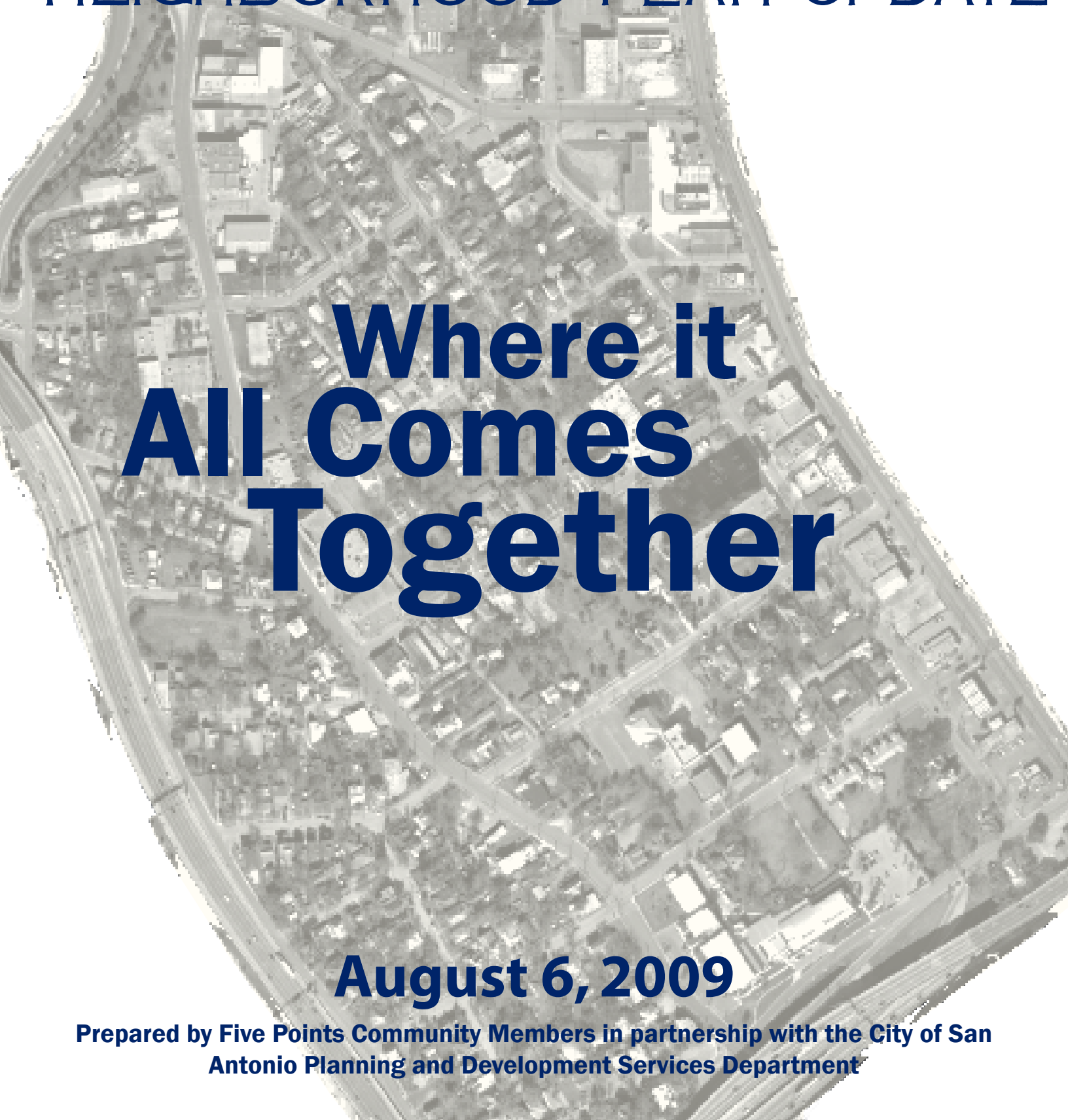
5 Points

NEIGHBORHOOD PLAN UPDATE



Where it All Comes Together

August 6, 2009

Prepared by Five Points Community Members in partnership with the City of San Antonio Planning and Development Services Department

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Community Involvement

Neighborhood Plans can not be accomplished without the dedicated members of the community. Thank you to all who were involved.

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Goals at a Glance

GOAL 1: DEVELOP MIXED USES ON NORTH FLORES ST.

Objective 1.1 Improve walkability through installing new or repairing existing sidewalks.

Objective 1.2 Improve the perceived and actual safety of the street while enhancing the visual context through the installation of decorative street lighting.

Objective 1.3 Incorporate functional public art such as benches or bus stops that encourage walkability, increase transportation options, and establish a unique identity for the corridor.

Objective 1.4 Encourage facade restoration that enhances the private and public realms of the corridor.

GOAL 2: PROMOTE RESPONSIBLE ECONOMIC DEVELOPMENT

Objective 2.1 Encourage new buildings to use green building technology and encourage the retrofitting of existing buildings when possible.

Objective 2.2 Work with developers so that new and renovated buildings do not overwhelm the architectural character of the neighborhood. When possible, new buildings should be built in context with the historic nature of the community.

Objective 2.3 Encourage neighborhood involvement in economic development through promoting a safe and clean environment.

GOAL 3: PRESERVE THE EXISTING HOUSING STOCK

Objective 3.1 Utilize municipal zoning tools to preserve the architectural character of the historical housing stock.

GOAL 4: AID RESIDENTS WITH PROPERTY IMPROVEMENTS

Objective 4.1 Improve residential structures by employing housing rehabilitation programs.

Objective 4.2 Educate residents about the dangers of lead-based paint and encourage its removal.

Objective 4.3 Improve public and private spaces.

GOAL 5: INVOLVE THE NEIGHBORHOOD IN PUBLIC SAFETY INITIATIVES

Objective 5.1 Encourage neighborhood property owners, residents, stakeholders and business owners to improve public safety through active involvement in crime prevention programs.

Objective 5.2 Hold neighborhood social events to bring the neighborhood together and deter crime.

GOAL 6: PROMOTE NEIGHBORHOOD BASED GRAFFITI ABATEMENT

Objective 6.1 Engage the neighborhood residents, property owners, business owners and stakeholders in graffiti cleanup.

Objective 6.2 Encourage the creation of murals on blank walls to dissuade graffiti.

GOAL 7: INCREASE THE LEVELS OF CIVIC INVOLVEMENT

Objective 7.1 Hold biannual neighborhood functions with social and educational events.

Objective 7.2 Increase the level of participation in the neighborhood association.

GOAL 8: INCREASE THE AMOUNT OF PARKS AND OPEN SPACE

Objective 8.1 Create a community garden open to the neighborhood and Austin Academy.

Objective 8.2 Locate a public pocket park and/or playground in the Five Points Planning area.

Plan Information

BACKGROUND AND PURPOSE

Plan Background

The Five Points Neighborhood Plan was adopted in February, 2000. In 2006, City of San Antonio staff and the neighborhood reviewed the plan and determined that no update was required. The Planning Commission requested that the plan be revisited in two years time. In 2008, City of San Antonio staff re-reviewed the plan, and determined an update was necessary due to recent changes of nomenclature in the planning profession and recent land use changes in and around the Five Points neighborhood. In the spring of 2009, the Planning Team was created and started meeting.

Plan Purpose

The Five Points Neighborhood Plan Update was developed through a partnership of neighborhood residents, property owners, area businesses, community organizations, the Five Points Neighborhood Association and other stakeholders. Through the Land Use Plan, it provides a guide for future development, and through the goals and objectives it provides a blueprint for action. This plan organizes many of the neighborhood's goals and objectives into a single document that can be utilized as an action plan for community development. This update supersedes the Five Points Neighborhood Plan Land Use element, pages 9-15 and Appendix B, and works in concert with the previously established goals of the Neighborhood Plan.

Plan Boundaries

Five Points is a unique area that has many defining characteristics. On the north, it is bounded by W. Laurel and abuts VIA Metropolitan Transit. On the east, San Pedro acts as the boundary between Five Points and Tobin Hill. IH 35/IH 10 divides Five Points from Downtown San Antonio. San Pedro Creek runs along the western border of the neighborhood plan area, adjacent to IH 10. The total planning area is approximately 151 acres.

PUBLIC OUTREACH

Planning Team Meetings:

March 31, 2009
April 14, 2009
May 4, 2009
May 19, 2009

Neighborhood Association Meetings:

May 7, 2009

Open House:

June 1, 2009

ADOPTION PROCESS

Planning Commission Public Hearing:

July 8, 2009

City Council Public Hearing:

August 6, 2009

A Letter from the Councilwoman

July, 2009

Dear Residents of Five Points Neighborhood:

As a result of a collaboration between neighborhood residents, property owners, area businesses, community organizations, the Five Points Neighborhood Association and other stakeholders, the Five Points Neighborhood Plan has been formally approved by the San Antonio City Council. This accomplishment has been a concerted effort for the entire community of Five Points. Decisions were made that involved more than just considerations on technical matters, zoning issues or the number of parks in the area. There were decisions from the heart that envisioned the history of the neighborhood dating back to the mid-1800's when one of the first homes in the area was built. Many residents' families grew up in this neighborhood, and current residents and business owners knew they wanted to maintain the integrity of Five Points. As time went on, the area grew, and with it came a necessity to consider economic development, housing, safety and of course, change to accommodate a larger population with today's technology, while keeping a sharp vision for the demands of tomorrow's neighborhood.

