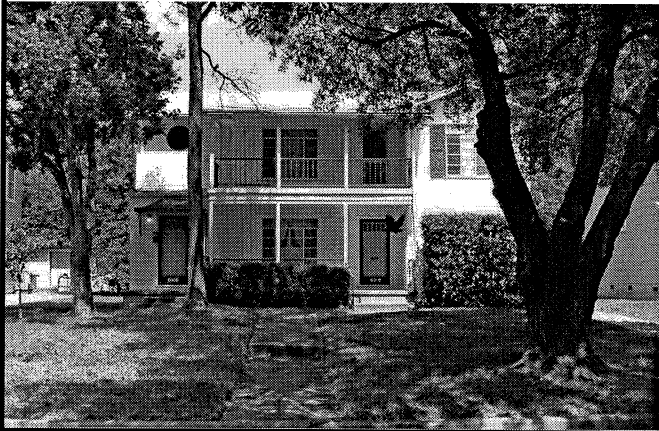
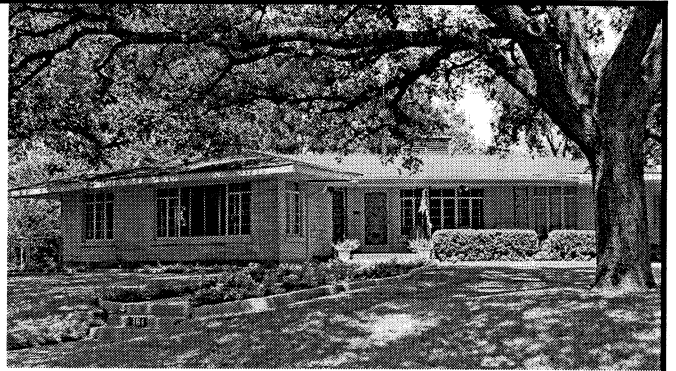


Terrell Heights Neighborhood **GOALS AND STRATEGIES REPORT**



October 1999

Based on the Ideas from the
Goals and Strategies Community Workshop
September 11, 1998

Prepared by
City of San Antonio Planning Department

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CITY OF SAN ANTONIO

Dear Neighbors:

The City of San Antonio Planning Department met with a group of community members from the Terrell Heights Neighborhood area to brainstorm and identify the goals and strategies for the neighborhood. The September 11, 1999 workshop resulted in goals that the neighborhood prioritized as well as strategies to accomplish those goals. From this, a Goals and Strategies Report was developed.

At the workshop, the Terrell Heights neighborhood identified the top three goals they want to achieve as: (1) create and implement a speed control/traffic/pedestrian plan; (2) be proactive in infrastructure planning and maintenance; and (3) maintain the character of the neighborhood.

This report is a snapshot of the values of the community. The purpose of this snapshot is to focus the community energies on commonly agreed upon goals and strategies. There is no funding in this planning effort. The real value of this report is that it functions as a catalyst that will bring community residents and stakeholders together to focus their energies.

The City cannot improve neighborhoods alone. Today, neighborhoods must partner with all stakeholders such as schools, businesses, non-profit organizations, churches, and other community institutions to make a positive impact in our neighborhoods.

The Terrell Heights Neighborhood Association Goals and Strategies Report will be distributed to appropriate City departments as well as to Councilman David Carpenter, District 10, and to Mayor Howard Peak. As Planning Director for the City of San Antonio, I applaud your efforts and thank you for making our neighborhoods a better and safer place to live.

