

Appendices



Above: In the Huebner/Leon Creek Community, Leon Creek remains in a natural state.

Introduction

The following appendices provide additional information about the planning area including community demographics, community history, a resource directory, a meeting calendar, a plan glossary and other resource information.

Huebner/Leon Creeks Community Plan

Community Demographics

The following tables provide the census of population and housing demographics for both the Huebner/Leon Creeks Community and the City as a whole. The Community was defined by following census tract block groups: census tract 1818.031 pt, 1818.032, 1818.033, 1818.101-4, and 1818.11. This information was presented during the planning process as the community worked to identify issues and develop goals, objectives and actions steps for improving the neighborhoods within the planning area.

POPULATION CHARACTERISTICS--COUNT					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	4,550	----	785,880	----	0.6%
1990	11,130	145%	935,933	19%	1.2%
2000	15,691	41%	1,144,646	22%	1.4%
ETHNICITY-- HISPANIC					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	680	----	421,774	----	0.2%
1990	2,890	325%	520,282	23%	0.6%
2000	5,874	103%	671,394	29%	0.9%
ETHNICITY COMPARISON--ANGLO					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	3,789	----	299,114	----	1.3%
1990	7,465	97%	339,115	13%	2.2%
2000	8,142	9%	364,357	7%	2.2%
ETHNICITY COMPARISON--AFRICAN AMERICAN					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	59	----	57,654	----	0.1%
1990	279	373%	63,260	10%	0.4%
2000	664	138%	78,120	23%	0.8%
ETHNICITY COMPARISON--OTHERS					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	% of CITY
1980	22	----	6,868	----	0.3%
1990	496	2155%	13,276	93%	3.7%
2000	1,011	104%	30,775	132%	3.3%
HUEBNER/LEON CREEKS COMMUNITY AGE BREAKDOWN (YEAR 2000)					
Under Age 5	Age 5—17	Age 18—24	Age 25—44	Age 45—64	Age 65+
1,012	3,306	1,290	5,171	3,618	1,294
6.5%	21.1%	8.2%	33.0%	23.1%	8.1%
MEDIAN AGE					
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE	# RATIO
1980	27.8	-	27.1	-	103%
1990	29.8	7%	29.8	10 %	100%
2000	34.4	15 %	32.2	8 %	107%

PER CAPITA INCOME & POVERTY				
2000 CENSUS	HUEBNER/LEON CR		CITY	
Per Capita Income	\$23,770		\$17,487	
% Below Poverty	7.0%		17.3%	
EDUCATIONAL ATTAINMENT FOR PERSONS 25 & OLDER				
2000 CENSUS	HUEBNER/LEON CR	% of TOTAL	CITY	% of TOTAL
Less than 12th Grade	894	8.9%	173,563	25%
High School Grad	1,682	16.7%	168,209	24.2%
Assoc./Some College	4,307	42.7%	203,570	29.3%
Bachelor Degree	2,197	21.8%	95,761	13.8%
Graduate + Degree	1,009	10.0%	54,919	7.8%
MEDIAN HOUSEHOLD INCOME				
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE
1980	\$21,054	----	\$13,775	----
1990	\$35,500	69%	\$23,584	71%
2000	\$57,880	63%	\$36,214	54%
HOUSING CHARACTERISTICS				
2000 CENSUS	HUEBNER/LEON CR	%	CITY	%
Total Occupied	5,820	97%	405,474	100%
--Owner-Occupied	4,210	72%	235,699	58%
Median Value	\$104,620	----	\$68,800	----
--Renter-Occupied	1,610	28%	169,775	42%
Median Rent	\$620	----	\$549	----
Median H/U Age	1987	----	1975	----
NUMBER OF HOUSEHOLDS				
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE
1980	1,644	----	271,278	----
1990	4,038	146%	326,761	20%
2000	5,820	44%	405,474	24%
AVERAGE HOUSEHOLD SIZE				
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE
1980	2.75	----	2.97	----
1990	2.74	0%	2.80	-6%
2000	2.67	-3%	2.77	-1%
NUMBER OF HOUSING UNITS				
YEAR	HUEBNER/LEON CR	% CHANGE	CITY	% CHANGE
1980	1,831	----	277,865	----
1990	4,259	133%	365,414	32%
2000	5,990	41%	433,122	19%

Community History

The Huebner/Leon Creeks Community exhibits the growing pains of an urbanizing area located on lands once devoted to rural residential and agricultural uses. The existing development patterns of the area are the result of many policies and trends such as state health codes pertaining to well water and septic systems, a municipal zoning code from the 1960s that encouraged separation of land uses, as well as a highly mobile and affluent society dependent of the automobile to fulfill basic human needs.

