") grant monies have been used along with side-by-side utility contracts to provide the neighborhood with a model appearance and an up-to-date functionality. The value of these side-by-side contracts amounts to over one million dollars and among the visible improvements are 3,900 linear feet of streets, 9,800 linear feet of sidewalks and 13,000 linear feet of curb, some of it bordering streets which are not new.

CDBG
improvements

About one-fourth of the total amount of linear feet in each category remains to be done to complete the system by subsequent work contracts, though the remaining work is of lower priority.

Most recent of the work is the addition of two more poles and lights to the street light system, which now number twenty-five lights in the residential area and eighteen in the commercial area.

The visual result of these new amenities is a revitalized crispness and vigor which is now the background for a good bit of self-serving community effort. Work parties made up of residents, community tree experts and city staffers have taken part recently in the neighborhood project of planting the Brahan Boulevard esplanade. Individuals have been inspired to solo performances whether in making improvements in their own yards or in finding selfless tree watering tasks and the like in the esplanade or in ridding the streets of trash.

Trees planted in
Brahan
esplanade by
neighborhood

Many residents feel there remain deficiencies: in the deterrence of crime more lighting is sought by some while others feel that too much lighting on streets, in side yards, behind garages, and on porches past bedtime is merely a stressful advertisement of personal assault

Westfort Alliance Neighborhood Plan

possibilities which are not borne out by crime statistics in the Westfort Alliance Neighborhood to date. There are those who feel that there are not enough fire plugs in the neighborhood as well as lights. However, the number of fireplugs conforms to the linear footage spacings extant in the city generally.

Left to be done are physical amenity improvements on Millrace Street, Brackenridge Street, Pine Street and Avenue B, and drainage solutions at street intersections with Broadway.

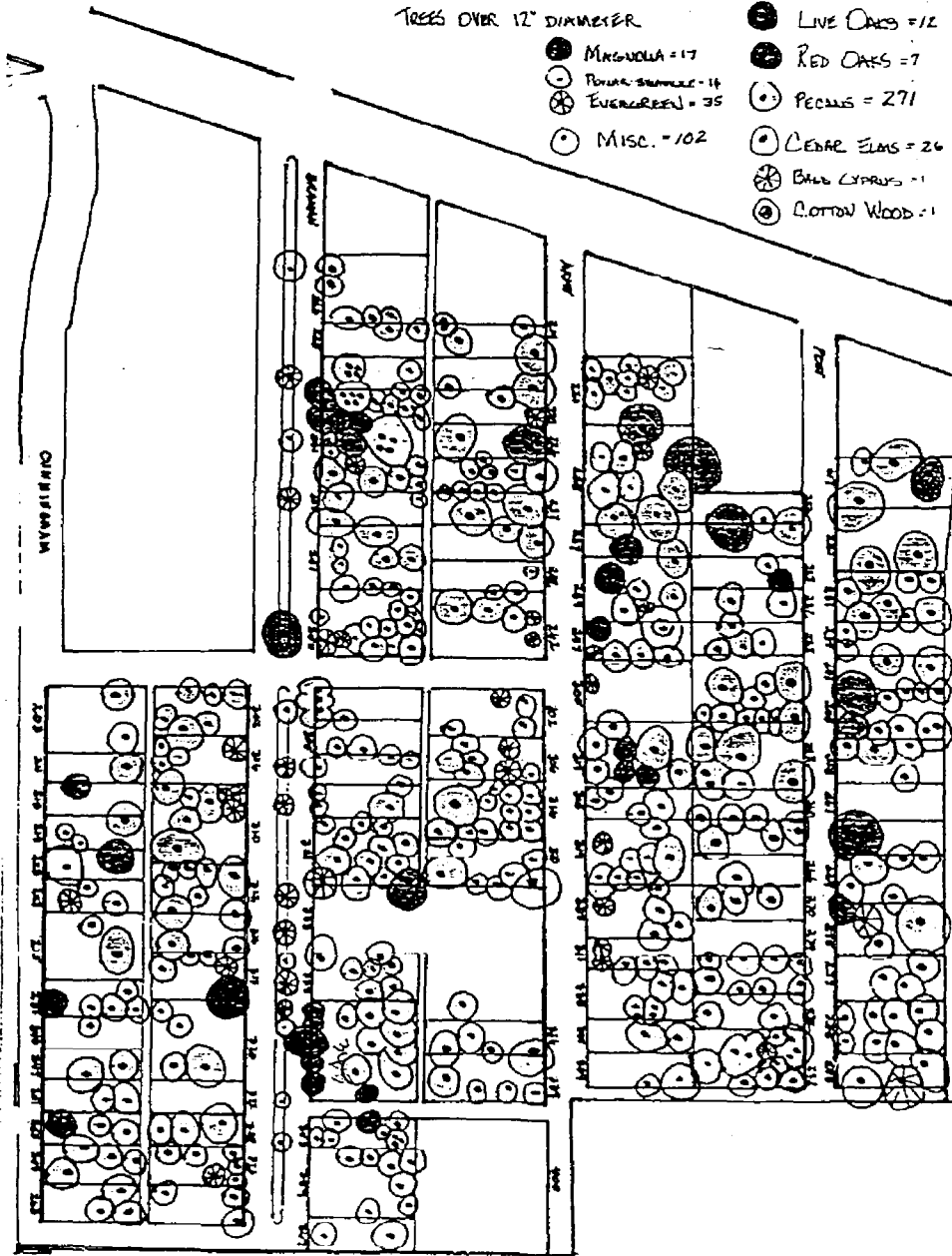
Neighborhood characterized by large, mature trees

One of the truly attractive features of the neighborhood is the trees. Stands of Live Oak exist on the 610' contour line, while large pecan, cedar elm, sycamore, cottonwood and spectacular *cedrus deodorus* dot the rest of the landscape uniformly. Occasional accent trees, weeping willows, crepe myrtle and oleanders, plus a few spikes of Italian cypress show off at lower levels. The neighborhood boasts several specimen gardens tended by a resident who knows what he is doing and by others who know less but who are effective and learning.



Brahan Boulevard tree planting work party

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Plan of neighborhood showing trees over 12" in diameter

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GOALS

To work toward production of key physical features unique to this neighborhood that will give identity and special charm.

To enhance and improve the physical appearance and function of the neighborhood and integrate with surrounding areas.

RECOMMENDATIONS

Encourage activities that contribute to the beautification of the neighborhood by residents

Improve appearance of streets, above-ground utilities, parking.

Improve lighting in neighborhood.

Educate residents about planting practices that will be compatible with curbs, sidewalks and above-ground utilities.

Pursue designation as a utility improvement district.

SOLUTIONS / ACTION PLAN

Neighborhood to produce informational packet that includes guidelines for planting near streets or utilities, pertinent code issues, and crime prevention data for distribution to the neighborhood.

Neighborhood to pursue CDBG funds to complete street and sidewalk upgrade.

Neighborhood to work with city and coordinate with utility authorities to bury overhead utilities where they are not in an alley.

Neighborhood, working with "Broadway Corridor" improvement groups to pursue the burial of overhead utilities along Broadway, as they are in front of ButterKrust

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Bakery, planting of appropriate street trees as a visual extension of the Brackenridge Park/Broadway interface, and other beautification efforts.

Increase street lighting in the neighborhood.

Encourage residents to use off-street parking.

Continue to pursue solution to drainage problem at intersection of Broadway and Post, Army, and Brahan.

The neighborhood is slowly forming a consensus of opinion concerning the nature of its physical identity and a consciousness of its differences from other neighborhoods. Features are sought to demark those differences in physical form.

Just as Victoria Station demarks the start of Belgravia in London and locally just as the Anton Wulff House announces the start of the King William Neighborhood, erstwhile planners among the leadership of the neighborhood organization have sought, as a goal in infrastructure, the creation of a feature that can be integrated with the "Broadway Corridor" plan that will demark the Westfort Alliance Neighborhood.

A more ambitious proposal that might be integrated with the "Broadway Corridor" would be the creation of a feature on Broadway at the intersection of Brackenridge Avenue, as well as some formal response along the street to the intersection of Millrace and Brahan Boulevard, the former, a gateway into the city's Brackenridge Golf Course and the latter the main entrance approach into the Westfort Alliance Neighborhood.

Infrastructural deficiencies are in both the public and the private sectors but overcoming some of them requires joint public/private effort.

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Some of the public sector deficiencies requiring strictly public attention are

- 1) the drainage of access streets intersecting Broadway;
- 2) the eventual burying of all electric, telephone and cable services;
- 3) the addition of street lights;
- 4) *repair of sidewalks, curbs and street surfaces on Millrace, Brackenridge, Pine and Avenue B mentioned above; and*
- 5) the creation of physical features on the "Broadway Corridor" that might relate to the Westfort Alliance Neighborhood.

Among private deficiencies to be overcome are

- 1) the construction of driveways, paved parking areas and garages that will permit an increase in off-street parking particularly for marginal apartment houses that were "grandfathered" when parking ordinance requirements were stiffened (several apartments have tenants who park in front yards - an obvious code violation which might be assuaged if proper paved parking were provided);
- 2) the stewardship of the right of way areas recently improved with public monies;
- 3) increase and upgrading of yard lighting; and
- 4) participation in the burial of all utilities on private property.

Westfort Alliance Neighborhood Plan

D. TRAFFIC

EXISTING CONDITIONS

Bus Transportation

The neighborhood area is served by bus lines on Broadway that access any part of the city. The bus stops are convenient to the neighborhood, although travellers headed downtown must use care in crossing Broadway without the help of crosswalks or a crossing signal. There are southbound stops along Broadway at the Army and Post Street intersections, as well as at Josephine Street. The latter affords a shelter to those traveling in extreme weather conditions. The frequency of service is relatively convenient, with busses passing more than once per hour.

Bus service along Broadway

Automobile Transportation

The automobile is the transportation of choice by those who reside in the neighborhood and by those who pass through the neighborhood toward their destinations.

Cunningham Street on the southern boundary of the neighborhood forms the connection between a gate to Ft. Sam Houston and Broadway, and as such, carries traffic to and from Ft. Sam. Occasionally, unnecessary traffic through the neighborhood is created when alternate routes through the neighborhood are taken to avoid the traffic light on Broadway.

Traffic volume through the neighborhood to Broadway is also created by the apartment complexes that are located at the east end of the neighborhood. To access Broadway, the automobile and foot traffic from these complexes must pass the length of the neighborhood.

Apartments in neighborhood interior increase traffic volume

The acceleration required to drive up the hill from Broadway seems to result in higher speeds as the streets level off. Speeding cars up the hill, with added limited visibility due to the steep hill is cause for concern by area residents.

Westfort Alliance Neighborhood Plan

Southbound traffic turning left to Army Boulevard is frequently in conflict with northbound traffic turning left into the parking lot at Bonanza Restaurant. The entrance to the parking lot is about fifty feet from the intersection and the conflict occurs when cars in both directions are in the middle turning lane.

New street and sidewalk surfaces once again make this a wonderful place in which to take a stroll, allowing one to amble through the area without fear of injury. Now one can admire the well-kept homes and enjoy the shade of the many trees.

ISSUES

High density of apartments situated to the rear of the neighborhood create volume of traffic moving through the area.

Control of traffic speed and intensity in the neighborhood.

Improvement of pedestrian crossing at Broadway at existing signalized intersections.

Left-turn conflict at Army and Broadway/Bonanza Restaurant.

ACTION PLAN

Work with city traffic department to solve problem of left-turn-to Army-left-turn-to Bonanza Restaurant conflict on Broadway.

Study possibility of making both sides of Brahan Boulevard two-way.

Seek cooperation from police in discouraging speeding through neighborhood.

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E. SECURITY / CRIME

EXISTING CONDITIONS

Access into the neighborhood is currently limited to Broadway after 7:00 PM, so that the majority of crime during the late hours of the day occurs mostly in the western reaches of the neighborhood. During the day, when the gates of Fort Sam Houston are open, reports show that crime is more evenly distributed. Statistics show crime within the neighborhood to be concentrated in the multi-family units and apartment complexes. In a recent period, 81% of reported crime consisted of burglary, vice and theft. Most burglaries are shown to have occurred during the day, and apparently been committed by both residents and non-residents of the area. Crime statistics are shown in more detail at Appendix 2.

ISSUES

In past years, surveys of neighborhood residents indicated vice offenses along Broadway and into the neighborhood as a major concern. However, the past year has witnessed a substantial decrease in vice reported within the immediate neighborhood, due to concentrated efforts of the *San Antonio Police Department*, *increased lighting*, patrols by Cellular on Patrol (COP) members and the general improvement of conditions in the neighborhood. The number of burglaries has also decreased.

Cellular On Patrol program effective in decreasing crime

SUMMARY

Continued vigilance against crime through the use of awareness programs and engravers should be coupled with deterrence factors such as COP Patrols, ID program stickers for doorways and *increased police patrols*. Identifiable magnets for crime in the neighborhood should be removed with our successes in all areas published, as a means to encourage wider participation by as many residents as possible in anti-crime programs.

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ACTION PLAN

In order to deter crime, the neighborhood Cellular on Patrol members will continue to conduct daytime and evening patrols and recruit new members.

