

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL CORRESPONDENCE  
PLANNING DEPARTMENT**

**TO:** Mayor and City Council

**FROM:** Emil R. Moncivais, AICP, AIA, Director, Planning Department

**THROUGH:** Terry M. Brechtel, City Manager

**COPY:** Jelynn LeBlanc Burley, Assistant City Manager; Nina Nixon-Méndez; Andrew Spurgin; File

**SUBJECT:** Consideration of the Huebner/Leon Creeks Community Plan (City Council Districts 7 and 8)

**DATE:** August 21, 2003

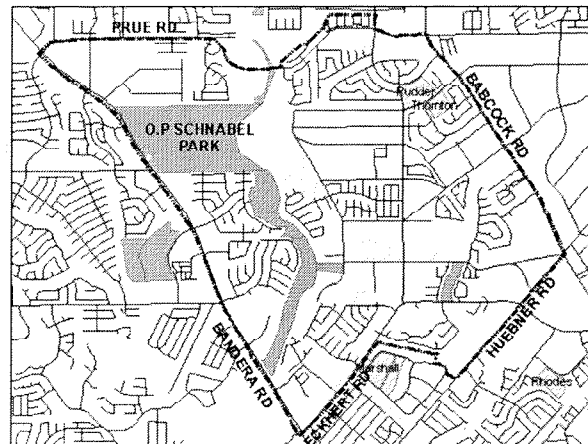
**SUMMARY AND RECOMMENDATIONS**

The Huebner/Leon Creeks Community has developed a community plan under the Community Building and Neighborhood Planning (CBNP) Program adopted by City Council in 1998. A summary of the plan's goals and objectives is found in Attachment 1.

Approval of the ordinance will adopt the Huebner/Leon Creeks Community 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." Approval of the ordinance will supersede the Alamo Farmsteads Neighborhood Plan, adopted December 22, 1994 (resolution no. 94-58-62). Staff recommends approval.

**BACKGROUND INFORMATION**

The Huebner/Leon Creeks Community Plan is a partnership effort of the City's Planning Department and the following neighborhoods: Alamo Farmsteads, Country View, Country View Village, Eckhart Crossing, French Creek Village, Lincoln Green, Lincoln Park, Lochwood Estates, Lost Oaks, Marshall Meadows, Oak Bluff, Pembroke Estates, Pembroke Farms, Pembroke Forest, Pembroke Village, Verde Hills, Wellesley Manor, Westchase Village, Westfield, Whisper Creek and Wildwood One. The Planning Area is bound by Prue Road on the north; Babcock Road on the east; Huebner Road and the City Limits of Leon Valley on the south; and Bandera Road on the west. The plan area covers approximately 4.91 square miles and includes almost 16,000 residents and 6,000 housing units and is located in City Council Districts 7 and 8.



## **POLICY ANALYSIS**

The Huebner/Leon Creeks Community Plan is consistent with the 1997 Master Plan, Neighborhood Goal 2: strengthen the use of the neighborhood planning process and neighborhood plans. The Plan is also consistent with the 1978 Major Thoroughfare Plan, the 1999 Park Systems Plan, and the Northwest Community Plan to the west of Bandera Road, and the Oakland Estates Neighborhood Plan to the east of Babcock Road. The City's Housing and Neighborhood Action Team (HNAT) reviewed the Plan on June 18, 2003.

In a public hearing on July 23, 2003, the Planning Commission recommended that the City Council adopt the Huebner/Leon Creeks Community Plan as a component of the City's Master Plan. Pursuant to §35-420 (e) of the Unified Development Code, the Planning Commission found that the Community Plan:

- 1) Identifies goals that are consistent with adopted City policies, plans, and regulations.
- 2) Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- 3) Is a definitive statement of the neighborhoods and is appropriate for consultation and reference as a guide by the City Council, Departments, and Commissions for decision-making processes.

## **FISCAL IMPACT**

As defined in the Community Building and Neighborhood Planning Program adopted by City Council in October 1998, formal recognition is an acknowledgement of the Plan's use and value without specific financial commitment to immediate action by the City or partnering agencies.