I am very happy to say that the Five Points Neighborhood Plan Update as prepared by Five Points Community Members in partnership with the City of San Antonio Planning and Development Services Department is right tool to for this effort. All aspects of the Five Points community were taken into consideration to develop the Plan into one that can serve all of its residents, visitors and the City at large. It is a Plan that provides revitalization, walking and bicycling environments, sustainable green building and development practices, energy and emissions reduction policies for air quality improvement, water conservation, energy efficiency, graffiti abatement, health and safety issues, transportation service and recreational spaces.

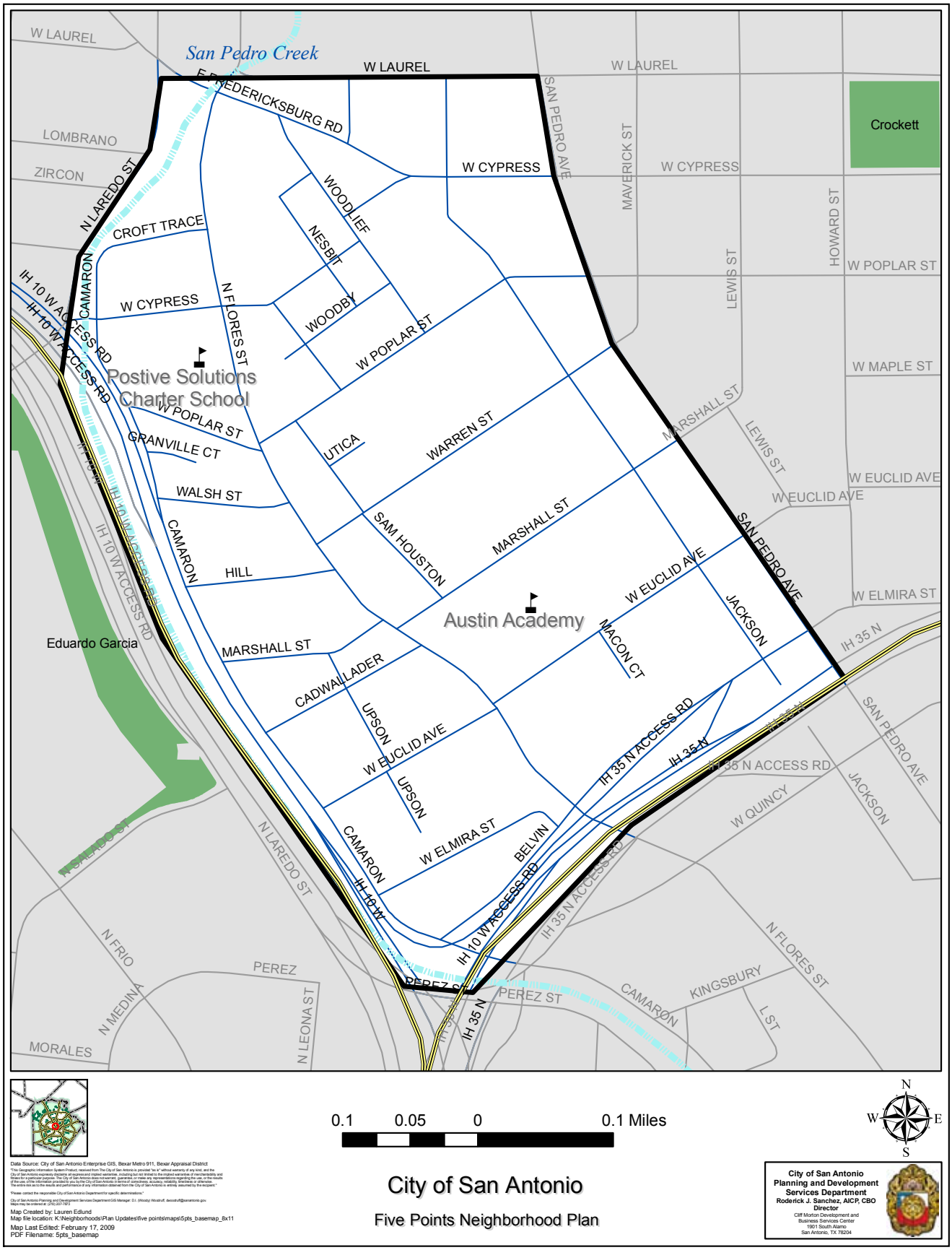
Congratulations to all who participated in developing the Five Points Neighborhood Plan Update; but mostly, thank you for caring so much about your neighborhood!

Sincerely,

Mary Alice P. Cisneros

Mary Alice P. Cisneros
Councilwoman, District 1

Five Points Neighborhood Plan Area



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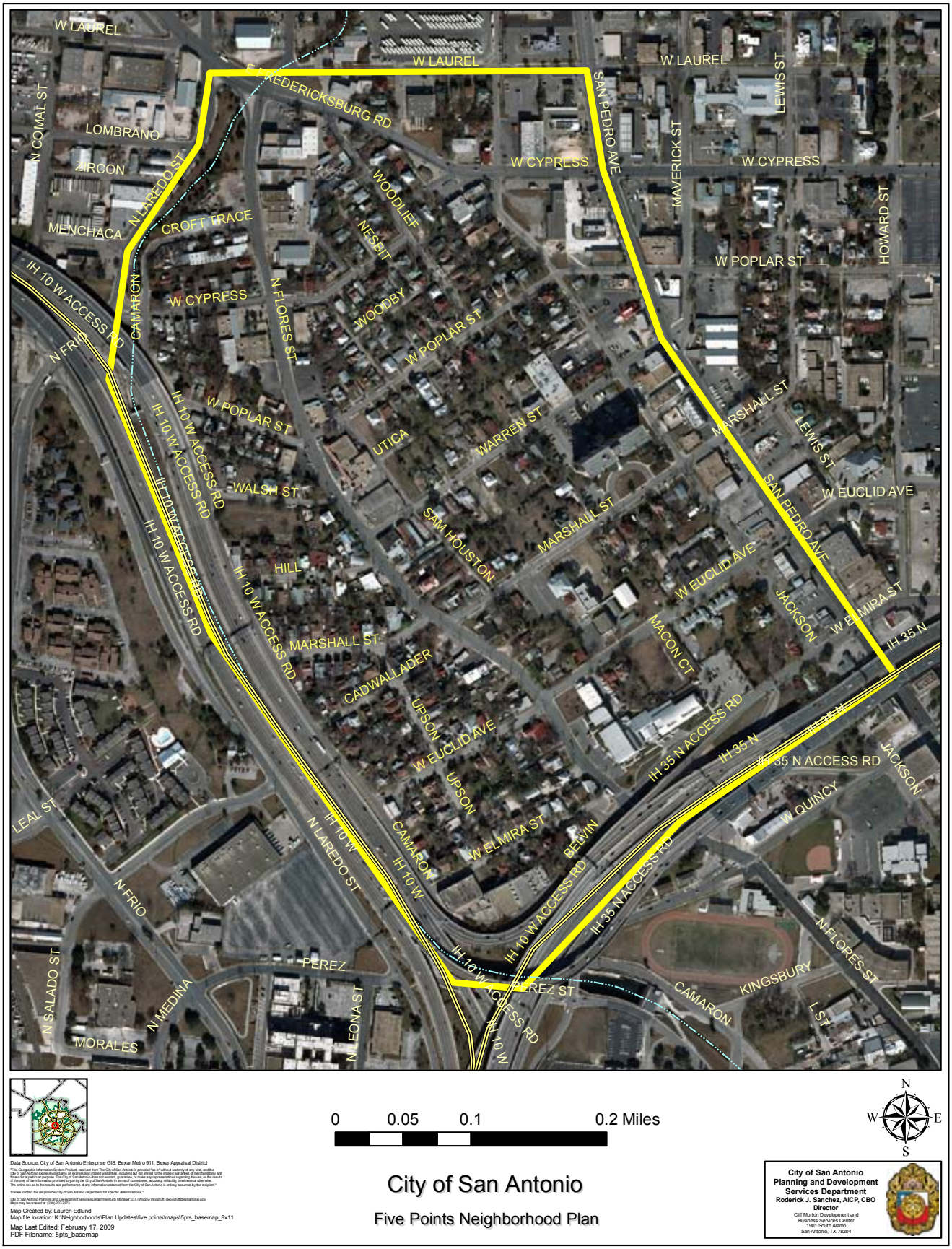
Five Points Neighborhood Plan Area



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Map file location: K:\Neighborhoods\Plan Updates\five points\maps\5pts_basemap_8x11
Map Last Edited: February 17, 2009
PDF Filename: 5pts_basemap

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City of San Antonio

Five Points Neighborhood Plan

City of San Antonio
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Neighborhood History

The history of the area known as Five Points extends back to the founding of the City. In early May of 1718 the first site of Mission San Antonio de Valero and the Presidio de Bejar were founded and established with the requisite solemnity by Martin de Alarcon, Governor of Coauhuila and Texas, in the area now known as San Pedro Park, just immediately north of the Five-Points intersection. From the springs in the park the original settlement developed an acequia, the San Pedro or Principal, a canal designed to irrigate fields south of the headwaters and through the area that is now the lower Five-Points Neighborhood. While the original settlement was relocated from this area just a few years later, the acequia continued in operation. The meandering nature of Flores Street between Elmira and Five-Points is explained by the fact that the road follows the course of the ditch.