Areas of low illumination will be identified, and City Public Service, or property owners, where applicable, will be asked to install new or replacement lighting.

Efforts will be made to become familiar with the patrolmen who are assigned to the area in order to develop a spirit of cooperation between the neighborhood and the police department.

Wider participation shall be sought in the use of engravers by neighborhood residents to mark personal property.

A crime prevention seminar will be put on from time to time, attended by speakers from the Police Department, so that residents are encouraged to, and learn how to report suspicious behavior and protect themselves and their property.

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F. NEIGHBORHOOD FACILITIES AND ASSETS

EXISTING CONDITIONS

The neighborhood has limited public facilities within its immediate boundaries, however, because of its strategic location within the metroplex there are a good number and variety of public facilities within easy access:

Easy access to a large number of public facilities

Schools:

1. Lamar Elementary School
2. Hawthorne Elementary School
3. St. Peter's School
4. Incarnate Word High School
5. Wheatley Middle School
6. Fox Tech High School
7. Central Catholic High School
8. Providence High school
9. Schools on Ft. Sam Houston

Colleges and Universities:

1. Trinity University
2. Incarnate Word College
3. San Antonio College

Libraries

1. Landa Branch Library
2. Libraries at Colleges listed above.
3. Ft. Sam Houston Library

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Parks and Recreation Facilities:

1. Brackenridge Park
2. Brackenridge Golf Course
3. Brackenridge Riding Stables
4. Brackenridge Driving Range/Polo Field
5. Brackenridge Eagle Train
6. Alamo Stadium
7. San Antonio Zoo
8. Incarnate Word Wellness Center
9. Lions Field Recreation Facilities and Meeting Building
10. Recreation Facilities on Ft. Sam Houston
11. San Antonio Botanical Center and Garden Center
12. Sunken Gardens

Museums:

1. Witte Museum
2. San Antonio Museum of Art
3. Texas Ranger and Trail Rider Museum

Theaters:

1. Josephine Theater
2. Sunken Garden Theater
3. Incarnate Word Theater
4. Ruth Taylor Theater
5. Laurie Auditorium
6. Tuesday Musical Club

Churches:

1. St. Patrick's Catholic
2. St Peter's Catholic
3. University Presbyterian
4. Trinity Episcopal
5. Trinity Chapel
6. Our Lady of Sorrows Catholic
7. St. Paul's Episcopal Church
8. Churches on Ft. Sam Houston

Westfort Alliance Neighborhood Plan

Because of the neighborhood location on Broadway and near McAllister Expressway, the accessibility to the Downtown area and San Antonio International Airport is excellent.

Easy access to the airport

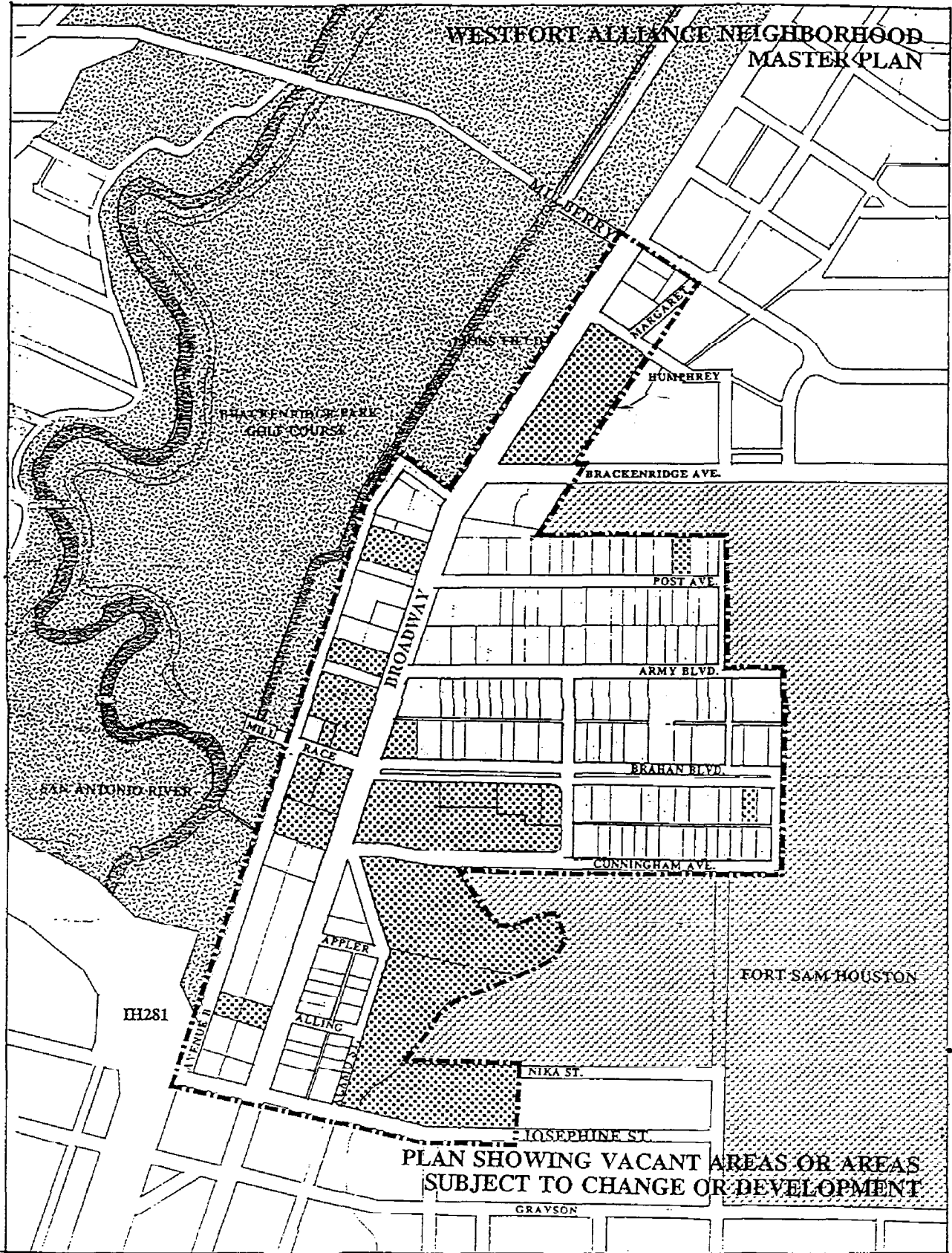
For residents who are connected with the military, the facilities on Fort Sam Houston are very accessible. In fact, many facilities on the Fort are available for public use. The open space around the creek along Cunningham Street is a "quality of life" asset to the neighborhood.

Fort Sam Houston facilities close by

ACTION PLAN

1. Promote improved transportation and safe access to facilities available to residents.
2. Publicize activities at facilities through the neighborhood newsletter.
3. Appoint a Fort Sam Houston liaison to report periodically to the membership about activities and facilities available to the residents on Post.
4. Appoint a representative from the neighborhood to serve as liaison to selected downtown organizations in order to promote communication and influence.
5. Appoint a representative from the neighborhood to serve on a public school PTA (Lamar or Hawthorne).

WESTFORT ALLIANCE NEIGHBORHOOD
MASTER PLAN



**G. AREAS OF SPECIAL IMPACT ON THE
NEIGHBORHOOD**

ANALYSIS

Several features of the Westfort Alliance Neighborhood have been identified as both unique to the area and having special impact upon the neighborhood and its residents. Among these are the large, vacant commercial tracts along Broadway and North Alamo; the wealth of recreation areas, museums and points of historic interest in the area, including the San Antonio River; the proximity of the neighborhood to downtown and its location on Broadway between downtown and two of the city's most affluent suburbs; the proximity of the neighborhood to two of the major arteries of the expressway system; and the neighborhood's proximity and relationship to Fort Sam Houston.

a. The several large, contiguous, vacant commercial tracts along Broadway and North Alamo

During recent years several large tracts of property which have in the past been used for commercial and industrial purposes have become vacant. A review of the land use map in section IIIA reveals the true impact of the situation. The properties along Broadway and North Alamo which are vacant at this writing comprise almost one-half of the total area of the neighborhood. The properties discussed below are vacant at this time. Unfortunately, other vacancies may occur within the near future.

**Vacant
properties along
Broadway and
Alamo equal
50% of total area
of neighborhood**

i. Playland Park Property

The property known locally as the Playland Park property is located on North Alamo Street between Cunningham on the north and Grayson on the south. The east side of the property abuts Fort Sam Houston, with the exception of a tract on Grayson, formerly part of the Playland property, which was sold to and is occupied by a facility of the Center for Health Care Services.

Westfort Alliance Neighborhood Plan

The Playland property is presently unoccupied, with the exception of a resident "caretaker," and very run down, overgrown with weeds and brush, and provides a home for vagrants and vermin and, occasionally, a refuge for criminals.

Existing remnants of Acequia Madre at Playland Park, Fort Sam Houston, Gillespie properties and along Broadway

From the late 1940s through the mid-1970s the property, owned by the Johnson family, was home to a family-oriented amusement park. When the park closed the majority of the rides were sold. The roller coaster, for instance, has been reassembled and is reputedly operating today in Arizona. A number of the remaining buildings were subsequently demolished and removed. Several remain, however, and are in poor condition. Although the property has been for sale for more than a decade, it has never been sold and remains in the Johnson family.

Physically the property is irregular in configuration, relatively level for the most part, has a number of handsome and valuable trees and is served by city utilities. It is zoned for commercial use. One interesting feature is the creek that runs through part of the property, originating on Fort Sam Houston and apparently going underground somewhere in the Playland property. The creek has a small flow during most of the year, and joins and becomes one with the remains of the Acequia Madre, which forms part of the boundary between Fort Sam Houston and the Playland property. The Acequia Madre is a National Historical Engineering Monument, and is protected by federal law.

ii. Gillespie properties

Former auto dealerships total eight acres

The property known as the Gillespie property consists of four tracts totalling a little more than eight (8) acres. It is the former home of the Gillespie Ford dealership, and has been vacant since the summer of 1993. It is served by all city utilities. It is listed for sale or lease.

Westfort Alliance Neighborhood Plan

Tract one is located on the northeast corner of Brahan and Broadway. It is approximately one-half (1/2) acre in size, and is entirely paved with asphalt with the exception of one rather small, modern building. It is zoned for commercial use.

Tract two is located on the east side of Broadway between Brahan and Cunningham. It is 5.17 acres in size. It was the main showroom and lot for the dealership, and also housed the mechanic and body shops. Although the portion of the tract abutting Broadway is zoned for commercial use, a large part of the tract is zoned residential and the zoning has never been changed. It is likely that a portion of the Acequia Madre (discussed below) is also located on this property.

Tract three is located at the southwest corner of Broadway and Millrace. It is 1.1 acres in size, and is mostly paved with asphalt. The structure on the property is suited to an automobile dealership or retail showroom. It is zoned for commercial use.

Tract four is located at the northwest corner of Broadway and Millrace. It is 1.42 acres in size, is paved with asphalt, and has both retail and mechanic shop buildings. It is zoned for commercial use.

The possibility exists for development of any or all of the tracts to accommodate desirable businesses or high quality, low to medium density multi-family residential uses. One possibility would be a planned unit development (PUD), particularly if the Playland Park property were used for a Los Patios-like restaurant/retail complex. Another possibility would be a hotel development. A marketing study and plan, professionally performed and developed, would provide insight into these and other possible uses, as well as methods of attracting businesses which would enhance, rather than detract from the quality of life in the neighborhood.

Commercial development along Broadway and medium to low density residential to East of Broadway most desirable

Westfort Alliance Neighborhood Plan

If merely allowed to remain vacant the properties will certainly have an undesirable impact on the entire area. Vacant properties attract crime and vagrants, and pose a serious health and safety hazard. The Playland property in particular has already lived up to the potential and gets worse as time passes. Even worse, should "undesirable" business or other use be made of the property, the quality of life in the neighborhood would be at serious risk. For instance, "adult-oriented" businesses, or even additional auto mechanic shops or light manufacturing concerns would detract from the appearance and overall environment. Such uses would be more difficult to change, once established, than to prevent.

b. The wealth of recreation areas, museums and points of historic interest in the area.

Neighborhood uniquely positioned to enjoy benefits of river, parks and museums

Within the immediate area (but outside the confines of the neighborhood itself) there are several cultural and recreational facilities, some public and some privately owned and operated. In addition, several structures of historic interest are located in near proximity to the neighborhood. These include:

- i) Brackenridge Park, one of the largest inner city parks in the U.S. Its structures include numerous WPA-era buildings, bridges, etc. Its facilities include the San Antonio Zoo, the Japanese Sunken Gardens (formerly a limestone quarry for a portland cement plant), an outdoor amphitheater, the world's longest miniature railroad, a scenic skyride, a driving range, horseback riding along wooded trails, several playground areas and numerous picnic areas. The San Antonio River originates just a few hundred yards north of the park on the grounds of Incarnate Word College and flows through the center of the park, where fishing is permitted in most areas, and paddle boat rentals are offered.
- ii) Brackenridge Golf Course, immediately adjacent to the neighborhood, is an eighteen hole public course graced by hundreds of beautiful trees of various species. The clubhouse is a WPA structure.