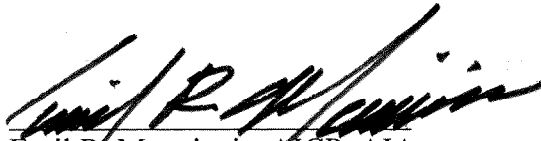
## **COORDINATION**

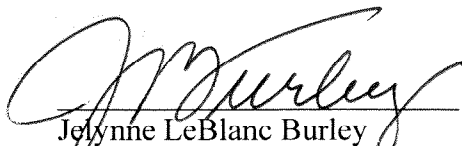
Review of the Huebner/Leon Creeks Community Plan was coordinated with the following departments: City Manager's Office, City Attorney's Office, Asset Management, Code Compliance, Community Initiatives, Cultural Affairs, Development Services, Economic Development, Environmental Services, External Relations, Fire, Housing and Community Development, Library, Metro Health, Neighborhood Action, Parks and Recreation, Police and Public Works. Finally, the Plan was presented to the City's Housing and Neighborhoods Action Team (HNAT) on June 18, 2003.

The Plan also was submitted to several governmental, quasi-governmental agencies, and organizations outside the City of San Antonio for review. The following agencies were forwarded the plan for comment: the Alamo Area Council of Governments, City Public Service, the Metropolitan Planning Organization, the Neighborhood Resource Center, Northside Independent School District, San Antonio Water Systems, the Texas Department of Transportation, VIA Metropolitan Transit, and the District 125 State Representative Office.

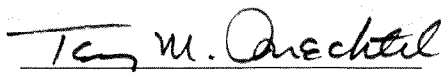
**SUPPLEMENTARY COMMENTS**

Staff comments are incorporated into this ordinance.

  
Emil R. Moncivais, AICP, AIA  
Director, Planning Department

  
Jelynn LeBlanc Burley  
Assistant City Manager

Approved:

  
Terry M. Brechtel  
City Manager

## **Heart of the Neighborhood**

### **Goal 1 - Community Character and Quality of Life**

Preserve the character and quality of life of the Huebner/Leon Creeks Community.

#### **Objective 1.1: Growth Management**

Promote new commercial and residential development that is respectful of the primarily residential character of the area.

#### **Objective 1.2: Street Design**

Promote street designs in character with the area.

#### **Objective 1.3: Low Density**

Maintain the low density development pattern.

#### **Objective 1.4: Neighborhood Conservation and Nodal Development**

Seek techniques to maintain existing development patterns.

### **Goal 2 - Communication and Public Policy**

Improve communication between neighbors and the City and develop a newsletter program.

#### **Objective 2.1: Improve Communication**

Improve communication between City departments and the community.

#### **Objective 2.2: Public Policy**

Balance economic development policy with sound environmental policy.

#### **Objective 2.3: Community Newsletter**

Create a community newsletter and a neighborhood association website.

**Objective 2.4: Outreach and Education**

Reach out to area residents and provide information on local government.

**Getting Around Town**

**Goal 3 - Rebuild the Infrastructure**

Improve streets, drainage and lighting in the community.

**Objective 3.1: Improve Street Conditions**

Assess and address street and pavement conditions.

**Objective 3.2: Drainage**

Address community drainage issues.

**Objective 3.3: Lighting**

Light neighborhood streets appropriately.

**Goal 4 - Multi-Modal Transportation System**

Provide a multi-modal transportation system by managing traffic, developing mass transit and bicycle and pedestrian facilities.

**Objective 4.1: Traffic Control**

Develop a traffic control plan.

**Objective 4.2: Mass Transit**

Develop a mass transit system.

**Objective 4.3: Sidewalk Improvements**

Develop a sidewalk improvement plan.

**Objective 4.4: Bicycle Amenities**

Develop a bicycle amenities plan.

**Places Where We Play, Gather and Learn**

**Goal 5 – Parks and Open Space**

Maintain and increase the amount of parks and open space in the community.

**Objective 5.1: Park Access and Safety**

Develop and maintain parks, greenways, and recreational areas and promote neighborhood safety.

**Goal 6 - Community Appearance**

Use all techniques available to improve community appearance.

**Objective 6.1: Education**

Provide an education campaign to improve community appearance.

**Objective 6.2: Community Character**

Promote community character.

**Goal 7 - Community Strength**

Build a strong and organized community.

**Objective 7.1: Community Programs**

Develop and maintain community programs.

**Taking Action**

**Goal 8 - Implement the Community Plan**

Organize coalitions to implement the plan, stay abreast of the plan's status and seek funding.

**Objective 8.1: Organize**

Organize to begin implementation.

**Objective 8.2: Monitor Implementation**

Keep the plan alive by monitoring the status of implementation.

**Objective 8.3: Funding**

Seek funding for the Plan.