A significant market for residential development in this area was created with the siting of the South Texas Medical Center, University of Texas at San Antonio, and the United States Automobile Association (USAA) campuses in the 1970s. Exemplary public schools and easy access to parks and open spaces have contributed to the high quality of life of the community and, consequently, have attracted additional residents to the area. Despite the rapid urbanization of the area, vast acreages of green space remain and many ranching operations remain giving the area a country-like atmosphere unlike much of the other areas around San Antonio.

Early Settlement

Settlement of the Huebner/Leon Creeks Community began in the early 1800s with a stagecoach stop in the area that is now the City of Leon Valley. The stop was the first out of San Antonio on a military supply route leading northwest from the City. Joseph Huebner built his homestead along this stage route next to what is now referred to as Huebner Creek. Huebner's estate encompassed some 800 acres. Due to frequent raids by local Indian tribes, roaming mountain lions and flooding of Huebner and Leon Creeks, the area was considered dangerous for settlement. According to David P. Green's *Place Names of San Antonio*, the Huebner homestead would later be known as the Onion House in reference to the last family to occupy the structure.

According to the *Handbook of Texas*, the late 1840s brought population growth to Bexar County with the arrival of large numbers of immigrants from the Old South and Germany. During this time the economy was largely based upon ranching and subsistence agriculture. In 1850 the County had a total human population of 5,633; 5,023 cattle and some 7,007 sheep.

The Civil War had a devastating effect on the local economy, land prices dropped and many of the county's farms fell idle. Economic recovery came in the late 1860s and

early 1870s with the cattle drives which figured prominently in local business affairs of the day.

The arrival of the railroads in 1877 ended San Antonio's dependence on overland freight and many of the stagecoach stops, such as the one on Huebner Creek, fell into disuse. The population of Bexar County grew from 16,043 in 1870 to 30,470 in 1880. Some 7,912 of the 1880 population were foreign born with the largest numbers coming from Mexico and Germany, a cultural mix that shaped later cultural development of the City. By 1900 the City had grown to 53,321, making San Antonio the largest city in the state.

Modern Settlement

Modernization of agriculture in Bexar County began in the 1920s with the use of tractors and other machinery. When the Great Depression hit in 1929 Bexar County experienced falling agriculture prices as well as the boll weevil infestation. Many farmers left their land and successive buyers subdivided the land for residential settlement.

Platting of the Huebner/Leon Creeks Community for residential development began in 1934 with the Alamo Farmstead plat, which was characterized by a typical lot size of five acres. Over the years many of the original lots were subdivided both legally and illegal into one-acre and half-acre lots. Because this area relied on well water and septic systems, state health codes governing minimum lot sizes maintained this low density arrangement.

The Northside Independent School District opened its first high school in 1950, the Northside Rural High School. Ten years later this facility was renamed to honor Supreme Court Justice John Marshall. In 1952 Frank ("Papa") and Aselee Mattie ("Mama") Klein purchased a seven year old "motorcycle beer joint" at 7400 Bandera Road and renamed it the Texas Star Inn. Over the next thirty years, the Texas Star Inn became one of the region's most famous Honky Tonks. Ray Price, Faron Young, Roger Miller, Johnny Bush and Willie Nelson all played at the Texas Star Inn. The es-