Westfort Alliance Neighborhood Plan

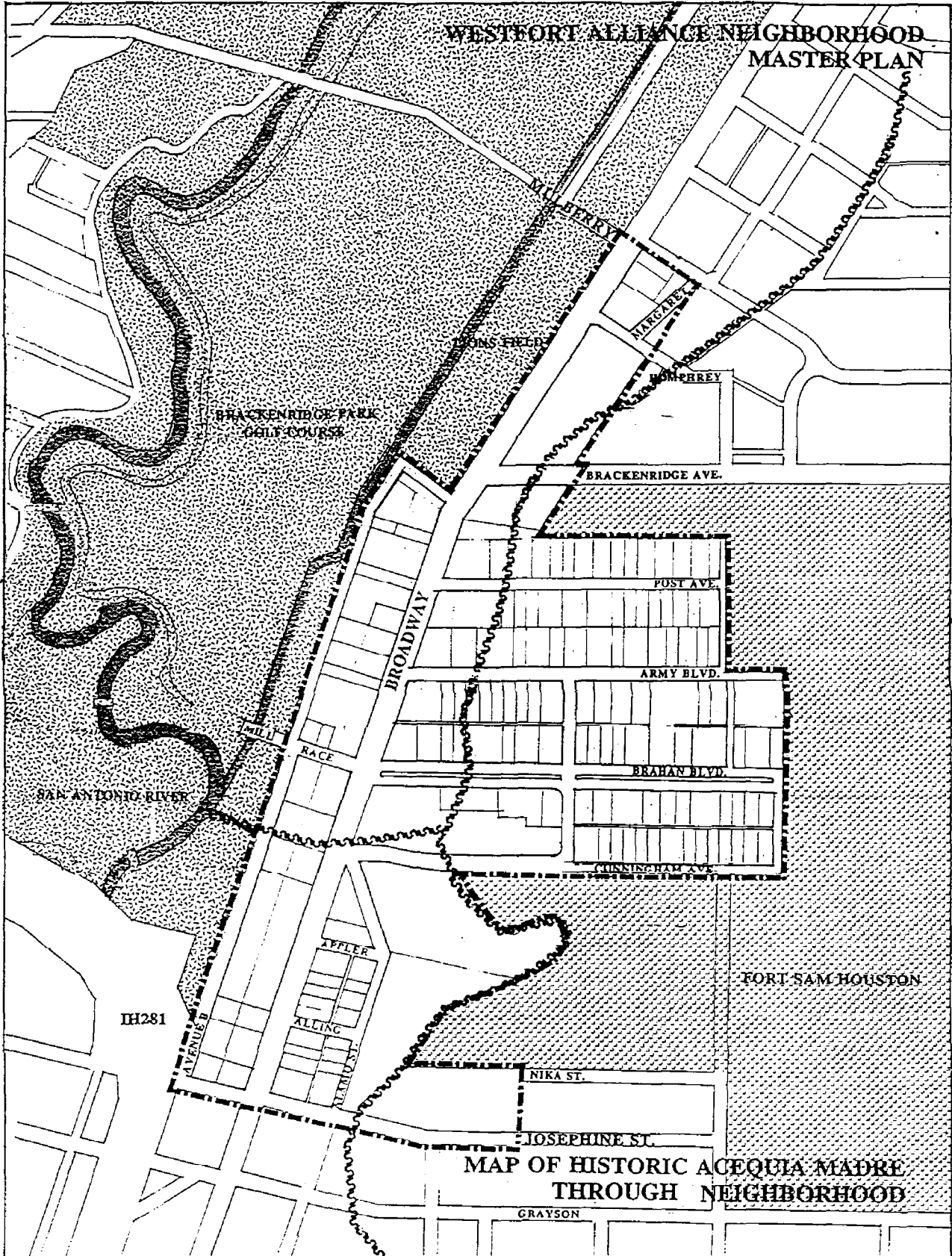
It shares a parking lot with the Gutzon Borglum Studio. The San Antonio River runs through the golf course.

iii) The San Antonio River parallels Broadway, and is undeveloped from downtown to Brackenridge Park, where it originates. The portion of the river that runs through the downtown area is well developed with lighted walkways, restaurants, shops, hotels, excursion boats and even a major shopping mall. Recently the Riverwalk was extended to the King William Historic District south of downtown. There has long been talk of extending it north to Brackenridge Park, but this project has not yet materialized. Such development would certainly enhance the commercial value of properties and impact the quality of life in the neighborhood.

iv) The San Antonio Museum of Art is housed in a converted 19th century brewery. Exhibits of local, regional, national and international interest are presented there, sometimes drawing hundreds of thousands to a single exhibit. It is located on Jones Avenue at the San Antonio River, and is less than two miles from the neighborhood.

v) The Witte Museum is a museum of history and natural history located on Broadway about a mile north of the neighborhood and adjacent to Brackenridge Park. It also presents exhibits which draw extremely large and diverse audiences.

vi) Gutzon Borglum's Mill Race Studio shares a parking lot with, and is actually encompassed by the Brackenridge Golf Course. Gutzon Borglum was a renowned sculptor who designed the Mount Rushmore National Monument, reputedly at the Mill Race Studio, while living in San Antonio.



Westfort Alliance Neighborhood Plan

The building is presently occupied by a firm of architects and is not open to the public. It is, however, a lovely example of an old river mill.

vii) Fort Sam Houston surrounds the neighborhood on three sides. It is discussed in detail in another section.

viii) The path of the historic Acequia Madre, discussed briefly in section II above, meanders back and forth through the Broadway/North New Braunfels area from just south of the Witte Museum to the Alamo and beyond. Although most of it has long since been either destroyed or covered over by later construction, small portions may still be seen in Mahncke Park and at the boundary between Fort Sam Houston and the old Playland Park property. It was the principal water supply channel for the Alamo Mission, and remains an engineering marvel to this day. The city's many acequias are all National Engineering Historic Monuments, and are protected by federal law. Many portions of the acequias, previously thought to have been destroyed, have been uncovered during excavation for construction, or street or utility improvements or repairs. Contractors are required by law to contact the City of San Antonio's Historic Preservation office if they locate artifacts they believe to be part of the acequia system. The Acequia Madre ran through the properties now known as the Playland Park Property and the Gillespie property, and portions of it may still exist beneath the present grade. See map on following page.

The existence of these facilities has, of course, already had a positive impact on the area. They improve the quality of life for residents of the neighborhood, and attract customers to area businesses incidental to their visits to the attractions. Maintenance, improvement and expansion of these facilities, as well as preservation of the historic structures, will clearly add to the quality of life and provide incentive for desirable business and residential

Westfort Alliance Neighborhood Plan

uses in the neighborhood. An extension of the Riverwalk to the southern perimeter of the golf course, with attractive, well lighted walkways to major thoroughfares could provide serious incentive to restaurateurs, hoteliers and retailers to locate in the area.

While neighborhood residents enjoy the proximity of recreational and cultural facilities, these facilities, especially the park and river area, attract a certain undesirable element, including homeless persons, transients and vandals. Close monitoring of the area facilities, and a close working relationship with the Parks & Recreation Department and San Antonio Police are necessary to prevent proliferation of these problems, and both danger to visitors and residents, and deterioration of the facilities as the result. In addition, careless development of the Riverwalk could lead to overcommercialization, causing the area to become to "touristy" and noisy, and could attract a somewhat different and potentially more dangerous criminal element if not carefully monitored.

c. The proximity of the neighborhood to downtown, and its location on a major urban corridor (Broadway) between downtown and Alamo Heights and Terrell Hills

Potential for Riverwalk development presents opportunities for future neighborhood development

The plan area straddles Broadway approximately half way between downtown San Antonio and Alamo Heights and Terrell Hills, two adjacent, affluent bedroom communities and incorporated cities located within the bounds of San Antonio. A large percentage of the residents of Alamo Heights/Terrell Hills work in the downtown area and travel to and from work on Broadway, passing through the neighborhood at least twice daily. These same individuals are the prime targets of all high end retail establishments and restaurants in the area.

Neighborhood located astride major urban corridor

In addition, the mere proximity to the downtown area (approximately two miles) makes the neighborhood extremely convenient in terms of traveling to and from sports, entertainment and cultural events, and other attractions located in the downtown area. Travel time in

Westfort Alliance Neighborhood Plan

heavy traffic is less than ten minutes door-to-door to most downtown locations and to the Alamo Heights area. It is located on a busy busline with buses scheduled every twenty minutes each way during peak hours.

The convenience to the downtown area makes the potential for hotel and bed-and-breakfast development very viable. An upscale hotel/restaurant/shop development could result in many improvements in neighborhood facilities, crime control and the overall quality of life in the neighborhood if properly planned, executed and maintained. Well regulated bed-and-breakfast establishments could likewise be welcome improvements over some of the existing sub-standard, multifamily housing operated by absentee landlords. An elegant apartment or townhome community would be an attractive alternative to a paved, litter strewn vacant lot. A good example of this type of development already exists in The Compound, an 18 unit condominium development between Broadway and Avenue B.

In addition, the proximity to Alamo Heights and Terrell Hills and the location on the main traffic route to downtown from those areas, coupled with the relatively low cost of purchasing or leasing property in this area as opposed to downtown or Alamo Heights could prove attractive to upscale retailers and restaurateurs. This type of facility would be an obvious improvement over some of the existing "adult-oriented" businesses and empty buildings in the commercial fringes of the neighborhood.

The same changes that could make a positive impact on the neighborhood could, if unmonitored and unchecked, create equally significant problems in the area. Hotels, restaurant, clubs and even bed-and-breakfast establishments may create an undesirable level of traffic during the evening hours, and may also create rather serious parking problems. These businesses may also attract a criminal element more dangerous than that presently operating in the area. Both traffic and parking problems, as well as an increased burglary rate could easily attend a large apartment complex. Every effort should be made to regulate and closely monitor the type of establishments operated in the

Convenience to downtown opens possibility of tourist-related development

Neighborhood located astride major urban corridor

Westfort Alliance Neighborhood Plan

area and to enlist the cooperation of the police in controlling the influx of "new" criminal activity to the area, and to enforce code compliance with respect to parking and maintenance issues.

d. The proximity of the neighborhood to two major arteries of the expressway system

Proximity to expressway system provides easy access to neighborhood

Both IH 35 and IH 37/Hwy 281 are within a stone's throw of the neighborhood, making the area easily accessible to both San Antonio residents and visitors, and making more distant locations, such as workplace, shopping malls and airport readily accessible from the neighborhood. Unfortunately, ingress and egress to and from IH 35 requires a drive of quite a few block, largely through a dark and run down area of the city. IH 37/281, though not more readily accessible in terms of distance, at least does not pose the threat of physical danger during the evening hours that access to IH 35 does. Improvements in lighting and signage, at the very least, are badly needed if visitors from outside the immediate area are to be attracted to the neighborhood for commercial purposes. These improvements would also greatly enhance the safety and comfort of neighborhood residents who use the routes. Potential for improving the actual ingress and egress routes to and from IH 37/281 may exist and should be explored.

In addition to improving the safety and comfort level of neighborhood residents, improving ingress and egress routes to and from the expressway system would help in attracting businesses that rely upon customers from outside the immediate vicinity, including tourists and business travelers. The desirability of these types of businesses is discussed in the previous section.

The same problems attendant with an influx of new business would attend improved access to the area. Ease of access could also worsen incidence of vice offenses. Increased traffic flow through rather than to the neighborhood, if excessive or improperly regulated, could result in a serious deterioration of the quality of life for residents of this and surrounding neighborhoods.

Westfort Alliance Neighborhood Plan

e. The proximity and relationship of the neighborhood to Fort Sam Houston.

The neighborhood has long had a unique relationship with Fort Sam Houston. The post surrounds the neighborhood on three sides; indeed, the Westfort Alliance Neighborhood Association takes its name from its proximity to the West gate of the Fort. Many of the neighborhood's first residents were reportedly military personnel. Military personnel, both active and retired, still comprise a substantial percentage of the population. Neighborhood residents have long enjoyed an excellent relationship with post administration and the personnel stationed at the post. In fact, until recent years no fence existed between the post and neighborhood.

Neighborhood has long-standing relationship with Fort Sam Houston

Fort Sam Houston represents a valuable ally to the neighborhood in its fight against the influx of crime and the ravages of time. Recently, Fort Sam Houston has been involved in a renovation effort that has resulted in the restoration of a number of the beautiful old homes located on the post, most of which are either immediately adjacent to the neighborhood or within easy walking distance. Post administrators are always ready to cooperate with neighborhood residents in crime prevention efforts, and patrols of the perimeter of the post property adjoining the neighborhood are regular and diligent. The military personnel stationed at Fort Sam Houston are also some of the most dedicated volunteers in the city's efforts to increase literacy, prevent gang violence and lower the drop-out rate among high school students.