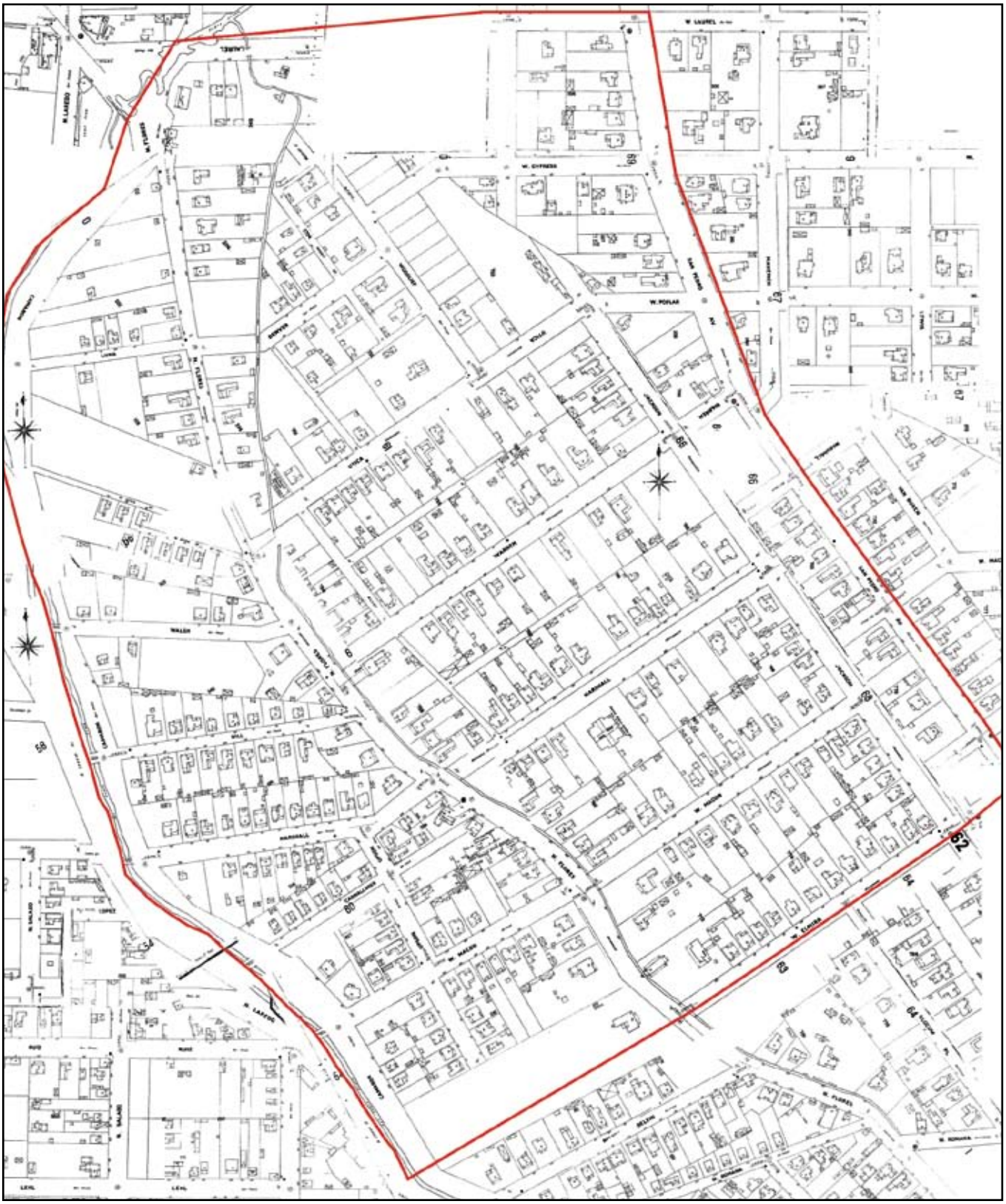
The lands along either side of the acequias were subdivided and distributed by lottery to citizens of the villa (mostly Canary Islanders). These owners used the land primarily for farming and many held title to their land till nearly the close of the 19th century when the land was sold for residential development. The Five Points Neighborhood lies just north of the civil settlement, which was the Barrio Del Norte. One of the first homes in the area was built in 1857 is still standing today. However, The Civil War (1861-1865), and the five to ten years following it, saw an almost complete lack of development in the area. With the arrival of the streetcar, the area experienced a residential boom and by 1880, the former agricultural lands were being sold and subdivided for residential development. The majority of the residences in the area were constructed between 1880 and 1900.

The early 20th century was a time of growth and prominence for the area. With San Pedro creek as a common gathering area for all citizens the neighborhood maintained its character until the 1950's at which time the Interstate Highways were built forming a barrier that cut the neighborhood into quarters and served as a boundary to downtown. With the advent of the interstate, people were no longer confined to the downtown area for their residence. This led to the migration of people from the urban center to the suburbs causing a change in what businesses could continue to survive in the downtown area. The interstate also affected the commercial corridor along San Pedro Ave., formerly the main connector to the outskirts and subdivisions.

The location of the Five Points neighborhood by the crossing of two major Interstate Highways also influenced the change of the neighborhood. Its location served as a prime location for warehousing of goods since they could be easily transported to and from this location utilizing the Interstate Highways. The construction of I.H. 10 also destroyed the use of San Pedro creek as a community area and affected the social geography of the "neighborhood".

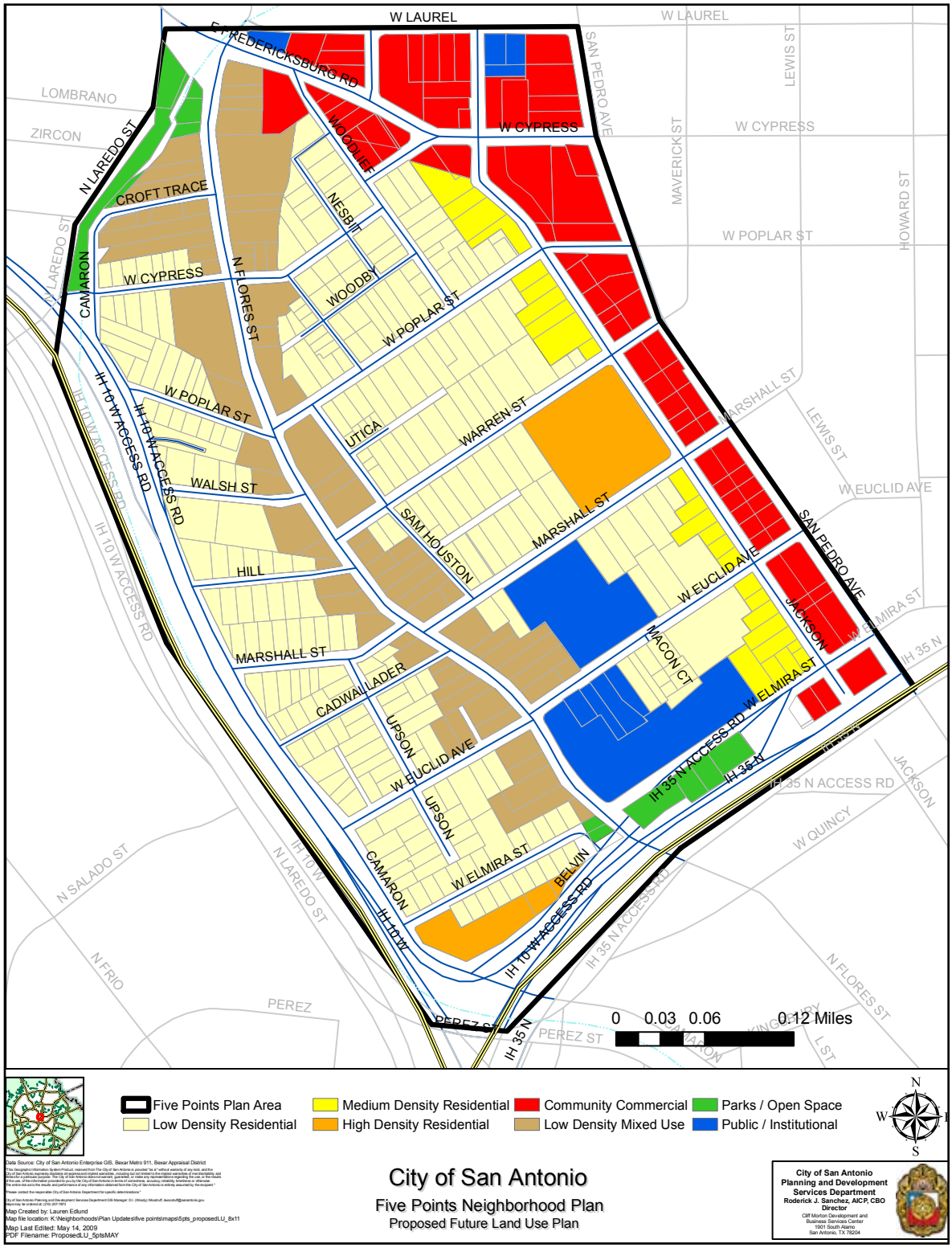
Five Points Neighborhood in 1904

In the mid-nineteenth century, city-wide fires were common, however, there was no systematic approach for documenting damage. In 1867 the Sanborn Company began creating maps of urbanized areas that documented building footprints, streets and building materials. Below is a Sanborn map of Five Points in 1904.