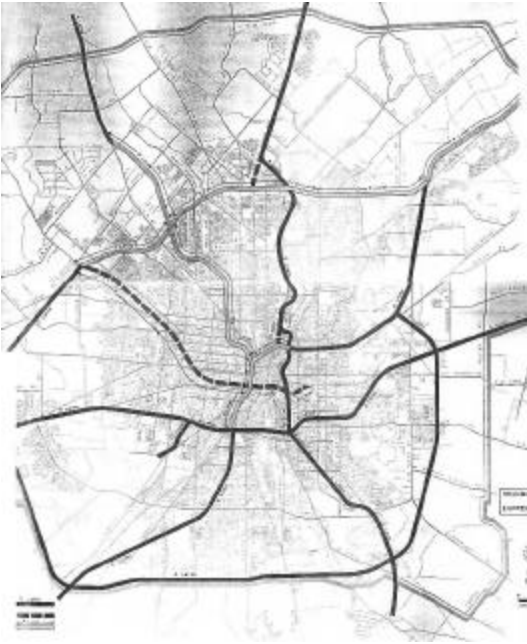


Historic Onion House as it exists today



Grady's Texas Star Inn as it exists today

Huebner/Leon Creeks Community Plan



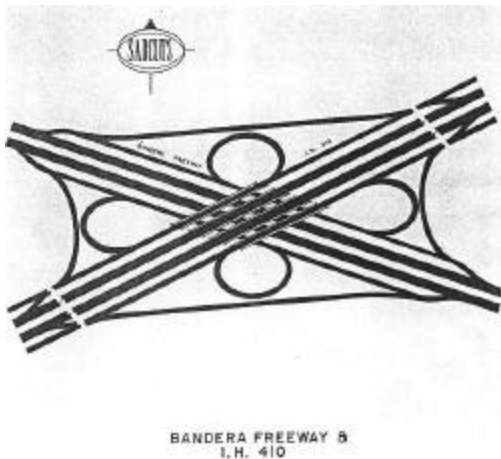
San Antonio-Bexar County Urban Transportation Study 1964 Freeway Plan

tablishment is now operated by Grady's Bar-B-Que but continues to serve as a meeting place for area musicians as well as civic groups and neighborhood associations.

Aerial images of the Community from the 1950s show there was little development, even within the Alamo Farmsteads subdivision. The lack of development pressure on the area allowed the City of San Antonio to purchase 202 acres of land in 1964 for the development of a destination park originally known as Bandera Road Park. Its native vegetation including oak trees and mountain laurels characterized the park. This park was later named after O.P. Schnabel who successfully led many city beautification and clean up efforts.

Freeways and the Suburbanization of San Antonio

By 1950 the City had grown to a population of 408,442. Much of the San Antonio area suburban development followed expressways built under Interstate Highway Program. The first expressway in San Antonio was a section of what is now Interstate 10 between Woodlawn Avenue and Culebra. By 1964, Interstate 10 was extended to Huebner Road near its junction with Fredericksburg Road.



Schematic of 1964 proposal for Bandera Freeway interchange with Loop 410

The 1964 freeway plan for San Antonio proposed upgrading Bandera Road into a controlled-access freeway following Bandera Road and then southeast to Guadalupe Street and joining Interstate 35 near Durango Boulevard. A factor considered when planning this facility was the proposed San Antonio Ranch New Town development with an anticipated population of 80,000 to be located off of Highway 16 north of Loop 1604. By the 1970s the Bandera Expressway plan was scrapped in favor of improvements to existing freeways.

Lack of direct freeway access meant that the Huebner/Leon Creeks Community did not develop as early as the City's other corridors. However, the opening of the South Texas Medical Center in 1970, University of Texas at San Antonio in 1975, and the United States Automobile Association (USAA) in 1976 had a major impact on future development in this area. The Alamo Farmsteads area was annexed by the City of San Antonio in 1972. After the 1972 annexation, development of the area occurred vigorously. The first modern subdivisions in the area were Marshall Meadows and Wildwood One. In 1980 the planning area had a population of 4,550 and San Antonio had grown to 785,880. The next major residential subdivisions in the area were Country View, platted in eight phases between 1980 and 1984; Wellesley Manor, which was platted between 1982 and 1983; and French Creek Village platted in 1982. Unlike the original subdivisions in this area, these newer developments were characterized by disconnected street patterns, smaller lot sizes (generally 6,000 sq ft) and greater uniformity in home design. Many of the subsequent subdivisions built in the 1980s, including Echo Creek, Whisper Creek, Lost Oaks, Lincoln Park, Pembroke Estates, and the Retreat at Glenheather exhibited the Planned Unit Development use pattern characterized by clustering development to set aside additional open space.

Starting in the 1980s commercial uses began lining Bandera Road in the planning area. In 1982 the first commercial uses developed at the intersection of Huebner and Babcock. The first modern garden style apartment complex was the Huebner Country apartments which opened in 1983 and between 1984 and 1985 additional apartment complexes opened along Whitby Road and Woodchase Drive including the Sierra Vista, Richland Trace and Westchase Apartments. By 1985 residential densities were high enough to support the community's first grocery store when an HEB opened at the intersection of Huebner and Babcock Road.

The Marshall Meadows subdivision and the areas west of



1959 image of Loop 410 construction at Bandera Road (courtesy of TxDOT)



South Texas Medical Center



USAA campus on Fredericksburg Road

Huebner/Leon Creeks Community Plan



*San Antonio Police Department
Prue Road substation*

Leon Creek were annexed by the City of San Antonio in 1985 in response to the urbanization of the Bandera Road corridor and the area in general. Bond elections held in the 1980s brought to this area a fire station that opened in 1987, widening and reconstruction of Babcock Road, Eckhert Road and Huebner Road, and a police substation in 1990. Between 1980 and 1990 the Planning Area had grown by a remarkable 145% to 11,130 residents. A 1994 municipal bond election also provided for the development of a playground, picnic facilities, trails and other amenities for O.P. Schnabel Park, additional parkland acquisition along Leon Creek and neighborhood drainage improvements.