ISSUES

Two issues emerge from the foregoing analysis. They are:

- a. The need to exercise some degree of control over the fate of the vacant commercial properties on Broadway and North Alamo; and

Westfort Alliance Neighborhood Plan

b. The possibility of utilizing the neighborhood's assets, namely its unique location near the San Antonio River, recreational facilities, points of historic interest, major arteries, and Fort Sam Houston, to market the area for desirable commercial and residential development.

ACTION PLAN

Achieve the "downzoning" to residential of all vacant tracts not directly contiguous to Broadway, Alamo and/or Josephine.

Develop and implement a viable plan for marketing the neighborhood's established commercial areas to "desirable" businesses, based on a professional marketing study and proposed marketing plan.

Enlist the support and active involvement of area business owners and the owners of the vacant tracts in the planning, marketing and downzoning processes.

Appoint a liaison to participate in the study and planning effort for the proposed riverwalk extension.

Appoint a liaison to participate in the Broadway Corridor planning and implementation effort.

Appoint a liaison to the Parks and Recreation Department to improve the relationship between the neighborhood and the Department and to provide active input to the Department on behalf of the neighborhood.

Maximize the advantage of location by implementation of an ongoing beautification program for the Broadway area, involving CDBG moneys, the City of San Antonio, area businesses and neighborhood residents in order to attract an optimal quality of new business to the area.

Achieve approval and funding of a study of the possibility of improving expressway access/egress to and from the area and to properly regulate the traffic flow.

Westfort Alliance Neighborhood Plan

Improve and develop the relationship between the neighborhood association and the Fort Sam Houston command structure.

In cooperation with the post command structure, develop an agenda and action plan for concerns common to the neighborhood and the post, such as security/crime, traffic patterns and property improvement/maintenance.

Westfort Alliance Neighborhood Plan

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Westfort Alliance Neighborhood Plan

**V. GOALS, RECOMMENDATION AND ACTION
PLAN**

TO PRESERVE AND ENHANCE THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD, WHILE RECOGNIZING THE DIVERSE, MULTICULTURAL NATURE OF THE RESIDENTS AND THE ARCHITECTURAL QUALITY OF THE HOUSING STOCK.

AS AN INNER CITY URBAN AREA WITH A CLEAR IDENTITY, WE SEEK TO IMPROVE THE QUALITY OF LIFE IN OUR NEIGHBORHOOD IN CONCERT WITH THE DYNAMIC REVIVAL OF THE CENTRAL CITY.

TO PROMULGATE LAND USE AND ZONING POLICY FOR THE PLAN AREA WHICH BOTH PRESERVES THE DIVERSE CHARACTER OF THE NEIGHBORHOOD, PROMOTES THE ECONOMIC DEVELOPMENT OF THE PLAN AREA AND CONTIGUOUS AREAS AND IS CONSISTENT WITH CITY PLANNING AND ECONOMIC GOALS.

RECOMMENDATIONS/ACTION PLAN:

HOUSING RECOMMENDATIONS

RE-ESTABLISH RESIDENTIAL SCALE AND CHARACTER ALONG THE SOUTHWEST END OF BRAHAN BOULEVARD.

ENCOURAGE LOW DENSITY AND SINGLE FAMILY OCCUPANCY WHEREVER POSSIBLE.

ENCOURAGE HIGH-QUALITY IN ANY NEW CONSTRUCTION, EXISTING BUILDING MAINTENANCE, AND REPLACEMENT OF SUB-STANDARD BUILDINGS.

Westfort Alliance Neighborhood Plan

PERPETUATE RESIDENTIAL USAGE IN THE NEIGHBORHOOD.

PRESERVE AND ENHANCE NEIGHBORHOOD CHARACTER AND VEGETATION.

HOUSING ACTION PLAN

ACTIVE PARTICIPATION IN THE DEVELOPMENT OF AREA PROPERTY BY THE RESIDENTS OF THE NEIGHBORHOOD. ESTABLISHMENT OF STANDING COMMITTEE IN NEIGHBORHOOD ASSOCIATION TO MONITOR DEVELOPMENT PLANS FOR AREA AND PROMOTE NEIGHBORHOOD GOALS.

DOWN-ZONE RESIDENTIAL PROPERTY FROM "D" (APARTMENT) TO "R-2A" (THREE AND FOUR FAMILY RESIDENCE) OR LESS WHERE POSSIBLE.

MAINTAIN AND DEFEND BUFFER LINE BETWEEN RESIDENTIAL IN THE NEIGHBORHOOD AND COMMERCIAL ALONG BROADWAY.

INITIATE PROCESS AND PURSUE DESIGNATION OF NEIGHBORHOOD AS HISTORIC DISTRICT

ENCOURAGE PROPERTY MAINTENANCE BY RESIDENTS.

CONTACT WITH ABSENTEE LANDLORDS BY NEIGHBORHOOD REQUESTING PROPERTY MAINTENANCE AND CODE COMPLIANCE.

SEEK CITY ASSISTANCE IN ENFORCEMENT AND CORRECTION OF CODE VIOLATIONS AND ZONING REGULATIONS.

CONTINUE TO PRESS FOR THE CONDEMNATION OF SUB-STANDARD HOUSING BY THE CITY.

Westfort Alliance Neighborhood Plan

ACTIVELY PROMOTE DEVELOPMENT OF LOW DENSITY HOUSING ALONG THE SOUTHWEST QUADRANT OF BRAHAN.

IF HIGH DENSITY HOUSING BECOMES THE HIGHEST AND BEST USE OF PROPERTY, NEIGHBORHOOD SHOULD PROMOTE PLACEMENT NEAR MAIN TRAFFIC CORRIDORS.

CRIME

GOALS

TO REDUCE CRIME IN THE AREA.

TO MAKE RESIDENTS FEEL SAFE.

RECOMMENDATIONS

INCREASE POLICE PROTECTION IN THE NEIGHBORHOOD.

ENCOURAGE VIGILANCE AND REPORTING OF SUSPICIOUS ACTIVITIES BY NEIGHBORHOOD RESIDENTS.

IDENTIFY SOURCES OR CONCENTRATIONS OF CRIME IN NEIGHBORHOOD AND VICINITY.

IMPROVE LIGHTING WHERE APPROPRIATE, BOTH PUBLIC AND PRIVATE

ACTION PLAN

SUPPORT CONTINUATION OF CELLULAR-ON-PATROL ACTIVITIES.

Westfort Alliance Neighborhood Plan

ENCOURAGE INCREASED PARTICIPATION BY RESIDENTS IN CELLULAR-ON-PATROL AND NEIGHBORHOOD WATCH PROGRAMS.

RESIDENTS AND NEIGHBORHOOD ASSOCIATION TO INFLUENCE LANDLORDS TO EVICT PROBLEM TENANTS.

SEEK INSTALLATION OF LIGHTS BY CPSB IN AREAS IDENTIFIED AS NEEDING BETTER ILLUMINATION TO PREVENT CRIMINAL ACTIVITY.

CONTINUE PROGRAM OF INTRODUCTION OF PATROLMEN ASSIGNED TO NEIGHBORHOOD TO RESIDENTS AT GROUP MEETINGS.

SPONSORSHIP OF CRIME PREVENTION SEMINARS BY NEIGHBORHOOD ASSOCIATION.

NEIGHBORHOOD ASSOCIATION TO DEVELOP GUIDELINES FOR SECURITY LIGHTING FOR DISTRIBUTION TO RESIDENTS.

AREAS OF SPECIAL IMPACT ON THE NEIGHBORHOOD

GOALS

EXERCISE SOME DEGREE OF CONTROL OVER FATE OF THE VACANT COMMERCIAL PROPERTIES ON BROADWAY AND NORTH ALAMO

MARKET NEIGHBORHOOD'S RESOURCES AND AMENITIES FOR DESIRABLE COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

ACTION PLAN

ACHIEVE DOWNZONING TO RESIDENTIAL OF ALL VACANT TRACTS NOT DIRECTLY CONTIGUOUS TO BROADWAY, ALAMO AND JOSEPHINE.

Westfort Alliance Neighborhood Plan

DEVELOP AND IMPLEMENT A VIABLE PLAN FOR MARKETING THE NEIGHBORHOOD'S ESTABLISHED COMMERCIAL AREAS TO "DESIRABLE" BUSINESSES, BASED ON A PROFESSIONAL MARKETING STUDY AND PROPOSED MARKETING PLAN.

ENLIST SUPPORT AND ACTIVE INVOLVEMENT OF AREA BUSINESS OWNERS AND OWNERS OF THE VACANT TRACTS IN THE PLANNING, MARKETING AND DOWNZONING PROCESSES.

APPOINT A LIAISON FROM THE NEIGHBORHOOD TO PARTICIPATE IN THE STUDY AND PLANNING EFFORT FOR THE PROPOSED RIVERWALK EXTENSION.

APPOINT A LIAISON FROM THE NEIGHBORHOOD TO PARTICIPATE IN THE BROADWAY CORRIDOR PLANNING AND IMPLEMENTATION EFFORT.

APPOINT A LIAISON FROM THE NEIGHBORHOOD TO THE PARKS AND RECREATION DEPARTMENT TO IMPROVE THE RELATIONSHIP BETWEEN THE NEIGHBORHOOD AND THE DEPARTMENT AND TO PROVIDE ACTIVE INPUT TO THE DEPARTMENT ON BEHALF OF THE NEIGHBORHOOD.

MAXIMIZE THE ADVANTAGE OF LOCATION BY IMPLEMENTATION OF AN ONGOING REAUFFICATION PROGRAM FOR THE BROADWAY AREA, INVOLVING CDBG MONEYS, THE CITY OF SAN ANTONIO, CITY PUBLIC SERVICE, AREA BUSINESSES AND NEIGHBORHOOD RESIDENTS IN ORDER TO ATTRACT AN OPTIMAL QUALITY OF NEW BUSINESS TO THE AREA.

ACHIEVE APPROVAL AND FUNDING OF A STUDY OF THE POSSIBILITY OF IMPROVING EXPRESSWAY ACCESS/EGRESS TO AND FROM THE AREA AND TO PROPERLY REGULATE THE TRAFFIC FLOW.

Westfort Alliance Neighborhood Plan

IMPROVE AND DEVELOP THE RELATIONSHIP BETWEEN THE NEIGHBORHOOD ASSOCIATION AND THE FORT SAM HOUSTON COMMAND STRUCTURE.

IN COOPERATION WITH THE POST COMMAND STRUCTURE, DEVELOP AN AGENDA AND ACTION PLAN FOR CONCERNS COMMON TO THE NEIGHBORHOOD AND THE POST, SUCH AS SECURITY/CRIME, TRAFFIC PATTERNS, AND PROPERTY IMPROVEMENT/MAINTENANCE.

INFRASTRUCTURE

GOALS

TO ENHANCE AND IMPROVE THE PHYSICAL APPEARANCE AND FUNCTION OF THE NEIGHBORHOOD AND INTEGRATE WITH SURROUNDING AREAS.

TO WORK TOWARD PRODUCTION OF KEY PHYSICAL FEATURES UNIQUE TO THIS NEIGHBORHOOD THAT WILL GIVE IDENTITY AND SPECIAL CHARM.

RECOMMENDATIONS

ENCOURAGE ACTIVITIES THAT CONTRIBUTE TO THE BEAUTIFICATION OF THE NEIGHBORHOOD BY RESIDENTS

IMPROVE APPEARANCE OF STREETS, ABOVE-GROUND UTILITIES, PARKING

IMPROVE LIGHTING IN NEIGHBORHOOD

EDUCATE RESIDENTS ABOUT PLANTING PRACTICES THAT WILL BE COMPATIBLE WITH CURBS, SIDEWALKS AND ABOVE-GROUND UTILITIES.

Westfort Alliance Neighborhood Plan

ACTION PLAN

NEIGHBORHOOD TO PRODUCE INFORMATIONAL PACKET THAT INCLUDES GUIDELINES FOR PLANTING NEAR STREETS OR UTILITIES, PERTINENT CODE ISSUES, AND CRIME PREVENTION DATA FOR DISTRIBUTION TO THE NEIGHBORHOOD.

NEIGHBORHOOD TO PURSUE CDBG FUNDS TO COMPLETE STREET AND SIDEWALK UPGRADE.

NEIGHBORHOOD TO WORK WITH CITY TO BURY OVERHEAD UTILITIES WHERE THEY ARE NOT IN AN ALLEY.

NEIGHBORHOOD, WORKING WITH "BROADWAY CORRIDOR" IMPROVEMENT GROUPS TO PURSUE THE BURIAL OF OVERHEAD UTILITIES ALONG BROADWAY, AS THEY ARE IN FRONT OF BUTTERKRUST BAKERY, PLANTING OF APPROPRIATE STREET TREES AS A VISUAL EXTENSION OF THE BRACKENRIDGE PARK/BROADWAY INTERFACE, AND OTHER BEAUTIFICATION EFFORTS.

INCREASE STREET LIGHTING IN THE NEIGHBORHOOD.

ENLIST CITY SUPPORT IN REQUIRING CODE COMPLIANCE FOR APARTMENT OFF-STREET PARKING.

ENCOURAGE RESIDENTS TO USE OFF-STREET PARKING.

CONTINUE TO PURSUE SOLUTION TO DRAINAGE PROBLEM AT INTERSECTION OF BROADWAY AND POST, ARMY, AND BRAHAN.

