

**CITY OF SAN ANTONIO
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TIME CERTAIN
ITEM NO. 54
2:00 PM

TO: Mayor and City Council

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

SUBJECT: Adoption of the Greater Dellview Area Community Plan

DATE: September 29, 2005

SUMMARY AND RECOMMENDATIONS

The Greater Dellview Area Community's neighborhoods, residents, and stakeholders 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 can be found in Attachment 1.

Approval of the ordinance will adopt the Greater Dellview Area 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."

Staff recommends approval.

BACKGROUND INFORMATION

The Greater Dellview Area Community Plan represents approximately 9 months of partnership work between the City of San Antonio and the Greater Dellview Area Planning Team, which consists of representatives from the Dellview Area Neighborhood Association, the Northwest Los Angeles Heights Neighborhood Association, North Central Neighborhood Association, Pasadena Heights Neighborhood Association, and various stakeholders in the planning area, including residents, churches, schools, businesses, and property owners. The 4.8 square mile plan area includes approximately 33,200 residents and is bound by Jackson-Keller Road and Loop 410 to the north, Blanco Road to the east, Hildebrand Road to the south and the Interstate Highway 10 to the west. The Planning Area is located completely in City Council District 1.

The Planning Department engaged the community through 5 public meetings between January and July 2005 to identify community issues, and develop the goals and objectives of the plan, including the Future Land Use Plan with a total meeting attendance of 385 people. Staff also conducted 28 Planning Team meetings to help organize a Planning Team, prepare for community meetings, including coordinating outreach and notification efforts, and finalize the written content of the Plan. A meeting for businesses and commercial property owners was held in July

2005. A comprehensive webpage on the City's website was also created that contained meeting announcements, and the handouts and results of the meetings.

Combining all Planning Team meetings and plan writing workshops, a total of 1,020 hours of stakeholder input went into producing the plan.

POLICY ANALYSIS

The Greater Dellview Area Community Plan is consistent with the 1997 Master Plan, particularly Neighborhood Goal 2: strengthen the use of the neighborhood planning process and neighborhood plans. The Plan is also consistent with the Major Thoroughfare Plan, the Parks and Recreation Strategic System Plan, and the adjacent North Central Neighborhoods Community Plan to the east.

In a public hearing on August 24, 2005, the Planning Commission recommended that the City Council adopt the Greater Dellview Area 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) Identified 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) Was a definitive statement of the neighborhoods and was appropriate for consultation and reference as a guide by the City Council, Departments, and Commissions for decision-making processes.

FISCAL IMPACT

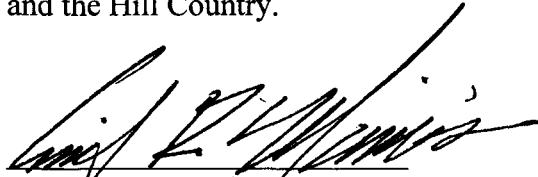
As defined in the Community Building and Neighborhood Planning (CBNP) Program adopted by City Council in October 1998, formal recognition of the plan is an acknowledgment of the Plan's use and value without specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

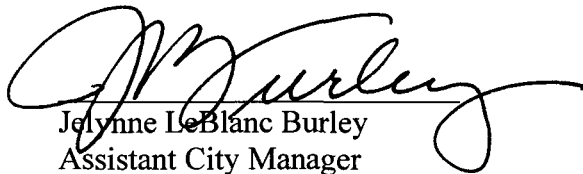
Review of the Dellview Area Community Plan was coordinated with the following departments and offices: Asset Management, City Attorney, Code Compliance, Community Initiatives, Cultural Affairs, Development Services, Economic Development, Environmental Services, External Relations, Fire, Housing and Community Development, Library, Metropolitan Health, Neighborhood Action, Parks and Recreation, Police, Public Utilities, and Public Works.