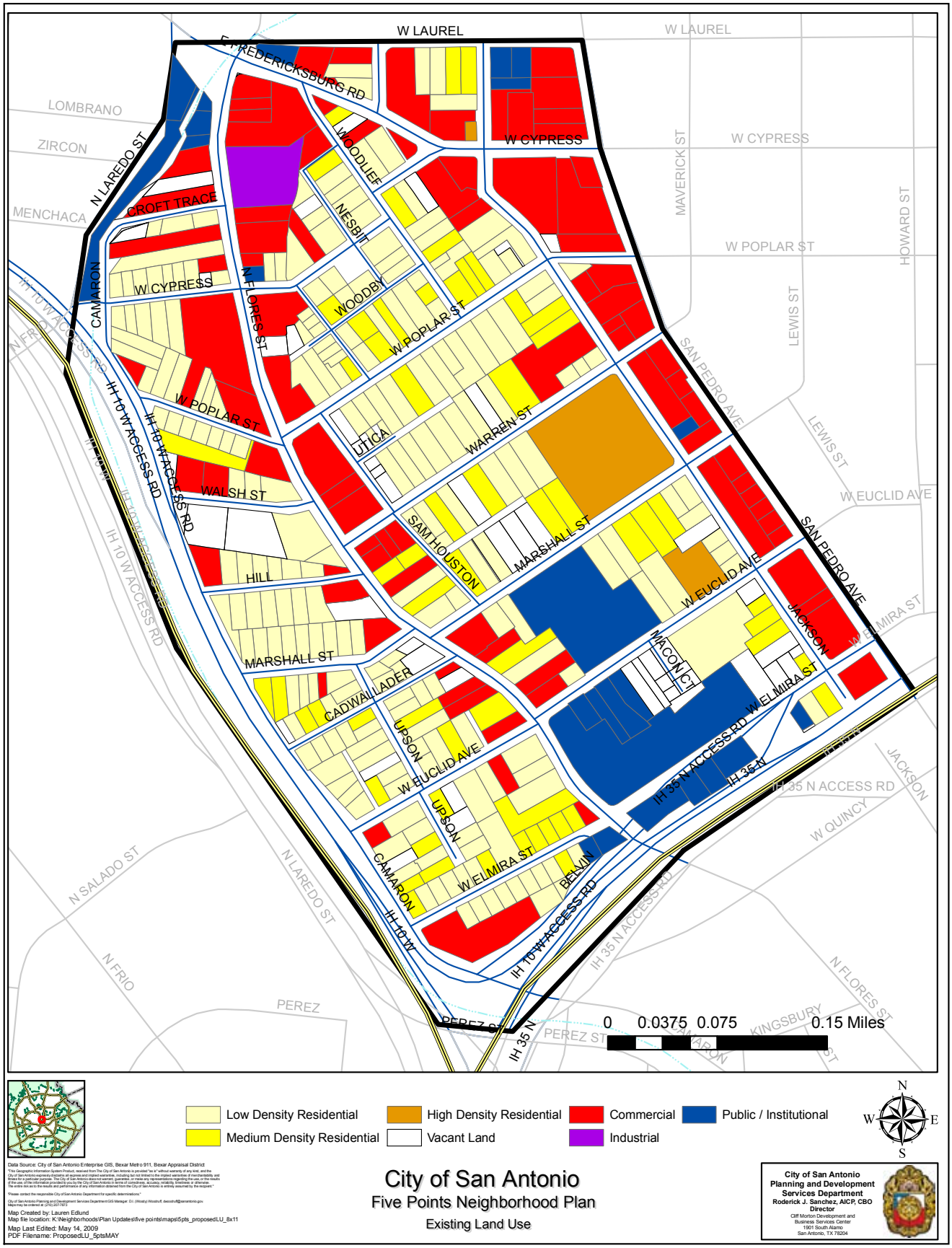
Future Land Use Plan

The Land Use Plan helps determine the preferred development pattern for an area and the uses that are permitted in the future. The Land Use Plan was formulated through a combination of public input, review of the Five Points Land Use Plan adopted in 2000, analysis of existing land use patterns, staff analysis, best planning practices and policies from the City's Master Plan. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. It does generally identify appropriate areas for specific land uses. Within each land use designation, several corresponding zoning categories may be appropriate.



Existing Land Use

The Existing Land Use identifies the current land uses in the Five Points planning area. It informs and helps guide the planning team when creating the future Land Use Plan.



Land Use Classifications

Light Yellow

Low Density Residential

Low Density Residential land use includes single-family homes on individual lots. A limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encouraged within this category.

One of the neighborhood's highest priorities is to conserve the existing housing stock, and they recognize and appreciate the varying residential densities. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

The Five Points Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock when possible. When residential units are newly constructed, the neighborhood urges the property owner to match the architectural character of current low density residential structures.

Corresponding Zoning Districts

R3, R4, R5, R6

Yellow

Medium Density Residential

Medium Density Residential land use includes duplexes, triplexes, quadplexes, townhomes, and apartment buildings up to 18 residential units per acre on single lots. Low Density Residential uses are also permitted. Uses such as playgrounds, community gardens or pocket parks are also permitted.

The neighborhood supports Medium Density Residential along the western side of Jackson Street. However, it is important that all structures maintain or complement the historic residential structures of the neighborhood. Medium Density Residential structures should also be well integrated into the area, and not secluded through the use of fences, hedges or streetscreens.

Corresponding Zoning Districts

R3, R4, R5, R6,
RM-4, RM-5, RM-6, MF-18

Land Use Classifications

Orange

High Density Residential

High Density Residential land use includes multi-family development with more than 18 units per acre on a single lot, such as large apartment buildings, lofts and condos, but it can also include low and medium density residential uses. This land use can function as a compatible transition between residential and commercial areas, and is encouraged to be located along arterials or collector streets.

The neighborhood recognizes the importance of increasing density in the plan area but encourages High Density Residential structures to be well integrated into the community and not secluded through the use of fences, hedges or streetscreens. The location of parking lots and parking structures should not decrease the walkability of the neighborhood. The architectural significance of existing structures built before 1940 should be maintained.

Corresponding Zoning Districts

R3, R4, R5, R6, RM-4, RM-5, RM-6,
MF-18, MF-25, MF-33, MF-40, MF-50

Red

Community Commercial

Community Commercial land use includes medium-intensity commercial and office uses that serve two or more neighborhoods. They should be located along arterial roads, and incorporate buffer yards and shared parking with internal circulation with adjacent uses.

The neighborhood urges well designed buildings that promote responsible economic growth in the area. Increasing walkability is a priority of the neighborhood, thus landscaped planting strips, improved sidewalks, pedestrian scale buildings, and rear parking lots are encouraged. Locally owned businesses that are engaged with the community are encouraged to locate in the neighborhood.

Corresponding Zoning Districts

NC, O-1, O-1.5, C1, C2, C2-P, UD

Land Use Classifications

Light Brown

Low Density Mixed Use

Low Density Mixed Use includes neighborhood commercial, office, small lodging, and medium density residential uses mixed within buildings and along the blockface. Shared parking among adjacent uses is encouraged.

Walkability is an important factor. Buildings should be designed to encourage walkable spaces through: locating parking in the rear of the building and encouraging on-street parking; creating architecturally interesting buildings at the street level; creating and maintaining well landscaped green spaces along the street; building and/or improving adjacent sidewalks; providing bicycle facilities; and improving lighting along the pedestrian path.

Corresponding Zoning Districts

RM-4, RM-5, RM-6, MF-18, MF-25,
NC, C2-P, IDZ, TOD, MXD, UD, FBZD

Green

Parks / Open Space

Parks include public or private land uses that encourage passive or active outdoor recreation, and is open to the general public without charge. Examples include public, regional or linear parks, hike and bike trails and community gardens.

Open Space includes land set aside for conservation, aesthetic or functional purposes, but not necessarily recreational purposes. Examples include conservation easements, floodplains, or drainage rights-of-way.

The neighborhood encourages the development of parks and would support a land use change for their creation.

Land Use Classifications

Blue Public / Institutional

Public / Institutional land use is public, quasi-public and/or institutional use that delivers local, state or national governmental or non-profit services. The location of these uses is most appropriate where they best meet the neighborhood's needs.

Examples of Public / Institutional land use includes post offices, religious institutions, libraries, schools, fire stations and community gathering facilities.

