



# neighborhood

## Profile and Priorities

DOWNTOWN AREA REGIONAL CENTER PLAN:  
KING WILLIAM

## Acknowledgements

Special Thanks to every Downtown resident and stakeholder who spent time and energy speaking with Planning Department staff throughout the Downtown planning process and to the numerous area residents and stakeholders who contributed to this document by meeting with the Planning Department.







## Neighborhood Profile and Priorities



### What is the Neighborhood Profile and Priorities?

San Antonio is a city of neighborhoods, each with its own unique history, qualities and character. Many neighborhoods throughout the City have developed Neighborhood Plans that reflect local values and priorities. These plans, adopted by the City, have guided local investments and improvements for many years and helped strengthen the relationship between residents and the City.

The City is currently in the process of creating Sub-Area Plans to implement the SA Tomorrow Comprehensive Plan. These Sub-Area Plans are intended to provide a more coordinated, efficient and effective structure for neighborhood planning. The Sub-Area Plans are intended to increase equity citywide, by ensuring that all of San Antonio's neighborhoods have a base level of policy guidance, as many neighborhoods within the City lack an existing Neighborhood Plan or a registered neighborhood organization. In this way, each Sub-Area Plan will integrate key elements of existing Neighborhood Plans for those neighborhoods that have a plan, while promoting citywide policy consistency and providing key

recommendations and strategies for those neighborhoods currently lacking that direction.

The Neighborhood Profile and Priorities section of the Sub-Area Plans provides special attention to prior neighborhood planning efforts and recognizes the community groups and individuals who were instrumental in their creation. They summarize specific opportunities, challenges, recommendations and priorities from each participating neighborhood, in an effort to more efficiently direct public and private investment within the City to help these neighborhoods achieve their short-term goals and long-term visions.

### How was it developed?

At the outset of the planning process, City of San Antonio planning staff reviewed existing Neighborhood Plans that had a shared geography with the Downtown Plan. Each relevant plan was summarized so that staff would have a sound understanding of neighborhood issues and priorities from the time that each plan was created.

The Neighborhood Profiles and Priorities were created using input from neighborhood residents throughout the Downtown planning process. The Planning Department used input from small group conversations, stakeholder interviews, community meetings, planning team meetings and facilitated conversations in neighborhood association meetings.

Planning staff revisited the Neighborhood Plans to identify major projects, programs or other efforts that had been achieved, and those that have yet to be implemented, so they could be reprioritized in this effort. City planning staff met with members of each original neighborhood plan advisory team and current neighborhood association boards (listed on the Acknowledgements page of this document) to help create this Neighborhood Profiles and Priorities document and provide lasting direction in partnership with each neighborhood.

# Neighborhood Snapshot

## NEIGHBORHOOD STRENGTHS AND CHARACTER



The King William District occupies land that was once irrigated farm land belonging to the Mission San Antonio de Valero, also known as the Alamo. The area called the King William Neighborhood today was subdivided into lots in the 1860s and laid out with the present streets. It was about this time that a great many Germans who had immigrated to Texas in the 1840s began to settle in this area and it became known as "Sauerkraut Bend" to the rest of San Antonio. It developed into an idyllic neighborhood of large, impressive houses in the Greek Revival, Victorian, and Italianate architectural styles.

In the early 1900s the King William District began to wane as a fashionable neighborhood and by 1920 many of the original homebuilders had died and their children moved to other parts of San Antonio. During the 1930s and 1940s



the neighborhood declined and many of the fine old homes were converted into apartments and only a few of the earlier settlers remained. Around 1950, however, the area began to attract a group of people who found its proximity to the downtown business district attractive and who recognized the potential of restoration of the homes and smaller cottages. The interest in the area renewed and the popularity of the area increased once more.

In 1967 the King William District was designated the first Historic Neighborhood District in Texas. It is protected under a zoning ordinance designed to "protect it for the benefit and enjoyment of the public." The district was expanded in 1984 to include a more eclectic neighborhood of cottages between Alamo Street and Eagleland Drive.

## Strengths



There is a diverse mix of places to live as renters or owners, including single family homes, apartments, and townhomes. There is also public housing for seniors and people with disabilities.



King William is a comparatively "complete neighborhood," including relatively high quality transit service, a nearby grocery store, and restaurants for diverse tastes.



There is an abundance of arts, cultural, and culinary establishments within easy walking or biking distance.



The King William Neighborhood provides opportunities to live in a place that is both mature and historic, while also vibrant and evolving, with many amenities close by.



The San Antonio River Walk is a significant part of the neighborhood and connects it to areas north and south by a linear park trail.



The neighborhood is well organized and the King William Association supports the area through grants, programming like the King William Fair, and other community activities.

# Neighborhood Snapshot

## NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

### Opportunities

- Redevelopment of historically industrial properties and institutional sites on the edges of the neighborhood can create opportunities for new mixed-income housing and employment centers.
- Transit investments can improve mobility options and improve safety along South St. Mary's Street.
- Compatible redevelopment along mixed-use corridors presents opportunities to add main-street business and new housing.
- Historic character and naturally occurring affordable housing can still be maintained.

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### Challenges

- Housing has become less affordable as more people want to live near downtown and new development has sometimes been out of character with traditional development patterns.
- Patrons of area businesses, arts venues, and restaurants use on-street parking in residential areas that local residents would like to have available for their use.
- Most businesses in the neighborhood are bars and restaurants while there is still a need for retail and other services.
- Sidewalks in the neighborhood are often narrow and uneven. These conditions, combined with poor lighting conditions, can make it feel unsafe and uncomfortable to walk.
- Cars cutting through the neighborhood often travel too fast and make it unsafe and uncomfortable for other road users like pedestrians, people on bicycles, and people using shared micro-mobility vehicles like scooters.

## Previous Neighborhood Plans

### KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



While the King William Neighborhood does not have its own, stand-alone neighborhood plan, it is part of the Downtown Neighborhood Plan (1999). Among the key recommendations of the Downtown Neighborhood Plan related to

King William are the expansion of the San Antonio Riverwalk and Trails, leading to the creation of the Mission Reach of the Riverwalk extending from South Alamo Street to the south.

### Downtown Neighborhood Plan



May 13, 1999

May 13, 1999  
City of San Antonio

*Prepared by the  
City of San Antonio  
in cooperation with  
the Downtown Advisory Board  
and the Downtown Alliance*

The neighborhood plan also recommended the preservation of the residential and historic character of the neighborhood and conservation of historic structures for residential use.

### MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN




Accomplishments in King William since the completion of the 1999 Downtown Neighborhood Plan include:

- Extension of the San Antonio Riverwalk from South Alamo to the south
- Preservation of historic structures
- Redevelop St. Benedict's site into residential
- South Alamo Street Streetscape improvements
- Establishment of Cultural and Arts Districts in Downtown-adjacent neighborhoods

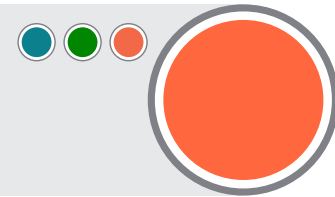


# Neighborhood Priorities

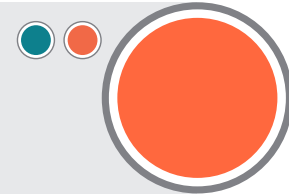


-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

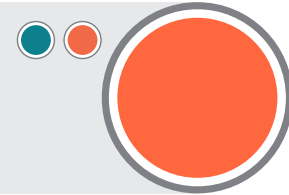
- Conserve buildings that contribute to the essential neighborhood character. Rehabilitate deteriorated homes and apartments.



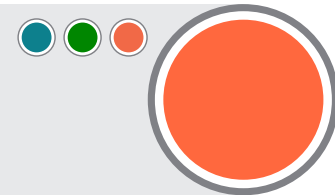
- Support neighborhood-serving business growth on corridors adjacent to the residential core of the neighborhood.



- Manage parking demand. Innovative transportation and parking solutions should be used to mitigate traffic and parking congestion instead of simply creating or requiring parking areas.



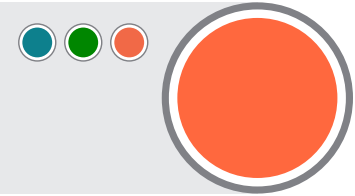
- Encourage new dwellings on empty land in the neighborhood, if the development follows traditional patterns of scale and building configuration. Support diverse housing types and housing affordability, including housing for families.



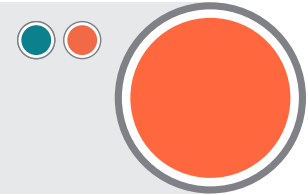


## Neighborhood Priorities

- Implement context sensitive lighting improvements to create a safe and comfortable environment for pedestrians as well as motorists.



- Support pedestrian and transit service improvements on South Saint Mary's Street. Consider reconfiguring lanes, street trees and wider sidewalks to make walking and using transit safer, more convenient, and more comfortable.



- See the Downtown Neighborhood Plan, and multiple sections of the Downtown Area Regional Center Plan for additional information and policy recommendations related to the King William Neighborhood.