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: Alamo Forest Partnership, American Institute of Architects, Bexar Agency on Aging, Bexar County Appraisal District, Boys & Girls Club of San Antonio,

City Public Service, Enterprise Foundation, Greater San Antonio Chamber of Commerce, Hill-Granados Retail Partners L.P., Keep San Antonio Beautiful, Neighborhood Resource Center, North San Antonio Chamber of Commerce, Northeast Independent School District, Real Estate Council of San Antonio, San-Antonio Bexar-County Metropolitan Planning Organization, San Antonio Conservation Society, San Antonio Credit Union, San Antonio Development Agency, San Antonio Housing Authority, San Antonio Housing Trust, San Antonio Independent School District, San Antonio Parks Foundation, South Texas Business Fund, State Representative Mike Villarreal, Texas Department of Transportation, Texas Workforce Commission / Alamo Workforce Development, Inc., Union Pacific, United Way, University of Texas at San Antonio School of Architecture, VIA Metro Transit, Walmart, and the YMCA of Greater San Antonio and the Hill Country.



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



Jelynn LeBlanc Burley
Assistant City Manager



J. Rolando Bono
City Manager

CHAPTER I: ECONOMIC DEVELOPMENT

Goal 1: Community and Business Relationships

Conduct outreach to, and establish working relationships with, area businesses and major local employers

Objective 1.1: Business Outreach

Formalize outreach to local business community

Objective 1.2: Business Involvement

Establish working relationships with local businesses

Goal 2: Neighborhood Commercial Revitalization

Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses

Objective 2.1: Commercial Corridors Assessment

Develop data to inform the economic development process and prioritize critical needs

Objective 2.2: Neighborhood Commercial Revitalization (NCR) Program Application

Work to improve the quality and viability of business ventures along the community's commercial corridors through a Partnership Project with the City of San Antonio's NCR Program

Objective 2.3: Corridor Plan for Vance Jackson

Implement the agreement between Granados Development and the Dellview Area Neighborhood Association for a Vance Jackson Corridor Plan

Objective 2.4: Small Business Development

Foster an environment that promotes, encourages, and supports small business development

Goal 3: Commercial Development: Type, Form and Appearance

Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

Objective 3.1: New Development

Address new and proposed developments by engaging developers from onset of proposed projects

Objective 3.2: Reuse and Retrofit

Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area

Objective 3.3: Code Compliance

Promote and facilitate a clean and orderly business environment that is respectful of the law and adjacent neighborhoods

Goal 4: Community Development

Empower local human resources and create mutual growth between the community's citizens and its commercial sector

Objective 4.1: Human Capital

Educate, train, and empower the citizens today for a brighter economic future tomorrow

Objective 4.2: Community Reinvestment

Proactively encourage adequate community development investments in conjunction with the Community Reinvestment Act (CRA)

CHAPTER II: LAND USE PLAN

CHAPTER III: HOUSING AND NEIGHBORHOODS

Goal 5: Housing

Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area

Objective 5.1: Housing Quality and Quantity

Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, re-investment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock

Objective 5.2: Housing Design Standards and Certainty

Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development

Objective 5.3: Homeownership

Promote an environment that diminishes obstacles to home ownership, and plays a proactive role in ensuring the marketability and viability of existing housing stock in the face of changing community demographics

Goal 6: Neighborhood Appearance

Ensure neighborhood compliance with basic city codes and work toward the beautification of private and public spaces

Objective 6.1: Code Compliance

Promote proper maintenance of public and private spaces and work with City of San Antonio Code Compliance Department to mitigate code compliance infractions that affect neighborhood appearance

Objective 6.2: Neighborhood Beautification

Improve the appearance of area neighborhoods by promoting litter mitigation, area wide clean ups, landscaping, and tree planting

Goal 7: Neighborhood Associations

Form, organize, and develop the skills and effectiveness of area neighborhood associations to promote the betterment of the community and to encourage cooperation and community problem solving

Objective 7.1: Formation and Organization

Promote the full formation and organization of neighborhood associations throughout the planning area

Objective 7.2: Capacity and Effectiveness

Continue to develop the knowledge, skills, and effectiveness of area neighborhood associations by routine training and leadership development

CHAPTER IV: TRANSPORTATION & INFRASTRUCTURE

Goal 8: Transportation Network

Provide a safe and efficient transportation network that allows for a broad range of transportation options, including well-designed automobile, public transit, pedestrian, and bicycle routes