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Goal 1: Develop Mixed Uses on N. Flores St.

North Flores Street has an immense amount of potential to become a vibrant, mixed use corridor. The enhancement of the public realm will spur creative, mixed uses along the street.

Objective 1.1: Improve walkability through installing new or repairing existing sidewalks.

1.1.1 Work with the District 1 City Council Office to place North Flores on the 5-year Capital Improvements Project Plan to improve the drainage, street, and sidewalks. *5-10 years*

1.1.2 Apply to the Safe Routes to School program through the San Antonio - Bexar County Metropolitan Planning Organization and the City of San Antonio Public Works Department. *1-3 years*

Objective 1.2: Improve the perceived and actual safety of the street while enhancing the visual context through installing decorative street lighting.

1.2.1 Work with City Public Service (CPS) and local businesses to install decorative acorn lights along the North Flores Corridor. *5-10 years*

Objective 1.3: Incorporate functional public art such as benches or bus stops that encourage walkability, increase transportation options, and establish a unique identity for the corridor.

1.3.1 Incorporate public art into on street benches, street signs, bike racks, sidewalks light poles, and traffic signals through working with City of San Antonio Community Initiatives Department, Public Works, CPS, and Parks and Recreation. *5-10 years*

1.3.2 Locate public art/a bus shelter in the Five Points area through: Identifying a funding partner, designing a bus stop, and working with VIA to have it established. *1-5 years*

Objective 1.4: Encourage facade restoration that enhances the private and public realms of the corridor.

1.4.1 Explore establishing Neighborhood Commercial Revitalization program to leverage funds for improving the facades of businesses along North Flores. *5-20 years.*

Goal 2: Promote Responsible Economic Development

West Cypress, East Fredericksburg Rd., San Pedro Ave., and North Flores St. are all identified as ideal areas for commercial economic development. Five Points is one of the oldest neighborhoods in San Antonio, and will continue to grow and flourish through responsible development practices.

Objective 2.1: Encourage new buildings to use green building technology and encourage the retrofitting of existing buildings when possible.

2.1.1 Invite individuals from the Metropolitan Partnership for Energy to present to the neighborhood on green building practices and energy saving techniques. *Immediately and Ongoing.*

2.1.2 Encourage developers to build to LEED or MPE green building standards. *Immediately and Ongoing.*

Objective 2.2: Work with developers so that new and renovated buildings do not overwhelm the architectural character of the neighborhood. When possible, new buildings should be built in context with the historic nature of the community.

2.2.1 Hold meetings between the Plan Implementation Team and potential developers. *Immediately and Ongoing.*

2.2.2 Create a pattern book for development in the Five Points Neighborhood Plan area. *1-3 years*

Objective 2.3: Encourage neighborhood involvement in economic development through promoting a safe and clean environment.

2.3.1 Use the City of San Antonio's Neighborhood Tool Shed to encourage property owners to improve their property. *Immediately and Ongoing.*

2.3.2 Schedule a neighborhood-wide cleanup day for a specific corridor. Use the City of San Antonio's Dial-a-Trailer program to collect large items. *Immediately and Ongoing.*

Goal 3: Preserve the Existing Housing Stock

Five Points is a neighborhood in transition. The land use plan strives to preserve the existing housing stock located in the area between IH 10 and North Flores St., and the area between North Flores St. and Jackson.

Objective 3.1: Utilize municipal zoning tools to preserve the architectural character of the historical housing stock.

3.1.1 Explore the options of a Historic District or a Neighborhood Conservation District to the Five Points area. *1-5 years*

Neighborhood Conservation Districts vs. Historic Districts

Neighborhood Conservation Districts (NCD) and Historic Districts both aim to preserve the architectural integrity of the historic housing stock, but have different qualifications, standards and end results. Both districts are zoning overlays, meaning the property retains its original base zoning determining the use, but additional design standards will be included through the use of a zoning overlay district. Each district can include both residential and commercial properties to ensure continuity. However, there are several differences in building modifications, approval procedures and district qualifications.

Generally, areas can qualify for a NCD if 75% or more of the structures in the district are at least 25 years old, Historic Districts require the majority of structures to be medium or high integrity and generally at least 50 years old. Design standards in NCDs only apply to the portion of the property that is visible from the Right-of-Way, and Historic District design standards apply to any exterior feature of the building. Additionally, Historic Districts preserve the architectural integrity of each structure, and NCDs preserve the character of the district as a whole. Thus, in NCDs, individual structural changes must only comply with the district design standards and are approved administratively through the building permit reviewing process. In Historic Districts, individual structural changes are subject to approval through the Historic Design and Review Commission. Historic Districts require a petition signed by 51% of the area's property owners, while NCDs may be initiated by a recommendation in the adopted Neighborhood plan to be considered.

Goal 4: Aid Residents with Property Improvements

Preserving the existing housing stock is also accomplished through structural improvements. The enhancement of residential structures and unimproved property is a fundamental component of housing conservation.

Objective 4.1: Improve residential structures by employing housing rehabilitation programs.

4.1.1 Utilize the Owner Occupied Rehabilitation and Rental Rehabilitation programs to aid property owners and neighborhood residents achieve otherwise unaffordable housing improvements. *Immediately and Ongoing.*

Objective 4.2: Educate residents about the dangers of lead-based paint and encourage its removal.

4.2.1 Educate area residents about the Lead-Based Paint Removal program at community and neighborhood association meetings. *Immediately and Ongoing.*

Objective 4.3: Improve public and private spaces.

4.3.1 Hold neighborhood clean-up days where items from the City of San Antonio's Neighborhood Tool Shed are available for use by the neighborhood. *Immediately and Ongoing.*

4.3.2 Work with the District 1 Council Office to participate in the Neighborhood

Goal 5: Involve the Neighborhood in Public Safety

The level of residential and economic development are significantly optimized with an increased level of public safety. While increasing the volume of police presence provides some advantage, involving community members considerably reduces all levels of crime. Both commercial corridors and residential areas can benefit from community policing.

Objective 5.1: Encourage neighborhood property owners, residents, stakeholders and business owners to improve public safety through active involvement in crime prevention programs.

5.1.1 Hold a Cellular on Patrol workshop in the neighborhood and encourage participation in the event. *1-5 years*

5.1.2 Create a neighborhood watch group and coordinate with the area SAFFE officer. *1-5 years*

Objective 5.2: Hold neighborhood social events to bring the neighborhood together and deter crime.

5.2.1 Participate in the National Night Out program. Get business owners and residents involved to ensure success. *Immediately and Ongoing.*

Community Policing

There are three types of policing models, order-maintenance policing, problem-oriented policing, and community policing. Order-maintenance policing concentrates on controlling minor crimes thus preventing a sense of menace and disorder at a local level that leads to major crimes. Problem-oriented policing focuses on controlling both minor and major crimes that reach a critical mass in specific locations. Community policing builds a system of responsive connections between the police and the community. For controlling crime at a neighborhood level, the City of San Antonio has adopted a system of community policing through several programs including: SAFFE Officers, Neighborhood Watch, Cellular on Patrol, Volunteers in the Police and Citizen Academy.

By building a responsive and trustworthy network of community members and police officers, both minor and major crime can be significantly reduced in the area.

Community policing has been proven successful through increased community activity in the public realm, a high level of respectful communication between the police force and the neighborhood, acknowledgment of community members' responsibility to prevent crime through social programs (such as monitoring and after school activities) and prompt response by the police department.

Goal 6: Promote Neighborhood Based Graffiti Abatement

Eradicating the graffiti problem plays an integral part in increasing economic growth along commercial and mixed use corridors, and preserving the existing housing stock.

Objective 6.1: Engage the neighborhood residents, property owners, business owners and stakeholders in graffiti cleanup.

6.1.1 Work with the District 1 City Council Office to participate in the annual Graffiti Wipeout program. *Immediately and Ongoing.*

6.1.2 Procure free paint from the City of San Antonio Environmental Services Department's Hazardous Waste Facility at 7030 Culebra and hold neighborhood wide Graffiti Clean-up days. *Immediately and Ongoing.*

Objective 6.2: Encourage the creation of murals along blank walls to dissuade graffiti.