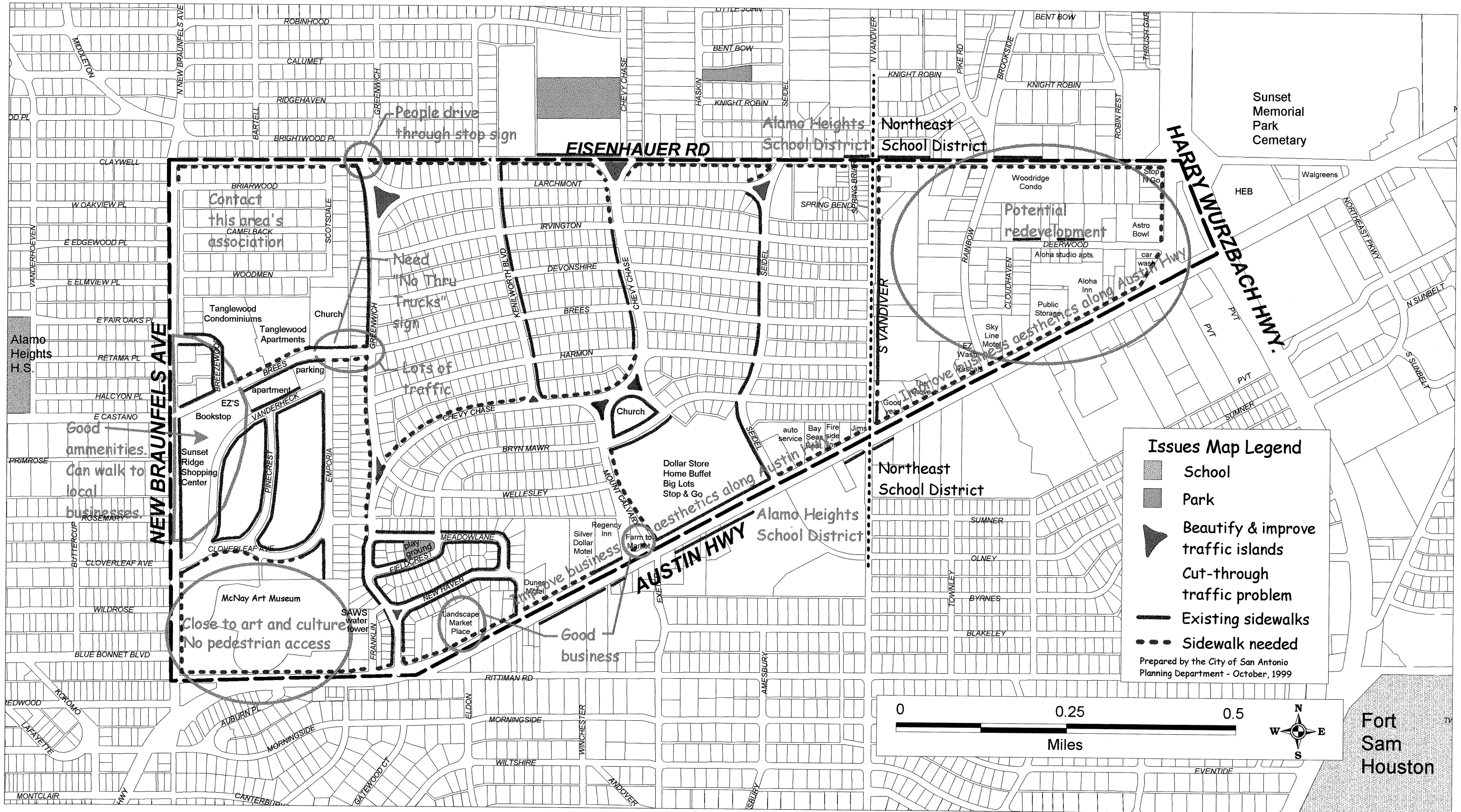
Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

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

Summary of Goals and Strategies (see pages 6 – 8 for entire text)

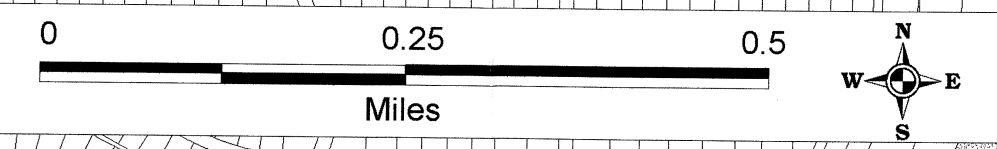
1. Create and implement a **speed control/traffic/pedestrian plan** by requesting city traffic counts on specific streets and requesting signage from the Public Works Traffic Division.
2. Be proactive in **infrastructure planning and maintenance** by contacting Public Works and the District 10 councilperson about the Street Slurry Seal Project and by contacting S.A.W.S. and C.P.S. about their long-range plans for area infrastructure.
3. Maintain the **character of the neighborhood** by planting trees, organizing clean-ups, and designating representatives to work with agencies and departments.
4. Better **utilize open spaces** by creating and implementing a plan to improve the traffic islands and park.
5. Increase **participation in the neighborhood association** and other neighborhood activities by forming a welcoming committee, enlisting the help of block captains, and recruiting business and apartment members.
6. Improve **internal/external communication** between residents, businesses, schools, government, and surrounding neighborhoods by encouraging use of the neighborhood web page and by participating in the neighborhood planning process with nearby neighborhoods.