From Floodway to Greenway

In October 1998 a cataclysmic flooding event brought extensive damage and numerous casualties to the San Antonio region, particularly along Leon and Salado Creeks. This event strengthened the efforts of the then young Leon Creek Greenway Coalition, a registered 501 (C)3 nonprofit dedicated to establishing a public greenway along the Creek. In recognition of the need to preserve floodplains and the tremendous recreational opportunities they present, San Antonio voters approved Proposition 3 to use sales taxes to fund land purchases along Leon and Salado Creeks to lead the way to what could eventually become a regional greenway program. City funding has been matched by funds made available by the State of Texas Parks & Wildlife Department and volunteer labor to build and maintain the trails along the creek. Working in conjunction with the Leon Creek Greenway Coalition, the City has currently developed Phase 1 of the greenway along 3.1 miles of Leon Creek from Bandera Road to Babcock Road.



*A bicyclist enjoys the Leon Creek Greenway
south of Babcock Road*

Changing Demographics and Changing Needs

Between 1990 and 2000 the population of the planning

area grew by 41% to 15,691. Moreover, the portion of the population that identifies as Hispanic grew to 37% of the Community's population, up from 15% of the population in 1980 and 26% of the population in 1990. The 2000 census also revealed significant increases in the median age of the population and decreases in average household size, trends that suggest that the community will have to provide additional housing choices for future populations.

As the area has continued to grow the City has sought to expand community services. The Police Department is currently in the process of expanding the Prue Road Service Center to continue the Department's decentralization of detectives and promote community policing; the Fire Department has added a new fire station off of Bandera Road at Mystic Park and the Library Department is planning a new 15,000 square foot branch library on Mystic Park to open in 2004. Representing a new generation of branch libraries, the new facility will include a community meeting room, programs for children and young adults, computers with word processing and internet access and the latest records storage technologies such as CDs and DVDs. The library and fire station complex will be just a small part of the 65 acre Ernani Falcone Community Park, renamed from French Creek Park in 2002 to honor a popular community leader that was instrumental in increasing neighborhood involvement in decision making and the development of new ordinances including the Tree Preservation Ordinance and the revised Unified Development Code.



Fire Station No. 49 temporary facilities

In 2001, a new Unified Development Code was adopted by the San Antonio City Council that consolidates zoning and subdivision regulations with development standards such as parking, landscaping and tree preservation. Influenced by the New Urbanist movement, the new Code permits mixtures of land uses and alternative development concepts that promote walkability and preserve open space. Significant involvement in the revision process from the Northwest Neighborhood Alliance and the Northwest Interstate Coalition of Neighborhoods dramatically increased the strength of the neighborhood planning process in the new Code.

The Huebner/Leon Creeks Community Plan has been developed under the Community Building & Neighborhood Planning Program to meet all the requirements of the 2001 Unified Development Code.

Resource Directory

Consulting Experts

Raquel Favela, CoSA Neighborhood Action Dept.
207-7746

Deborah Flach, San Antonio Housing Authority
277-3525

Vincent Martinez, CoSA Neighborhood Action Dept.
207-3944

John McDonald, CoSA Parks & Recreation Dept.
207-2886

Lori Mendez, San Antonio Housing Authority
270-1409

Molly Robbins, CoSA Library Dept.
207-2637

Dean Murphy, CoSA Dept. of Community Initiatives
207-8121

Jenny Ramirez, CoSA Code Compliance Dept.
416-5811

Roger Reyes, San Antonio Police Dept.
207-7169

Oscar Serrano, CoSA Asset Management Dept.
207-7370

Rosalinda Vasquez, San Antonio Police Dept.
207-7667

Christina Ybañez, VIA Metropolitan Transit
362-2097

Doug Yerkes, CoSA Public Works Dept.
207- 6530

Additional Resource Numbers

A

Abandoned Structures (Code Compliance)	207-7230
AIDS Information (Health Department)	207-2437
Animal Control	737-1442
Dead Animal Pickup	311

B

Bexar Appraisal District (Property Valuations/Exemptions)	224-8511
Birth and Death Records	207-8754
Brush Pickup	311
Building Permits	207-8820

C

Child Care Assistance	246-5246
City Council District 7 Office	207-7044
City Council District 8 Office	207-7086
Code Compliance Complaints	207-7230
Curb damage by street repair contractors	207-2800 or 359-3110