Westfort Alliance Neighborhood Plan

WORK WITH CITY TO DESIGN AND DEVELOP LANDSCAPE FEATURES AT THE INTERSECTION OF BROADWAY AND BRACKENRIDGE AVENUE TO MARK THE SHIFT IN DIRECTION OF BROADWAY, AND TO COMPLETE THE VISUAL AXIS OF BRAHAN AS IT INTERSECTS BROADWAY, AND TO SLOW TRAFFIC ON BROADWAY.

TRAFFIC/SAFETY

GOAL

TO IMPROVE THE QUALITY OF LIFE AND SAFETY IN THE NEIGHBORHOOD.

RECOMMENDATIONS

LIMIT RESIDENTIAL DENSITY INTERIOR TO THE NEIGHBORHOOD TO PREVENT ADDITIONAL TRAFFIC THROUGH AREA.

CONTROL TRAFFIC SPEED AND INTENSITY IN NEIGHBORHOOD.

IMPROVE SAFETY FOR PEDESTRIANS CROSSING BROADWAY.

ACTION PLAN

WORK WITH CITY TRAFFIC TO SOLVE PROBLEM OF LEFT-TURN-TO-ARMY - LEFT-TURN-TO-BONANZA CONFLICT.

STUDY POSSIBILITY OF MAKING BOTH SIDES OF BRAHAN BOULEVARD TWO-WAY.

SEEK COOPERATION FROM POLICE IN DISCOURAGING SPEEDING THROUGH NEIGHBORHOOD.

Westfort Alliance Neighborhood Plan

ZONING/LAND USE

ACTION PLAN

CREATE A NEIGHBORHOOD COMMITTEE TO ACT AS A LIAISON WITH REAL ESTATE AGENTS WORKING IN THE NEIGHBORHOOD IN ORDER TO ENCOURAGE DEVELOPMENT OF PROPERTIES AFFECTING THE NEIGHBORHOOD CONSISTENT WITH THIS MASTER PLAN.

SUPPLY REAL ESTATE AGENTS, RESIDENTS, AND PROPERTY OWNERS IN THE NEIGHBORHOOD WITH COPIES OF THIS MASTER PLAN.

ENCOURAGE DEVELOPMENT ALONG BROADWAY/AVENUE B THAT TAKES ADVANTAGE OF THE PROXIMITY AND VIEWS OF THE PARK.

REVISE "BUFFER LINE" BETWEEN RESIDENTIAL AND COMMERCIAL TO MINIMIZE IMPACT OF COMMERCIAL ENCROACHMENT ON INTERIOR OF NEIGHBORHOOD.

DEVELOP PUD TYPE PLANS FOR DEVELOPMENT OF CONTIGUOUS VACANT PROPERTIES.

DOWN-GRADE RESIDENTIAL ZONING TO LOW-DENSITY WHEREVER POSSIBLE.

Westfort Alliance Neighborhood Plan

Westfort Alliance Neighborhood Plan

V. APPENDIX

Westfort Alliance Neighborhood Plan



Westfort Alliance Neighborhood Plan

Appendix 1 - Survey of Housing Conditions

<p>Criteria/Condition: A - Sound B - Deferred Maintenance C - Minor Deterioration D - Major Deterioration E - Critical F - Vacant(Boarded up) RO - Owned by Neighborhood Resident G - Vacant lot I - Institutional Residence H - Major Repairs Underway * House on Property in 1920</p>	<p>Example: Street POST AVENUE Street# - Stories - Cond. - #of Units - Ownership/Occupancy * 217 - 2 : A : 4 : O - Owner-Occupied</p>
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POST AVENUE	ARMY BLVD.	BRAHAN BLVD.	CUNNINGHAM ST.
* 217 - 2:B:1:O	* 214 -2:A:5	223 - 2:A:10	203 - 1:H:2:RO
* 221 - 2:A:1:O	* 218 - 2:D:3:O	225 - 2:C:4	211 - 1:A:1:O
* 222 - 1:A:2	220 - 1:C:6	227 - 1:A:1	215 - 1:B:1:O
* 224 - 2:B:2	221 - 1:A:1:F	231 - 1:A:1:O	219 - 1:B:1:O
* 228 - 1:C:1:O	226 - 2:A:3:RO	239 - 1:A:4	223 - 1:A:1:O
* 231 - 2:B:1	232 - 2:A:2	* 251 - 2:A:5:	227 - 1:A:1:O
* 236 - 1:A:1:O	* 235 - 2:A:1:O	* 255 - 2:A:7	235 - 2:A:1:O
* 237 - 1:B:1	237 - 1:A:1:O	301/3 - 2:A:2:O	239 - 1:A:1
* 238 - 1:A:1:RO	* 238 - 2:A:3:O	302 - 2:A:6	243 - 1:A:1:O
* 240 - 1:A:1:O	* 239 - 2:A:1:O	305 - 1:B:4	247 - 1:A:1:O
* 241 - 2:B:5	240 - 2:A:2:O	306 - 2:A:1:O	251 - 1:A:1:O
245 - 2:C:8	* 242 - 2:A:1:O	* 310 - 1:A:1:O	255 - 1:A:1:O
* 248 - 2:A:12:I	* 247 - 2:A:1:O	311 - 2:A:1:O	259 - 1:A:1:O
258 - 2:D:4	* 262 - 2:C:1:O	312 - 2:A:4	263 - 1:A:1:O
* 260 - 1:B:1:O	* 302 - 2:A:1:O	315 - 1:A:1:O	
* 261 - 2:E&F:4	* 305 - 2:A:1:O	316 - 1:C:1	BROADWAY
* 264 - 1:A:1:RO	* 306 - 1:A:1:O	318 - 1:B:2	2519 - 2/3:A:18
* 265 - 1:B:1:O	* 309 - 3:H:4:O	* 320 - 2:A:4:I	
266/8 - 2:A:1	* 315 - 2:A:1:O	321 - 1:A:1:O	
269 - 1:A:1:O	* 316 - 2:A:1	322 - 1:B:1	ALAMO
270 - 2:B:4	* 319 - 2:C:4	324 - 2:B:2	2019 - 1:B:1
* 274/6 - 2:A:2	* 320 - 2:A:1:O	326 - 0:G:0	2023 - 2:B:2
* 275 - 2:A:1	* 327 - 2:C:2	330 - 2:B:2:O	
277 - 2:EF:6	331 - 1:B:4	333 - 2:A:48	
280 - 1:A:1:O	* 335 - 1:A:2	337 - 1:A:1:RO	ALLING
282/4 - 1:A:2	336 - 1:A:2:O	345 - 2:A:1:O	117 - 1:B:1
285 - 1:B:1:O	* 337 - 1:A:1:O	353 - 2:A:1:O	121 - 1:B:1
* 292 -2:A:1:O	338 - 2:B:6	359 - 1:A:2	
* 293 - 1:A:4	339 - 2:A:2	367 - 1:B:1	
	400 - 2:A:28		

Westfort Alliance Neighborhood Plan

Addresses listed for houses in 1920, no longer listed as street addresses:

POST AVENUE	ARMY BLVD.	BRAHAN BLVD.
* 232	* 202	* 205
* 256	* 241	* 335
* 262	* 256	* 250
* 272	* 303	
	* 317	
	* 330	

Westfort Alliance Neighborhood Plan

Appendix 2 - Sample Housing Survey Form

Westfort Alliance Neighborhood Plan

WESTFORT ALLIANCE
NEIGHBORHOOD ASSOCIATION
SAN ANTONIO, BEXAR COUNTY
TEXAS

ARCHITECTURAL SURVEY FORM
WANA NEIGHBORHOOD MASTER
PLAN
PAGE 1 OF 2

CURRENT INFORMATION

DATE:

Address

Present Owner

Owner Occupied: yes no

Present Use:

Residential

Single family

Multi-family

(No. of units)

Commercial
(describe)

Other
(describe)

Type of building (describe, house, apt, etc.)

Type of construction, notable features

Style

No. of Stories

Physical Condition of Structure

Site: Landscape features/ condition of site/features

Survey Conducted by:

Westfort Alliance Neighborhood Plan

WESTFORT ALLIANCE
NEIGHBORHOOD ASSOCIATION

SAN ANTONIO, BEXAR COUNTY, TEXAS

ARCHITECTURAL SURVEY FORM
WANA NEIGHBORHOOD MASTER
PLAN
PAGE 2 OF 2

BACKGROUND INFORMATION:

Original Owner(Source)

Date of Construction(Source)

Architect/Builder(Source)

Original Use

Style (Original)

Date and description of major alterations, additions,
renovations, and,Architect for these changes.

PHOTOGRAPHS:

Westfort Alliance Neighborhood Plan

Westfort Alliance Neighborhood Plan

Appendix 3 - Crime Statistics

Westfort Alliance Neighborhood Plan

WESTFORT NEIGHBORHOOD CRIME SUMMARY
OCTOBER, 1992 - SEPTEMBER, 1993

CRIME	1992		1993											TOTAL
	O	N	D	J	F	M	A	M	J	J	A	S		
Burglary	1	6	6	5	3	4	2	3	2	9	2	4	47	
Theft	3	4	3	4	1	2			3	3	5		28	
Burg. Vehicle	1	2	1			2	1	1	3	3			14	
Theft Vehicle					1			1	2				4	
Assault	6	1		1	1		3		1		2	2	17	
Shooting		1			1						1		3	
Cutting				1									1	
Robbery				1			1					2	4	
Vice	4	5	3	1	3		3	3	2	1	7	3	35	
Sex Offense	3	1	3	1			1	1				1	11	
Narcotics		1	1										2	
Weapons				1									1	

Westfort Alliance Neighborhood Plan

WESTFORT NEIGHBORHOOD CRIME SUMMARY
JULY, AUGUST & SEPTEMBER, 1993

CRIME	1993			TOTAL	% of 12 mo. total
	JULY	AUGUST	SEPTEMBER		
Burglary	9	2	4	15	32%
Theft	3	5		8	29%
Burg. Vehicle	3			3	21%
Theft Vehicle				0	0
Assault		2	2	4	24%
Shooting		1		1	33%
Cutting				0	0
Robbery			2	2	50%
Vice	1	7	3	11	31%
Sex Offense			1	1	9%
Narcotics				0	0
Weapons				0	0

Westfort Alliance Neighborhood Plan

WESTFORT NEIGHBORHOOD CRIME SUMMARY
JANUARY, 1993 -- FEBRUARY, 1994

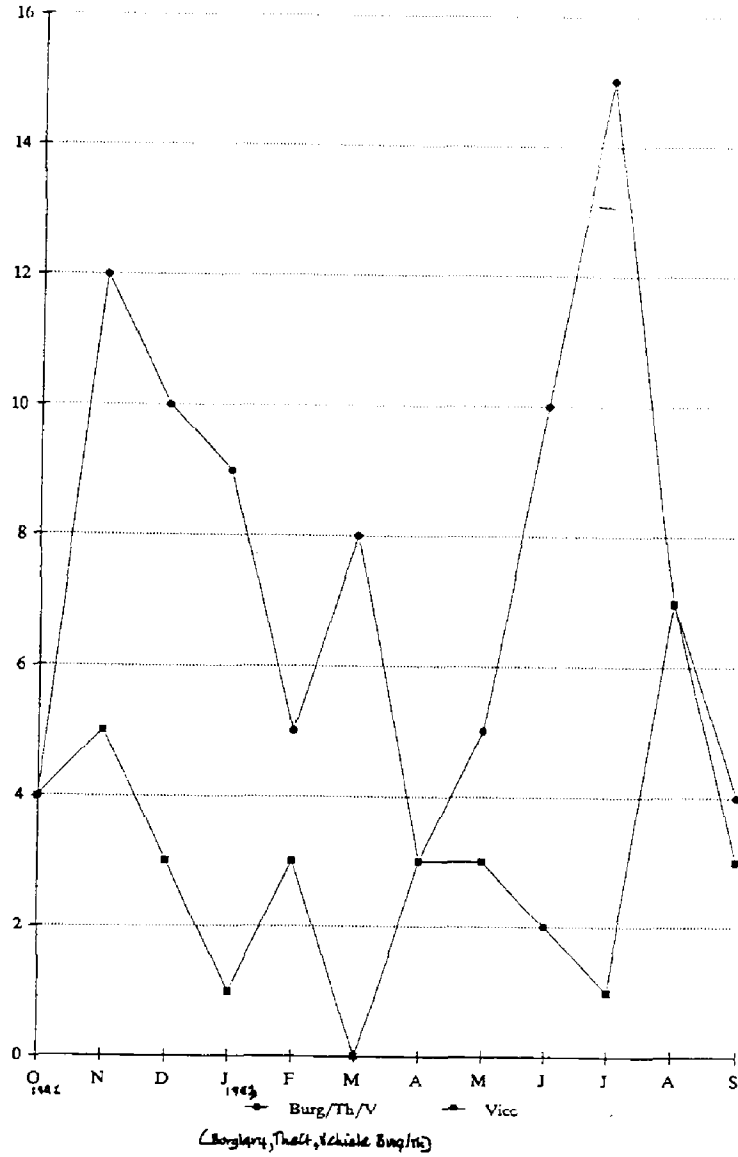
CRIME	1993												1993 TOTAL	94* J	* F
	J	F	M	A	M	J	J	A	S	O	N	D			
Burglary	5	3	4	2	3	2	9	2	4	7	9	1	51	2	2
Theft	4	1	2			3	3	5		5	3	3	29		1
Burg. Veh.			2	1	1	3	3					1	11	1	
Theft Veh.	1				1	2						1	5		
TOTAL PROPERTY CRIMES	9	5	8	3	5	10	15	7	4	12	14	4	96	3	3
Assault	1	1		3		1		2	2	1		1	12	2	1
Shooting		1						1					2		
Cutting	1												1		
Robbery	1			1					2		1	1	6		
Sex Offen.	1			1	1				1	1			5	1	
TOTAL CRIMES AGAINST PERSONS	4	2		5	1	1		3	5	2	1	2	26	3	1
Vice	1	3		3	3	2	1	7	3	3	2	9	37	7	3
Narcotics													0		
Weapons	1												1	1	