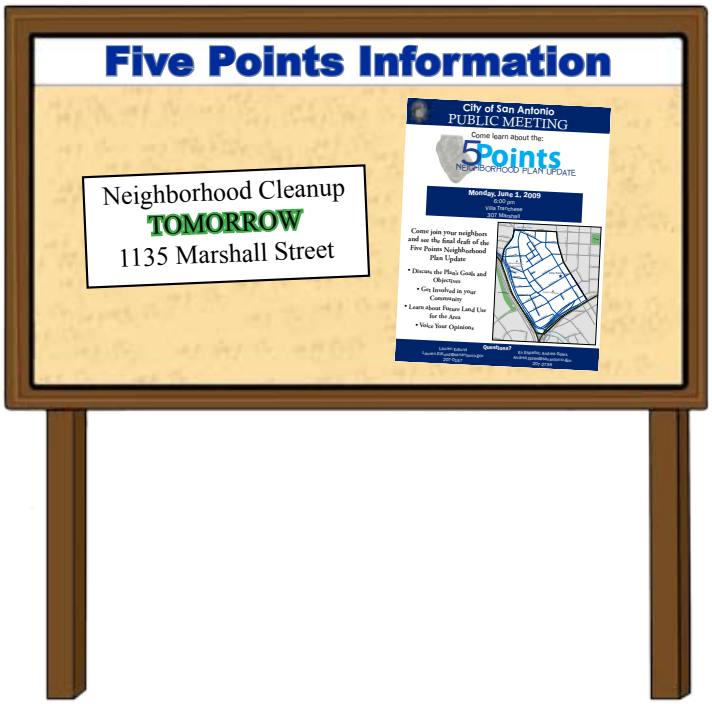
6.2.1 Work with local business and property owners to donate blank walls to local artists for the creation of community murals. *1-10 years*

6.2.2 Work with the Public Art San Antonio program through the City of San Antonio Capital Improvement Management Services Department and the Office of Cultural Affairs to coordinate the creation of murals on major graffiti hotspots in Five Points. *1-10 years*

Goal 7: Increase the levels of civic involvement

Community participation in the neighborhood is an integral part of neighborhood improvement. To increase the levels of support, outreach from current members is required.

Objective 7.1: Hold biannual neighborhood functions with social and educational events.



7.1.1 Encourage business owners, property owners and neighborhood residents to attend. *Immediately and Ongoing.*

7.1.2 Advertise the event by posting flyers at local businesses, sending flyers home with students at Fox Tech High School and Austin Academy, delivering flyers to the neighborhood residents and/or posting signs on heavily traveled streets in the area. *Immediately and Ongoing.*

Objective 7.2: Increase the level of participation in the neighborhood association.

7.2.1 Create a website through Neighborhood Link to advertise upcoming neighborhood meetings and provide information to potential members. *1-2 years.*

Neighborhood Link

7.2.2 Create a central location for posting neighborhood news. *5-10 years.*

7.2.3 Designate block captains to disseminate information quickly and efficiently. *Immediately and Ongoing.*

Goal 8: Improve the amount of Parks and Open Space

Parks and open space play an important part in creating a sense of community. The availability of a public space for all neighborhood residents creates a sense of ownership and encourages community participation.

Objective 8.1: Create a community garden open to the neighborhood and Austin Elementary.

8.1.1 Work with the District 1 City Council Office, the City of San Antonio Planning and Development Services Department and the Center City Development Department to procure land for a community garden. *1-5 years.*

8.1.2 Work with Green Space Alliance to create and execute a plan. *1-2 years.*

Objective 8.2: Locate a public pocket park and playground in the Five Points planning area.

8.2.1 Work with the City's land banking program to control overhead costs. *5-10 years.*

8.2.2 Coordinate with the City of San Antonio Parks and Recreation Department and the Capital Improvement Management Service's Public Art division to fund and develop the project. *5-10 years.*

Land Banking

Land banking is a system created to efficiently hold, manage and develop foreclosed property. It is often geared towards affordable housing, but San Antonio is also considering it for other purposes, including the creation of green spaces such as community gardens. Land banks act as a legal and financial mechanisms to transform vacant, abandoned and foreclosed property back to productive use. The land owned by the municipality through foreclosures is strategically dispersed to developers or organizations that will utilize the land for building new or restoring old residential structures. Land Banking is often used to encourage infill development in older communities.

5Points DEMOGRAPHICS

Five Points Demographics

Below is a look at the Five Points Neighborhood Demographics. The area is currently in a transitional stage. Since the plan was originally adopted in 2000, there have been many changes within the planning area.

Population

Year	Five Points	City of San Antonio
2008	1,623	1,284,332
2000	1,871	1,444,646
1990	1,632	935,933

Ethnicity

	Five Points	% of Population	City of San Antonio	% of Population
Hispanic	1,381	85.1%	779,891	60.7%
White	153	9.4%	375,416	29.2%
African American	69	4.3%	82,975	6.5%
Other	20	1.2%	46,050	3.6%
Total	1,623	-	1,284,332	-

Educational Attainment

Educational Level	Five Points	% Population Age 25+	City of San Antonio	% Population Age 25+
Less than High School	698	62.3%	159,933	20.3%
High School Diploma	217	19.4%	225,322	28.6%
Some College	158	14.1%	166,997	21.2%
Associate's Degree	32	2.9%	53,964	6.8%
Bachelor's Degree	0	0.0%	116,872	14.8%
Graduate/Professional Degree	15	1.3%	66,388	8.4%
Total	1120	-	789,206	-

Median Household Income

Year	Five Points	Percent Change	City of San Antonio	Percent Change
2008	$18,400	10.3%	$41,593	15.1&
2000	$16,689	96.2%	$36,124	53.2%
1990	$8,507	-	$23,584	-

Five Points Demographics

Poverty Level

Year	Five Points	Percent Change	City of San Antonio	Percent Change
2008	510	31.4%	233,748	18.2%
2000	804	43.0%	193,731	17.3%
1990	746	45.7%	207,161	22.1%

Median Home Value

Year	Five Points	Percent Change	City of San Antonio	Percent Change
2008	$45,070	35.3%	$90,392	31.4%
2000	$33,300	-17.4%	$68,800	38.4%
1990	$40,300	-	$49,700	-

Median Age

Year	Five Points	City of San Antonio
2008	38.9	32.5
2000	38.6	33.9
1990	38.8	33.4

Vacant Housing Units

Year	Vacant Housing Units in Five Points	Percent of Total	Vacant Housing Units in San Antonio	Percent of Total
2008	61	9.6%	49,763	10.1%
2000	74	10.4%	38,653	11.3%
1990	108	14.0%	38,653	10.6%

Demographic information was gathered from the 1990, 2000, and 2008 US Census reports, as well as the 1990, 2000 and 2008 Bexar County Appraisal District Data.

Program Descriptions

Neighborhood Commercial Revitalization (NCR) - Empowers community-based nonprofit organizations to restore productivity of underused neighborhood urban retail and business areas. The goals of the program are to support economic reinvestment in business corridors of San Antonio's urban core, create economic and employment opportunities in the inner city and improve the physical appearance of these areas Through Operation Facelift, it provides reimbursement grants to help property and business owners repair and rehabilitate building facades within targeted business districts of the NCR Program. *Administered by the City of San Antonio Center City Development Department.*

Safe Routes to School - The program is modeled after the national SRS program that is designed to promote walking and bicycling to school through education and incentives to promote walking and cycling as well as identifying infrastructure improvements. Goals of the local SRS program are to: Help the community better understand their walking and bicycling environment; Help the community identify infrastructure improvements that can be made to improve walking and cycling; Serve as an educational process for local infrastructure and operational programs that are available through the various public agencies; Serve as a two-way communication forum between the community and the transportation agency staffs. *Administered by the San Antonio-Bexar County Metropolitan Planning Organization*

Leadership in Energy and Environmental Design (LEED) - A Green Building Rating System that encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria. LEED is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. Based on established criteria, buildngs can be designated LEED Green, Silver, Gold or Platinum. *Admnistered by the United States Green Building Council.*

Metropolitan Partnership for Energy (MPE) - Develops and implement energy and emissions reduction policies for air quality improvement, water conservation, energy efficiency, and renewable energy. Build San Antonio Green™ provides technical workshops on energy efficiency, conservation, renewable energy and green building, certifying Green-Built Homes in San Antonio. *Administered by Build San Antonio Green and the Greater San Antonio Builders Association.*

Graffiti Abatement/Bandit Signs - The Graffiti Abatement Program is charged with removing graffiti from public infrastructure (sidewalks, curbs, retaining walls, etc.) The program also operates along 24 corridors throughout the City and abates graffiti not only on public infrastructure, but also on private property where the graffiti can be viewed from the corridor. The graffiti abatement crews also assist the Code Compliance Division in enforcing the Bandit Sign ordinance by removing illegal signs from public rights-of-way as they move from location to location abating graffiti. *Administered by the City of San Antonio Solid Waste Management, Housing and Neighborhood Services, Parks and Recreation, Environmental Services, Police Department and the Public Works Departments as well as Bexar County, San Antonio Water System, VIA Metropolitan Transit and the Texas Department of Transportation.*

National Night Out - NNO has proven to be an effective, inexpensive and enjoyable program to promote neighborhood spirit and police-community partnerships in our fight for a safer nation. The benefits your community will derive from NNO will most certainly extend well beyond the one night. National Night Out is designed to heighten crime and drug prevention awareness, generate support for, and participation in, local anticrime programs, strengthen neighborhood spirit and police-community partnerships, and send a message to criminals letting them know that neighborhoods are organized and fighting back. *Administered by the National Association of Town Watch and the City of San Antonio.*

Neighborhood Link - Neighborhood Link encourages communication, provides resources, and enables connections – on a neighborhood to national scale. They provide free websites and tools that makes it quick and easy for to create a neighborhood association website.