D

Domestic Violence Counseling (Police Dept.)	207-2141
Drainage Ditch Cleaning (Public Works Dept.)	359-3110

E

Edwards Aquifer Authority	222-2204
Elderly & Disabled Services	207-7160

F

Fire non-emergency	207-7744
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G

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

H

Health Department	207-8780
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I

Illegal Dumping	207-DUMP (3869)
Immunization Information	207-8750

K

Keep San Antonio Beautiful	207-6461
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L

Library Telephone Reference	207-2500
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M

Metropolitan Planning Organization (San Antonio/Bexar County MPO)	227-8651
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Huebner/Leon Creeks Community Plan

N	
Neighborhood Action Dept. (Neighborhood Sweeps)	207-7881
Neighborhood Commercial Revitalization (NCR) Program	207-3927
Neighborhood Resource Center	735-0586
Noise Complaints	207-7230
Northside Independent School District	706-8500
P	
Parks & Recreation Department	
After School Challenge Program	207-3170
Park Reservations	207-PARK (7275)
Volunteer Services - Tool Lending	207-8452
Park Rangers Dispatch (24 hours)	207-8590
Planning Department	207-7873
Police, non-emergency	227-7201
Police Department, Prue Road substation	207-7425
Pothole, Chughole Complaints	359-3110
Project Warm (Electric Utility Bill Assistance)	207-7830
Public Information Office	207-7235
Public Works Department	207-8020
Capital Programs (Bond Projects)	207-8140
Drainage Engineering	207-8052
Stormwater Division	207-6580
R	
Recycling Info/Complaints	311
Rental Rehab Program (City of San Antonio, Neighborhood Action Dept.)	207-7881
S	
San Antonio Housing Authority - Sect. 8 Problem Line	212-SEC8
San Antonio Water System (Water Service Trouble)	227-6143
Senior Citizen Services	207-7172
Spay-Neuter Assistance Program (SNAP)	673-7722
Stop signs/Speed humps	207-7000
T	
Texas Department of Transportation, San Antonio District Office	615-1110
V	
VIA Metropolitan Transit	362-2020
W	
Water Testing	207-8887
Water Waster Reporting	227-6143
Y	
Youth Services	207-7195
Z	
Zoning (Development Services Department)	207-5505

Online Planning Resources

American Farmland Trust	www.farmland.org
American Planning Association	www.planning.org
Bexar Appraisal District	www.bcad.org
Bexar County Dispute Resolution Center	www.co.bexar.tx.us/drc_home.htm
Census Bureau	www.census.gov
Center for Livable Communities	www.lgc.org
Center for Neighborhood Technology	www.cnt.org
Center for Urban Transportation Research	www.cutr.eng.usf.edu
Center for Watershed Protection	www.cwp.org
Charrette Center	www.charrettecenter.com
City of Austin Smart Growth Program	www.ci.austin.tx.us/smartgrowth
City of San Antonio Portal	www.sanantonio.gov
City of San Antonio Development and Business Services	www.sanantonio.gov/onestop
Congress for New Urbanism	www.cnu.org
Department of Housing and Urban Development (HUD)	www.hud.gov
Land Trust Alliance	www.lta.org
Loop 410 Construction	www.410forsa.org
Maryland Smart Growth program	http://www.mdp.state.md.us/smartintro.htm
Metropolitan Planning Organization	www.sametroplan.org

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

Meeting Calendar

Community Meetings

Planning Team

Tuesday, June 4, 2002; McMullen Bank, 9324 Huebner Road

Tuesday, June 18, 2002; McMullen Bank, 9324 Huebner Road

Thursday, September 12, 2002; SAPD Prue Road Substation, 5020 Prue Road

Wednesday, October 9, 2002; SAPD Prue Road Substation, 5020 Prue Road

Monday, December 9, 2002; SAPD Prue Road Substation, 5020 Prue Road

Identifying Community Strengths and Weaknesses Meetings

Thursday, July 18, 2002; 1:30 – 3:00 PM

Rudder MS, 6558 Horn Blvd.

Thursday, July 18, 2002; 6:30 – 8:30 PM

Rudder MS, 6558 Horn Blvd.

Current Land Use Verification

Thursday, August 1, 2002; 6:30—8:30 PM

SAPD Prue Road Substation, 5020 Prue Road

Plan Writing Conference

Saturday, November 16, 2002; 9:00 AM – 3:00 PM

Rudder MS, 6558 Horn Blvd.