NOTE:

- December 1992 data is for comparison.
- * Months with Cellular Patrols (December 1993 was first month of patrols)

Westfort Alliance Neighborhood Plan

WESTFORT ALLIANCE ~ OCT. 1992 - SEPT. 1993



Westfort Alliance Neighborhood Plan

Appendix 4 - Neighborhood Demographics

Westfort Alliance Neighborhood Plan

1992 Traffic Count

Broadway

North and South bound

24 hour count

19,800 total count

divide by 10 to

determine peak hour

CITY OF SAN ANTONIO

Department of Planning
Interdepartmental Correspondence

Creath, Planner II

Pease, Planner II

Wiley, Director; Ann Ussery, Senior Planner

SUBJECT: DEMOGRAPHICS FOR WEST FORT ALLIANCE

DATE: December 01, 1993

Per your request of November 19, 1993, I have compiled the 1990 Census Statistics for the West Fort Alliance Neighborhood area. I used the block statistics from the 1990 Census to determine population, ethnicity, and housing units. Block group statistics were used in determining the age group count.

The following represents the demographic data requested:

TOTAL POPULATION	474	
ETHNICITY		
-Anglo	253	54%
-Hispanic	210	44%
-Black	10	2%
-Other	1	0%
AGE		
Under 19 years	114	24%
19 - 64 years	294	62%
65 plus years	66	14%
TOTAL HOUSING UNITS	336	

If I can be of further assistance, please let me know.

Stephen E. Pease
Planner II

SP:hbb

Westfort Alliance Neighborhood Plan

Appendix 5 - Neighborhood Survey and Tally of Responses

Westfort Alliance Neighborhood Plan

WESTFORT ALLIANCE NEIGHBORHOOD ORGANIZATION
NEIGHBORHOOD SURVEY

SECTION I

Q.1 What areas of the neighborhood are most pleasant?

Q.2 Least pleasant?

Q.3 What changes/improvements would you like to see?

Q.4 Do you feel safe walking in the neighborhood at night?
Please check one only.

1. Very safe _____
2. Reasonably safe _____
3. Not at all _____

Q.5 Have you been a victim of any crime (including vandalism) in the past year? Please check one only.

1. One crime _____
2. Two crimes _____
3. Three crimes _____
4. Not applicable _____

Q.6 Is the neighborhood less safe than a year ago? Please check one only.

1. Yes _____
2. No _____

Westfort Alliance Neighborhood Plan

WESTFORT ALLIANCE NEIGHBORHOOD ORGANIZATION
NEIGHBORHOOD SURVEY

- Q.7 Are you satisfied with the neighborhood as a place to live?
Please check one only.
1. Very _____
 2. Mostly _____
 3. Somewhat satisfied _____
 4. Somewhat dissatisfied _____
 5. Very dissatisfied _____
- Q.8 Is the neighborhood changing for the...?
Please check one only.
1. Better _____
 2. Worse _____
 3. Same _____
- Q.9 Do you expect to stay in the neighborhood?
1. Stay _____
 2. Move _____
- Q.10 Do you plan to make home improvements in the near future?
1. Yes _____
 2. No _____
 3. Renter or not applicable _____
- Q.11 Are there neighborhood problems or concerns that bother you?
If so what are they?

Westfort Alliance Neighborhood Plan

APPENDIX C: WESTFORT ALLIANCE NEIGHBORHOOD PLAN SURVEY RESULTS

INTRODUCTION:

Over the last two years a social survey administered by neighborhood volunteers was taken of neighborhood residents (see attached questionnaire). The survey sample of a total of approximately 474 residents or about 207 households was both purposeful and random. It was meant to include a good mix of homeowners and renters. Fifty-five residents were polled. Sixty percent (60%) were home owners. An unstructured and informal interview was done with six local business owners and/or managers.

Questions 1,2,3 and 11 called for qualitative or verbal answers, i.e., Q.1 What areas of the neighborhood are the most pleasant? Q.2. Least pleasant? Q3. What changes/improvements would you like to see? Q. 11. Are there neighborhood problems or concerns that bother you? If so what are they?

A content analysis of majority responses follows:

Q1: The most pleasant things about the neighborhood are the large numerous trees, Brahan Boulevard and the large, stately homes in the neighborhood.

Q2: The least pleasant things mentioned about the neighborhood are the vacant large properties along Broadway and Alamo Streets, frequent crime in the area. There is much concern about the presences of prostitutes and their procurers who frequent near-by Broadway. There is also a lot of concern about "problem properties" owned by absentee landlords. This includes small and large-size apartment complexes which is increasing the density in the neighborhood, "suspicious-looking" renters who might be the cause of intra-neighborhood break-ins, etc. A lot of displeasure was also expressed by residents about homeowners who do not keep up their properties.

Other lesser concerns were code violations, the increased traffic in the neighborhood, increased density, and overflowing dumpsters. Three residents are concerned about possible gangs in the area.

Q3: The changes or improvements voiced by the neighborhood residents tended to be logically consistent with their concerns:

Residents want "good" businesses or housing to be developed on the vacate Broadway properties. They would like to see the rent properties improved and the landlords more selective about their renters. They would like to see meaningful things done about illegal activities, e.g., burglaries, occurring in the neighborhood.

Section II of the questionnaire allowed residents to express their willingness to serve on self-help projects in order to do something about some of their concerns. Survey results identified a moderate to strong willingness (60%) to become so involved.

Westfort Alliance Neighborhood Plan

Page 2

QUANTITATIVE RESPONSES

- Q.4 Responses to Question 4 indicate that the majority of the residents are satisfied with the neighborhood and their living situation (78%).
- Q.5 Many have experienced (50-60%) burglaries and other similar experiences within the last 12 months.
- Q.6 30% feel less safe in the neighborhood than a year ago with 70% feeling the same or possibly more safe than a year ago.
- Q.7 74% were either very or mostly satisfied with the neighborhood as a place to live.
- Q.8. 65% believe the neighborhood is changing for the "better", The more recent interviews indicate a higher percentage.
- Q.9. The vast majority (94%) intend to stay in the neighborhood.
- Q.10 85% intend to make home improvements in the near future.

BUSINESS RESPONSES AND FIELD OBSERVATIONS

As mentioned several local business associates were informally interviewed. The small judgmental sample expressed the following priorities: Burglaries, graffiti, and homeless and other transients who solicit customers.

Field observations also point to the following: Broadway is the gateway to the Westfort Alliance Neighborhood, there are large tracts of unkempt vacant land adjunct to the area. The Gilliespie Ford properties, vacated two years ago, are being actively marketed by a real estate broker. The Playland Park grounds have been dormant and declining for the past fourteen years. There is a pornographic store that attracts undesirables, especially on the week-ends, to the Broadway and Alamo streets areas. Another unsettling sight are the piles of auto parts and discarded equipment that accumulate behind and to the side of several businesses.

Among the positive on Broadway are neighborhood friendly businesses such as the Club House Pit-Barbecue, La Louisiana's new patio dining area, and Gladwin Paints.

Westfort Alliance Neighborhood Plan

Page 3

SUMMARY AND RECOMMENDATIONS

When the survey results are related to other data gathered during the neighborhood planning process the following appear as top priorities for the Westfort neighborhood residents: Minimize crime and other illegal activities within and adjunct to the area. minimize the neighborhood density, improve the run-down houses and apartment complexes, and do something about the declining empty Broadway and Playland Park properties.

In order to address the Broadway/Playland Park issue, it is recommended a marketing study be commissioned and sponsored by the Westfort Alliance and local businesses that results in an action plan with the objectives of increasing the area residents' access to goods and services while addressing the issue of the highest and best use of the commercial property.

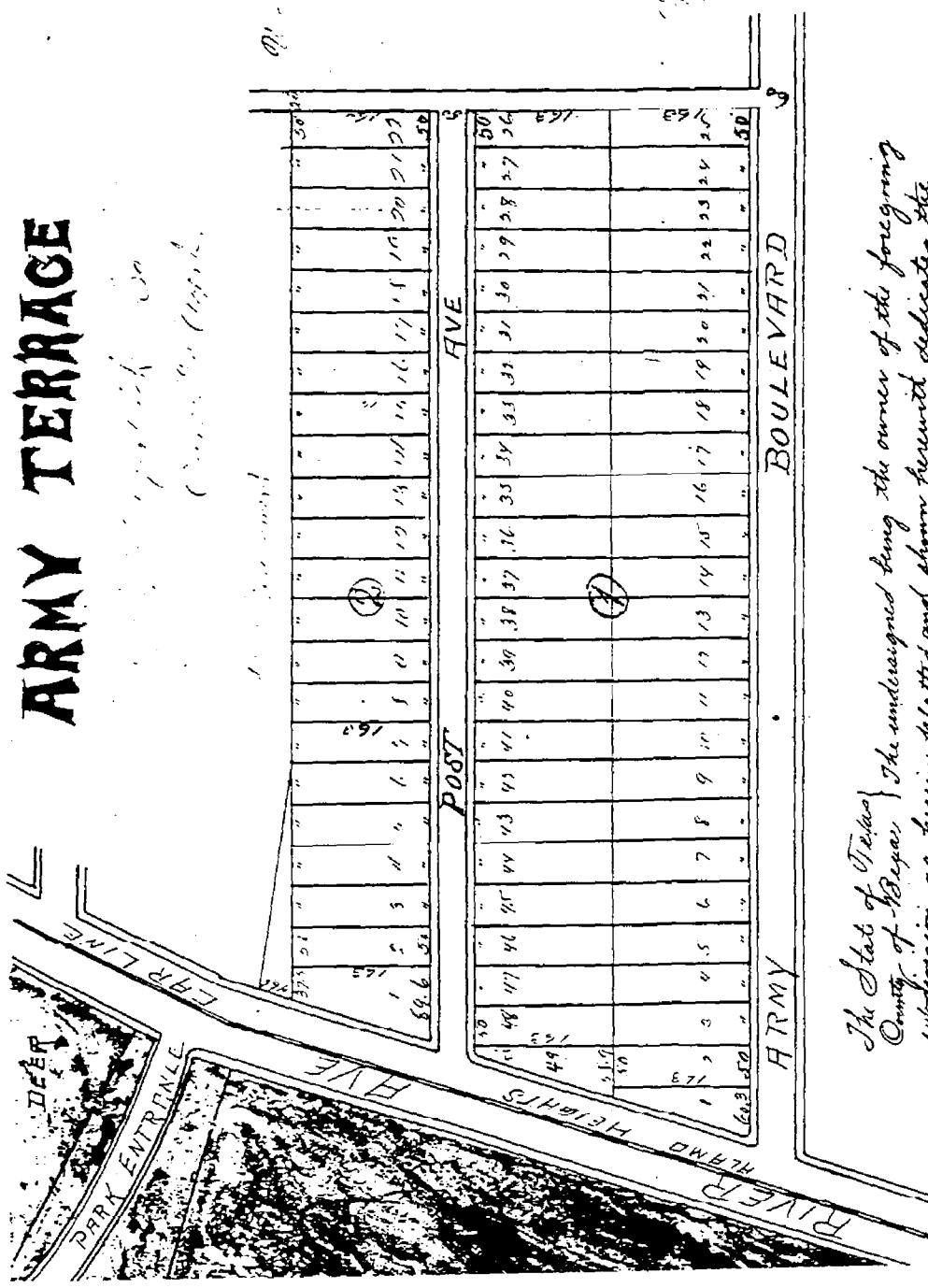
Other priorities evolving from the survey and the neighborhood planning process are addressed by function and by an action plan (e.g. see Crime Committee).