Issues Map Legend

- School
- Park
- Beautify & improve traffic islands
- Cut-through traffic problem
- Existing sidewalks
- Sidewalk needed

Prepared by the City of San Antonio
Planning Department - October, 1999



Fort Sam Houston

Neighborhood Strengths

This section outlines the strengths of the neighborhood identified by the community at a public workshop held September 11, 1999.

Good Location

- Close to downtown
- Easy access to major highways
- Close to schools
- Access to public transportation

Character of Neighborhood

- Safe
- Family atmosphere
- Large trees
- Neighborhood has an "old-fashioned" feeling
- Neighborhood is not declining
- Wide streets

Housing

- Variety of differently designed homes
- Houses are set back from the street
- Stability of property values
- Alley garbage pick-up

Good Local Amenities

- Variety of businesses within walking distance
- Proximity of McNay Art Museum
- People use the neighborhood and local services
- Good quality of education at local schools
- Many "mom and pop" businesses – not all national chains

Residents

- Diversity of age, ethnicity, and economic status
- Concerned neighbors
- Welcoming, friendly people

Neighborhood Weaknesses and Concerns

This section outlines the weaknesses and concerns of the neighborhood identified by the community at a public workshop held September 11, 1999.

Traffic and speeding

- "Cut through" traffic on North/South streets (Greenwich, Kenilworth, Chevy Chase and Mt. Calvary) from drivers trying to avoid light at N. New Braunfels
- The City of Terrell Hills residents cut through Terrell Heights taking their children to school

Lack of sidewalks

- No pedestrian entrance to McNay Art Museum
- Missing link sidewalk on Brees from Greenwich to Emporia
- Sidewalks needed at the following locations:
 - along north side of Brees from Greenwich to businesses on N. New Braunfels
 - on Chevy Chase from where it ends near Mt. Calvary to Austin Highway
 - along Greenwich from Brees to Chevy Chase
 - connect end of sidewalk on Mt. Calvary to Austin Highway

Area is over 50 years old

- Houses are aging
- Houses may contain lead based paint and asbestos siding
- Sewer, water lines, and other infrastructures are aging

Character of the neighborhood is changing

- Rising value of housing
 - The Bexar Appraisal District does not have correct information on some homes
 - Some people nearing retirement have tax increases and difficulty maintaining homes
- Incompatible architectural styles being built

Code compliance enforcement

- Mowing and trimming alley ways
- Businesses operated out of residences

No library (although the Oakwell Branch Library on Harry Wurzbach is not far)

Other Concerns

Insufficient street lights at walk-way level

On-street parking (multiple cars at one residence)

Poorly maintained residences

Graffiti on some signs

Some irresponsible pet owners

Need more people interested in neighborhood and neighborhood association

Goals and Strategies

This section describes the goals of the neighborhood and strategies to meet those goals as identified by the community at a public workshop held September 11, 1999.

Top three goals in order of priority:

1. Create and implement a speed control/traffic/pedestrian plan.

Initial strategies to accomplish this goal:

- *The Neighborhood Association safety committee will lead in creating this plan.*
- *Request city traffic count on specific streets.*
- *Request signage from Public Works Traffic Division (stop signs, No Through Trucks, Children at Play).*
- *Investigate participating in "Keep Kids Alive – Drive 25" program.*
- *Follow-up on sidewalk connection along Brees from Greenwich to Emporia.*
- *Call the school district and request empty school busses not cut through the neighborhood.*
- *Request the McNay Art Museum open the back gates on weekends for families walking to the museum.*

2. Be proactive in infrastructure planning and maintenance by improving drainage and maintaining streets.

Strategies to accomplish this goal:

- *Contact Public Works and District 10 councilperson to re-do the Slurry Seal Project completed on the neighborhood streets by the City of San Antonio.*
- *Investigate plans that S.A.W.S. may have to replace sewers.*
- *Find out what S.A.W.S., C.P.S., Southwestern Bell and the cable company's long-range plans are for infrastructure in the neighborhood to be assured the neighborhood will have input.*

3. Maintain the character of the neighborhood.

Strategies to accomplish this goal:

- *Encourage participation in the neighborhood Heritage Tree Program.*
- *Designate representatives to liaison with agencies, school board, city departments, and Zoning Commission to increase the neighborhood's knowledge and involvement in community affairs.*
- *Participate in the Code Compliance Department's "blue card" program.*
- *Educate and inform residents on Code Compliance issues in the newsletter.*
- *Organize an alley clean up.*
- *When a conservation district ordinance is passed by City Council, investigate becoming a conservation district to determine if this is desired.*