Land Use Plan Workshop

Thursday, February 6, 2003; 7:00—9:00 PM

St. Brigid's Church, 6907 Kitchener Drive

Reviewing the Strategies Meeting

Tuesday; May 20, 2003; 7:00—9:00 PM

St. Brigid's Church, 6907 Kitchener Drive

Measuring Our Success: Setting Community Indicators

Wednesday; June 4, 2003; 7:00—9:00 PM

SAPD Prue Road Substation, 5020 Prue Road

Business Meeting

Wednesday, April 2, 2003; 2:30—3:30 PM

Grady's Bar-B-Que, 7400 Bandera Road

Huebner/Leon Creeks Community Plan

Plan Glossary

AACOG – Alamo Area Council of Governments

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

Annual Improvement Project Report (AIRP) - An annual report prepared by the Planning Department in coordination with the Housing and Neighborhood Action Team (HNAT) that details the capital and operating needs identified in neighborhood and community plans.

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

Buffer Yard—A unit of yard together with enough planting to eliminate or minimize potential negative impacts such as dirt, litter, noise, glare of lights, signs and unsightly buildings between different land use intensity classes.

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

CIP—Capital Improvements Program. The list of recommended capital improvements to be constructed in the forthcoming five-year period.

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

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

COSA – City of San Antonio

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

Crosswalk—Any portion of a street at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or other markings on the street surfaces.

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

Design Standards – Design standards provide a framework of design criteria within which physical planning can take place. Standards may address the design of new homes/businesses and repair/rehabilitation of the street façade of existing homes/businesses in order to maintain the overall character of the neighborhood. Generally, character-defining elements such as front porches, roof slopes, etc. are emphasized in residential standards while setbacks, canopies and signage may be emphasized in commercial standards.

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

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

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

HOME – Home Investment Partnerships Program. HOME provides formula grants from the U.S. Department of Housing and Urban Development to states and localities that communities use often in partnership with local nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

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

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

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

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

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

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

Huebner/Leon Creeks Community Plan

Linear 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.

Live/Work Units – Living units which also are zoned to allow small businesses to operate from a portion of the structure, generally identified by small retail or service oriented businesses or artist studios.

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

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 – Small business entities, usually employing less than five persons.

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

NAD – The City of San Antonio Neighborhood Action Department.

NAs – Neighborhood Associations.

Neighborhood Conservation District (NCD) – 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.

NISD—Northside Independent School District.

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

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

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

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

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

Planning Commission—A nine member, at large body established pursuant to the City Charter that acts as an advisory body to the City Council on the City's Master Plan and which approves plats and subdivision variances.

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

Replat—See subdivision.

Roof Pitch—The slope of a roof as determined by the vertical rise in inches for every horizontal twelve inch length ("the run"). Pitch is expressed with the rise mentioned first and the run mentioned second. For example, a roof with a four inch rise for every horizontal foot has a 4:12 pitch.

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

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

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

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

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

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

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

USAA—United States Automobile Association.

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

UTSA—University of Texas at San Antonio.

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

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

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

Zoning Commission—an eleven member body appointed by City Council district which is advisory to the City Council on zoning district boundaries and the regulations to enforce zoning.

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

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

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

Conservation Districts and Corridor Districts

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

Conservation Districts

In 1998, City Council, through the CRAG I initiative, targeted the designation of Neighborhood Conservation Districts as a CRAG priority action recommendation. The Neighborhood Conservation District Ordinance planning tool, in the form of a “zoning overlay” (a specific geographic area identified as an “overlay” to the base zoning, but does not change the zoning designation use) is available to help implement neighborhood and community plans, through the application of neighborhood based design standards, individually tailored to address specific redevelopment issues.

Recognized as a means to promote neighborhood revitalization, Neighborhood Conservation District designation identifies a set of “character-defining elements,” (e.g. front porches, detached garages, building height, setbacks, etc.) for a specific residential and/or commercial area, that are adopted as design development standards. A review process of these neighborhood attributes then is placed into effect, in an effort to retain neighborhood integrity, protect and stabilize property values, and prevent insensitive development. The review process, which will address infill development or rehabilitation projects, is to be administered through the Planning Department staff, and will allow a streamlined, objective evaluation of projects proposed within established Neighborhood Conservation District boundaries.

As a zoning overlay designation, Neighborhood Conservation District status does not affect the use of property, nor does it require a property owner to rehabilitate existing structures to conform to the design standards. In addition, Neighborhood Conservation District designation alone does not increase property taxes.

Neighborhood Conservation District designation, whether used to protect distinctive architecture, combat incompatible development, or stabilize property values, is a neighborhood revitalization planning tool that provides a more predictable course of development, an efficient building permit process without the necessity of a Historic & Design Review Commission review, and a means of self-determination for residential and commercial neighborhood organizations.