Westfort Alliance Neighborhood Plan

Appendix 6 - Neighborhood History and "Oral History"

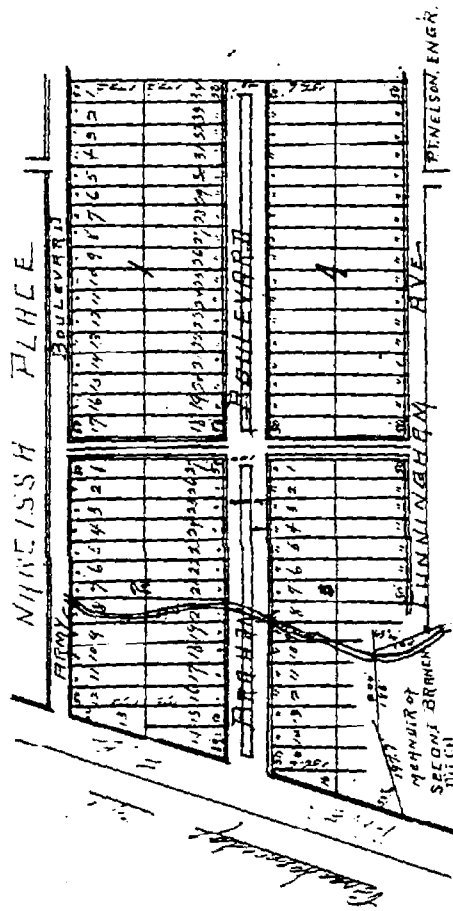
Westfort Alliance Neighborhood Plan

Vol. 103, 5-1-19



Westfort Alliance Neighborhood Plan

Vol. 1 of 5 No. 207



... of as 29-1/2 acre tract of land along a portion of the Original
 Fourth, and Fifth, and Six, in Range One, District 2, and a 4-247,000 ac
 the above tract is being Placed, Avenue and Adams & Cited, described by mile
 1/2, to wit: Beginning at a point on the West side of Original City Lot No 6,
 1/2 of land front North to street from the North side of Original
 1/2 of land front North to street from the North side of Original

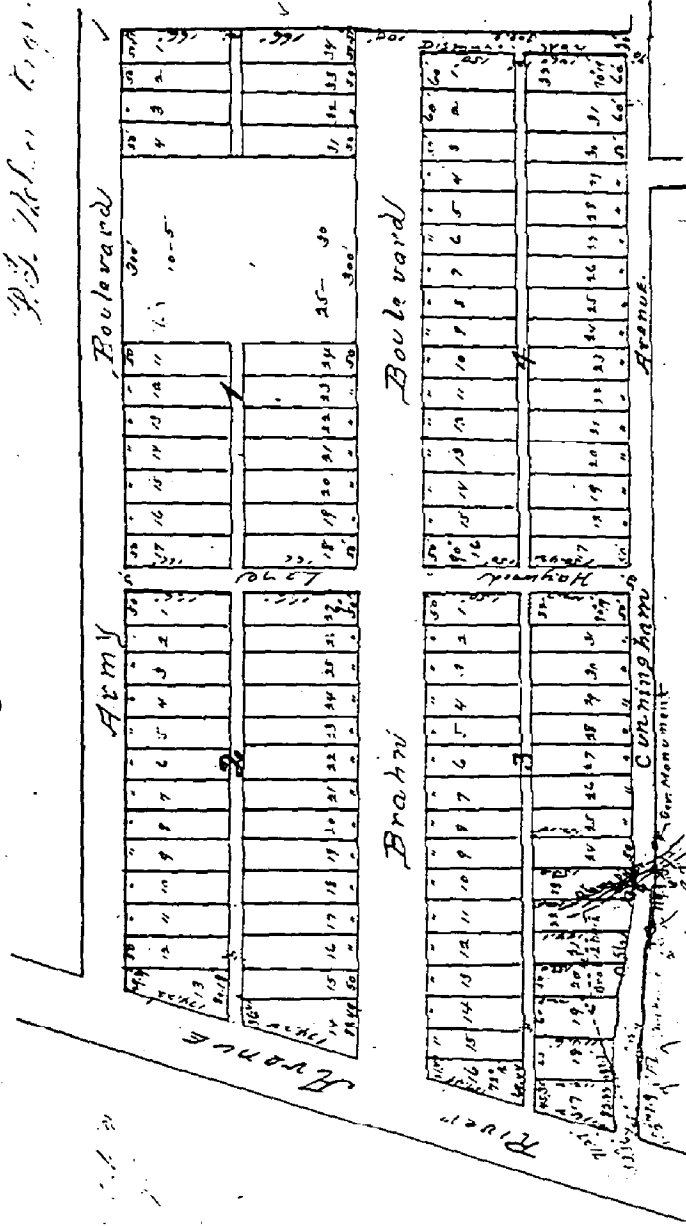
Westfort Alliance Neighborhood Plan

Vol. 105 No. 73

Narcissa Trace

San Antonio, TEXAS.

P.L. Nelson Eng.



Part shown on east side of tract
purchased by McNewington
from Mrs. Poppe

at least being a part of the City of San Antonio. The lots are numbered 1 through 100. The lots are numbered in a grid pattern. The lots are numbered in a grid pattern. The lots are numbered in a grid pattern.

Westford Alliance Neighborhood Plan

Westford Alliance (formerly Narcissa Place) is part of a land grant given to the City of San Antonio in about 1722-23 by the Spanish Government. It was lost and never recorded in Bexar County.

In 1842 the City of San Antonio was incorporated by the Republic of Texas and authorized to sell public land.

Among names mentioned are: Thomas J. Devine 1853, A. M. Dignwitty 1853; Sam Maverick Estate 1871, G. W. Brackenridge 1878; Frances Gilberg Thomas Stribling 1861, D. C. Alexander.

Ed C. Cunningham, Eva Lock, and T. B. Cunningham, and Narcissa C (Cunningham) Bryson (Mrs. J. H.) and Sue D. Cunningham Whiting (Mrs. Deshler Whiting) were owners 13 Oct. 1905.

Jesse D. and Frederick Oppeimier owned part of the land in 1909.

Narcissa Place Co., Ed H. Cunningham, President was established in 1910. This section consisted of 3 streets: Cunningham, Brahan and Army Blvd. It was platted into 50 feet lots with the exception of the Cunningham homestead, consisting of lots 25-30 on Brahan Blvd. and 10-5 on Army Blvd. These lots are on a raised area. The original house was built partly by convict laborers. (see attached map) Compiled from abstract by Charlotte J. Sarratt in 1988.

Some time after 1925 when the Cunningham homestead was demolished the land was sold in lot sizes.

The Spanish type home on the corner of Brahan and Pine Street was built by W. E. Dean and occupies the property where the Cunningham homestead was. The property had been donated to the U. S. Pentathlon. The Pentathlon sold the home. It is now a residence. They also had a ranch where they raised Shetland ponies. From time to time they would bring the ponies to their Brahan home.

In May and June of 1910 a Mrs. Mary C. Price paid \$6400 for part of the land. A portion of the Warranty Deed is included to convey the times.

Narcissa Place Co. Warranty Deed to Mrs. Mary C. Price

Now therefore, know all men by these presents: That the Narcissa Place Company, a corporation under the laws of the State of Texas, acting herein by and through its President, Ed. H. Cunningham, he being

Westfort Alliance Neighborhood Plan

thereunto duly authorized, in consideration of the premises aforesaid, and of said sum of Sixty-four Hundred Dollars cash to it heretofore paid by the said Mrs. Mary C. Price, the receipt of which is hereby acknowledged has Granted, sold and conveyed, and does by these presents Grant, Sell and Convey unto the said Mrs. Mary C. Price, of the County of Bexar and State of Texas, the following described property, to-wit: All those certain lots or parcels of land, lying and being in the County of Bexar, State of Texas, and within the corporate limits of the City of San Antonio, taken out of a subdivision of a certain twenty-nine and one-half (29-1/2) acre tract of land, being a portion of D.C.L. NOS. 4, 5 & 6, in Range 1, District 2; and a certain 4.247 acre tract, lying West of said above described tract, between River Avenue and Alamo Ditch, which said subdivision is now called "Narcissa Place", the lots and parcels of land hereby conveyed being the following:

Lots Numbers Twelve (12), Fifteen (15), Sixteen (16), and Seventeen (17), in Block Number one (1), said lots each fronting fifty (50) feet on Army Boulevard, and extending back between parallel lines one hundred and sixty-six (166) feet for depth. Reference is here made to the plat of "Narcissa Place" filed February 25th, 1910, in the County Clerk's Office of Bexar County, Texas, for a further and more particular description of the lots hereby conveyed. The above described property is sold and conveyed, however, upon the following express conditions, which said conditions are a part of the consideration therefore, and are accepted and agreed to by the grantee herein: (1) No building shall be erected on any of the lots hereby conveyed, the actual cost of which building is less than three times the cost of the lot on which said building is erected. (2) No building shall be erected on any of the lots hereby conveyed, except for residence purposes for a period of fifteen years from the time of this deed; nor shall any building erected on any of the lots hereby conveyed be used or occupied for any but residence purposes for a period of thirteen years from the date of this deed. (3) No building shall be erected on any of the lots hereby conveyed, the front line of which building shall be nearer than thirty (30) feet to the curb line of said lot; that is, the front line of any building erected on any

Westfort Alliance Neighborhood Plan

of the lots hereby conveyed shall not be nearer to the curb line of said lot than thirty (30) feet.
(4) No lot hereby conveyed shall be sold to a negro or a person of African descent. The foregoing conditions are fully understood and agreed to by the grantee herein and are a part of the consideration for the property hereby conveyed. And it is further agreed by the grantee herein that a breach of any of the above conditions by the grantee or her assigns, shall operate as a forfeiture of this conveyance and the title to property hereby conveyed, together with all improvements thereon, shall revert to and vest in the grantor herein, its successors and assigns, without the necessity of any suit or foreclosure proceedings or judicial ascertainment whatever.

During this period, there were two large estates that attracted attention from River Road (now Broadway) one occupied the land where Gillespie Ford property currently is. It was a large rambling rock house with stables. There were pony rides available for children of the neighborhood. Blazing roses graced the fence.

The other property was the Higgins estate. Mr. Higgins was President of the Lions Club and a local philanthropist. He was very generous to a local orphanage. The house on the rise at 235 Army was the actual home. It had large porches (they were later enclosed as you currently see them). The land for the estate went all the way down to Broadway (now there is a house and a retail store there that was built in the 30's). The land was beautifully landscaped. There were low shrubs with the Higgins name carved in them and visible from Broadway. The large hill from the home down to Broadway was a favorite playing spot for the neighborhood kids. The loved rolling down it. At one point before Olmos Dam the entire lower yard was flooded. The other home frequently mentioned was the Praeger house at 302 Army (Praeger Hardware Co.).

Mrs. Margaret Johnson, whose family bought the home at 247 Army in 1917 (Margaret was then in 1st grade) and Mrs. Clara Mae Michel, whose family owned the Higgins house from 1947-1970 were delightful sources for the character of the neighborhood. David Michel was also a great asset. The military presence was an essential part of the neighborhood. There were no fences and gates. Jitneys ran up and down the street conveying soldiers from the trolley on Broadway to Ft. Sam Army Post. Rentals to military personnel were a common occurrence. Children played over at the Ft. Sam stables

Westfort Alliance Neighborhood Plan

with the caisson horses and by the creek. They walked to the Quadrangle and enjoyed the petting zoo there. The last caisson horse the Army ever used is named Pat (1908-1953). He is buried by the creek. They walked to neighborhood schools without fear. Some families paid tuition and sent their children to Alamo Heights ISD or private schools.

Softball was a favorite game and played on Haywood St. Trick or treating and Christmas decorations were the norm. There were rumors of haunted houses where the Playland property is. At the top of Army was an ice cream stand. The vegetable truck came by every morning. Live-in servants were prevalent. Today you still see evidence of this with the converted servant quarters behind houses.

At the top of Army Blvd. was an ice cream stand. Soldiers and neighbors would mingle there making purchases. Mail was dispatched from mailboxes at the corner of Haywood and Brahan. People set on their porches in the evening and neighbors would stroll by. Children would chase the very abundant fireflies. You could hear sounds of the bugle from Ft. Sam and also the train passing.

There was an historic old church at the top of Army Blvd. Saint Madelene Sophie Barrett Church was built with funds raised by Reverend Charles O'Gallagher.

Reverend O'Gallagher was born in Ireland on June 20, 1867. It was here that he was ordained a Catholic Priest. He was never a member of a religious order. He was an independent person and called himself a spy for the Pope.

Reverend O'Gallagher visited several foreign countries before coming to the United States of America. He established residence in San Antonio, Texas where he served as Pastor of a Catholic Nursing home.

In 1925 Reverend O'Gallagher selected a lot for his church that was next to the Fort Sam Houston Nurses quarters. The quarters faced Fort Sam Houston Station Hospital.

It is known that the Sullivan Family (San Antonio Bankers and Ranchers) furnished the marble altar and were probably instrumental in raising money for the church.

Soldiers in their bathrobes and Army nurses came to Mass. The bedridden soldiers were able to hear the service by radio ear phones.

Reverend O'Gallagher tried to give the church to Fort Sam Houston but it was not accepted.

Westfort Alliance Neighborhood Plan

The church was also offered to the Catholic Archbishop of San Antonio who also declined the offer of the church.

Reverend O'Callager left San Antonio, Texas. He returned to Ireland where he died May 26, 1946.

The beautiful Saint Madeline Sophie Barrett Church was torn down for the land.