- *Contact the Government Hill Neighborhood Association to inquire about how they set up their maintenance assistance program for the elderly and handicapped.*
- *Identify landlords and encourage them to become involved with the neighborhood. Ask them if they sell their rental home to sell it to someone in the neighborhood or to someone who will live in it.*
- *Work for green buffers between the businesses on Austin Highway and residences.*

Other Goals:

4. Better utilize open spaces.

Strategies to accomplish this goal:

- *Form a parks and traffic island beautification committee to discuss and write a plan for improving, beautifying, and maintaining the traffic islands and the park.*
- *Work with City Parks and Recreation Department to improve and maintain the park.*
- *Work with nurseries to obtain donated flowers, bushes, and landscape material for the traffic islands.*

5. Increase participation in the neighborhood association and other neighborhood activities.

Strategies to accomplish this goal:

- *Create a welcome committee to greet new residents. Invite them to a neighborhood meeting and to join the Association. Inform them of neighborhood activities and accomplishments. Kirk will provide monthly MLS closings to the welcoming committee.*
- *Recruit block captains to keep their street informed.*
- *Obtain the business address database from the City Planning Department so the neighborhood association can keep business owners informed and encourage them to join the neighborhood association.*
- *Post neighborhood meeting notices and a newsletter at each apartment complex.*
- *Give summary page of this report to residents.*
- *Have a guest speaker on a topic of interest at the neighborhood association meetings.*
- *Maintain a list of contractors who have done good work in the neighborhood.*
- *Maintain a list of residents who are resources (bookkeepers, lawyers, music teachers, contractors, etc.)*
- *Contact the neighborhood association in the northwest corner of Terrell Heights and invite them to the Terrell Heights Neighborhood Association meetings*
- *Promote neighborhood accomplishments.*

6. Improve internal/external communication between residents, businesses, schools, government, and surrounding neighborhoods.

Strategies to accomplish this goal:

- *Encourage people to use the neighborhood web page.
(<http://www.neighborhoodlink.com/sat/terrell>)*
- *Send neighborhood newsletter to frequently used neighborhood businesses.*
- *Register the neighborhood association with the City Planning Department.*
- *Designate a liaison representative to communicate with surrounding neighborhoods (Oak Park/Northwood, Wilshire Terrace, Wilshire).*
- *Participate in the City Neighborhood Planning process with Oak Park/Northwood and Wilshire Terrace to create a neighborhood plan for the entire area.*
- *Designate a liaison representative to communicate with local schools.*
- *Use the neighborhood newsletter to communicate important issues.*
- *Create an email list of neighbors for notification and reminders.*
- *Encourage residents to participate in social events and get to know each other.*

Appendices

Appendix A - September 11, 1999 Workshop Agenda and Sign-In Sheet

Appendix B - October 2, 1999 Follow-up Meeting Agenda and Sign-In Sheet

City of San Antonio
Planning Department

Terrell Heights Neighborhood Association
GOALS AND STRATEGIES SETTING WORKSHOP

Saturday, September 11, 1999
9:00 a.m. – 12:00 Noon
Northridge Baptist Church; 2659 Eisenhower Rd.

AGENDA

9:00 – 9:30 Coffee and viewing of maps

9:30 - 9:45 Welcome and Introductions

9:45 - 10:00 Background Information:

- Planning Department
- Neighborhood Planning
- Neighborhood Area
- Demographics

10:00 - 11:45 Work Session

10:00 – 10:05 Review Ground Rules

- *Be courteous.*
- *Share your ideas.*
- *Be specific and concise - No speeches!*
- *Listen to others.*

Throughout the work session, ideas will be noted on the easel pad and the community map.

10:05 – 10:20 What do you like about your neighborhood?

10:20 - 10:35 What don't you like about your neighborhood?

10:35 - 11:05 What do you want your neighborhood to be like in the future? What are your goals?

11:05 - 11:15 Prioritize goals. Where should you start? What is most important?

11:15 - 11:45 What strategies can you, as a neighborhood group, work on to reach your goals? Who can you partner with to help?

11:45 - 12:00 Next Steps

A strategy is a game plan, blueprint or schedule for working towards a goal. Being strategic means creating well-thought-out strategies, planning ahead, and working on key efforts.

* Will be on Planning Team for Neighborhood Plan
Sign In Sheet

Terrell Heights Neighborhood Association
Goals and Strategies Setting Workshop
Saturday September 11, 1999
Northridge Baptist Church, 2659 Eisenhower Road

Name	Address	Phone
Jackie Pepper	228 Emporia 78209	826-2714
Candy Berkley	234 Brees 78209	828-9108
Melby Davis Riggles	113 Wellesley	822-9284
Emily Johnson	102 Wellesley	822-3053
David Miracle	2659 Eisenhower	824-0539
Kirk Mancill	161 Brees	930-0350
Jane M. Humble	154 Brees Blvd	822-9875
Ruth Jenks	218 Irvington	824-8362
* Suzanne Lott	264 Larchmont	826-8364
* Parker Scott	264 Larchmont	826-8364
ERNESTO DIAZ	151 DEVONSHIRE DR.	821-6344
John Bradley	210 IRVINGTON	828-1502

* Will be on Planning Team for Neighborhood Plan
Sign In Sheet

Terrell Heights Neighborhood Association
Goals and Strategies Setting Workshop
Saturday September 11, 1999
Northridge Baptist Church, 2659 Eisenhower Road

Name	Address	Phone
* J.T. Whitehead	515 Greenwich	930-4300
Ann Atwell	6900 N. Vandiver D-101	822-5017
Walter J. Jankhecht	241 W. Wesley	822-9916
PAT PATTERSON	113 Brees	826-3123
Debra Black	311 Larchmont	930-3040
Reba Kennedy	246 Brees	826-2763
Patricia Echoles	227 Larchmont DR	824-3078
Ginger Cimmer	401 Brees Blvd.	826-7286
ANN DEEDS & MARK	803 DEVONSHIRE	828-5539
Dorothy & Warren Hester	323-327 Devonshire	826-7127
Rosana Brazil	Planning Department	
Nettie Hinton	Neighborhood Resource Center	
Carol Haywood	Planning Dept	

City of San Antonio
Planning Department

Terrell Heights Neighborhood Association
GOALS AND STRATEGIES SETTING FOLLOW-UP MEETING

Saturday, October 2, 1999
9:00 – 11:00 a.m.
Northridge Baptist Church; 2659 Eisenhower Rd.

AGENDA

- 9:00 – 9:15 Welcome and Introductions
9:15 - 9:45 Review Goals and Strategies Report

Ground Rules

- *Be courteous.*
- *Share your ideas.*
- *Be specific and concise - No speeches!*
- *Listen to others.*

Throughout the work session, ideas will be noted on the easel pad and the community map.

- 9:45 - 10:45 Comment on and make changes to document
10:45 - 11:00 Next Steps

A strategy is a game plan, blueprint or schedule for working towards a goal. Being strategic means creating well-thought-out strategies, planning ahead, and working on key efforts.

Put * by name if interested in helping
to plan for Sign In Sheet neighborhood plan

**Terrell Heights Neighborhood
Goals and Strategies Setting Workshop**
Saturday October 2, 1999
Northridge Baptist Church, 2659 Eisenhower Road

Name	Address	Phone
Jon Kaplan	7326 N. VANDIVER	828-8076
Turkey Nickel	231 Chevy Chase	8244428
Ann Atwell	6900 N. Vandiver D-101	822-5017
* <u>Parker</u> * <u>Suzanne Scott</u>	264 LARCHMONT	826-8364
Molly Kuggles	113 Wellesley	822 9284
Michael L Ingochan	701 Elizabeth Rd. (Neighborhood Resource Center)	818-1943
John PATTERSON (AT)	113 BREESE	826-3123
Candy Berkley	234 Brees	828-9108
Jackie Pepper	228 Empria	826-2714
Jane Stembale	154 Brees Blvd	822-9875
Dale West	323-327 Darrohm.	826 9127.

Put * by name if interested in helping
plan for Sign In Sheet neighborhood plan

**Terrell Heights Neighborhood
Goals and Strategies Setting Workshop**
Saturday October 2, 1999
Northridge Baptist Church, 2659 Eisenhower Road

Name	Address	Phone
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Kirk Mancill	161 Brees	930-0350
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John Bradley	210 IRUINGTON	828-1502
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Ruth Jenkins	218 ✓	824-8362
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Phyllis Jenkins	✓ ✓	824-8362
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Albert A. Lambrecht	241 Wellesley	
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Carol Haywood	Planning Department	
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Rosana Brazil	Planning Department	
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Nettie Hinton	Neighborhood Resource Center	
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