Objective 8.1: Traffic Management

Improve the safety and efficiency of traffic flow in the community through traffic management improvements

Objective 8.2: Bicycle and Pedestrian Network

Create a bicycle and pedestrian-friendly community through improved pedestrian and bicycle amenities that include safe and efficient routes connecting residential areas with schools, parks, transit stops and commercial development

Objective 8.3: Public Transit

Enhance the convenience and availability of public transit in the community

Goal 9: Infrastructure

Enhance the beauty, safety, and convenience of the community through improvements to basic infrastructure

Objective 9.1: Street Maintenance and Improvements

Create safe and pleasant community streets through street maintenance and enhancement projects

Objective 9.2: Drainage

Reduce street flooding in the community by improving drainage

Objective 9.3: Utility Improvements

Enhance neighborhood environments through improvements to the utility network

CHAPTER V: PARKS & RECREATION

Goal 10: Parks & Recreation

Enhance the area's parks & recreation facilities and programming to meet the present and future needs of the Greater Dellview Planning Area

Objective 10.1: Parks Advocacy Group

Create a Greater Dellview Area parks advocacy group

Objective 10.2: Park Maintenance

Maintain the community's existing parks as safe and enjoyable gathering places for the community

Objective 10.3: Enhance Existing Park Facilities

Enhance amenities in the area's existing parks

Objective 10.4: Increase Park Acreage

Increase the acreage of parks in the planning area through the creation of new parks

Objective 10.5: Recreational Programs

Increase awareness, usage, and availability of recreational programs in the planning area

CHAPTER VI: PUBLIC SAFETY

Goal 11: Crime Prevention

Improve the well being of the community by decreasing prevalent criminal activity through neighborhood education, involvement, and visible patrols

Objective 11.1: Community Education and Involvement

Organize and educate the community to promote safe neighborhoods and prevent crime in coordination with the San Antonio Police Department (SAPD)

Objective 11.2: Community and SAPD Relations

Increase positive community interaction with the SAPD

Objective 11.3: Gang Prevention

Improve the safety of the neighborhood through gang prevention programs aimed at youth and community awareness

Objective 11.4: Graffiti Prevention

Work as a community toward eliminating graffiti

Goal 12: Emergency Services

Increase community safety through improved emergency services equipment and facilities

Objective 12.1: Upgrade Fire Safety Equipment and Facilities

Expand and/or improve the two fire stations in the planning area

CHAPTER VII: PUBLIC FACILITIES

Goal 13: Public Facilities

Expand and enhance the community's schools, libraries, post offices, and other civic facilities to better meet the needs of the Greater Dellview Area community

Objective 13.1: New Community Center

Advocate for a new community center for the area to serve as a focal point for multigenerational recreation programming and a venue for community and neighborhood organization meetings

Objective 13.2 Shared Use of School Facilities

Develop shared facilities programs with area schools

Objective 13.3: Civic Facilities

Enhance civic facilities in the community

CHAPTER VIII: IMPLEMENTATION

Goal 14: Organization

Achieve the Plan's goals by organizing all available human resources

Objective 14.1: Plan Implementation Team

Organize a core group of dedicated stakeholders into a Plan Implementation Team that meets regularly

Objective 14.2: Topic Sub-Committees

Organize sub-committees to oversee implementation of major plan topics and specific chapters of the Plan

Goal 15: Outreach

Provide outreach to increase Plan Implementation Team membership, and establish networks and partnerships that aid with implementation

Objective 15.1: Membership and Interest

Use outreach to promote increased interest in the plan and its implementation

Objective 15.2: Networks and Partnerships

Reach out to stakeholders that may assist with implementation of the Plan

Goal 16: Implementation

Ensure reliable and timely implementation of the Plan by prioritizing objectives and routinely monitoring plan progress

Objective 16.1: Prioritization

Identify the most important Plan topics for initial implementation

Objective 16.2: Monitoring

Devise a routine and objective method to track implementation and progress of the Plan