Church history compiled by Charlotte Jane Sarratt

HELP! The Dullnig home and Dittmar home (Dittmar Lumber Co.)
• are these the same?

It was possible to live in the neighborhood without a car. Trolley/bus service was good. Proximity to downtown stores and library was convenient. There was a grocery on the corner. The White Star Laundry was close by. For the many active and retired military personnel, medical services at the Ft. Sam Hospital were excellent. You could walk or shuttle to the hospital. It was the only military hospital available until Brook Hospital was built (in the 1930's).

The Higgins house was owned by Gene Street (Alamo Grain Co.) was active 1947-1970. Mrs. Street was a music teacher and had her studio there. There would be musical soirees held with refreshments. The sound of music prevailed. (This is Clara Mae Michel's family)

Playland Park was resisted and petitioned by the neighborhood because of the traffic and noise. It was kept as a wholesome family entertainment center. Soldiers packed it. The park featured rides, archery, and a miniature golf course. It eventually closed in ___?__.

The housing shortage in San Antonio after World War II combined with the trend to move toward suburbia, contributed to the conversion of large, older homes into apartments and the building of apartments. Westgate is such an example. An older rock home was torn down to build the structure. Then, somehow, the right to build across the alley was obtained and the complex spanned from Army to Brahan. When it was first constructed it attracted Army officers as tenants. It was one of the wave of new, modern apartment construction of the late 1950's.

As the military draft ended, the positive impact of the military on the neighborhood started to wane. Homes weren't as well maintained. The tenant pattern changed and more homes went for apartments. Eventually all the fences and gates between Ft. Sam and the neighborhood were erected. The blend of military and neighborhood was no longer the norm.

Westfort Alliance Neighborhood Plan

Westfort Alliance today is an ethnically and economically mixed neighborhood enjoying the benefits of that diversity. As one drives the streets, there are homes that have been in the same family for generations. Those residents intend to deed their property to the next generation. There is a core of residential stability mixed in with renters.

There is ample evidence of revitalization. The former Handy Andy store is one such example. It has been restored to its original character. Many homes are also being remodeled. 309 Army, after many vacant years, is undergoing repairs. Houses sport new paint. Our streets, curbs and sidewalks just received a \$_____?_____ grant and are undergoing new construction. These positive attributes give Westfort Alliance the stable base upon which to build its future.

Westfort Alliance Neighborhood Plan

Appendix 7 - Zoning Designations

Westfort Alliance Neighborhood Plan

CITY OF SAN ANTONIO EXAMPLES OF USES PERMITTED IN ZONING DISTRICTS CREATED PRIOR TO JUNE 28, 1965

- A Single Family Residence District
Single-family dwellings, churches, schools and colleges, home occupations, family homes, and registered family homes
- B Residence District
Single-family dwellings, duplexes, home occupations, registered family homes
- C Apartment District
Single-family dwellings, duplexes, apartments, registered family homes, boardinghouses, hospitals, and clinics
- D Apartment District
Any use permitted in a residence or apartment districts
- E Office District
Any use permitted in a residence or apartment districts
- F Local Retail
Any use permitted in a residence and office district, bank, commercial billboards, gasoline filling stations, restaurants, restaurants, bowling alleys, taverns, and retail stores, automobile sales, automotive oil and lube facilities.
- G Local Retail
Any use permitted within the "F" Local Retail District
- "OQ" Local Retail *
- H Local Retail
Automobile storage facilities and repair work where incidental to a new car dealership, building material, storage yard and lumber yard where incidental to hardware, or building material retail store
- "MH" Local Retail*
- I Business District
Any use permitted in a Local Retail District, bakery, bottling work, brewery, lumber yard, chicken hatchery, machine shop, public garage, auto repair, warehouse, wholesale warehouse, contractor's plant or storage, and commercial commercial amusement park, automotive tune-up facilities.
- "II" Business District*
- J Commercial District
Any use permitted within the "I" Business District.
- "JJ" Commercial District
- K Commercial District
Any use permitted within the "I" Business District
- "KK" Commercial District*
- L First Manufacturing District
Any use permitted in a business or commercial district, manufacturing of acetylene gas, alcohol, candles, dye stuff, pickles, fish smoking, flour mill, steel foundry.
- "II" First Manufacturing District*
- M Second Manufacturing District
Any use permitted in a First Manufacturing District, manufacturing of acid, ammonia, chlorine, cement, creosote, gun powder, matches, and vinegar, smelting or iron ore, distillation of bones.
- "MM" Second Manufacturing District*

* The permitted uses and requirements for double letter districts are the same as for the corresponding single letter district except that the minimum front yard shall be twenty-five (25) feet.

NOTES: Churches are permitted in all districts. Manufactured homes are permitted in "F" through "M" Districts provided the tract of land has a minimum size of three (3) acres. Junk or salvage yards are permitted in "I" and "M" Manufacturing Districts with special City Council approval. Noncommercial parking is permitted in residential zones provided a special exception is granted by the Board of Adjustment. Off-street parking is required for residential uses in all districts except the "I" Business District.

Source: Unified Development Code
Department of Planning
114 W. Commerce
San Antonio, Texas 78205

Westfort Alliance Neighborhood Plan

CITY OF SAN ANTONIO EXAMPLES OF USES PERMITTED IN ZONING DISTRICTS CREATED AFTER JUNE 28, 1965

- R-A Residence-Agriculture District
Single-family dwellings, home occupations, plant nurseries (one acre minimum / no retail sales), family homes, registered family homes and with City Council approval athletic fields, bed and breakfast, cemeteries, day care centers, group day care homes, nursery schools, universities, colleges, equestrian centers and oil wells
- R-1 Single Family Residence District
Single-family dwellings with a minimum lot size of 6,000 square feet for each dwelling unit, neighborhood recreational facilities, home occupations, plant nurseries (one acre minimum / no retail sales), garage sales, family homes, registered family homes and with City Council approval athletic fields bed breakfast, cemeteries, day care centers, group day care homes, nursery schools, universities and colleges
- R-2 Two Family Residence District
Any use permitted in "R-1" district and two family dwellings
- R-2A Three and Four Family Residence District
Any use permitted in "R-2" district and three and four family dwellings
- R-3 Multiple Family Residence District
Any use permitted "R-2A" and apartment, bed and breakfast, rooming or boarding houses and townhouses
- R-4 Manufactured Home Residence District
Any use permitted in "R-2A" and apartments, bed and breakfast, rooming or boarding houses, manufactured home residences and parks
- R-5 Single Family Residence District
Same as "R-1" but with a minimum lot size of 5,000 square feet for each single family dwelling which may be attached
- R-6 Townhouse Residence District
Any use permitted in "R-1" and "R-2" districts and townhouses constructed in a series or group, not exceeding ten units nor being less than two
- R-7 Small Lot Home District
Same as "R-1" but with a minimum lot size of 4,200 square feet for each single family dwelling which may be attached
- R-8 Large Lot Residence District
Same as "R-1" but with a minimum lot area of 20,000 square feet for each single family dwelling
- O-1 Office District
Offices, fraternal clubs or lodges with no on premises sales and/or consumption of alcoholic beverages, plant nurseries one acre minimum - no retail sales, home occupations
- B-1 Business District
Multiple family dwellings, office uses, dental or medical laboratories, nursing homes, golf courses, and limited retail such as gift shops, photo shops, barber shops, antique shops, stationary sales, book stores, watch repairs, radio and TV stations, bed and breakfast, family homes, home occupations
- B-2 Business District
Multiple family dwellings, office uses, general retail uses such as drug stores, laundromats, fruit and vegetable stands, department stores, restaurants, sales of alcoholic beverages permitted only for off premises consumption except when incidental to consumption of food, service stations with no repair, automobile parts sales, plant nursery, sales, dry cleaning and laundries limited to 5 employees, furniture upholstery completely enclosed with no outside storage, bed and breakfast, home occupations
- B-2NA Non-Alcoholic Sales District
Same as "B-2" except that no sale of alcoholic beverages for on or off premise consumption shall be permitted
- B-3 Business District
General retail and such uses as billboards, exterminators, funeral homes, printers, dance halls, and when completely enclosed such uses as auto repair garages, building hardware, tool rental, wholesale drug sales, contractors, carwashes, fix it shops, wholesale plant nurseries, sale and consumption of alcoholic beverages, welding shops limited to 3 employee and completely enclosed, miniwarehouses 2 and 1/2 acres maximum, automotive oil/lube and tune up facilities
- B-3R Restrictive Business District
Same as "B-3" except that no sale of alcoholic beverages for on premise consumption shall be permitted
- B-3NA Non-Alcoholic Sales District
Same as B-3" except that no sale of alcoholic beverages for on or off premise consumption shall be permitted

Westfort Alliance Neighborhood Plan

- B-4 Central Business District
Uses permitted in "O-1", "B-1", "B-2" and "B-3" districts, wholesaling, warehousing, machine shops, planning mills, manufacturing, taxidermist. It is intended that no other area of the City will have this zoning classification.
- I-1 Light Industry District
Wholesaling, warehousing, outside storage, machine shops, planning mills, packing plants, veterinary clinics, welding shops, and light manufacturing of such uses as brooms, paper products, and ceramic tile, home occupations
- I-2 Heavy Industry District
More intensive uses such as the manufacturing of acetylene gas, alcoholic beverages, sauerkraut and vinegar
- BP Business Park District
Offices, wholesaling, research and development, manufacturing, processing, fabrication and assemble, repair, servicing warehousing, display, and distribution uses as well as retail incidental in support of such uses. Uses must meet performance standards, signage and landscaping requirements
- P-1 Planned Unit Development District
Overlay district intended to provide greater flexibility than permitted by the base zoning district.
- ED Entertainment District
This district is intended for the development of commercial entertainment and amusement activities found in theme parks, destination resort, recreational and leisure facilities
- ERZD Edwards Recharge Zone District
Overlay district which restricts certain uses located over the Edwards Aquifer recharge zone
- MAOZ Military Airport Overlay Zone
Overlay district which imposes restrictions on uses within 3,000 x 12,000 foot corridor at either end of the Kelly Air Force Base runway clear zones.
- MR Military Reservation District
This district is intended to apply to only those federal and state military installations within the city limits
- SUP Special Use Permit
A permit to allow an existing use in a more restrictive district

NOTES: Churches are permitted in all districts. Off-street parking is required for all districts except the "B-4" Central Business District. Certain uses in addition to the zoning district also require City Council approval for that specific use. Noncommercial parking is permitted in residential zones, provide a special exemption is granted by the Board of Adjustments.

SOURCE: Unified Development Code
Department of Planning
P. O. Box 839966
San Antonio, Texas 78283-3966

(512)299-7900
114 W. Commerce, Fourth Floor
Main Plaza Building

RESOLUTION 97-07-01
OF THE SAN ANTONIO PLANNING COMMISSION RECOMMENDING
THE WESTFORT ALLIANCE NEIGHBORHOOD PLAN BE RECOGNIZED
AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS,
A COMPONENT OF THE MASTER PLAN

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

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

WHEREAS, the San Antonio Planning Commission has received and reviewed City staff comments; and

WHEREAS, the San Antonio Planning Commission held a public hearing on July 2, 1997; NOW THEREFORE:

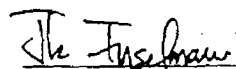
BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: That the Westfort Alliance Neighborhood Plan be submitted to the City Manager for his review and subsequent submission to the City Council.

SECTION 2: That the Westfort Alliance Neighborhood Plan attached hereto and incorporated herein is recommended to the City Council for recognition.

PASSED AND APPROVED ON THIS 2nd day of July, 1997.

Approved:



Jack Inselmann
Vice Chairperson

Attest:



Executive Secretary

513

A RESOLUTION
NO. 97-40-34
APPROVING AND RECOGNIZING THE WESTFORT ALLIANCE
NEIGHBORHOOD PLAN.

513

* * * * *

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

WHEREAS, the San Antonio City Council has reviewed the Westfort Alliance Neighborhood Plan and found it to have been developed in accordance with the approved planning process and therefore meets all required guidelines; and

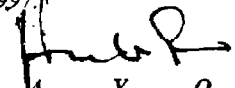
WHEREAS, the San Antonio Planning Commission having held a public hearing on July 2, 1997, approved, and gave recognition to, the Westfort Alliance Neighborhood Plan by passing Planning Commission Resolution #97-06-01 thereon; **NOW THEREFORE:**

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

Section 1. That the Westfort Alliance Neighborhood Plan having been developed and reviewed according to the Neighborhood planning Process of the City of San Antonio is approved and recognized as an official neighborhood plan.

Section 2. That the Westfort Alliance Neighborhood Plan attached hereto and incorporated herein for all purposes as Attachment I becomes an addendum to the component, Neighborhood Planning Process, of the City's Master Plan.

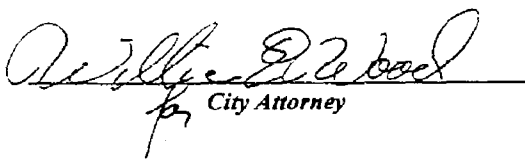
PASSED AND APPROVED on this 25th day of September, 1997.


M A Y O R
Howard W. Peak

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

97-40