

AN ORDINANCE

2009-05-21-0436

**ADOPTING THE EASTERN TRIANGLE COMMUNITY PLAN AS A COMPONENT OF THE MASTER PLAN OF THE CITY IN AN AREA BOUNDED BY INTERSTATE HIGHWAY 10 AND FM 1346 TO THE NORTH, LOOP 410 AND SOUTH FOSTER ROAD TO THE EAST, NEW SULPHUR SPRINGS AND SOUTHCROSS BOULEVARD TO THE SOUTH, AND ROLAND AVENUE TO THE WEST.**

\*\*\*\*\*

**WHEREAS**, the Eastern Triangle Community Plan includes approximately 15 square miles and 28,000 residents and is bounded by Interstate Highway 10 and FM 1346 to the north, Loop 410 and South Foster Road to the east, New Sulphur Springs and Southcross Boulevard to the south, and Roland Avenue to the west; and

**WHEREAS**, the planning process was initiated in May 2008, a Planning Team established, and eight Community Meetings and Public Workshops were held; and

**WHEREAS**, the San Antonio Planning Commission reviewed the Eastern Triangle Community Plan on April 22, 2009, and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

**WHEREAS**, a public hearing was held on April 22, 2009, and the Planning Commission recommended that the City Council adopt the Eastern Triangle Community Plan as a component of the Master Plan of the City; **NOW THEREFORE**;

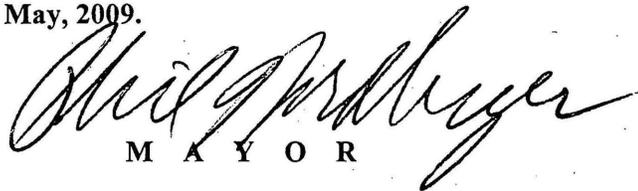
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

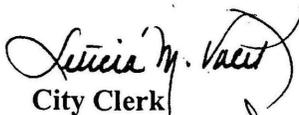
**SECTION 1.** The Eastern Triangle Community Plan is hereby adopted as a component of the Master Plan of the City of San Antonio in an area bounded by Interstate Highway 10 and Fm 1346 to the North, Loop 410 and South Foster Road to the East, New Sulphur Springs and Southcross Boulevard to the South, and Roland Avenue to the West, save and except 27.24 acres out of NCB 10675, 10677, 13143 and 13144, located at 3860 IH 10 East. A copy of the plan is attached hereto and incorporated herein by reference for all purposes as Attachment I.

**SECTION 2.** The Eastern Triangle Community Plan, as presented, is amended to Community Commercial land use on 6150 Rigsby Avenue, 6320 Rigsby Avenue, and 6440 Rigsby Avenue.

**SECTION 3.** This ordinance shall take effect on May 31, 2009.

**PASSED AND APPROVED** this 21<sup>st</sup> day of May, 2009.

  
MAYOR

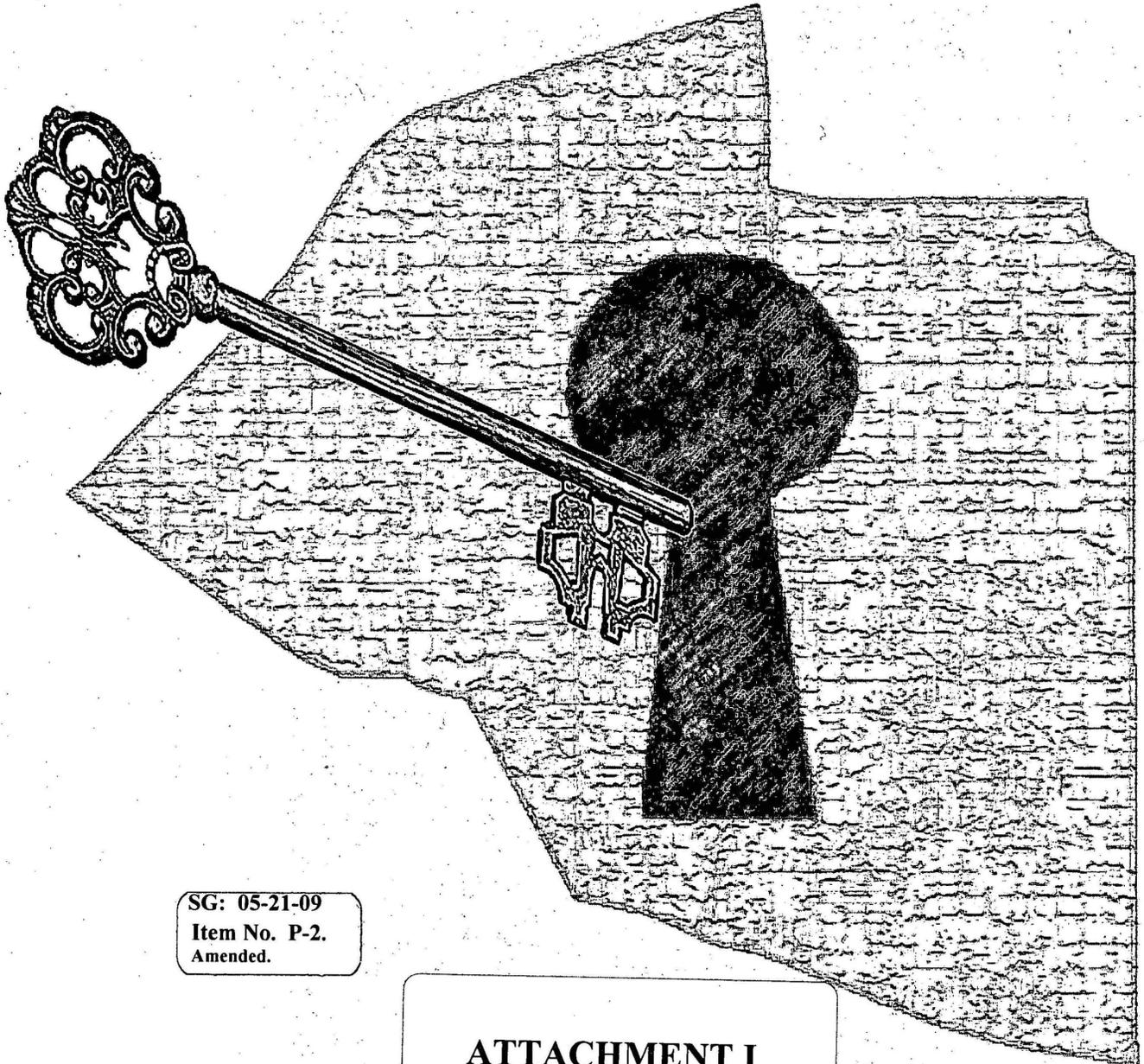
ATTEST:   
City Clerk

APPROVED AS TO FORM:   
FOR City Attorney

<b>Agenda Item:</b>	<b>P-2</b>						
<b>Date:</b>	05/21/2009						
<b>Time:</b>	07:05:12 PM						
<b>Vote Type:</b>	Motion to Appr w Cond						
<b>Description:</b>	PLAN AMENDMENT (District 2): An Ordinance adopting the Eastern Triangle Community Plan, a component of the Master Plan of the City, for an area bound by Interstate Highway 10 and FM 1346 on the north; Loop 410 and South Foster Road on the east; New Sulphur Springs and Southcross Boulevard on the south; and Roland Avenue on the west. Staff and Planning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Phil Hardberger	Mayor	x					
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x			x	
Jennifer V. Ramos	District 3	x					
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				x
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				

# EASTERN TRIANGLE COMMUNITY PLAN

THE KEY TO THE EASTSIDE



SG: 05-21-09

Item No. P-2.

Amended.

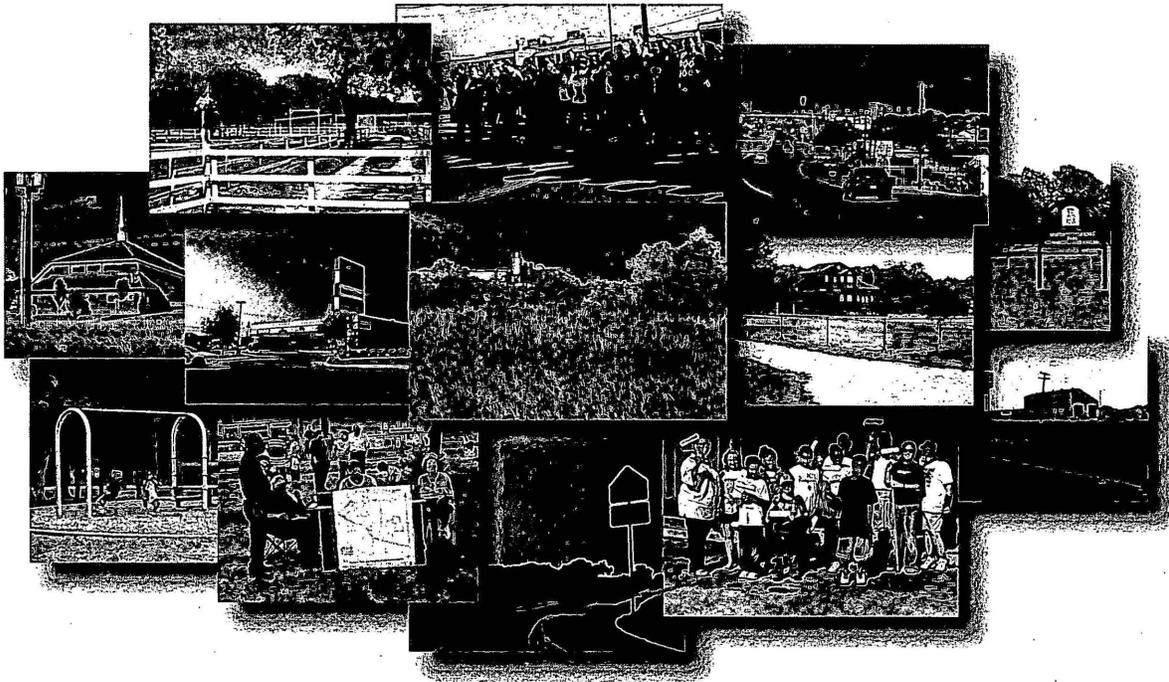
ATTACHMENT I

Prepared by the Residents of the Eastern Triangle in Partnership with the City of San Antonio  
Planning and Development Services Department

# PREFACE

## *Eastern Triangle Community Plan*

### *The Key to the Eastside*



The Eastern Triangle Community Plan is a collaborative effort between residents, business owners, community organizations, and governmental agencies. Those that contributed to the plan's creation have been documented in the Acknowledgement section. It should be noted that this plan would not be possible without the dedicated individuals of the Eastern Triangle Planning Team who contributed their vision and time to develop the goals and objectives of the Eastern Triangle Community Plan.

Dan Martinez ♦ Maria De La Garza ♦ Mary L. Coleman ♦ Samuel Baucham ♦ James Allan Boldt ♦ Jim Cardenes ♦ Toni Cardenes ♦ Willie J. Clark ♦ Norma De La Garza ♦ Pam Fischer ♦ Susan G. Gonzales ♦ Lena Harris ♦ Mattie Kinard ♦ Mary Kopecki ♦ Conrad Lamb ♦ Linda Littrell ♦ Mary Major ♦ James McNamara ♦ Rev. Chuma Okoli ♦ Vivian Olivares ♦ Arthur Ortega ♦ Mike Pogue ♦ Dorothy Roberts ♦ Steven Sano ♦ John Schaefer ♦ Alderus J. Stewart ♦ Peggy Tedford ♦ Ernestina Valdez ♦ Homer Valdez

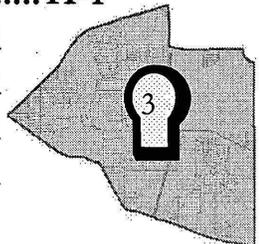
The Community Plan is based on the community's goals, current land uses, best planning practices, input from government agencies, and the City's Master Plan Policies. Completed plans represent the collective vision for the community's preferred method and form of future growth, ideas for community improvement, and address land use, community facilities, and transportation.



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## MAP DISCLAIMER

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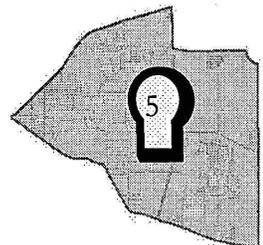
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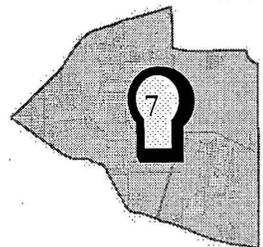
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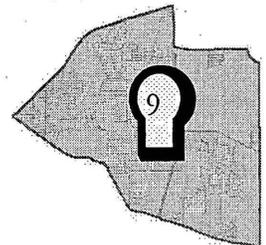


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# INTRODUCTION

## WHAT IS A COMMUNITY PLAN AND WHAT IS ITS PURPOSE?

The Eastern Triangle Community Plan is a document created by a diverse group of stakeholders that is designed to serve as a guide for community action and future growth and development of the planning area. The Eastern Triangle Planning Team includes business owners, homeowners, and interested community development partners such as schools, religious organizations, and other non-profit organizations.

Creating a community plan allows residents and stakeholders to take advantage of an opportunity to define the characteristics that represent the community they live in and take measures to address or continue to reinforce those characteristics. These representative characteristics address a broad array of both strengths and weaknesses.

The topics addressed in the Eastern Triangle Community Plan include: land use, economic development, housing, transportation, infrastructure, parks, community facilities, and public safety. The plan incorporates ideas and input from a broad group of participants. By including a variety of perspectives and viewpoints, the plan will better serve to address the wide array of issues that face the community as a whole.

The plan serves as a key role in communicating the desires of the community with City Council as well as with City boards, commissions, committees and staff. The plan fulfills this function by virtue of the fact that once it is adopted it becomes a part of the City of San Antonio Master Plan and as such it plays a significant role in guiding the decision-making that staff goes through regarding topics such as rezoning and proposed projects or programs. Since the plan provides a ready made listing of the improvements and steps that the residents of an area want, City staff and other agencies use the plan to prioritize capital improvement projects and the mechanisms used in funding those projects. Thus, the plan allows staff to maintain a sense of what is desired in the area and how to better provide services in a more focused, and targeted fashion.

## COMMUNITY PLAN ORGANIZATION

### From the Past to the Present

The plan begins with a brief review of the historical past of the Eastern Triangle plan area to tell *where we have been*. We look to the past to tell us where we would like to go in the future. The Eastern Triangle History is a product of oral histories provided by Planning Team members.

### Demographic Analysis

The second chapter is a description of the current state of the Eastern Triangle Community to tell us *where we are now*. This analysis is based on decennial Census data. It provides a comparison between the Eastern Triangle and the city overall.

### Plan Chapters

The plan chapters include goals, objectives, and action steps to tell us *where we would like to go*. The plan chapters consist of the following:

**Future Land Use Plan** – This chapter identifies the desired land uses in the future. The Future Land Use Plan takes into consideration the current zoning map and the existing land use. The

adopted Future Land Use Plan is utilized to guide future land use change decisions.

**Crime and Public Safety** – This chapter focuses on crime and public safety issues such as: **code compliance, graffiti abatement, community policing, crime prevention, animal care, and emergency preparedness.**

**Economic Development** – This chapter identifies economic development strategies for corridors and businesses within the planning area. Some of the topics addressed include: **business cooperation, support for existing businesses, reinvestment, business development, workforce training, and viable business corridors.**

**Housing and Neighborhoods** – This chapter looks at housing and neighborhoods to address the following issues: **housing diversity, senior housing, community pride and identity, and neighborhood collaboration.**

**Parks, Linear Greenways, and Community Facilities** – This chapter considers current community facilities and parks and the desired development of future recreational and educational facilities such as: **public parks, learning facilities, community facilities, youth programs, cultural activities and community collaboration.**

**Public Health and Wellness** – This chapter explores creating more health resources for community members focused around the topics of: **basic healthcare needs, health and wellness education, and youth healthcare.**

**Transportation, Infrastructure, and Drainage** – This chapter creates a vision for the maintenance and construction of new infrastructure to address the following concerns: **mobility and safety, street maintenance, street design, traffic congestion, traffic calming, public transit, sanitation, drainage, and public utilities.**

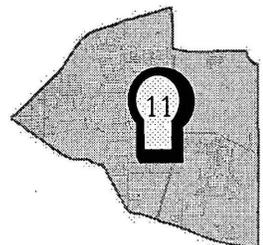
## **PLANNING PROCESS AND PUBLIC OUTREACH**

The Eastern Triangle Community Plan was developed through a series of public meetings, workshops, committee meetings, and planning team meetings. The planning process was in accordance with the policies of the Community Building and Neighborhood Planning Program, and driven largely by public input from a series of public meetings and workshops.

In October of 2006, an informal planning group made up of neighborhood associations, residents, and business owners formed the Eastern Triangle Master Planning Group in order to apply to the City's call for planning services applications under the leadership of Dan Martinez from the Dellcrest Area Neighborhood Association, Mary Coleman from the Dellcrest Forest Neighborhood Association, and Maria De La Garza from the Hein Orchard Neighborhood Association.

The application requesting planning services was submitted in February of 2007. Each applicant requesting planning services was interviewed by City staff. The Eastern Triangle Master Planning Group was notified in August of 2007 that it had been selected as a recipient of planning services to create the Eastern Triangle Community Plan.

The Eastern Triangle Master Planning Group met with City staff in March of 2008 to begin the planning process. In April of 2008, the first Eastern Triangle Planning Team meeting was held. The first public meeting was later held on May 31, 2008. In preparation of the first



public meeting, over 10,000 meeting notices were mailed to every property owner within the boundaries of the Eastern Triangle. Meeting announcements and press releases were circulated to notify the public of the upcoming meeting. The first public meeting initiated the planning process by soliciting community input regarding their concerns and issues within the area. Input that was gathered at the first public meeting was used in developing the goals, objectives, and action steps of the plan. All input gathered at the meeting is consolidated in Appendix C.

Throughout the planning process, City staff and the Eastern Triangle Planning Team worked diligently to advertise public meetings and solicit membership on the Planning Team. Meeting announcements were posted within the planning area and mailings were sent to community members. Local media assisted in notifying the public about the planning process and upcoming meetings and workshops. Additionally, two surveys were conducted in the area. One survey solicited resident feedback while the other targeted input from local businesses. The results of both surveys are provided in Appendix G and Appendix H.

Below is a list of all the meetings that have been conducting in development of the Eastern Triangle Community Plan.

### **PLANNING TEAM MEETINGS**

1. April 12, 2008
2. May 8, 2008
3. June 12, 2008
4. July 10, 2008
5. August 14, 2008
6. September 11, 2008
7. October 9, 2008
8. November 13, 2008
9. January 8, 2009
10. February 3, 2009
11. February 12, 2009
12. February 23, 2009

### **PUBLIC MEETINGS**

1. May 31, 2008 – Strengths, Weaknesses, Opportunities, and Threats
2. July 26, 2008 – Land Use Workshop
3. September 23, 2008 – Business and Development Meeting
4. March 19, 2009 – Open House

### **PLAN WRITING WORKSHOPS**

1. June 17, 2008 – Crime and Public Safety
2. July 15, 2008 – Economic Development and Housing
3. July 26, 2008 – Land Use
4. August 5, 2008 – Transportation, Infrastructure, and Drainage
5. August 26, 2008 – Parks, Linear Greenways, Community Facilities, and Public Health

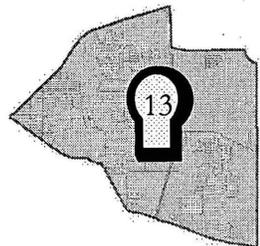
### **PLANNING TEAM COMMITTEE MEETINGS**

1. Transportation, Infrastructure, and Drainage - September 30, 2008
2. Crime and Public Safety– October 23, 2008
3. Economic Development and Housing –October 29, 2008
4. Parks, Linear Greenways, Community Facilities, and Public Health – October 30, 2008
5. Land Use – November 6, 2008

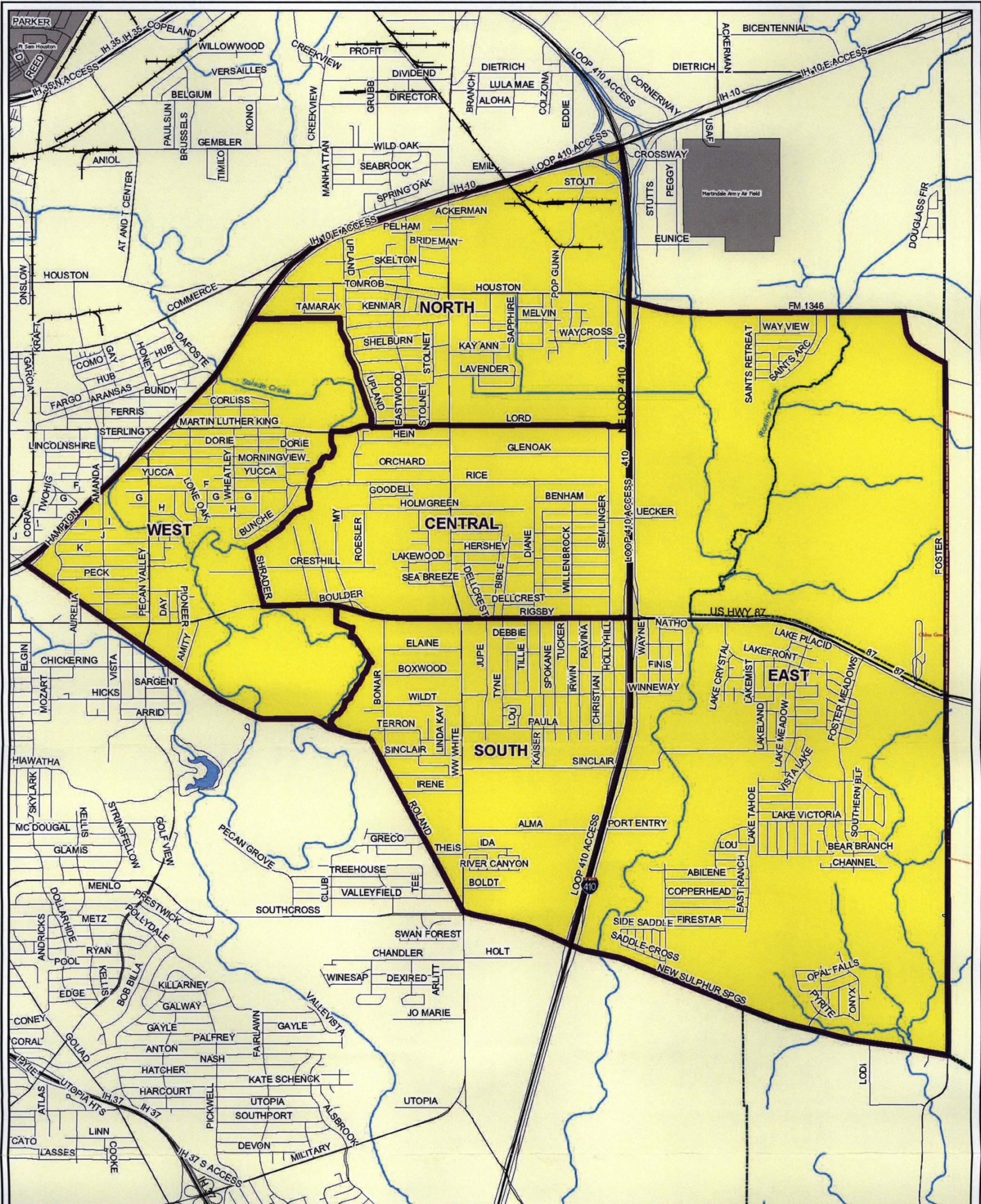
6. Economic Development and Housing – November 20, 2008
7. Parks, Linear Greenways, Community Facilities, and Public Health – December 4, 2008
8. Crime and Public Safety – December 9, 2008
9. Transportation, Infrastructure, and Drainage – December 16, 2008
10. Land Use – January 13, 2009
11. History Committee – January 22, 2009
12. Economic Development and Housing – January 26, 2009
13. Land Use – January 29, 2009
14. Economic Development and Housing – February 9, 2009
15. Land Use – February 17, 2009

## **GEOGRAPHY**

The Eastern Triangle planning area is located in southeast Bexar County and is generally bounded by IH 10 to the north and FM 1346; Loop 410 and South Foster Road to the east; New Sulphur Springs, Southcross Boulevard and Roland Avenue to the south; and Roland Avenue to the west. (See map on page 15)



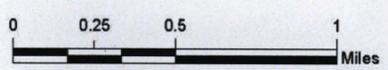
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- Eastern Triangle
- Railroads
- Creeks
- City of San Antonio
- Military Base
- Districts
- Streets
- Lakes
- Bexar County



## Eastern Triangle Community Plan Boundaries and Districts



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 Map file location: MapCat\_Bound\_11x17.mxd  
 Map Last Edited: 30 December 2008  
 PDF Filename: 0812ND03.pdf  
 Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

**City of San Antonio  
 Planning and Development  
 Services Department**  
 Roderick J. Sanchez, AICP, CBO  
 Director

Cliff Morton Development and  
 Business Services Center  
 1901 S. Alamo  
 San Antonio, TX 78204

# GOALS AT A GLANCE

The following is a summary of the goals of each section of the plan. A more detailed summary of goals and objectives is also provided at the beginning of each of the plan chapters.

## CRIME AND PUBLIC SAFETY

**OVERALL GOAL:** A community that is a safe and clean place in which to live in free of crime, stray animals, and trash

- Goal 1: Greater sense of security
- Goal 2: Safer streets
- Goal 3: Gang free community
- Goal 4: Animal care
- Goal 5: Well maintained properties
- Goal 6: Emergency preparedness

## ECONOMIC DEVELOPMENT

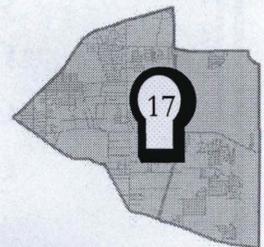
**OVERALL GOAL:** A well trained workforce and safe, attractive corridors

- Goal 7: Economic development plan
- Goal 8: Thriving commercial corridors
- Goal 9: Diverse businesses and services
- Goal 10: Educated and well trained workforce
- Goal 11: Enhanced physical environment

## HOUSING AND NEIGHBORHOOD

**OVERALL GOAL:** A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life

- Goal 12: Quality housing
- Goal 13: Well-maintained neighborhoods and housing stock
- Goal 14: Neighborhood awareness, education, and cooperation
- Goal 15: Community pride and attitude
- Goal 16: Housing with access to transit and public amenities





## **PARKS, LINEAR GREENWAYS, AND COMMUNITY FACILITIES**

**OVERALL GOAL:** Enhance the area's parks, recreation, community facilities and programming to establish a regional draw with world-class amenities that meets the current and future needs of the Eastern Triangle

**Goal 17:** Highest level of park facilities

**Goal 18:** Libraries

**Goal 19:** Learning centers

**Goal 20:** Art and cultural activities

**Goal 21:** Effective and efficient community programs

**Goal 22:** Enhanced County and City services

## **PUBLIC HEALTH AND WELLNESS**

**OVERALL GOAL:** Provide a myriad of health care options to the residents of the Eastern Triangle through education, preventative healthcare services, and healthcare offices, clinics and medical complexes

**Goal 23:** Basic healthcare needs

**Goal 24:** Health and wellness education

**Goal 25:** Youth healthcare

## **TRANSPORTATION, INFRASTRUCTURE, AND DRAINAGE**

**OVERALL GOAL:** Utilize the concept of Complete Streets to enhance the aesthetics and service level of infrastructure in the Eastern Triangle through maintenance and improvement to current systems so that transportation networks for all modes of transportation and drainage systems function safely and efficiently

**Goal 26:** Traffic safety and mobility

**Goal 27:** Build and maintain roads

**Goal 28:** Attractive streets

**Goal 29:** Less traffic congestion

**Goal 30:** Various traffic calming methods

**Goal 31:** Bicycle access

**Goal 32:** Walking as a viable mode of transportation

**Goal 33:** Safe school zones

**Goal 34:** Additional street lights for safety and security

**Goal 35:** Safe and reliable public transit options

**Goal 36:** Sewer service

**Goal 37: Drainage improvements**

**Goal 38: Utility network improvements**

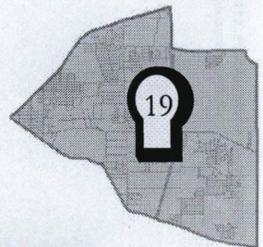
**IMPLEMENTATION STRATEGY**

**OVERALL GOAL: Work toward achieving the goals and objectives that are laid out in the Eastern Triangle Community Plan**

**Goal 39: Organization of available resources**

**Goal 40: Outreach and partnerships**

**Goal 41: Reliable and timely implementation**





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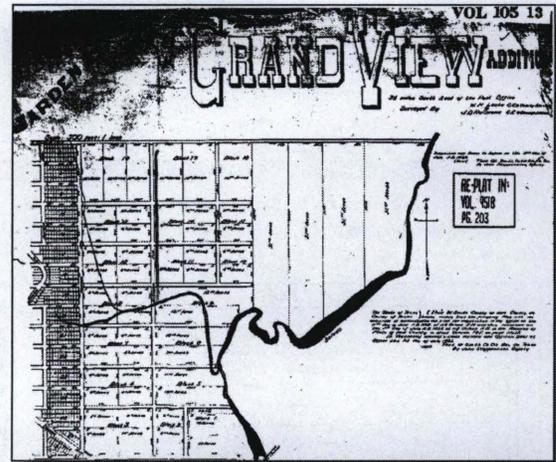
# FROM THE PAST TO THE PRESENT

The settlement of the Eastern Triangle can be traced as far back as the late 1800s by German, Silesian, Czech, Polish, and Belgian farmers and ranchers. Prior to 1944, the area was outside the city boundaries. Several major annexations occurred between 1944 and 2000 to incorporate the area into the City of San Antonio. The northeastern corner of the Eastern Triangle east of Rosillo Creek remains outside the City boundaries. The rural character of the Eastern Triangle remains predominant in the area. Many of the area streets and surrounding streets are named after the families that originally settled the area.

The southeastern edge of the Eastern Triangle was founded as Boldtville, Texas in 1891 at the corner of Foster Road and Sulphur Springs Road named after the Albert Boldt family. Boldtville consisted of two churches, a school, and a general store. Klondike's Store owned by Henry Klondike Stuckenberg was located at the northwest corner of Foster Road and Sulphur Springs Road. In 1932, Ed and Ruby Avery leased the store and renamed it Avery's General Store. They later purchased the store in the early 1940s, and ran the store until it closed in 1979. In its heyday, the store was a very popular attraction with a large sewing section, shoe department, and as a discount Levi's Jeans outlet. Students from the Boldtville School which is now the East Central Independent School District administrative offices located across the street would eat lunch at the store. The store still stands today although under new ownership. In addition, Boldt Road off of W. W. White is also named after the Boldt family.

W. W. White Road can be seen on Bexar County Maps as early as 1913. William W. White, a railroad roadmaster and farmer, owned approximately 150 acres of land around Salado Creek. W. W. White Elementary School once surrounded by William W. White's property was later named in his honor.

Semlinger, Willenbrock, Rauschuber, Sultenfuss, Theis, and Jupe were prominent landowners in the area. The Semlingers owned a dairy farm that was once located near the present day intersection of Semlinger Road and Loop 410. The Willenbrocks and Rauschubers farmed the eastern part of the present day Dellcrest subdivision. One of the streets in Dellcrest subdivision is named Wilenbrock in honor of the family that once lived and farmed in the area. The Sultenfuss family owned a large tract of land from W. W. White Rd to Rosillo Creek and from St. Clair, now Sinclair Road, to Southcross Boulevard. Marie Sultenfuss Bohle is the last of a large family



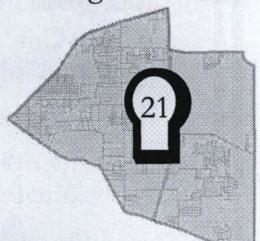
The Grandview plat recorded in 1892 in volume 105, page 13, of the Bexar County Plat and Deed Records shows some of the first properties in the Wheatley Heights area to be platted ranging in size from less than an acre to over forty acres.



Former Avery's General Store at Sulphur Springs and Foster



W. W. White Elementary School at Readwell and W. W. White



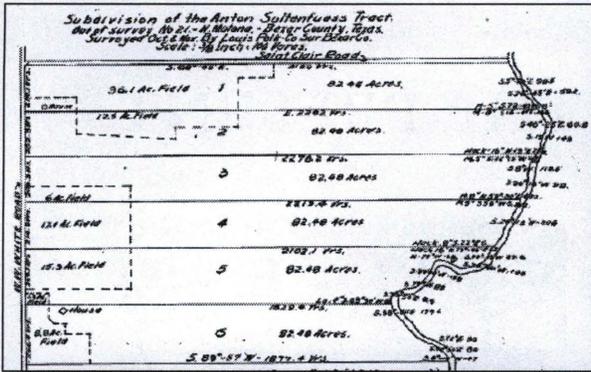
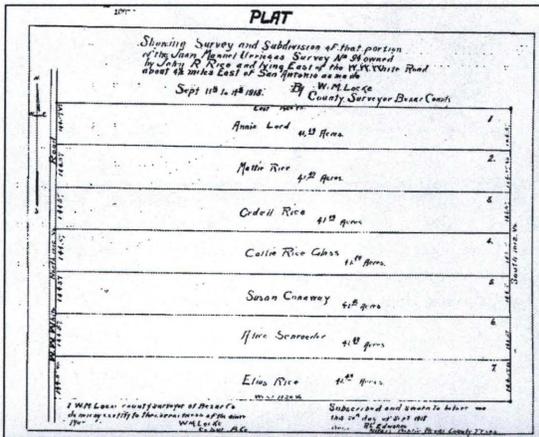


Exhibit showing the division of the Sultenfuss property recorded in 1922, volume 682, page 163, in the Bexar County Plat and Deed Records.



The plat of John R. Rice's property subdivided to his heirs in 1918, volume 368, page 215, in the Bexar County Plat and Deed Records.

that still lives on part of the original tract. The Theis family donated land west of W. W. White to the Highland Social Club which was established in 1927. True to the German heritage, it remains in business today as a family gathering spot that offers nine-pin bowling and a dance hall.

The Jupe family purchased 205 acres bordered by W. W. White Road, Rigsby Avenue then named New Gonzalez Road, the Rosillo Creek, and the Schmidt property which is now Sinclair Road in 1914. Most of the land was farmland in the early 1900s. In the 1950s and 1960s, Alois and Joe Jupe platted and built most of the homes in the Jupe Addition Subdivision. The Jupe family developed businesses along Rigsby Avenue which included the first feed mill named Louis Feed Mill and the first lumber yard named Jupe Lumber Yard now known as Guadalupe Lumber. The Rauschubers who were cousins to the Jupes owned the first large grocery stores named the Ideal Super Market on Rigsby.

Another part of the Dellcrest Area was once owned by John R. Rice who subdivided his property amongst his heirs which included Annie Lord, Mattie Rice, Ordell Rice, Callie Rice Glass, Susan Conaway, Alice Schroeder, and Elias Rice in 1918. Hein Road is named after Henry Hein who platted and developed twenty lots on Hein Road in 1927.

The Granieri Farm, approximately 172.5 acres, located along Roland Avenue has been owned and farmed by the Granieri family since 1925. The Granieris who emigrated from Italy and arrived in America at Ellis Island later settled in the Eastern Triangle. According to Mary Ann Granieri, "Our family has always been agriculture, truck farming and in the dairy business." The Granieris closed their dairy when pasteurization was instituted in the 1950s. As third and fourth generation farmers, the Granieris have kept the family tradition going by continuing to provide vegetables, hay, and cattle. Today, local customers drive to the family farm to purchase in-season vegetables and hay almost everyday of the week.

Orchard Road was once surrounded by acres of peach and pecan trees, as well as grapevines, which were planted mainly to the north of the road. In the late 1940s, there was a severe hail storm that destroyed most of the peach crop. After the relentless storm, the peach trees slowly began to disappear. In addition to the peach, pecan, and grape crops, cotton, wheat, and a variety of vegetables were grown along Rigsby. The first area annexed into the City was in 1944. Approximately 1.4 acres of the most western tip of the Eastern Triangle were annexed as part of 1,045 acres that were brought into the city limits.

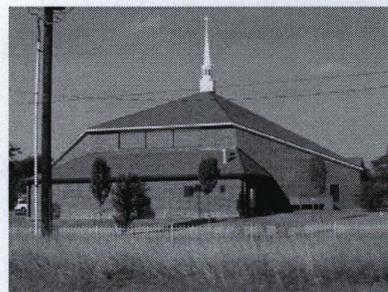
In the 1950s, Rice Road was more of a rural road, with an open ditch that ran alongside the street. The Houston Terrace Church was first located where the Normandy Terrace Nursing Home is currently on Rice Road in the early fifties and later moved to Schumacher and Rice Road. There was one drug store on W. W. White, Valdez Pharmacy, and two doctors, Dr. Jameson and Dr. Gregory, in the area. Later, Huntleigh Park Pharmacy opened. Another very large annexation took place in September 1952 when more than 2,700 acres of the Eastern Triangle were brought into the city limits in association with the annexation of the area around Fort Sam Houston. Five years later, in 1957, there was another large annexation of approximately 2,200 acres that extended the city limits line to the southeastern portion of Loop 410 that

extends through the Eastern Triangle. Also in 1957, the James Whitcomb Riley Elementary-Junior High School opened.

Change began to come to the area as time passed and the urban growth in the San Antonio area pushed toward the Eastern Triangle area. Mary Kopecki, a fifty year resident of the Eastern Triangle relates, "Salado Creek flows through the Eastern Triangle area and the bridge on Rice Road was barely above the flowing creek. Children going to what was then called Nebraska Elementary had to go through East Houston to get to school. Though the City eventually built a sidewalk, it was a very dangerous situation. I contacted people living west of the creek about getting a bridge built over Salado by extending Nebraska to W. W. White. Reverend Callies and I got signatures to present to City Council. When we presented our concern we were told that was a hundred-year flood. We informed them that there were two hundred-year floods in one year and that the safety of our children was in jeopardy." In 1975 under the leadership of Reverend R. A. Callies, the Freedom Bridge connecting the Wheatley Heights area and W. W. White neighborhoods was completed and Nebraska Street was renamed in honor of Martin Luther King. In 1982, James Whitcomb Riley Middle School was officially changed to Martin Luther King Middle School. The middle school was later changed to the Martin Luther King Academy. Sam Houston High School used to be located off of Holmgreen. After the high school relocated to Houston Street, it was remade into Jeff Davis Junior High School. The junior high was later moved to Nebraska Street and the school became Henry Carroll Elementary School. In 2008, Henry Carroll Elementary School was closed due to low enrollment.

The 1960s and 1970s saw few annexations with approximately 100 acres being annexed over the two decades. In the 1980s, the city limits were extended to and in some areas past Rosillo Creek and brought approximately 1,900 more acres of the Eastern Triangle into the corporate city limits. Dan Martinez recalls, "It was 1983 when I purchased the nearly two acres of property where my home is now and the main selling point in buying the house was because of the large tracts of land in the area. The tranquility of the area and the long established families living in this unique rural neighborhood within walking distance of a business corridor with retail outlets and service businesses was also attractive."

There are a number of religious institutions that have played a major role in bringing community members together in the Eastern Triangle area. Two of which are the Emmanuel A.M.E Church and St. Benedict's Catholic Church. Emmanuel AME was organized in 1917 on the corner of Hackberry Street and then Nebraska Street. The first building was a small shed and remained nameless until 1918. Under the leadership of Reverend Drinkard Timms, Jr., the church grew and he was informed that there was land for sale in the Dellcrest neighborhood. The purchase of this property marked the beginning of Emmanuel AME Church's life in the Eastern Triangle. In October 1982, Reverend Michael W. Gibson took on leadership of the church and initiated construction of the church at its current location. The first worship service was held in the new facility on December 8, 1985. In November 1992, Colonel IV Tolbert, USAF Chaplain, became pastor of the church. Under Reverend Tolbert's leadership the church purchased additional acreage adjacent to the church and began, and completed, construction on the current facility with the first worship service being held in June 2005. In November 2008, the current pastor, Reverend Chuma Okoli, became the pastor of Emmanuel AME Church.



The newly constructed Emmanuel AME Church located off of Semlinger.

In 1958, St. Benedict's Catholic Parish was erected under the leadership of Father Robert Schmidt taken from the parishes of St. Gerard and St. Patrick with approximately 700 families. "Work and Pray" became the adopted motto of the parish. The first Parish Festival was held in Comanche Park on April 12, 1959. In the fall of that year, the Benedictine Sisters



*We'll See You At...*  
**ST. BENEDICT'S**  
**Groundbreaking Ceremony**

**SUNDAY, JANUARY 4, 1959**  
 AT 1:00 P.M.

BISHOP STEPHEN A. LEVEN, PRESIDING

**MEXICAN DINNER**

11:00 A.M. — 5:00 P.M.

ADULTS 75¢ CHILDREN 50¢

GAMES AND REFRESHMENTS

*If All Come To*

**4538 LORD ROAD**

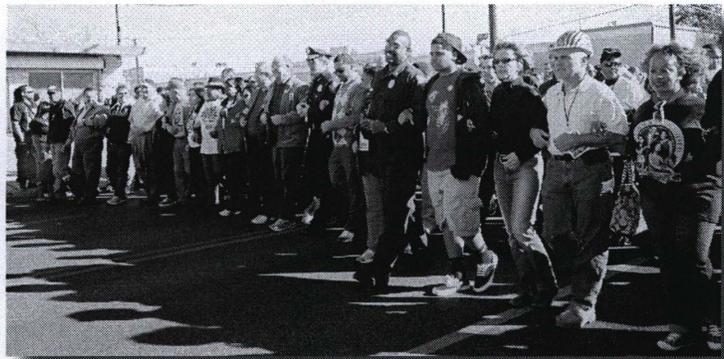
(400 feet east of Loop 13, midway between  
 Highway 90 and Highway 87)

Announcement for the groundbreaking for St. Benedict's Church and School in 1959

began teaching at the newly constructed school to 175 enrolled pupils for grades first through third. The following year, the school added ten additional classrooms and expanded to include grades first through eighth with approximately 550 students. Kindergarten was added in 1962. In 1967, St. Benedict's School reached its peak with 1,017 students. The parish reached its peak the following year with 1,443 registered families. In the 1970s, the number of parishioners and students began to decline. By 1980, the parish consisted of approximately 1,006 families and approximately 309 students. In 2009, St. Benedict's will celebrate its 50th anniversary under the current leadership of Father Eddie Bernal.

In October 1998, a catastrophic flood inundated the Salado Creek damaging and in some instances destroying many of the homes in its surrounding area. Wheatley Heights Baptist Church which had stood for thirty-five years was destroyed by five feet of water. In 1999, voters approved a bond for low water crossings and to develop flood control projects on Salado Creek and Leon Creek. In Wheatley Heights alone, the city has acquired more than 350 properties and demolished over 100 houses. The area is currently being redeveloped as part of the Salado Creek Greenway. In 2008, Bexar County voters also approved a venue tax to add a sports complex.

Today, the Eastern Triangle is a diverse community with a rich history that has stood the test of time and natural disaster to become a community full of promise for the future. In celebration of its diversity and strength, the Eastern Triangle plays host to the largest Martin Luther King, Jr. celebration in the nation, with approximately 100,000 people marching in the 2009 parade. Though the holiday is only one day, the festivities honoring the civil rights icon are spread throughout the week. The march starts at Martin Luther King Freedom Bridge and ends at Pittman-Sullivan Park. Other events that take place include sports events, worship services, and scholarship presentations designed to honor the memory of Martin Luther King, Jr. and unite the community.



Arm and arm City leaders march in the 2009 Martin Luther King, Jr. March on Martin Luther King Boulevard

**Sources:**

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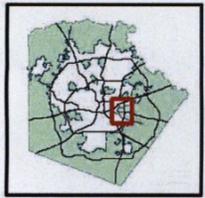
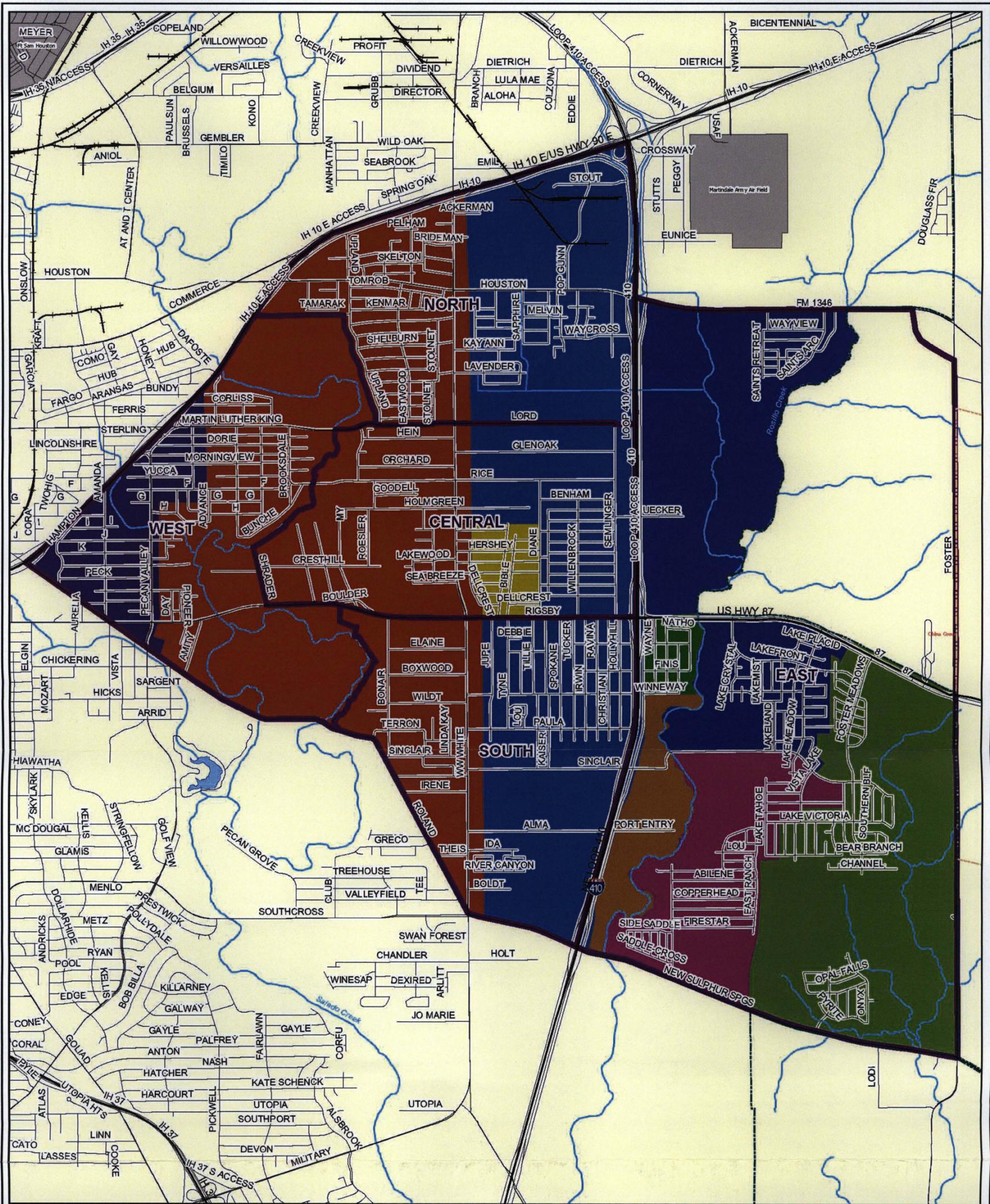
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*St. Benedict's Catholic Church, 1958 to 1983*. 1983.

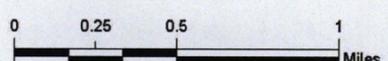
Texas State Historical Association. The Handbook of Texas Online. Texas State Historical Association. <http://www.tshaonline.org/handbook/online/index.html> (accessed April 2009).



1944	1957	1986	Railroads	City of San Antonio
1951	1964	1987	Streets	Bexar County
1952	1972	2000	Lakes	Military Base
1956	1985	Districts	Creeks	



## Eastern Triangle Community Plan Year Annexed to the City



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Map Created by: Rebecca Paskos  
 Map file location: \\Fscommon\misc50\Neighborhoods\Eastern Triangle CPM\Working Maps\Annexation\MapCat\_Annex\_11x17.mxd  
 Map Last Edited: 20 January 2009  
 PDF Filename: 0901ND02.pdf  
 Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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# DEMOGRAPHIC ANALYSIS

The demographic analysis provides a basis of measurement for defining where the community is now in terms of ethnic and socio-economic diversity. The Eastern Triangle is a unique place with a steadily growing and changing population. The demographic analysis is generated from 1990 and 2000 Census data. Therefore, the population trends over the past nine years may not be represented in this analysis. The Eastern Triangle planning area is gaining cultural diversity while continuing to maintain open spaces with relatively no increase to the population density. The majority of newcomers to the area are Hispanic. Overall, the area remains predominantly populated by African Americans. From 1990 to 2000, the average household income and the percentage of high school graduates have increased. While these measures show economic and educational improvement, there is still a need to make this area more attractive to young adults with families as the percentage of young adults and children is declining. Currently, the percentage of seniors within the planning area is on the rise. Accordingly, there is an increased need for additional senior services centers and senior living facilities.

## POPULATION

The Eastern Triangle has experienced some growth at a slower pace than the City of San Antonio overall. The City of San Antonio grew approximately five times as much as the Eastern Triangle from 1990 to 2000. The density of the Eastern Triangle has remained relatively steady at just three persons per acre from 1990 to 2000 while the City's overall population density increased more significantly from approximately three persons per acre to four persons per acre.

**TABLE 1:**  
**TOTAL POPULATION**

	<b>EASTERN TRIANGLE</b>		<b>SAN ANTONIO</b>	
	<u>1990</u>	<u>2000</u>	<u>1990</u>	<u>2000</u>
<b>TOTAL POPULATION</b>	26,634	27,903	935,933	1,144,646
<b>PERSONS PER ACRE</b>	2.8	2.9	3.1	3.8
<b>% CHANGE</b>	-	4.8%	-	22.3%

## GENDER

The gender distribution within the Eastern Triangle indicates a higher percentage of females than males with the percentage of females to males increasing from 1990 to 2000. During that same period, the City of San Antonio experienced a slight decrease in the percentage of women to men.

**TABLE 2:**  
**GENDER DISTRIBUTION**

	<b>EASTERN TRIANGLE</b>		<b>SAN ANTONIO</b>	
	<u>1990</u>	<u>2000</u>	<u>1990</u>	<u>2000</u>
<b>MALE</b>	46.1%	45.9%	48.2%	48.3%
<b>FEMALE</b>	53.9%	54.2%	51.8%	51.7%



## RACE AND ETHNICITY

The predominant race and ethnicity in the Eastern Triangle is African American followed by Hispanic/Latino. When compared to the City overall, the Eastern Triangle shows a higher percentage of African Ameri-

cans. It is interesting to note that although African Americans form the majority in the Eastern Triangle, their population is decreasing. The percentage of Whites within the Eastern Triangle is also decreasing. Although the percentage of Hispanics/Latinos in the Eastern Triangle is below the percentage within the city overall, it is the fastest growing race and ethnicity in the Eastern Triangle with the exception of Other Non-Whites.

## AGE

Seniors in the Eastern Triangle are the fastest growing population in the Eastern Triangle while young adults, ages 22 to 44 years of age, are in decline. The percentage of people 65 years and over had the greatest increase, 24.8%. The Eastern Triangle has a higher percentage of individuals over 44 years old than the overall population in San Antonio. Between 1990 and 2000, the population under age 5 and those between 20 and 44 decreased. The age group between 20 and 24 years of age experienced the greatest decrease, -8.6%.

## INCOME

The average household income in the Eastern Triangle is increasing. From 1990 to 2000, the average household income increased approximately 33.3% although the city overall saw a higher increase of 53.6%. The percentage of individuals living below the poverty line in the Eastern Triangle decreased 16.1% between 1990 and 2000 although the percentage of individuals living below the poverty line within the Eastern Triangle was slightly higher than the city overall.

**TABLE 3:**  
**RACIAL DISTRIBUTION**

	EASTERN TRIANGLE			SAN ANTONIO
	<u>1990</u>	<u>2000</u>	<u>% Change</u>	<u>2000</u>
<b>AFRICAN AMERICAN</b>	47.8%	41.8%	-8.5%	6.8%
<b>HISPANIC/LATINO</b>	26.5%	38.1%	50.8%	58.7%
<b>WHITE</b>	25.1%	18.3%	-23.6%	31.8%
<b>OTHER NON-WHITE</b>	0.6%	1.8%	214.2%	2.7%

**TABLE 4:**  
**AGE DISTRIBUTION**

<u>AGE (YEARS)</u>	EASTERN TRIANGLE			SAN ANTONIO
	<u>1990</u>	<u>2000</u>	<u>%CHANGE</u>	<u>2000</u>
<b>UNDER 5</b>	7.9%	7.3%	-3.4%	8.1%
<b>5 TO 19</b>	24.4%	24.6%	5.8%	23.6%
<b>20 TO 24</b>	6.6%	5.7%	-8.6%	7.7%
<b>25 TO 44</b>	27.1%	25.2%	-2.6%	30.8%
<b>45 TO 64</b>	20.9%	21.5%	7.9%	19.4%
<b>65 AND OVER</b>	13.1%	15.6%	24.8%	10.4%

**TABLE 5:**

**INCOME AND POVERTY**

	EASTERN TRIANGLE			SAN ANTONIO		
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>
<b>MEDIAN HOUSEHOLD INCOME</b>	\$20,015	\$26,687	33.3%	\$23,584	\$36,214	53.6%
<b>INDIVIDUALS LIVING BELOW POVERTY</b>	25.0%	20.0%	-16.1%	-	16.9%	-

The distribution of household income in the Eastern Triangle has changed during the ten year period with a greater percentage of households earning more than \$20,000 per year. The number of households earning more than \$60,000 per year increased most significantly especially households earning more than \$100,000 per year. Although incomes are increasing, the distribution of higher income households is not proportional to San Antonio overall. The percentage of households earning more than \$40,000 in the Eastern Triangle remains less than the city overall.

**TABLE 6:  
DISTRIBUTION BY HOUSEHOLD INCOME**

	EASTERN TRIANGLE			SAN ANTONIO	
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>2000</u>	
<b>LESS THAN \$20,000</b>	47.4%	34.2%	-21.2%	25.9%	
<b>\$20,000 TO \$39,999</b>	33.5%	34.3%	11.9%	28.6%	
<b>\$40,000 TO \$59,999</b>	13.9%	15.4%	21.1%	19.7%	
<b>\$60,000 TO \$99,999</b>	4.7%	11.7%	171.6%	17.1%	
<b>\$100,000 OR MORE</b>	0.4%	4.3%	1018.4%	8.6%	

## EDUCATION

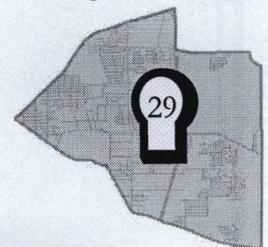
Educational attainment levels in the Eastern Triangle have improved from 1990 to 2000. Adults in the Eastern Triangle have not attained the same level of higher education beyond some college as in other parts of the city. Approximately 8% have college diplomas in the Eastern Triangle compared to approximately 20% in the city overall. Making college more accessible to individuals in the Eastern Triangle is necessary to increase the level of educational attainment in this area.

**TABLE 7:  
EDUCATIONAL ATTAINMENT FOR POPULATION  
25 YEARS OLD AND OVER**

<u>EDUCATIONAL ATTAINMENT</u>	EASTERN TRIANGLE			SAN ANTONIO		
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>
<b>LESS THAN 12th GRADE</b>	36.1%	29.3%	-13.5%	30.9%	24.9%	1.1%
<b>HIGH SCHOOL DIPLOMA</b>	29.0%	32.1%	18.0%	24.3%	24.2%	24.4%
<b>SOME COLLEGE</b>	26.2%	29.9%	21.9%	27.0%	29.2%	35.7%
<b>BACHELOR'S DEGREE</b>	5.1%	5.8%	22.4%	11.6%	13.8%	48.6%
<b>GRADUATE PLUS</b>	3.6%	2.8%	-15.9%	6.3%	7.9%	57.9%

## HOUSING

The total number of housing units in the Eastern Triangle has increased at nearly the same rate as the population. However, the rate of housing growth has not been at the same level as San Antonio overall. Occupancy rates in the Eastern Triangle appear to be similar to San Antonio overall with both showing increasing occupancy rates. The percent of owner occupied housing in the Eastern Triangle is significantly higher than in San Antonio, 70.1% and 58.1%, respectively. San Antonio on the other hand saw a greater increase in owner occupied housing units rather than renter occupied housing units. Additionally, median owner occupied housing values in the Eastern Triangle grew at a smaller rate than in the city overall while median rental values increased at a greater rate than the city overall.



**TABLE 8:  
HOUSING UNITS AND OCCUPANCY**

	EASTERN TRIANGLE			SAN ANTONIO		
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>
<b>TOTAL HOUSING UNITS</b>	10,185	10,550	3.6%	365,414	433,122	18.5%
<b>OCCUPIED</b>	89.7%	93.1%	7.5%	89.4%	93.6%	24.1%
<b>VACANT</b>	10.3%	6.9%	-30.5%	10.6%	6.4%	-28.5%
<b>OWNER OCCUPIED UNITS</b>	71.0%	70.1%	6.1%	48.3%	58.1%	33.6%
<b>RENTER OCCUPIED UNITS</b>	29.0%	29.9%	11.0%	41.1%	41.9%	12.9%
<b>MEDIAN OWNER OCCUPIED HOUSING VALUE</b>	\$41,732	\$44,992	7.8%	\$49,700	\$68,800	38.4%
<b>MEDIAN MONTHLY RENTAL VALUE</b>	\$254	\$477	87.8%	\$308	\$549	78.2%

The predominant housing type in the Eastern Triangle is single family housing consisting of approximately 74% of the total housing stock. When compared to San Antonio, the Eastern Triangle has a lower percentage of multi-family housing units and a higher percentage of mobile homes. Multifamily housing decreased by approximately 3% while mobile homes increased by approximately 48%.

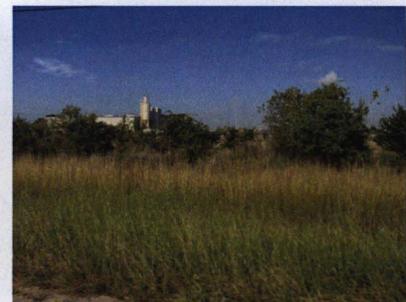
**TABLE 9:  
DISTRIBUTION OF HOUSING UNIT TYPES**

	EASTERN TRIANGLE			SAN ANTONIO
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>2000</u>
<b>SINGLE FAMILY</b>	74.6%	73.9%	3.2%	64.4%
<b>MULTI-FAMILY</b>	16.0%	14.9%	-3.1%	33.6%
<b>MOBILE HOMES</b>	7.6%	10.8%	47.7%	1.9%
<b>OTHER</b>	1.8%	0	-78.8%	0.1%

## CONCLUSION

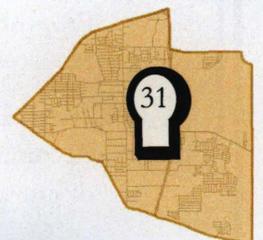
The Eastern Triangle planning area is a dynamic place with increasing cultural and economic diversity. The demographic analysis provided above defines what the current cultural and economic situation is in the area. It may be used to establish a base measurement for meeting the goals and objectives of this plan.

# FUTURE LAND USE PLAN



The Future Land Use Plan is used when determining appropriate uses and future development patterns for land within the planning area. The Future Land Use Plan does not constitute zoning. It generally identifies appropriate land uses for designated areas. Within each land use, several corresponding zoning categories may be appropriate. Zoning refers to the regulation of land uses, including the size, shape and permitted uses of lots and structures. If a zoning change request is not consistent with the Future Land Use Plan, then a plan amendment application must also be submitted concurrently with the zoning change request. Zoning changes are determined by a public hearing with consideration of many factors. Zoning change requests are ultimately decided by City Council.

The Land Use Plan was formulated through a combination of public input, staff analysis of existing land uses in the area, and best planning practices. The location of different land uses is based on existing uses, community discussions, the Unified Development Code (UDC), and policies from the City's Master Plan. The Planning and Development Services Department will reference the Land Use Plan as a guide for developing staff recommendations on individual zoning change requests.





## EXISTING LAND USE, ZONING, AND THE FUTURE LAND USE PLAN

As a starting point for determining the Future Land Use Plan, the community looked at the existing land use map. The Existing Land Use Map shows that the planning area is predominantly occupied by single-family houses on large lots. Commercial properties are located along the major roadways: South W. W. White, IH-10, Loop 410, and Rigsby/Highway 87. Industrial land uses are located near Loop 410. Additionally, there are a large number of vacant properties throughout the planning area.

Community members who attended public meetings and workshops recommended the need to retain the rural character of the planning area. Most areas that currently have agricultural land uses are recommended to maintain their rural character as agriculture or be developed as a conservation or resource protection subdivision. Additionally, the current single family zoning does not accurately indicate the existing and highly desired large lots in which most houses within the planning area are situated. A larger minimum lot size such as 8,000 square feet for single family residential zoning is recommended in order to retain the large lot character that currently exists in the Eastern Triangle.

The community also examined the Zoning Map which indicates uses and development standards that are currently permitted. The Zoning Map indicates that industrial uses are permitted along IH-10, Loop 410, Sinclair Road, and Rigsby. Much of these industrial zones are located adjacent to single family zoning. The proximity of industrial and single family zoning is not recommended in the future land use plan.

Economic development is desired along major arterials and highways. The community has expressed a strong desire for a medical complex with medical offices and a hospital facility to locate within the Eastern Triangle. In addition, master planned community developments and walkable mixed use developments that include a mix of commercial, residential, and employment opportunities are highly encouraged to locate within the Eastern Triangle. Community members referenced recent developments similar to the Rim and the Alamo Quarry as developments they would like to see in the Eastern Triangle. The development of senior independent and assisted living housing is also encouraged.

## DEVELOPMENT GUIDELINES

The Eastern Triangle has been divided into five districts. The future land use character and design guidelines of each of these districts are identified below.

### WEST DISTRICT

- Allow for a variety of high quality construction of medium and high density housing.
- Create a mixed use corridor along Martin Luther King.
- Encourage a regional node at the intersection of Roland and IH-10 buffered by mixed use developments.
- Transform drainage canals into a linear greenway to provide pedestrian and bicyclist off-road access to Salado Creek Greenway.
- Promote less intense commercial and residential land uses along Rigsby.
- Smaller lot sizes less than 8,000 square feet may be recommended within this district.

### NORTH DISTRICT

- Concentrate general industrial uses in the northeast corner bordered by Loop 410, IH-10, and Union Pacific railroad right-of-way.
- Locate a regional commercial node at IH-10 and South W. W. White.
- Propose transit-oriented development (TOD) around the intersection of South W. W. White and Houston.

### CENTRAL DISTRICT

- Recommend conversion of a former landfill located at 2755 Rigsby to a park, open space, golf course, or junior golf course for use by community members.

- Create linear greenways along drainage and utility easements to connect park lands and increase off road access to parks.
- Locate a low density mixed use development around the former Carroll Elementary School

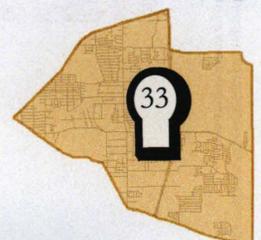
#### EAST DISTRICT

- Preserve large lots of one acre or more and the rural character of the East District especially those located along Foster Road through the use of conservation and resource protection subdivisions.
- Provide commercial opportunities within walking distance of residential neighborhoods along Highway 87.
- Transform existing industrial sites north of Highway 87 into business parks.
- Maintain light industrial land uses south of Sinclair along the eastern side of Loop 410.
- A linear greenway similar to the Salado Creek Greenway is desired along the floodplain of Rosillo Creek.

#### SOUTH DISTRICT

- Preserve large single-family residential lots of one acre or more and the rural character of the South District.
- Recommend neighborhood commercial uses along South W. W. White.
- Work with the City Councilperson to initiate a rezoning case to convert unwanted industrial zoning along Sinclair Road to neighborhood commercial as indicated in the Future Land Use Map in order to discourage encroachment of industrial uses into the Jupe Manor Neighborhood.

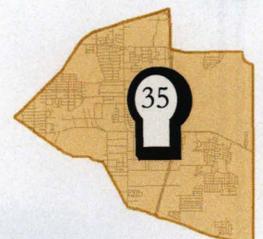
**Conservation and Resource Protection Subdivisions** - A conservation subdivision is distinguishable from a resource protection district. Resource protection (RP) districts are governed by uniform regulations within the definition of the zoning district. A conservation subdivision on the other hand is a form of development involving unique standards for lot layout which are designed to maximize the preservation of natural resources and open space. A conservation subdivision is established through the platting process whereas a resource protection district is established through zoning.





<b>LAND USE CLASSIFICATION</b>	<b>DESCRIPTION</b>
<p><b>LOW DENSITY RESIDENTIAL</b></p> <p><b>Pale Yellow</b></p> <p><b>Related Zoning Districts:</b> <b>RP, RE, FR, RD, R-20,</b> <b>NP-15, NP-10, NP-8, R-6, R-5,</b> <b>R-4, &amp; PUD</b></p>	<p>Low Density Residential Development includes Single Family Residential Development on individual lots.</p> <p>This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>
<p><b>MEDIUM DENSITY RESIDENTIAL</b></p> <p><b>Golden Yellow</b></p> <p><b>Related Zoning Districts:</b> <b>R-5, R-4, R-3, PUD, RM-6,</b> <b>RM-5, &amp; RM-4</b></p>	<p>Medium Density Residential includes Single Family Residential Development on one lot, including townhomes, garden homes, and zero lot line, and multifamily uses which include duplexes, triplexes, and fourplexes.</p> <p>This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial.</p> <p>This classification includes certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>
<p><b>HIGH DENSITY RESIDENTIAL</b></p> <p><b>Orange</b></p> <p><b>Related Zoning Districts:</b> <b>R-5, R-4, R-3, PUD, RM-6,</b> <b>RM-5, RM-4, MF-18,</b> <b>MF-25, MF-33 &amp; MF-40</b></p>	<p>High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p> <p>This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses.</p> <p>High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Additionally, it is encouraged that any new high density residential uses provide a majority of market rate valued housing.</p>

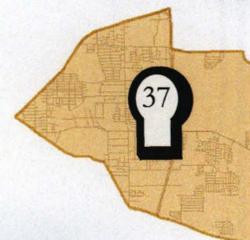
LAND USE CLASSIFICATION	DESCRIPTION
<p data-bbox="212 289 620 317"><b>LOW DENSITY MIXED USE</b></p> <p data-bbox="334 365 501 392">Light Brown</p> <p data-bbox="207 438 630 615">Related Zoning Districts: R-6, R-5, R-4, PUD, RM-6, RM-5, RM-4, MF-18, NC, C-1, TOD, MXD, MPCD, UD, FBZD, &amp; O-1</p>	<p data-bbox="688 289 1430 615">Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated into one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.</p>
<p data-bbox="207 726 630 753"><b>HIGH DENSITY MIXED USE</b></p> <p data-bbox="339 802 496 829">Dark Brown</p> <p data-bbox="199 875 638 1089">Related Zoning Districts: R-6, R-5, R-4, PUD, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, MF-40, NC, C-1, C-2, C-2P, TOD, MXD, MPCD, UD, FBZD, O-1 &amp; O-1.5</p>	<p data-bbox="688 688 1438 1163">High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks.</p>





<b>LAND USE CLASSIFICATION</b>	<b>DESCRIPTION</b>
<p><b>URBAN LIVING</b></p> <p><b>Peach</b></p> <p><b>Related Zoning Districts:</b> <b>TND, TOD, MXD, UD, &amp; FBZD</b></p>	<p>Urban Living provides for compact neighborhoods and centralized commercial centers that promote a sense of community that are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Town Center, and Transit-Oriented Development (TOD). Gated communities are not allowed in this land use category. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also allows for form based development, which emphasizes urban design in the form of regional centers and village development patterns.</p> <p>Mixed Use Centers include a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets.</p> <p>A Town Center provides a central civic function with mixed uses incorporated into the peripheral development.</p> <p>Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services are accessible by foot or transit. Neighborhood Centers have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.</p>

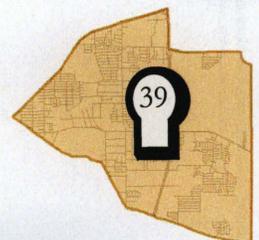
LAND USE CLASSIFICATION	DESCRIPTION
<p style="text-align: center;"><b>RURAL LIVING</b></p> <p style="text-align: center;"><b>Bright Yellow</b></p> <p><b>Related Zoning Districts: RP, RD, RE &amp; FBZD</b></p>	<p>Rural Living supports the principles of preserving rural residential character while retaining open space and scenic corridors. The Rural Living classification may provide a transitional area between more urbanized dense development and significantly rural, open and agricultural land uses.</p> <p>Residential uses are composed mainly of single-family dwellings on individual estate lots. Clustered subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Village and hamlet form based development patterns are also encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Gated communities are not allowed in this land use category.</p> <p>Neighborhood and Community Commercial uses will directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. Live/work units, allowing for residential use above commercial or office space, are permitted.</p> <p>A limited number of nodal commercial uses are permitted. Community Commercial uses should incorporate well defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, and parking lots that have sidewalks, shade trees, and vegetative screening.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, signage control, earthen drainage channels, and access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>





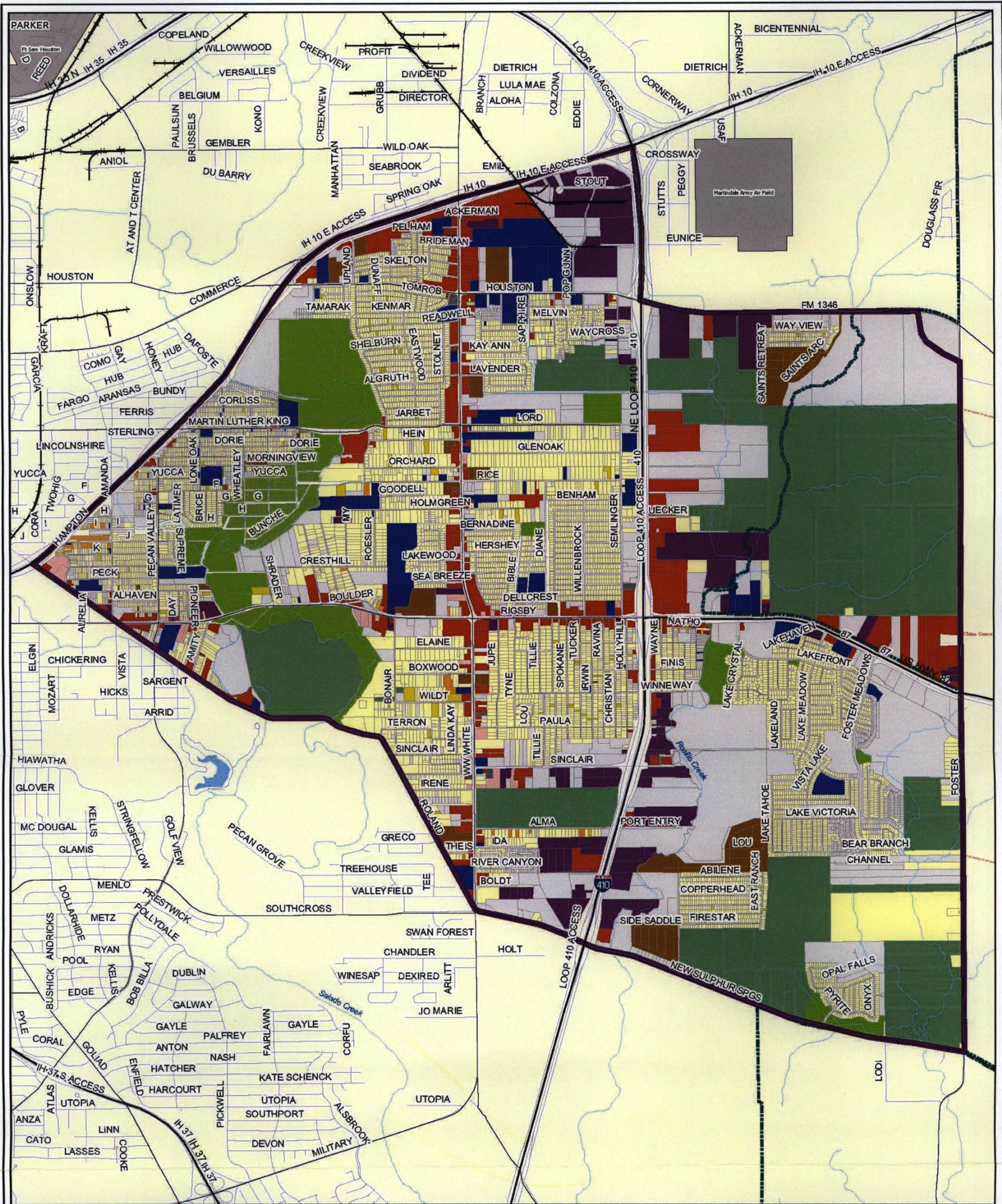
<b>LAND USE CLASSIFICATION</b>	<b>DESCRIPTION</b>
<p><b>NEIGHBORHOOD COMMERCIAL</b></p> <p><b>Pink</b></p> <p><b>Related Zoning Districts: NC, O-1, &amp; C-1</b></p>	<p>Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include convenience stores, small insurance or doctor's office, bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian's offices, or small, neighborhood sized grocery stores.</p> <p>Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets.</p> <p>Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>
<p><b>COMMUNITY COMMERCIAL</b></p> <p><b>Red</b></p> <p><b>Related Zoning Districts: NC, O-1, O-1.5, C-1, C-2, &amp; C-2P</b></p>	<p>Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.</p> <p>Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors.</p> <p>Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>
<p><b>REGIONAL COMMERCIAL</b></p> <p><b>Dark Red</b></p> <p><b>Related Zoning Districts: NC, O-1, O-1.5, O-2, C-1, C-2, C-2P &amp; C-3</b></p>	<p>Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include "big box" retail and retail "power centers", shopping malls, movie theaters, and medical or office complexes that are mid to high rise.</p> <p>Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.</p> <p>Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.</p>

LAND USE CLASSIFICATION	DESCRIPTION
<p style="text-align: center;"><b>BUSINESS PARK</b></p> <p style="text-align: center;">Dark Grey</p> <p>Related Zoning Districts: O-1.5, O-2, C-2, C-3, BP &amp; L</p>	<p>A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This land use classification is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature lighting and signage control. Business park uses include customer service centers, corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, and other uses for the convenience and service of occupants of the business park.</p>
<p style="text-align: center;"><b>LIGHT INDUSTRIAL</b></p> <p style="text-align: center;">Light Purple</p> <p>Related Zoning Districts: C-2, C-3, O-1.5, O-2, L &amp; MI-1</p>	<p>Light Industrial areas include a mix of light manufacturing uses, office parks and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.</p>
<p style="text-align: center;"><b>INDUSTRIAL</b></p> <p style="text-align: center;">Dark Purple</p> <p>Related Zoning Districts: C-3, O-1.5, O-2, L, I-1, I-2, MI-1 &amp; MI-2</p>	<p>General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage must be under a roof and screened from public view.</p>





<b>LAND USE CLASSIFICATION</b>	<b>DESCRIPTION</b>
<b>PUBLIC / INSTITUTIONAL</b>  Blue	<p>Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.</p> <p>The location for these services include where they currently reside, as well as where they meet the future needs of the community.</p>
<b>PARKS / OPEN SPACE</b>  Green	<p>Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.</p> <p>Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation.</p> <p>Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>
<b>AGRICULTURE</b>  Dark Green  Related Zoning Districts: RP & FR	<p>Agriculture uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted. Single-family residential units are permitted on agricultural and ranch lands. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>

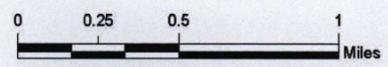


- |                   |                           |                                   |                     |
|-------------------|---------------------------|-----------------------------------|---------------------|
| Eastern Triangle  | Industrial                | Single Family Residential, Vacant | Creeks              |
| Agriculture       | Multifamily               | Duplex, Triplex, Quadplex         | Lakes               |
| Commercial        | Office                    | Vacant                            | City of San Antonio |
| Commercial Vacant | Public/Institutional      | Railroads                         | Bexar County        |
| Parks/Open Space  | Single Family Residential | Streets                           | Military Base       |

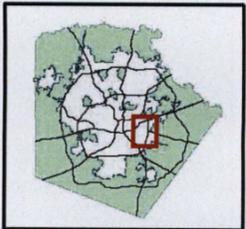
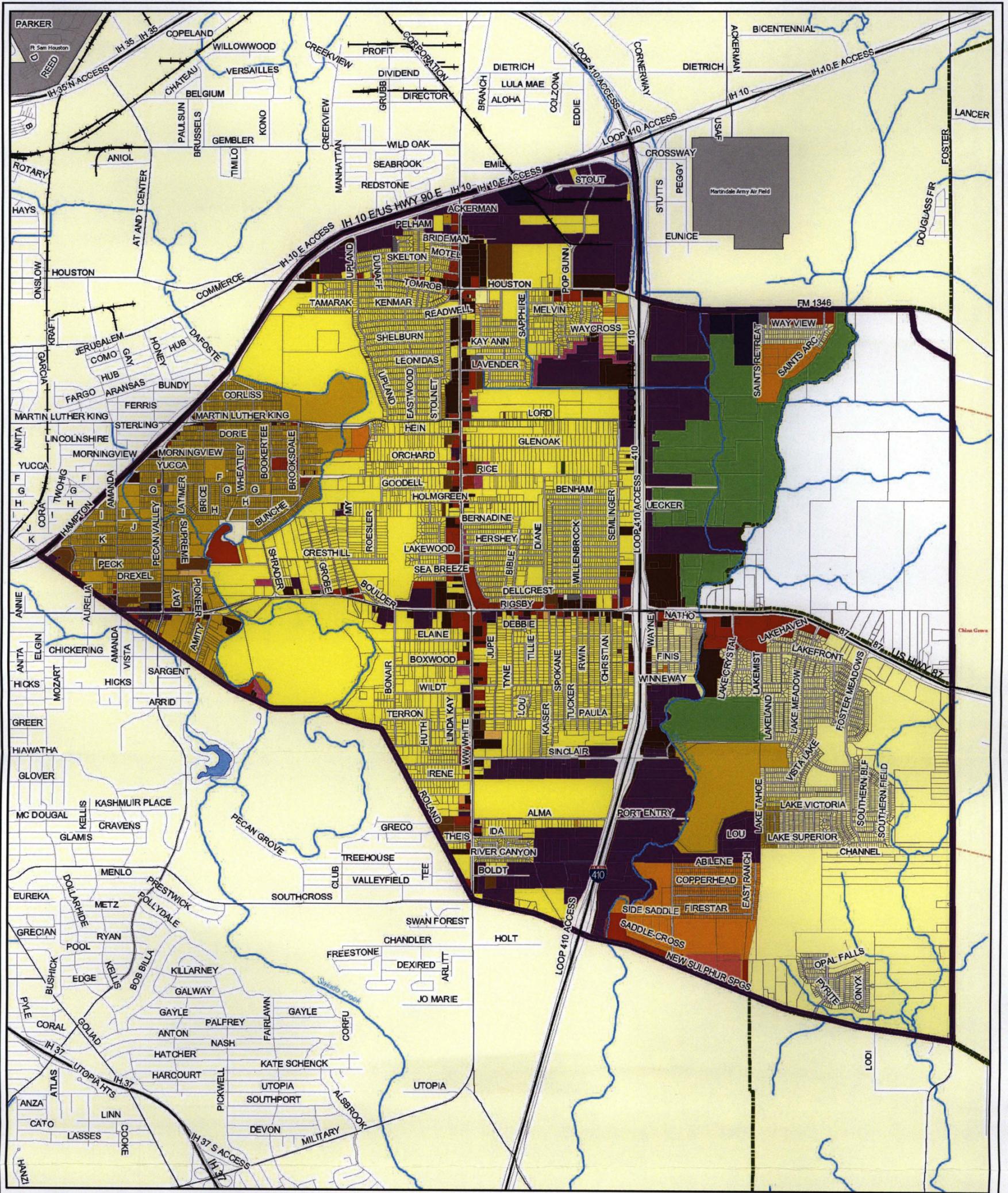
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## Eastern Triangle Community Plan Existing Land Use



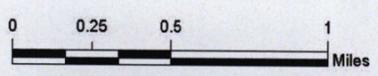
**City of San Antonio**  
**Planning and Development**  
**Services Department**  
 Roderick J. Sanchez, AICP, CBO  
 Director  
 Cliff Morton Development and  
 Business Services Center  
 1901 S. Alamo  
 San Antonio, TX 78204



	Eastern Triangle		R4		NC		I1		Military Base
	R20		PUD		C1		I2		Railroads
	NP-10		RM4		C2		OCL		Streets
	R6		MH		C3		City of San Antonio		Creeks
	R5		MF33		O2		Bexar County		Lakes



## Eastern Triangle Community Plan Zoning

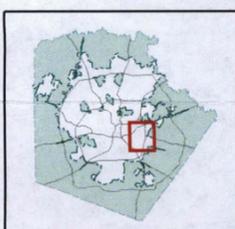
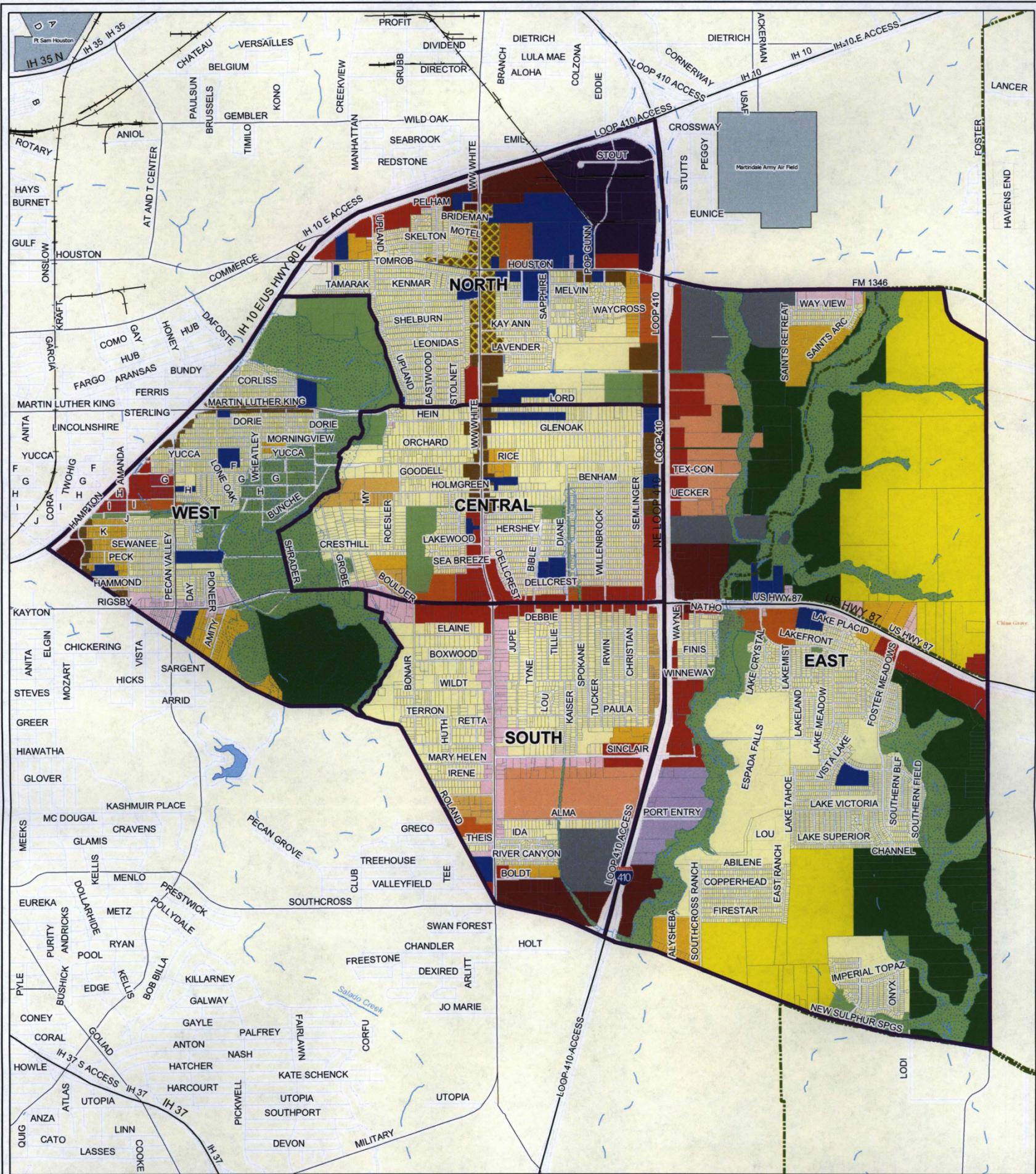


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**City of San Antonio  
 Planning and Development  
 Services Department**  
 Roderick J. Sanchez, AICP, CBO  
 Director

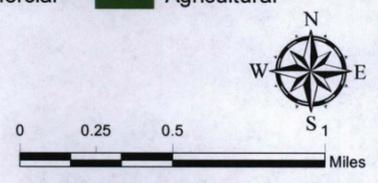
Cliff Morton Development and  
 Business Services Center  
 1901 S. Alamo  
 San Antonio, TX 78204



- |                                |                            |                         |                      |
|--------------------------------|----------------------------|-------------------------|----------------------|
| Railroads                      | City of San Antonio        | Low Density Mixed Use   | Regional Commercial  |
| Streets                        | Bexar County               | High Density Mixed Use  | Business Park        |
| Districts                      | Floodplain                 | Possible TOD            | Light Industrial     |
| Intermittent Streams           | Military Base              | Urban Living            | Industrial           |
| Flowing Streams & Small Rivers | Low Density Residential    | Rural Living            | Public/Institutional |
| Medium Flowing Rivers          | Medium Density Residential | Neighborhood Commercial | Parks/Open Space     |
| Lakes                          | High Density Residential   | Community Commercial    | Agricultural         |

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

## Eastern Triangle Community Plan Future Land Use



**City of San Antonio  
Planning and Development  
Services Department**

Roderick J. Sanchez, AICP, CBO  
Director

Cliff Morton Development and  
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1901 S. Alamo  
San Antonio, TX 78204

## CRIME AND PUBLIC SAFETY



The Crime and Public Safety Chapter addresses the communities' concern for their sense of security to raise a family, operate or patronize a business, and socialize with others. This chapter focuses on police protection, code compliance, property maintenance, and animal control. The goals and objectives within this chapter are based on community input received at the plan writing workshops and public meetings.

Some goals that will indirectly improve the crime and public safety within the Eastern Triangle are addressed in other chapters of this plan such as goals related to economic development, housing, transportation and infrastructure, youth programs, community facilities and public health. Community members at the Crime and Public Safety Workshop identified a need for more economic opportunities and youth programs to keep youth from participating in gangs or other types of misconduct. Community members identified the desire for stronger family units and better parenting skills to mentor and guide young people to do what is right for their community. Youth programs and education are addressed in the Parks, Linear Greenways, and Community Facilities Chapter.

The greatest challenge to the planning area is the public perception of high crime rates. Through communication amongst community members, the perception of crime in the area and solutions to curb crime can be addressed in order to make the Eastern Triangle a crime free area.





## **GOALS AND OBJECTIVES AT A GLANCE**

**OVERALL GOAL:** A community that is a safe and clean place in which to live in free of crime, stray animals, and trash

**Goal 1: Improve the sense of security through education and Police presence and cooperation**

Objective 1.1: Increase community policing presence and participation

Objective 1.2: Improve the public perception of high crime rates by educating community members on where and what type of crime is occurring in the Eastern Triangle

Objective 1.3: Increase the presence and quality of Police protection through shorter response times and improved customer service

Objective 1.4: Improve the relationship and communication between SAPD and citizens so that SAPD will have more interest in the community and will be able to address concerns and/or requests more comprehensively

**Goal 2: Safer streets through law enforcement**

Objective 2.1: Reduce speeding on residential streets

**Goal 3: Community free of gang activity**

Objective 3.1: Eliminate all gang activity to create a community free of drug trafficking and gun fire.

**Goal 4: Reduce the number of stray animals**

Objective 4.1: Increase the dissemination of information to residents about laws and ordinances concerning animal care and encourage enforcement

**Goal 5: Keep commercial and residential properties well maintained in the Eastern Triangle**

Objective 5.1: Improve property maintenance

Objective 5.2: Wipe out graffiti

Objective 5.3: Eliminate illegal dumping of refuse materials

Objective 5.4: Improve relationship with Code Compliance to address neighborhood concerns

Objective 5.5: Improve zoning compliance

**Goal 6: Be prepared to act in the case of a neighborhood or community emergency**

Objective 6.1: Develop an emergency alert system and evacuation plan

- \* Call 911 only for emergencies in which someone is injured or a crime is in progress.
- \* For non-emergencies, call the police at (210) 207-SAPD (207-7273). If needed, ask that an officer be dispatched to your location.
- \* If you would like to make an anonymous call to report a crime or suspicious activity, call 311 or (210) 207-SAPD (207-7273).
- \* Crimes may also be reported at the Police Substation.
- \* Some crimes may be reported through using an online form at <http://www.sanantonio.gov/SAPD/>.

## LAW ENFORCEMENT

### Goal 1: Improve the sense of security through education and Police presence and cooperation

#### Objective 1.1: Increase community policing presence and participation

##### Action Steps:

- 1.1.1. Report crimes to the Police Department and the East San Antonio Crime Coalition

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: San Antonio Police Department (SAPD), East San Antonio Crime Coalition, Neighborhood associations, Eastern Triangle Business Associations*

*Proposed Funding Sources: Minimal/Volunteer*

- 1.1.2. Greater community policing by neighborhood associations participation in promoting and informing residents about Cellular on Patrol (COPs) classes, Neighborhood Watch program, and the Citizen Police Academy

- Publish newsletters
- Coordinate with churches and businesses to distribute flyers or post at churches, neighborhood associations, and businesses or in church bulletins
- Designate block captains to distribute flyers and newsletters and be point person for any issues that may arise on his/her assigned block

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: Neighborhoods associations, SAPD, East San Antonio Crime Coalition, churches, businesses,*

*Proposed Funding Sources: Minimal/Volunteer*



**Cellular on Patrol (COP)**– The COP Program is sponsored by SAPD, and gives residents an opportunity to work closely with the police to

make their neighborhoods safer places to live. The COP Program includes members of neighborhood groups who receive training at a SAPD substation. Graduates patrol their own neighborhoods, using donated cellular phones pre-programmed with additional free-dial emergency numbers. Funds to support the program are donated by local businesses.

#### **Citizen Police Academy (CPA)**

– The goal of the CPA is to educate San Antonio citizens about the structure and activities of their police department. The CPA class is not a *training* class, but is an exciting *information* class which includes a behind-the-scenes look as the SAPD. Admission to CPA is open to any San Antonio resident 18 years old or over, and all applicants are required to pass a thorough background check. The 11-week CPA course meets one night each week for 3 hours. Topics covered in the CPA class include: overviews of the SAPD organization and structure; information on cadet recruiting and training; introductions to the various divisions of SAPD and their responsibilities; plus hands-on workshops in areas such as Tactics, Fingerprinting and Firearms Safety. Instructors are drawn from the Police Academy staff, SAPD divisions, and from non-SAPD agencies. CPA class members are also given an opportunity to observe police patrol work through a Ride-Along experience for one 8-hour shift with a district patrol officer.

- 1.1.3. Request that public safety stations, a police storefront, or a mobile police station be located within densely populated areas

*Timeline: Mid to Long*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: SAPD, City Council, and Local businesses*

*Proposed Funding Sources: Grant, Bond, or General Fund*

- 1.1.4. Post crime and public safety related information on an Eastern Triangle website

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: East San Antonio Crime Coalition, Neighborhood associations, Churches, and Local businesses*

*Proposed Funding Sources: Minimal/ Volunteer*

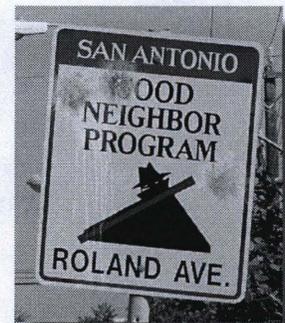
- 1.1.5. Install more signs to warn criminals and violators regarding Cellulars on Patrol, Neighborhood Watch Program, that crimes will be prosecuted, or that the area is under camera surveillance

*Timeline: Short and Ongoing as needed*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: Neighborhood Associations, churches, and businesses*

*Proposed Funding Sources: Minimal/ Volunteer*



Signs such as these can be used to deter crime in a neighborhood.

- 1.1.6. Start neighborhood associations for areas not currently incorporated in a neighborhood association to work together and get to know your neighbor (See also Housing and Neighborhoods, Objective 14.2)

*Timeline: Short and Ongoing as needed*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: Planning and Development Services Department Neighborhood Planning and Urban Design Section*

*Proposed Funding Sources: Minimal/ Volunteer*

**Objective 1.2:** Improve the public perception of high crime rates by educating community members on where and what type of crime is occurring in the Eastern Triangle

*Action Steps:*

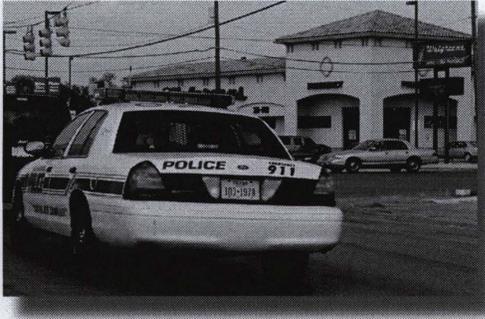
- 1.2.1. Start a public relations campaign to address the perception of a high rate of gang activity
- 1.2.2. Monitor crime statistics to measure the rate of crime in the area in relation to other parts of the city to gauge success of crime fighting efforts
- 1.2.3. Address residents' hesitation to report a crime due to fear of retaliation
- 1.2.4. View SAPD website to track crimes by neighborhood association area
- 1.2.5. Attend bimonthly East Substation crime briefing
- 1.2.6. Coordinate with and request SAFFE officers address public perceptions of neighborhood crime at neighborhood association meetings
- 1.2.7. Work with the East San Antonio Crime Coalition to increase awareness about crime prevention options in the community

*Timeline: Short and Ongoing*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: SAPD, SAFFE Officer, East San Antonio Crime Coalition, neighborhood associations*  
*Proposed Funding Sources: Minimal/Volunteer*

**Objective 1.3:** Increase the presence and quality of Police protection through shorter response times and improved customer service

Action Steps:

1.3.1. Increase Police street patrols



Residents would like to see more SAPD street patrol units in the Eastern Triangle.

*Timeline: Mid*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: SAPD*  
*Proposed Funding Sources: General Fund*

**Objective 1.4:** Improve the relationship and communication between SAPD and citizens so that SAPD will have more interest in the community and will be able to address concerns and/or requests more comprehensively

Action Steps:

- 1.4.1. Meet with SAPD officers regularly to discuss community concerns regarding police officer customer service
- 1.4.2. Ensure that Police are aware of and able to provide the level of customer service the community is requesting
- 1.4.3. When Police are called to a residence, it is recommended that the officer get out of the car and ensure that the area is secured by doing a visual inspection of the perimeter of the residence

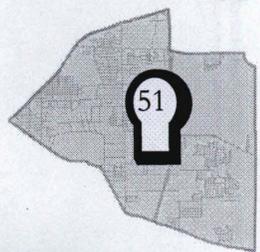
*Timeline: Short and Ongoing*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: SAPD, SAFFE Officer, Neighborhood Associations*  
*Proposed Funding Sources: Minimal/Volunteer*



**San Antonio Fear Free Environment (SAFFE) Officer**  
– The San Antonio Fear Free Environment (SAFFE) Unit

is part of the San Antonio Police Department Community Policing Initiative. The SAFFE Unit consists of officers who focus on identifying, evaluating and resolving community crime problems with the cooperation and participation of community residents. SAFFE officers are assigned to specific areas or neighborhoods within the city, and work closely with both residents and the district patrol officers also assigned to those areas. SAFFE officers establish and maintain day-to-day interaction with residents and businesses within their assigned beats, in order to prevent crimes before they happen. SAFFE officers also act as liaisons with other city agencies, work closely with schools and youth programs, coordinate graffiti-removal activities, and serve as resources to residents who wish to take back their neighborhoods from crime and decay.

**East San Antonio Crime Coalition** – The East San Antonio Crime Coalition was formed and organized in June of 2006. The coalition is a collaboration of businesses, homeowners, churches, schools, neighborhood associations, community groups, and law enforcement agencies. The coalition provides valuable information/intelligence as tools in dealing with criminal activity in the public interest within our communities. The coalition acts as a go-between in receiving and passing on information to the law enforcement authorities. For more information, visit [www.eastsacrimcoalition.com](http://www.eastsacrimcoalition.com).





## Goal 2: Safer streets through law enforcement

### Objective 2.1: Reduce speeding on residential streets

Note: Traffic calming tools to reduce speeding are addressed in the Transportation, Infrastructure, and Drainage, Goal 30.

#### Action Steps:

- 2.1.1. Notify SAPD of locations where speed limits are not being obeyed

*Timeline: Mid to Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: SAPD, neighborhood associations, East Crime Coalition*

*Proposed Funding Sources: Minimal/Volunteer*

## Goal 3: Community free of gang activity

### Objective 3.1: Eliminate all gang activity to create a community free of drug trafficking and gun fire

#### Action Steps:

- 3.1.1. Collaborate with the Police on “fast tracking” gang violence cases
- 3.1.2. Communicate and report all gang activity to the specialized police gang units
- 3.1.3. Provide educational opportunities to inform community about gangs in the area and how to recognize a gang member
- 3.1.4. For anonymity, call 311 or (210) 207-SAPD (207-7273) to report gang activity or suspicious behavior

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: SAPD, East San Antonio Crime Coalition, Neighborhood associations, Guardian Angels, and Other community organizations*

*Proposed Funding Sources: Minimal/Volunteer*

## ANIMAL CARE

- \* Call 311 to report any animal care issue such as animal abuse, a stray animal, a kitten litter without proper permit, etc.
- \* Call (210) 207-4PET or (210) 207-4738 for information regarding spay and neuter programs or other Animal Care Services programs and facilities.
- \* Outside the city limits, contact the Bexar County Sheriff’s Office at (210) 559-5445 to report stray animals or (210) 335-6000 to request non-emergency dispatch.

## Goal 4: Reduce the number of stray animals

**Objective 4.1:** Increase the dissemination of information to residents about laws and ordinances concerning animal care and encourage enforcement

### Action Steps:

- 4.1.1. Create a subcommittee to address animal care concerns with the following duties or responsibilities:
- Promote appropriate treatment of animals through a community education program
  - Inform the public of proper animal care through television, newspaper, and billboards
  - Educate and send monthly notices regarding new and emerging applicable codes
  - Petition political entities to make changes to animal care services to reduce the number of dogs a house or owner can have at any given time and implement a mandatory spay and neuter program
  - Create a liaison for each neighborhood that can meet regularly and keep a running list of animal care violations
  - Serve as a liaison between neighborhood associations and Animal Care Services
  - Invite AAPAW and or other similar responsible pet programs to present to neighborhood associations
  - Invite mobile spay and neuter units to provide free or low cost services such as SNAP

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: COSA Animal Care Services, Animal Defense League, Humane Society, Own Up San Antonio, SNAP, AAPAW, and neighborhood associations*

*Proposed Funding Sources: Minimal/Volunteer*

**Own Up San Antonio** – Own Up San Antonio is a nonprofit organization with the goals of encouraging everyone to take responsibility for companion pets by pledging to spay or neuter, provide a safe and healthy home, and adopt, foster or help homeless animals. Additionally, the Own Up San Antonio Consortium of Partners oversees implementation of the San Antonio Animal Care Services Strategic Plan with the central goal of achieving No Kill by 2012. For more information, visit [www.ownupsa.com](http://www.ownupsa.com).

### **Spay-Neuter Assistance Program (SNAP)**

– SNAP provides a mobile unit for spay and neuter surgeries, rabies vaccinations, reduced-cost vaccinations, flea preventative, heartworm testing and heartworm preventative, and microchip identifications to the general public. SNAP believes that all animals should receive the highest quality veterinary care possible, regardless of whether the services rendered are for free or at reduced-cost. All SNAP facilities use state of the art instruments and equipment. Free services are available only to qualified clients. Clients who do not meet these requirements must pay applicable sterilization fees. In addition to the mobile unit, SNAP has a Spay-Neuter and Animal Wellness Clinic at the Ingram Square shopping center. For more information, visit [www.snapus.org](http://www.snapus.org).

### **Alamo Area Partners for Animal Welfare (AAPAW)**

– AAPAW is a coalition of animal welfare organizations in the San Antonio area who have joined together to eliminate pet overpopulation and promote spaying and neutering of pets. AAPAW provides educational and informational materials and implements community education programs. AAPAW is an advocate for responsible pet adoption programs and best practices among animal care and protection organizations. For more information, visit [www.aapaw.org](http://www.aapaw.org).



**Bexar Area Agency on Aging (Bexar AAA)** – The Bexar Area Agency on Aging, an Alamo Area Council of Governments (AACOG) program, is one of 28 area agencies on aging in the State of Texas. Bexar AAA plans, coordinates, and administers comprehensive services for Bexar County residents who are over 60 years of age, caregivers of individuals age 60 and over, or Medicare beneficiaries of any age. Bexar AAA services for seniors, including:

- Benefits Counseling
- Care Coordination
- Caregiver Support
- Information, Referral & Assistance
- Legal Assistance
- Nutrition
- Ombudsman
- Transportation

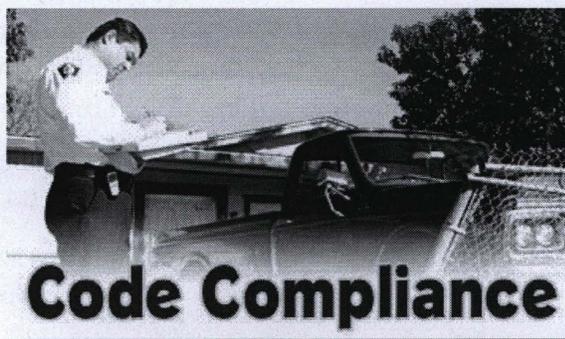
Information & Assistance Line: (210) 362-5254 or 1-800-960-5201. For more information, visit [www.bexaraging.org](http://www.bexaraging.org).

**Neighborhood Blue Card Program**

– The Neighborhood Blue Card Program enables neighborhood associations to patrol their areas for code violations and inform residents of those violations without reporting them to the Code Compliance Division. The resident then has 10 days to correct the violation before it is reported to the Code Compliance Division.

**Community Tool Shed** –The City of San Antonio’s Housing & Neighborhood Services Department was awarded a grant from the Annie E. Casey Foundation to support special beautification and clean-up projects in distressed neighborhoods. The grant was utilized to acquire equipment, tools and supplies necessary to establish a community tool shed. The tool shed includes push mowers, weed eaters, riding mowers, chain saws, and other equipment. The items are available to recognized community and neighborhood-based groups and individual residents interested in completing beautification and clean-up projects in distressed communities. Use of equipment must be coordinated with staff of the Extreme Target Sweep Program. Tools will be assigned on a first come first serve basis.

**CODE COMPLIANCE**



**Goal 5: Keep commercial and residential properties well maintained in the Eastern Triangle**

**Objective 5.1: Improve property maintenance**

For additional property maintenance action steps, see also Housing and Neighborhoods, Goal 13.

*Action Steps:*

- 5.1.1. Provide assistance for elderly neighbors to maintain their property

*Timeline: Short and ongoing*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: COSA Community Initiatives, COSA Housing and Neighborhood Services, Bexar Area Agency on Aging, neighborhood associations, youth organizations, and churches*  
*Proposed Funding Sources: Minimal/Volunteer*

- 5.1.2. Request blue cards from Code Compliance
- 5.1.3. Notify landowner when property has become unsightly by contacting him or her directly or notify by using an anonymous Code Compliance blue card
- 5.1.4. For anonymity and follow-up by community members, report Code Compliance complaints to the East San Antonio Crime Coalition

*Timeline: Short and Ongoing*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: COSA Code Compliance, East San Antonio Crime Coalition, Neighborhood Associations*  
*Proposed Funding Sources: Minimal/Volunteer*

- 5.1.5. Utilize the Community Tool Shed to borrow equipment to assist in clean up efforts

*Timeline: Short and Ongoing*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: COSA Housing and Neighborhood Services Department, churches, and youth organizations*  
*Proposed Funding Sources: Minimal/Volunteer*

5.1.6. Apply for Neighborhood Sweeps program

*Timeline: Annually*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: COSA Housing and Neighborhood Services Department, neighborhood associations*  
*Proposed Funding Sources: Minimal/Volunteer*

**Objective 5.2: Wipe out graffiti**

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

Action Steps:

- 5.2.1. Participate and promote anti-graffiti programs such as (See program description on page 50):
- Community Graffiti Volunteer Program
  - Annual Graffiti Wipeout
  - Mini-graffiti Wipeout
  - Adopt-a-Spot
- 5.2.2. Learn about graffiti, how it impacts your community, and who is responsible for graffiti prevention and clean up in San Antonio by calling 311 or Housing and Neighborhood Services, 207-5430.

*Timeline: Short and ongoing*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: COSA Housing and Neighborhood Services, neighborhood associations, community organization, and businesses*  
*Proposed Funding Sources: Minimal/Volunteer*

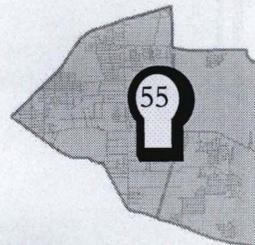
- 5.2.3. Report graffiti to the appropriate authorities by calling 911 if a graffiti act is currently in progress or 311 if the graffiti act has already been committed

- 5.2.5. Plan a mural or public art display to cover a wall plagued by graffiti

*Timeline: Short and ongoing*  
*Lead Partner: Crime and Public Safety Committee*  
*Proposed Partnerships: COSA Office of Cultural Affairs, neighborhood associations, community organization, and businesses*  
*Proposed Funding Sources: Minimal/Volunteer*

**Targeted Neighborhood Sweeps**

– The creation of the Housing and Neighborhood Services Department included the implementation program known as the “Targeted Neighborhood Sweep Program.” This program was conceptualized to coordinate a comprehensive package of city services to enhance the appearance of the target neighborhoods and encourage long-term property maintenance. The program provides a month long comprehensive bundle of city services to be conducted in one selected neighborhood in each council district in addition to year long follow up services. The Extreme Target Sweep program strives to restore pride in communities throughout San Antonio. Recognizing the limits of what the City can do alone, the program has worked to build partnerships with non-profit agencies and private companies to assist in addressing community needs. The Extreme Target Sweep program establishes a satellite City hall through the use of a mobile unit where residents can communicate with a designated Special Projects Coordinator. Through community meetings residents are empowered to make requests for services and report concerns in efforts to customize services to each individual neighborhood's needs and ensure efficiency in their delivery.



### Community Graffiti Volunteer

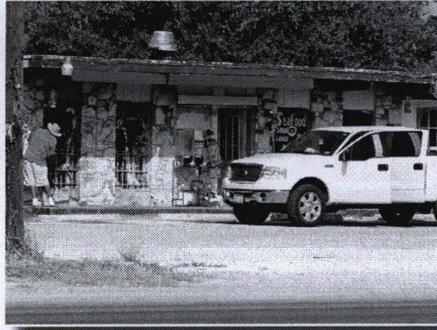
**Program** - Individuals or community groups interested in joining the fight to eradicate graffiti in your community may pick up a "Wipe It Out SA" Community Graffiti Volunteer Kit. Each kit contains one gallon of recycled paint, a tray, a roller, a brush, goggles, a safety vest and safe wipes that will allow individuals to remove graffiti from signs and other public property such as retaining walls, drainage channels, etc. Individuals interested in picking up a kit must fill out an application and liability release form which is available at the district council field office or online at [www.sanantonio.gov/graffiti](http://www.sanantonio.gov/graffiti).

**Annual Graffiti Wipeout** - An annual event that allows residents to join City leaders and staff to paint over graffiti across San Antonio. In the spirit of National Public Lands Day, volunteers can also help to pick up litter, remove overgrown vegetation and trim trees if painting is not your cup of tea. Areas to be painted may be privately or publicly owned.

**Mini-Graffiti Wipeout** - A one-time clean-up project for groups of less than 50 volunteers. No minimum number of volunteers is required. City staff will assist your group and provide the necessary paint and supplies along with the designated location. Areas to be painted may be privately or publicly owned.

**Adopt-A-Spot** - This is a Keep San Antonio Beautiful Project that provides an opportunity for citizens to adopt a public right of way median or drainage channel and keep it litter and graffiti free.

For more information, visit [www.sanantonio.gov/graffiti](http://www.sanantonio.gov/graffiti)



A vacant property owner removes graffiti on his property.

- 5.2.6. Coordinate a graffiti awareness campaign at local schools or in the community

*Timeline: Short and ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: COSA Housing and Neighborhood Services, school districts, neighborhood associations, community organization, and businesses*

*Proposed Funding Sources: Minimal/Volunteer*

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

*Timeline: Short and ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: COSA Housing and Neighborhood Services, Alamo Forest Partnership, COSA Parks and Recreation, City Arborist, neighborhood associations, community organization, and businesses*

*Proposed Funding Sources: Minimal/Volunteer*

- 5.2.8. Request more street lights to deter graffiti at night

*Timeline: Short to Mid*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: Transportation and Infrastructure Committee, COSA Planning and Development Services, CPS Energy*

*Proposed Funding Sources: Minimal/Volunteer*

- 5.2.9. Encourage more community policing to prevent graffiti

- 5.2.10. Ensure that spray-paint is kept locked at stores according to City ordinance so that taggers are unable to steal them off of the shelf. Report any stores that do not comply with locking up spray-paint by calling 311 or (210) 207-SAPD (207-7273)

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: Neighborhood associations, busi-*

*nesses, East Crime Coalition, SAPD, Guardian Angels*  
*Proposed Funding Sources: Minimal/Volunteer*

- 5.2.11. Change ordinance by contacting the District 2 Councilperson to allow Code Compliance to address graffiti of owner occupied residential and owner occupied business properties

*Timeline: Short*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: COSA Housing and Neighborhood Services, Council District 2 Office*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 5.3: Eliminate illegal dumping of refuse materials**

In the City of San Antonio, it is against the law for any person to throw, drop, place, or deposit, or allow to accumulate any solid wastes, rubbish, weeds, brush cuttings, refuse or other offensive substances harmful to public health, in or upon any street, sidewalk, park or other public place, vacant lot, yard space of private property, waterway, drain, sewer, or any building within the city. (See City of San Antonio Code, Chapter 14, Solid Waste, Article II)

*Action Steps:*

- 5.3.1. Promote city services to address illegal dumping

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: COSA Housing and Neighborhood Services, neighborhood associations*

*Proposed Funding Sources: Minimal/Volunteer*

- 5.3.2. Use 311 to participate in the "Dial a Trailer" program

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: Neighborhood Associations, COSA Housing and Neighborhood Services*

*Proposed Funding Sources: Minimal/Volunteer*

- 5.3.3. Utilize mitigation techniques to prevent access to dumping sites. (Example of big white blocks on Pecan Valley to block access for dumping)

*Timeline: Mid*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: COSA Housing and Neighborhood Services – Code Compliance, COSA Public Works*

*Proposed Funding Sources: Minimal*

- 5.3.4. Report dumping as it is occurring by calling 311 or SAPD at (210) 207-SAPD (207-7273). Try to get a license number or photo for evidence. If the dumped materials present a health hazard, also contact Bexar Metro Health.

*Timeline: Short and Ongoing*

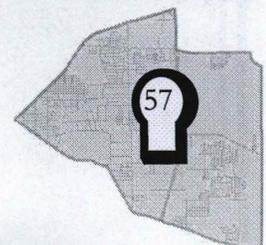
*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: SAPD, COSA Housing and Neighborhood Services – Code Compliance*

*Proposed Funding Sources: Minimal/Volunteer*



No Dumping signs are often used by dumpers to locate sites that are optimum for dumping.



5.3.5. Increase solid waste (bulk item) pick up (special pick up) and hazardous materials drop off

Household hazardous wastes may be dropped off at the Household Hazardous Waste Drop-Off Center at 7030 Culebra. This disposal service is free to City of San Antonio garbage fee ratepayers. A copy of their recent CPS Energy bill is necessary to support proof of residency.

*Timeline: Short to Mid*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: COSA Solid Waste Management Department or Bexar County  
Environmental Services Division*

*Proposed Funding Sources: General fund, service fee*

**Objective 5.4:** Improve relationship with Code Compliance to address neighborhood concerns

Action Steps:

- 5.4.1. Educate residents and business owners of existing Code Compliance ordinances
- 5.4.2. Monitor and evaluate Code Compliance response
- 5.4.3. Survey neighborhood regarding Code Compliance response
- 5.4.4. Follow up to complaint to see what action was taken
- 5.4.5. Report problems directly to Code Compliance Enforcement Supervisor
- 5.4.6. Provide a searchable database to document offenses and responses by Code Compliance
- 5.4.7. Make an open records request to COSA to track and monitor Code Compliance response and problem sites
- 5.4.8. Petition City Council to hire more Code Compliance Officers in the upcoming budget cycle

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: Neighborhood associations, COSA Housing and Neighborhood Services*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 5.5:** Improve zoning compliance

Utilize the City of San Antonio Planning and Development Services Department mapping application to view the current zoning map at <http://maps.sanantonio.gov/imf/sites/DevServices/jsp/launch.jsp>

Action Steps:

- 5.5.1. Document violations and report violations to Code Compliance
- 5.5.2. Request zoning information to educate neighborhood associations about the zoning categories in the neighborhood

*Timeline: Short and Ongoing*

*Lead Partner: Crime and Public Safety Committee*

*Proposed Partnerships: COSA Housing and Neighborhood Services – Code Compliance*

*Proposed Funding Sources: Minimal/Volunteer*

## EMERGENCY PREPAREDNESS

### Goal 6: Be prepared to act in the case of a neighborhood or community emergency

**Objective 6.1:** Develop an emergency alert system and evacuation plan.

*Action Steps:*

- 6.1.1. Create a committee to draft an emergency action plan
- 6.1.2. Educate community and neighborhood associations about the emergency action plan
- 6.1.3. Coordinate with local and state emergency preparedness agencies
- 6.1.4. Invite COSA Office of Emergency Management (OEM) to provide All Hazards Evacuation and Response Plan training
- 6.1.5. Invite the American Red Cross to present all Disaster Services Classes which includes training on disaster action teams, disaster mental health, and mass care
- 6.1.6. Educate the community about local warning systems that are used in emergency situations to notify the public
- 6.1.7. Be aware of local response locations such as the SAFD and SAPD stations. COSA OEM may also provide citizens with public presentations regarding the EOC response capabilities as needed.
- 6.1.8. Attend volunteer training and assist with evacuation efforts at the Emergency Operations Center
- 6.1.9. Utilize an NOAA Weather Radio to be aware of emergency situations or dangerous weather conditions directly from the National Weather Service provided twenty-four hours a day, seven days a week

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA OEM, COSA Police and Fire Departments, neighborhood associations, schools, SAISD, East Central ISD, Ready South Texas, Metro Health, American Red Cross, San Antonio Flood Emergency System*

*Proposed Funding Sources: Minimal/Volunteer*

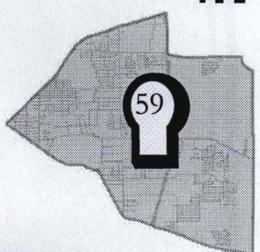
#### **Emergency Operations Center**

– The Emergency Operations Center (EOC) opened in December 2007. The 36,000 square-foot center brings together City of San Antonio and Bexar County Emergency Management Offices. This joint-use facility allows for the seamless integration and operation of City, County, State and Federal emergency management personnel for the purpose of gathering, evaluating and distributing critical information, and implementing responsive actions during an emergency or in the event of a natural or man-made disaster. The EOC is located at 8130 Inner Circle at Brooks City Base. Visit [http://www.sanantonio.gov/emergency/em\\_main.asp](http://www.sanantonio.gov/emergency/em_main.asp) or call (210) 206-8580 for more information.

**Ready South Texas** – Ready South Texas provides useful, practical tips for emergency preparedness regardless of whether the emergency is natural or man-made. While there is no way to predict what will happen in an emergency situation there are simple things you can do now to prepare yourself and your loved ones. Ready South Texas has brochures, emergency planning guides, supplies lists, and educational videos. For more information, visit [www.readysouthtexas.gov](http://www.readysouthtexas.gov).

#### **San Antonio Flood Emergency**

**(SAFE)** - The San Antonio Flood Emergency (SAFE) System was developed because of the potential for serious flooding in San Antonio. The mission of SAFE is to provide early flood notification during heavy rain events and educate the public on actions necessary to protect life and property. For more information, visit [www.saflood-safe.com](http://www.saflood-safe.com) or call (210) 207-SAFE.



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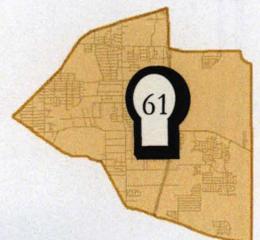
# ECONOMIC DEVELOPMENT



Retail, service, and office uses play a prominent role in the economic sustainability of the community. The Eastern Triangle maintains approximately 850 businesses, and still has a significant amount of room to grow. These businesses are located primarily in five notable commercial corridors: South W. W. White Road, Loop 410, Rigbsy Avenue, Houston Street, and IH-10. The corridors and the transportation network of the Eastern Triangle would benefit from an investment of new businesses in the area and redesign of these roadways to make them more pedestrian and bicycle friendly. Additionally, the cooperation between businesses, community organizations, and property owners is encouraged to enhance the economic viability of the Eastern Triangle.

It is important to note that approximately 98% of the businesses in the Eastern Triangle are small businesses. Small businesses are important because they are locally oriented, nationally have been shown to create 80% of all new, permanent, private sector jobs, and create new jobs at one-tenth the cost of new jobs created by a large business. The community is fortunate to have this incredible resource to build upon. The community would like to see these locally operated businesses continue to thrive and flourish in the area.

This chapter consists of goals, objectives, and action steps developed in public meetings and workshops concerning desired business types and scales, financing opportunities, available support programs, compatible uses, workforce training, financial literacy, and the built environment as a means to encourage economic activity.





## **GOALS AND OBJECTIVES AT A GLANCE**

**OVERALL GOAL: Economically viable community through a well trained workforce and safe, attractive corridors**

### **Goal 7: Create a community wide economic development plan**

Objective 7.1: Create a coalition of Eastern Triangle residents and businesses to pursue the cohesive economic development vision and goals

Objective 7.2: Attract new businesses to the Eastern Triangle

Objective 7.3: Encourage sustainability and continuity of economic development programs through secure funding sources

### **Goal 8: Expand and build thriving commercial corridors**

Objective 8.1: Identify specific corridors for revitalization and develop strategic plans for redevelopment

Objective 8.2: Designate S. WW White Road as a Corridor Overlay District by creating design standards along the street that establish a unique identity that is attractive to residents, visitors, businesses and investors

### **Goal 9: Promote diversification of businesses and services**

Objective 9.1: Increase range of family-oriented businesses and services within the Eastern Triangle

Objective 9.2: Encourage residents to open bank accounts instead of using check cashing service

### **Goal 10: Grow an educated and well-trained local workforce**

Objective 10.1: Increase local training and educational programs within the planning area to develop stable and sustainable entrepreneurship

Objective 10.2: Provide financial education, employment opportunities and occupational training in area schools

Objective 10.3: Encourage local job skill programs to diversity employment opportunities as well as matching job skill education with the local job market

### **Goal 11: Enhance the physical environment**

Objective 11.1: Improve pedestrian linkages and provide enhanced streetscapes to encourage patronage of local businesses

Objective 11.2: Ensure the safety of pedestrians, cyclists and motorists by improving the streetscape

## Goal 7: Create a community-wide economic development plan

**Objective 7.1:** Create a coalition of Eastern Triangle residents and businesses to pursue the cohesive economic development vision and goals

Action Steps:

- 7.1.1. Work with chambers of commerce to notify all area businesses of incentives, opportunities and future plans
- 7.1.2. Contact all neighborhood, homeowners and business associations to ensure area-wide participation
- 7.1.3. Write a set of bylaws that governs the body and enforces the mission of the group

*Timeline: Short*

*Lead Partner: Eastern Triangle Plan Implementation Team*

*Proposed Partnerships: COSA Economic Development Department, COSA Community Initiatives Department, COSA Planning and Development Services Department, and Local chambers of commerce*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 7.2:** Attract new businesses to the Eastern Triangle

Action Steps:

- 7.2.1. Work with chambers of commerce to develop marketing tools for the area
- 7.2.2. Establish Eastern Triangle business owners association tasked to promote business in the area
- 7.2.3. Promote incentives for new businesses
  - City Economic Development Department Incentive Scorecard Program
  - Empowerment Zone
- 7.2.4 Partner with area chambers of commerce to encourage and promote development of a medium-sized convention center in the Eastern Triangle Planning Area (See also Parks, Linear Greenways, and Community Facilities, Objective 21.2.2)

*Timeline: Mid to Long*

*Lead Partner: Eastern Triangle Economic Development Committee*

*Proposed Partnerships: COSA Small Business Division, Eastside Chamber of Commerce, UTSA Small Business Development Center, South Central Texas Regional Certification Agency, Planning Area Businesses*

*Proposed Funding Sources: Volunteer, Private Funding*

The City of San Antonio **Incentive SCORECARD** system offers incentives to business and residential developers through reduction, waivers or rebates of the following fees: street & sidewalk closure fees, preliminary plan review fees and SAWS water and sewer impact fees.

Businesses located within an **Empowerment Zone** are eligible to take advantage of Federal tax incentives to hire residents and to expand or improve their business operations. Increased business development within the Zone provides job opportunities for residents and improves access to goods and services, promoting long-term community revitalization. For more information visit: [www.sanantonio.gov/edd/empowersa.asp](http://www.sanantonio.gov/edd/empowersa.asp)



The **South Texas Business Fund**, a certified development company and financial resource of the City of San Antonio, offers 6 different types of loans, including the newly established Bill Sinkin Microloan Fund, which can provide between \$1,000 to \$25,000 to small businesses for various forms of working capital. For more information, visit [www.sotexbizfund.com](http://www.sotexbizfund.com).

**Community Development Loan Fund (CDLF)** - The CDLF is an alternative funding source committed to promoting economic development for small business, non-profits and underserved areas. CDLF looks past traditional bank credit guidelines to the underlying qualities of the business and the business owner. CDLF focuses on businesses that are owned and operated by individuals with a proven track record in the industry and need help growing successfully. CDLF also focuses its lending resources on supporting non-profit service providers and affordable housing opportunities. For more information, visit [www.cdlf.net](http://www.cdlf.net).

**Neighborhood Commercial Revitalization Program (NCR)**  
The City's Housing and Neighborhood Services Department oversees the Neighborhood Commercial Revitalization Program that empowers community groups to restore productivity to neighborhood retail and business areas. Partnership Projects work with the business and neighborhood community with assistance from NCR staff to become better organized, increase capacity, complete a district assessment, develop a vision and build consensus. Once progress on these items has been made, an invitation to apply for a Revitalization Project will be offered. Community groups can be recognized as a Partnership Project for up to 3 years. In addition to technical assistance \$5,000 is available to assist in organizational development as well as up to \$15,000 for a consultant-prepared market study.

**Objective 7.3:** Encourage sustainability and continuity of economic development programs through secure funding sources

Action Steps:

- 7.3.1. Create a non-profit collaborative effort to consolidate similar services to better serve the community
- 7.3.2. Fill service voids for training and continuous education through a collaborative faith based initiative
- 7.3.3. Create and maintain an inventory of community assets

*Timeline: Long*

*Lead Partner: Eastern Triangle Economic Development Committee*

*Proposed Partnerships: COSA Small Business Division, South Texas Women's Business Center, Eastside Chamber of Commerce, Incentive SCORECARD System*

*Proposed Funding Sources: Grants, Private Funding, South Texas Business Fund*

**Goal 8: Expand and Build Thriving Commercial Corridors**

**Objective 8.1:** Identify specific corridors for revitalization and create strategic plans for redevelopment

Action Steps:

- 8.1.1. Work with chambers of commerce to develop marketing tools for the area
- 8.1.2. Educate the community about potential programs such as the Neighborhood Commercial Revitalization Program, Corridor Overlay Districts, and Project Facelift
- 8.1.3. Focus on S. W.W. White and Rigsby as a commercial corridors and encourage the establishment of more service industry businesses
- 8.1.4. Work with the COSA Neighborhood Commercial Revitalization (NCR) program to identify other potential redevelopment corridors
- 8.1.5. Identify and promote properties near Loop 410 as identified in the Future Land Use Plan as an ideal area for light manufacturing and technology through the designation of business parks

- 8.1.6. Promote community-oriented businesses along the Loop 410-Access Road

*Timeline: Short*

*Lead Partner: Eastern Triangle Economic Development Committee*

*Proposed Partnerships: COSA Neighborhood Commercial Revitalization Program, COSA Planning and Development Services Department, Local investors/ banks, Local businesses*

*Proposed Funding Sources: Minimal/ Volunteer*

**Objective 8.2:** Designate S. WW White Road as a Corridor Overlay District by creating design standards along the street that establish a unique identity that is attractive to residents, visitors, businesses and investors (See also Objective 11.1)

Action Steps:

- 8.2.1. Educate the community about benefits of creating a Corridor Overlay District
- 8.2.2. Create a subcommittee to develop the Corridor Overlay District standards and initiate the zoning process
- 8.2.3. Lobby District 2 City Council Person to adopt a City Council Resolution to initiate the Corridor Overlay District designation process.

*Timeline: Mid*

*Lead Partner: Eastern Triangle Economic Development Committee*

*Proposed Partnerships: COSA Planning and Development Services Department, City Council District 2 Office*

*Proposed Funding Sources: Minimal/ Volunteer*

**Corridor Overlay Districts** are zoning overlay districts designed primarily to enhance the aesthetic appearance and economic viability of corridors within established neighborhoods. The Corridor design standards are determined by community stakeholders with City assistance and may address issues such as landscaping, building setbacks, building materials, lighting, etc. Zoning changes to establish specific corridor districts must be initiated by City Council action. After adoption by City Council, all new developments in the established corridor are reviewed for compliance with the design standards.

There are three types of Corridor Overlay Districts: gateway corridors, metropolitan corridors, and preservation corridors.

- **Gateway corridors** protect developed and undeveloped areas that could be in view of travelers from visual blight.
- **Metropolitan Corridors** are designed for developed, urban areas of the city and is intended to improve the visual appearance of an area as well as introduce a level of improved design features to the designated area.
- **Preservation corridors** are intended to protect roadways possessing unique historical importance, natural characteristics and unique scenic environments.

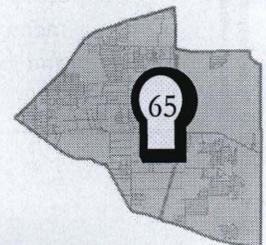
Contact the Neighborhood and Urban Design Section, (210) 207-7873, for more information.

## Goal 9: Promote Diversification of Businesses and Services

**Objective 9.1:** Increase the range of family-oriented businesses and services within the Eastern Triangle

Action Steps:

- 9.1.1. Attract local and national businesses that reach a larger community
- 9.1.2. Promote family-oriented businesses and/or entertainment venues
- 9.1.3. Develop telecommuting offices for area residents who work from home
- 9.1.4. Encourage a technical training center to locate in the Eastern Triangle that has a link to the Alamo Community College District





**Bexar County Opportunities Industrialization Center Inc.** (Bexar County OIC), a San Antonio based nonprofit organization, was incorporated in 1973 and is one of the oldest community-base employment and training organizations in San Antonio. Bexar County OIC is also one of 60 affiliates of Opportunities Industrialization Centers of America, which was founded in 1964 by the Reverend Leon H. Sullivan in an old abandoned jail-house in Philadelphia. Bexar County OIC's focus is to assist disadvantaged citizens in the achievement of social and economic equality through education, workforce training, and career development.

The primary focus/target group in whose interests the project is implemented consists of primarily the economically disadvantaged and hardest to serve population facing significant barriers to employment- the poor, unemployed, underemployed and youth.

The Bexar County OIC has programs targeting:

- High Demand Job Skills Training
- Industry Specific Training
- Pre-vocation/Job Readiness Training
- Life Skills Training
- Adult Basic Education (ABE)
- GED
- English-as-a-Second Oral Language (ESOL)
- Workplace Literacy
- Family Literacy
- Financial Literacy
- Individual Development Accounts (IDA)
- Non-custodial Parent Program
- X-offender Program
- Buffalo Soldier Program
- Year-round Youth Program
- Construction Academy
- Small Business Development Center
- Intensive Case Management
- Job Placement
- Support services, such as career planning, mentoring, apprenticeship prep, and job retention services for up to 12 months after employment

- 9.1.5. Actively seek out small medical offices to locate in the area
- 9.1.6. Pursue investment to build a new large shopping center/mall with a movie theater within the planning area
- 9.1.7. Encourage a wider array of dining choices in the Eastern Triangle
- 9.1.8. Promote a diverse selection of local stores to retain current residents and encourage others to locate in the Eastern Triangle
- 9.1.9. Discourage sexually oriented businesses near residential and educational areas and ensure compliance with all state and local regulations

*Timeline: Short to Long term*

*Lead Partner: Eastern Triangle Economic Development Committee*

*Proposed Partnerships: Eastside Chamber of Commerce, ACCION Texas, Community Development Loan Fund*

*Proposed Funding Sources: Volunteer, Local businesses, Banks*

**Objective 9.2:** Encourage residents to open bank accounts instead of using check cashing services

Action Steps:

- 9.2.1. Work with area community organizations such as the Bexar County OIC to provide financial literacy to Eastern Triangle residents
- 9.2.2. Reach out to the youth in the community and help them open bank accounts at a young age to learn about financial responsibility
- 9.2.3. Partner with area banks and federal credit unions to sponsor financial education through schools and community organizations

*Timeline: Short and ongoing*

*Lead Partner: Eastern Triangle Residents/Business Committee*

*Proposed Partnerships: Randolph Brooks Federal Credit Union, Bexar County OIC, Frost Bank, Sterling Bank, San Antonio Independent School District, East Central Independent School District*

*Proposed Funding Sources: Volunteer, Private/public partnerships*

## Goal 10: Grow an Educated and Well-trained Local Workforce

**Objective 10.1:** Increase local training and educational programs within the planning area to develop stable and sustainable entrepreneurship, and link students with local employment opportunities

### *Action Steps:*

- 10.1.1. Promote higher graduation rates at high schools within the planning area
  - Produce a higher educated workforce
  - Focus on youth and engage them to continue their education
- 10.1.2. Promote and encourage continuing adult education
- 10.1.3. Ensure equitable rate of pay in the Eastern Triangle as in other areas of the city
- 10.1.4. Work with Alamo Area Community College District, specifically St. Philip's College, to develop a satellite school within the planning area
- 10.1.5. Designate areas for higher education or other occupational training through tools such as land trusts
- 10.1.6. Work with neighborhood associations and other community organizations to support youth and training programs
- 10.1.7. Partner with leadership development initiatives

*Timeline: Mid to Long*

*Lead Partner: Eastern Triangle Residents/Business Coalition*

*Proposed Partnerships: Texas Workforce Solutions, Texas Department of Human Services, Bexar County OIC, Alamo Community College District, Project Quest, COPS / Metro Alliance, Making Connections, UTSA Small Business Development Center, St. Mary's 21st Century Leadership Center*

*Proposed Funding Sources: Volunteer, Private/Public Partnerships*

**Objective 10.2:** Provide financial education, employment opportunities and occupational training in area schools

### *Action Steps:*

- 10.2.1. Connect schools with organizations such as Frost Bank, Alamo Federal Credit Union, or Junior Achievement that provide financial literacy classes for middle and high school students
- 10.2.2. Encourage the creation of school programs and after school programs that encourage occupational and educational success

**Project QUEST**, an innovative job training program in San Antonio, is winning statewide and national attention as a model for local workforce development efforts. Since 1993, Project QUEST has met the needs of San Antonio area businesses by training local residents who would otherwise be out of work and/or on public assistance. The mission of Project QUEST is to demonstrate the social and economic benefits that can be achieved through investments in long-term training for those who otherwise would not have the opportunity. Specifically, Project QUEST, Inc. defines the skills required to succeed in targeted, hard-to-fill occupations and then recruits, trains and develops adults so that they are qualified and ready to fill employers' needs for skilled workers. For more information, visit [www.questsa.com](http://www.questsa.com).

The **Workforce Solutions Alamo** mission is to build a premier workforce in America by providing employers and residents with the opportunities, resources and services to develop and gain a competitive edge in the global economy. For more information, visit [www.workforcesolutionsalamo.org](http://www.workforcesolutionsalamo.org).



10.2.3. Contact local credit unions to help students open bank accounts through school and learn about financial responsibility

*Timeline: Mid*

*Lead Partner: Eastern Triangle Economic Development Committee*

*Proposed Partnerships: Junior Achievement, Frost Bank, Bexar County OIC, Alamo Federal Credit Union*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 10.3:** Encourage local job skill programs to diversify employment opportunities and match job skill education with the local job market

*Action Steps:*

- 10.3.1. Work with Eastern Triangle Economic Development Committee to help connect troubled individuals to programs and mentors
- 10.3.2. Research availability of existing programs and provide information to the public at schools, community centers, churches and other centralized locations
- 10.3.3. Increase the number of vocational and technical training centers in the Eastern Triangle planning area
- 10.3.4. Assist with family/life issues (e.g. child care, transportation, financial constraints) necessary to lessen the barriers to continued training and education

*Timeline: Mid to Long*

*Lead Partner: Eastern Triangle Residents/Business Coalition*

*Proposed Partnerships: Workforce Solutions Alamo, Texas Department of Human Services, Bexar County OIC, Alamo Area Community College District, Project Quest, COPS / Metro Alliance, Making Connections, UTSA Small Business Development Center, St. Mary's 21st Century Leadership Center*

*Proposed Funding Sources: Volunteer, Private funding, Public/private partnerships*

**Goal 11: Enhance the Physical Environment**

**Objective 11.1:** Improve pedestrian linkages and provide enhanced streetscapes to encourage patronage of local businesses

*Action Steps:*

- 11.1.1. Coordinate improvements with the Eastern Triangle Transportation, Infrastructure and Drainage Committee
- 11.1.2. Recruit professional advice to help create identifiers for the area's commercial centers using an Eastern Triangle logo in public art, benches, trash cans, street signs and banners
- 11.1.3. Set design standards for major commercial corridors through the use of a Corridor Overlay District
- 11.1.4. Create a Tax Increment Reinvestment Zone (TIRZ) or Public Improvement District (PID) in a focused area
- 11.1.5. Encourage Mixed Use Zoning and other pedestrian friendly developments as per the Future Land Use Plan

*Timeline: Long*

*Lead Partner: Eastern Triangle Economic Development Committee and Plan Implementation Team*

*Proposed Partnerships: San Antonio-Bexar County Metropolitan Planning Organization, COSA Public Works Department, Neighborhood Commercial Revitalization Program, COSA Planning and Development Services Department, COSA Office of Cultural Affairs, COSA Housing and Neighborhood Services*

*Proposed Funding Sources: Volunteer, Public funding*

**Objective 11.2:** Ensure the safety of pedestrians, cyclists and motorists by improving the streetscape

Action Steps:

- 11.2.1. Emphasize communication between the Eastern Triangle Plan Implementation Team Crime and Public Safety Committee, Economic Development Committee, and Transportation and Infrastructure Committee to accomplish the objective
- 11.2.2. Create a regional plan for streetscape improvements, present the plan to the City and lobby the District 2 Councilperson and Texas State Representative for action
- 11.2.3. Encourage walkable commercial corridors
- 11.2.4. Require designated bicycle parking near businesses (See also Transportation, Infrastructure, and Drainage, Goal 31)

*Timeline: Mid to Long*

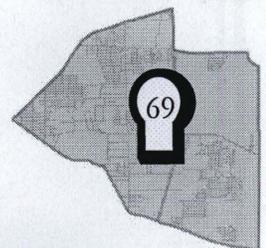
*Lead Partner: Eastern Triangle Residents/Business Coalition*

*Proposed Partnerships: San Antonio-Bexar County Metropolitan Planning Organization, COSA Public Works Department, COSA Planning and Development Services Department*

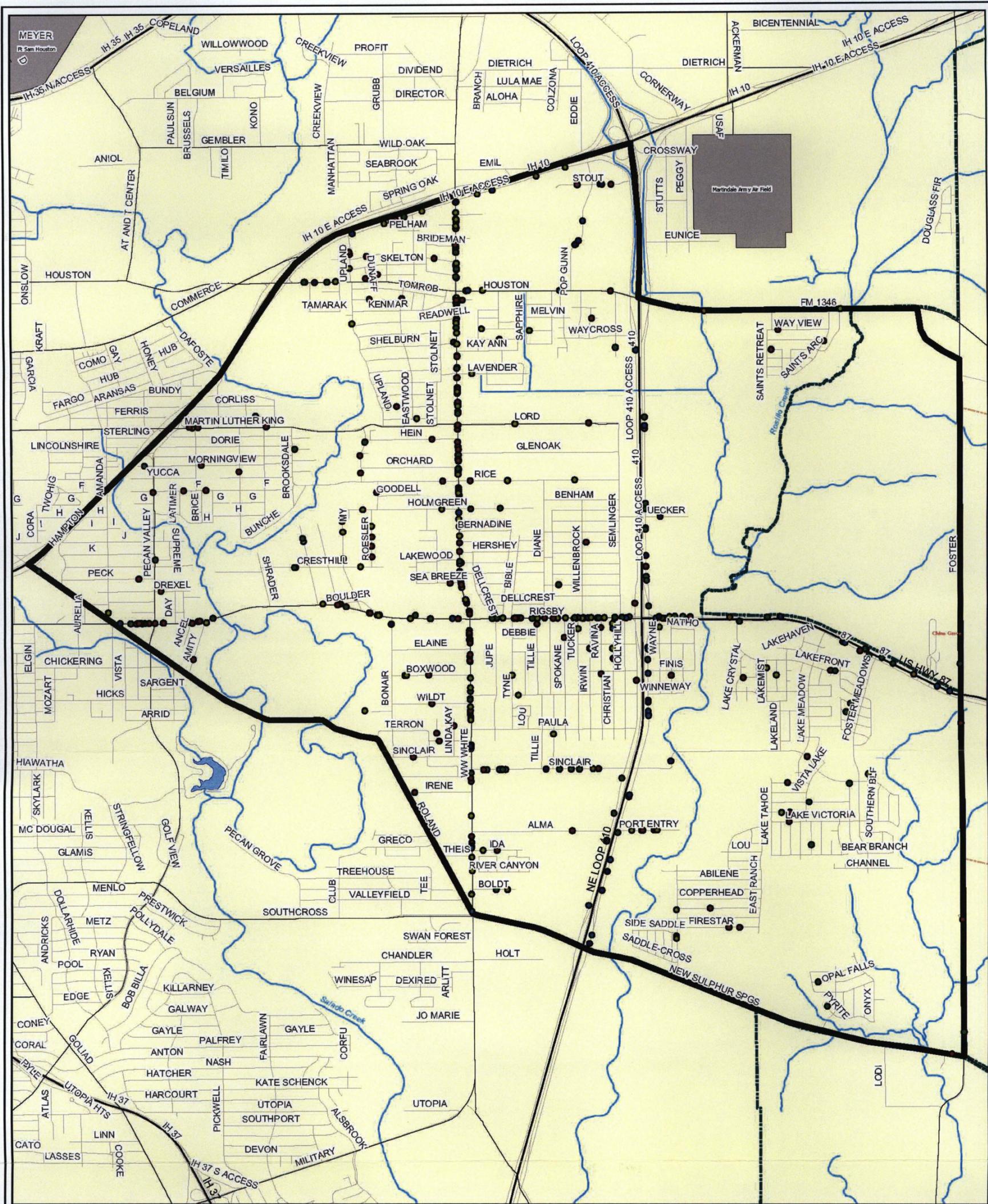
*Proposed Funding Sources: PID, TIRZ*

**Tax Increment Financing (TIF)** is a financing tool used to attract development or redevelopment to areas that are currently not benefiting from private-sector investment. The area in which TIF is being used is known as a **Tax Increment Reinvestment Zone (TIRZ)**. Tax Increment Reinvestment Zones act as economic stimuli to surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be used to finance new and/or enhanced public improvements and infrastructure. These improvements and infrastructure, in turn, attract additional private investment in surrounding areas. <http://www.sanantonio.gov/nad/devdiv/tif/tif.asp>

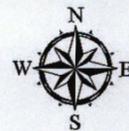
A **Public Improvement District (PID)** enables property owners within a given area to fund construction and maintenance of public facilities through an increase in property taxes. Public Facilities may include street improvements, storm sewer or sanitary sewer improvement or collection systems, water distribution systems, and parks or recreation areas.



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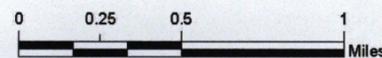
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|---------------------|-----------------------------------|---------------------------------|
| Eastern Triangle    | <b>Businesses by Annual Sales</b> | ● \$5 Million - \$10 Million    |
| Bexar County        | ● Less than \$500,000             | ● \$10 Million - \$20 Million   |
| City of San Antonio | ● \$500,000 - \$1 Million         | ● \$20 Million - \$50 Million   |
|                     | ● \$1 Million - \$2.5 Million     | ● \$50 Million - \$100 Million  |
|                     | ● \$2.5 Million - \$5 Million     | ● \$100 Million - \$500 Million |



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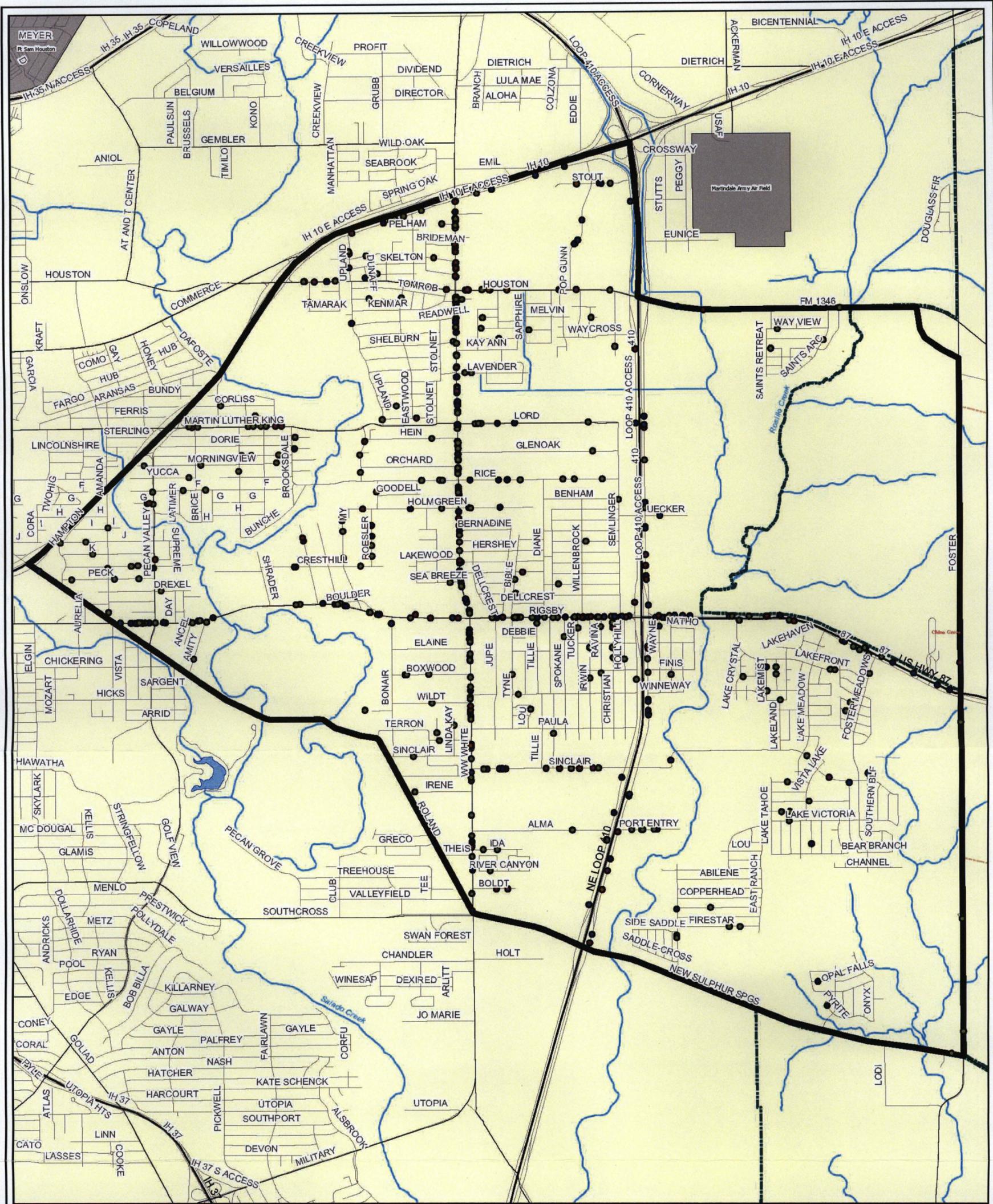
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 Map Last Edited: 7 April 2009  
 PDF Filename: 0904ND18.pdf  
 Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

## Eastern Triangle Community Plan Businesses by Annual Sales

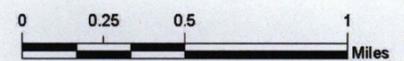


**City of San Antonio  
Planning and Development  
Services Department**  
 Roderick J. Sanchez, AICP, CBO  
 Director

Cliff Morton Development and  
 Business Services Center  
 1901 S. Alamo  
 San Antonio, TX 78204



- Eastern Triangle
- City of San Antonio
- Businesses by Number of Employees**
- Less than 5 Employees
- 5 to 9 employees
- 10 to 19 employees
- 20 to 49 employees
- 50 to 99 employees
- 100 to 499 employees

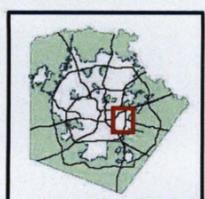
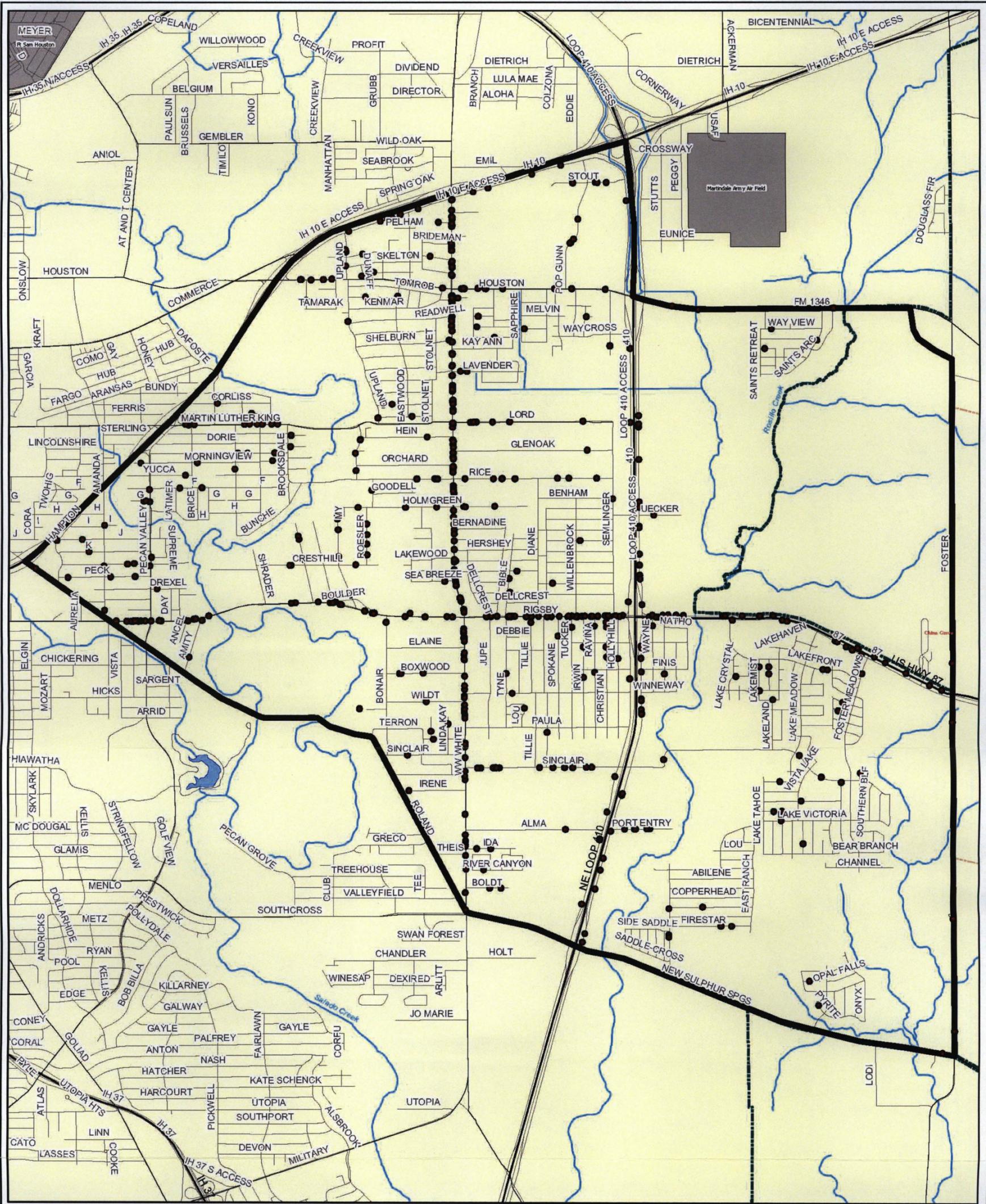


## Eastern Triangle Community Plan Businesses by Number of Employees

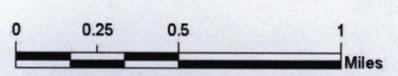
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Map Created by: Rebecca Paskos  
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 Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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- Area Businesses
- ▭ Eastern Triangle
- ▭ City of San Antonio



## Eastern Triangle Community Plan

### Area Businesses

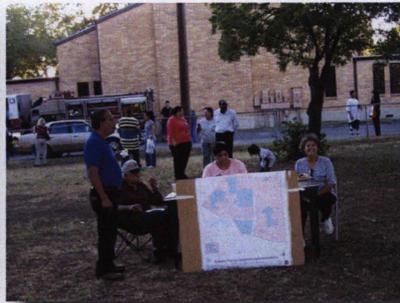
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 Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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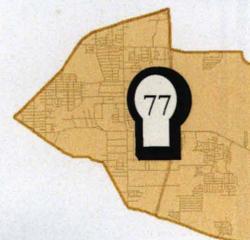


# HOUSING AND NEIGHBORHOODS



The Housing and Neighborhoods Chapter includes goals that focus on neighborhood cooperation and housing design and diversity to meet the needs of all current and future residents in the Eastern Triangle. The goals and objectives of this chapter were developed from community input during the plan writing workshops, public meetings, and committee meetings.

Currently, the Eastern Triangle has an aging population with a demand for more housing options for seniors and retired people that would encourage social interaction and independence with accessibility to community, retail and service centers. Additionally, there is a need for more housing diversity to provide more options for seniors, families, and single young adults. The community expressed a need for more cooperation between the adult and youth population in order to improve and maintain the community through the organization of neighborhood associations and homeowners associations.





## GOALS AND OBJECTIVES AT A GLANCE

**OVERALL GOAL:** A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life

**Goal 12: Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area**

Objective 12.1: Encourage the development of diverse housing options near schools for families with school age children

Objective 12.2: Promote the development of senior specific housing options

Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community

Objective 12.4: Implement green building standards and environmental design in housing

Objective 12.5: Encourage home ownership and promote programs that aid in creating more homeownership opportunities

**Goal 13: Encourage well-maintained neighborhoods and housing stock**

Objective 13.1: Encourage home and property maintenance to improve existing housing stock

Objective 13.2: Cooperate between neighbors to improve the overall appearance of the community

Objective 13.3: Identify owners of properties that are habitually in disrepair, and hold them accountable for required maintenance

Objective 13.4: Ensure that new housing constructed in the Eastern Triangle is well built and serves to enhance the community's image

**Goal 14: Enhance neighborhood awareness, education, and cooperation**

Objective 14.1: Increase connection and communication between generations in order to create mutually beneficial community cooperation

Objective 14.2: Increase the number of Neighborhood Associations and mandatory Homeowners' Associations (HOAs)

**Goal 15: Improve community pride and attitude**

Objective 15.1: More concern or consideration for each other in the community

**Goal 16: Construct housing that incorporates access to transit and public amenities**

Objective 16.1: Improve access and amenities within and nearby residential neighborhoods

## HOUSING

### Goal 12: Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area

**Objective 12.1:** Encourage the development of diverse housing options near schools for families with school age children

Action Steps:

- 12.1.1. Work with communities to identify vacant properties near schools for the construction of family housing
- 12.1.2. Meet with responsible builders, developers and vacant land owners to encourage the development of quality constructed housing near schools for families with school age children

*Timeline: Short to long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, business owners, property owners, community organizations, Greater San Antonio Builders Association*

*Proposed Funding Sources: Minimal/ Volunteer*

**Objective 12.2:** Promote the development of senior specific housing options

Action Steps:

- 12.2.1. Identify locations amenable to the construction of senior housing
- 12.2.2. Meet with responsible builders, developers and/or vacant land owners who are familiar with or able to construct or manage senior housing options such as:
  - Garden homes or townhomes
  - Senior independent living communities
  - Retirement communities
  - Assistant living
  - Skilled nursing facility
- 12.2.3. Encourage affordable senior specific housing to serve seniors exclusively

*Timeline: Short to long*

*Lead Partner: Plan Implementation Team*

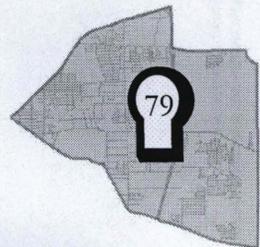
*Proposed Partnerships: Neighborhood associations, San Antonio Alternative Housing Corporation, senior living developers, property owners, community organizations, Greater San Antonio Builders Association*

*Proposed Funding Sources: Minimal/ Volunteer*

**Housing Quality Construction –**

- **Good Quality** – Good quality may be mass produced in above average residential developments or built for individual owners. This type generally exceeds the minimum construction requirements and building codes. Some refined architectural design and detail is present.
- **Very Good Quality** – Very good quality is typically built in high quality developments with a majority designed individually. Refined architectural design and detail is present.
- **Excellent Quality** – Excellent quality is individually designed with a large amount of attention to design, character, workmanship, and detail.

For complete definitions, see the *Residential Cost Handbook* by Marshall & Swift.





**U.S. Green Building Council (USBC) Central Texas-Balcones Chapter – The USBC Central Texas**

- Balcones Chapter is a not-for-profit organization made up of building industry professionals, facility managers, and property owners in Central Texas and surrounding communities with the mission to accelerate the transformation toward sustainable building and land development practices through innovation, advocacy and partnerships. For more information, visit [www.usgbc-centraltexas.org](http://www.usgbc-centraltexas.org).

**Homebuyer’s Club Program –** The Housing & Neighborhood Services Department (HNSD’s) Homebuyers’ Club Program is a consumer education program, which covers the entire home buying process. The program provides speakers who are able to lend their expertise on issues such as: mortgage payment assistance, how to reduce your property values, homeowner’s insurance, homeownership rights and other topics that will be beneficial to new homeowners. The HNSD’s Homebuyers’ Club class is open to the general public, providing 8 hours of in-depth training.

**Homeownership Incentive Program (HIP) –** The HIP assists eligible persons who are buying a new or existing home within San Antonio. Buyers must have stable employment, good credit and be able to afford a mortgage payment. HIP funds may cover the required down payment, closing costs and prepaid interest, and may not exceed \$12,000 per eligible household. Qualification for the program is contingent upon several factors including income and previous enrollment in the City of San Antonio Homebuyer’s Club.

**Objective 12.3:** Increase the diversity of housing for young adults to live, work, and interact within the community.

Action Steps:

- 12.3.1. Meet with responsible builders, developers and vacant land owners to encourage the development of housing options for young adults
- 12.3.2. Reference the Future Land Use Plan for ideal locations for medium and high density housing
- 12.3.3. Work with the community to explore medium density and high density quality housing that provides amenities that appeal to young adults

*Timeline: Short to long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, property owners, community organizations, Greater San Antonio Builders Association*

*Proposed Funding Sources: Minimal/ Volunteer*

**Objective 12.4:** Implement green building standards and environmental design in housing

Action Steps:

- 12.4.1. Cluster new housing around businesses, retail and services in mixed use or transit oriented developments
- 12.4.2. Encourage green homes and green building
- 12.4.3. Invite green builders to neighborhood association meetings or community events to educate the community on how to go green

*Timeline: Short to long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Office of Environmental Policy, USBC Central Texas-Balcones Chapter, Greater San Antonio Builders Association, COSA Planning and Development Services – Environmental Section, neighborhood associations, Build San Antonio Green, Green Builders Alliance*

*Proposed Funding Sources: Minimal/ Volunteer, Private funding*

**Objective 12.5:** Encourage homeownership and promote programs that aid in creating more homeownership opportunities

Action Steps:

- 12.5.1. Work with local financial institutions and non-profit housing developers to secure loans and grants that assist with homeownership
- 12.5.2. Participate in the City of San Antonio Homebuyer's Club Program, Homeownership Incentive Program (HIP), and the Individual Development Account (IDA) Program

*Timeline: Short to long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Local financial institutions, area non-profit housing providers, COSA Housing and Neighborhood Services Department, neighborhood associations, San Antonio Alternative Housing Corporation, UU Housing Assistance Corporation, San Antonio Housing Authority, COSA Community Initiatives Department, Neighborhood Housing Services of San Antonio*

*Proposed Funding Sources: Minimal/ Volunteer*

**Objective 12.6:** Promote sustainable homeownership

Action Steps:

- 12.6.1. Attend financial literacy classes to learn to budget household expenses
- 12.6.2. Invite private and public organizations to present and discuss assistance programs available to community members to avoid foreclosure
- 12.6.3. Promote responsible lending strategies and fixed rate interest rates for home mortgages
- 12.6.4. Attend house counseling programs to determine what options or incentives are available

*Timeline: Short to long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Community Initiatives*

*Department, local financial institutions, area non-profit housing providers, COSA Housing and Neighborhood Services Department, neighborhood associations, San Antonio Housing Authority, Neighborhood Housing Services of San Antonio*

*Proposed Funding Sources: Minimal/ Volunteer*

**Individual Development Account**

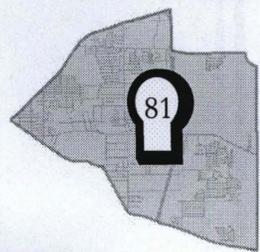
**(IDA)** – The IDA Program is a special match savings program for people with limited income to pay for educational opportunities or a home purchase. IDA members will receive extra dollars and the tools needed to get a head start on building for their future by attaining long term assets. For every dollar saved through the program up to \$1,000 the City of San Antonio will match it with four dollars.

**Owner Occupied Rehabilitation/ Reconstruction Program**

– The City of San Antonio Housing & Neighborhood Services Department is responsible for the Owner-Occupied Rehabilitation/ Reconstruction Program. Low-income homeowners needing repairs apply for financial assistance to renovate their house. Once a family is determined eligible, a construction specialist assesses the property to determine the repairs necessary to meet local building codes. If a project is deemed economically infeasible for repairs, the home is reconstructed.

**San Antonio Alternative Housing Corporation (SAAHC)**

– SAAHC is a non profit organization established to provide housing and support services for low and moderate income communities in Texas with special emphasis in Bexar County and Travis County. Programs operated by SAAHC include: a first- time home ownership education program, first time home owners program, a scattered rental program, multi-family developments, a program which serves the elderly and disabled with minor home repairs, and a conflict resolution training program that works with families and at risk youth, underlining the corporation's commitment to build communities, not just houses.





## Goal 13: Encourage well-maintained neighborhoods and housing stock

**Objective 13.1:** Encourage home and property maintenance to improve existing housing stock

For additional property maintenance and graffiti abatement action steps, see also Crime and Public Safety, Goal 5.

Action Steps:

- 13.1.1. Work with the City Housing and Neighborhood Services Department to educate residents about housing rehabilitation loans or grants and other available programs
- 13.1.2. Form a task force to address housing and neighborhood maintenance issues
  - Coordinate with other groups with experience
- 13.1.3. Invite Code Compliance officers to neighborhood meetings to provide updates about violations and responses or remedies

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Housing and Neighborhood Services, neighborhood associations, UU Housing Assistance Corporation, Neighborhood Housing Services of San Antonio, area non-profit housing providers*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 13.2:** Cooperate between neighbors to improve the overall appearance of the community

Action Steps:

- 13.2.1. Create programs to mobilize volunteers throughout the community to help elderly or disabled with housing improvements
- 13.2.2. Coordinate with churches, neighborhood associations, and community organizations to organize volunteers for neighborhood improvement projects
  - “Adopt-a-Block”
  - “Adopt-a-Spot” (See page 50 for program description)

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: San Antonio Alternative Housing Corporation, community organizations, neighborhood associations, churches, COSA Department of Community Initiatives, Neighborhood Resource Center, Blood-N-Faith Ministries*

*Proposed Funding Sources: Minimal/Volunteer*

**Adopt-A-Block** – The Adopt-A-Block Program is a faith based program that provides minor home maintenance assistance and religious outreach for program residents. The program is administered by the Blood-N-Fire (BNF) Ministries. BNF has approximately 200 homes in the Adopt-A-Block program. Volunteers visit the homes the first Saturday of each month to pray and find out if the residents need any help with minor repairs or lawn care. For more information, visit [www.bloodnfiresanantonio.org](http://www.bloodnfiresanantonio.org).

**Objective 13.3:** Identify owners of properties that are habitually in disrepair, and hold them accountable for required maintenance

Action Steps:

- 13.3.1. Attempt to contact property owners of properties in poor condition and hold them accountable for the maintenance of their properties
- 13.3.2. Call Bexar Metro Health if a plumbing or public health related issue exists due to disrepair
- 13.3.3. Encourage residents to call 311 and report violations

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Committee*

*Proposed Partnerships: COSA Housing and Neighborhood Services, Bexar Metro Health, neighborhood associations*

*Proposed Funding Sources: Minimal/ Volunteer*

**Objective 13.4:** Ensure that new housing constructed in the Eastern Triangle is well built and serves to enhance the community's image

Action Steps:

- 13.4.1. Work with responsible builders to construct more stable, well-built homes
- 13.4.2. Explore creating a neighborhood conservation district to establish neighborhood design standards

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Greater San Antonio Builders Association, COSA Housing and Neighborhood Services, and neighborhood associations, COSA Planning and Development Services Department*

*Proposed Funding Sources: Minimal/ Volunteer*

**Neighborhood Conservation District (NCD)**

– A NCD establishes a zoning overlay that supplements the existing zoning categories by adding elements related to housing design, building materials, height and massing, setbacks, etc. They do not control the use of a property but rather the aesthetic. A NCD protects the character of the existing neighborhood by ensuring consistent and preferred building design.

## NEIGHBORHOODS

### Goal 14: Enhance neighborhood awareness, education, and cooperation

**Objective 14.1:** Increase connection and communication between generations in order to create mutually beneficial community cooperation

Action Steps:

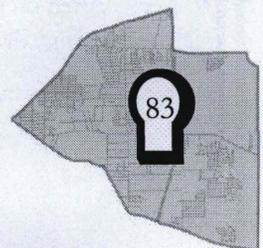
- 14.1.1. Advocate more cooperation amongst churches, community organizations, and schools
- 14.1.2. Meet and get to know your neighbors
- 14.1.3. Encourage neighbors to look out for each other
- 14.1.4. Participate in community events and organizations

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, community organizations, churches, SAISD, East Central ISD, Neighborhood Resource Center*

*Proposed Funding Sources: Minimal/ Volunteer*





**Neighborhood Association (NA)**

– A neighborhood association is a voluntary organization of residents who work together to improve and maintain the quality of life in its neighborhood. Associations can form out of concern over a particular issue or as a means of enhancing a sense of community.

Features of a Neighborhood Association include:

- Membership is optional to all residents and property owners in the neighborhood
- Dues are voluntary
- Boundaries are established by the association
- No legal authority to enact or enforce maintenance or design requirements
- Established by laws.

**Homeowners' Association (HOA)**

– Homeowners' associations are formal legal entities created to maintain common areas and enforce private deed restrictions. Most are usually created when the development is built.

Features of a Homeowners Association:

- Membership is mandatory for all property owners within the boundaries of the development.
- Dues are typically mandatory
- Have the legal authority to enact and enforce maintenance and design standards
- Homeowners associations are corporations with formal bylaws, which have a governing board that is elected annually.

**Difference between HOA and NA –**

- HOA membership is mandatory generally through rules tied to the ownership of property like deed restrictions. Neighborhood association membership is voluntary.
- HOAs often own and maintain common property, such as recreational facilities, parks, and roads, whereas neighborhood associations are focused on general advocacy and community events.

**Objective 14.2:** Increase the number of neighborhood associations and homeowners' associations (HOAs)

Action Steps:

14.2.1. Promote the formation of more neighborhood associations and HOAs

- Meet with Neighborhood Resource Center (NRC) and or the COSA Planning and Development Services Department for support

14.2.2. Promote stronger and accountable HOAs to enforce neighborhood upkeep and amenities

14.2.3. Increase educational opportunities for neighborhood association members such as:

- Members' roles and responsibilities
- Neighborhood maintenance and improvements
- Leadership training

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood Resource Center, COSA Planning and Development Services, neighborhood associations*

*Proposed Funding Sources: Minimal/ Volunteer*

**Goal 15: Improve community pride and attitude**

**Objective 15.1:** More concern or consideration for each other in the community

Action Steps:

15.1.1. Promote more investment and interest in the Eastern Triangle by way of community organizing through neighborhood associations and HOAs

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood Resource Center, COSA Planning and Development Services, neighborhood associations*

*Proposed Funding Sources: Minimal/ Volunteer*

15.1.2. Organize and participate in community events such as National Night Out

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, Neighborhood Resource Center*

*Proposed Funding Sources: Minimal/ Volunteer*



Community participants in National Night Out from Dellcrest Area Neighborhood Association.

**Neighborhood Resource Center (NRC)** – The Neighborhood Resource Center provides educational programs and informational resources to community groups in order to enhance their ability to effectively represent and develop their neighborhoods. Trainings and workshops are offered throughout the year. The NRC hosts the Annual Neighborhood Awards and designates of the Neighbor of the Year. For more information visit: [www.nrc-sa.org](http://www.nrc-sa.org)

15.1.3. Preserve and promote natural and historic resources by seeking historic designation of structures and/or neighborhoods

15.1.4. Explore the creation of a Neighborhood Conservation District overlay zone to preserve the character of unique older neighborhoods

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, COSA Historic Preservation Office, COSA Planning and Development Services Department*

*Proposed Funding Sources: Minimal/Volunteer*

## **Goal 16: Construct housing that incorporates access to transit and public amenities**

**Objective 16.1:** Improve access and amenities within and nearby residential neighborhoods

See also Transportation, Infrastructure, and Drainage Objective 31.2 to increase connectivity between neighborhoods through an off-road network.

### Action Steps:

16.1.1. Work to create more housing options that have access to public transit facilities

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: VLA, neighborhood associations, businesses, COSA Housing and Neighborhood Services Department, COSA Planning and Development Services*

*Proposed Funding Sources: Minimal/Volunteer*

16.1.2. Develop walkable residential neighborhoods with access to parks and playgrounds

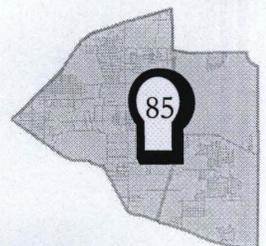
16.1.3. Build hike and bike trails between neighborhoods along existing drainage and utility easements

*Timeline: Short and Ongoing*

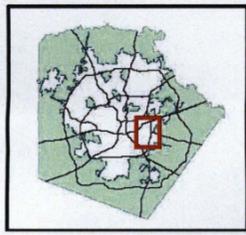
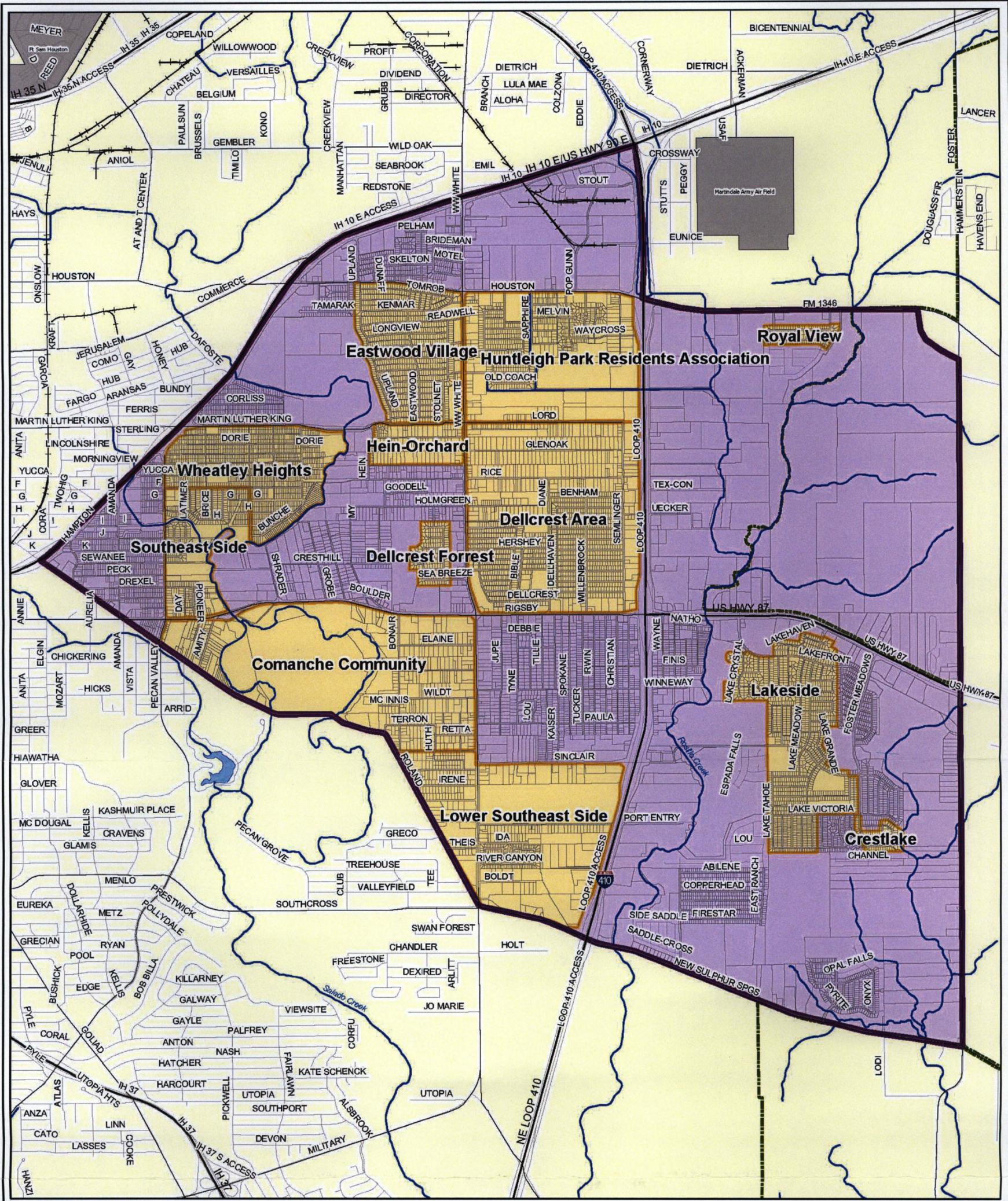
*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Parks and Recreation Department, COSA Public Works, COSA Capital Improvements Management Services*

*Proposed Funding Sources: Grant, general fund*



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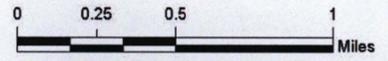


- Eastern Triangle
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- Bexar County
- Military Base
- City of San Antonio
- Streets
- Railroads
- Creeks
- Lakes



## Eastern Triangle Community Plan

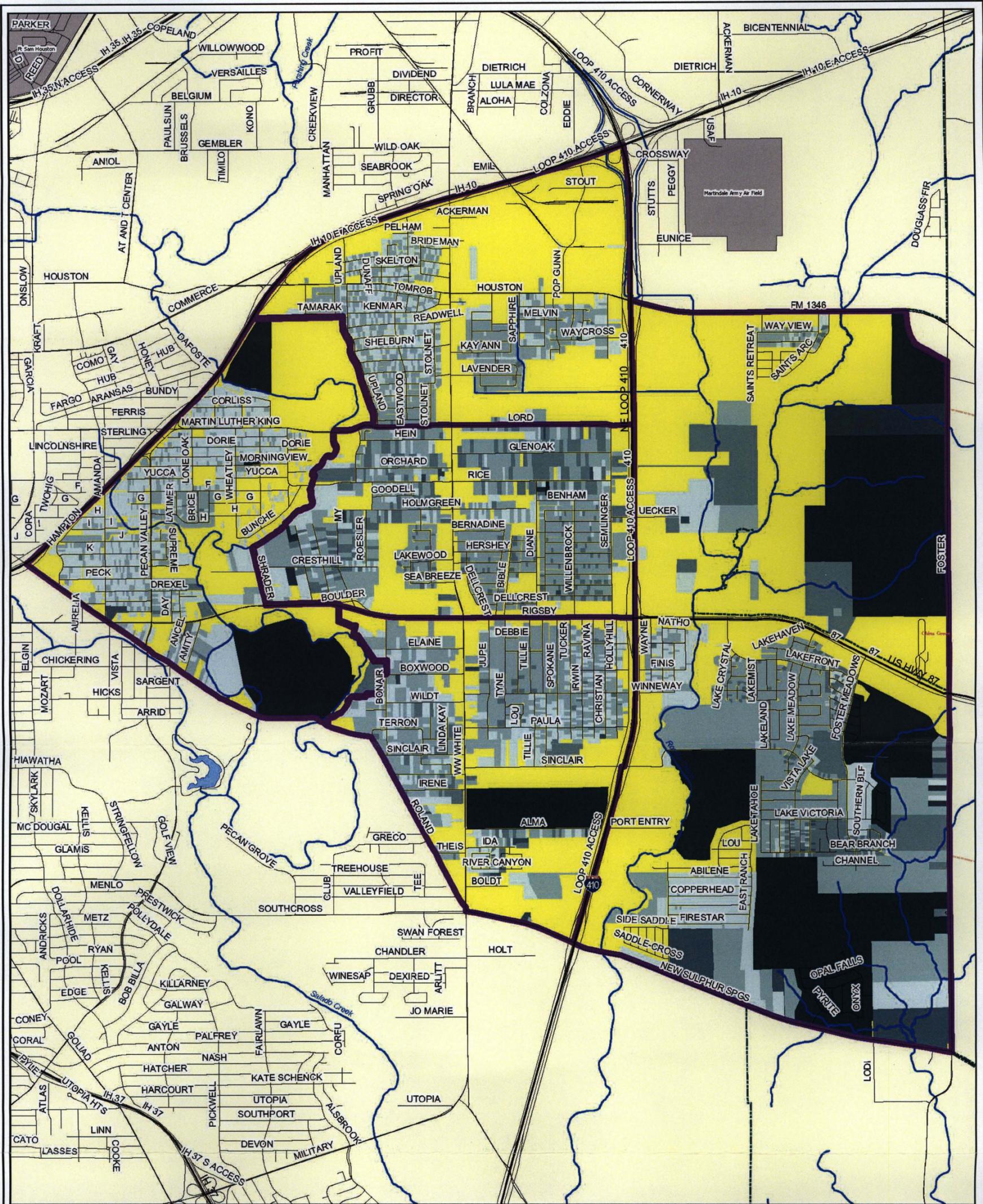
### Registered Neighborhood Associations



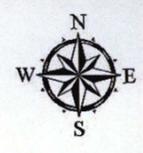
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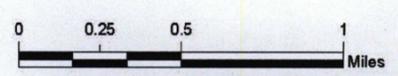
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 1901 S. Alamo  
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- |                     |             |                  |                       |                       |
|---------------------|-------------|------------------|-----------------------|-----------------------|
| City of San Antonio | Lakes       | Major Roads      | District Boundary     | \$150,000 - \$199,999 |
| Bexar County        | Creeks      | Railroads        | Less than \$50,000    | \$200,000 - \$249,999 |
| Military Bases      | Expressways | Eastern Triangle | \$50,000 - \$99,999   | \$250,000 and above   |
|                     |             |                  | \$100,000 - \$149,999 |                       |



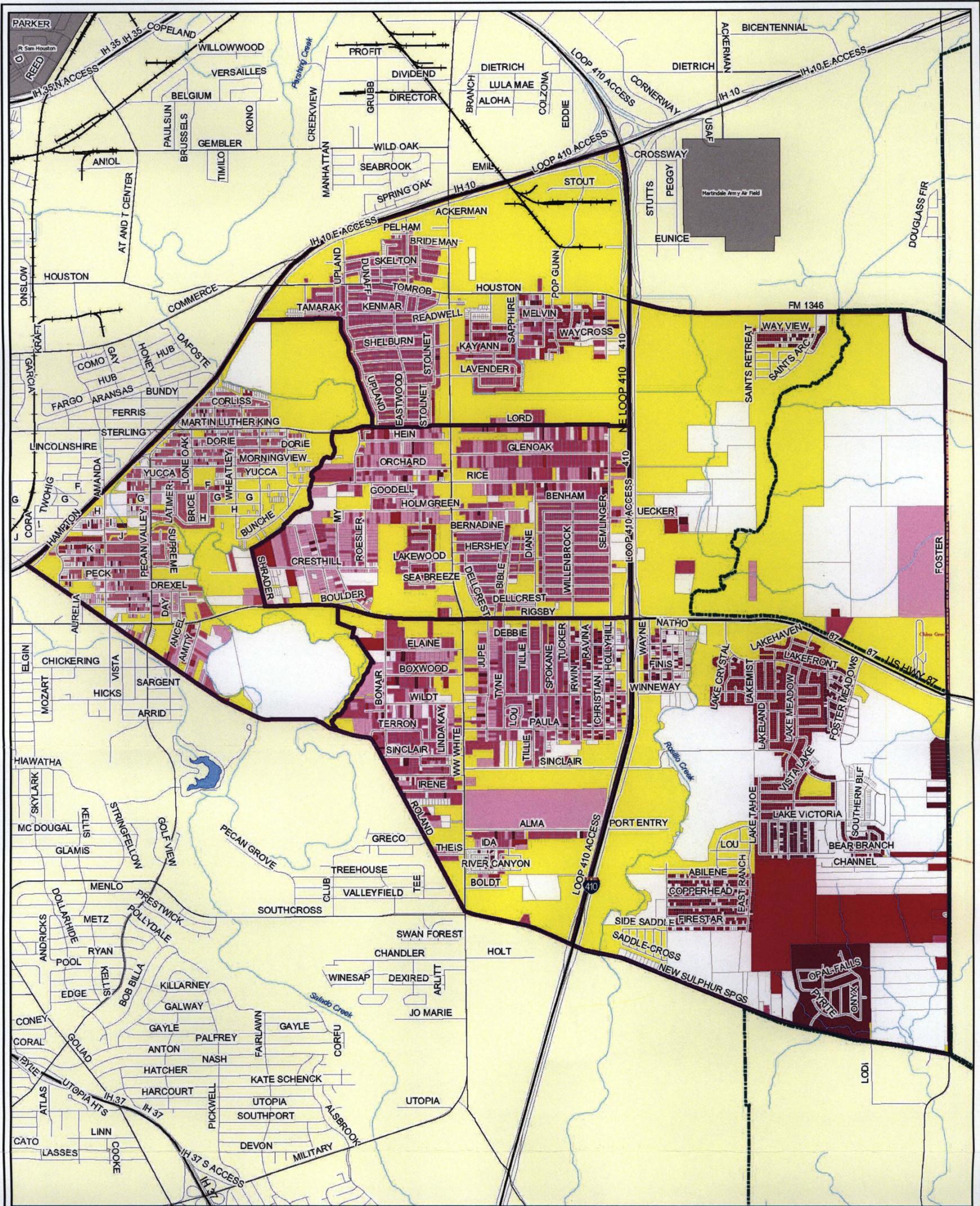
## Eastern Triangle Community Plan 2008 Residential Values



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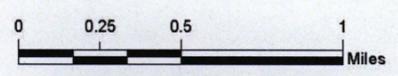
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|----------------------|-----------------|---------------------|---------------|--------|
| Districts            | 1950 to 1969    | City of San Antonio | Railroads     | Creeks |
| Unknown/No Structure | 1970 to 1989    | Bexar County        | Bexar Streets | Lakes  |
| Prior to 1950        | 1990 to present | Military Bases      |               |        |



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

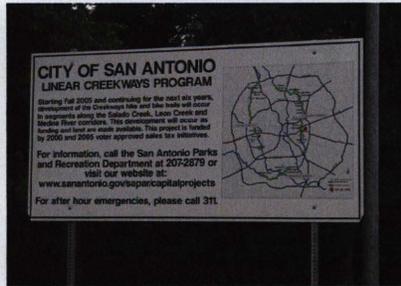
## Eastern Triangle Community Plan 2008 Residential Structure Year Built



**City of San Antonio  
 Planning and Development  
 Services Department**  
 Roderick J. Sanchez, AICP, CBO  
 Director

Cliff Morton Development and  
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 1901 S. Alamo  
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# PARKS, LINEAR GREENWAYS, AND COMMUNITY FACILITIES



This chapter contains goals, objectives, and action steps developed in a series of public meetings dealing with parks, linear greenways, and community facilities. Some of the priorities of this section of the plan deal with building new facilities, upgrading existing facilities, developing new strategies for personal improvement, and developing new and exciting youth involvement programs. These ideals will be accomplished through partnerships between community organizations, businesses, churches, and citizens.



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## **GOALS AND OBJECTIVES AT A GLANCE:**

**OVERALL GOAL:** Enhance the area's parks, recreation, community facilities and programming to establish a regional draw with world-class amenities that meets the current and future needs of the Eastern Triangle

**Goal 17: Develop a system to ensure that the Eastern Triangle has the highest level of park facilities available**

Objective 17.1: Form a committee made of community members to implement the goals and objectives of the Parks, Linear Greenways, and Community Facilities chapter

Objective 17.2: Designate Martin Luther King Park as a "Destination Park" that will be the multi-sport complex for the region

Objective 17.3: Enhance existing park facilities

Objective 17.4: Identify maintenance issues, promote safety, and improve current parks

Objective 17.5: Utilize various methods to find funding for desirable park projects for the area

**Goal 18: Build a library within the Eastern Triangle with distinct areas that has the resources to address the needs of all ages from youth to adult**

Objective 18.1: Build a new public library in the Eastern Triangle

Objective 18.2: Promote library resources and services that assist adults in research and learning computer skills

**Goal 19: Create learning centers for people of all ages in the Eastern Triangle**

Objective 19.1: Expand workforce programs to teach vocational skills

Objective 19.2: Reutilize closed schools as learning centers and/or community centers

Objective 19.3: Provide free computer lessons for seniors

Objective 19.4: Establish practices that keep young people in school by developing more after school programs and options designed to involve young people in the organization and operation of the program to increase participation

**Goal 20: Incorporate neighborhood art and cultural activities**

Objective 20.1: Collaborate with the Office of Cultural Affairs (OCA) to provide and participate in more art and cultural activities in the Eastern Triangle

**Goal 21: Consolidate or create programs to better address the needs of the community effectively and efficiently**

Objective 21.1: Partner with different community organizations to collaborate and achieve goals

Objective 21.2: Promote the Eastern Triangle community events, activities, and programs

Objective 21.3: Seek funding for activities not organizations so that more programs can be offered

**Goal 22: Enhance County and City services to residents in the Eastern Triangle**

Objective 22.1: Create a "one-stop" service center for government services that includes a COSA Community Link Customer Service Center where residents can have access to city and county, and state services without going downtown

## Goal 17: Develop a system to ensure that the Eastern Triangle has the highest level of park facilities available

**Objective 17.1:** Form a committee made of community members to implement the goals and objectives of the Parks, Linear Greenways, and Community Facilities chapter

### Action Steps:

17.1.1. Establish an Eastern Triangle Parks and Community Facilities Committee

- Appoint leadership
- Craft a work program based on the plan's action steps
- Spearhead the implementation of the Parks and Recreation section of the Eastern Triangle Community Plan
- Seek affiliate group membership with the San Antonio Parks Foundation's Friends of the Parks to remain informed about park issues and developments in San Antonio
- Seek appointment or input to the District 2 appointee to the Parks and Recreation Advisory Board

*Timeline: Short (Immediate)*

*Lead Partner: Eastern Triangle Plan Implementation Team*

*Proposed Partnerships: San Antonio Parks Foundation*

*Proposed Funding Sources: Minimal/ Volunteer*

**Friends of the Parks** - Friends of the Park, founded in 2003, was organized as a volunteer support organization for the San Antonio Parks System, which functions under the umbrella of the **San Antonio Parks Foundation**. The objective of Friends of the Parks is to broaden support for the public park system of San Antonio, to provide a stronger link between neighborhoods, individual citizens and the parks, and to create and renovate more park spaces for the enjoyment of all citizens. Friends of the Parks not only help protect and promote San Antonio's green spaces, but members also are a part of a dedicated team that works to keeps city parks beautiful.

17.1.2. Provide input on park design and planning and identify ways for citizens to contribute input regarding park improvements and park bond money allocation

- Contact COSA Parks and Recreation and Bexar County Parks Section for future development and enhancement plans
- Utilize the COSA website to identify upcoming meetings about Park projects i.e. Salado Creek
- Work with the City's Parks and Recreation Department, the San Antonio Parks Foundation, Linear Creekway Parks Advisory Board, Texas Parks and Wildlife, and the National Park Service to identify funding sources to finance the group's activities

*Timeline: Immediate and Ongoing*

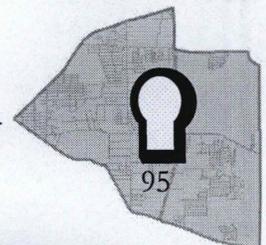
*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, Bexar County Parks, San Antonio Parks Foundation, Texas Parks and Wildlife, National Park Service, Neighborhood associations*

*Proposed Funding Sources: Minimal/ Volunteer*

17.1.3. Work closely with neighborhood associations to effectively sponsor community meetings on park improvements

- Neighborhood associations to sponsor marketing, food, and venue
- Coordinate scheduling, organizing, and contacting COSA representatives
- Cooperate with neighborhood associations to work out the details of workload on a meeting to meeting basis



- Seek neighborhood associations to sponsor Parks and Recreation education workshops with various topics such as: new park concepts, design ideas, amenities, landscaping with native plants, etc.

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: Neighborhood associations*

*Proposed Funding Sources: Neighborhood association, Minimal/Volunteer*

**Objective 17.2:** Designate Martin Luther King Park as a “Destination Park” that will be the multi-sport complex for the region

Note: Much of Martin Luther King Park is located within the floodplain which may limit developable area for structures.

### Action Steps

17.2.1. Establish Martin Luther King, Jr. Park as the base for a regional recreational and cultural facility

- Host annual, city-wide sports tournaments and 5K runs (See also Public Health, Objective 24.3)
- Establish COSA organized/sponsored sports teams

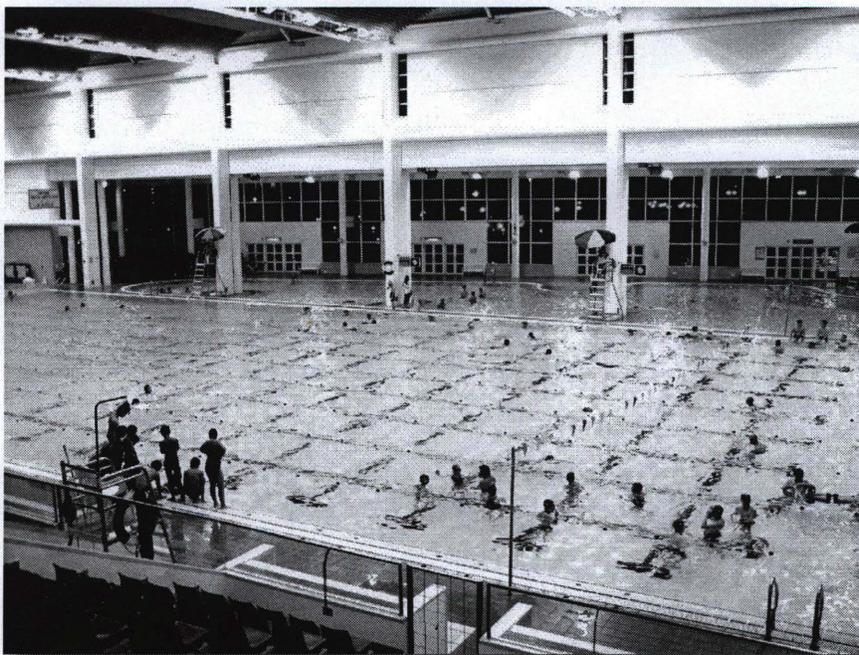
*Timeline: Short to Mid*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, Martin Luther King Academy, Non-profit organizations, Neighborhood associations*

*Proposed Funding Sources: Non-profit organizations, Private donations, Minimal/Volunteer*

17.2.2. Build a natatorium/swimming complex at Martin Luther King, Jr. Park with at least one indoor Olympic-size pool



An example of a natatorium desired in the Eastern Triangle.

- Serve a dual purpose as a professional training center and as a community swim facility
- Host city-wide and regional swim meets
- Petition Councilperson to add natatorium to Capital Improvements Schedule for the City of San Antonio

*Timeline: Mid to Long*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, COSA Capital Improvement Management Services, Martin Luther King Academy, SAISD, East Central ISD*

*Proposed Funding Sources: COSA General Fund, COSA Parks and Recreation Park Bonds, SAISD, East Central ISD, Private donations*

17.2.3. Install sand volleyball and softball complex at Martin Luther King, Jr. Park

- Model facilities similar to Time Warner Park
- Host tournaments against other leagues in the city

*Timeline: Short to Mid*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, Martin Luther King Academy*

*Proposed Funding Sources: COSA Parks and Recreation Park Bonds, SAISD, East Central ISD, Private donations, Volunteer*

17.2.4. Develop an area of Martin Luther King, Jr. Park for a Par 3 golfing/driving range/putting facility

- Consult with local and regional golfing programs for greens designs or maintenance procedures
- Contact Golf San Antonio to host The First Tee program
- Contact Roaring Lambs International Golf Academy for information on youth golfing opportunities and programs

*Timeline: Short to Mid*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: San Antonio Parks Foundation, Roaring Lambs International Golf Academy, local golf courses*

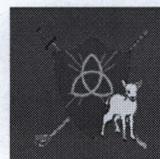
*Proposed Funding Sources: Local golf courses, COSA Park Bonds, Minimal/Volunteer*



**First Tee of San**

**Antonio** - The First Tee of San Antonio is one Chapter of a national non-profit youth initiative called The

First Tee. The First Tee was created in 1997 by the World Golf Foundation to provide young people of all ethnic and economic backgrounds an opportunity to develop, through golf and character education, life-enhancing values such as honesty, integrity and sportsmanship.



**Roaring Lambs International Junior Golf Academy** - The Roaring Lambs International Junior Golf

Academy was established in Dallas in 1986 as a charitable and educational organization, dedicated to encouraging the participation of multi-racial, inner-city youth in junior golf activities. This program operates year round, providing instruction and play for beginners, intermediate and advanced students. It has been the program's mission to use golf as a means of instilling self-discipline, honesty, commitment, integrity and proper manners in youth. In addition to the golf component of the program, they provide tutoring, health education, nutrition awareness and life skills training. Ms. Gladys Lee, founder, places a strong emphasis on instilling values such as honesty, integrity, patience, discipline and good sportsmanship. Roaring Lambs boast a multi-cultural and diverse socioeconomic membership where children learn to interact with people of all ethnic and socio-economic backgrounds while being taught the highest caliber of golf and valuable life skills. The program, which has received numerous awards and special recognition, is one of the best in the nation. <http://www.roaringlambs.org/>





17.2.5. Establish a trailhead/staging area for the Salado Creek Greenway at Martin Luther King, Jr. Park

- Allow for parking area near trailhead for ease of access
- Install bicycle racks for bicycle parking and security
- Coordinate with the Linear Creekway Parks Advisory Board

*Timeline: Short*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee, COSA Parks and Recreation, and Linear Creekway Parks Advisory Board*

*Proposed Partnerships: San Antonio Parks Foundation, MPO, Martin Luther King Academy*

*Proposed Funding Sources: COSA Parks and Recreation, Neighborhood Associations, Volunteer*

17.2.6. Establish a development plan for Martin Luther King, Jr. Park and the surrounding area as an update to the Martin Luther King Park Master Plan

- Use Eastern Triangle Parks and Community Facilities Committee to spearhead meetings, charettes, and concept planning sessions
- Invite area developers, District 2 Office, and neighborhood associations to community meetings to create clear lines of communication and a unified vision
- Work closely with COSA Parks and Recreation Department to implement a stepwise approach that realizes the full potential of the area
- Consistently communicate with neighborhood associations and churches for citizen feedback and progress updates

*Timeline: Immediate to Short and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation*

*Proposed Funding Sources: COSA General Fund, COSA Parks and Recreation, Private donations*

### **Objective 17.3: Enhance existing park facilities**

#### Action Steps

17.3.1. Review fee-in-lieu-of for parks and recommend changes to ordinance to ensure parkland is dedicated in needed areas

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, City Council, COSA Planning and Development Services*

*Proposed Funding Sources: Minimal/Volunteer*

17.3.2. Develop a linear greenway along Rosillo Creek and preserve other natural areas around the Eastern Triangle

- Consult with the Linear Creekway Parks Advisory Board

*Timeline: Mid to Long*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, COSA Public Works, Neighborhood associations, Army Corps of Engineers*

*Proposed Funding Sources: COSA Park Bonds, COSA General Fund, Federal Grants*

17.3.3. Create a plan that places “action nodes” at trailheads where feasible to Salado Creek Greenway and other Eastern Triangle trails and greenways that are themed with various sporting activities

- Action nodes may include: Tennis courts, basketball courts, disc golf, tether ball, playground equipment, push-up, sit-up, stretching area, etc.
- Stations should be sponsored by local businesses or organizations who donate money or materials and participate in the maintenance for each station

*Timeline: Short to Mid and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, Non-profit organizations, Neighborhood associations, Local businesses*

*Proposed Funding Sources: Non-profit organizations, Private donations, Minimal/Volunteer*

17.3.4. Assess suitable park locations for a second public swim facility or splash pad in the area in addition to the one recommended for Martin Luther King Park

- Possible locations to consider include: Copernicus Park, Dellcrest Park, or W. W. White at Paula

*Timeline: Short*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation*

*Proposed Funding Sources: Minimal, Volunteer*



Public swim facilities provide an opportunity for outdoor recreation during the warm months of the year.

17.3.5. Upgrade existing sports facilities at Martin Luther King, Jr. Park using the newest available technology, techniques, and design

- Use recycled water system similar to irrigate area sports fields and proposed future golf facilities
- Resurface walking track, tennis and basketball courts with pervious materials to enhance drainage and decrease downtime after rain events
- Contact Nike Corp. ReUse-A-Shoe or similar program for feasible repavement options

*Timeline: Short to Mid*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation Department, San Antonio Parks Foundation, M.L.King Academy, National Recycling Coalition, Nike Corp*

*Proposed Funding Sources: COSA Parks and Recreation, Park Bonds, Non-profit organizations, Private donations*



**Nike and  
NRC Re-  
use-A-Shoe  
Partnership**  
- Nike and the

National Recycling Coalition (NRC) have partnered to bring the Reuse-A-Shoe program to select recycling organizations in the United States. The partnership provides community members an innovative approach to recycling athletic shoes and keeping them out of landfills. By participating in the program, you can offer your community members the opportunity to recycle more—and to do it in the way that works best for your community. You decide how to promote the program and collect the shoes. The program accepts all brands of athletic shoes, as long as they don't contain any metal (e.g., eyelets or cleats). Once you reach the 5,000 pair minimum, Nike will arrange for shipping and will recycle the shoes into Nike Grind. This unique ground-up material is then used to re-surface athletic fields, courts, tracks and playgrounds. <http://www.nrc-recycle.org/reuseashoe.aspx>



17.3.6. Ensure that fields, playgrounds, and applicable scenic areas are ADA compliant and accessible

- Check with the COSA Disability Access Office and/or the National Center on Accessibility for best practices for accessibility and Design for Inclusive Play

*Timeline: Short to Mid*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, San Antonio Parks Foundation, National Center for Accessibility, COSA Disability Access Office*

*Proposed Funding Sources: COSA Parks and Recreation, Park Bonds, Volunteer, Federal funding*

**Objective 17.4: Identify maintenance issues, promote safety, and improve current parks**

*Action Steps*

17.4.1. Create a dialogue with City and County Departments to:

- Create a reporting system for faulty or dangerous equipment
- Compile information on maintenance needs and turn them over to appropriate departments
- Use Eastern Triangle Parks and Community Facilities Committee as contact to city or county departments for maintenance schedules and concerns

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: Various COSA Departments*

*Proposed Funding Sources: Various COSA Departments, Local Businesses, Volunteer*

17.4.2. Use the Eastern Triangle Parks and Community Facilities Committee to organize community park clean-ups

- Pattern clean-up events like the “Basura Bash” that involves COSA Parks and Recreation, Public Works, Code Compliance, and Environmental Services
- Contact local businesses and organizations to participate by donating funds, supplies, and/or volunteers

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: Various COSA Departments, Neighborhood associations, Local businesses, and community organizations*

*Proposed Funding Sources: Local businesses, Community organizations, Neighborhood associations, Churches, Volunteer*

17.4.3. Utilize efficient lighting techniques that enhance the parks appearance and safety while avoiding light pollution

- Ensure that all park walkways are well lit at night

*Timeline: Immediate and Ongoing*

*Lead Partner: COSA Parks and Recreation*

*Proposed Partnerships: COSA Parks and Recreation, COSA Public Works, Local landscape architects/designers*

*Proposed Funding Sources: Park Bonds*

17.4.4. Promote community participation in the San Antonio Park Police's Park Watch Program

- Schedule a Park Watch Program presentation at neighborhood association meetings to enroll residents in this program which encourages residents to monitor and report safety issues in the community's parks, call (210) 207-8529 for more information
- Invite Community Operations/ Resource Education (C.O.R.E) officers from the Park Police to neighborhood association meetings to make public safety presentations that identify community concerns and quality of life issues while reducing the fear of crime

*Timeline: Short*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: SAPD, Neighborhood associations, East San Antonio Crime Coalition*

*Proposed Funding Sources: COSA Parks and Recreation, Volunteer*

**Community Operations Resource Education (CORE) -** The CORE Unit is comprised of San Antonio Park Police Officers whose mission is to establish a relationship between the Park Police Division and the community it serves by working closely with staff at the Parks and Recreation Department's 27 community centers. At each community center the assigned CORE Officer will work closely with center staff to provide educational outreach on issues of public safety and to identify community concerns and quality of life issues while reducing the fear of crime. CORE Unit Officers are available upon request to make public safety presentations at community functions. They can be reached at 299-4641 or 207-8590.

17.4.5. Enhance park security by creating programs that keep the parks populated at all hours of park operation

- Request COSA Parks and Recreation Department to supply league coordinators who can manage teams and tournaments
- Participate in a Midnight Basketball program
- Research and implement a network of emergency call boxes in area parks

*Timeline: Short to Mid*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

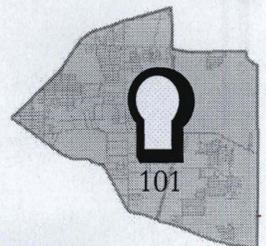
*Proposed Partnerships: San Antonio Parks Foundation, COSA Parks and Recreation, Local sport leagues, Local schools and churches, Neighborhood associations*

*Proposed Funding Sources: Minimal/ Volunteer*

**Objective 17.5:** Utilize various methods to find funding for desirable park projects for the area

Action Steps

- 17.5.1. Call COSA Parks and Recreation to locate available funds through Parks bonds and grants monitoring
- 17.5.2. Partner with Bexar County to find available funds
- 17.5.3. Petition Councilperson for funding for specific projects
- 17.5.4. Research ways to acquire federal grant money for parkland and community improvements
- 17.5.5. Investigate options for the spending/implementation of the Bexar County Venue Tax revenue
- 17.5.6. Investigate establishing an organization that handles venture financing similar to programs in homeowners associations



*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, Bexar County, City Council, Neighborhood associations*

*Proposed Funding Sources: Minimal/Volunteer*

17.5.7. Recruit area organizations and local businesses to supply materials and volunteers for park improvement efforts

- Not-for-profit organizations such as the Lions Club, Rotary Club, Kiwanis Club, Optimist Club, and Boy & Girls Clubs of San Antonio have reputations for helping community projects
- Petition local businesses and churches for donations in exchange for recognition including large corporations such as USAA and Valero who have donated both labor and funds for improvements in the past

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: Various community organizations, Local businesses, Neighborhood associations*

*Proposed Funding Sources: Minimal/Volunteer*

17.5.8. Encourage development incentives for private sports and physical fitness facilities

- Establish a Tax Increment Re-investment Zone (TIRZ) to use private funds or taxes to fund area improvements
- Investigate options to entice local contractors and developers to participate in community park improvements

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Community Initiatives, COSA Housing and Neighborhood Services, Various community organizations, Local businesses, Neighborhood associations*

*Proposed Funding Sources: Minimal/Volunteer*

## COMMUNITY FACILITIES

### LIBRARIES

**Goal 18: Build a library within the Eastern Triangle with distinct areas that has the resources to address the needs of all ages from youth to adult**

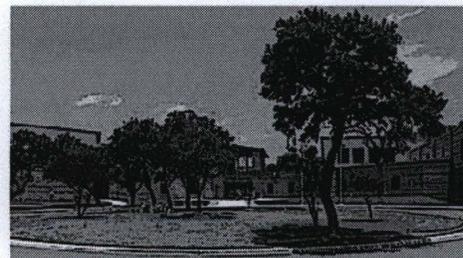
**Objective 18.1:** Build a new public library in the Eastern Triangle

*Action Steps:*

18.1.1. Learn what criteria are considered for establishing a new branch library

18.1.2. Request a bond for construction of a new library in the Eastern Triangle

18.1.3. Attend and speak at Library Board of Trustee meetings to petition a new library



Design drawing for the Reagan Library.

Note: Library Board of Trustees meeting agendas are posted online and at all libraries.

18.1.4. Write a letter to the Library Director and the Library Board of Trustees to request library services or expansion

*Timeline: Mid to Long*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: San Antonio Library, Councilperson, Library Board of Trustees*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 18.2:** Promote library resources and services that assist adults in research and learning computer skills

Action Steps:

- 18.2.1. Invite Book Mobile to community activities at parks, after school programs, or senior centers
- 18.2.2. Request grants for more computers at the branch libraries to offer more computer training courses
- 18.2.3. Request for the purchase of more research books at the branch library
- 18.2.4. Utilize book requests to send books from other branch libraries to be delivered, picked-up, and returned to local branch library
- 18.2.5. Utilize Interlibrary Loan to borrow books not available at San Antonio libraries from other libraries outside of San Antonio or download digital books
- 18.2.6. Utilize Books-by-Mail services to request books be sent to homebound or physically disabled residents
- 18.2.7. Work with Region 20 Braille Specialists and the Lighthouse for the Blind to establish programs for the vision impaired and investigate funding for tools to help the visually-impaired.

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: San Antonio Library, COSA Parks and Recreation, COSA Community Initiatives, City Council, Library Board of Trustees, Neighborhood Associations, Churches, SAISD, East Central ISD, Lighthouse for the Blind, Region 20*

*Proposed Funding Sources: San Antonio Library, COSA Community Initiatives, General Fund, Library Bonds, Private and Public donations*

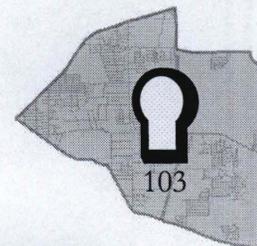
## LEARNING FACILITIES

**Goal 19: Create learning centers for people of all ages in the Eastern Triangle**

**Objective 19.1:** Expand workforce programs to teach vocational skills

Action Steps:

- 19.1.1. Coordinate with non-profit organizations such as the Bexar County Opportunities Industrialization Center, St. Philip's College, and others to offer more continuing education and vocational classes within the Eastern Triangle





*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: Bexar County OIC, St. Philip's College/ACCD, Workforce Solutions, Job Source, Various community organizations, Neighborhood associations*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 19.2:** Reutilize closed schools as learning centers and/or community centers

See also Goal 25 in the Public Health and Wellness Chapter

*Action Steps:*

19.2.1. Contact SAISD to discuss leasing or selling closed area schools for the development of learning centers

19.2.2. Create a board or subcommittee to offer alternative uses for a closed school

*Timeline: Immediate to Long and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Office of Cultural Affairs, SAISD, Local businesses, Non-profit organizations, Churches*

*Proposed Funding Sources: Minimal, Volunteer*

**Objective 19.3:** Provide free computer lessons for seniors

*Action Steps:*

19.3.1. Partner with City of San Antonio departments (Parks and Recreation, Department of Community Initiatives, and Library) to bring books, software, and computer learning services closer to the neighborhoods

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Library, COSA Parks and Recreation, COSA Community Initiatives, Neighborhood associations*

*Proposed Funding Sources: Various COSA Departments, Minimal/Volunteer*

## **YOUTH PROGRAMS**

**Objective 19.4:** Establish practices that keep young people in school by developing more after school programs and options designed to involve young people in the organization and operation of the program to increase participation

See also Objective 10.2 in the Economic Development Chapter

*Action Steps:*

19.4.1. Create a Leadership Development Program

- Partner with local banks to teach financial literacy and financial management skills
- Work with local churches and community organizations to establish mentoring programs
- Invite guest speakers from the area and region to give presentations on a range of subjects
- Establish programs to teach life and independent living skills to prepare teenagers for future responsibilities

*Timeline: Short and Ongoing*

*Lead Partner: Eastern Triangle Neighborhood Associations*

*Proposed Partnerships: COSA Community Initiatives, Parks and Recreation, Office of Cultural Affairs, Leadership Institute of San Antonio, Area Chambers of Commerce, Boys and Girls Club, Neighborhood Associations*

*Proposed Funding Sources: Minimal, Volunteer*

19.4.2. Work with local churches and community organizations in making youth outreach programs more appealing to youth

- Involve area youth in design, printing, and distribution of the flyers to be posted at area schools for marketing of current programs and events

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: Local churches, COSA Parks and Recreation, COSA Office of Cultural Affairs, SAISD, East Central ISD, Catholic Youth Organization (CYO), Neighborhood Associations, Boy Scouts, Girl Scouts*

*Proposed Funding Sources: Minimal, Volunteer*

19.4.3. Collaborate with the Office of Cultural Affairs, schools, and neighborhood associations to participate in upcoming visual and performing art events to express their creativity through painting, poetry, singing, and dancing

- Arts programs may help to relieve youth stress and pressure to do drugs or join gangs
- Sponsor, promote, and participate in dance and cultural activities for the youth through cooperative efforts between COSA Cultural Affairs, Parks and Recreation, and neighborhood associations
- Contact the Carver Cultural Center for ideas for programs and funding
- Work with VIA to provide transportation to events

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Neighborhood Associations*

*Proposed Partnerships: COSA Office of Cultural Affairs, COSA Parks and Recreation Department, COSA Community Initiatives, SAISD, East Central ISD, Local non-profits, Local churches, Neighborhood associations, VLA*

*Proposed Funding Sources: Minimal, Volunteer*

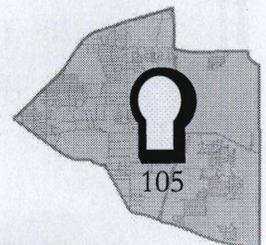
**COSA YO!** is the City of San Antonio Youth Opportunity Program. The focus of the YO Program under the umbrella of the Department of Community Initiatives, is to reengage disconnected youth. Participants in the program are provided essential services, support and training, allowing them to overcome possible barriers to education and employment. Contact Lynn Stewart, Social Services Manager. <http://www.sanantonio.gov/communit/yo/yomain.asp>

The **San Antonio Education Partnership**, through the use of scholarships and support systems, leverages educational achievement to increase graduation rates, college enrollment, and the development of human capital. <http://www.saedpartnership.org>

#### **AIE or Adventures in Education**

From college planning advice to financial aid information to career guidance, AIE has the reliable information students and parents need to make the right decisions for the future. Get FAFSA help and financial aid assistance, learn about college admissions, and search scholarships for free. <http://adventuresineducation.org>

**Council for South Texas Economic Progress** or **COSTEP**, in partnership with numerous Texas lending institutions, is an originator and Servicer of low interest, Federal Guaranteed student loans through the Federal Family Education Loan Program (FFEL). This partnership allows us to offer students repayment rates that are among the lowest in the industry, yet offering the Academic Advantage Group™ (AAG) of Lenders premiums among the highest in the nation. Our dedication to the student loan industry remains focused on expanding access to higher education for students. <http://www.costep.org>





19.4.4. Utilize the Teen Services offered by the Central Library and participate in activities and programs geared toward teens

- Promote cyber cafes for youth extreme gaming
- Work with VIA and Central Library to target specific areas with advertising for the event and establish a “game night” bus event to the Central or branch libraries for teens to participate
- Use the Youth Wired website for the most current information: [www.youthwired.sat.lib.tx.us](http://www.youthwired.sat.lib.tx.us)

*Timeline: Short and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Library, VIA, Neighborhood associations*

*Proposed Funding Sources: COSA Library, VIA, Private donations*

19.4.5. Partner with community organizations and the COSA Parks and Recreation Department to provide more opportunity for youth to interact and compete with youth from other parts of the city

- Petition for more sports facilities for youth

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: COSA Parks and Recreation, SAISD, East Central ISD, City Council, Neighborhood Associations, Boys and Girls Club, YMCA, Coalition of Churches*

*Proposed Funding Sources: Minimal/Volunteer*

19.4.6. Enhance existing truancy programs to deter students from skipping school

- Contact Justice of the Peace to learn more about existing programs

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Neighborhood Associations*

*Proposed Partnerships: SAISD, East Central ISD, Bexar County, Justice of the Peace, Non-profit organizations, Neighborhood associations*

*Proposed Funding Sources: Minimal/Volunteer*

19.4.7. Encourage young people to work with non-profit organizations to create and expand community garden efforts in the area.

- Contact Green Spaces Alliance for information about organizing a new community gardens



*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Neighborhood Associations*

*Proposed Partnerships: Green Spaces Alliance, Other non-profit organizations, Neighborhood associations*

*Proposed Funding Sources: Minimal/Volunteer*

## CULTURAL ACTIVITIES

### Goal 20: Incorporate neighborhood art and cultural activities

**Objective 20.1:** Collaborate with the Office of Cultural Affairs (OCA) to provide and participate in more art and cultural activities in the Eastern Triangle

Action Steps:

- 20.1.1. Ensure that community members are aware of the Office of Cultural Affairs activities and opportunities
- 20.1.2. Create a grant writing committee to request funding for Neighborhood Arts Program
- 20.1.3. Visit Office of Cultural Affairs website, [www.sahearts.com](http://www.sahearts.com), to learn more about the programs offered
- 20.1.4 Partner with Office of Cultural Affairs and City Council to request grant for public art at VIA bus stops

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: City Council, Office of Cultural Affairs, VIA*

*Proposed Funding Sources: Minimal/Volunteer*

## **OTHER COMMUNITY FACILITIES**

### **Goal 21: Consolidate or create programs to better address the needs of the community effectively and efficiently**

**Objective 21.1:** Partner with different community organizations to collaborate and achieve goals

Action Steps:

- 21.1.1. Create a unified community organization with representatives from local churches and neighborhood associations to work together
- 21.1.2. Create an email list so that churches and community organizations can share their programs and activities with other church congregations

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Plan Area Churches, Neighborhood Associations*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 21.2:** Promote the Eastern Triangle community events, activities, and programs

Action Steps:

- 21.2.1. Create a user-friendly Eastern Triangle website to share information regarding community events, activities, and programs

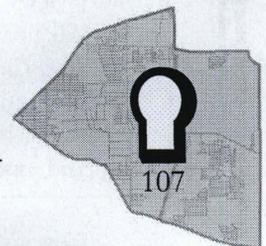
*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: Eastern Triangle Economic Development Committee*

*Proposed Funding Sources: Minimal/Volunteer*

- 21.2.2. Establish a viable convention/meeting facility with a capacity to host approximately 1,000 or more people (See Action Step 7.2.4. in the Economic Development chapter)



*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: Eastern Triangle Economic Development Committee, Chambers of Commerce, COSA Economic Development Department, COSA Convention and Visitors Bureau*

*Proposed Funding Sources: Minimal/Volunteer, Bond Program, Grant money*

**Objective 21.3:** Seek funding for activities not organizations so that more programs can be offered

*Action Step:*

21.3.1. Encourage City and County governments to establish a system for organizations to receive grant funding only if a plan has been prepared for the proposed program or activity

- Plans should provide for an element of Eastern Triangle community involvement

*Timeline: Short and Ongoing*

*Lead Partner: Eastern Triangle Plan Implementation Team*

*Proposed Partnerships: Eastern Triangle Marketing Committee, Council District 2, Bexar County*

*Proposed Funding Sources: Minimal/Volunteer*

**Goal 22: Enhance County and City services to residents in the Eastern Triangle**

**Objective 22.1:** Create a “one-stop” service center for government services that includes a COSA Community Link Customer Service Center where residents can have access to city and county, and state services without going downtown

**COSA Community Link Customer**

**Service Centers** - Community Link Service Centers have moved City Hall services closer to neighborhoods. Friendly, helpful City employees are ready and waiting to provide a wide variety of services or just help customers resolve important issues. The centers are open beyond normal business hours and on Saturday. For more information, call 311 or (210) 207-3312 or go to the website at: <http://www.sanantonio.gov/customer/>

Services offered at Customer Service Centers:

- Pay traffic tickets
- Buy garage sale permits
- Register Code Compliance complaints
- Request immunization records
- Get Birth and Death Certificates
- Obtain Building permits
- Check building plan and permit reviews
- Make park reservations
- View City job listings and obtain an application
- Purchase VIA Bus passes
- And much more!

*Action Steps:*

22.1.1. Investigate funding for this facility

22.1.2. Investigate possible locations for service center such as existing shopping centers for convenience

- Research Las Palmas shopping center on Castrovilla Road

22.1.3. Explore possible expansion and dual-use for existing county and/or city government buildings/offices

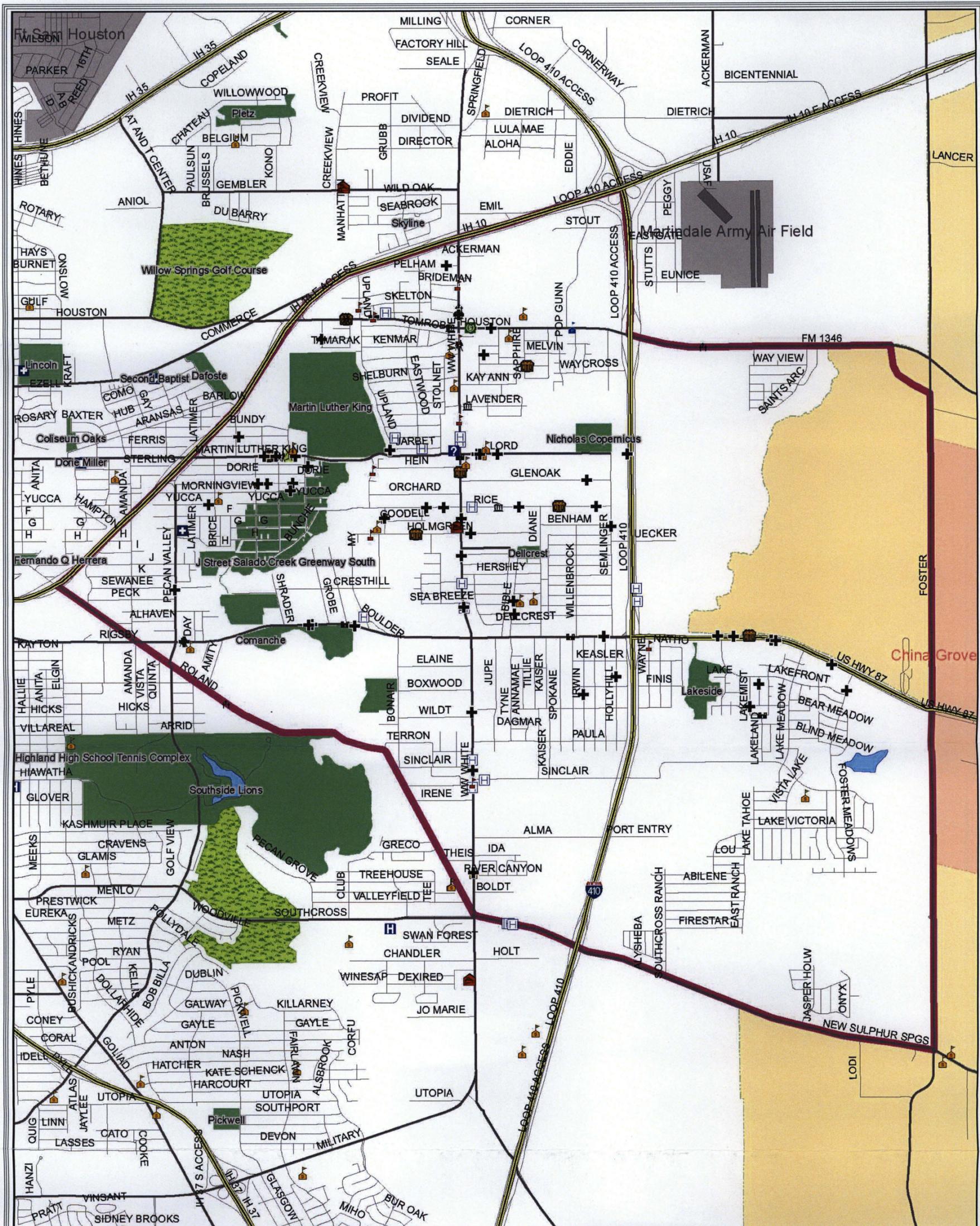
22.1.4. Mediate a cooperative effort between state, county and city government agencies to establish the facility

*Timeline: Short*

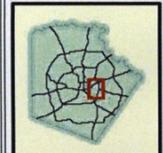
*Lead Partner: Eastern Triangle Neighborhood Associations*

*Proposed Partnerships: COSA Customer Service, COSA Metro Health, Texas DPS, Bexar County*

*Proposed Funding Sources: COSA General Fund, Metro Health, Texas DPS, Various government Bonds, Grants, Private funding*



- |                     |                |                       |                         |                        |
|---------------------|----------------|-----------------------|-------------------------|------------------------|
| Eastern Triangle    | Golf Course    | COSA Kiosk            | Employment Agency       | Post Office            |
| Bexar County        | Military Bases | Firestation           | Government Agency       | Religious Organization |
| City of San Antonio | Library        | Metro Health Facility | Health Services         | School                 |
| Parks               | School         | Associations          | Non-Profit Organization | Senior Services        |
|                     | Hospital       | Cemeteries            | Nursery & Kindergarten  | Youth Center           |

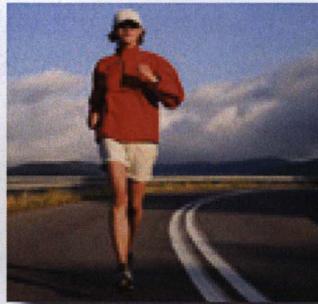


Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-3073  
 Map Created by: Rebecca Paskos  
 Map Creation Date: February 19, 2009  
 Map File Location: K:\Neighborhoods\Eastern Triangle\_CPM\Mapping\Community Facilities  
 PDF File Name: 0902ND05.pdf

## City of San Antonio Eastern Triangle: Community Facilities

**City of San Antonio  
Planning & Community  
Development Department**  
 Patrick Howard, AICP  
 Assistant Director  
 Development Business  
 Service Center  
 1901 S. Alamo  
 San Antonio, TX 78205

# PUBLIC HEALTH AND WELLNESS

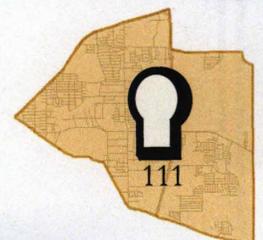


The Public Health and Wellness chapter focuses on goals ranging from introducing basic health care services to establishing comprehensive, one-stop centers in the Eastern Triangle. The residents of the Eastern Triangle community met at a public workshop to formulate the goals, objectives and action steps established in this chapter.

The Eastern Triangle is an area that is not lacking in many amenities. The amount of parks alone provides an excellent opportunity for health and wellness activities to take place on a regular basis. However, the area does suffer from a high rate of teen pregnancies, little or no access to prenatal health care, heart disease, diabetes, mental illness and cancer. Many of these conditions can be lessened or prevented through education, wellness activities, preventative medicine, and annual checkups.

One of the major concerns of the Eastern Triangle community is the lack of health care centers and facilities. The community aspires to have a hospital within the boundaries of the Eastern Triangle to provide a location for emergency care and surgical procedures. Physicians and specialized doctors are encouraged to provide health care services in the Eastern Triangle.

This chapter focuses on creative ways to address the Eastern Triangle's current and future health and wellness issues through improving the built environment, advocating for new health care facilities and clinics, and providing health and wellness education opportunities to the community. The goals and objectives within this chapter work in coordination with other plan chapters such as Transportation, Infrastructure, and Drainage and Land Use to promote healthier built environments through building bicycle and walking networks and walkable and/or mixed use neighborhoods.





## **GOALS AND OBJECTIVES AT A GLANCE**

**OVERALL GOAL:** Provide a myriad of health care options to the residents of the Eastern Triangle through education, preventative healthcare services, and healthcare offices, clinics and medical complexes

**Goal 23: Address the community's needs for basic and mental healthcare through improved access to healthcare, preventative health programs and community collaboration**

Objective 23.1 Create an Eastern Triangle Health and Wellness Committee to coordinate and address major health concerns within the community

Objective 23.2 Bring basic healthcare services to the Eastern Triangle

Objective 23.3 Create a mental healthcare facility to service the Eastern Triangle

Objective 23.4 Create a comprehensive senior citizen one stop center for the Eastern Triangle

**Goal 24: Educate the community about the importance of health and wellness and provide opportunities to utilize educational programs**

Objective 24.1 Provide educational information to neighborhood associations and community organizations and encourage them to host special presentations on specific health and wellness issues

Objective 24.2 Get the word out through mass communication tools

Objective 24.3 Organize an annual community-wide 1K or 5K run/walk and include physical fitness education

**Goal 25: Create a culture of wellness among the Eastern Triangle youth through educational programs, wellness centers and community emphasis on healthy living.**

Objective 25.1 Create teen centers aimed at promoting physical activity and addressing teen concerns (such as mental health, teen pregnancy, body image, etc.)

Objective 25.2 Create a center for homeless youth, pregnant youth, and/or youth suffering from substance abuse to finish their education, procure employment, obtain health care and learn life/job skills

Objective 25.3 Bring health and wellness education to area schools, throughout all grade levels

## BASIC HEALTH CARE NEEDS

### Goal 23: Address the community's needs for basic and mental health care through improved access to health care, preventative health programs and community collaboration

**Objective 23.1:** Create an Eastern Triangle Health and Wellness Committee to coordinate and address major health concerns within the community

#### Action Steps

- 23.1.1 Require the committee to report its progress monthly to the Eastern Triangle Plan Implementation Team
- 23.1.2 Include members from all neighborhood association, home owners associations, and community
- 23.1.3 Create bylaws and elect new officers annually

*Timeline: Short*

*Lead Partner: Eastern Triangle Plan Implementation Team*

*Proposed Partnerships: San Antonio Metropolitan Health District, COSA Community Initiatives Department, Community organizations, Parks and Recreation Department*

*Proposed Funding Sources: Grants, Local, State and Federal Funding*

**Objective 23.2:** Bring affordable basic health care services to the Eastern Triangle

#### Action Steps

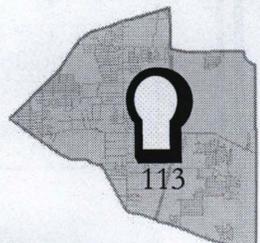
- 23.2.1 Adapt large, vacant buildings, (such as former school sites) or construct a new building to accommodate a medical office complex
- 23.2.3 Encourage churches, other community organizations, and health care professionals to work together and provide periodic health care services using the space in the churches or community facilities as temporary or full time offices
- 23.2.4 Partner with the University of Texas Health Science Center (UTHSC) to provide inexpensive space for students to practice their skills
- 23.2.5 Encourage San Antonio MetroHealth or area hospitals, such as Santa Rosa Hospital, to locate a mobile clinic in the Eastern Triangle on a weekly basis
- 23.2.6 Expand Pecan Valley Health Clinic to provide a trauma center and space for health care specialists to visit on a rotating schedule



**San Antonio Metropolitan Health District** - The San Antonio Metropolitan Health District is the public health agency charged by State law, City code, and County resolution with the responsibility for providing public health programs in San Antonio and unincorporated areas of Bexar County. Services provided include health code enforcement, food inspections, immunizations, clinical services, environmental monitoring, disease control, health education, dental health, emergency preparedness and issuance of birth and death certificates to the public. The mission of public health is to promote physical and mental health and prevent disease, injury and disability [Source: Essential Public Health Services Working Group of the Core Public Health Functions Steering Committee, 1994, U.S. Public Health Service].

- \* Public Health
- \* Prevents epidemics and the spread of disease
- \* Protects against environmental hazards
- \* Prevents injuries
- \* Promotes and encourages healthy behaviors
- \* Responds to disasters and assists communities in recovery
- \* Assures the quality and accessibility of health services

Public health is centered around three core functions: (assessment, assurance, and policy development) and ten essential public health services. The Texas Health and Safety Code uses the ten essential services to guide the work of local health agencies.



- 23.2.7 Establish a hospital within the Eastern Triangle boundaries
- 23.2.8 Establish a preventative care clinic within the Eastern Triangle boundaries
- 23.2.9 Create a Teen Clinic that specializes in important teen health issues

*Timeline: Mid to Long*

*Lead Partner: Eastern Triangle Health and Wellness Committee*

*Proposed Partnerships: San Antonio Metropolitan Health District, Steps to a Healthier San Antonio, San Antonio Medical Center, COSA Community Initiatives Department, Community Organizations, San Antonio Healthcare Professionals, District 2 Office, Texas Med Clinic, HEB, University Healthcare System, UT Health Science Center, YMCA Activate America*

*Proposed Funding Sources: Grants, Local, State and Federal Funding*

**Objective 23.3:** Create a mental health facility to service the Eastern Triangle

Action Steps

- 23.3.1 Adapt large, vacant buildings (such as former school sites or commercial strip centers) to house a mental health services office complex
- 23.3.2 Partner with existing facilities and/or programs to expand the current mental health services

*Timeline: Long*

*Lead Partner: Eastern Triangle Health and Wellness Committee*

*Proposed Partnerships: Metropolitan Health District, San Antonio Medical Center, Community organizations, San Antonio Healthcare Professionals, District 2 Office, Center for Health Care Services, Southwest Mental Hospital, Gordon-Hartman Foundation*

*Proposed Funding Sources: Grants, Local, State and Federal Funding*

**Objective 23.4:** Create a comprehensive senior citizen one stop center with additional satellite services in the Eastern Triangle

Action Steps

- 23.4.1 Work with the creators of the Bob Ross Senior Multi-Service Health and Resource Center
- 23.4.2 Lobby the District 2 City Council office for support and funding
- 23.4.3 Study senior citizen one-stop centers around the country
- 23.4.4 Repurpose an existing building to cut down on costs
- 23.4.5 Create a brand new comprehensive senior citizen one stop facility with regional satellite facilities

*Timeline: Long*

*Lead Partner: Eastern Triangle Health and Wellness Committee*

*Proposed Partnerships: Metropolitan Health District, COSA Community Initiatives Department, Community Organizations, Bob Ross Senior Citizen Center, City Council District 2 Office, Volunteers, University Health System, Bexar County Commissioner's Office*

*Proposed Funding Sources: Grants, Local, State and Federal Funding; WellMed*

**Bob Ross Multi-Service Health and Resource Center** - The Bob Ross Center combines services of the City of San Antonio and Bexar County to provide a true "one-stop" clearing-house for senior services and information. Under the umbrella of the City's Department of Community Initiatives, Senior Services Division, this 24,000 square foot Center hosts comprehensive, wrap-around services to seniors 60 and older, focusing on case management, health and wellness, education, exercise, social and cultural activities and volunteer opportunities.

## HEALTH AND WELLNESS EDUCATION

### Goal 24: Educate the community about the importance of health and wellness and provide opportunities to utilize educational programs

**Objective 24.1:** Provide educational information to neighborhood associations and community organizations and encourage them to host special presentations on specific health and wellness issues

#### Action Steps

- 24.1.1 Request a partnership with the San Antonio MetroHealth District to provide health care services and educational programs
- 24.1.2 Cultivate relationships with area health care professionals and encourage them to present at community meetings
- 24.1.3 Encourage community organizations to host health and wellness informational booths at neighborhood/community events such as National Night Out

*Timeline: Short and Ongoing*

*Lead Partner: Eastern Triangle Health and Wellness Committee*

*Proposed Partnerships: San Antonio MetroHealth District, COSA Community Initiatives Department, Community Organizations*

*Proposed Funding Sources: Grants, Local, State and Federal Funding*

**Objective 24.2:** Get the word out through mass communication tools

#### Action Steps

- 24.2.1 Include wellness facts or an essay within each neighborhood association newsletter
- 24.2.2 Send out monthly e-mails with health and wellness facts to interested residents
- 24.2.3 Post informational flyers at area businesses
- 24.2.4 Encourage local print media to sponsor a health and wellness editorial each week
- 24.2.5 Establish an Eastern Triangle Health and Wellness website

*Timeline: Short and Ongoing*

*Lead Partner: Eastern Triangle Health and Wellness Committee*

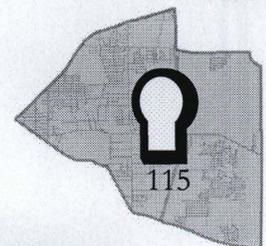
*Proposed Partnerships: San Antonio Metropolitan Health District, COSA Community Initiatives Department, Community Organizations, San Antonio Register, San Antonio Express-News, Neighborhood Associations, Eastern Triangle Plan Implementation Team*

*Proposed Funding Sources: Grants, Local, State and Federal Funding, Area businesses*

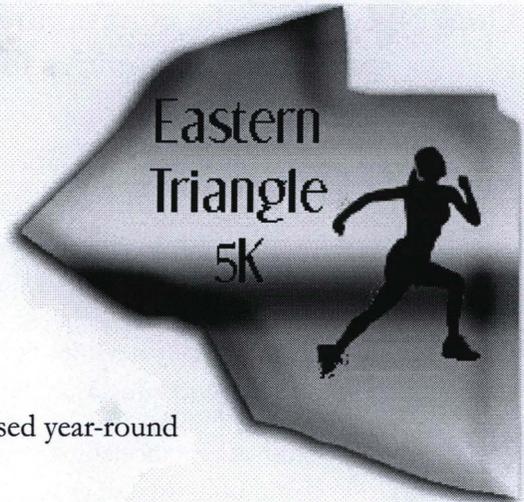
**Objective 24.3:** Organize an annual community-wide physical fitness educational event and include a 1K or 5K run/walk.

#### Action Steps

- 24.3.1 Create a sub-committee of the Health and Wellness Committee to focus on this one event
- 24.3.2 Encourage area businesses to sponsor the event



- 24.3.3 Hold the event on National Night Out to ensure community-wide participation
- 24.3.4 Include community organizations in the planning
- 24.3.5 Encourage area residents to form teams
- 24.3.6 Create a new health and wellness theme each year
- 24.3.7 Ask City of San Antonio Departments, San Antonio-Bexar County Metropolitan Planning Organization, VIA, neighborhood associations, and area health care professionals to provide a booth with wellness information
- 24.3.8 Designate a route with mile markers that can be used year-round



*Timeline: mid*

*Lead Partner : Eastern Triangle Health and Wellness Committee*

*Proposed Partnerships: Area businesses, Neighborhood associations, Community organizations, Neighborhood Resource Center, VIA, San Antonio-Bexar County Metropolitan Planning Organization, Steps to a Healthier San Antonio*

*Proposed Funding Sources: Area businesses, Grants, Local, State and Federal Funding*

## **YOUTH HEALTH CARE**

**Goal 25: Create a culture of wellness among the Eastern Triangle youth through educational programs, wellness centers and community emphasis on healthy living.**

**Objective 25.1:** Create teen centers aimed at promoting physical activity and addressing teen concerns (such as mental health, teen pregnancy, body image, etc.)

### *Action Steps*

- 25.1.1 Encourage the expansion of an existing community center to house the program
- 25.1.2 Repurpose an empty school or government building to save the cost of constructing an entirely new structure
- 25.1.3 Provide educational classes focused on major issues for teenagers (i.e. teen pregnancy, body image, mental health, nutrition, sexual education, drug abuse, etc.)
- 25.1.4 Utilize youth mentorship programs to encourage youth leaders to create peer support groups to discuss concerns, challenges and other pertinent problems
- 25.1.5 Incorporate peer mentorship programs
- 25.1.6 Study existing programs in other cities and states as potential models
- 25.1.7 Work with the school district to make the teen center part of the area schools

*Timeline: Mid*

*Lead Partner: Eastern Triangle Health and Wellness Committee*

*Proposed Partnerships: Trinity University Body Image Study Program, UTSA, Head Start, Texas Health and Human Services Commission, Council District 2, San Antonio Metropolitan*

*Health District, COSA Community Initiatives Department, San Antonio Food Bank, Volunteers, Jubilee Outreach Center*  
*Proposed Funding Sources: Grants, United Way, Local, State and Federal Funding, Volunteers*

**Objective 25.2:** Create a center for homeless youth, pregnant youth, and/or youth suffering from substance abuse to finish their education, procure employment, obtain health care and learn life/job skills

*Action Steps*

- 25.2.1 Create a public/private partnership through the Eastern Triangle Public Health Committee, Head Start and Haven for Hope to acquire funding and organization for a smaller, local shelter
- 25.2.2 Invite San Antonio MetroHealth and other community organizations to provide information and health education classes for at risk and/or pregnant teens
- 25.2.3 Initiate a program that provides a certified counselor to offer free, group and individual sessions for teenagers on a rotating schedule (concurrent with other teen centers in the San Antonio area)
- 25.2.4 Encourage community organizations to get involved in the creation of the facility and program.
- 25.2.5 Lobby Council District 2 Office for funding and non-financial help
- 25.2.6 Work with an existing youth shelter program such as Covenant House to locate a program in the Eastern Triangle
- 25.2.7 Create a website to provide information and services to youth who are unable to visit the facility

*Timeline: Long*

*Lead Partner: Eastern Triangle Health and Wellness Committee*

*Proposed Partnerships: Haven for Hope, Head Start,*

*Covenant House Texas, Texas Health and Human Services Commission, Council District 2, Metropolitan Health District, CoSA Community Initiatives Department, Community Organizations, Volunteers, Seton Home, Healthy Futures, Mental Health Services for San Antonio*

*Proposed Funding Sources: Grants, United Way, Local, State and Federal Funding, Volunteers*

**Haven for Hope**

**Haven for Hope - The**

Haven for Hope

is an independent non-profit organization dedicated to improving the lives of homeless people in the San Antonio area by providing a wide array of necessary social services in a convenient central location. Far beyond shelter, food and clothing, Haven for Hope's services will be geared to combat the root causes of homelessness, with dozens of partner agencies providing the services. Its mission is to help reduce homelessness in the San Antonio area by providing homeless people the resources, skills and assistance necessary to become self-sufficient in a manner that's efficient and cost-effective.

The Haven for Hope is governed by an independent board of directors, which appoints an executive director to oversee operations. With financial support from the public and private sectors, the Haven for Hope offers various services to the homeless through its programs and agreements with third-party providers.

**Covenant House** is the largest privately-funded agency in the Americas providing shelter and other services to homeless, runaway and throwaway youth. In addition to food, shelter, clothing and immediate crisis care, Covenant House provides a variety of services including medical care, educational and vocational programs, drug abuse treatment and prevention programs, legal aid services, recreation programs, mother/child programs, transitional living programs, life-skills training and street outreach. Covenant House also operates a 24-hour crisis hotlines in the United States and Mexico, NINELINE (1-800-999-9999 / [www.NINELINE.org](http://www.NINELINE.org)).



**Objective 25.3:** Bring health and wellness education to area schools throughout all grade levels

*Action Steps*

- 25.3.1 Determine what health curriculum is taught at schools in the target area
- 25.3.2 Determine if area schools have implemented policies that promote health (daily physical activity, healthy school lunches, no vending machines or healthy options in vending machines)
- 25.3.3 Work with school guidance counselors to provide mentors for at-risk children
- 25.3.4 Invite San Antonio MetroHealth and San Antonio health care professionals into schools to give presentations on dental health, hygiene, physical health, nutrition, sexual education and other pertinent issues appropriate for the age group in consideration
- 25.3.5 Provide screenings and health care to schools above and beyond what the state requires (i.e. eye exams and/or vaccinations)
- 25.3.6 Provide after school opportunities to address health and wellness concerns through sports programs, support groups, social activities, etc.
- 25.3.7 Encourage the school districts to add a district clinic to a school in the Eastern Triangle for use of all youth living in the area



Sam Houston High School already includes many student services programs.

*Timeline: Short and ongoing*

*Lead Partner: Eastern Triangle Health and Wellness Committee*

*Proposed Partnerships: UTSA, Texas Health and Human Services Commission, East Central Independent School District, San Antonio Independent School District, San Antonio Metropolitan Health District, San Antonio Food Bank, Volunteers, Trinity University Body Image Study Program, Community Organizations, Big Decisions Program, YMCA Activate America, Boys and Girls Club, Parenting and Paternity Awareness (P.A.P.A.) Program*

*Proposed Funding Sources: School Districts, Grants, United Way, Local, State and Federal Funding, Volunteers, HOGG Foundation, Kronkosky Foundation, Gordon Hartman Foundation*

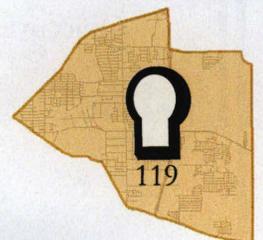
# TRANSPORTATION, INFRASTRUCTURE, AND DRAINAGE



This mature area of San Antonio is proud of its rural charm and is at a turning point where rural feel should no longer mean out-dated infrastructure. Most neighborhoods are in need of improved sidewalks and storm water drainage features. The aging population of this area also requires an expansion of public transit services to provide mobility options to the rest of the city. The community requests more bicycle facilities to meet connectivity needs among neighborhoods. Bicycle facilities may also alleviate congestion on the roadways by providing an alternate mode of transportation.

Drainage mitigation projects and converting to underground utilities in conjunction with street and sidewalk upgrades will provide opportunities to beautify the area by adding desired landscaping. Traffic control measures should be considered in areas, such as school zones, where speeding detracts from the safety of pedestrians and drivers. Street lighting should be attractive, functional, modern, and placed to provide the level of necessary security and safety desired by residents.

This chapter contains goals and objectives related to improving the transportation, infrastructure and drainage networks in the area. Emphasis is placed on increasing connectivity through street and sidewalk improvements, upgrading the bicycle and pedestrian experience, and expanding current public transit capacity. Consistent maintenance, faster emergency response, and periodic upgrades are the strategies outlined for improvements to the current drainage infrastructure.





## GOALS AND OBJECTIVES AT A GLANCE

**OVERALL GOAL:** Utilize the concept of Complete Streets to enhance the aesthetics and service level of infrastructure in the Eastern Triangle through maintenance and improvement to current systems so that transportation networks for all modes of transportation and drainage systems function safely and efficiently

**Goal 26: Improve safety and mobility along the major thoroughfares and neighborhood streets in the Eastern Triangle**

Objective 26.1: Ensure that all traffic signals are functioning, synchronized, well maintained, and easy to see from a safe distance

Objective 26.2: Implement traffic safety measures to allow pedestrians, disabled persons and bicyclists to safely cross busy corridors

Objective 26.3: Implement traffic safety measures to allow motorists to safely cross busy corridors

Objective 26.4: Acquire traffic devices to assist in slowing down traffic around blind curves along Martin Luther King

**Goal 27: Build and maintain roads that are in great condition for traveling in and around neighborhoods**

Objective 27.1: Reduce the amount of time required for implementing capital improvement projects while maintaining and improving current streets

**Goal 28: Develop more attractive streets for pedestrians, bicyclists, motorists and economic development**

Objective 28.1: Encourage boulevard street design with medians, pedestrian crossings, and bicycle lanes to allow easy access within the community

**Goal 29: Change traffic patterns to reduce congestion on major thoroughfares**

Objective 29.1: Decrease congestion and the amount of time spent in idle traffic

Objective 29.2: Improve traffic flow around Loop 410 to alleviate traffic congestion

**Goal 30: Utilize various traffic calming methods and devices to reduce speeding on residential streets**

Objective 30.1: Invest in traffic calming measures along neighborhood streets

**Goal 31: Allow for increased bicycle access in the community in support of the Complete Streets concept**

Objective 31.1: Provide more bicycle facilities along streets and in linear parks

Objective 31.2: Increase connectivity between neighborhoods by creating an Eastern Triangle Community off-road loop for non-motorized modes of transportation to avoid high traffic roadways and connect hike and bike trails to increase accessibility for community residents

**Goal 32: Recognize walking as a viable mode of transportation and provide a safe way for residents and visitors to explore and use the Eastern Triangle on foot**

Objective 32.1: Increase the amount of landscaped and buffered sidewalks in the Eastern Triangle

Objective 32.2: Bring existing sidewalks up to ADA standards

**Goal 33: Create safe school zones**

Objective 33.1: Maintain a safe environment within school zones

Objective 33.2: Provide a safe way for children to walk to school

**Goal 34: Encourage the placement of additional street lights for safety and security of all modes of transportation where necessary**

Objective 34.1: Provide additional street lights where necessary for pedestrian, bicyclist, and vehicular safety and the deterrence of crime that does not increase light pollution

**Goal 35: Ensure safe and reliable public transit in order to provide mobility choices for all within the Eastern Triangle and to other parts of the City**

Objective 35.1: Provide better transportation for disabled and senior citizens

Objective 35.2: Connect the Eastern Triangle to downtown San Antonio, Fort Sam Houston, St. Phillip's College, AT&T Center, Medical Center, and other major employers with better accessibility to public transit for Eastern Triangle residents

Objective 35.3: Provide safer and sheltered bus stops

**Goal 36: Provide sewer service to all residents and businesses throughout the Eastern Triangle**

Objective 36.1: Eliminate septic systems in the Eastern Triangle through cooperative efforts of the community and government agencies

**Goal 37: Reduce flooding in the community by improving drainage**

Objective 37.1: Establish an Eastern Triangle Storm Water Subcommittee to maintain communication with government departments and other public agencies

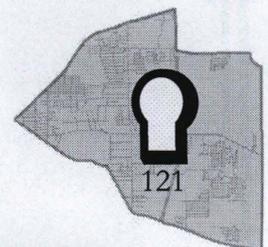
Objective 37.2: Monitor current drainage projects, propose new projects where needed, and monitor related projects located within and outside of the planning area that may negatively affect the Eastern Triangle

Objective 37.3: Ensure that the current drainage system receives regular maintenance and remains clean and unobstructed

Objective 37.4: Establish regulations for the use of new strategies to increase water absorption and reduce the volume of storm water run-off

**Goal 38: Enhance neighborhood environments through improvements to the utility network**

Objective 38.1: Explore converting above ground electrical utilities to an underground network to help beautify the neighborhood and remove utility pole obstructions in sidewalks





**OVERALL GOAL:** Utilize the concept of Complete Streets to enhance the aesthetics and service level of infrastructure in the Eastern Triangle through maintenance and improvement to current systems so that transportation networks for all modes of transportation and drainage systems function safely and efficiently

If the roadway is a TxDOT maintained roadway, call **311** to get connected to TxDOT to report any problem.

TxDOT roads in Eastern Triangle include:

- Rigsby/HWY 87
- S. W.W. White/Loop 13
- IH-10
- Loop 410
- FM 1346

Notify COSA Public Works through submitting a *Customer Request Form* or calling **311** for any street maintenance or drainage issue.

## MOBILITY AND SAFETY

**Goal 26: Improve safety and mobility along the major thoroughfares and neighborhood streets in the Eastern Triangle**

**Objective 26.1: Ensure that all traffic signals are functioning, synchronized, well maintained, and easy to see from a safe distance**

The **Traffic Signal System Modernization (TSSM) Program** will upgrade and modernize our existing system to enable all signalized intersections to be coordinated to provide for maximum benefits. For more information, visit the City of San Antonio Department of Public Works Traffic Management Section website: <http://www.sanantonio.gov/publicworks/trafeng/Transguide.ASP>

### Action Steps:

- 26.1.1 Request the implementation of the Traffic Signal System Modernization (TSSM) Program to better monitor and respond to traffic light maintenance
- Synchronize traffic signals along Martin Luther King

*Timeline: Short to Mid*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works Transportation Group*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 26.2: Implement traffic safety measures to allow pedestrians, disabled persons and bicyclists to safely cross busy corridors**

### Action Steps:

- 26.2.1. Request a traffic study to determine if and where pedestrian crosswalks are needed along arterials and collectors
- 26.2.2. Request the implementation of bicycle facilities to provide designated safe routes for bicyclists
- 26.2.3. Provide public education for residents and workers regarding pedestrian and bicycle safety.

26.2.4. Request improvements resulting from the traffic study

*Timeline: Short to Long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works Neighborhood Traffic Engineering Division, San Antonio-Bexar County MPO*

*Proposed Funding Sources: COSA Public Works*

**Objective 26.3:** Implement traffic safety measures to allow motorists to safely cross busy corridors

Action Steps:

26.3.1. Request a traffic study to determine if and where a traffic light may be warranted to ensure safe flow of traffic from residential streets to Rigsby between S. W. W. White and Loop 410

26.3.2. Request a study and estimate to consider the realignment of specific residential streets that intersect Rigsby between S. W. W. White and Loop 410

- Diane/Spokane
- Bible/Tyne

*Timeline: Short to Mid Lead Partner: Plan Implementation Team*

*Proposed Partnerships: City Council, COSA Public Works Neighborhood Traffic Engineering Division*

*Proposed Funding Sources: COSA General Fund, City Council, COSA Public Works, Bond project*

**Objective 26.4:** Install traffic devices to assist in slowing down traffic around blind curves along Martin Luther King.

Action Steps:

26.4.1. Request a study to determine if a traffic signal warning light prior to the traffic light at Martin Luther King and Hein is warranted

- Existing light does not give enough warning time

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works Traffic Operations Division*

*Proposed Funding Sources: COSA Public Works*

**POSSIBLE FUNDING SOURCES**

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

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

**Neighborhood Accessibility and Mobility Program (NAMP)** money is allocated to each council district each budget year to fund sidewalk, school flasher, traffic claming, and minor street repair projects. Council members select projects after a recommendation from COSA Public Works. There are two opportunities each year for council members to submit their proposed project lists.

The **San Antonio-Bexar County MPO's** mission is to provide comprehensive, coordinated and continuous transportation planning for the safe and efficient movement of people and goods consistent with the region's overall economic, social and environmental goals. A Metropolitan Planning Organization (MPO) is an agency created by federal law to provide local input for urban transportation planning and allocating federal transportation funds to cities with populations of greater than 50,000. In general, the MPO is responsible for the urban transportation planning process which allows San Antonio and Bexar County to receive over \$200 million annually in federal and state transportation funding. This is accomplished primarily through three related activities: the Metropolitan Transportation Plan (MTP), the Transportation Improvement Program (TIP), and the Unified Planning Work Program (UPWP).



## STREET MAINTENANCE

### Goal 27: Build and maintain roads that are in great condition for traveling in and around neighborhoods

**Objective 27.1:** Reduce the amount of time required for implementing capital improvement projects while maintaining and improving current streets

Action Steps:

- 27.1.1. Request repair or replacement of existing streets and the restriping of traffic lanes when necessary by contacting Public Works Department by calling 311
- 27.1.2. Monitor projects to ensure that sidewalks and bicycle facilities as required by the Unified Development Code are installed on all new street construction and street rehabilitation projects

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works*

*Proposed Funding Sources: Minimal/Volunteer*

## STREET DESIGN

### Goal 28: Develop more attractive streets for pedestrians, bicyclists, motorists and economic development

**Objective 28.1:** Encourage boulevard street design with medians, pedestrian crossings, and bicycle lanes to allow easy access within the community

Action Steps:

- 28.1.1. Create an Eastern Triangle corridor overlay district to establish street design standards to encourage pedestrian and bicycle mobility and economic development along major arterials within the planning area such as:
  - W.W. White
  - Rigsby
  - M.L. King
  - Houston
  - Roland
  - IH-10

*Timeline: Short to Long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Planning and Development Services Neighborhood Planning and Urban Design Section, District Council Office, Capital Improvement Management Services, Public Works, and TxDOT*

*Proposed Funding Sources: Minimal/Volunteer*

- 28.1.2. Enhance the appearance of S. W. W. White with landscaped medians, bicycle lanes, and wheelchair accessible sidewalks

*Timeline: Mid to Long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: TxDOT*

*Proposed Funding Sources: TxDOT*

## TRAFFIC CONGESTION

### Goal 29: Change traffic patterns to reduce congestion on major thoroughfares

**Objective 29.1:** Decrease congestion and the amount of time spent in idle traffic

Action Steps:

29.1.1. Develop a ten to fifteen year comprehensive traffic plan

*Timeline: Mid to Long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, COSA Planning – Regional Planning Section, San Antonio-Bexar County MPO, TxDOT*

*Proposed Funding Sources: COSA Public Works, San Antonio-Bexar County MPO, TxDOT*

29.1.2. Propose widening of Sinclair Road east of Loop 410 to alleviate congestion on Highway 87

*Timeline: Short to Mid*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, COSA Capital Improvements Management Services*

*Proposed Funding Sources: Minimal/Volunteer*

29.1.3. Monitor zoning cases to review Traffic Impact Analysis (TIA) for new development when anticipated traffic volumes are expected to cause greater congestion

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, COSA Planning and Development Services*

*Proposed Funding Sources: COSA Public Works, COSA Development Services TIA fee*

29.1.4. Recommend the implementation or new construction of bicycle facilities to encourage bicycle mobility to reduce the number of motorists on the roadways

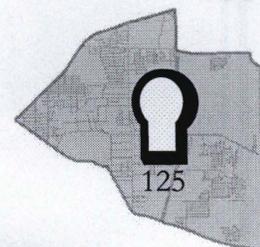
*Timeline: Short to Long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, COSA Parks and Recreation, San Antonio-Bexar County MPO, and Bicycle Mobility Advisory Committee (BMAC)*

*Proposed Funding Sources: Grants, bonds, public and private funding*

The **Bicycle Mobility Advisory Committee (BMAC)** advises the MPO Transportation Steering Committee on bicycling issues for the metropolitan area. The BMAC's goal is to increase bike ridership by creating a safe and effective network of on and off-road bikeways throughout the region. Created in 1995, the BMAC is comprised of Bike Coordinators for the state, county, city, and VIA Transit. Bicycle clubs and interested citizens are also represented. For more information, contact San Antonio-Bexar County MPO.



**Objective 29.2:** Improve traffic flow around Loop 410 to alleviate traffic congestion

Action Steps:

29.2.1. Request a study and estimate to construct the extension of Lord Road at Loop 410

*Timeline: Short to Long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Capital Improvement Management Services, COSA Planning and Development Services – Regional Planning Section, Council District Office, TxDOT, San Antonio-Bexar County MPO, Bexar County*

*Proposed Funding Sources: Bond project*

29.2.2. Request TxDOT to add turnarounds at the intersections of important thoroughfares and Loop 410 such as:

- Rigsby
- Sinclair
- E. Houston

*Timeline: Short to Mid*

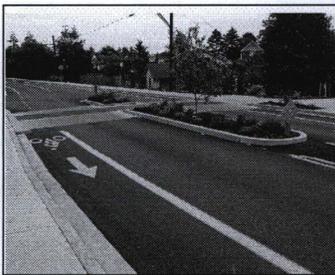
*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: TxDOT*

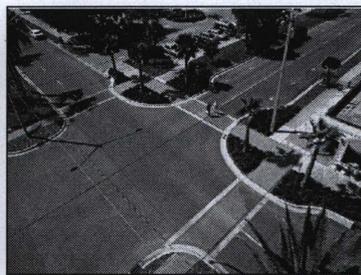
*Proposed Funding Sources: TxDOT, Federal fundd, Grants*

## TRAFFIC CALMING

### Goal 30: Utilize various traffic calming methods and devices to reduce speeding on residential streets



Mid-block median



Curb extensions



Traffic-calming signage

### Objective 30.1: Invest in traffic calming measures along neighborhood streets

Action Steps:

30.1.1. Initiate a traffic study that would recommend streets that are in need of traffic calming devices

- The study would help to identify problem areas and prioritize streets

*Timeline: Short to Mid*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, COSA Public Works Neighborhood Traffic Engineering, COSA Capital Improvements Management Services*

*Proposed Funding Sources: Bond, Public/Private funding, Grants*

30.1.2. Invite the Public Works Department to present the traffic calming toolbox to neighborhood associations meetings or other public meetings so that the public is aware of all the tools available to address speeding concerns

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, Neighborhood Associations*

*Proposed Funding Sources: Minimal/Volunteer*

30.1.3. Collaborate with the Public Works Department to identify which traffic calming tools would be most effective to address speeding

- Request traffic calming devices on Semlinger, Diane, Rice, Bayhead, Sinclair Road, Cresthill, North Hein, Jupe, Alma, and Boulder.

*Timeline: Short to Mid*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, Neighborhood Associations*

*Proposed Funding Sources: Minimal/Volunteer*

30.1.4. Require faster approval for speed hump construction for roadways that meet the criteria set forth by the Public Works Department and ensure that speed humps are installed in conjunction with road improvements

- Request speed humps on Bayhead Street
- Request speed humps on North Hein

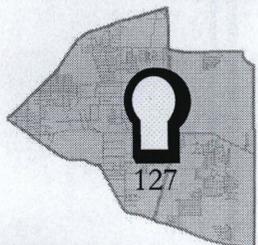
*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works*

*Proposed Funding Sources: Minimal/Volunteer, Public funds, Bonds*

**Traffic Calming** refers to modifying streets in such a manner as to reduce the negative effects of cut-through traffic while enhancing the safety for pedestrians and bicyclists. Such efforts are typically aimed at reducing vehicle speeds and/or the volume of non-local traffic in residential areas. Traffic Calming takes into consideration the unique traffic issues, and then selects the best solution from the traffic calming menu or toolbox, rather than using the historic "one solution fits all" approach. Various treatments can be applied to address specific problems. Speeding problems can be addressed by changing vertical alignment or horizontal alignments. Speed humps, traffic circles, median islands, and chokers may also effectively reduce operating speeds. Cut-through traffic problems can be addressed by blocking certain movements that divert traffic to streets designed to handle the higher volumes. Street closures and diverters may help reduce or eliminate cut-through traffic. Visual obstructions can be addressed by extending curbs in certain areas to provide better visibility while also slowing through speeds. Traffic calming features are only appropriate on two-lane, residential local and collector streets. With the exception of median barriers, traffic calming features may not be used on major arterials as designated in the Major Thoroughfare Plan.





**Complete Streets** are designed to enable safe access for pedestrians, bicyclists, motorists and bus riders of all ages and abilities. Complete streets requires design standards that take into consideration all possible users. The complete streets policies ensure that streets and roads work for drivers, transit riders, pedestrians, and bicyclists, as well as for older people, children, and people with disabilities.

There is no prescription for a Complete Street, but the following features may be present:

- Sidewalks
- Bicycle lanes
- Wide shoulders
- Crosswalks
- Crossing islands
- Bus pullouts or special bus lanes
- Raised crosswalks
- Audible pedestrian signals
- Sidewalk bulb-outs
- Street trees, planter strips and ground cover
- Center medians with trees and ground cover
- Reduced number of driveways
- On street parking and other visual speed reduction methods that does not deter from pedestrian and bicycle safety

Source: National Complete Streets Coalition, [www.completestreets.org](http://www.completestreets.org)

## BICYCLE MOBILITY

### Goal 31: Allow for increased bicycle mobility in the community in support of the Complete Streets concept

**Objective 31.1:** Provide more bicycle facilities along streets and in linear parks

#### Action Steps:

31.1.1. Call for consistent maintenance of existing and future bicycle facilities

- Develop a regular bicycle facilities maintenance schedule
- Citizens can report major problems by calling 311

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, San Antonio-Bexar County MPO, School PTAs*

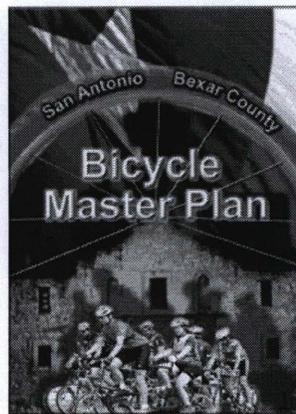
*Proposed Funding Sources: San Antonio-Bexar County MPO*

31.1.2. Work with the City of San Antonio, Bexar County, TxDOT, San Antonio-Bexar County MPO, and the Bicycle Mobility Advisory Committee (BMAC) to designate new bicycle facilities in the community on the Bicycle Master Plan

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Office of Environmental Policy, COSA Public Works, COSA Parks and Recreation, San Antonio-Bexar County MPO, Bexar County, TxDOT, Proposed Funding Sources: COSA Public Works, San Antonio-Bexar County MPO, Bexar County, TxDOT*



The Bicycle Master Plan, adopted April 21, 2005, is available online at <http://www.sametroplan.org/pages/Committees/BMAC/BMP/bmp.html>

31.1.3. Involve Eastern Triangle residents and businesses in the effort to increase bicycle usage in the area and notify elected officials and local government agencies about the desire for bicycle facilities

- Recommend new bicycle facilities where needed to COSA Office of Environmental Policy, Bexar County, TxDOT, San Antonio-Bexar County MPO, and BMAC
- Identify potential areas for bicycle parking
- Let area businesses know Eastern Triangle residents want more bicycle parking
- Ask San Antonio-Bexar County MPO to send letters to specific businesses about installing bicycle racks

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Office of Environmental Policy, City Council, State Representatives, San Antonio-Bexar County MPO, TxDOT, Bexar County, BMAC, Neighborhood Associations, Local businesses*

*Proposed Funding Sources: COSA Public Works, San Antonio-Bexar County MPO, Minimal/Volunteer*

**Objective 31.2:** Increase connectivity between neighborhoods by creating an Eastern Triangle Community off-road loop for non-motorized modes of transportation to avoid high traffic roadways and connect hike and bike trails to increase accessibility for community residents

*Action Steps:*

31.2.1. Work with the COSA Parks and Recreation Department, the COSA Office of Environmental Policy, San Antonio-Bexar County MPO, and school districts to create bike facilities that connect all bike trails and community centers such as schools and churches in the community

- Update the Bicycle Master Plan
- Provide bicycle facilities in unused publicly-owned green spaces
- Include bicycle facilities in upcoming street improvements
- Utilize east/west drainage and utilities easements and public properties throughout the Eastern Triangle to connect the existing north/south oriented bike facilities

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Office of Environmental*

*Policy, Parks and Recreation, San Antonio-Bexar County MPO, BMAC, CPS Energy, SAISD, East Central ISD*

*Proposed Funding Sources: Minimal/Volunteer*



Conceptual drawing for the Salado Creek Greenway, an example of an off-road bicycle facility.

## WALKABILITY

### Goal 32: Recognize walking as a viable mode of transportation and provide a safe way for residents and visitors to explore and use the Eastern Triangle on foot

**Objective 32.1:** Increase the amount of landscaped and buffered sidewalks in the Eastern Triangle

#### Action Steps:

32.1.1. Request the City Council District 2 Office, COSA Public Works, and TxDOT to build wider sidewalks with planting strips and more crosswalks

- Collaborate with the District 2 Councilperson to designate sidewalks for funding allocated for the 5-year Rolling Sidewalk Improvement Program

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, Council District 2 Office, TxDOT*

*Proposed Funding Sources: Minimal/Volunteer*

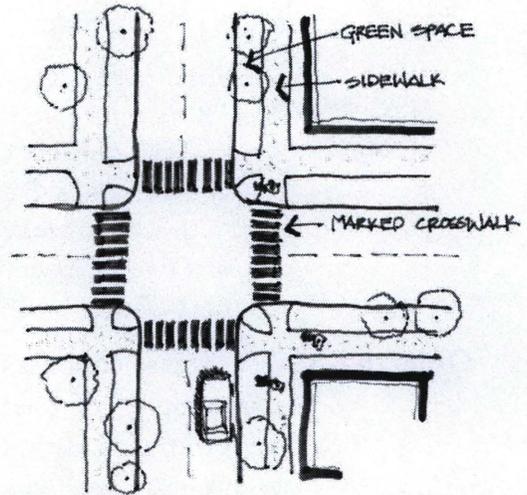


Diagram illustrating wide sidewalks, marked crosswalks, and landscape buffers.

32.1.2. Create a Corridor Overlay District on S. W. W. White Road that requires wider sidewalks and landscape buffers

*Timeline: Short to Mid*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Neighborhood and Urban Design Section, Council District 2 Office*

*Proposed Funding Sources: Minimal/Volunteer*

32.1.3. Plant more trees and planting strips to provide shade along sidewalks through a community initiative



Example of landscaped sidewalks with trees and planting strip to enhance the pedestrian experience.

- Apply to the Tree Program sponsored by Planning and Development Services, or similar programs
- Include street trees in street design standards for major thoroughfares in the Eastern Triangle

*Timeline: Short to Mid*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, COSA Planning and Development Services, City Arborist, Green Spaces Alliance, COSA Office of Environmental Policy*

*Proposed Funding Sources: Minimal/Volunteer*

32.1.4. Install new sidewalks throughout the plan area where no sidewalks currently exist particularly on North Hein, Flora Mae, Highway Drive, and streets within the Huntleigh Park Neighborhood

*Timeline: Short to Mid*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, COSA Planning and Development Services, COSA Office of Environmental Policy, District 2 Office, San Antonio-Bexar County MPO, Bexar County, and TxDOT*

*Proposed Funding Sources: Bond, General fund, private funds, federal grants, advanced transportation district funds*

**Objective 32.2:** Bring existing sidewalks up to Americans with Disabilities Act (ADA) standards

*Action Steps:*

32.2.1. Make sure that all sidewalks are free of utility obstructions and that wheelchair accessible curb cuts are placed at every intersections

- Request that all sidewalks have a minimum width of 5 feet where there is sufficient right-of-way
- Acquire right of way for movement of utility poles where needed to provide an unobstructed sidewalk.

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works Disability Access Office, TxDOT, Bexar County Public Works, CPS Energy*

*Proposed Funding Sources: Bond, General fund, private funds, federal grants, advanced transportation district funds*

## SCHOOL ZONES

### Goal 33: Create safe school zones

**Objective 33.1:** Maintain a safe environment within school zones

*Action Steps:*

33.1.1. Request Public Works to replace older school signs with newer signs, flashing beacons, or overhead signs as needed especially the school zones around Martin Luther King Academy, St. Benedict's Catholic School, and Jubilee Academic Center

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works Traffic Operations Division*

*Proposed Funding Sources: Minimal/ Volunteer*

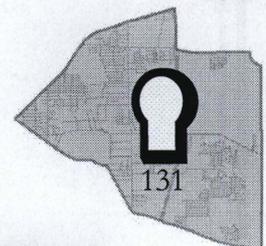
33.1.2. Request Public Works to install speed humps or other traffic calming measures in front of schools if warranted

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works*

*Proposed Funding Sources: Minimal/ Volunteer*



**Objective 33.2:** Provide safety measures and education for children and adults to walk in the community

Action Steps:

33.2.1. Work with San Antonio-Bexar County MPO and the City of San Antonio to become part of the Safe Routes to School program and the Walkable Communities program

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, San Antonio-Bexar County MPO*

*Proposed Funding Sources: San Antonio-Bexar County MPO*

33.2.2. Create an educational program through the neighborhood associations that teaches children and adults street safety skills

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, San Antonio-Bexar County MPO*

*Proposed Funding Sources: San Antonio-Bexar County MPO, Minimal/Volunteer*

## **STREET LIGHTS**

**Goal 34: Encourage the placement of additional streetlights for safety and security of all modes of transportation where necessary**

**Objective 34.1:** Provide additional street lights where necessary for pedestrian, bicyclist, and vehicular safety and the deterrence of crime that does not increase light pollution

Action Steps:

34.1.1. Contact Planning and Development Services Department about steps to take in order to install additional streetlights

- Use directed overhead lighting instead of floodlights for mid-block lighting
- Request a street light at Willenbrock and Bayhead
- Request a street light at Hein and Orchard
- Request a street light on Readwell

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Planning and Development Services, COSA Public Works Traffic Operations Division, CPS Energy*

*Proposed Funding Sources: Minimal/Volunteer*

## **PUBLIC TRANSIT**

**Goal 35: Ensure safe and reliable public transit in order to provide mobility choices for all within the Eastern Triangle and to other parts of the City**

Call VIA at (210) 362-2020 or visit [www.viainfo.net](http://www.viainfo.net) to:

- \* Establish an event park-and-ride for the area
- \* Register people for VIA's discounted rates

**Objective 35.1:** Provide better transportation for disabled and senior citizens

Action Steps:

- 35.1.1. Provide education for neighbors and community members about public transit programs and facilities

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: VLA, Neighborhood associations*

*Proposed Funding Sources: Minimal/ Volunteer*

- 35.1.2. Educate people about COSA's Community Initiatives Senior Service Transportation program and VIA's para transit services

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: VLA, COSA Department of Community Initiatives, Neighborhood associations*

*Proposed Funding Sources: Minimal/ Volunteer*

**Objective 35.2:** Connect the Eastern Triangle to downtown San Antonio, Fort Sam Houston, St. Philip's College, AT&T Center, Medical Center, and other major employers with better accessibility to public transit for Eastern Triangle residents

Action Steps:

- 35.2.1. Request VIA to initiate a feasibility study for Bus Rapid Transit and/or Light Rail along Houston Street to improve transit connectivity and efficiency.

- Encourage dedicated transit lanes for public transit

*Timeline: Short to Mid*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: VLA, COSA Public Works, Local businesses, Neighborhood associations*

*Proposed Funding Sources: VLA, Public/Private funds, Grants*

**Objective 35.3:** Provide safe and sheltered bus stops

Action Steps:

- 35.3.1. Encourage sidewalks to be upgraded to be ADA compliant so that bus zone landing pads can be built

*Timeline: Short to Mid*

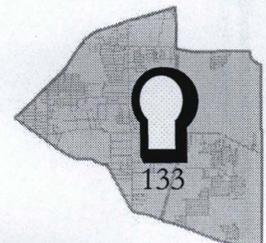
*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, COSA Capital Improvement Management Services, VLA*

*Proposed Funding Sources: Minimal/ Volunteer*

- 35.3.2. Create store-front bus stops and encourage larger bus stops to be built at shopping centers

- Modify bus routes to stop in front of stores instead of at street corners across the parking lots
- Require new shopping centers in the Eastern Triangle to have a bus access lane in front of the building through an amendment to the Unified Development Code



*Timeline: Short to Long*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: VLA, COSA Planning and Development Services Department, Commercial property owners*

*Proposed Funding Sources: VLA, Commercial Property Owners*

35.3.3. Establish public transit bus routes with stops at all parks in the Eastern Triangle

- Explore the possibility of a “Parks Trolley” route with VIA
- Use parks as major stopping/gathering points for transit riders by building stops with more amenities at area parks

*Timeline: Short to Mid*

*Lead Partner: Eastern Triangle Parks and Community Facilities Committee*

*Proposed Partnerships: San Antonio Parks Foundation, VLA, Eastern Triangle Plan Implementation Team*

*Proposed Funding Sources: VLA, COSA General Fund, potential Venue Tax Project*

## **SANITATION**

### **Goal 36: Provide sewer service to all residents and businesses throughout the Eastern Triangle**

**Objective 36.1:** Eliminate septic systems in the Eastern Triangle through cooperative efforts of the community and government agencies

#### *Action Steps:*

36.1.1. Create a street by street inventory of existing septic systems by working with San Antonio Water System (SAWS) and Bexar County to locate existing septic systems in the area

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood Associations, SAWS, Bexar County*

*Proposed Funding Sources: Minimal/Volunteer*

36.1.2. Contact Bexar County Public Works for permits to remedy current septic systems

36.1.3. Encourage SAWS to fully establish a hardship program to assist septic to waste-water service conversions

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Bexar County Public Works, SAWS*

*Proposed Funding Sources: SAWS, CDBG*

36.1.4. Encourage the coordination of SAWS utilities upgrades with COSA Public Works street maintenance program

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, SAWS*

*Proposed Funding Sources: Minimal/Volunteer*

## DRAINAGE

### Drainage Issues

Public Works keeps a top-ten priority list for drainage projects in each council district. Report drainage obstructions and other problems to 311.

### Goal 37: Reduce flooding in the community by improving drainage

**Objective 37.1:** Establish an Eastern Triangle Storm Water Subcommittee to maintain communication with government departments and other public agencies

*Action Steps:*

37.1.1. Create an Eastern Triangle Storm Water Subcommittee that will be responsible to:

- Contact various neighborhood associations to recommend to the appropriate agency specific addresses in need of drainage services;
- Advocate for the establishment of regularly scheduled public meetings hosting various City departments or other public agency for ongoing/upcoming project information;
- Maintain a regular dialogue with the area's assigned CIP Officer and the Storm Water Utility's San Antonio Watershed Team Engineer;
- Utilize the TxDOT and COSA websites to keep updated on current and future projects scheduled for the area;
- Advocate for drainage-related capital improvement projects for the community; and
- Implement the objectives listed below as part of the Drainage Section.

*Timeline: Immediate and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works, COSA Capital Improvements Management Services, TxDOT*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 37.2:** Monitor current drainage projects and propose new projects where needed and related projects located within and outside of the planning area that may negatively affect the Eastern Triangle

*Action Steps:*

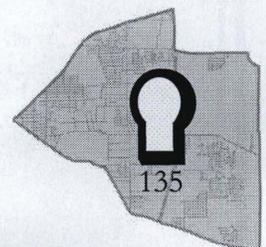
37.2.1. Establish a Comprehensive Drainage Master Plan for the Eastern Triangle area

*Timeline: Short*

*Lead Partner: Eastern Triangle Storm Water Committee*

*Proposed Partnerships: COSA Public Works, Local engineering firms, SAWS*

*Proposed Funding Sources: Grants, Minimal/Volunteer*



37.2.2. Initiate and continue communication with COSA Public Works and the City Councilperson to ensure the timely start and completion of programmed Storm Water Maintenance Projects

- Use the Plan's Capital Improvements Projects map to identify currently proposed drainage projects

*Timeline: Immediate and Ongoing*

*Lead Partner: Eastern Triangle Storm Water Subcommittee*

*Proposed Partnerships: COSA Public Works*

*Proposed Funding Sources: Minimal/Volunteer*

37.2.3. Using the Weaknesses and Threats map as a starting point, assess storm sewer inlets and drainage flow in areas identified by the community as experiencing drainage problems such as portions of S. W.W. White, Rigsby, Upland, Martin Luther King, and Roland

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works*

*Proposed Funding Sources: Minimal/Volunteer*

37.2.4. Identify drainage improvement needs that are currently missing from the City's proposed drainage projects for the area and work with COSA Public Works Storm Water Utility to identify potential remediation projects, such as underground retention/infiltration facilities, in problematic areas like Boxwood, Orchard, and Huntleigh Park especially Sapphire and Flora Mae

- Petition City Councilperson and/or State Representative for the funding of these projects

*Timeline: Short*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: City Council, State Representative, COSA Public Works*

*Proposed Funding Sources: City Council, State Representative*

**Objective 37.3:** Ensure that the current drainage system receives regular maintenance and remains clean and unobstructed

*Action Steps:*

37.3.1. Notify COSA Public Works Storm Water Utility Operations concerning particularly problematic system areas by calling 311

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: COSA Public Works*

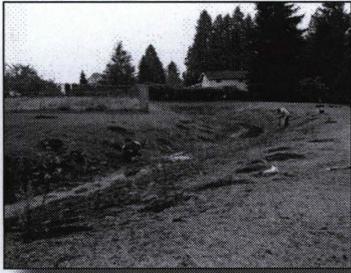
*Proposed Funding Sources: Minimal/Volunteer*

**Objective 37.4:** Establish regulations for the use of new strategies to increase water absorption and reduce the volume of storm water run-off

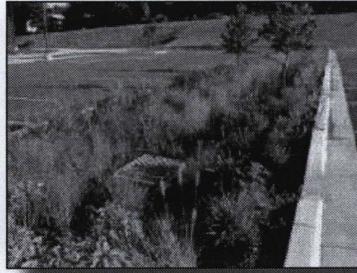
*Action Steps:*

37.4.1. Encourage the use of permeable paving materials to increase the area's ability to capture storm water and reduce the volume and velocity of run-off

37.4.2. Advocate for the use of bioswales and rain gardens to reduce the velocity of storm water run-off as well as debris and pollutants before directing it to established storm water channels



Bioswale example



Rain garden example

**Bioswale** - A bioswale is a shallow depression created in the earth to accept and convey storm water runoff. A bioswale uses natural means, including vegetation and soil, to treat storm water by filtering out contaminants being conveyed in the water. A rain garden is a planted depression that is designed to absorb rainwater runoff from impervious urban areas like roofs, driveways, walkways, and compacted lawn areas. This reduces rain runoff by allowing storm water to soak into the ground.

*Timeline: Short (Immediate)*  
*Lead Partner: Plan Implementation Team*  
*Proposed Partnerships: COSA Public Works*  
*Proposed Funding Sources: Minimal/ Volunteer*

37.4.3. Research grants through COSA Housing and Neighborhood Services and the United Way for funding for neighborhood improvement projects

*Timeline: Short*  
*Lead Partner: Plan Implementation Team*  
*Proposed Partnerships: COSA Housing and Neighborhood Services, United Way*  
*Proposed Funding Sources: Minimal/ Volunteer*

## UTILITY IMPROVEMENTS

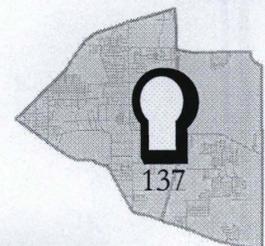
### Goal 38: Enhance neighborhood environments through improvements to the utility network

**Objective 38.1:** Explore converting above ground electrical utilities to an underground network to help beautify the neighborhood and remove utility pole obstructions in sidewalks

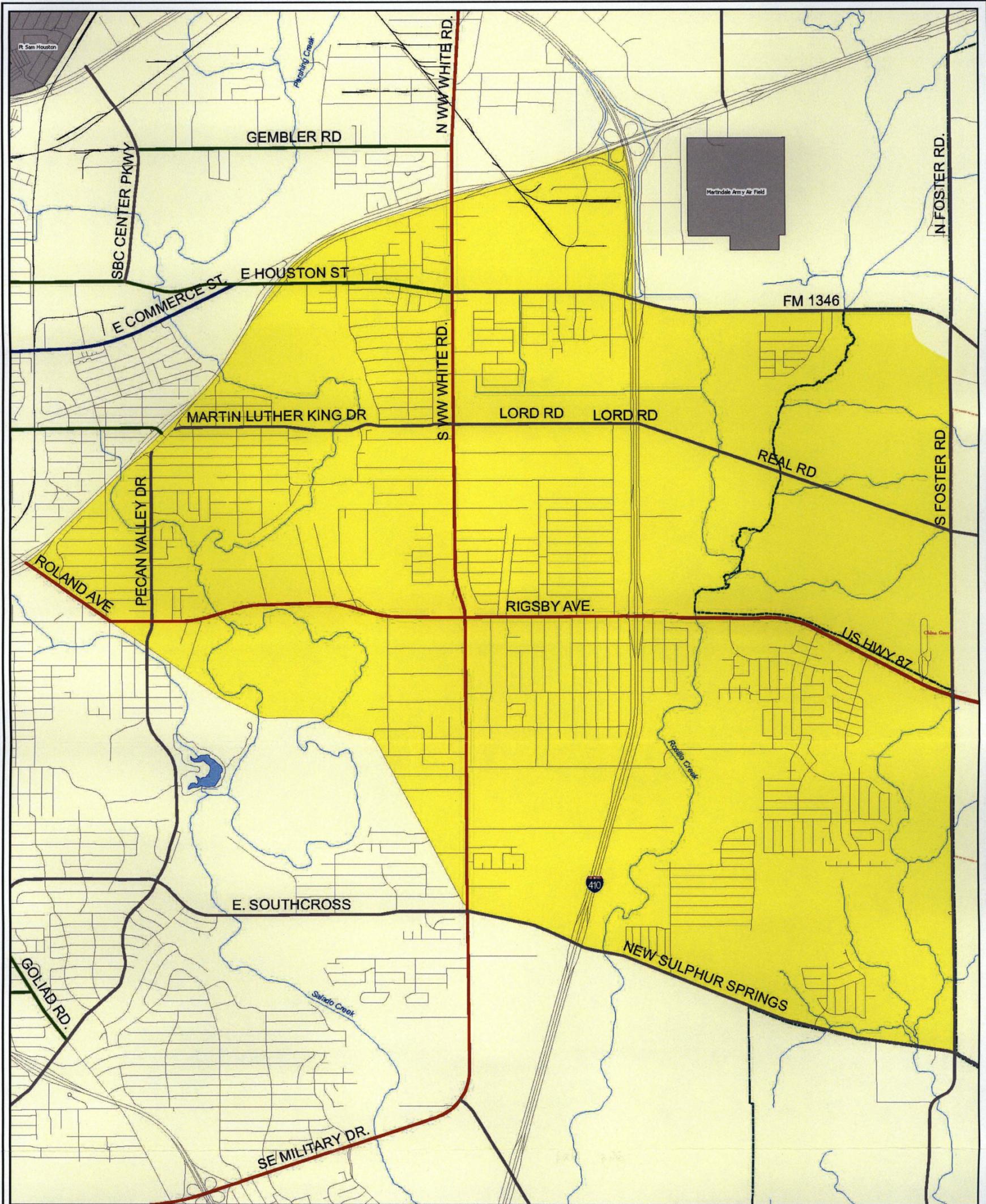
Action Steps:

- 38.1.1. Inventory community streets to identify priority streets, such as streets going to community centers or schools, for underground utility conversion projects
- 38.1.2. Petition City Councilperson to apply money from the CPS Community Infrastructure and Economic Development Fund to priority projects in the community
  - Apply these funds to finance underground utility conversion projects
  - Encourage all utilities to participate (telephone, cable, etc.)

*Timeline: Short*  
*Lead Partner: Plan Implementation Team*  
*Proposed Partnerships: City Council, COSA Public Works, CPS Energy, Neighborhood associations*  
*Proposed Funding Sources: CPS Overhead Conversion Fund, Bond*



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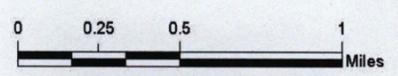


- |                           |                             |               |                     |
|---------------------------|-----------------------------|---------------|---------------------|
| Primary Arterial Type A   | Super Arterial Type A       | Railroads     | Military Bases      |
| Primary Arterial Type B   | Super Arterial Type B       | Bexar Streets | City of San Antonio |
| Secondary Arterial Type A | Enhanced Secondary Arterial | Creeks        | Eastern Triangle    |
| Secondary Arterial Type B | Rural Roadway               | Lakes         |                     |

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 Map file location: \\F:\common\misc\50\Neighborhoods\Eastern\_Triangle\_CP\Mapping\Working Maps\Major Thoroughfare Plan\MapCat\_MTP\_11x17.mxd  
 Map Last Edited: 10 March 2009  
 PDF Filename: 0903ND07.pdf  
 Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

## Eastern Triangle Community Plan Major Thoroughfare Plan



**City of San Antonio**  
**Planning and Development**  
**Services Department**  
 Roderick J. Sanchez, AICP, CBO  
 Director  
 Cliff Morton Development and  
 Business Services Center  
 1901 S. Alamo  
 San Antonio, TX 78204







# IMPLEMENTATION STRATEGY



This chapter contains goals and objectives for plan implementation. This chapter emphasizes the importance of organizing a Plan Implementation Team to provide outreach, form partnerships, and monitor and evaluate the team's success toward achieving the plan's goals and objectives. The success of the Eastern Triangle Community Plan is dependent on a successful implementation strategy. The Eastern Triangle community is tasked with implementing the plan's goals and objectives.



## **GOALS AND OBJECTIVES AT A GLANCE**

**OVERALL GOAL:** Work toward achieving the goals and objectives that are laid out in the Eastern Triangle Community Plan

**Goal 39: Achieve the plan's goals and objectives through organizing available resources**

Objective 39.1: Organize a core group of dedicated stakeholders into a Plan Implementation Team that meets on a regular basis

Objective 39.2: Organize committees and sub-committees as needed to oversee implementation of major plan topics and specific chapters of the plan

**Goal 40: Provide outreach to increase Plan Implementation Team membership, and to establish partnerships that will aid in implementation**

Objective 40.1: Promote interest and participation in the plan implementation

Objective 40.2: Create networks and partnerships to assist with implementation of the plan

**Goal 41: Ensure reliable and timely implementation of the plan by prioritizing objectives and routinely monitoring plan progress**

Objective 41.1: Prioritize plan topics for implementation

Objective 41.2: Monitor and evaluate implementation and progress toward achieving the plan's goals and objectives

**OVERALL GOAL: Work toward achieving the goals and objectives that are laid out in the Eastern Triangle Community Plan**

**ORGANIZATION**

**Goal 39: Achieve the plan's goals and objectives through organizing available resources**

**Objective 39.1:** Organize a core group of dedicated stakeholders into a Plan Implementation Team that meets on a regular basis

*Action Steps:*

39.1.1. Form a Plan Implementation Team from existing Planning Team members and all community members who are interested in pursuing the goals and objectives of the plan

- Set an initial organizational meeting with existing Planning Team members to discuss the Plan Implementation
- Establish a charter or bylaws with basic rules of operation, regular meeting schedule, and/or a board

*Timeline: Immediate*

*Lead Partner: Eastern Triangle Planning Team*

*Proposed Partnerships: Neighborhood associations, business owners, property owners, community organizations, COSA Planning and Development Services Department, and City Council District Office*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 39.2:** Organize committees and sub-committees as needed to oversee implementation of major plan topics and specific chapters of the plan

*Action Steps:*

39.2.1. Create the following committees as specified in the plan:

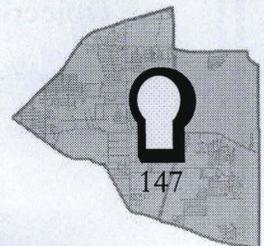
- Crime and Public Safety Committee
- Economic Development Committee
- Parks and Community Facilities Committee
- Health and Wellness Committee
- Storm Water Subcommittee

*Timeline: Immediate and ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, business owners, property owners, and community organizations*

*Proposed Funding Sources: Minimal/Volunteer*





## OUTREACH

### **Goal 40: Provide outreach to increase Plan Implementation Team membership, and to establish partnerships that will aid in implementation**

**Objective 40.1:** Promote interest and participation in the plan implementation

Action Steps:

- 40.1.1. Recruit additional members through an annual open house meeting to discuss the plan implementation progress and priorities
- Publicize the meeting through neighborhood association newsletters, posters, postcards, and a press release to spread the word to community members of the upcoming meeting
  - Include visuals and exhibits that showcase the plan's content and work that has been completed as a result of the Plan Implementation Team
  - Invite new members to join the Plan Implementation Team
- 40.1.2. Solicit potential new members at neighborhood association meetings
- 40.1.3. Participate in National Night Out to educate community about the plan implementation and recruit new members

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, business owners, property owners, community organizations, and City Council District Office*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 40.2:** Create networks and partnerships to assist with implementation of the plan

Action Steps:

- 40.2.1. Create and maintain a resource and contact list of all partners and agencies identified in the plan
- 40.2.2. Invite businesses, relevant City and/or County staff, community organizations, and stakeholders to Plan Implementation Team meetings when related topics are addressed

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Committee*

*Proposed Partnerships: Neighborhood associations, business owners, property owners, community organizations, and City Council District Office*

*Proposed Funding Sources: Minimal/Volunteer*

## SUCCESS MEASURES

### **Goal 41: Ensure reliable and timely implementation of the plan by prioritizing objectives and routinely monitoring plan progress**

**Objective 41.1:** Prioritize plan topics for implementation

Action Steps:

- 41.1.1. Establish a rational process for prioritizing goals and objectives based on any or all of the following components: time, cost, value to community, etc.

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Committee*

*Proposed Partnerships: Neighborhood associations, business owners, property owners, community organizations, City Council District Office, TxDOT, San Antonio-Bexar County MPO, and various COSA departments*

*Proposed Funding Sources: Minimal/Volunteer*

**Objective 41.2:** Monitor and evaluate implementation and progress toward achieving the plan's goals and objectives

*Action Steps:*

41.2.1. Utilize the indicators list located in Appendix A to track progress toward reaching plan goals and objectives

- Establish tracking and data collection methods as per the means of verification listed in Appendix A
- Set dates for collecting and evaluating data

41.2.2. Evaluate whether indicators are effective tools to measure progress toward achieving goals and objectives

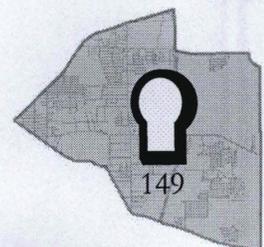
- Identify additional indicators or measurement techniques if indicators are not effective tools
- With time the Plan Implementation Team may want to create and/or track additional indicators

*Timeline: Short and Ongoing*

*Lead Partner: Plan Implementation Team*

*Proposed Partnerships: Neighborhood associations, business owners, property owners, community organizations, and City Council District Office*

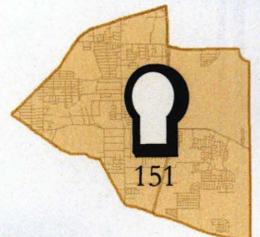
*Proposed Funding Sources: Minimal/Volunteer*



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## APPENDIX A: INDICATORS

The indicators in this section are intended to be used as a tool to measure the success of plan implementation strategies. Indicators correspond to the objectives and action steps of plan chapter. The desired outcome is the final outcome to determine whether the community has reached its goal. The means of verification identifies where the data or information can be found. It may also identify the committee or organization responsible for monitoring the data. The frequency tells how often the indicator should be reviewed toward completion. The final column, results achieved, has been left blank. This is so that the Plan Implementation Team can check off when a task has been completed. It may also be used to re-evaluate the indicator based on what the actual results of the implementation strategy was.

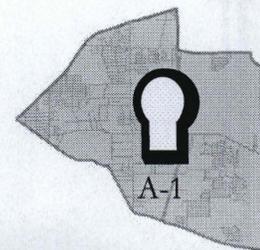
Timelines are defined as:

**Immediate** - within a few months to one year after plan adoption

**Short** - within one to two years after plan adoption

**Mid** - within two to five years after plan adoption

**Long** - five years or longer after plan adoption

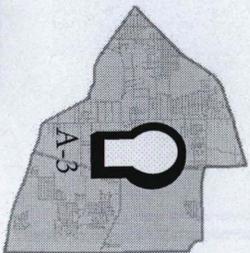




## CRIME AND PUBLIC SAFETY INDICATORS

OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
1.1: Increase community policing presence and participation	Number of crimes reported to Police	Reduce the number of crimes annually by 10%	Short and Ongoing	Police crime statistics	Annually	
	Number of crimes reported to East San Antonio Crime Coalition			East San Antonio Crime Coalition crime data		
	Number of attendees from Eastern Triangle that participate in the Cellular On Patrol classes and Neighborhood Watch members	Annual participation of twenty (20) Eastern Triangle community members		COP attendance sheet, Police Neighborhood Watch members		
	Number of Citizen Police Academy attendees	Annual participation of twenty (20) Eastern Triangle community members		Police Citizen Police Academy graduates		
	Location of a public safety station, Police storefront, or mobile unit in a densely populated area	Minimum of one (1) public safety station or Police storefront in the Eastern Triangle	Mid to Long	List of Police facilities		
	Eastern Triangle website to post crime statistics for the area	One (1) central location to find all crime data regarding the Eastern Triangle	Short and Ongoing	Eastern Triangle Crime and Public Safety Committee records	Quarterly	
	Number of signs installed in high crime areas to deter crime	Reduce the number of crimes annually by 10%			Annually	
	Percentage of Eastern Triangle covered by a neighborhood association	80% of the Eastern Triangle will be organized into neighborhood associations		CoSA Planning & Development Services Neighborhood Association registry		

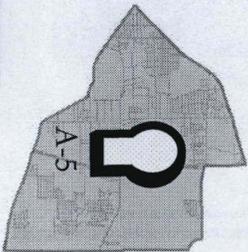
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
1.2: Improve the public perception of high crime rates by educating community members on where and what type of crime is occurring in the Eastern Triangle	Public relations campaign	75% of neighborhood associations are aware quarterly of what types of crime are occurring in their neighborhoods	Short and Ongoing	Crime and Public Safety Committee activities files	Quarterly	
	Less occurrences of crime in the Eastern Triangle	Reduce the number of crimes annually by 10%		Police crime statistics	Annually	
	Number of community and or neighborhood meetings to discuss reporting crime	Hold a minimum of five (5) community or neighborhood meetings annually		Community organizations and neighborhood associations newsletters or agendas		
	Number of community and or neighborhood meetings in which the SAFFE Officer presented information	Invite the SAFFE Officer to present at a minimum of five (5) community or neighborhood meetings annually				
	Number of community and or neighborhood meetings in which the East San Antonio Crime Coalition presented information	Invite the East San Antonio Crime Coalition to present at a minimum of three (3) community or neighborhood meetings annually				
1.3: Increase the presence and quality of Police protection through shorter response times and improved customer service	Number of Police street patrol units	One visible street patrol per neighborhood weekly	Mid	SAPD records	Annually	





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
1.4: Improve the relationship and communication between SAPD and citizens so that SAPD will have more interest in the community and will be better able to address concerns and or requests more comprehensively	Number of meetings with SAPD officers concerning customer service	Meet with SAPD to discuss customer relations quarterly	Short and Ongoing	Eastern Triangle Crime and Public Safety Committee records	Quarterly	
2.1: Reduce speeding on residential streets	Number of locations repeatedly being reported with high levels of speeding	No locations within the Eastern Triangle are repeatedly reported for speeding	Mid to Ongoing	Eastern Triangle Crime and Public Safety Committee records	Annually	
3.1: Eliminate all gang activity to create a community free of drug trafficking and gun fire	Number of "fast tracked" gang violence cases due to community involvement	20% annual decrease of gang activity in the Eastern Triangle	Short and Ongoing	SAPD records	Annually	
	Number of reported gang activity in the Eastern Triangle					
	Number of educational opportunities where neighbors learned about gang activity in the area and how to recognize a gang member	Minimum of five (5) educational opportunities for community members to learn about local gang activity		Eastern Triangle Crime and Public Safety Committee records		

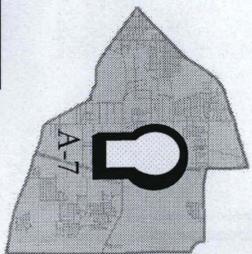
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
4.1: Increase the dissemination of information to residents about laws and ordinances concerning animal care and encourage enforcement	Establishment of a subcommittee to address animal care concerns	One (1) Animal Care Subcommittee	Short and Ongoing	Animal Care Subcommittee records	Annually	
	One designated animal care liaison for each neighborhood association	Each registered neighborhood association designates one animal care liaison to the Subcommittee		Neighborhood Associations records		
	Number of presentations made to neighborhood associations annually to discuss animal care	Minimum of two (2) educational opportunities for community members to discuss animal care		Animal Care Subcommittee records		
	Number of mobile spay and neuter programs provided in the Eastern Triangle	Minimum of two (2) mobile spay and neuter programs annually providing services in the Eastern Triangle				
5.1: Improve property maintenance	Number of events or programs initiated by the Crime and Public Safety Committee to assist elderly neighbors in property upkeep	Minimum of six (6) annual events or programs available to assist elderly neighbors with property upkeep	Short and Ongoing	Crime and Public Safety Committee activities files	Annually	
	Percentage of properties in habitual disrepair or in need of maintenance that were notified by the committee	No more than 5% of properties that are listed as habitually in disrepair		CoSA Housing and Neighborhood Services Department Neighborhood Sweeps Program records	Quarterly	
	Application to participate in the Neighborhood Sweeps Program	Eastern Triangle neighborhoods to be selected with participation in the Neighborhood Sweeps Program			Annually	





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
5.2: Wipe out graffiti	Number of street lights installed in areas to deter graffiti	Annual reduction of graffiti by 20% in the Eastern Triangle	Short to Mid	Crime and Public Safety Committee activities files	Annually	
	Number of instances of graffiti in the Eastern Triangle					
	New ordinance that would allow Code Compliance to address graffiti of owner occupied properties	City Council acceptance of new ordinance to allow Code Compliance to address graffiti on owner occupied property	Short	City Ordinance		
5.3: Eliminate illegal dumping of refuse materials	Percentage of neighborhood associations aware of City services available to address illegal dumping	75% of neighborhood associations are aware annually of city services that are available to neighborhoods to address dumping issues	Short and Ongoing	Crime and Public Safety Committee records	Annually	
	Number of neighborhoods utilizing the "Dial a Trailer" program to clean up their neighborhood	Minimum of five (5) neighborhoods within the Eastern Triangle utilizing the "Dial a Trailer" program annually				
	Number of reported instances of illegal dumping	Reduce the percentage of reported illegal dumping annually by 20%				
	Number of solid waste (bulk item) pick up and hazardous materials drop off	Minimum of two (2) special solid waste pickups and one hazardous materials drop off event annually per neighborhood in the Eastern Triangle				

OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
5.4: Improved relationship with Code Compliance to address neighborhood concerns	Number of presentations made to neighborhood associations annually to present Code Compliance ordinances	Minimum of five (5) presentations made annually to neighborhood associations in the Eastern Triangle to present Code Compliance ordinances	Short and Ongoing	Neighborhood Associations records	Annually	
	Response time to Code Compliance complaints or inquiries	95% of responses regarding Code Compliance complaint or inquiry is provided within 10 days		Crime and Public Safety Committee records	Quarterly	
	Searchable database created and maintained to track Code Compliance complaints/inquiries and responses	One database is created to track Code Compliance complaints/inquiries and responses				
5.5: Improve zoning compliance	Number of violations reported to Code Compliance	Reduce the number of Code Compliance complaints annually by 20%	Short and Ongoing	Crime and Public Safety Committee records	Annually	
	Number of presentations made to neighborhood associations annually to educate neighborhoods about the different zoning categories	Minimum of five (5) presentations made annually to neighborhood associations in the Eastern Triangle to educate about zoning categories				

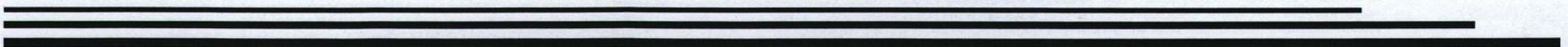
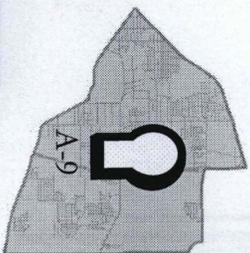




OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
6.1: Develop an emergency alert system and evacuation plan	Committee created to draft an emergency action plan	One (1) Emergency Evacuation Planning Committee	Immediate and ongoing	Crime and Public Safety Committee records	Annually	
	Number of educational opportunities to teach neighborhoods about the emergency action plan and what to do in the case of an emergency	Minimum of five (5) presentations annually to neighborhood associations, businesses, and schools in the Eastern Triangle to ensure that community is aware of evacuation plan				
	Number of presentations to neighborhood associations to learn about the All Hazards Evacuation and Response Plan	Minimum of three (3) presentations made annual to neighborhood associations in the Eastern Triangle to educate community about the All Hazards Evacuation and Response Plan				
	Percentage of neighborhoods aware of the local warning system to notify the public	75% of all neighborhood associations are aware of the warning system				
	Number of community members who have taken a tour of the Emergency Operations Center	Minimum of fifteen (15) community members tour the Emergency Operations Center annually				
	Annual number of community members who have volunteered at the Emergency Operations Center	Minimum of seven (7) community members volunteer at the Emergency Operations Center annually				

## ECONOMIC DEVELOPMENT INDICATORS

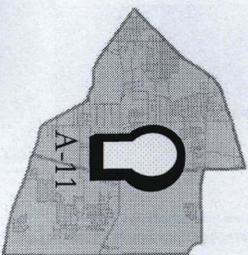
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
7.1 Create a coalition of Eastern Triangle residents and businesses to pursue the cohesive economic development vision and goals	Partnership with the Chambers of Commerce to distribute economic development information throughout the community	At least one (1) partnership established with Chambers of Commerce	Short	Economic Development Committee Records	Annually	
	Percentage of neighborhood associations, homeowners, and businesses participating in economic development activities	75% attendance at Committee meetings				
	Creation of bylaws to govern the Committee and enforce the mission of the group	One (1) accepted set of bylaws				
7.2 Attract new businesses to the Eastern Triangle	Percentage of occupied businesses	80% or greater business occupancy rate for all areas identified on the plan for business development as per the future land use plan map	Mid to Long	Economic Development Committee Records	Quarterly	
	Establishment of an Eastern Triangle business owners association tasked to promote business in the area	90% of Eastern Triangle businesses have a membership in the Eastern Triangle business owners association				
	Percentage of participation in incentives for new businesses	80% of eligible businesses participate in business incentive programs				





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
7.3 Encourage sustainability and continuity of economic development programs through secure funding sources	Number of faith based initiatives created following plan adoption to fill service voids	One (1) faith based initiative created annually to fill service gaps	Long	Economic Development Committee Records	Annually	
	Create and maintain an inventory of community assets	One (1) database to inventory community assets				
8.1 Identify specific corridors for revitalization and create strategic plans for redevelopment	Number of print, radio, and/or billboard advertisements for businesses in the Eastern Triangle Planning Area	A minimum of twelve (12) advertisements per year per business	Mid	Economic Development Committee Records	Annually	
	Number of public education meetings regarding economic development	A minimum of two (2) per year				
	Number of service industries on S. W.W. White Road	Minimum annual increase in number of service businesses by 50%				
	Number of established business park development plans along Loop 410	Develop two (2) business parks (Reference Future Land Use Map for locations)				
	Percentage of non-industrial businesses along the Loop 410 Access Road	50% of businesses along the Loop 410-Access Road are non-industrial		Economic Development Committee Records, City Records		

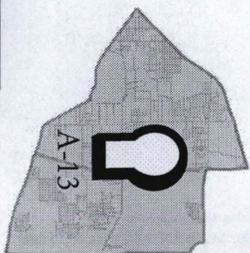
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
8.2 Designate South WW White Rd. as a Corridor Overlay District by creating design standards along the street that establish a unique identity that is attractive to residents, visitors, businesses and investors	Number of meetings regarding corridor overlay district creation	Minimum of one (1) meeting to discuss Corridor Overlay District and/or creation of Corridor District	Mid	Economic Development Committee Records	Annually	
	Creation of a corridor district for S. W.W. White	Minimum of one (1) meeting to discuss Corridor Overlay District and/or creation of Corridor District		Economic Development Committee Records, City Records		





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
9.1 Increase the range of family-oriented businesses and services within the Eastern Triangle	Percentage increase of all businesses that are family-oriented or offer services	70% of businesses are family-oriented or offer services	Short to Long	Economic Development Committee Records	Annually	
	Number of telecommuting offices are created	Development of at least one (1) telecommuting office in the Eastern Triangle Planning Area				
	Number of technical training centers located in the Eastern Triangle Planning Area	Development of at least one (1) technical training center associated with Alamo Community Colleges in the Eastern Triangle Planning Area				
	Number of small medical offices in the Eastern Triangle Planning Area	Development of at least twenty (20) medical offices throughout the Eastern Triangle Planning Area				
	Number of regional shopping centers with movie theaters	Development of at least two (2) regional shopping centers with movie theaters				
	Variety of dining choices in the Eastern Triangle Planning Area	Increase variety of restaurant choices in the area by 50%				
	Percentage of locally-owned and operated businesses	A minimum of 50% of businesses are locally owned and operated				
9.2 Encourage residents to open bank accounts instead of using check cashing services	Number of financial literacy education opportunities	Four (4) financial literacy education events per year	Short and Ongoing	Economic Development Committee Records	Annually	

OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
10.1 Increase local training and educational programs within the planning area to develop stable and sustainable entrepreneurship, and link students with local employment opportunities	Graduation rates	75% high school graduation rate	Mid to Long	Economic Development Committee Records	Annually	
	Household income	Eastern Triangle median household income increased to equal City of San Antonio median income				
	Creation of a community college campus	Creation of at least one (1) community college campus in the Eastern Triangle Planning area				
	Percentage of neighborhood associations and other community organizations supporting youth and training programs	95% supporting youth and training programs				
10.2 Provide financial education, employment opportunities and occupational training in area schools	Percentage of middle and high schools providing financial literacy classes	100% of middle and high schools providing financial literacy classes	Mid	Economic Development Committee Records	Annually	
	Number of after school programs encouraging occupational and educational success	Three (3) after school programs encouraging occupational and educational success				

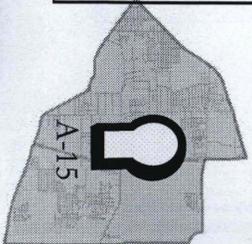




OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
10.3 Encourage local job skill programs to diversify employment opportunities and match job skill education with the local job market	Number of vocational and technical training programs offered in the Eastern Triangle Planning Area	Minimum of twenty (20) vocational or technical programs offered in the Eastern Triangle	Mid to Long	Economic Development Committee Records	Annually	
11.1 Improve pedestrian linkages and provide enhanced streetscapes to encourage patronage of local businesses	Percentage of commercial centers with logos and identifiers	100% of commercial centers with logos and identifiers	Long	Economic Development Committee Records, City Records	Biennially	
	Creation of a Corridor Overlay District	Creation of at least one (1) Corridor Overlay District				
	Number of TIRZ or PID in the Eastern Triangle Planning Area	At least one (1) TIRZ or PID in the Eastern Triangle Planning Area				
	Percentage of pedestrian friendly developments	100% of new development is pedestrian friendly				
11.2 Ensure the safety of pedestrians, cyclists and motorists by improving the streetscape	Creation of a regional streetscape improvement plan	Creation of one (1) regional streetscape improvement plan	Mid to Long	Economic Development Committee Records, City Records	Annually	
	Percentage of walkable commercial corridors in the Eastern Triangle Planning area	75% of commercial corridors in the Eastern Triangle Planning area are walkable				
	Percentage of area businesses providing designated bicycle parking within a quarter-mile	75% of all area businesses will have access to bicycle parking within five years of plan adoption				

# HOUSING AND NEIGHBORHOODS INDICATORS

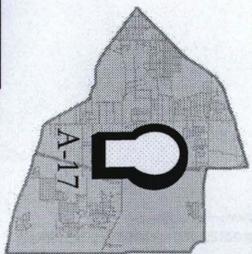
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
12.1: Develop more good, very good, and excellent quality or better constructed housing at market rate values for all residents, from young adults to the elderly, within the planning area	Identification of vacant properties near schools for construction of family housing	All vacant housing suitable for family housing is identified	Short to Long	Plan Implementation Team records	Annually	
	Number of identified vacant lots developed by responsible builders, developers, and land owners for family housing	All vacant lots identified for family housing developments are developed for such purpose				
12.2: Promote the development of senior specific housing options	Identification of locations for development of senior housing	A minimum of three (3) sites are identified for development of senior housing	Short to Long	Plan Implementation Team records	Annually	
	Number of identified sites for senior housing developed by responsible builders, developers, and/or land owners	A minimum of one (1) of the identified sites is developed for senior housing				
	Number of senior specific housing for senior residents only	A minimum of one (1) senior housing development for senior residents only constructed in the Eastern Triangle				





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
12.3: Increase the diversity of housing for young adults to live, work, and interact within the community	Number of new housing options built by responsible builders, developers and/or property owners for young adults	A minimum of one (1) new housing development for young adults built annually	Short to Long	Plan Implementation Team records	Annually	
12.4: Implement green building standards and environmental design in housing	Number of new cluster, mixed use, or transit oriented housing developments	A minimum of one (1) new cluster, mixed use, or transit oriented housing development built annually	Short to Long	Plan Implementation Team records	Annually	
12.5: Encourage home ownership and promote programs that aid in creating more home-ownership opportunities	Percent of owner-occupied residences in the Eastern Triangle	75% of owner-occupied residences in the Eastern Triangle	Short to Long	Plan Implementation Team survey; Census data	Annually	

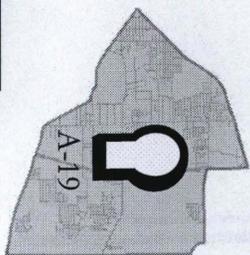
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
12.6 Promote sustainable homeownership	Number of financial literacy classes provided to Eastern Triangle Community members	A minimum of one (1) financial literacy course provided annually to Eastern Triangle Community members	Short and ongoing	Plan Implementation Team	Annually	
	Number of house counseling programs provided to Eastern Triangle community members	A minimum of one (1) house counseling program offered annually to Eastern Triangle community members				
13.1: Encourage home and property maintenance to improve existing housing stock	Number of presentations given by Housing and Neighborhood Services staff regarding housing rehabilitation programs	A minimum of two (2) presentations provided each year to Eastern Triangle community members	Short and Ongoing	Plan Implementation Team records	Annually	
	Housing and neighborhood maintenance task force	One (1) task force created to address housing and neighborhood maintenance issues				
	Number of neighborhood meetings attended by a representative from Code Compliance to discuss any current issues	Code Compliance attend a minimum of six (6) neighborhood meetings annually in the Eastern Triangle				





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
13.2: Cooperate between neighbors to improve the overall appearance of the community	Number of volunteer programs to help elderly or disabled with housing improvements	A minimum of two (2) volunteer programs to assist elderly or disabled with housing improvements annually	Short and Ongoing	Plan Implementation Team records	Annually	
	Number of neighborhood improvement projects with participation of churches, neighborhood associations, and community organizations	A minimum of one (1) neighborhood improvement project annually				
13.3: Identify owners of properties that are habitually in disrepair and hold them accountable for required maintenance	Percentage of properties habitually in disrepair	Less than 5% of properties are habitually in disrepair	Short and Ongoing	Plan Implementation Team records	Quarterly	
13.4: Ensure that new housing constructed in the Eastern Triangle is well built and serves to enhance the community's image	Percent of well built housing	100% of new housing in the Eastern Triangle is well built	Short and Ongoing	Housing and Neighborhood Services subsidized housing data; HUD data	Annually	
	Creation of a neighborhood conservation district to establish design standards	A minimum of one (1) neighborhood conservation district created for a neighborhood in the Eastern Triangle		COSA Planning and Development Services Department		

OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
14.1: Increase connection and communication between generations in order to create mutually beneficial community cooperation	Number of projects or programs that include cooperation/coordination of churches, community organizations, and schools	A minimum of six (6) projects or programs include cooperation of various churches, community organizations, and schools	Short and Ongoing	Plan Implementation Team records	Annually	
	Number of participants in community events and organizations	A minimum of two hundred (200) participants participate in all community events and organizations				
14.2: Increase the number of neighborhood associations and homeowners associations	Number of registered neighborhood associations	75% of all neighborhoods in the Eastern Triangle are organized in registered neighborhood associations	Short and Ongoing	COSA Planning and Development Services Department - Neighborhood Association registry	Annually	
	Number of training courses provided to neighborhood association members	A minimum of two (2) training opportunities provided to all neighborhood association members in the Eastern Triangle annually		Neighborhood association meeting agendas; Plan Implementation Team records		
15.1: More concern or consideration for each other in the community	Number of participants in community events and organizations	A minimum of two hundred (200) participants participate in all community events and organizations	Short and Ongoing	Plan Implementation Team records	Annually	

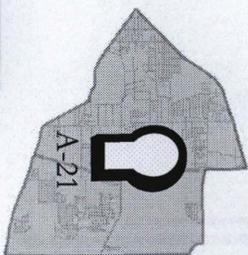




OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
16.1: Improve access and amenities within and nearby residential neighborhoods	Number of neighborhoods with access to public transit facilities	75% of neighborhoods within the Eastern Triangle will have access to transit within a quarter mile radius	Short and Ongoing	VIA bus routes	Annually	
	Number of neighborhoods with access to parks and playgrounds	75% of neighborhoods within the Eastern Triangle will have access to parks and playgrounds within a quarter mile radius		COSA Parks and Recreation Department		
	Number of neighborhoods connected with hike and bike trails	75% of neighborhoods connected to one another with a hike and bike trail		Community survey		

## PARKS, LINEAR GREENWAYS, AND COMMUNITY FACILITIES INDICATORS

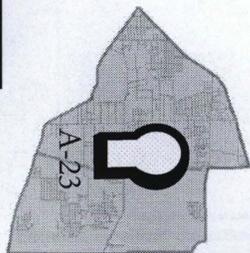
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
17.1: Form a committee made of community members to implement the goals and objectives of the Parks, Linear Greenways, and Community Facilities chapter	Number of members in the Parks and Recreation Committee	Leadership appointed and committee is formed	Short	Parks and Community Facilities Committee records and bylaws	Annually	
	Gain Affiliate Group Membership with the San Antonio Parks Foundation's Friend of the Parks organization	Affiliate Group Membership with the San Antonio Parks Foundation's Friend of the Parks	Short	San Antonio Parks Foundation		
	Number of park improvement and design plans review by the committee	Review at least two (2) improvement/design plans per year	Short and Ongoing	Parks and Community Facilities Committee records		
	Number of Neighborhood Association meetings relating to Parks, Linear Greenways, and Community Facilities that the committee attends	The various committee members participate in at least four (4) separate Neighborhood Association meetings per year where they are not members themselves	Immediate and Ongoing	Parks and Community Facilities Committee records	Quarterly	





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
17.2: Designate Martin Luther King Park as a "Destination Park" that will be the multi-sport complex for the region	Number of city sponsored-sports events hosted at M.L.King Park in 2008	Increase of city-sponsored events and sports teams by 10% or one (1) event or team per year	Mid and Ongoing	COSA Parks and Recreation	Annually	
	Amount of funding (public and private) allocated for planning, designing, and building a natatorium at M.L.King Park	Construction of natatorium	Long	COSA Parks and Recreation and Eastern Triangle Parks and Community Facilities Committee records	Quarterly	
	Amount of funding allocated for additional facilities at M.L.King Park	Installation of sand volleyball courts, softball diamonds, and/or putting green facilities	Mid	COSA Parks and Recreation		
	Number of entry points to Salado Creek Greenway in 2008	Establish at least two (2) additional trailheads to Salado Creek Greenway at M.L.King Park	Short	COSA Parks and Recreation and Eastern Triangle Parks and Community Facilities Committee records		
	Number of meetings with COSA Parks and Recreation, COSA Planning and Development Services, and M.L.King Academy	Update the M.L.King Park Master Plan and the surrounding area		COSA Parks and Recreation		

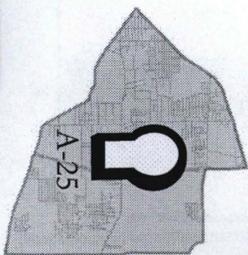
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
17.3: Enhance existing park facilities	Amount of new acreage for parks from changes in fee-in-lieu-of ordinances	Report a 5% increase in park acreage every two years measured from 2008	Long	COSA Parks and Recreation, Bexar County Parks	Bi-Annually	
	Amount of funding (public and/or private) allocated for planning, designing, and building a linear greenway along Rosillo Creek	Linear greenway built along Rosillo Creek		COSA Parks and Recreation, City Council District 2 Office, and Eastern Triangle Parks and Community Facilities Committee records		
	Number of "action nodes" throughout greenways and trails existing in 2008	A minimum of one (1) new action station every half mile created per year to a maximum of twelve (12) stations (based on a total of 6.0 miles of trails)	Short and Ongoing	COSA Parks and Recreation and Eastern Triangle Parks and Community Facilities Committee records	Annually	
	Amount of funding (public and private) allocated for planning, designing, and building of a second public swim facility	Construction of a public swim facility in a park other than M.L.King	Long	COSA Parks and Recreation and Eastern Triangle Parks and Community Facilities Committee records		
	Number of existing facilities built, repaired, redesigned, rehabilitated with recycled materials or other sustainable techniques	A minimum of 50% of new park facilities and repairs use recycled materials or other sustainable techniques	Short and Ongoing	COSA Parks and Recreation		
	Number of ADA compliant facilities in Eastern Triangle Parks	All Eastern Triangle parks fully ADA compliant	Short to Mid	COSA Parks and Recreation, Volunteer Surveys		





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
17.4: Identify maintenance issues, promote safety, and improve current parks	Number of maintenance and safety issues compiled by Eastern Triangle Parks Committee	An annual 20% reduction in maintenance and safety issues at the time of plan adoption	Immediate and Ongoing	COSA Parks and Recreation, Volunteer Surveys	Annually	
	Number of businesses, organizations, and volunteers that participate in community park clean-ups	An annual 5% increase in participation from businesses and organizations; annual 8% increase in the number of individual volunteers measured per event		COSA Parks and Recreation, Volunteer Surveys		
	Number of neighborhood association meetings relating to park safety attended by representatives from San Antonio Park Police	At least one (1) San Antonio Park Police presentation at each different neighborhood association each year		COSA Park Police, Neighborhood associations		
	Number of existing after-dark activities based in Eastern Triangle Parks	After-dark programs offered at all parks within the Eastern Triangle by 2015	Short to Mid	COSA Parks and Recreation, Volunteer Surveys		
17.5: Utilize various methods to find funding for desirable park projects for the area	Number of different funding sources (bonds, grants, private donations) for various park projects	Projects proposed by Parks Committee are fully funded by various sources	Immediate and Ongoing	Eastern Triangle Parks and Community Facilities Committee records	Annually	
	Number of park improvement efforts that have materials and volunteers supplied by local businesses and organizations	20% of park improvements funded by local businesses and organizations		COSA Parks and Recreation, Eastern Triangle Parks and Community Facilities Committee records, Volunteer Surveys	Quarterly	
	Amount of money accrued for private sports and physical fitness facilities from development incentives (TIRZ and others)	Annual 5% or more increase in sports and physical fitness facilities each year		Eastern Triangle Parks and Community Facilities Committee records, Volunteer Surveys	Annually	

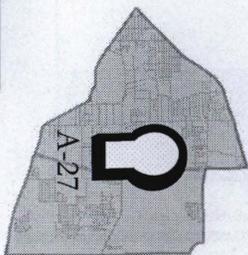
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
18.1: Build a new public library in the Eastern Triangle	Number of Library Board of Trustee meetings attended by a member of the Eastern Triangle Parks Committee	1.)Have various members or designate a library liason attend at least four (4) meetings per year to advance the desire of a new branch library in the Eastern Triangle and 2.) Construction of a library within the Eastern Triangle	Long	Eastern Triangle Parks Committee	Annually	
	Number of letters written to the Library Board of Trustees to request bond for construction of new library in the Eastern Triangle	Have the Eastern Triangle area placed on the CIP schedule for a new library		Eastern Triangle Parks and Community Facilities Committee records, Council District 2 Office, COSA Library Department		





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
18.2: Promote library resources and services that assist adults in research and computer learning skills	Number of times the Book Mobile visits the Eastern Triangle	Have a Bookmobile visit the Eastern Triangle four (4) times per year	Immediate and Ongoing	San Antonio Library, Eastern Triangle Parks and Community Facilities Committee records	Annually	
	Number of presentations to neighborhood associations by library staff to provide information to citizens regarding library services	Representative from library presents services to each neighborhood association		San Antonio Library	Quarterly	
	Number of new research books purchased for the branch library	Purchase a minimum of ten (10) books annually to each research collection of libraries servicing the Eastern Triangle				
	Number of branch libraries servicing the Eastern Triangle that have programs for the vision impaired	New programs for the vision impaired established in the branch libraries	Short and Ongoing	San Antonio Library	Annually	
	Number of computer training courses provided	Ten (10) computer courses offered annually to the Eastern Triangle Community	Immediate and Ongoing			
19.1: Expand workforce programs to teach vocational skills	Number of new workforce improvement, continuing education, and vocational programs established	Annual 10% increase in the number of programs offered in the Eastern Triangle by community organizations	Immediate and Ongoing	Bexar County OIC, ACCD, Job Source, Texas Workforce Commission, St. Philips, Volunteer Surveys	Bi-Annually	

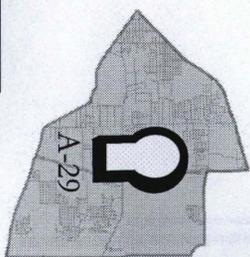
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
19.2: Reutilize closed schools as learning centers and/or community centers	Creation of a board or subcommittee responsible for alternative uses for closed schools in the Eastern Triangle	All closed schools being reutilized within one year of closure	Immediate and Ongoing	Eastern Triangle Parks and Community Facilities Committee records	Annually	
19.3: Provide free computer lessons for seniors	Amount of free computer services, books, software, and other materials provided to seniors at libraries, parks, churches, and/or community centers	Senior computer services offered at community centers and other area facilities.	Immediate and Ongoing	San Antonio Library, COSA Parks, Eastern Triangle Parks and Community Facilities Committee records	Annually	





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
19.4: Establish practices that keep young people in school by developing more after school programs and options designed to involve young people in the organization and operation of the program to increase participation	Amount of self-improvement opportunities available for youth to help prepare for the future	Creation of a Leadership Development Program	Short	COSA Community Initiatives, COSA Office of Cultural Affairs, Leadership Institute of San Antonio, Area Chambers of Commerce, Boys and Girls Club	Quarterly	
	Number of youth-organized programs for young people at local churches and community organizations	Have at least one (1) new program or restart one (1) old program per year	Short and Ongoing	Eastern Triangle Coalition of Churches, Boys and Girls Club, Volunteer Surveys	Annually	
	Number of programs and events promoting the expression of creativity through visual and performing arts	Hold ten (10) public art or cultural events annually in Eastern Triangle		Eastern Triangle Parks and Community Facilities Committee records		
	Number of teen programs initiated and supported by the Central Library	Designation of free transportation to cyber-game nights at the Central or branch libraries		San Antonio Library, VIA, Volunteer Surveys		
	Number of new programs developed for Eastern Triangle youths to interact and compete with young people from around the city	Annual 10% increase in new programs offered to increase youth interaction with other parts of the City		COSA Parks and Recreation, SAISD, City Council, Neighborhood Associations, Community Organizations		
	Enhanced truancy programs at areas schools	90% attendance record per year	Immediate and Ongoing	SAISD, East Central ISD, Bexar County Justice of the Peace		
	Number of community gardens initiated by youth-involved programs	Create, plan, and finance 1 new community garden per year for 5 years and keep them maintained indefinitely		Green Spaces Alliance, Other non-profit organizations, Neighborhood associations		

OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
20.1: Collaborate with the Office of Cultural Affairs to provide and participate in more art and cultural activities in the Eastern Triangle	Percent increase in calls, requests, and activities in the Eastern Triangle relating to the Office of Cultural Affairs	10% increase of activity of the Office of Cultural Affairs in the Eastern Triangle	Immediate and Ongoing	COSA Office of Cultural Affairs	Annually	
	Amount of grant funding available for public art at VIA bus stops in the Eastern Triangle	50% of bus stops in the Eastern Triangles are decorated with public art		VIA, Office of Cultural Affairs		
21.1: Partner with different community organizations to collaborate and achieve goals	Number of community organizations and neighborhood associations on the email list	Creation of a database/directory of all neighborhood associations and community organizations and programs and services offered	Immediate and Ongoing	Community organization database/directory	Annually	
21.2: Promote the Eastern Triangle community events, activities, and programs	Create a user-friendly Eastern Triangle website to share information regarding community events, activities, and programs	10,000 hits to the website per year	Short and Ongoing	Eastern Triangle Marketing Committee	Annually	

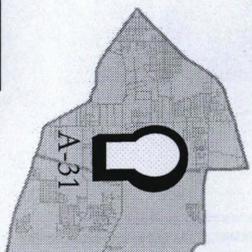




OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
21.3: Seek funding for activities not organizations so that more programs can be offered	Number of plans submitted for creation of community programs or activities	Funding provided to all programs with in the plan	Short and Ongoing	Council District 2, Bexar County	Annually	
22.1: Create a "one-stop" service center for government services that includes a COSA Community Link Customer Service Center where residents can have access to city, county, and state services without going downtown	Amount of funding accrued for the creation of this facility	Construction of a "One-Stop" center in the Eastern Triangle	Mid	Council District 2 Office, Bexar County, Secretary of State	Semi-Annual	
	Number of cooperative state, county, and city agencies that agree to be involved in the facility	Drafted Memoranda of Understanding between participating agencies			Annually	

## PUBLIC HEALTH AND WELLNESS

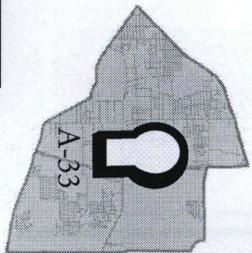
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
23.1 Create an Eastern Triangle Health and Wellness Committee to coordinate and address major health concerns within the community	Number of quarterly progress reports made to the Eastern Triangle Plan Implementation Team	Four (4) progress reports made annually	Short and Ongoing	Eastern Triangle Plan Implementation Team records	Annually	
	Bylaws and annual officers election	Devoted leadership and constant stream of new ideas				





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
23.2: Bring affordable basic health care services to the Eastern Triangle	Number of churches and community facilities offering periodic healthcare services	At least five (5) periodic health care services provided annually at churches and or community facilities	Mid to Long	Eastern Triangle Public Health and Wellness Committee Records	Annually	
	Number of medical office complexes	A minimum of one (1) medical office complex located within the Eastern Triangle				
	Partnership with the UT Health Science Center to provide space for students to practice their skills	A minimum of five (5) services offered per year in the Eastern Triangle				
	Number of mobile clinics provided in the Eastern Triangle by area hospitals	A minimum of fifty-two (52) mobile clinics providing services in the Eastern Triangle annually				
	Expansion of and installment of a trauma center at Pecan Valley Health Clinic	Specialist services provided at the Pecan Valley Health Clinic				
	Establishment of a hospital within the Eastern Triangle boundaries	A minimum of one (1) hospital to locate within the Eastern Triangle				
	Creation of a teen clinic that specializes in specific teen issues	A minimum of one (1) teen clinic to address important teen health issues				
	Establishment of a preventive care clinic within the Eastern Triangle	A minimum of one (1) preventive care clinic				

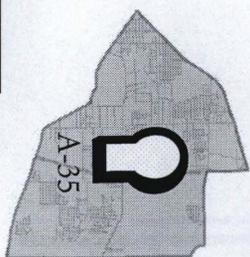
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
23.3: Create a mental health facility to service the Eastern Triangle	Creation of a mental health facility in the Eastern Triangle	A minimum of one (1) mental health facility to locate in the Eastern Triangle	Long	Eastern Triangle Public Health and Wellness Committee Records	Biennially	
23.4: Create a comprehensive senior citizen one stop center with additional satellite services in the Eastern Triangle	Creation of a brand new comprehensive senior citizen one stop facility within the region	Open and fully running facility within six years after plan adoption	Long	Eastern Triangle Public Health and Wellness Committee Records	Biennially	
24.1: Provide educational information to neighborhood associations and community organizations and encourage them to host special presentations on specific health and wellness issues	Number of educational events held per participating community organization	Four (4) events held by each participating organization annually	Short and Ongoing	Reports from participating organizations	Annually	
	Number of educational events participated in by MetroHealth District and community organizations in the Eastern Triangle	A minimum of four (4) educational events held annually with participation of MetroHealth District and community organizations		Eastern Triangle Public Health and Wellness Committee Records		





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
24.2: Get the word out through mass communication tools	Amount of educational information distributed to Eastern Triangle residents through email, flyers, newspapers, and or neighborhood association newsletters	10% annual increase in health and wellness educational information distributed	Short and Ongoing	Neighborhood association newsletters, flyers, newspapers, emails, etc.	Biannually	
	Establishment of an Eastern Triangle Public Health and Wellness website	Community members have a resource to locate health and wellness information for the Eastern Triangle area		Eastern Triangle Public Health and Wellness Committee Records and archives		
24.3: Organize an annual community-wide physical fitness educational event and include a 1K or 5K run/walk	Creation of a sub-committee to focus on the 5K run/walk	One (1) successful Eastern Triangle annual 5K run/walk	Mid	Eastern Triangle Public Health and Wellness Committee records and archives	Annually	
	Area businesses sponsorship of the event	More than 50% of the event sponsored by area businesses support				
	Designation of a route with mile markers that can be used year-round	A year-round running/walking route within the community				
25.1: Create teen centers aimed at promoting physical activity and addressing teen concerns (such as mental health, teen pregnancy, body image, etc.)	Creation of a teen center	A minimum of one (1) teen center located within the Eastern Triangle to provide the services outlined in the plan	Mid	Eastern Triangle Public Health and Wellness Committee records and archives	Biannually	
	A youth mentorship programs to encourage youth leaders to create peer support groups to discuss concerns, challenges and other pertinent programs	A minimum of twenty (20) youth participating in the program and increasing annually by 10%				

OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
25.2: Create a center for homeless youth, pregnant youth, and/or youth suffering from substance abuse to finish their education, procure employment, obtain health-care and learn life/job skills	Creation of a homeless and or pregnant youth center that provides social services through public and private partnerships	A minimum of one (1) center established within six years of plan adoption	Long	Eastern Triangle Public Health and Wellness Committee Records and archives	Annually	
	Number of educational classes provided at the youth center by MetroHealth District and community organizations	A minimum of five (5) classes per year provided by MetroHealth and community organizations				
	Create an interactive website that provides information about health and wellness	At least five hundred (500) website hits per year				
	Number of community organizations involved in the facility and its programs	A minimum of fifteen (15) organizations involved with the facility and its programs including the City Council District 2 Office				

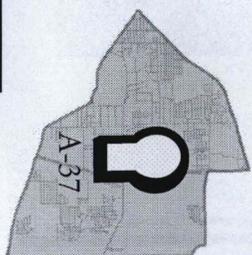




OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
25.3: Bring health and wellness education to area schools, throughout all grade levels	Number of educational health and wellness programs provided in area schools	Minimum of five (5) health and wellness programs provided to all students at each area school annually	Short and Ongoing	Eastern Triangle Public Health and Wellness Committee records and archives, San Antonio Independent School District, East Central Independent School District	Annually	
	Number of mentorship programs at each school for at risk youth and number of active participants	Active mentorship programs offered at all schools annually				
	Number of health screenings provided at schools beyond state required screenings	All students offered two additional health screenings (including mental health) at school annually				
	Number of after school programs for students that address health and wellness concerns such as sports programs, support groups, social activities, etc.	Each school per district provides at least two (2) programs per semester annually				
	Establishment of a district clinic in a school in the Eastern Triangle for use by all youth in the area	One (1) district in-school clinic per school district for all Eastern Triangle students to utilize				

## TRANSPORTATION, INFRASTRUCTURE, AND DRAINAGE INDICATORS

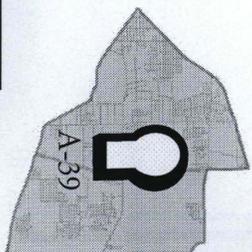
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
26.1: Ensure all traffic signals are functioning, synchronized, well maintained, and easy to see from a safe distance	Implementation of the Traffic Signal System Modernization Program	100% of traffic signals on Martin Luther King from IH-10 to Lord Road are synchronized	Short	COSA Public Works database	Quarterly	
26.2: Implement traffic safety measures to allow pedestrians, disabled persons, and bicyclists to safely cross busy corridors	Traffic study for placement of cross-walks	100% of crosswalks are safe to cross by pedestrians and wheelchair users	Short to Mid	COSA Public Works, Volunteer surveys	Annually	
	Number of pedestrian and bicycle safety public education events	At least two (2) pedestrian and bicycle safety courses per year sponsored by various community organizations	Short and Ongoing	MPO, COSA Police, Neighborhood Associations records		
	Number of bicycle facilities implemented in the Eastern Triangle	Implement 10% increase or minimum of one (1) designated safe route for bicyclists annually		COSA Office of Environmental Policy		





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
26.3: Implement traffic safety measures to allow motorists to safely cross busy corridors	Traffic study to determine if an additional traffic signal on Rigsby between WW White and Loop 410 is warranted	Implementation of traffic study recommendation for traffic signal installation	Mid	TxDOT	Annually	
	Complete a study for realignment of specific residential streets that intersect Rigsby between W.W.White and Loop 410	If warranted, complete the realignment of Diane/Spokane and Bible/Tyne		COSA Public Works		
26.4: Install traffic devices to assist in slowing down traffic around blind curves along Martin Luther King	A completed traffic study for the traffic signal at M.L.King and Hein Rd	If warranted, install a traffic signal warning signal at the recommended location	Short	Survey results	Annually	
27.1: Reduce the amount of time required for implementing capital improvement projects while maintaining and improving current streets	Number of linear miles of repair, restriping, or street replacement projects per year	Annual 5% increase in linear miles of completed projects	Immediate and Ongoing	COSA Public Works	Annually	
	Number of linear miles of sidewalks and/or bike facilities installed on new street construction or rehabilitation projects	100% of new street construction or rehabilitation projects include installation/repair of sidewalks and/or bike facilities		COSA Public Works, TxDOT, Bexar County Public Works, MPO		

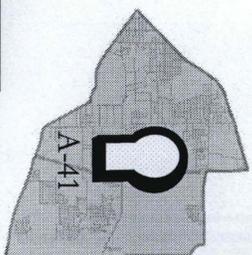
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
28.1: Encourage boulevard street design with medians, pedestrian crossings, and bicycle lanes to allow easy access within the community	Creation of an Eastern Triangle corridor overlay district along major arterials	Corridor overlay districts established along S WW White, Riggsby, M.L. King, Houston, Roland, and IH-10	Short to Long	COSA Planning and Development Services	Annually	
29.1: Decrease congestion and the amount of time spent in idle traffic	Develop a five to ten year comprehensive traffic plan	Implementation of the traffic plan recommendations to reduce congestion	Mid to Long	Plan Implementation Team records	Annually	
	Widen Sinclair Road east of Loop 410	Reduce traffic idle wait times by 10% on Highway 87 between Loop 410 and S. Foster Road	Short to Mid			
	Amount of traffic mitigation programs implemented with Traffic Impact Analysis funds	City will use developer-paid TIA funds to mitigate any increase in traffic volumes due to new development	Mid to Long	COSA Public Works		





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
29.2: Improve traffic flow around Loop 410 to alleviate traffic congestion	Complete a study and estimate to extend Lord Road across Loop 410	Continuation of Lord Road as proposed by the Major Thoroughfare Plan east past Loop 410	Long	Plan Implementation Team	Annually	
	Number of turnarounds at important intersections on Loop 410	Addition of a minimum of two (2) turnarounds at intersections outlined in the plan		TxDOT, COSA Public Works		
30.1: Invest in traffic calming measures along neighborhood streets	Complete a study and make recommendations for which streets are candidates for traffic calming devices	Implementation of recommendations defined in the study	Mid to Long	COSA Public Works, Neighborhood Associations, Volunteer surveys	Quarterly	
	Number of neighborhood association meetings attended by members of the Public Works department to discuss traffic calming devices	Minimum of three (3) meetings attended annually by a COSA Public Works representative to present traffic calming devices	Immediate and Ongoing	Neighborhood Associations	Annually	
	Amount of time allowed to process applications and install speed humps where warranted	Reduce time allowed to process speed hump installation by 20%	Short	COSA Public Works	Quarterly	

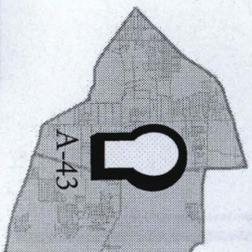
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
31.1: Provide more bicycle facilities along streets and in linear parks	Number of linear miles of bike facilities along linear greenways and parks.	Annual 10% increase in the amount of linear miles of bike facilities along linear greenways and parks or until 100% of linear greenways and parks provide bicycle facilities	Short and Ongoing	COSA Parks and Recreation, COSA Public Works, MPO	Annually	
	Number of on road bicycle facilities implemented in Eastern Triangle are part of the Bicycle Master Plan	Annual 10% increase in the amount of linear miles of on road bicycle facilities		MPO		
	Number of bicycle parking facilities installed at area businesses and community facilities	Increase the amount of bicycle parking at area businesses and community facilities by 10% or a minimum of one (1) per year		COSA Public Works, MPO		





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
31.2: Increase connectivity between neighborhoods by creating an Eastern Triangle Community off-road loop for non-motorized modes of transportation to avoid high traffic roadways and connect hike and bike trails to increase accessibility for community residents	Linear miles of hike and bike trails in the Eastern Triangle and update the Bicycle Master Plan	Creation of an off road bicycle network to connect community facilities as shown in the Future Land Use Plan map	Short and Ongoing	MPO, COSA Public Works	Annually	
	Update the Bicycle Master Plan accordingly					
32.1: Increase the amount of landscaped and buffered sidewalks in the Eastern Triangle	Number of linear miles of sidewalks that are wider than the standard 4ft width	Annual 5% increase in miles of wider sidewalks	Short	Plan Implementation Team records	Annually	
	Corridor Overlay with wider sidewalks and landscape buffer requirements	Creation of a Corridor Overlay District along S WW White with required wider sidewalks and landscape buffers	Short to Mid			
	Number of trees planted in and amount of square footage of sidewalk planting strips	Annual minimum 10% increase in tree plantings and square footage of landscape strips				

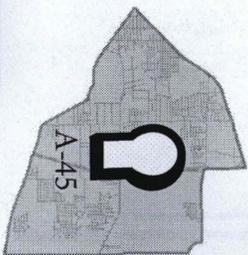
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
32.2: Bring existing sidewalks up to ADA standards	Number of wheelchair accessible sidewalks	Annual 10% increase in wheelchair accessibility; 100% of sidewalk improvements are wheelchair accessible	Short and Ongoing	COSA Public Works	Annually	
33.1: Maintain a safe environment within school zones	Number of older signs replaced with new signs, flashing beacons, and/or overhead signs in school zones	100% of school zones are clearly identifiable to motorists	Immediate and Ongoing	COSA Public Works	Quarterly	
	Number of speed humps or other traffic calming measures placed in front of Eastern Triangle schools	A minimum of one (1) traffic calming measure per year installed	Short and Ongoing		Annually	
33.2: Provide safety measures and education for children and adults to walk in the community	Number of Safe Routes to School and Walkable Communities workshops	Each school in the Eastern Triangle participate in the Safe Routes to School Program and 100% neighborhood association participation in the Walkable Communities program	Immediate to Long	MPO	Quarterly	
	Number of programs taught at neighborhood association meetings that teach children and adults street safety skills	A minimum of two (2) street safety classes at different neighborhood association meetings per year	Immediate and Ongoing	Plan Implementation Team records		





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
34.1: Provide additional street lights where necessary for pedestrian, bicyclist, and vehicular safety and the deterrence of crime that does not increase light pollution	Number of down-directed over-head lights used for mid-block lighting requests	Placement of street lights where requested in a timely manner	Immediate and Ongoing	COSA Public Works, Volunteer surveys	Quarterly	
35.1: Provide better transportation for disabled and senior citizens	Number of educational outreach opportunities about Public Transit services at neighborhood association meetings and senior centers	A minimum of two (2) presentations regarding transit services to neighborhood association meetings and senior centers per year	Immediate and Ongoing	Neighborhood Associations	Annually	

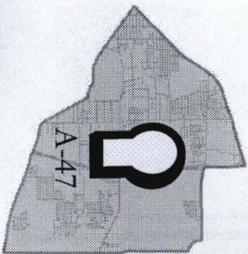
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
35.2: Connect the Eastern Triangle to downtown San Antonio, Fort Sam Houston, St. Philip's College, AT&T Center, Medical Center, and other major employers with better accessibility to public transit for Eastern Triangle residents	Number of miles of lanes dedicated to transit-only services in the Eastern Triangle	Completion of dedicated public transit lanes and implementation of Bus Rapid Transit on Houston Street	Short to Mid	COSA Public Works, VIA	Annually	





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
35.3: Provide safe and sheltered bus stops	Number of ADA-compliant bus shelter sidewalk upgrade projects completed	Annual 10% increase in or a minimum of 1 sidewalk upgrade projects per year	Short to Mid	COSA Public Works, MPO	Annually	
	Number of bus stops moved to store front locations	5% of bus stops within the Eastern Triangle are located at shopping center store fronts	Short to Long	VIA bus shelter inventory		
	Amendment to the Unified Development Code to accommodate bus lanes in front of new or existing shopping centers	Bus lanes able to locate closer to commercial centers for easier mobility of customers		COSA Planning and Development Services Zoning records	Biannually	
	Development of a "Park Trolley" plan to connect parks with a route with stops at all Eastern Triangle parks	100% of parks within the Eastern Triangle are interconnected through a bus route	Short to Mid	VIA, neighborhood associations	Quarterly	
36.1: Eliminate septic systems in the Eastern Triangle through cooperative efforts of the community and government agencies	Number of septic systems located	Creation of a street by street inventory of existing septic systems	Immediate and Ongoing	SAWS, Volunteer surveys	Annually	
	Number of Bexar County Public Works permits issued for septic conversion projects	Issue at least five (5) permits for septic conversion projects per year		Bexar County Public Works		
	Creation of a SAWS Hardship Program for septic conversion	Program available to assist low income community members with septic conversion		SAWS records		

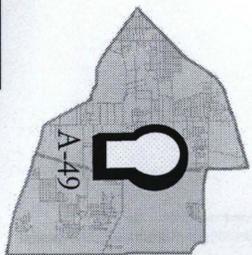
OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
37.1: Establish an Eastern Triangle Storm Water Subcommittee to maintain communication with government departments and other public agencies	Number of Storm Water Subcommittee meetings held each year	Creation of an Eastern Triangle Storm Water Subcommittee that meets at least three (3) times per year	Immediate and Ongoing	Plan Implementation Team records	Annually	
37.2: Monitor current drainage projects and propose new projects where needed within and outside of the planning area that may negatively affect the Eastern Triangle	Establish a Comprehensive Drainage Master Plan for the Eastern Triangle	Comprehensive Master Plan provide project recommendations for the Subcommittee to pursue	Short	Eastern Triangle Storm Water Committee	Quarterly	
	Number of COSA Storm Water project started and completed on schedule	75% of COSA Storm Water projects completed according to schedule	Immediate and Ongoing	COSA Public Works, Eastern Triangle Storm Water Committee		
	Number of drainage problems identified using the Weaknesses and Threats map in this plan document	All projects identified by the Weaknesses and Threats map completed				
	Number of areas outlined in the plan document or that are later identified for potential remediation projects	Establish a working schedule for the Eastern Triangle and make sure the projects already identified as problematic areas in the plan document have first priority				Annually





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
37.3: Ensure that the current drainage system receives regular maintenance and remains clean and unobstructed	Notify Storm Water Utility Operations concerning problematic system areas and drainage obstructions	Zero (0) incidents of neighborhood flooding occurs due to obstructed drainage	Short and Ongoing	Eastern Triangle Storm Water Committee	Quarterly	
37.4: Establish regulations for the use of new strategies to increase water absorption and reduce the volume of storm water run-off	Number of new techniques and paving materials used to help mitigate storm water run-off before it reaches established storm water channels	20% of new drainage utilize new techniques and/or materials	Immediate and Ongoing	COSA Public Works, Eastern Triangle Storm Water Committee	Annually	
	Amount of funding acquired for neighborhood storm water improvement projects	Annual 15% increase in total funds acquired each year			Quarterly	
38.1: Explore converting above ground electrical utilities to an underground network to help beautify the neighborhood and remove utility pole obstructions in sidewalks	Number of streets in need of utility conversion projects identified through volunteer surveys	Annual 10% decrease in the number of utility conversion projects left to be completed in the Eastern Triangle	Immediate and Ongoing	COSA Public Works, Eastern Triangle Storm Water Committee	Quarterly	

OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
39.1 Organize a core group of dedicated stakeholders into the Plan Implementation Team that meets on a regular basis	Adopted bylaws or charter	Establishment of the Eastern Triangle Plan Implementation Team	Immediate	Plan Implementation Team Bylaws or Charter	Annually	
39.2 Organize committees and sub-committees as needed to oversee implementation of major plan topics and specific chapters of the plan	Number of committees and subcommittees meeting on a regular basis	A minimum of five (5) committees and/or sub-committees created and maintained by community involvement	Immediate and Ongoing	Plan Implementation Team records	Annually	
40.1 Promote interest and participation in the plan implementation	Number of annual open house meetings held annually	A minimum of one (1) open house meeting held annually	Short and Ongoing	Plan Implementation Team records	Annually	
	Number of members of the Plan Implementation Team	A minimum of twenty (20) participating members in the Plan Implementation Team				





OBJECTIVE	INDICATORS	DESIRED OUTCOMES	TIMELINE	MEANS OF VERIFICATION	FREQUENCY OF VERIFICATION	RESULTS ACHIEVED
40.2 Create networks and partnerships to assist with implementation of the plan	Number of partner associations, organizations, agencies, or businesses	A minimum of five (5) partnerships between associations, organizations, agencies, or businesses	Short and Ongoing	Plan Implementation Team records	Annually	
41.1 Prioritize plan topics for implementation	Number of priority projects completed as planned	A minimum of one (1) priority project is completed annually	Short and Ongoing	Plan Implementation Team records	Annually	
41.2 Monitor and evaluate implementation and progress toward achieving the plan's goals and objectives	Number of indicators listed under results achieved as in process toward completion or completed	A minimum of five (5) indicators annually being shown as in process or completed	Short and Ongoing	Plan Implementation Team records	Annually	

## **APPENDIX B: RESOURCE CONTACT INFORMATION**

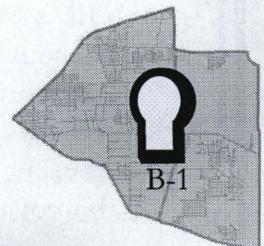
The following list is a quick reference of some of the organizations referenced in this Community Plan. The list is provided in alphabetical order by Bexar County, City of San Antonio, and All Other Agencies. General City of San Antonio information can also be obtained at [www.sanantonio.gov](http://www.sanantonio.gov).

### **CALL 211**

211 is a free, easy-to-remember phone number connecting callers with health and human services in their community. 211 provides information and referral service for the following counties in Texas: Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, and Wilson. Information and referrals are available 24 hours a day, 7 days a week throughout the year.

**FOR CITY OF SAN ANTONIO  
CUSTOMER SERVICE,**

### **CALL 311**





**BEXAR COUNTY  
OFFICES**

**Bexar County Commissioner  
Precint 4 Office**  
100 Dolorosa, Ste. 1.2  
(210) 335-2614  
[www.bexar.org/commct/  
cmpct4/pct4.asp](http://www.bexar.org/commct/cmpct4/pct4.asp)

**Environmental Services  
Division**  
233 N Pecos - La Trinidad, Ste.  
420  
(210) 335-6700

**Justice of the Peace**  
4462 E Houston, Ste. 200  
(210) 335-4900  
[www.bexar.org/jp4/](http://www.bexar.org/jp4/)

**Parks Section**  
(210) 335-6732

**Infrastructure Services  
Department**  
233 N Pecos, Ste. 420  
(210) 335-6700

**Sheriff's Office**  
200 N Comal  
Stray Animal: (210) 559-5445  
Non-emergency: (210) 335-6000  
[www.bexar.org/bcsheriff/](http://www.bexar.org/bcsheriff/)

**CITY OF SAN ANTONIO**

**Animal Care Services**  
4710 State Hwy 151  
(210) 207-4PET or (210) 207-  
4738  
[www.sanantonio.gov/animalcare/](http://www.sanantonio.gov/animalcare/)

**Bob Ross Multi-Service Health  
and Resource Center**  
2219 Babcock  
(210) 207-5300  
[www.sanantonio.gov/comminit/  
eds/bobrosscenter.asp](http://www.sanantonio.gov/comminit/eds/bobrosscenter.asp)

**Capital Improvements  
Management Services  
CIMS**  
(210) 207-1011  
[www.sanantonio.gov/cims/](http://www.sanantonio.gov/cims/)

**City Arborist - Debbie Reid**  
(210) 207-8053  
[www.sanantonio.gov/dsd/  
environmental.asp](http://www.sanantonio.gov/dsd/environmental.asp)

**City Council**  
103 Main Plaza  
(210) 207-7040  
[www.sanantonio.gov/council/](http://www.sanantonio.gov/council/)

**Code Compliance**  
1400 S Flores  
(210) 207-8200  
[www.sanantonio.gov/codecomp/](http://www.sanantonio.gov/codecomp/)

**Community Initiatives**  
115 Plaza de Armas, Ste. 210  
(210) 207-8198  
[www.sanantonio.gov/comminit/](http://www.sanantonio.gov/comminit/)

**Community Link Customer  
Service Center**  
3154 SE Military  
(210) 207-6570  
[www.sanantonio.gov/customer/  
centers.asp](http://www.sanantonio.gov/customer/centers.asp)

**Council District 2 Office**  
(210) 207-7278  
[www.sanantonio.gov/council/D2/  
index.asp](http://www.sanantonio.gov/council/D2/index.asp)

**Disability Access Office**  
311  
[www.sanantonio.gov/ada/index.  
asp](http://www.sanantonio.gov/ada/index.asp)

**Economic Development**  
100 W Houston St  
(210) 207-8080  
[www.sanantonio.gov/edd](http://www.sanantonio.gov/edd)

**Environmental Policy**  
(210) 207-1721  
[www.sanantonio.gov/oep/](http://www.sanantonio.gov/oep/)

**Fire**  
(210) 207-8492  
[www.sanantonio.gov/safd/](http://www.sanantonio.gov/safd/)

**Historic Preservation Office**  
1901 S Alamo  
(210) 215-9274  
[www.sanantonio.gov/historic](http://www.sanantonio.gov/historic)

**Household Hazardous Waste  
Facility**  
7030 Culebra Rd  
(210) 207-6440  
[www.sanantonio.gov/swmd/  
EMD/HHW.asp](http://www.sanantonio.gov/swmd/EMD/HHW.asp)

**Housing & Neighborhood  
Services**  
1400 S Flores  
(210) 207-7881  
[www.sanantonio.gov/nad/](http://www.sanantonio.gov/nad/)

**Library**  
600 Soledad  
(210) 207-2500  
[www.sanantonio.gov/Library/](http://www.sanantonio.gov/Library/)

**Neighborhood Planning and  
Urban Design Section**  
1901 S Alamo  
(210) 207-7873  
[www.sanantonio.gov/planning/  
neighborhoods.asp](http://www.sanantonio.gov/planning/neighborhoods.asp)

**Neighborhood Traffic  
Engineering Division**  
311  
[www.sanantonio.gov/  
publicworks/trafeng/  
neighborhood.asp](http://www.sanantonio.gov/publicworks/trafeng/neighborhood.asp)

**Office of Cultural Affairs**  
318 W Houston  
(210) 222-ARTS  
[www.sahearts.com/](http://www.sahearts.com/)

**Office of Emergency Management**

OEM  
(210) 206-8580  
[www.sanantonio.gov/emergency/](http://www.sanantonio.gov/emergency/)

**Parks and Recreation**

(210) 207-8297  
[www.sanantonio.gov/sapar](http://www.sanantonio.gov/sapar)

**Planning and Development Services**

1901 S Alamo  
(210) 207-1111  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

**Planning & Development Services - Environmental Section**

1901 S Alamo  
(210) 207-1111  
[www.sanantonio.gov/dsd/environmental.asp](http://www.sanantonio.gov/dsd/environmental.asp)

**Police**

SAPD  
Non-Emergency (210) 207-7273  
Emergency 911  
[www.sanantonio.gov/SAPD/](http://www.sanantonio.gov/SAPD/)

**Public Works**

311  
[www.sanantonio.gov/publicworks](http://www.sanantonio.gov/publicworks)

**Regional Planning Section**

1901 S Alamo  
(210) 207-7873  
[www.sanantonio.gov/planning/Comprehensive.asp](http://www.sanantonio.gov/planning/Comprehensive.asp)

**San Antonio Metropolitan Health District**

Metro Health  
332 W Commerce  
(210) 207-8780  
[www.sanantonio.gov/health/](http://www.sanantonio.gov/health/)

**Small Business First Point**

(210) 207-3900

**Solid Waste Management**

1940 Grandstand  
(210) 207-6400  
[www.sanantonio.gov/swmd](http://www.sanantonio.gov/swmd)

**Steps to a Healthier San Antonio**

332 W Commerce, Ste. 303  
(210) 207-8846  
[www.sanantonio.gov/health/Steps-main.html](http://www.sanantonio.gov/health/Steps-main.html)

**Traffic Operations Division**

311  
[www.sanantonio.gov/publicworks/trafeng/TrafficOpsDiv.asp](http://www.sanantonio.gov/publicworks/trafeng/TrafficOpsDiv.asp)

**Youth Opportunities Program**

COSA YO!  
(210) 207-6100  
[www.sanantonio.gov/comminit/yo/yomain.asp](http://www.sanantonio.gov/comminit/yo/yomain.asp)

**ALL OTHER AGENCIES**

**ACCION Texas**

2014 S Hackberry St  
(210) 226-3664 or (888) 215-2373  
[www.acciontexas.org](http://www.acciontexas.org)

**Alamo Area Council of Governments**

AACOG  
8700 Tesoro Dr, Ste. 700  
(210) 362-5200  
[www.aacog.com](http://www.aacog.com)

**Alamo Area Partners for Animal Welfare**

AAPAW  
info@aapaw.org  
[www.aapaw.org](http://www.aapaw.org)

**Alamo Community College District**

ACCD  
201 W Sheridan  
(210) 485-000  
[www.accd.edu](http://www.accd.edu)

**Alamo Forest Partnership**

(210) 353-2090  
[www.alamoforestpartnership.org](http://www.alamoforestpartnership.org)

**American Red Cross - San Antonio Area Chapter**

3642 E Houston St  
(210) 224-5151  
[www.saredcross.org](http://www.saredcross.org)

**Animal Defense League**

11300 Nacadoches Rd  
(210) 655-1481  
[www.adltexas.org](http://www.adltexas.org)

**Bexar Area Agency on Aging**

Bexar AAA  
(210) 362-5254 or (800) 960-5201  
[www.bexaraging.org](http://www.bexaraging.org)

**Bexar County Opportunities Industrialization Center, Inc.**

Bexar County OIC  
1122 S WW White  
(210) 333-8389

**Blood-N-Fire Ministries - Adopt-A-Block Program**

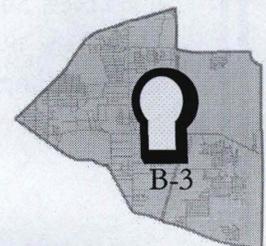
211 & 219 Keller  
(210) 378-3696, (210) 274-6545, or (210) 465-9101  
[www.bloodnfiresanantonio.org](http://www.bloodnfiresanantonio.org)

**Boy Scouts of America - Alamo Area Council**

2226 NW Military Hwy  
(210) 341-8611  
[www.alamoarea-boyscouts.org](http://www.alamoarea-boyscouts.org)

**Boys and Girls Club of San Antonio**

3503 Martin Luther King Dr.  
(210) 227-2642  
[www.bgcsatx.org](http://www.bgcsatx.org)



**Build San Antonio Green**

118 Broadway, Ste. 232  
(210) 224-7278  
[www.buildsagreen.org](http://www.buildsagreen.org)

**Catholic Youth Organization**

CYO  
2718 W Woodlawn  
(210) 734-2620  
[www.archdiossa.org/oym/cyo/default.asp](http://www.archdiossa.org/oym/cyo/default.asp)

**Center for Health Care Services**

3031 IH 10 West  
(210) 731-1300  
[www.chcsbc.org](http://www.chcsbc.org)

**Communities Organized for Public Service**

COPS  
2300 W Commerce  
(210) 222-2367

**Council for South Texas Economic Progress**

COSTEP  
[www.costep.org](http://www.costep.org)

**Covenant House Texas**

1111 Lovett Boulevard  
Houston, TX  
(713) 523-2231  
[www.covenanthousetx.org](http://www.covenanthousetx.org)

**CPS Energy**

911 S WW White  
Emergency/Problem  
(210) 353-4357  
General (210) 353-2222  
[www.cpsenergy.com](http://www.cpsenergy.com)

**East Central Independent School District**

6634 New Sulphur Springs Rd  
(210) 648-7861  
[www.ecisd.net](http://www.ecisd.net)

**East San Antonio Crime Coalition**

[www.eastsacrimecoalition.com](http://www.eastsacrimecoalition.com)

**Education Service Center, Region 20**

1314 Hines Ave  
(210) 370-5200  
[www.esc20.net](http://www.esc20.net)

**First Tee of San Antonio Golf**

915 E Mulberry Ave.  
(210) 736-9592  
[www.thefirstteesanantonio.org](http://www.thefirstteesanantonio.org)

**Girl Scouts of Southwest Texas**

811 N Coker Loop  
(210) 349-2404  
[www.sagirlscouts.org](http://www.sagirlscouts.org)

**Gordon Hartman Family Foundation**

1202 W Bitters, Bldg 1, Ste. 1200  
(210) 493-2811  
[www.hartmansa.org](http://www.hartmansa.org)

**Greater San Antonio Builders Association**

3625 Paesanos Parkway  
(210) 696-3800  
[www.sabuilders.com](http://www.sabuilders.com)

**Green Spaces Alliance**

116 Villita St  
(210) 222-8430  
[www.greenspacesalliance.org](http://www.greenspacesalliance.org)

**Guardian Angels**

717 Fifth Ave., Ste. 401  
Brooklyn, NY  
(212) 860-5575  
[www.guardianangels.org](http://www.guardianangels.org)

**Haven for Hope**

(210) 226-HOPE  
[www.havenforhope.org](http://www.havenforhope.org)

**Humane Society SPCA of Bexar County**

4804 Fredericksburg Rd  
(210) 226-7461  
[www.humanesocietyspca.org](http://www.humanesocietyspca.org)

**Jubilee Outreach Center**

2931 S WW White  
(210) 337-7060  
<http://jubileecoutreach.org/>

**Junior Achievement of South Texas**

403 E Ramsey, Ste. 201  
(210) 490-2007  
[www.jast.org](http://www.jast.org)

**Keep San Antonio Beautiful, Inc.**

1940 Grandstand  
(210) 207-6460  
[www.keepsabeautiful.org](http://www.keepsabeautiful.org)

**Metro Alliance**

123 Octavia Pl  
(210) 222-8562

**National Park Service**

[www.nps.gov](http://www.nps.gov)

**National Recycling Coalition**

805 15th Street, NW, Ste. 425  
Washington, D.C.  
(202) 789-1430  
[www.nrc-recycle.org](http://www.nrc-recycle.org)

**Neighborhood Housing Services of San Antonio**

NHS  
847 Steves Ave.  
(210) 533-6673  
[www.nhssofsa.org](http://www.nhssofsa.org)

**Neighborhood Resource Center**

NRC  
(210) 735-0586  
[www.nrc-sa.org](http://www.nrc-sa.org)

**Our Lady of the Lake University**  
OLLU  
411 SW 24th St  
(210) 434-6711  
[www.ollusa.edu](http://www.ollusa.edu)

**Own Up San Antonio**  
[www.ownupsa.com](http://www.ownupsa.com)

**Project Quest**  
301 S Frio  
(210) 270-4690  
[www.questsa.com](http://www.questsa.com)

**Ready South Texas**  
[www.readysouthtexas.org](http://www.readysouthtexas.org)

**Roaring Lambs International Golf Academy**  
2515 Perrton, #2316  
Dallas, TX  
(214) 339-4423  
[www.roaringlambs.org](http://www.roaringlambs.org)

**San Antonio Alternative Housing Corporation**  
SAAHC  
1215 Trinity St  
(210) 224-2349  
[www.saahc.org](http://www.saahc.org)

**San Antonio-Bexar County Metropolitan Planning Organization**  
MPO  
825 S St. Mary's  
(210) 227-8651 or (800) 735-2989  
[www.sametroplan.org](http://www.sametroplan.org)

**San Antonio Conservation Society**  
107 King William St  
(210) 224-6163  
[www.saconservation.org](http://www.saconservation.org)

**San Antonio Education Partnership**  
206 San Pedro, Ste. 200  
(210) 229-9900  
[www.saedpartnership.org](http://www.saedpartnership.org)

**San Antonio Flood Emergency System**  
SAFE  
(210) 207-SAFE  
[www.safloodsafe.com](http://www.safloodsafe.com)

**San Antonio Express News**  
301 Avenue E  
(210) 250-3000  
[www.mysanantonio.com](http://www.mysanantonio.com)

**San Antonio Food Bank**  
5200 Old Highway 90 West  
(210) 337-3663 or (800) 246-9121  
[www.safoodbank.org](http://www.safoodbank.org)

**San Antonio Housing Authority**  
818 S Flores  
(210) 477-6262  
[www.saha.org](http://www.saha.org)

**San Antonio Independent School District**  
SAISD  
141 Lavaca  
(210) 299-5500  
[www.saisd.net](http://www.saisd.net)

**San Antonio Lighthouse for the Blind**  
2305 Roosevelt  
(210) 533-5195; 1-800-362-4335  
[www.salighthouse.org](http://www.salighthouse.org)

**San Antonio Mobility Coalition**  
13526 George Rd, Ste. 107  
(210) 688-4407  
[www.samcoinc.org](http://www.samcoinc.org)

**San Antonio Parks Foundation**  
314 E Commerce, Ste. 720  
(210) 212-8423  
[www.saparksfoundation.org](http://www.saparksfoundation.org)

**San Antonio Register**  
(210) 212-NEWS  
[www.saregister.com](http://www.saregister.com)  
**San Antonio River Authority**  
100 E Guenther St  
(210) 227-1373  
[www.sara-tx.org](http://www.sara-tx.org)

**San Antonio Water System**  
SAWS  
2800 US Hwy 281 North  
(210) 704-7297  
[www.saws.org](http://www.saws.org)

**Seton Home**  
1115 Mission Rd  
(210) 533-3504  
[www.setonhomsa.org](http://www.setonhomsa.org)

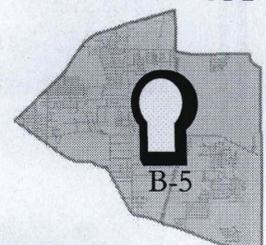
**South Central Texas Regional Certification Agency**  
305 E Euclid, St. 102  
(210) 227-4RCA  
[www.sctrca.org](http://www.sctrca.org)

**South Texas Business Fund**  
(210) 207-3932  
[www.sotexbizfund.com](http://www.sotexbizfund.com)

**South Texas Women's Business Center**  
100 W Houston St., Ste. 1900  
(210) 207-0112  
[www.stvbc.com](http://www.stvbc.com)

**Southwest Mental Health Center**  
SMHC  
8535 Tom Slick Dr  
(210) 616-0300  
[www.smhc.org](http://www.smhc.org)

**Spay-Neuter Assistance Program**  
SNAP  
(210) 673-7722  
[www.snapus.org](http://www.snapus.org)





**St. Mary's University**  
One Camino Santa Maria  
(210) 436-3011  
[www.stmarytx.edu](http://www.stmarytx.edu)

**St. Philip's College**  
1801 Martin Luther King  
(210) 486-2000  
[www.accd.edu/spc/](http://www.accd.edu/spc/)

**Texas Department of Public  
Safety**  
(512) 424-2000  
[www.txdps.state.tx.us/](http://www.txdps.state.tx.us/)

**Texas Department of  
Transportation**  
TxDOT  
4615 NW Loop 410  
(210) 615-1110  
[www.txdot.gov](http://www.txdot.gov)

**Texas Health and Human  
Services Commission**  
[www.hhsc.state.tx.us](http://www.hhsc.state.tx.us)

**Texas Parks and Wildlife**  
4200 Smith School Rd  
Austin, TX  
(800) 792-1112  
[www.tpwd.state.tx.us/](http://www.tpwd.state.tx.us/)

**Texas Diabetes Institute**  
701 S Zarzamora  
(210) 358-7000  
[www.texasdiabetesinstitute.com](http://www.texasdiabetesinstitute.com)

**U.S. Green Building Council  
Central Texas-Balcones  
Chapter**  
USBC  
[www.usgbc-centraltexas.org](http://www.usgbc-centraltexas.org)

**United Way**  
700 S Alamo  
(210) 352-7000  
[www.unitedwaysatx.org](http://www.unitedwaysatx.org)

**University of Texas - San  
Antonio**  
UTSA  
One UTSA Circle  
(210) 458-4011  
[www.utsa.edu](http://www.utsa.edu)

**US Corp of Engineers**  
819 Taylor St  
Ft. Worth, TX  
(210) 817-886-1326  
[www.swf.usace.army.mil](http://www.swf.usace.army.mil)

**University of Texas Health  
Science Center of San Antonio**  
UTHSC  
7703 Floyd Curl  
(210) 567-7000  
[www.uthscsa.edu](http://www.uthscsa.edu)

**San Antonio Small Business  
Development Center**  
501 W Durango  
(210) 458-2020  
<http://sasbdc.txsbdc.org/>

**VIA Metropolitan Transit**  
VIA  
800 W Myrtle  
(210) 362-2000  
[www.viainfo.net](http://www.viainfo.net)

**Workforce Solutions Alamo**  
4543 E Houston St  
(210) 581-0190  
[www.workforcesolutionsalamo.org](http://www.workforcesolutionsalamo.org)

**YMCA of Greater San Antonio**  
1213 Iowa St  
(210) 532-0932  
[www.ymcasatx.org/davisscott/](http://www.ymcasatx.org/davisscott/)

# APPENDIX C: STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOTs)

S = Strength, W = Weakness, O = Opportunity, T = Threat  
Summary by District

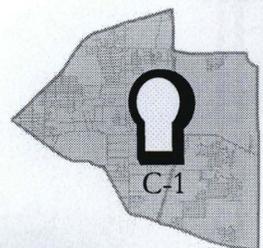
The purpose of the first community meeting held on May 31, 2008 was for community members to engage in a discussion about the Strengths, Weaknesses, Opportunities, and Threats (SWOTs) in the community. At the meeting, participants were divided into groups by district to focus their discussion on each district. The tables and maps in this section identify the issues and concerns within the planning area by district identified by community members at the meeting. Input gathered at the community meeting was used in the plan writing workshops to lead discussion in creating goals, objectives, and action steps to address the weaknesses and threats as well as to highlight and develop the strengths and opportunities.

**Strengths** are characteristics or elements within the planning area that make the area stand-out when compared to other areas in the city.

**Weaknesses** include problems found within the community that are harmful to the health and well-being of the community.

**Opportunities** are conditions, both existing and proposed, beyond the neighborhood boundaries that could improve the neighborhood and impact the area in a positive manner

**Threats** may be internal, but are generally external issues or actions that could influence the neighborhood in a negative manner and jeopardize the future success of the community.





# NORTH DISTRICT

## HOUSING & NEIGHBORHOODS

Strengths and Opportunities	Weaknesses and Threats
<p><b><u>NEW HOMES</u></b>  <b>S-</b> New housing in the Dellcrest Park area near the post office</p> <p><b><u>EXISTING / OLDER HOMES</u></b>  <b>S-</b> Highway Drive; a lot of housing renovations</p> <p><b><u>NEIGHBORHOODS</u></b>  <b>S-</b> Longtime residents and neighbors  <b>S-</b> Formation of Eastwood Village Neighborhood Association  <b>S-</b> Active Huntleigh Park Residents Association  <b>S-</b> Cooperative neighbors in Huntleigh Park and well-kept neighborhood</p>	<p><b><u>EXISTING / OLDER HOMES</u></b>  <b>W-</b> Older housing stock in need of rehab  <b>W-</b> Increasing number of rental houses that are not being taken care of</p> <p><b><u>NEIGHBORHOODS</u></b>  <b>W-</b> Low resident participation in neighborhood issues; lack of resident empowerment  <b>T-</b> Younger generation moving out of neighborhood  <b>T-</b> Increased property taxes that can result from housing and neighborhood improvements  <b>W-</b> Weak council representatives</p>

## ECONOMIC & BUSINESS DEVELOPMENT

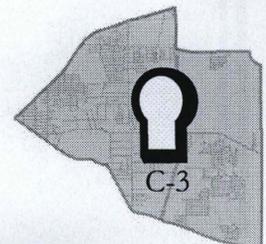
Strengths and Opportunities	Weaknesses and Threats
<p><b><u>GENERAL</u></b>  <b>O-</b> Good jobs in area</p> <p><b><u>EXISTING BUSINESSES</u></b>  <b>S-</b> Not as many liquor stores as in past  <b>O-</b> Existing HEB could be expanded  <b>S-</b> HEB within walking distance to neighborhoods</p> <p><b><u>NEW BUSINESSES</u></b>  <b>O-</b> Room for business expansion; vacant parcels for redevelopment</p>	<p><b><u>NEW BUSINESSES</u></b>  <b>W-</b> limited larger-scale businesses  <b>T-</b> No trade oriented businesses at which youth can learn and be mentored  <b>W-</b> Need CVS-type businesses  <b>W-</b> No employment centers to employ residents locally</p>

## TRANSPORTATION & INFRASTRUCTURE

Strengths and Opportunities	Weaknesses and Threats
<p><u>PUBLIC TRANSIT</u>  <b>S-</b> Bus stops throughout area</p>	<p><u>STREETS</u>  <b>W-</b> Traffic calming needed along Kenmar &amp; Upland  <b>W-</b> Traffic calming needed on Kay Ann Ave and Susanwood  <b>W-</b> No bike lanes for kids to bike to parks</p> <p><u>SIDEWALKS/PEDESTRIAN</u>  <b>W-</b> Sidewalks needed; around WW White Elementary  <b>W-</b> General lack of sidewalks throughout area</p> <p><u>STORMWATER</u>  <b>W-</b> Flooding around Davis Middle School &amp; surrounding streets  <b>W-</b> Flooding at Jarbet and MLK  <b>W-</b> Drainage concerns in the Dellcrest neighborhood</p>

## COMMUNITY FACILITIES, HEALTH & EDUCATION

Strengths and Opportunities	Weaknesses and Threats
<p><u>YOUTH, SENIOR &amp; FAMILY PROGRAMS/FACILITIES</u>  <b>S/O-</b> Vacant Super S. Building on W.W. White could be converted to teen center</p> <p><u>EDUCATION</u>  <b>S-</b> Improvements to Schools; WW White Elementary, Sam Houston, Davis</p> <p><u>COMMUNITY FACILITIES/PUBLIC SPACE</u>  <b>S/O-</b> Copernicus Park – need to promote its assets  <b>S/O-</b> MLK Park has a lot of potential  <b>S-</b> Schools are generally well maintained</p>	<p><u>YOUTH, SENIOR &amp; FAMILY PROGRAMS/FACILITIES</u>  <b>W-</b> Need afterschool teen center with supervision  <b>W-</b> Neighborhoods closer to IH-10 E have less access to community facilities</p> <p><u>EDUCATION</u>  <b>W/T-</b> Lower school enrollments</p> <p><u>COMMUNITY FACILITIES/PUBLIC SPACE</u>  <b>W-</b> School facilities close at 7:00 pm and kids w/ parents who work late, have no where to go after 7 pm.  <b>W-</b> No public library in planning area</p>



**CRIME & PUBLIC SAFETY**

Strengths and Opportunities	Weaknesses and Threats
<p><u>PUBLIC SAFETY</u>  <b>O</b>- Residents and Neighborhood Associations could come together in community policing efforts</p>	<p><u>PUBLIC SAFETY</u>  <b>T</b>- Younger generation moving out of neighborhood; fear of gangs  <b>W</b>- Need more community policing  <b>T</b>- Juvenile crime, gangs</p> <p><u>POLICE</u>  <b>W/T</b>- No police foot or bike patrols (like beat cops from the past)</p> <p><u>ANIMAL CARE AND CONTROL</u>  <b>W</b>- Stray animals; dogs, cats &amp; domestic farm animals</p> <p><u>CODE COMPLIANCE</u>  <b>W</b>- Limited resident education regarding 3-1-1 and code compliance in general  <b>W</b>- Many overgrown vacant lots, trash dumping</p>

**SOUTH DISTRICT**

**HOUSING & NEIGHBORHOODS**

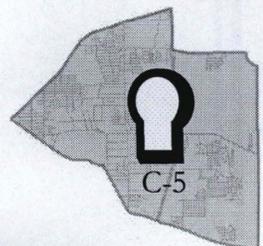
Strengths and Opportunities	Weaknesses and Threats
<p><u>NEW HOMES</u>  <b>O</b>- Increase higher-end housing stock</p> <p><u>NEIGHBORHOODS</u>  <b>S</b>- Large lot sizes  <b>S</b>- Rural and quiet neighborhoods  <b>S</b>- Comanche and Lower South Eastside NA's</p>	<p><u>NEIGHBORHOODS</u>  <b>T</b>- Increased multi-family dwellings  <b>W</b>- Properties transitioning to rentals  <b>W</b>- Lack of more Home Owners Assoc. (HOA) or Neighborhood Association in the district</p>

## ECONOMIC & BUSINESS DEVELOPMENT

Strengths and Opportunities	Weaknesses and Threats
<p><u>EXISTING COMMERCIAL CORRIDORS</u></p> <ul style="list-style-type: none"> <li>O- Revitalization of WW White</li> <li>S/O- Good freeway access</li> <li>S- Decent shopping nearby</li> </ul> <p><u>EXISTING BUSINESSES</u></p> <ul style="list-style-type: none"> <li>S- Local and friendly businesses</li> </ul> <p><u>NEW BUSINESSES</u></p> <ul style="list-style-type: none"> <li>O- Availability of property (vacant land) for development/investment</li> <li>O- Improve Roland St. and encourage commercial development</li> <li>O- Increase quality office space opportunities</li> <li>O- Opportunity to attract economic generators, a movie theatre, bookstores, etc.</li> </ul>	<p><u>GENERAL</u></p> <ul style="list-style-type: none"> <li>W/T- Businesses leaving area</li> </ul> <p><u>EXISTING BUSINESSES</u></p> <ul style="list-style-type: none"> <li>W- Too many warehouses</li> <li>W/T- Too many industrial uses, gas storage tanks</li> <li>W- Too many tire shops, cash advance businesses &amp; bars</li> <li>W- Many vacant buildings</li> </ul>

## TRANSPORTATION & INFRASTRUCTURE

Strengths and Opportunities	Weaknesses and Threats
<p><u>PUBLIC TRANSIT</u></p> <ul style="list-style-type: none"> <li>S- Expanded public transit</li> </ul>	<p><u>STREETS</u></p> <ul style="list-style-type: none"> <li>W- Lack of lighting on Loop 410 (Rigsby to IH-37)</li> <li>W- Poor road maintenance</li> <li>W- Speeding along Sinclair – no enforcement</li> </ul> <p><u>SIDEWALKS/PEDESTRIAN</u></p> <ul style="list-style-type: none"> <li>W- Poor or no sidewalks</li> </ul> <p><u>STORMWATER</u></p> <ul style="list-style-type: none"> <li>T- Flooding concerns throughout area</li> </ul>



## COMMUNITY FACILITIES, HEALTH & EDUCATION

Strengths and Opportunities	Weaknesses and Threats
<p><u>COMMUNITY FACILITIES/PUBLIC SPACE</u></p> <p><b>S/O</b>- Parks have been improved and enhanced</p> <p><b>S/O</b>- Improvement of Parks/trail system, particularly Salado Creek improvements</p> <p><b>O</b>- Provide venue for conventions</p> <p><b>O</b>- Space for a library</p>	<p><u>GENERAL</u></p> <p><b>T</b>- Too many broken promises from the City</p> <p><u>YOUTH, SENIOR &amp; FAMILY PROGRAMS/FACILITIES</u></p> <p><b>W</b>- Need more senior citizen resources</p> <p><b>W</b>- General lack of youth programs</p> <p><u>EDUCATION</u></p> <p><b>T</b>- Decreasing school population</p>

## CRIME & PUBLIC SAFETY

Strengths and Opportunities	Weaknesses and Threats
<p><u>PUBLIC SAFETY</u></p> <p><b>S</b>- Sheriffs substation at Loop 410 and Keasler</p>	<p><u>PUBLIC SAFETY</u></p> <p><b>T</b>- Lack of lighting on Loop 410 (Rigsby to IH-37)</p> <p><b>T</b>- Gang and drug activity increasing</p> <p><b>W</b>- Area crime</p> <p><u>POLICE</u></p> <p><b>W/T</b>- Lack of a police presence</p> <p><u>ANIMAL CARE AND CONTROL</u></p> <p><b>W</b>- Lack of animal control; too many horses, animals roaming the streets</p> <p><u>CODE COMPLIANCE</u></p> <p><b>T</b>- Dumping and increased code violations</p> <p><b>W</b>- Dumping on Roland St.</p> <p><b>W</b>- Code Compliance problems on Sinclair Rd.</p> <p><b>W</b>- Zoning not enforces, ex. Group homes, Multi-family developments in Single-family neighborhoods</p>

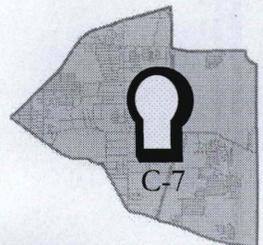
**EAST DISTRICT**

**HOUSING & NEIGHBORHOODS**

Strengths and Opportunities	Weaknesses and Threats
<p><u>GENERAL</u></p> <ul style="list-style-type: none"> <li><b>O</b>- Abundant vacant land for developers to build on</li> <li><b>S</b>- Stable population (not much migration out of the neighborhood)</li> <li><b>S</b>- 2nd and 3rd generation of residents</li> <li><b>S</b> – Large number of older residents to provide mentoring to younger adults and children in the neighborhood.</li> </ul> <p><u>NEIGHBORHOOD</u></p> <ul style="list-style-type: none"> <li><b>S</b>- Strong area school districts</li> </ul>	<p><u>GENERAL</u></p> <ul style="list-style-type: none"> <li><b>W/T</b>- General apathy on the part of residents in the area.</li> </ul> <p><u>NEIGHBORHOOD</u></p> <ul style="list-style-type: none"> <li><b>W</b>- Must travel relatively long distances to reach restaurants and businesses providing retail to residents.</li> </ul>

**ECONOMIC & BUSINESS DEVELOPMENT**

Strengths and Opportunities	Weaknesses and Threats
<p><u>GENERAL</u></p> <ul style="list-style-type: none"> <li><b>S/O</b>- Educated workforce in the area</li> </ul> <p><u>NEW BUSINESS</u></p> <ul style="list-style-type: none"> <li><b>O</b>- Neighborhood-scale businesses within the existing residential areas, with a big-box retail business on the perimeter along major thoroughfare</li> <li><b>O</b>- High/mid-level shopping center in Bexar County area</li> </ul>	<p><u>EXISTING BUSINESS</u></p> <ul style="list-style-type: none"> <li><b>W</b>- Existing businesses show a lack of interest when residents of the area apply for employment.</li> <li><b>T</b>- To the North of the District, heavy industrial uses and land fill problems</li> </ul> <p><u>NEW BUSINESS</u></p> <ul style="list-style-type: none"> <li><b>W</b>- Lack of high-tech businesses in the area</li> <li><b>W</b> – No 2-star or higher restaurants in the area</li> <li><b>W</b>- Lack of corporate/business community involvement in the area</li> <li><b>W</b>- Lack of neighborhood-scale businesses</li> </ul>



## TRANSPORTATION & INFRASTRUCTURE

Strengths and Opportunities	Weaknesses and Threats
	<p><u>GENERAL</u></p> <p>W- Developers who have built in the area have not provided the infrastructure necessary to mitigate the impact of their development on existing adjacent residences</p> <p><u>STREETS</u></p> <p>W- Sinclair is dangerous</p> <p>W- Disinvestment by the City</p>

## COMMUNITY FACILITIES, HEALTH & EDUCATION

Strengths and Opportunities	Weaknesses and Threats
<p><u>YOUTH, SENIOR, FAMILY PROGRAMS AND SERVICES</u></p> <p>S- Large number of older residents to provide mentoring services</p> <p>S/O- Income is under-reported</p> <p><u>COMMUNITY FACILITIES/PUBLIC SPACE</u></p> <p>O- Park within open land in Bexar County</p> <p>O- Vacant tracts of land for a Library</p>	<p><u>YOUTH, SENIOR, FAMILY PROGRAMS AND SERVICES</u></p> <p>W – Lack of youth facilities</p> <p><u>EDUCATION</u></p> <p>W/T- Lack of nearby post-secondary education/ job training facilities</p> <p><u>COMMUNITY FACILITIES/PUBLIC SPACE</u></p> <p>W- Lack of parks in the area</p> <p>W/T- Rosillo Ranch</p>

## CRIME & PUBLIC SAFETY

Strengths and Opportunities	Weaknesses and Threats
<p><u>PUBLIC SAFETY</u></p> <p>O- Police substation w/in residential areas</p>	<p><u>PUBLIC SAFETY</u></p> <p>W- Gangs</p> <p>W- Idleness in the Vineyard</p> <p><u>POLICE</u></p> <p>W- Insufficient number of police patrols</p>

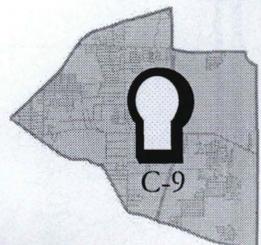
**WEST DISTRICT**

**HOUSING & NEIGHBORHOODS**

Strengths and Opportunities	Weaknesses and Threats
<p><u>NEW HOMES</u>  <b>O</b>- develop vacant land to bring in more homeowners &amp; less slum lords</p> <p><u>EXISTING / OLDER HOMES</u>  <b>S</b>- Older, well built homes with larger yards  <b>O</b>- Rehab of existing housing stock</p> <p><u>NEIGHBORHOODS</u>  <b>S</b>- Active Neighborhood Associations  <b>O</b>- Empty-nesters in neighborhood  <b>S</b>- More homeowners in the area</p>	<p><u>EXISTING / OLDER HOMES</u>  <b>W</b>- Wheatly Heights area has "slum lords"  <b>T</b>- Lot of vacant houses and land, people squatting in vacant houses</p> <p><u>NEIGHBORHOODS</u>  <b>W</b>- Youth leaving neighborhood  <b>T</b>- Vacant homes and properties in area  <b>W</b>- Lack of resident participation</p>

**ECONOMIC & BUSINESS DEVELOPMENT**

Strengths and Opportunities	Weaknesses and Threats
<p><u>EXISTING COMMERCIAL CORRIDORS</u>  <b>O</b>- Martin Luther King – bring in more small businesses &amp; reduce unemployment</p> <p><u>EXISTING BUSINESSES</u>  <b>S</b>- Good number of mom &amp; pop stores in area</p> <p><u>NEW BUSINESSES</u>  <b>O</b>- Opportunity for job creation  <b>O</b>- Vacant stores along WW White – opportunity to re-adapt as neighborhood stores</p>	<p><u>GENERAL</u>  <b>W/T</b>- Lack of local job opportunities  <b>W</b>- lack of businesses in general  <b>W</b>- high unemployment</p>



## TRANSPORTATION & INFRASTRUCTURE

Strengths and Opportunities	Weaknesses and Threats
<u>PUBLIC TRANSIT</u> <b>S-</b> Good public transportation in area, particularly along MLK	<u>SIDEWALKS/PEDESTRIAN</u> <b>W-</b> Sidewalks needed in the Amity Rd. area <b>W-</b> Wheatly Rd. needs repaving <b>W-</b> Potholes along Roland St.  <u>STORMWATER</u> <b>W-</b> Wheatly Heights area has flooding problems <b>W-</b> Bad drainage on MLK from IH-10 to Freedom Bridge

## COMMUNITY FACILITIES, HEALTH & EDUCATION

Strengths and Opportunities	Weaknesses and Threats
<u>YOUTH, SENIOR &amp; FAMILY PROGRAMS/FACILITIES</u> <b>O-</b> Availability for more youth recreational opportunities  <u>COMMUNITY FACILITIES/PUBLIC SPACE</u> <b>S/O-</b> Good parks in area <b>S-</b> Salado Creek Linear Park <b>O-</b> Possible Sports Complex for area <b>S-</b> Churches throughout area <b>S-</b> New Covenant Church at Yucca and Clark <b>S-</b> Boys and Girls Club	<u>YOUTH, SENIOR &amp; FAMILY PROGRAMS/FACILITIES</u> <b>W-</b> Lack of support programs; i.e., drug rehab programs  <u>EDUCATION</u> <b>W/T-</b> Lacking sufficient support for education <b>W/T-</b> Lack of after school programs  <u>COMMUNITY FACILITIES/PUBLIC SPACE</u> <b>W-</b> No library in area

## CRIME & PUBLIC SAFETY

Strengths and Opportunities	Weaknesses and Threats
	<u>PUBLIC SAFETY</u> <b>T-</b> Drug activity around Gates Elementary <b>T-</b> Registered sex offenders and prostitution around Gates Elementary <b>T-</b> Gangs in the area <b>T-</b> Violent crime along Drexel St.  <u>POLICE</u> <b>W/T-</b> Slow response from Police Dept.  <u>ANIMAL CARE AND CONTROL</u> <b>W-</b> Stray dog population

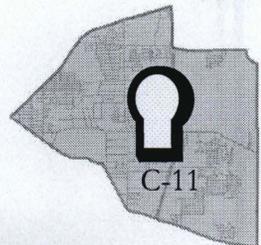
**CENTRAL DISTRICT**

**HOUSING & NEIGHBORHOODS**

Strengths and Opportunities	Weaknesses and Threats
<p><u>EXISTING / OLDER HOMES</u>  <b>O</b>- Vacant homes; opportunity for rehab</p> <p><u>NEIGHBORHOODS</u>  <b>O</b>- Elementary school closure (Henry Carroll Elementary) – opportunity for redevelopment  <b>S</b>- Friendly neighbors  <b>S</b>- Large residential lots  <b>S</b>- Educated retirees reside in area  <b>S</b>- Many churches  <b>S</b>- Interested volunteers in neighborhood</p>	<p><u>NEIGHBORHOODS</u>  <b>T</b>- Old Landfill in southern portion of district west of WW White</p>

**ECONOMIC & BUSINESS DEVELOPMENT**

Strengths and Opportunities	Weaknesses and Threats
<p><u>GENERAL</u>  <b>O</b>- Vacant lots; opportunity for infill</p> <p><u>EXISTING COMMERCIAL CORRIDORS</u>  <b>O</b>- WW White commercial corridor, greater density  <b>O</b>- 410 Access Rd. for business development</p> <p><u>EXISTING BUSINESSES</u>  <b>S</b>- Nearby restaurants</p> <p><u>NEW BUSINESSES</u>  <b>O</b>- Room/land available for growth  <b>O</b>- Many vacant buildings for redevelopment  <b>O</b>- Large tract on E. side of WW White near intersection with Rigsby; opportunity for shopping center</p>	<p><u>GENERAL</u>  <b>W/T</b>- Businesses leaving area  <b>W/T</b>- Vacant buildings</p> <p><u>EXISTING BUSINESSES</u>  <b>T</b>- Mobile vendors obscure motorist vision  <b>W</b>- Lack of restaurants with different types of food  <b>W</b>- Too many tire shops</p>



## TRANSPORTATION & INFRASTRUCTURE

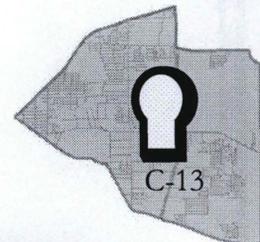
Strengths and Opportunities	Weaknesses and Threats
<p><u>GENERAL</u></p> <p><b>O</b>- Retain garbage collection staff to minimize trash on streets</p> <p><u>STREETS</u></p> <p><b>S</b>- CIMS Infrastructure Projects</p> <p><b>S/O</b>- Easy access to highways</p> <p><b>S</b>- Minimal traffic</p> <p><u>PUBLIC TRANSIT</u></p> <p><b>O</b>- Mass transit along WW White</p> <p><b>O</b>- VIA could create route to hike &amp; bike paths</p> <p><b>S</b>- Good VIA service in some areas</p>	<p><u>STREETS</u></p> <p><b>W</b>- Pot holes in many streets</p> <p><b>W</b>- Poor lighting</p> <p><b>W</b>- Streets in need of repair</p> <p><b>W</b>- Need streetlight at Rigsby &amp; Willenbrock</p> <p><u>PUBLIC TRANSIT</u></p> <p><b>W</b>- VIA improvements needed</p> <p><b>W</b>- Bus stop improvements needed at Rigsby and WW White</p> <p><u>STORMWATER</u></p> <p><b>T</b>- Drainage problems throughout district</p>

## COMMUNITY FACILITIES, HEALTH & EDUCATION

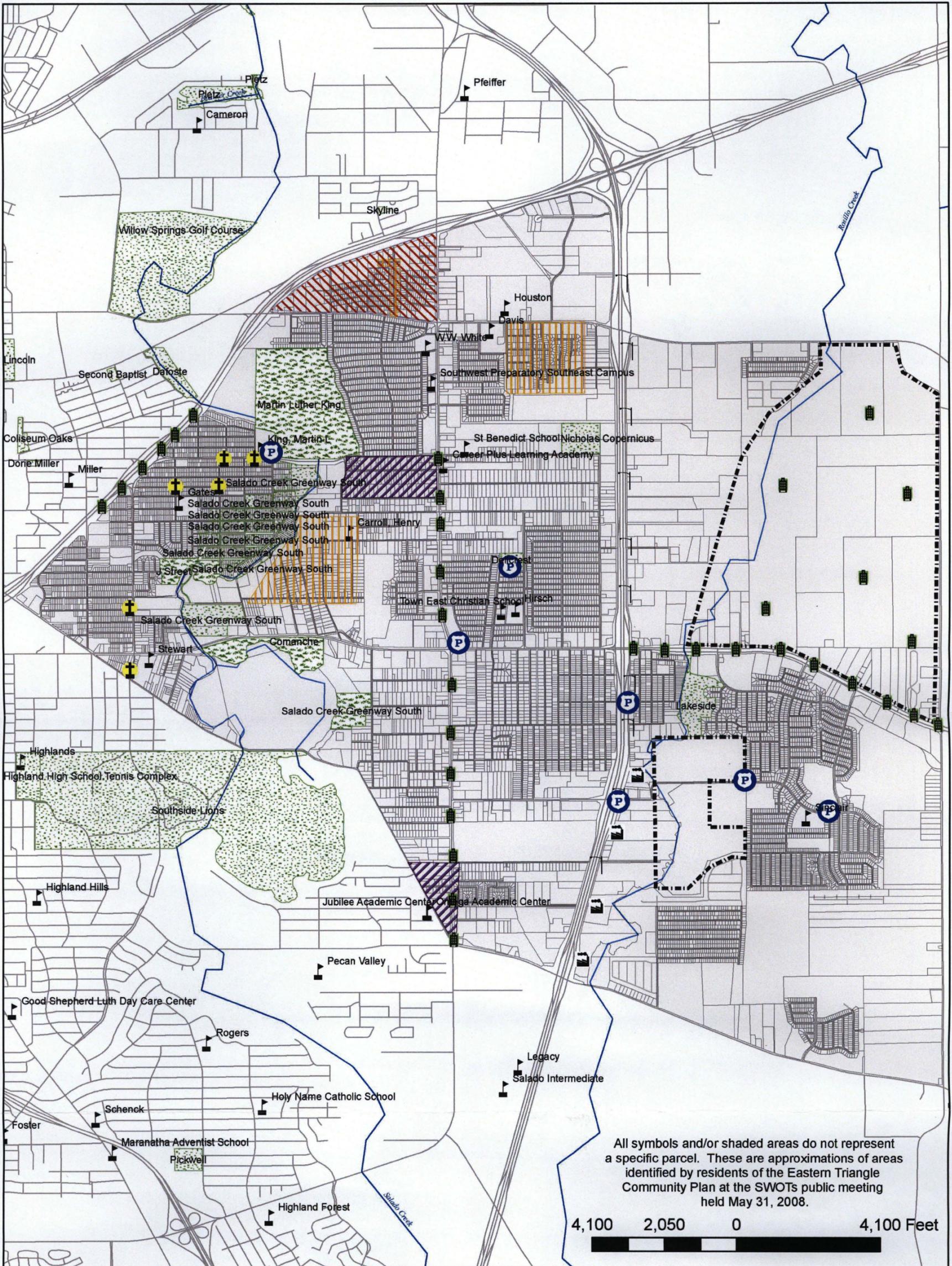
Strengths and Opportunities	Weaknesses and Threats
<p><u>GENERAL</u></p> <p><b>S/O</b>- Community's human capital – long time residents in neighborhood between Hein &amp; Orchard, west of WW White</p> <p><u>EDUCATION</u></p> <p><b>S</b>- Schools within walking distance</p> <p><u>COMMUNITY FACILITIES/PUBLIC SPACE</u></p> <p><b>S</b>- Park and Sports fields</p> <p><b>S</b>- SAWS &amp; CPS facilities nearby</p> <p><b>O</b>- A lot of green space for more park development</p> <p><b>O</b>- Space for indoor fitness center with pool</p>	<p><u>HEALTH</u></p> <p><b>W</b>- No indoor fitness center</p> <p><u>YOUTH, SENIOR &amp; FAMILY PROGRAMS/FACILITIES</u></p> <p><b>W</b>- Not enough supervised activities for kids</p> <p><b>T</b>- Kids roaming the streets at night</p> <p><u>EDUCATION</u></p> <p><b>W/T</b>- Sam Houston HS losing accreditation</p> <p><u>COMMUNITY FACILITIES/PUBLIC SPACE</u></p> <p><b>W</b>- Improvements needed to Dellcrest Park</p>

**CRIME & PUBLIC SAFETY**

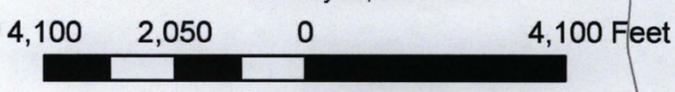
<b>Strengths and Opportunities</b>	<b>Weakenesses and Threats</b>
<p><u>PUBLIC SAFETY</u></p> <p>S- Good fire protection/EMS</p> <p>O- Blinking/flashing lights for St. Benedict School Zone</p> <p><u>POLICE</u></p> <p>O- Improved services / more officers</p> <p>O- Small police substation near Dellcrest Park</p>	<p><u>PUBLIC SAFETY</u></p> <p>T- Some crime in the Wheatly Heights neighborhood</p> <p>T- Gangs</p> <p>T- Speeding in school zones &amp; residential areas</p> <p>T- Home invasions</p> <p>T- Prostitution in some areas</p> <p>T- Security issues around Sea Breeze St. &amp; WW White</p> <p>T- Crime between MLK &amp; Hein, west of WW White</p> <p>T- Speeding along; eastern portion of Rigsby, Willenbrock, Semlinger, northern portion of WW White in School Zone</p> <p>T- Motorcycle racing at southern end of WW White</p> <p>T- Cut-through traffic along Hein</p> <p>T- Crime concerns around Lynfield and WW White</p> <p>T- Vacant properties &amp; criminal activity near WW White, north of Lakewood St.</p> <p><u>POLICE</u></p> <p>W/T- Slow police response</p> <p><u>CODE COMPLIANCE</u></p> <p>W- Illegal dumping in western part of district, near Shrader St.</p> <p>W- Need more code enforcement</p> <p>W- Graffiti in drainage ways &amp; along Diane St.</p>



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All symbols and/or shaded areas do not represent a specific parcel. These are approximations of areas identified by residents of the Eastern Triangle Community Plan at the SWOTs public meeting held May 31, 2008.



- |  |                      |                            |                              |                    |                       |
|--|----------------------|----------------------------|------------------------------|--------------------|-----------------------|
|  | <b>Symbols</b>       | For Highway Lighting       | <b>Shapes</b>                | Good Housing Stock | Schools               |
|  | <b>Opportunities</b> | For Churches               | For Industrial               | <b>Strengths</b>   | Good Traffic Controls |
|  | For Commercial       | Possible Police Substation | Good Park Areas              | Developable Land   | Creeks                |
|  |                      |                            | Good Neighbors/Human Capital | Parks              |                       |

File Name: City of San Antonio Enterprise GIS, Base Map 0511, Base Approx 2/14/11  
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 City of San Antonio Planning Department GIS Manager: Erik Woodruff, ewoodruff@sanantonio.gov. Maps may be viewed at (210) 237-7873  
 Map Created by: Brad Stange  
 Map Creation Date: January 21, 2009  
 Map Description: City of San Antonio Enterprise GIS, Base Map 0511, Base Approx 2/14/11  
 PDF Filename: 08010023.ppt

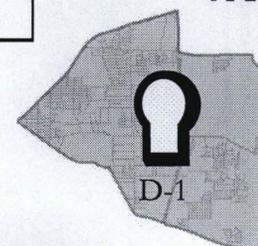
# Eastern Triangle Strengths and Opportunities

Rodrick J. Sanchez, AICP/CRO  
 Director  
 City of San Antonio  
 Planning and Development  
 Services Department  
 Cliff Morton Business and Development  
 Service Center  
 1901 S. Alamo  
 San Antonio, TX 78205



# APPENDIX D: PROPOSED CAPITAL IMPROVEMENTS IN PLAN

IMPROVEMENT	ROADWAY	SCOPE
Turnarounds	Loop 410	At Rigsby
		At Sinclair
		At E. Houston
Widen roadway	Sinclair	East of Loop 410
Traffic study and cost analysis to extend Lord Road	Lord Road	From Semlinger east across Loop 410
Traffic study	Rigsby	Conduct study to determine if additional traffic lights are needed on Rigsby between S WW White and Loop 410
		Conduct study to determine if street realignment on Rigsby between S WW White and Loop 410 is necessary for: Diane/Spokane and/or Bible/Tyne
Traffic signal modernization	Martin Luther King	From IH-10 to S WW White
Traffic warning light	Martin Luther King	At Hein
Streetlight installation	Willenbrock	At Bayhead
	Hein	At Orchard
	Readwell	To be determined
Traffic calming devices	Semlinger	To be determined
	Diane	To be determined
	Rice	To be determined
	Bayhead	To be determined
	Sinclair	From S WW White to Loop 410
	Cresthill	To be determined
	North Hein	To be determined
	Jupe	To be determined
	Alma	From S WW White to Loop 410
	Boulder	From Covington to Holmgreen
Speed humps installation	Bayhead	To be determined
	North Hein	To be determined
School zone safety	Various	Replace old school zone signs with new signs, flashing beacons, and/or overhead signs





IMPROVEMENT	ROADWAY	SCOPE
Improve pedestrian and bicycle mobility	S WW White	To be determined
	Rigsby	To be determined
	Martin Luther King	To be determined
	Houston	To be determined
	Roland	To be determined
	IH-10	To be determined
Bicycle parking	Various	Local businesses, community centers, and schools
ADA accessibility	S WW White	To be determined
Wide, buffered sidewalks that meet ADA requirements	Various	To be determined
Install new sidewalks	North Hein	Both sides of street
	Flora Mae	Both sides of street
	Highway Drive	Both sides of street
	Various	Huntleigh Park Neighborhood
Septic system conversion	Various	To be determined
Drainage flow	S WW White	To be determined
	Rigsby	To be determined
	Upland	To be determined
	Martin Luther King	To be determined
Drainage remediation	Boxwood	To be determined
	Orchard	To be determined
	Various	Huntleigh Park especially Flora Mae and Sapphire
	Roland	To be determined

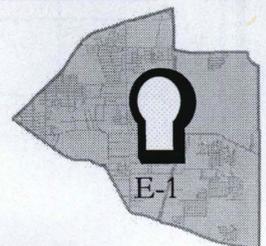
# APPENDIX E: PUBLIC WORKS CURRENT AND PROPOSED PROJECTS

## SPEED HUMP INVENTORY

LOCATION	FROM	TO	YEAR INSTALLED	TYPE	STATUS
Diane	Rice	Rigsby	1997	Asphalt	Existing
Rice	Semlinger	WW White	1997	Asphalt	Existing
Irene	Roland	WW White	2002	Asphalt	Existing
Rice	WW White	Schumacher	2003	Cushion	Existing
Lake Meadow	Lakefront	Sinclair	2003	Cushion	Existing
Lakefront	Lakemist	Lake Meadow	2003	Cushion	Existing
Christian	Rigsby	Winneway	2006	Cushion	Existing
Kayann	WW White	Carol Crest	2007	Cushion	Existing
Holmgreen	Holmgreen	Cresthill	2007-2008	Cushion	To be installed 2008

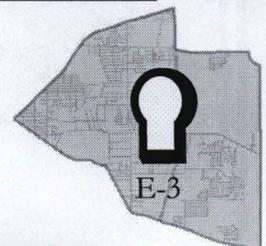
## STREET MAINTENANCE PROGRAM 2001 TO 2012

YEAR	PROJECT LIMITS	APPLICATION	APPLICATION TYPE	ESTIMATED COST
2001	Anna Mae from Malim to Winneway	Slurry Seal - Contract	Sealant	\$16,559
2001	Crater from Finis to Winneway	Base and Pavement Repair - City	Rehabilitation	\$2,678
2001	Dagmar from Tyne to Lou	Slurry Seal - Contract	Sealant	\$6,288
2001	Darlene from Jupe to Lou	Slurry Seal - Contract	Sealant	\$7,426
2001	Debbie from Tyne to Dead End	Slurry Seal - Contract	Sealant	\$5,552
2001	Houston from IH 10 to WW White	VIA local assistance - Contract	Rehabilitation	\$170,609
2001	Jupe from Rigsby to Dead End	Slurry Seal - Contract	Sealant	\$47,721
2001	Kaiser from Rigsby to Sinclair	Slurry Seal - Contract	Sealant	\$58,214
2001	Lou from Tyne to Dead End	Slurry Seal - Contract	Sealant	\$9,689
2001	Malim from Tyne to Dead End	Slurry Seal - Contract	Sealant	\$13,964
2001	Paula from WW White to Rockcrest	Slurry Seal - Contract	Sealant	\$64,502



YEAR	PROJECT LIMITS	APPLICATION	APPLICATION TYPE	ESTIMATED COST
2001	Tillie from Rigsby to Sinclair	Slurry Seal - Contract	Sealant	\$58,561
2001	Tyne from Rigsby to Paula	Slurry Seal - Contract	Sealant	\$43,418
2001	Winneway from WW White to Rockcrest	Slurry Seal - Contract	Sealant	\$57,798
2002	Rigsby from Loop 410 to (Proposed Walmart entry)	Reconstruction - City	Rehabilitation	\$18,087
2003	Advance from F to H	Asphalt Overlay - City	Rehabilitation	\$20,536
2003	Badger from Bundy to Martin Luther King	Full Depth Reclamation - City	Rehabilitation	\$18,743
2003	Beulah from Bundy to Martin Luther King	Full Depth Reclamation - City	Rehabilitation	\$18,656
2003	Brice from F to H	Full Depth Reclamation - City	Rehabilitation	\$19,482
2003	Bundy from Badger to Eva Jo	Full Depth Reclamation - City	Rehabilitation	\$41,008
2003	Corliss from Badger to Eva Jo	Full Depth Reclamation - City	Rehabilitation	\$40,790
2003	Ferris from Badger to Eva Jo	Asphalt Overlay - City	Rehabilitation	\$43,533
2003	Roland from Pecan Valley to WW White	Full Depth Reclamation - City	Rehabilitation	\$123,930
2004	Alfred from Sapphire to Flora Mae	Full Depth Reclamation - City	Rehabilitation	\$20,351
2004	Diane from Benham to Rigsby	Full Depth Reclamation - City	Rehabilitation	\$71,133
2004	John Victor from Sapphire to Flora Mae	Full Depth Reclamation - City	Rehabilitation	\$27,684
2004	Kings View from Way View to Dead End	Full Depth Reclamation - City	Rehabilitation	\$2,783
2004	Lawn View from Way View to Dead End	Full Depth Reclamation - City	Rehabilitation	\$10,219
2004	Regal View from Saints Haven to Houston	Full Depth Reclamation - City	Rehabilitation	\$30,684
2004	Royal View from Way View to Houston	Full Depth Reclamation - City	Rehabilitation	\$19,099
2004	Tree View from Lawn View to Royal View	Full Depth Reclamation - City	Rehabilitation	\$35,224
2004	Way View from Lawn View to Regal View	Full Depth Reclamation - City	Rehabilitation	\$40,464
2005	Pop Gun from IH 10 to Houston	Asphalt Overlay - Contract	Rehabilitation	\$226,366
2005	Sinclair from Loop 410 to Lakeland	Asphalt Overlay - City	Rehabilitation	\$135,185
2006	Holmgreen from Rigsby to My Lane	Full Depth Reclamation - City	Rehabilitation	\$82,425
2007	Martin Luther King from WW White to Lone Oak	Hot Paver Laid Micro Surface - Contract	Rehabilitation	\$340,843
2008	Brooksdale from Martin Luther King to Bunche	Asphalt Overlay - Contract	Rehabilitation	\$168,031
2008	Day from Drexel to Rigsby	Full Depth Reclamation - City	Rehabilitation	\$32,062

YEAR	PROJECT LIMITS	APPLICATION	APPLICATION TYPE	ESTIMATED COST
2008	Dorie from IH 10 to Dead End East	Full Depth Reclamation - City	Rehabilitation	\$143,579
2008	Eastham from Day to Pioneer	Full Depth Reclamation - City	Rehabilitation	\$8,233
2008	F from Pecan Valley to Wheatley	Full Depth Reclamation - City	Rehabilitation	\$82,421
2008	Hershey from Dellhaven to Semlinger	Asphalt Overlay - Contract	Rehabilitation	\$99,957
2008	Lincolnshire from Pecan Valley to Brooksdale	Full Depth Reclamation - City	Rehabilitation	\$132,596
2008	Lone Oak from Martin Luther King to F	Asphalt Overlay - Contract	Rehabilitation	\$99,459
2008	Morningview from Pecan Valley to Dead End	Full Depth Reclamation - City	Rehabilitation	\$155,115
2008	Pioneer from Drexel to Rigsby	Full Depth Reclamation - City	Rehabilitation	\$30,445
2008	Sterling from Dead End to Dead End	Asphalt Overlay - City	Rehabilitation	\$125,401
2009	Creswell from Waycross to Houston	Asphalt Overlay - City	Rehabilitation	\$48,808
2009	Glacier Lake from Sinclair to Dead End	Asphalt Overlay - Contract	Rehabilitation	\$34,188
2009	Horizon Lake from Lake Victoria to Lake Superior	Asphalt Overlay - City	Rehabilitation	\$35,841
2009	Ida from WW White to Dead End	Asphalt Overlay - Contract	Rehabilitation	\$54,002
2009	Lakefront from Hwy 87 to 130 Ft E of Lakedon	Full Depth Reclamation - City	Rehabilitation	\$212,849
2009	Yucca from Lone Oak to Dead End West	Asphalt Overlay - City	Rehabilitation	\$77,384
2010	Bernadine from Diane to Semlinger	Asphalt Overlay - City	Rehabilitation	\$96,624
2010	Creekmoor from Dellhaven to Semlinger	Full Depth Reclamation - City	Rehabilitation	\$86,084
2010	Mary Diane from Dellhaven to Semlinger	Hot Paver Laid Micro Surface - Contract	Rehabilitation	\$83,435
2011	Astoria Dr from Upland to Eastwood Dr	Asphalt Overlay - City	Rehabilitation	\$85,414
2011	Lakewood from Leesburg to Providence	Asphalt Overlay - City	Rehabilitation	\$27,312
2011	Lakewood from Dellhaven to Semlinger	Asphalt Overlay - City	Rehabilitation	\$88,560
2011	Tomrob from Upland to Eastwood	Asphalt Overlay - Contract	Rehabilitation	\$88,800



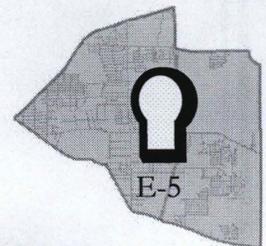
YEAR	PROJECT LIMITS	APPLICATION	APPLICATION TYPE	ESTIMATED COST
2011	Vicksburg from Leesburg to Providence	Asphalt Overlay - City	Rehabilitation	\$27,201
2011	Wycliff from Dellhaven to Semlinger	Asphalt Overlay - City	Rehabilitation	\$89,051
2012	Adamston from Cul-de-sac to J St	Asphalt Overlay - City	Rehabilitation	\$17,472
2012	Alma from S WW White to SE Loop 410 Access Rd	Slurry Seal - Contract	Sealant	\$143,127
2012	Amberson from Cul-de-sac to J St	Asphalt Overlay - City	Rehabilitation	\$20,028
2012	E Drexel Ave from Pecan Valley Dr to Dead End	Asphalt Overlay - Contract	Rehabilitation	\$83,245
2012	J St from Pecan Valley to Dead End	Full Depth Reclamation - City	Rehabilitation	\$41,488
2012	Lakewood Dr from Bible to Diane	Hot Paver Laid Micro Surface - Contract	Rehabilitation	\$38,796
2012	Port Entry from SE Loop 410 Access Rd to Dead End	Full Depth Reclamation - City	Rehabilitation	\$88,812

## STORM WATER ENGINEERING EVALUATION LIST

All proposed projects are unfunded as of May 2008

LOCATION	ESTIMATED COST	SCOPE
Jarbet and Upland	\$218,000	Upgrade existing drainage system. Water concentrates and ponds due to lack of proper outfall.
Hiawatha east of Nopal	\$100,000	Low water crossing bridge/culvert improvements 1-10'X6'SBC
Amity	\$1,880,000	Roland to Rigsby: Drainage and street and outfall req'd. Low in street causes flooding in homes in low areas
Stringfellow/Southside Lions Park	\$776,000	Inteceptor eathen channel constructed across Southside Lions Park property. Discharge will pass under a private road in the park thru a culvert, requiring street repair
Adele	\$1,000,000	Construct underground drainage (48" RCP) from Hiawatha to Hicks to eliminate street flooding. This requires FP #2187 (Monticello outfall - SA) be constructed first
Sapphire/Flora Mae (Billy to Alfredo Dr)	\$3,975,000	This is very flat causing heavy flooding of homes. A storm sewer system requiring RCP needs to be installed on south ends of Sapphire and Flora Mae Dr from Billy to Alfredo Dr. System will converge in
Coca Cola - Option 1	\$7,538,000	(E Houston to E Commerce) Project includes widening and reconstruction of Coca Cola Pl from E Houston St to Commerce St including necessary drainage also construction of RS Dent'n pond

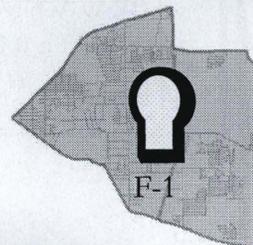
LOCATION	ESTIMATED COST	SCOPE
Gevers St Drainage Phase 1	\$8,778,000	Reconstruction of street w/curbs, sidewalks, and nec. Drainage - Channing (Nopal - Gevers), Fair (New Braunsfels - Nopal), Hiawatha (Nopal - Gevers), Gevers (Stevens - Hiawatha), Nopal (Channing - Fair)
Roland Ave low water crossing bridge	\$11,059,000	The project will consist of raising Roland Ave above the 100 yr water surface elevation crossing over Salado Creek. The first bridge would be 600' long and the second bridge would be 900' long
New Sulphur Springs East of Lodi	\$200,000	Placement of Xing arms @ existing low water Xing to prevent vehicles from Xing during flood events
Nopal, North of Fair	\$150,000	LWC bridge/culvert improvements 2 - 9' X 5' MBC
Roland - Irene	\$1,000,000	Improve drainage culvert under Roland. Water backs up on Irene and floods homes.
Shrader (Rigsby to Dead End)	\$63,000	Street reconstruction w/ drainage system and outfall. No curb on street. Water sheet flows over street and into private property
Martin Luther King Blvd	\$8,481,000	Replacement of existing underground storm drainage system and road reconstruction from Spriggsdale to Anita
Harney Drainage Enhancement	N/A	Demolition of approximately 1450' of 60" CMP and replace with either earthen open channel or precast box culverts
New Sulphur Springs west of Lodi	\$200,000	Placement of crossing arms at existing low water crossing to prevent vehicles from crossing during flood events
Monticello outfall	\$15,028,000	Upgrade existing underground drainage (10' X 7' MBC) from Hiawatha to Monticello outfall to alleviate flooding of 1 home and streets.
Lions Park Lake Dam	\$1,000,000	SE of Pecan Valley and Roland Ave
Wheatly Heights Dist 2 buyouts	\$580,000	This project includes property acquisition of 2 home sites in the SC Floodplain.
Salado Creek - Rigsby to Roland	N/A	Floodplain rectification will improve Salado Creek from Rigsby St to Roland St. These improvements consists of following items: clean up, repair minor channel problems, and reduction of split
Martin Luther King (Spriggsdale to Robeson)	\$5,992,000	This project includes replacement of the existing underground storm drainage system and road reconstruction from Spriggsdale to Robeson
Mozart Outfall	\$263,000	Street outfall to convey runoff from Mozart to the drainage channel. No existing outfall exists causing ponding in area.
Coca Cola - Option 2	\$6,603,000	The project includes replacement of the existing underground storm drainage system and road reconstruction from Spriggsdale to Robeson



LOCATION	ESTIMATED COST	SCOPE
Coca Cola (Commerce - Houston) w/ Detention	\$7,537,000	Reconstruct and widen to 5 lanes w/ curbs & sidewalks, driveway approaches, signal modifications/improvements & necessary drainage. Reconstruct a RR Spur @ grade crossing. Construct RSW Detention pond @ corner of Coca Cola/Houston
Coker Ln (to Stout Rd)	\$239,225	
WW White (Rigsby to Houston)	\$2,553,317	Construct underground drainage along WW White Rd from Rigsby to E Houston to alleviate flooding in area. Associated street reconstruction includes curbs, sidewalks, and driveway approaches.
Orchard Outfall (Orchard St and Susan Marie St)	\$600,000	Alleviate ponding w/in area streets @ Orchard and Hein. Drainage improvements associated with street reconstruction include curbs, sidewalks, driveway approaches, and underground drainage systems with outfall incorporated into project.
Kellis Drainage	\$956,469	Drainage improvements of Kellis from Southcross to Kashmuir Place to alleviate flooding

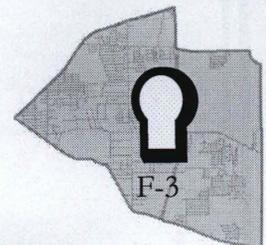
# APPENDIX F: CAPITAL IMPROVEMENTS MANAGEMENT SERVICES CURRENT AND PROPOSED PROJECTS

PROJECT NAME	SCOPE	PROJECT COST	STATUS	DATE COMPLETED	FUNDING SOURCE
Pecan Valley - IH 10 to J Street	Reconstruct Pecan Valley to 4 lanes (46') to include curbs, 6' sidewalks at the curb with drive approaches and necessary drainage improvements. (0.6 miles)	\$1,889,317	Complete	January-03	99 Bond / MPO
Grandview Neighborhood Sts Ph IIC (Hampton)	Reconstruct Hampton from Roland to J Street to a street width of 30' (2 lanes), including curbs, 4' sidewalks, water and sanitary replacements/relocations. The project length is 1,400 feet.	\$343,523	Complete	March-03	CDBG
G Street: Pecan Valley to Dead End	Reconstruct G Street to a 27' street width (2 lanes) from Pecan Valley to the deadend, including curbs, 4' sidewalks, wheelchair ramps and necessary drainage improvements. The project length is 640 feet.	\$197,309	Complete	September-03	CDBG
Grandview Neighborhood Streets Ph IIIE (J St from Hampton to Amanda)	Reconstruct J Street from Hampton to Amanda to include curbs, sidewalks and necessary drainage improvements.	\$197,309	Complete	September-03	CDBG
Grandview Neighborhood Streets Phase IIID (Alhaven)	Reconstruct Alhaven from Pecan Valley to Amanda. Reconstruction will include a 30' street, 4' sidewalk, driveways, curbs and necessary drainage.	\$298,724	Complete	November-03	CDBG
F Street - Pecan Valley to IH 10	Reconstruct "F" Street to a 27' street width (2 lanes) from Pecan Valley west to the dead-end to include curbs, sidewalks, driveway approaches and necessary drainage. The project length is 1,030 feet.	\$220,384	Complete	December-03	CDBG



PROJECT NAME	SCOPE	PROJECT COST	STATUS	DATE COMPLETED	FUNDING SOURCE
Morningview - Pecan Valley to IH 10	Reconstruct Morningview to a street width of 27' (2 lanes) from Pecan Valley west to the deadend, including curbs, sidewalks and driveway approaches. The project length is 425 feet.	\$143,252	Complete	December-03	CDBG
Sisk Lane (Charles Williams Place)	Reconstruct street, construct sidewalks, curb, driveways and wheelchair ramps	\$72,000	Complete	September-04	CDBG
W.W. White Ph I: Rigsby to Lord	Drainage improvements along W.W. White from Rigsby to Lord Rd and on Rigsby from W. W. White to Salado Creek. Also, provide a drainage system along Sea Breeze, Dell Crest and Odessa.	\$2,578,097	Complete	July-05	1994 Bond
Rice Reconstruction: W.W. white to Semlinger	Reconstruct Rice Road from W. W. White to Semlinger Road. Re-define Bar Ditch channels to grade, as required. Construct sidewalks, curbs, driveways, and wheelchair ramps on Rice Road from W. W. White to Semlinger Road.	\$520,736	Complete	December-05	1999 Bond
Sinclair Road to Rosillo Creek	Eliminates low water crossing on Sinclair Road at Rosillo Creek.	\$1,864,323	Complete	May-07	2003 Bond
Grandview Neighborhood Streets Ph IIIH (Hammond: Amanda to Roland)	Reconstruct Hammond from Amanda to Roland to a 30 foot width including curbs, sidewalks, driveway approaches and necessary drainage improvements. Project length is 555 feet.	\$361,820	Complete	March-08	HUD 108
Salado Creek Hike and Bike Ph I	The Salado Creek Hike and Bike Trail Phase 1 will construct a hike and bike trail along the Salado Creek from Comanche Park to the Willow Springs Golf Course. Salado Creek Phase 1 and 2 are the first 2 segments of the larger Salado Creek Linear Creekway System.	\$2,731,700	Design		1999 Bond
W. W. White area outfall Ph I, Part 2	Street reconstruction and drainage improvements along Covington and Grobe Drive from the dead-end to Rigsby with an outfall drain across Rigsby to Salado Creek	\$4,160,000	Construction		2005 Storm Water Revenue Bond

PROJECT NAME	SCOPE	PROJECT COST	STATUS	DATE COMPLETED	FUNDING SOURCE
Semlinger Road - Lord to Rigsby	Total street reconstruction to 30' width from Lord to Rigsby, including curbs, sidewalks, driveways, and a storm sewer system with an outfall to Diana and Rigsby	\$4,436,690	Construction		2003 Storm Water Revenue Bond
W. W. White area outfall Ph I, Part 1	Construct a drainage system along Diane Road from Glen Oak to Rigsby Road consisting of a concrete lined channel, box culverts, and reinforced concrete pipes. Project will also reconstruct Glen Oak from WW White to Semlinger, and will also reconstruct Holmgreen from WW White east to a dead-end. Street reconstruction will include new concrete curbs, sidewalks and driveways.	\$8,731,000	Construction		2005 Storm Water Revenue Bond
Orchard (WW White to W. Hein)	Reconstruct Orchard from W.W. White to W. Hein with curbs, sidewalks, driveway approaches and necessary drainage improvements.	\$3,733,000	Design		2007 Bond
North Hein (W.W. White - Hein West) and Hein West (Rice - N Hein)	Reconstruct N. Hein from W. W. White to W. Hein and W. Hein from Rice to N. Hein, with curbs, sidewalks, driveway approaches and necessary drainage improvements.	\$6,136,000	Design		2007 Bond
W.W. White Area Streets Phase II	Construct a storm system along Holmgreen Street to provide drainage for an area between Rice Road and Holmgreen. Project will consist of an underground system and an open channel. Street reconstruction will be required for Brusk Road from Rice to Goodell; Goodell from Brusk to Schumacher; Schumacher from Rice to Holmgreen; and Holmgreen from W.W. White to turn just west of My Lane.	\$9,089,000	Design		2007 Bond



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# APPENDIX G: RESIDENTIAL SURVEY

From June to November 2008, a survey was distributed at various locations throughout the Eastern Triangle Community Plan area. These surveys were available at public meetings, online, and at each of the survey drop off sites. Additionally, Planning Team members were provided copies to distribute to their friends and neighbors.

The purpose of the residents' survey was to help accurately assess how the residents see their community and to have the opportunity to express some of their individual concerns about the community. The survey permitted residents to suggest what businesses or services they need as well as how they would like to see their community grow in the future. Forty-four completed surveys were received.

Over the next five years, residents would like to see improvements to streets and infrastructure, higher quality businesses, stronger neighborhood associations and citizen involvement, lower crime rates, and higher education available within the Eastern Triangle.

## STRENGTHS

The top three strengths of the Eastern Triangle identified by respondents were:

- Friendly people and strong neighborhood associations (19%)
- Not a lot of traffic (11%)
- Proximity to churches, grocery stores and other services (8%)

## WEAKNESSES

The top three weaknesses of the Eastern Triangle identified by respondents were:

- Infrastructure issues such as streets maintenance, drainage, and sidewalks (12%)
- Criminal activity, police patrolling, and drug activity (10%)
- Code Compliance issues including disrepair of vacant properties, dumping, and graffiti (9%)

## RESPONDENTS

Of the forty-four respondents, more than half have lived in the Eastern Triangle for thirty years or less. The largest group, approximately 27%, has lived in the area between eleven and twenty years. This is followed by approximately 19% reporting to have lived in the area between thirty-one to forty years and forty-one to fifty years, respectively. Survey participants were asked whether they would choose to stay in the Eastern Triangle if they were to move in the next year. Approximately 69% of respondents said they would choose to stay in the Eastern Triangle.

Exactly half of the respondents belong to a neighborhood association with a majority of those within a neighborhood association belonging to the Dellcrest Area Neighborhood Association and Hein Orchard Association. The street that had the largest number of respondents was North Hein Rd.

## HOUSING

Approximately 95% of those who responded live in single family housing, and approximately 98% are homeowners. However, just over half, 51.3%, were satisfied with the current housing

**TABLE 1:**  
**NUMBER OF YEARS LIVING**  
**IN EASTERN TRIANGLE**

10 years or less .....	12.8%
11 to 20 years .....	27.7%
21 to 30 years .....	10.6%
31 to 40 years .....	19.1%
41 to 50 years .....	19.1%
51 years or more .....	10.6%
TOTAL .....	100.0%





stock in the area. Some of the main concerns expressed were that there are not enough choices for middle and upper end home buyers, too many low cost apartments with careless landlords, and too much negative activity in the area.

## CRIME AND PUBLIC SAFETY

74% of respondents said they were not satisfied with the public safety in their area. Those who were not satisfied with public safety were asked to identify their top five reasons for dissatisfaction. Below are the top five problems provided by respondents.

Additionally, approximately 79% said they are unsatisfied with code compliance in the area. The top five problems with code compliance in the area accounted for 95% of responses. The only other code compliant problem that was not within the top five reasons below is abandoned animals that roam freely in neighborhoods.

**TABLE 2:**

### TOP FIVE PUBLIC SAFETY PROBLEMS

Laws not enforced including speeding, fireworks, and parked cars .....	20.7%
Crime, shootings, gangs and drug activity....	20.7%
Not enough Police and long response time	15.2%
Street conditions and sidewalks .....	12.0%
Street lights .....	8.7%

**TABLE 3:**

### TOP FIVE CODE COMPLIANCE PROBLEMS

Slow or no response .....	25.9%
Parked cars or boats on streets and in yards .....	22.4%
Dumping and trash on streets and in alleys ..	19.0%
Yards not maintained .....	15.5%
Vacant houses .....	12.1%

## ECONOMIC DEVELOPMENT

Approximately 76% of respondents are not satisfied with the businesses and services offered in the Eastern Triangle. Most of the residents would like to see a greater diversity of businesses which include: healthier restaurants, less Mexican food restaurants, and more for teens to do. More medical services were requested along with more companies that offer mass job opportunities. Some residents expressed a desire for higher end stores or a mall. Other additional businesses and services desired were a movie theater, better restaurants, another grocery store, department stores, library, a physical fitness center or private gym, and services for seniors including adult daycare, senior housing, and senior community centers.

## COMMUNITY FACILITIES

76% of respondents are not satisfied with the current community facilities in the area. Examples of community facilities include: libraries, parks, medical clinics, and cultural centers. The reasons why respondents are dissatisfied with current community facilities are because of the need for: more medical clinics or urgent care facilities; more recreational areas including parks, swimming pools, and cultural centers; a library; and that no community facilities currently exist.

**TABLE 4:**

### REASONS FOR COMMUNITY FACILITIES DISSATISFACTION

More medical clinics or urgent care facilities ..	39.4%
Need more recreational areas including parks, cultural centers, and swimming pools .....	30.3%
Need a library .....	24.2%
None currently exist .....	6.1%
<b>TOTAL</b> .....	<b>100.0%</b>

Respondents were asked how often they use community facilities. Public libraries were the most frequently used. Cultural centers were the least used.

**TABLE 5:**

<u>PUBLIC LIBRARIES</u>		<u>PUBLIC PARKS</u>	
Frequently	34%	Frequently	24%
Sometimes	38%	Sometimes	54%
Never	29%	Never	22%
<u>COMMUNITY CENTERS</u>		<u>CULTURAL CENTERS</u>	
Frequently	10%	Frequently	7%
Sometimes	52%	Sometimes	40%
Never	38%	Never	53%

## **TRANSPORTATION AND INFRASTRUCTURE**

72% of respondents said they never use public transportation while 22% said they used it sometimes or frequently. However, 43% said they were satisfied with the public transportation provided in the Eastern Triangle. Those who were unsatisfied with public transit cited too many transfers were needed to get anywhere and that a trip to the Medical Center can take up to 4 hours. Others felt that there are not enough connections to Live Oak, Converse, Universal City, and Schertz.

63% of respondents are unsatisfied with the current infrastructure of the Eastern Triangle. The top three concerns are drainage, street repair, and sidewalks.

## **CONCLUSION**

The last section of the survey allowed residents to write in their comments and concerns. While the comments ranged from toll roads to development around Camp Bullis, the overall feeling of the responses showed that the people of the Eastern Triangle community felt overwhelmingly left out. The negative responses centered on how they believe public officials have “failed to respond to citizen concerns.” These citizens value public safety and the health and welfare of their neighborhoods first. There is a major emphasis on rebuilding, repairing, reusing, and revitalizing the area by bringing in a diversity of quality businesses and services while working to reduce crime and gang activity. “We need to improve our neighborhoods, community venues, aesthetics, and infrastructure so that we can attract more homeowners and help rebuild our school district.” The residents of the Eastern Triangle express a “very positive” willingness to work for the betterment of their community and are excited about future growth in the area.





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## EASTERN TRIANGLE RESIDENTS SURVEY

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The Eastern Triangle Planning Team in partnership with the City of San Antonio Planning and Community Development Department is currently working on a future plan for the area. (For more information about the community plan, visit: <http://www.sanantonio.gov/planning>). An important part of this process is understanding the community from many different perspectives. Your participation in this survey, as well as your participation in the various public meetings will help us produce a community plan that can best serve the community's needs. Once completed you can return it to any location listed on the back page or mail it directly to the City of San Antonio. Responses will only be revealed in aggregate form and will not include personalized information. Thank you very much for your participation and we look forward to working with you.

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### General Questions

1. How long have you lived in the Eastern Triangle?

\_\_\_\_\_ Years

2. Are you a current member of a Neighborhood Association? (circle one)

Yes

No

2a. If yes, which one?

\_\_\_\_\_

3. If none, would you be interested in creating a new Neighborhood Association? (circle one)

Yes

No

4. What is the name of the street you live on?

\_\_\_\_\_

5. If you were to move within the next year, would you choose to stay in the Eastern Triangle area? (circle one)

Yes

No

## EASTERN TRIANGLE RESIDENTS SURVEY

6. In your opinion, what is the Eastern Triangle's greatest strength?

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7. In your opinion, what is the Eastern Triangle's greatest weakness?

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8. In five(5) years, how would you like to see the Eastern Triangle change?

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### Housing

9. What type of housing do you live in? (circle one)  
Multi-family (apartments and duplexes)  
Single-Family

10. Are you a: (circle one)  
Homeowner  
Renter

11. Are you satisfied with the current housing choices in the Eastern Triangle? (circle one)  
Yes  
No





## EASTERN TRIANGLE RESIDENTS SURVEY

11a. If not, why?

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### **Public Safety and Code Compliance**

14. Are you satisfied with the public safety in your area? (circle one)

Yes

No

14a. If no, what are the top five (5) problems with public safety in your area?

1.

2.

3.

4.

5.

15. Are you satisfied with the code compliance in your area? (circle one)

Yes

No

15a. What are the top five (5) problems with code compliance in your area?

1.

2.

3.

4.

5.

### **Economic Development**

16. Are you satisfied with the businesses and services available in the Eastern Triangle? (circle one)

Yes

No

# EASTERN TRIANGLE RESIDENTS SURVEY

16a. If not, why?

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17. What additional businesses and services (if any) are needed?

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## Community Facilities

18. Are you satisfied with community facilities in the Eastern Triangle? (examples: libraries, community and cultural centers, parks, medical clinics). (circle one)

Yes

No

18a. If not, why?

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19. How often do you use the following per month?

a. Public Libraries: (circle one)

Never

Sometimes

Frequently

Why?

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## EASTERN TRIANGLE RESIDENTS SURVEY

b. Community Centers: (circle one)

Never

Sometimes

Frequently

Why?

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---

c. Public Parks: (circle one)

Never

Sometimes

Frequently

Why?

---

---

d. Cultural Centers:

Never

Sometimes

Frequently

Why?

---

---

### Transportation and Infrastructure

20. How often do you use public transportation per month? (circle one)

Never

Sometimes

Frequently

21. Are you satisfied with the public transportation provided in the Eastern Triangle? (circle one)

Yes

No

# EASTERN TRIANGLE RESIDENTS SURVEY

21 a. If not, what locations or routes should be addressed and why?

- 1.
- 2.
- 3.
- 4.
- 5.

22. Are you satisfied with the infrastructure, (streets, sidewalks, drainage) in the Eastern Triangle? (circle one)

- Yes  
No

22a. If not, what locations should be addressed and why?

- 1.
- 2.
- 3.
- 4.
- 5.

## Other

23. Please provide any additional comments.

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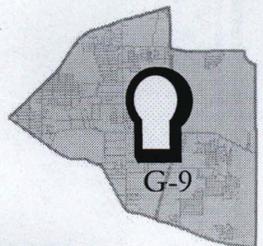
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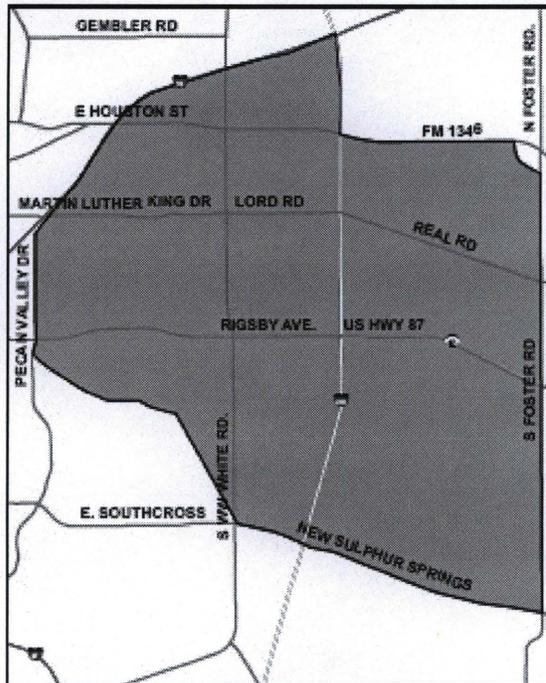
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## EASTERN TRIANGLE RESIDENTS SURVEY

The Eastern Triangle encompasses the following area and is bounded by:



**North: IH 10, Loop 410, FM 1346**  
**East: S. Foster Rd.**  
**South: New Sulphur Springs**  
**West: Pecan Valley Dr.**

If you have any questions or concerns, please contact:

Rebecca Paskos  
Rebecca.Paskos@sanantonio.gov  
(210) 207-7816

Lauren Edlund  
Lauren.Edlund@sanantonio.gov  
(210) 207-0157

Nina-Nixon Mendez  
Nina.Nixon-Mendez@sanantonio.gov  
(210) 207-2893

Andrea Gilles (para español)  
Andrea.Gilles@sanantonio.gov  
(210) 207-0145

## EASTERN TRIANGLE RESIDENTS SURVEY

Please mail the completed survey to:

Rebecca Paskos  
Planning and Community Development Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283

or you can drop the completed survey off at any  
of the following locations:

**Council District 2 Office**  
403 S. WW White Rd.  
Suite 300

**The Pit Stop**  
4606 Lakewood

**Chatman's Chicken**  
1747 S. WW White Rd.

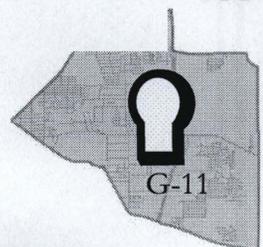
**St. Benedict's Church**  
4535 Lord Rd.

**Beef & Bourbon Steak House**  
4946 Rigsby Ave.

**Brooks Randolph Federal Credit Union**  
Rigsby & SE Loop 410

**Jaime's Tire Shop**  
1241 S. WW White Rd.

Thank you so much!





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# APPENDIX H: BUSINESS SURVEY

From June to November 2008, a survey was distributed to business and vacant property owners who attended the September 23rd, 2008, Business and Development Meeting. The purpose of the business survey was to help accurately assess how business owners in the community view the area and to allow them an opportunity to voice their concerns regarding the business environment in the Eastern Triangle Community Plan area. Eight completed surveys were received. These eight surveys received may not accurately represent all businesses in the Eastern Triangle.

## STRENGTHS

The strengths of the Eastern Triangle identified by respondents included:

- Location of our market
- Availability of workers
- Reasonable land prices
- Safety
- Traffic
- High demand for quality residential options
- People

## WEAKNESSES

The weaknesses of the Eastern Triangle identified by respondents included:

- Below average economic base
- Street and drainage problems
- Police protection, crime, and gangs
- Need transit service on SE Loop 410
- Availability for quality residential options

## BUSINESS TYPE

Survey respondents provide various services and products to the Eastern Triangle and neighboring communities.

## YEARS OF OPERATION

Three of the eight businesses, approximately 38%, have been in operation for over thirty years but less than fifty years. One fourth, 25%, of respondents has been in business between one and ten years. One respondent has been in business for over fifty years.

## BUSINESS SIZE

A majority, 75%, of respondents employ one to five employees. One business reported employing between six and ten individuals and another business reported employing over fifty employees. All but one business serves less than fifty customers daily. Half serve ten or less customers per day.

**TABLE 1:  
RESPONDENTS BY BUSINESS TYPE**

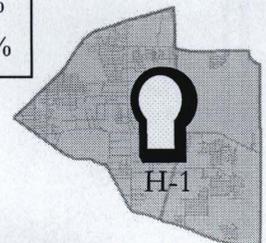
Construction/Contracting .....	20%
Storage .....	20%
Rental .....	20%
Real Estate .....	10%
Auto-Related .....	10%
Manufacturing .....	10%
Agricultural .....	10%

**TABLE 2:  
YEARS OF OPERATION**

Less than 1 year .....	0.0%
1 - 10 years.....	25.0%
11 - 20 years.....	12.5%
21 - 30 years.....	12.5%
31 - 50 years.....	37.5%
More than 50 years .....	12.5%

**TABLE 3:  
NUMBER OF  
CUSTOMERS PER DAY**

1 - 10 .....	50.0%
11 - 30 .....	12.5%
31 - 50 .....	25.0%
51 - 100 .....	0.0%
101 - 200.....	0.0%
201 - 500 .....	0.0%
More than 500 .....	12.5%



## BUSINESS RELATIONSHIPS

Seven of the respondents were business owners and one respondent serves as a business manager. All respondents currently own the property where their businesses are located. Five of the eight respondents are members of professional organizations which include: San Antonio Board of Realtors, Texas Association of Realtors, National Association of Realtors, Garageman's Association, Small Business Association, Texas Residential Construction Committee, and the San Antonio Chamber of Commerce

## BUSINESS INCENTIVES

The majority of the businesses that responded to the survey were unaware that incentives and other forms of business assistance existed and indicated that they would be interested in receiving additional information on programs provided by the City and other entities. Direct financial assistance for operations, money for improvements to buildings and structures used operationally, and tax abatement programs were mentioned as topics of interest to the business community.

## BUSINESS ENVIRONMENT

Respondents feel that their businesses have improved or remained the same over the past five years. This improvement is attributed to sales and marketing efforts, street improvements, targeted advertising, and improvement in the overall economy. Three out of five (60%) respondents stated that if they were to relocate they would choose to remain in the Eastern Triangle. Those choosing to remain in the area cited their business core market in the area and proximity to his or her residence. The reasons provided for why some would choose to relocate outside the Eastern Triangle attributed this to the growth on the northern side of the city.

## PROPOSED IMPROVEMENTS

The surveys received indicate that a number of business improvements are planned. The top two business improvements planned are attend business training classes or continued education and hire more employees. Other proposed improvements are listed below in the table:

**TABLE 4:**  
**PROPOSED BUSINESS IMPROVEMENTS**

TYPE OF IMPROVEMENT	RESPONSES	% OF TOTAL
Attend business training classes/ continuing education ..	3	16.7%
Hire more employees .....	3	16.7%
Remodel interior .....	2	11.1%
Purchase new equipment .....	2	11.1%
Purchase new technology to increase efficiency .....	2	11.1%
Apply for business loan .....	1	5.6%
Repainting/rehabbing the exterior .....	1	5.6%
Expand product line .....	1	5.6%
Improve Landscaping .....	1	5.6%
Improve Utilities .....	1	5.6%
New training techniques .....	1	5.6%
Rehab/fix old equipment .....	0	0.0%
<b>TOTAL .....</b>	<b>18</b>	<b>100.0%</b>

## PLANNED EXPANSION

Six out of seven or approximately 86% of the surveyed businesses indicated that they plan to expand their businesses within the next five years. The businesses plan on increasing sales, the number of employees, the square footage or facilities, and or activity. Most plan to expand on site.

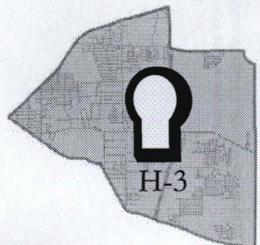
## CONCLUSION

The last section of the survey allowed residents to write in additional comments and concerns that may not have been addressed by the survey. One business owner stated, "San Antonio needs to invest in this corridor to bring in bigger and stronger businesses to this side of town." Another stated that they would like to see progress and completed projects. One also recommended a landscape beautification program for homes and businesses.

The business owners that participated in this survey expressed similar sentiments that residents had regarding the Eastern Triangle area. All respondents have invested in the Eastern Triangle area through providing a product or service to the community. Most would like to stay in the area and plan to expand or increase their business in the near future. Like residents, business owners would like to see improvements to crime, public transit, drainage, housing market, and economic development.

**TABLE 5:**  
**WHERE BUSINESSES PLAN TO EXPAND**

<b>LOCATION OF PLANNED EXPANSION</b>	<b>RESPONSES</b>	<b>% OF TOTAL</b>
<b>On-site .....</b>	4	57.1%
<b>Outside the Eastern Triangle .....</b>	2	28.6%
<b>Outside of San Antonio .....</b>	1	14.3%
<b>Within Eastern Triangle boundary .....</b>	0	0.0%





## Eastern Triangle Business Survey

The Eastern Triangle Planning Team in partnership with the City of San Antonio Planning and Community Development Department is currently working on a future plan for the area. (For more information about the community plan, visit: <http://www.sanantonio.gov/planning>). An important part of this process is understanding the community from many different perspectives. Your participation in this survey will help us produce a community plan that can best serve the community's needs. Responses will only be revealed in aggregate form and will not include personalized information. Thank you very much for your participation and we look forward to working with you.

1.) What type of business is it? (Circle one or more)

a.) Non- Profit	e.) Construction/Contracting	i.) Grocery/Food Mart	m.) Restaurant
b.) Real Estate	f.) Information Technology	j.) Auto-Related	n.) Manufacturing
c.) Retail Sales	g.) Medical/Dental	k.) Educational	o.) Agricultural
d.) Warehousing	h.) Banking/Financial	lj.) Professional office	

Other: \_\_\_\_\_

2.) How many people do you currently employ?

- a.) 1 - 5
- b.) 6 - 10
- c.) 11 - 30
- d.) 31 - 50
- e.) 51 - 100+

3.) How long has your business been in operation?

- a.) Less than 1 year
- b.) 1 - 5 years
- c.) 6 - 10 years
- d.) 11 - 20 years
- e.) 21 - 30 years
- f.) 31 - 50 years
- g.) 50+ years

4.) How many customers do you serve on an average day?

- a.) 1 - 10
- b.) 11 - 30
- c.) 31 - 50
- d.) 51 - 100
- e.) 101 - 200
- f.) 201 - 500
- g.) 501+

Per month? \_\_\_\_\_

5.) What is your relationship to the business?

- a.) Employee
- b.) Manager
- c.) Owner
- d.) Other: \_\_\_\_\_

6.) Over the past 5 years, has business improved or declined?

- a.) Improved
- b.) Declined
- c.) About the same

If your business has improved/declined, list some of the factors why you think this has occurred:

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7.) Do you own or lease the building where your business is located?

- a.) Own
- b.) Lease

8.) Are you a member of any business organizations?

- a.) Yes
- b.) No

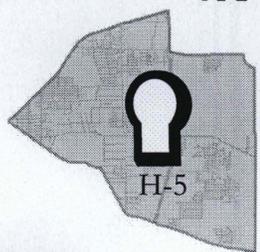
If yes, which one(s)? \_\_\_\_\_  
\_\_\_\_\_

9.) What do you think are the strengths of the Eastern Triangle affecting your business?

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10.) What are the weaknesses of the Eastern Triangle affecting your business?

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11.) Do you have any plans to improve your business? (Circle all that apply)

- a.) Attend business training classes/ continuing education
- b.) Apply for business loan
- c.) Repainting/rehabbing the exterior
- d.) Remodel interior
- e.) Purchase new equipment
- f.) Rehab/fix old equipment
- g.) Purchase new technology to increase efficiency
- h.) Hire more employees

12.) Do you have plans to expand your business within the next 5 years?

- a.) Yes
- b.) No

12a.) If yes, where are you planning to expand? (Circle all that apply)

- a.) On-site
- b.) Within Eastern Triangle boundary
- c.) Outside the Eastern Triangle
- d.) Outside of San Antonio

12b.) How are you planning to expand? (Circle all that apply)

- a.) Through an increase in sales
- b.) Increase the number of employees
- c.) Increase square footage of operation in the same lot
- d.) Increase the square footage of operation onto neighboring lot(s)
- e.) Relocate to a larger facility

13.) If you were going to relocate your business, would you stay within the Eastern Triangle area?

- a.) Yes
- b.) No

Why? \_\_\_\_\_  
\_\_\_\_\_

14.) Are you aware of any incentive programs for businesses?

- a.) Yes
- b.) No

If yes, do you participate in any incentive programs for your business?

- a.) Yes
- b.) No

If yes, which one(s)? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15.) Would you want more information regarding economic development incentive programs?

- a.) Yes
- b.) No

If yes, what type of business incentives are you looking for?

\_\_\_\_\_  
\_\_\_\_\_





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16.) What do you like best about the Eastern Triangle? \_\_\_\_\_

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17.) What do you like least about the Eastern Triangle? \_\_\_\_\_

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Additional Questions, Comments, Concerns regarding business development in the Eastern Triangle Plan Area:

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**Thank you for your participation!**

Please drop survey in collection box or mail by Nov. 1, 2008 to:

Rebecca Paskos  
Planning and Community Development Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283

# APPENDIX I: GLOSSARY

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

**ADA** – Americans with Disabilities Act

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

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

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

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

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

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

**Bicycle Facility** – Any facility that provides for bicycle accommodation. May include: improved shoulder; bicycle trail; multi-use path; bicycle route; bicycle lane; and bicycle parking.

**Improved Shoulders** – Unsigned striped outer edge of a roadway that may be used by cyclists to separate from automotive traffic.

**Bicycle Trail** – A bicycle facility designed to accommodate bike travel off-road typically found in parks or other types of access easements.

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

**Bicycle Route** – A signed designated route on roadways recommended for bicycle traffic due to low traffic volumes, minimized conflict points, lane width, etc.

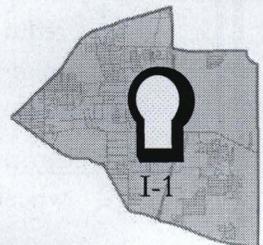
**Bicycle Lane** – A portion of the roadway that has been designated for preferential or exclusive use by bicycles, usually by striping, signing and/or pavement markings.

**Bicycle Parking** – A bicycle rack or bicycle locker used to store bicycles when not in use.

**Board of Adjustment (BOA)** - Composed of 11 members and 6 alternates appointed by City Council for 2-yr. terms. Hears and rules on exemptions to Unified Development Code (UDC) requirements. Appeals to BOA decisions are made to district court. Meets the 1st and 3rd Monday of each month at 1:00 PM at the Development and Business Services Center, Board Room, 1st Floor, 1901 South Alamo.

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

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





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

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

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

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

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

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

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

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

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

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

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

**COSA** – City of San Antonio

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

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

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

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

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

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

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

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

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

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

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

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

**Egress** – An exit.

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

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

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

**Fee-in-Lieu** – A fee may be accepted for developments that are unable to meet the development standards (parkland dedication, storm water, landscaping, etc.) as defined in the the Unified Development Code (UDC).

**Full Street Closure** – A physical barrier that closes the street to motor vehicles. Usually landscaped, a full closure can be build to allow passage of pedestrians, bicycles and wheel chairs.

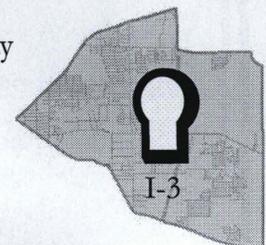
**Grade-separated crossing** – An interchange between roadways, railways, or pathways that provides for the movement of traffic on different levels.

**Green Building** - Development that has minimal environmental impact, is energy and water efficient, utilizes existing infrastructure where possible and uses recycled or recyclable material to create healthier in and outdoor environments.

**Greenspace** - Wooded and grassy areas that provide sites for recreation and enjoyment of nature, often located in the midst of urban areas that are otherwise occupied by buildings and paved areas.

**Historic Tax Credits** – Ad Valorem tax (property tax) exemption is available to City of San Antonio home and commercial property owners who substantially restore or renovate their historic properties. If a commercial property is listed on the National Register of Historic Properties or a contributing structure in a National Register Historic District, commercial property owners may be eligible for a federal income tax credit for completing a restoration or renovation of the historic property.

**Household** – Consists of all the people who occupy a housing unit.





**Housing Unit** – (as defined by the census bureau) A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters.

**HOV** – High occupancy vehicle; typically referring to a transit vehicle, carpool, or vanpool.

**Infill Development** – New buildings constructed on vacant lots or open sites in an area that is predominantly developed.

**Kiosk** – A small freestanding structure either open or partially closed, where merchandise is displayed, advertised, or sold, or where notices are displayed.

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

**Landscaping Ordinance** – Implemented in 1994, the primary purpose of the City's Landscaping Ordinance is to create commercial land uses that not only are attractive but add value to the property. Landscaping includes preservation of existing trees, understory plants, and natural areas in addition to installing new trees and plants.

**Linear Greenway/Parks** – Provides a physical link between two or more areas. Linear park trails can accommodate bicycling, hiking, jogging, and walking. The width of a linear park system is important because the amount of land included in the corridor is intended to reflect a park-like environment.

**Livable Wage** – An income sufficient to meet a family's basic needs.

**Live/Work Units** – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studios.

**Local Access Street** – A roadway, primarily a residential street, designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations with no provision for through traffic.

**Marketing Studies** – A detailed study of the potential consumers in a certain area. This type of study helps businesses determine whether or not it would be beneficial to them to locate to, develop in, or service an area.

**Master Plan** – The City's Master Plan Policies were adopted May 1997. The Master Plan Policies are intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues, and ordinances that are proposed and considered after the adoption of the Master Plan Policies. It should be consistent with the relevant goals and policies contained in the Plan. The primary objectives of master plans are to coordinate public and private investment; minimize conflict between land uses; influence and manage the development of the community; increase both the benefits and cost effectiveness of public investment; predict infrastructure and service needs in advance of demand; and ensure that community facilities are located to best serve the community.

**Microenterprise** – A small business entity, usually employing less than five people.

**Mixed-Income Housing** - Residential developments that promote accessibility to individuals of various income levels to encourage more economically integrated neighborhoods.

**Mixed-Use Development** - Development that incorporates two or more of the following major land use types; residential, office or retail within a single project.

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

**Off-street parking** – Publicly or privately owned parking outside the street right-of-way.

**Open Space** – Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form.

**Overlay Zoning** – Is a zoning classification which defines an addition set of requirements over and above the base zoning requirements.

**Pedestrian Friendly** – Describing an environment that is pleasant and inviting for people to experience on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

**Pedestrian Refuge Island** – A defined area in the center of the street that protects pedestrians from moving traffic and provides a safe place to wait to cross the street. They allow the pedestrian to cross one half of the roadway with a safe place to stop before crossing the second half of the roadway.

**Pedestrian Scale Lighting** – Overhead street lighting that is typically over the sidewalk instead of the roadway, and at a lower height than typical street light fixtures; providing illumination for pedestrians instead of motorists.

**Planning Commission** – Responsible for reviewing and approving applications for the subdivision and development of land and recommends amendments and additions to the City's Master Plan. Has nine members appointed by City Council for two-year terms. Meets the 2nd and 4th Wednesday of each month at 2:00 PM at the Development and Business Services Center Board Room 1st Floor, 1901 South Alamo.

**Planting Strip** – The street right-of-way area lying between the constructed curb and the sidewalk.

**Residential Parking Zone** – A designated zone in which on-street parking for the general public is restricted. Residents of the area are exempted from the parking restrictions by permit.

**Right-of-way(ROW)** – 1) A strip of land platted, dedicated, condemned,, established by prescription, or otherwise legally established for the use of pedestrians, vehicles or utilities; 2) the legal right of one vehicle, bicycle, pedestrian or device to proceed in a lawful manner in preference to another vehicle, bicycle pedestrian or device.

**Roundabout** – A raised traffic island, usually landscaped, located in the middle of an intersection of arterial streets. Similar to a traffic circle but located in a busier intersection at a larger scale. Traffic circulates counter-clockwise around the island. Cars in the roundabout have the right of way, while cars entering must yield. Traffic slows but does not stop because left turns are not possible.

**Sandwich boards** – Stand-up A-shaped signs often placed on the sidewalk or street right-of-way to advertise a business or an attraction.

**Sanitary Sewer** – A piped system which is owned, operated, and maintained by a local municipality or sanitary district, and that is designated to carry only sewage.

**School Zone** – An established reduced speed area around a school.

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

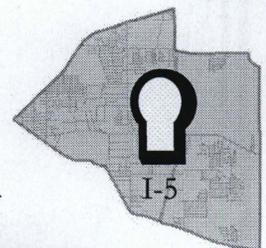
**Shoulder** – The paved or unpaved area between the roadway edge and the property line.

**Sign Ordinance** – Rules and regulations that govern the posting of signs in a city.

**Single-family Detached Dwelling** – A dwelling that is designed for and occupied by only one family and surrounded by open space or yards and is not attached to any other dwelling.

**Street Closure** – partial – A curb bulb that physically blocks one direction of traffic at an intersection on an otherwise two-way street.

**Street Furniture** – Accessories and amenities placed on sidewalks for the convenience and accommodation of pedestrians. These may include such things as benches or other seating, trash receptacles, drinking fountains planter, kiosks, clocks, newspaper dispensers, or telephones.



**Streetscape** – The visual character of a street as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

**Street Tree** – A tree planted within the public right-of-way. Street trees can create comfortable, pedestrian-scale spaces, provide shade, reduce heat and absorb pollutants.

**Street Tree Grates** – Grates, usually metal and often decorative, that cover street tree pits and allow air and water to reach the soil.

**T-intersection** – The meeting of two streets, usually perpendicular, where one street does not continue through.

**Townhome/Townhouse** – A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside and each unit is separated from another unit by one or more common fire resistant walls.

**Traffic Calming** – Of or relating to transportation techniques, programs, or facilities intended to slow the movement of motor vehicles.

**Traffic Circle** – Raised circular islands constructed in the center of an intersection of two local streets that cause motorists to decrease speed in order to maneuver around the circle. Can take the place of a 4-way stop sign. Similar to a roundabout but at a smaller scale.

**Transit Oriented Development (TOD)** – Retail services and other uses clustered in a “town center” and a range of housing densities are offered providing an alternative to typical suburban growth patterns typically located 0.25 mile radius around a transit stop that is designed to emphasize a pedestrian environment where it is convenient for residents and employees to travel by transit, bicycle or foot.

**Two-way Left Turn Lane** – A lane in the center of the street that can be used by left-turning vehicles traveling in either direction.

**Uncontrolled Intersection** – An intersection where the right-of-way is not controlled by a stop sign, yield sign, or traffic signal.

**Urban Sprawl** - A development pattern characterized by low-density, isolated and unregulated development extending away from an urban core that results in greater dependence on cars and inefficient utilization of infrastructure.

**Walkable Community** - A community that is pedestrian oriented, where connectivity between housing, retail, schools and community facilities is prioritized to ensure accessibility by walking or bicycling.

**Zoning** – Regulates density and land use. Zoning is a key tool for carrying out planning policy.

**Zoning Commission** - Tasked with making recommendations to City Council on zoning change requests and boundaries of zoning districts. Composed of eleven members appointed by City Council with one from each council district and the Mayor which serve overlapping two-year terms. Meets the 1st and 3rd Tuesday of each month at 1:00 PM at the Development and Business Services Center, Board Room, 1st Floor, 1901 South Alamo.

**Zoning Ordinance** – Rules and regulations that govern the way land is zoned (separated according to land uses) in a city.

# APPENDIX J: LETTERS OF SUPPORT

**COMANCHE COMMUNITY  
NEIGHBORHOOD ASSOCIATION**

4438 Wildt Road  
San Antonio, TX 78222  
(210) 288-8749

April 13, 2009

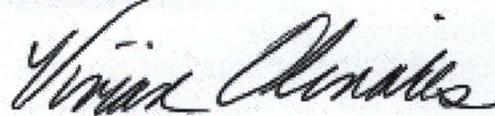
TO WHOM IT MAY CONCERN:

The Comanche Community Neighborhood Association is within the boundaries of the Eastern Triangle Community Plan.

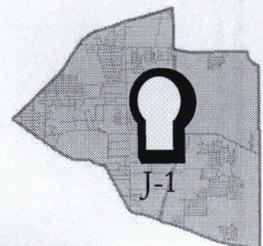
We wholeheartedly support this Plan and applaud the dedication of those individuals who have given of their time and talents for over two years to make it a reality.

We look forward to working with the Implementation Team to use this Plan to take our community to the next level of excellence.

Sincerely,



Vivian Olivares  
President





**SAN ANTONIO CRIME COALITION  
(EASTERN BRANCH)**

[www.eastSACrimeCoalition.com](http://www.eastSACrimeCoalition.com)  
P.O. Box 201281 – San Antonio TX 78220

April 15, 2009

City of San Antonio  
Planning Commission

**Re: Eastern Triangle Community Master Plan**

Dear Commissioners:

It has been a distinct honor and privilege for the Eastern Branch of the San Antonio Crime Coalition to work with the members of the Eastern Triangle Planning Team, its Crime and Public Safety Committee; and the dedicated professional staff of the City of San Antonio Neighborhood Planning & Development Services Department.

Through the unified effort of the many citizens who care deeply about our Eastern Triangle Community, they have achieved the completion of a very comprehensive long range master plan that will serve the current and future needs of this vibrant and progressive area of our city.

Community Policing in conjunction with all Law Enforcement Agencies that were included in part, were paramount in the focus of developing the Crime and Public Safety major segment of the overall plan.

It is the goal of Crime Coalition to reduce and deter any and all criminal activity that has been on-going beginning with young graffiti taggers and street gangs engaged in drug use, drug dealing & trafficking, including prostitution.

Working in collaboration with the Eastern Triangle Planning Team and its Committees we envision a crime & gang free community within the boundaries of the triangle.

The Crime Coalition wholeheartedly supports and recommends the adoption of the Eastern Triangle Community Master Plan in total.

Sincerely,

Dan Martinez  
Chairman

St. Benedict Catholic School  
4547 Lord Rd.  
San Antonio, Texas 78220  
210-648-1611

**"LORD'S ROAD TO HEAVEN"**

April 20, 2009

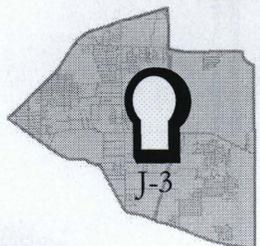
Mr. Roderick Sanchez,

I am writing you in support for the adoption of the Eastern Triangle Community Plan as a component of the City's Master Plan. As the principal of St. Benedict Catholic School, I have a responsibility to the entire school community along with the surrounding neighborhood as well.

The East side of San Antonio is due for a development "face lift" if you will and this is the time to implement the Eastern Triangle Community Plan. The East side is ready and willing to do what it takes to bring life back into the community. This cannot be done without your approval. I encourage you to listen to the families who reside within this community and remember their faces. For these are the individuals who are committed and will stand-up and fight for their neighborhood.

Many Hugs and Blessings,

Mrs. Susan G. Gonzales  
Principal





Crestlake Homeowners Association  
3511 Eagle Creek  
San Antonio, TX 78222

4/19/09

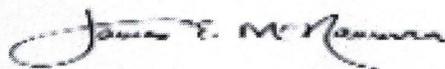
Dear City of San Antonio Planning Commission:

This letter is written in support of the Eastern Triangle Community Master Plan. The Crestlake Homeowners Association has participated in the development of this plan from the start. The work of plan development has been managed by the skillful leadership of Mr. Dan Martinez and the professional staff of the City of San Antonio Neighborhood Planning & Development Services Department who bring this plan before you.

I ask you to approve this plan as it promises to serve the Eastern Triangle community in a variety of ways: one, by providing a foil against which to make decisions about housing, business and commercial development, and public safety, two, by providing future homeowners and developers with a view of community concerns and issues.. and three, by providing city planners with a fist step in considering planning issues within the Eastern Triangle Zone.

For the Crestlake Homeowners Association the plan offers us a map for quality of life matters within the Triangle. As residents in this Triangle, we have great concern about the manner in which development occurs. We believe that the plan offers a realistic and viable roadmap for development for the foreseeable future. Please support us by supporting the plan. I close with the gratitude of our homeowners.

Sincerely,



James E. McNamara  
President  
Crestlake Homeowners Association

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*Jim McNamara*  
President

*Chuck Brewer*  
Vice President

*Naomi Brewer*  
Treasurer

*Brenda Cameron*  
Secretary

*David Kubena*  
Sergeant-At-Arms

RESOLUTION NO. 09-04-06

RECOMMENDING THE EASTERN TRIANGLE COMMUNITY PLAN, AN AREA BOUNDED BY INTERSTATE HIGHWAY 10 AND FM 1346 ON THE NORTH, LOOP 410 AND SOUTH FOSTER ROAD ON THE EAST, NEW SULPHUR SPRINGS AND SOUTHCROSS BOULEVARD ON THE SOUTH, AND ROLAND AVENUE ON THE WEST, TO THE SAN ANTONIO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, SECTION 35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Eastern Triangle Community Plan and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

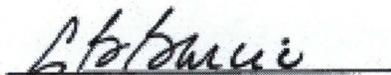
WHEREAS, a public hearing was held on April 22, 2009.

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

SECTION 1: The Eastern Triangle Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22 day of April 2009.

Approved:

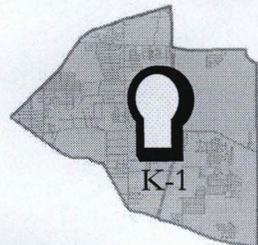


Cecilia G. Garcia, Chair  
San Antonio Planning Commission

Attest:



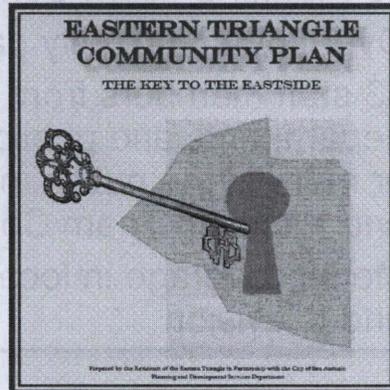
Executive Secretary  
San Antonio Planning Commission



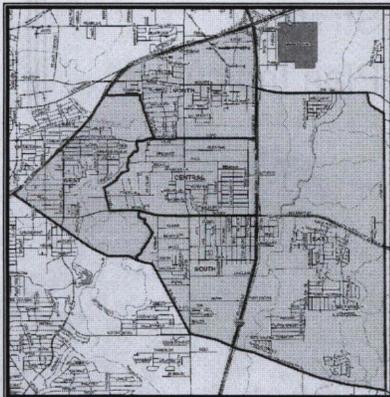
**RESERVED FOR  
CITY COUNCIL  
ORDINANCE**

# EASTERN TRIANGLE COMMUNITY PLAN

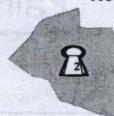
City Council  
May 21, 2009  
Agenda Items  
No. 40, P-2



## Planning Area

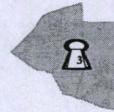


- ◆ Boundaries
  - N: IH 10 and FM 1346
  - E: Loop 410 and S. Foster Road
  - S: New Sulphur Springs & Southcross
  - W: Roland
- ◆ City Council District 2
- ◆ 15 Square Miles
- ◆ 28,000 residents



## Public Process

- ◆ 4 public meetings, May 2008 – March 2009
  - ◆ 5 plan writing workshops, June – August 2008
  - ◆ 12 Planning Team meetings
  - ◆ 15 Planning Team Committee meetings
  - ◆ Over 260 community participants
  - ◆ 33 staff members from various City departments and public agencies attended one or more of the public meetings, workshops, and Planning Team Committee meetings
  - ◆ Media coverage in local newspapers, radio, and television
- 



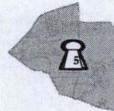
## Plan Elements

- ◆ Land Use Plan
  - ◆ Crime & Public Safety
  - ◆ Economic Development
  - ◆ Housing & Neighborhoods
  - ◆ Parks & Community Facilities
  - ◆ Public Health
  - ◆ Transportation, Infrastructure, & Drainage
  - ◆ Implementation Strategy
  - ◆ Plan Indicators
- 



## Recommendation

- ◆ Planning Commission recommended approval on April 22, 2009.
- ◆ Staff recommends approval:
  - To adopt the Eastern Triangle Community Plan as a component of the City's Master Plan
  - To direct staff to initiate a comprehensive rezoning of properties to appropriate zoning districts compatible with the current use, the surrounding area, and consistent with the Eastern Triangle Community Plan



**Motion to adopt the Eastern Triangle Plan as presented,  
save and except the properties located at 6150 Rigsby Avenue, 6320  
Rigsby Avenue, and 6440 Rigsby  
which areas will be designated as community commercial land use.**

Motion for Items 40 and P-2

Move approval of item 40.

For Item P-2, I understand that the applicants of 4 pending zoning cases have been working with the Eastern Triangle Community Planning Team, and are finding solutions that are workable for both parties:

To be consistent with pending zoning cases that fall within the Eastern Triangle Community Plan, I move approval of P-2 with the following amendments to the land use plan map:

- 1) Amend to Community Commercial land use on:
  - a. 6.497 acres out of Block 33, NCB 18273 located at 6150 Rigsby Avenue
  - b. 8.459 acres out of Block 54, NCB 18274 and 2.64 acres out of NCB 35132 located at 6320 Rigsby Avenue, and
  - c. 28.145 acres out of NCB 35132 located at 6440 Rigsby Avenue.

**Option 1:**

- 2) Amend to Regional Commercial land use on 15.124 acres out NCB 10675, 10677, 13143 and 13144 located at 3860 IH 10 East,
- 3) Amend to High Density Residential land use on 12.116 acres out of NCB 10675, 10677, 13143 and 13144 located at 3860 IH 10 East.

**Option 2 for numbers 2&3 above** - save and except ~~27~~ 24 acres out of NCB 10675, 10677, 13143 and 13144 located at 3860 IH 10 East to be brought back on June 4 with the zoning case.

Z-4 Continue for 2 weeks to June 4 to work out the details of the zoning case so that the applicant can meet with the community planning team.

Z-5 Applicant to amend request at podium C-3 to C-2

Move to approve the zoning district boundary, as amended by the applicant, from R-6 Residential Single-Family District to C-2 Commercial district on 6.497 acres out of Block 33, NCB 18273 located at 6150 Rigsby Avenue.

Z-6 Applicant to amend request at podium from C-3 to C-2.

Move to approve the zoning district boundary, as amended by the applicant, from R-6 Residential Single-Family District to C-2 Commercial district on 8.459 acres out of Block 54, NCB 18274 and 2.64 acres out of NCB 35132 located at 6320 Rigsby Avenue.

Z-7 Applicant to amend request at podium from C-3 to C-2.

P-2: and  
\* ~~approval of P-2~~ save; except  
the 27.24 acres that is subject  
to Item 2-4 (22009097). Such  
27.24 acres to be brought  
back within the zoning case 2-4  
on June 4<sup>th</sup>.

\* 2-4: continuance for 2 weeks  
to June 4<sup>th</sup>