Neighborhood Tool Shed - This is an intense four-week concentration of the delivery of city services to targeted neighborhoods. Once the neighborhood is identified, community meetings are conducted to assist residents in identifying priorities. Services include, but are not limited to: street repair, vacant lot clean up, brush collection and code inspections. During the 4-week period, a staffed mobile unit is stationed at each site to allow residents to meet with city personnel to voice neighborhood concerns. *Administered by the Housing and Neighborhood Services Department.*

Program Descriptions

Dial-a-Trailer - Dial-A-Trailer is a program that allows neighborhood associations and non-profit groups the opportunity to hold large cleanup events for their residents or members. Participants can dispose of brush and large, bulky items not collected during twice-weekly trash pickup. When an organization requests this service, a garbage trailer or brush trailer will be stationed at a specific site on a designated Saturday from 8:30 a.m. to 1:00 p.m. *Administered by the City of San Antonio Solid Waste Management Department and Keep San Antonio Beautiful.*

Owner Occupied Rehabilitation Program - Financial assistance is available to low-moderate income homeowners that need to repair their home. If a home is deemed economically infeasible for repairs, the home may be reconstructed. *Administered by the City of San Antonio Center City Department.*

Rental Rehabilitation Program - Interest financing is available to rental landlords for the cost of repairs on single-family and multi-family investment rental property. The property must need repair to at least one major system, such as: mechanical, electrical, plumbing, foundation and/or roof Property owners must rent the rehabilitated units to low-income families at Fair Market rates or below. *Administered by the City of San Antonio Center City Development Department.*

Lead Based Paint Removal Program - Addresses health and safety issues related to single family units with children under 6 who live in a house built prior to 1978 and diagnosed as having elevated blood lead levels of 10 mg/Dl or higher. Targeted area is within Loop 410. *Administered by the City of San Antonio Center City Development Department.*

Cellular on Patrol (COP) - COP gives residents an opportunity to work closely with the police to make their neighborhoods safer places to live. Neighborhood groups receive training at SAPD substations and graduates patrol their own neighborhoods using donated SBMS cellular phones pre-programmed with additional free-dial emergency numbers. Funds to support the program (ID cards, logo shirts, etc.) are donated by local businesses. *Administered by the City of San Antonio Police Department.*

Graffiti Wipeout - The City & several other local organizations created the Graffiti Wipeout program to decrease graffiti through initiatives such as painting over and removing graffiti on public property. Through the "Grow over Graffiti" program, property owners are also encouraged to plant trees or ivy to cover walls and fences with graffiti. Residents are encouraged to report graffiti in progress or graffiti that needs to be painted over; organize neighborhood paint outs; learn how to create a community murals; donate paint brushes, rollers or other materials that can remove graffiti; and/or learn more about graffiti and the negative effects it can have on communities. *Administered by the City of San Antonio.*

SAFFE Officer - The central core of SAPD's Community Policing activities is the San Antonio Fear Free Environment Unit (SAFFE). The SAFFE Unit consists of officers who focus on identifying, evaluating & resolving community crime problems with the cooperation and participation of community residents. SAFFE officers are assigned to specific areas within the city, & work closely residents and district patrol officers. To prevent crimes before they happen, SAFFE officers establish & maintain day-to-day interaction with residents & businesses within their assigned beats. They are liaisons with city agencies, work closely with schools & youth programs, coordinate graffiti-removal activities & are resources to residents who wish to take back their neighborhoods from crime and decay. *Administered by the City of San Antonio Police Department.*

VIAtrans Service - Complementary paratransit is provided to individuals whose impairment or disability prevents them from independently traveling by fixed-route service. VIAtrans is a specialized transportation service available to Bexar County residents who have a medical impairment or condition that prevents them from independently traveling by regular VIA city buses. It employs a variety of vehicles that are equipped to meet the customers' particular travel needs. It is a "curb-to-curb" shared-ride system accessible within 3/4 miles of any VIA bus stop. Riders must be pre-registered to use the service, reservations must be made at least twenty-four (24) hours in advance. Trips may be scheduled for any purpose and travel with a personal care attendant.

Volunteers in Policing - Volunteers in Policing is a program that provides an opportunity for San Antonio citizens to become involved with and to assist the San Antonio Police Department through volunteer activities. This program, which operates in many law enforcement agencies throughout the U.S., recruits citizens to perform a variety of tasks within the City of San Antonio to support the efforts of sworn and civilian personnel. *Administered by the City of San Antonio Police Department.*

SAAHC

San Antonio Alternative Housing Corporation

1215 S. Trinity, San Antonio, TX 78207 (210) 224-2349 (210) 224-9686 Fax

June 22, 2009

Mr. Rod Sanchez, Director
Planning and Urban Design
Planning and Development Services Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Support Letter for Five Points Neighborhood Plan Update

Dear Mr. Sanchez:

This letter is provided to the City of San Antonio in support of the adoption of the Five Points Neighborhood Plan Update, which is under consideration for adoption. As a member of the Five Points Planning Team I wholeheartedly support the revised plan, which more clearly articulates the desires of the neighborhood to preserve and expand the housing stock and allows for continued business development.

San Antonio Alternative Housing Corporation has been active in the development of single family homeownership and rental units in the Five Points Neighborhood during the past seven years. We have just begun the infrastructure for seven additional homes to be developed and sold on Euclid Street. This is a community which is experiencing a resurgence, slowly improving the integration of housing and unique businesses which enhance the environment.

I ask for your support in the adoption of the revised Five Points Neighborhood Plan, and stand ready to assist the community in its continued growth and development.

With the hope that this reaches you in Peace, I remain

Sincerely,

Rod Radle
Executive Director

June 23, 2009

Rod Sanchez, Director
Planning & Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

RE: Five Points Neighborhood Plan

Dear Mr. Sanchez,

The neighbors of Five Points have joined together to form a plan for their future. This future will benefit the residents as well as making the area a better place to live, a reflection of the fine city we live in, San Antonio, Texas!

I hope you will allow the adoption of the plan as presented. The members of the planning committee of the Five Points Neighborhood have worked hard to encompass important aspects into the plan to make the area a better place to live, work and play. Planned zoning, safety for the residents as well as green space are all addressed in the proposed plan.

This is a unique area of San Antonio, bulging with the history of our famous city. Some of our homes were stagecoach stops, the Old Spanish Trail went through our area; we have so much history that needs to be preserved. By having this 'map' of how to grow, it will ensure that the neighborhood will maintain the qualities that the city of San Antonio has shown. The residents of Five Points and San Antonio want to be a safe, vibrant, friendly place for people to live and visit and show that we honor the history that made us the city we are!

Thank you for your consideration.

Sincerely,

Jean Baggett
Property Owner
1002 North Flores
San Antonio, TX 78212

To: Rod Sanchez Director

Planning and Development Services Department

From: Michael Hyatt- Planning Team Member and Resident

Business Owner

Date: 6/24/2009

Re: Five Points Neighborhood Plan Update

As part of the planning team, I would like to thank Lauren Edlund and the planning department for allowing us to update our neighborhood plan. It has been a growth experience for me and it was great to work with the neighbors and stakeholders. We are happy with this plan update and have much community support to see this plan implemented. There is a lot of interest in bringing this once vibrant downtown community back to being a desirable vibrant community.

The history and architecture in this area is very unique. Five Points is one of the original suburbs of San Antonio. I believe these planning team meetings have sparked interest in revitalizing this great historic neighborhood. With this plan update, we will be going in the direction the members feel will help preserve and revitalize the character of the neighborhood.

We request that your Department and the City Council and Mayor accept this plan update.

Green Vegetarian Cuisine
1017 North Flores
San Antonio, TX 78212
(210) 320-5865
mike.behrend@greensanantonio.com

June 23, 2009

Rod Sanchez, Director
Planning and Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Dear Mr. Sanchez:

I am glad to have been a part of the Planning Team for the "5 Points Neighborhood Plan Update". As the owner of Green Vegetarian Cuisine, I am eager to see further investment and development of the neighborhood. I feel that goals established by the Plan Update will do just that.

There are several other new business owners in the neighborhood. We have invested a lot of money, but are still concerned about the condition of the neighborhood, especially the area around North Flores. Another potential investor is Gayla Merrifield. She and her husband plan to have a Bed and Breakfast in conjunction with my restaurant. They will move the two houses (which are currently owned by the Salvation Army) next to my restaurant, restore them and open San Antonio's first vegetarian/kosher Bed and Breakfast; the Jaded Emerald B&B. I am looking forward to seeing Green and the Jaded Emerald as prominent features along North Flores.

Gayla and I are working with the Westside Development Corporation (WDC) to find ways to promote the neighborhood. North Flores defines the Eastern border of the WDC. Green will be featured in the WDC's second tour. Gayla will be providing some history of the building (Green Vegetarian Cuisine). It is my hope the B&B will be at a point so that the history of the two B&B houses can be included as well.

The neighborhood is improving, but still has a long ways to go. For instance, this area of the Five Points and the area towards downtown are not safe at night. I will not allow my customers to walk back to their downtown hotels at night, but will drive them to their hotel instead. The goals laid out in the "Five Points Neighborhood Plan Update" will help to improve the neighborhood and make it a safer, more appealing place, and will encourage other entrepreneurs like myself to invest in the neighborhood.