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Corridor Districts

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

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

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

The pilot project for the Corridor Districts program will be along IH-10 West in City Council District 8. Upon completion of this project, the Planning Department, upon City Council Resolution, may initiate Corridor Districts along other Major Thoroughfares in San Antonio.

Major Thoroughfares in the Huebner/Leon Creeks Community include Bandera Road, Babcock Road, Eckhert Road, Huebner Road and Prue Road. To be designated as a corridor district, the area subject to the designation must meet at least one of the following criteria:

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

Directory of Housing Assistance Programs

						<i>Types of Assistance</i>			
<i>Organization</i>	<i>Type</i>	<i>Contact</i>	<i>Address</i>	<i>Zip</i>	<i>Phone</i>	<i>Purpose</i>	<i>Financial</i>	<i>Advice</i>	<i>Other</i>
Alamo Area Mutual Housing Association	private non-profit	Sandra Williams			731-8030	Develop and rehab. affordable multi-family housing units	none	none	Solely in the construction and rehab of multi-family affordable housing
Neighborhood Action Department	City Agency	David Garza	PO BOX 839966	78283-3966	207-7881	Single-family and rental rehabilitation;	Down payment assistance		
Neighborhood Housing Services	private non-profit	Robert Jodan	851 Steves Ave.	78210	533-8740, ext 211	Develop low -income single-family housing	Down-payment assistance	Substantial education & counseling for families	
Neighborhood Reinvestment Corp.	Federal non-profit	Philip Schumacher	4801 NW Loop 410, Ste. 750	78229	256-8518, ext 24	Help development non-profits establish a revolving fund and train them	Provide financial assistance for other organizations that provide affordable housing	Training for organizations	
San Antonio Alternative Housing Corporation	private non-profit	Bob Moreno	1410 Guadalupe	78207	224-2349	Low -income, disabled, and handicapped housing assistance		Pre- and post- housing counseling	Repair and modification (elderly and disabled assistance); teach youth conflict resolution
San Antonio Conservation Society	private non-profit	Kathy Bailey	107 King William	78204	224-6163	Improve inner-city housing		Support and facilitate info.	
San Antonio Development Agency (SADA)	City agency	Philp Covington	118 E. Travis St.	78205	225-6833	One of two urban renewal agencies in Texas	Assembles land for development		
San Antonio Housing Authority	City created; Quasi-government	Terry Coker, VP of Finance	818 Flores		220-3289	Low -income housing; Section 8 vouchers, etc.	Develop low -income complexes, etc. catering to low -income renters -i.e. ceiling at 30 percent of renter's income		Offer a nutrition program, a senior residence program, and a public housing anti-drug program
San Antonio Housing Trust		Kimberly Almeida	118 Broadway St.	78205	735-2772	Provide affordable housing through acquisition and rehab, as well as being a funding source	Grants and low -interest loans and down-payment assistance	Counsel potential homeowners	
San Antonio Housing Trust Finance Corporation	Formed by the Housing Trust					Issues bonds to finance housing; administered by the Foundation staff			Have a \$10 million bond program with a 5.75% mortgage rate, and a \$15 million mortgage credit certificate (MCC) program
San Antonio Housing Trust Reinvestment Corporation	Formed by the City Council					Administers Tax Increment Reinvestment Zones (TIRZs)			

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Public Improvement Projects

	Project and Limits	Improvements	Project Cost	Project Status	Department/Agency	Contact
1	Hollyhock low water crossing at Huebner Creek	Construct bridge or box culvert structure over Huebner Creek to replace low water crossing.	\$2,600,000	Start construction June 2004	COSA Public Works	David Matney 207-7790
2	Whitby from Stoneridge to Westgrove	Replace low water crossing with drainage structure.	\$507,352	Completed November 1999	COSA Public Works	Larry Davis 207-7516
3	Abe Lincoln from Eckhert to Horn	Reconstruct Abe Lincoln with one northbound lane, one southbound lane with a center turn lane and bicycle lanes. Reconstruct Oxford Trace from Abe Lincoln east to dead end to a 30 foot width. Includes curbs, sidewalks, driveways, drainage and utility improvements.	\$4,898,549	Funded for design only	COSA Public Works	David Matney 207-7790
4	Bandera Road (SH-16) from Leon Valley to Helotes	Upgrade traffic signals.	\$900,000	September 2002	TxDOT	Maggie Rios 615-5836
5	Leon Creek Greenway from Bandera to Babcock	Construct bicycle path.	\$271,200	October 2002	TxDOT	Maggie Rios 615-5836
6	Bandera Road (SH-16) at Eckhert Road (FM 1517)	Safety lighting at intersection.	\$60,000	May 2003	TxDOT	Maggie Rios 615-5836
7	Bandera Road (SH-16) northbound lanes at Leon Creek	Replace bridge and approaches.	\$275,000	Anticipated 2010	TxDOT	Maggie Rios 615-5836
8	Bandera Road (SH-16) from Eckhert (FM 1517) to Loop 1604	Upgrade to 4 lane Freeway with 4 lane frontage roads. Includes grading, structures, base, surface, and signs.	\$34,474,700	Anticipated 2020	TxDOT	Maggie Rios 615-5836
9	Leon Creek Greenway from Bandera to Babcock	Create 3.75 miles of pedestrian/bike trails, signage, soil erosion abatement, seating and bicycle racks.	\$110,000	Under construction	COSA Parks, TX Parks & Wildlife	John McDonald 207-2886
10	Leon Vista Park	Renovate building for multi-purpose use and general park supplies by Park Operations.	\$34,827	Identifying additional funding sources	COSA Parks	John McDonald 207-2886

Public projects list continued on next page

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	Project and Limits	Improvements	Project Cost	Project Status	Department/ Agency	Contact
11	Fire Station #49, 8710 Mystic Park	Construct permanent fire station for personnel and pumper truck.	\$2,234,284	Under design	COSA Fire	Asst. Chief Carl Wedige 207-8496
12	Branch Library, Mystic Park at Bandera Road	Construct 15,000 square foot full service library.	\$2,812,418	Design phase, planned opening date is in early 2004	COSA Library	Molly Robbins 207-2637
13	Thornton Elementary	After School Kare program for 35 children.	\$12,667	FY 2000 through 2002	COSA Housing & Comm. Development	Andrew Cameron 207-6600
14	Babcock North Expansion, 6542 Spring Branch	HOME Entitlement project to add two units.	\$25,000	Acquisition and soft costs	COSA Housing & Comm. Development	Andrew Cameron 207-6600
15	Rhodes Elementary School	Construct new school.	\$10,000,785	Substantial completion scheduled for July 2002	NISD	Carmen Miller 257-1200
16	Marshall High School	Additions and renovations.	\$3,066,262	53% Complete	NISD	Carmen Miller 257-1200
17	Thornton ES and Ruder MS	Roof replacements.	\$252,138	Completion scheduled for August 2002	NISD	Carmen Miller 257-1200
Total			\$62,535,183			

Insert 11 x 17 Size Public Improvement Projects Map

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Land Use and Zoning

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

The difference between land use and zoning is shown below:

Land Use:

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

Zoning:

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

The following comparative table is meant to be a guide, not an exact breakdown, to cross reference Land Use Plan Categories with comparable uses permitted in certain Base Zoning Districts as defined in the Unified Development Code. Upon City Council approval, a more intense land use may be allowed in a less intense land use category subject to conditional zoning or a specific use authorization that may provide for context sensitive site design or layout of the property. In addition, alternative use patterns, including Commercial Center, Office or Institutional Campus, Commercial Retrofit, Traditional Neighborhood Development, or Transit Oriented Development are encouraged rather than Conventional Subdivision. In accordance with §213.005 of the Texas Local Government Code, a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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Land Use Plan Category	Recommended Base Zoning Districts (UDC Art. III, Divisions 2 & 5)	Sample Allowable Uses
Low Density Residential	Residential Estate District, Residential Single Family Districts, Neighborhood Preservation Districts	Single family homes, accessory dwelling units, churches, schools, parks
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts	Single family homes, accessory dwelling units, duplexes, triplexes, four-plexes, townhouses, churches, schools, parks
High Density Residential	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts	Single family homes, accessory dwelling units, duplexes, triplexes, four-plexes, apartments, condominiums, assisted living facilities, churches, schools, parks
Community Commercial	Neighborhood Commercial District, Commercial Districts (not including C-3 Districts), Office Districts (not including O-2 Districts)	Beauty parlors, shoe repair shops, small gasoline service stations, food stores, restaurants, medical clinics, day care centers, small office or bank buildings, live/work units
Regional Commercial	Neighborhood Commercial District, Commercial Districts, Office Districts, Business Park District	Automobile sales, automobile repair, malls, home improvement centers, hotels and motels, fitness centers
Mixed Use	Mixed Use District, Transit Oriented Development District, Neighborhood Commercial, Commercial Districts (not including C-3 Districts), Office Districts, Business Park District, Mixed Residential Districts, Multi-Family Residential Districts	Low to high rise buildings that promote a mix of uses. Building designs should be close to the street and have ground level windows.

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