I and several others from the Planning Team are meeting to find ways to accomplish the goals in the "Five Points Neighborhood Plan Update." I hope that the City Council will help us in accomplishing our goals by adopting the "Five Points Neighborhood Plan Update".

I hope to see you at Green!

Sincerely,

Mike Behrend
Owner/Chef

Cc: Gayla Merrifield

Gayla Merrifield
511 W. Russell Pl.
San Antonio, TX 78249
FivePointsBnB2B@sbcglobal.net
June 22, 2009

Rod Sanchez, Director
Planning and Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Dear Mr. Sanchez:

I am very enthusiastic about the "5 Points Neighborhood Plan Update". Five Points is truly "**Where It All Comes Together**" – San Pedro Springs to the north and downtown to the south, The Old Spanish Trail, a charming housing stock, and now the growth of many new businesses along North Flores. In fact, as early as 1931, the *San Antonio Light* featured an article on North Flores, noting its rich history, uniqueness, and "architectural splendor".

As the decorator for Green Vegetarian Cuisine, and a stakeholder in the neighborhood, and I have fallen in love with the Five Points Neighborhood. The neighborhood has so much potential and we are encouraged by all of the recent growth and improvements in the neighborhood, especially those along North Flores. As the decorator for Green, I am aware that appearances matter (both in the restaurant and in the neighborhood). My husband and I are planning to create a bed and breakfast on North Flores in conjunction with Green Vegetarian Cuisine. We will be utilizing (moving and restoring) the two homes currently owned by the Salvation Army on West Euclid. As investors in the neighborhood, we want to see the neighborhood move forward and continue to improve.

I am working with the Westside Development Corporation. They are enthusiastic about the B&B, Green Vegetarian Cuisine, as well as the new businesses going in that area. They have been very helpful and supportive in providing information regarding information pertinent to the B&B. They will be featuring Green in their next tour – North Flores is the eastern border of the WDC. I am working with them on some ideas for promoting Green Cuisine, the B&B, Five Points, and the WDC. The Five Points Planning Team and the WDC have several goals in common. By **coming together,** the Planning Team and the WDC will be better able meet several of the goals.

I had studied the previous neighborhood plan and was thrilled to see that one of its strategies was to *"Encourage the development of Bed and Breakfasts"*

as well as *"Encourage infill development of residential and commercial uses."* Since we will have a lot at stake, I was eager to be a part of the Planning Team. Our Bed and Breakfast, the Jaded Emerald, will meet many of those new goals: *"Develop mixed uses along North Flores", "Promoting Economic Development", and "Preserve the Housing Stock".*

I was encouraged by the enthusiasm **and** dedication of the Planning Team. They took the work seriously, and want the neighborhood to thrive and move forward. They definitely had a 'can do' attitude. We spent many hours reviewing the old plan and considering new options. **5 Points is Where it All Comes Together**. We **came together** as a team to develop a plan for keeping the neighborhood moving forward. We took the update very seriously, and do not want to see the plan go by the wayside once it is adopted. Several of the planning team members have already talked, and we are looking into ways to implement many of our goals. We plan to keep the momentum going. We sincerely hope that the Mayor and City Council will come together with us and adopt this plan, and hope to have their support as we strive to reach our goals in the future.

Sincerely,

Gayla Merrifield

Gayla Merrifield
(210) 733-5867

cc: Conservation Society
HDRC
Mike Behrend
Old Spanish Trail
Westside Development Corporation

DOING THE MOST GOOD™
Founded in 1865

William Booth, *Founder*
Shaw Clifton, *General*
Commissioner Maxwell Feener, *Territorial Commander*
Lt. Colonel Henry Gonzalez, *Divisional Commander*
Major Albert Villafuerte, *Area Commander*

June 23, 2009

Rod Sanchez, Director
Planning and Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

RE: Five Points Neighborhood Plan

Dear Mr. Sanchez,

On behalf of The Salvation Army San Antonio Area Command, I would like to thank you for allowing us to give our input on the Five Points Neighborhood Plan Update, and for the chance to review and comment on the draft plan.

The Salvation Army has been a resident of the Five Points neighborhood for over ten years, and a vital part of the San Antonio Community for more than 120 years. So we recognize the need for structured growth while maintaining our heritage.

We support the proposed changes in the Five Points Neighborhood Plan, particularly the one that calls for changing the designation of the parcels at 624 W. Euclid and 702 W. Euclid from the current Medium Density Residential designation to Public/Institutional designation. Those lots are owned by The Salvation Army, as is the surrounding property which is already designated for Public/Institutional use. This change would allow The Salvation Army to expand its programs to better serve the needs of our neighborhood.

In particular, we would like to move forward with our plans to create a Salvation Army Boys and Girls Club on that site, as well as a Senior One-Stop Center, in cooperation with the City of San Antonio. We feel this is the best way to meet the needs of our aging community, as well as giving us the opportunity to nurture the children who attend Austin Elementary (which is directly across the street from these lots), nearby Fox Tech High School, and area housing facilities.

San Antonio Area Command • 521 W. Elmira Street, San Antonio, Texas 78212 • P.O. Box 12568, San Antonio, Texas 78212
(210) 352-2000 • Fax (210) 352-2005 • www.salvationarmysatx.org

United Way
United Way of San Antonio and Bexar County

We would like to see the Five Points Neighborhood plan re-emphasize the "Community Facilities/Recreation" goals set out in the 2000 version of the plan:
"The neighborhood has identified the need for community recreation and green space, as well as a community center. The community identified the area around Austin Elementary as preferred location for these amenities."

While many ideas in the Five Points Neighborhood Plan are idealistic, The Salvation Army is ready to work with our neighbors to make this goal a reality in the near future.

The Salvation Army looks forward to working with you, your staff and the community to implement the goals of this plan. Should you have any questions, feel free to contact me at (210) 352-2000, or email me at albert_villafuerte@uss.salvationarmy.org

In Christ,

Albert Villafuerte

Major Albert Villafuerte
Area Commander

5 Points LETTERS OF SUPPORT

SAN ANTONIO CONSERVATION SOCIETY

June 24, 2009

STATEMENT

To: Cecilia Garcia, Chairperson
and Members, Planning Commission

Re: Item No. 13 – Five Points Neighborhood Plan
Public hearing and consideration of a resolution to recommend to City Council an update to the Land Use Plan and a supplement to the text of the Plan Elements section of the Five Points Neighborhood Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bounded by W. Laurel to the North, San Pedro Avenue to the East, IH 35 to the South, and the San Pedro Creek to the West.

The San Antonio Conservation Society supports the adoption of the Five Points Community Plan Update. We commend the work of the planning team, community members and the planning staff for their vision and hard work in building a consensus to update the 2000 plan.

The Society was instrumental in a housing revitalization program in 1996 called Project Renew. The coalition of 10 participating partners selected 12 residential properties for rehabilitation. We are pleased to see that the plan goals to preserve existing housing stock and aid residents with property improvements are part of the plan update, both a continuation of our Project Renew goals. We are also gratified to see a goal which focuses on the development of mixed uses on North Flores Street. It has a marvelous collection of residential and commercial buildings worthy of preservation and reuse.

Thank you for your consideration of our comments.

Marcie Ince
President

H:\KB\Statements\Five Points\Planning Com 6-24-09.doc

107 KING WILLIAM STREET ✚ SAN ANTONIO, TEXAS 78204-1312 ✚ 210/224-6163 ✚ FAX: 210/224-6168

The Purpose of this Society is to preserve and to encourage the preservation of historic buildings, objects, places and customs, relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow, with knowledge of our inherited regional values.

AVANT
DEVELOPMENT

June 23, 2009

Mr. Rod Sanchez, Director
Planning and Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Five Points Neighborhood Plan Update

Dear Mr. Sanchez:

Please accept this letter as indication of my support of the referenced neighborhood plan. In addition to my support of the plan, I would like to express my true appreciation of the efforts and results of the City staff, specifically Lauren Edlund. She did a wonderful job staying focused, flexible and open-minded. Her hard work should pay dividends to this area and hopefully someday all of our inner city neighbors can use this plan as a road map to better our city as a whole.

I respectfully request the members of City Council and the Mayor to approve this plan.

Sincerely,

Albert H. Honigblum

AHH/krc

970 Isom Road, San Antonio, Texas 78216
Phone: (210) 247-6363 Fax: (210) 804-4394

5Points

RESOLUTION NO. 09-06-06

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE ELEMENT AND AN ADDITION TO THE PLAN ELEMENTS SECTION OF THE FIVE POINTS NEIGHBORHOOD TO CITY COUNCIL, FOR A 151 ACRE AREA BOUNDED BY WEST LAUREL ON THE NORTH, SAN PEDRO AVE. ON THE EAST, IH 35 ON THE SOUTH, AND IH 10 AND SAN PEDRO CREEK ON THE WEST, 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, §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), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element and add additional text to the Plan Elements section of the Five Points Neighborhood Plan and found the amendment 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, the San Antonio Planning Commission held a public hearing on June 24, 2009 and **APPROVED** the amendment; and

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

SECTION 1: The amendment to update the land use element of the Five Points Neighborhood 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 24th DAY OF JUNE, 2009.

Approved:

Cecilia G. Garcia, Chairperson
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission