



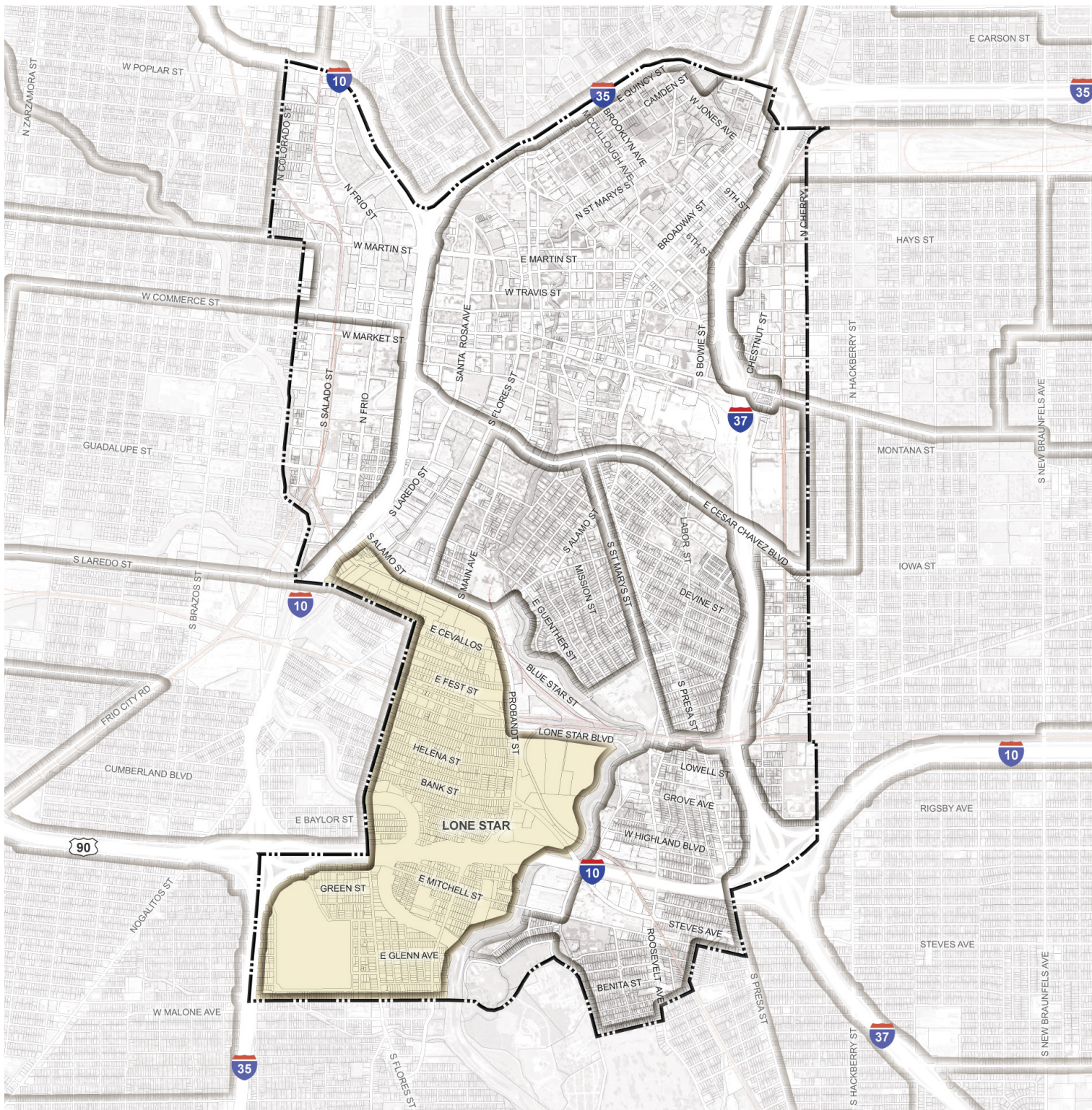
# neighborhood

## Profile and Priorities

DOWNTOWN AREA REGIONAL CENTER PLAN:  
LONE STAR

## 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.



**SA** Downtown  
Regional  
Center Area

## NEIGHBORHOOD LOCATION

### LEGEND

- Downtown Regional Center Area Boundary
- Parcels
- Neighborhood Association



## 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 Lone Star Neighborhood is a diverse community that played a prominent role in the early history of San Antonio. Much of what is now Lone Star was once farmland supporting the growing population of the nearby mission communities, part of the Labor de Abajo or lower labor which supported Mission San Antonio de Valera, otherwise known as the Alamo. Many of the homes in the Lone Star Neighborhood were built between the 1920s and late 1940s.



Today the area is home to a number of arts and cultural institutions, forming the foundation for the Lone Star Arts District.

This area was part of two previous planning efforts; the South Central Community Plan (1999 and updated in 2005) and the Lone Star Community Plan (2013).

## Strengths



There is a diverse mix of places to live as renters or owners, including single family homes, apartments, and townhomes.



Lone Star is well-situated with access to amenities such as the San Antonio River and the eventual San Pedro Creek improvements, as well as the Central Business District.



There is an abundance of arts and cultural establishments within easy walking distance.

# Neighborhood Snapshot

## NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

### Opportunities

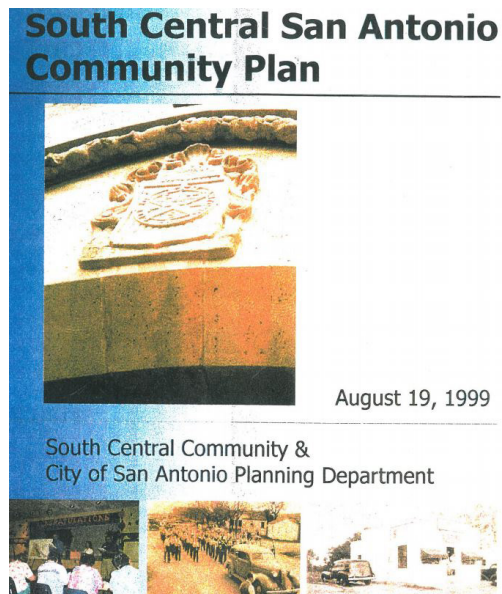
- Redevelopment of industrial properties can create opportunities for new mixed-use development including affordable housing and employment.
- Wide right-of-way on South Alamo and Probandt Streets creates opportunities for pedestrian improvements through wider sidewalks, trees, and traffic calming methods.
- The concentration of artists and art spaces will continue to attract visitors to the neighborhood.
- Household and workforce growth in focus areas and mixed-use corridors can support neighborhood serving businesses.
- Planned conversion of an abandoned rail line to a trail will create a new east-west connection for people walking and riding bicycles.

### Challenges

- Maintaining housing affordability will be a challenge as more people want to live close to Downtown.
- Poor lighting and sidewalk conditions inhibit walking within the neighborhood.
- Vacant and dilapidated commercial buildings and undesired automobile salvage and storage businesses.
- Compatibility of infill housing development on the edges of the neighborhood.
- Poor north-south connectivity for all modes of travel. This is particularly challenging within the neighborhood north of IH-10 due to extremely long blocks.
- South Alamo and Probandt Streets are wide and allow vehicles to move fast, discouraging pedestrian use.
- Arterial streets adjacent to the residential core of the neighborhood are experiencing traffic congestion as more and more people travel within and through the area.

## Previous Neighborhood Plans

### KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



The 1999 South Central Community Plan addressed three elements; Neighborhood Development/Environment, Community Facilities/Quality of Life, and Transportation networks.

Neighborhood Development/Environment includes recommendations to enhance the community's corridors by improving streetscapes and supporting business development, in particular along South Flores Street. It also emphasizes the rehabilitation of existing homes and construction of new, infill housing of all types on vacant lots throughout the area.



Community Facilities/Quality of life includes support for park improvements and expansion of the greenway hike and bike trails along waterways throughout the area. Projects supporting community appearance and identity are also supported, as is improving community safety through a variety of means.

Transportation Networks recommends improvements to street and sidewalk quality, and expanding the sidewalk network.

The 2005 update to the South Central Community Plan focused on land use. Recommendations included comprehensive rezoning along corridors to provide for compatible uses, supporting mixed-use development along South Flores Street, Cevallos Street, and Probandt Street, and promoting walkability throughout the plan area.

## Previous Neighborhood Plans

### KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



City of San Antonio | March 21, 2013

The 2013 Lone Star Community Plan emphasizes preservation of arts and culture in the area and highlights a vision for arts, entertainment, and creative living spaces through adaptive re-use of the industrial buildings in the neighborhood. The plan is organized into four categories; Land Use, Transportation and Infrastructure, Community Facilities, and Quality of Life.

Land Use includes recommendations for establishing performance standards for industrial uses to foster compatibility with adjacent residential areas and rezoning

to phase industrial land use out. It also recommends incorporating site and building design principles to create attractive and functional streetscapes, public spaces, and a diverse mix of uses in new development and redevelopment. This includes material selection, low impact development (LID), and utility placement to reduce the impact of power poles on pedestrian mobility and building placement. Another key recommendation of the Lone Star Community Plan is to establish policies to provide for a range of housing types affordable to people at most income levels.

Transportation and Infrastructure recommends investing in complete streets along Cevallos Street, Lone Star Boulevard, Probandt, South Alamo Street, and South Flores Street, among others. It also recommends improving connections between the street and river through wayfinding and route signage and developing a multimodal thoroughfare on South Flores Street, as well as improving sidewalks to improve pedestrian mobility.

## Previous Neighborhood Plans



Community Facilities recommends programming to activate parks and public spaces with entertainment opportunities, food trucks, farmers markets, and community gardens. It also calls for including public spaces in large redevelopment projects, specifically

identifying the Lone Star Brewery and the associated Lone Star Lake. Additionally, this section recommends converting abandoned rail right-of-way into a hike and bike trail to create a new connection between San Pedro Creek and the San Antonio River.




Key recommendations of the Quality of Life section include increasing the tree canopy along area streets, supporting public art, housing rehabilitation, and improving safety through enhanced lighting. It also supports promoting community identity through public art, signage, and cultural tourism initiatives.

### MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

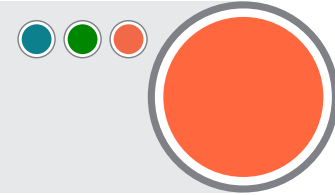
- Expand high and bike trails along waterways (San Antonio River, San Pedro Creek).
- Expansion of the River Improvement Overlay District to guide development around the San Antonio River and San Antonio Missions National Historical Parks.
- Comprehensive rezoning of the Lone Star Neighborhood.
- San Pedro Creek greenway trails.
- Probandt Street improvements are planned as part of the 2017 Bond Program.

# Neighborhood Priorities

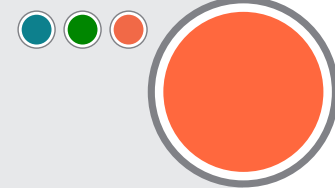


-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Aligns with other Neighborhood Action Plan Recommendation

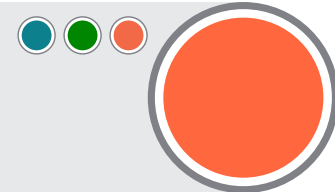
- Create a variety of housing types that are affordable for people across a range of incomes and ages. Preserve and rehabilitate existing housing and other buildings that contribute to neighborhood character and affordable housing.



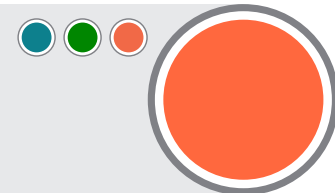
- Incorporate site and building design principles including material selection, inviting public spaces, and sustainable development techniques into new development and redevelopment projects.



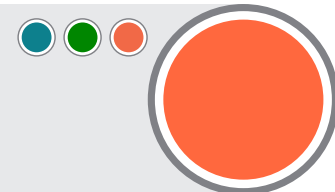
- Utilize vacant land as opportunities to build new housing, community businesses, services or amenities. Consider innovative opportunities for new parks and recreation spaces such as pocket parks and interactive spaces.



- Redevelop industrial land in a way that provides a mix of uses, creates community amenities, and eliminates incompatible industrial land uses. Redevelop Lone Star Brewery.

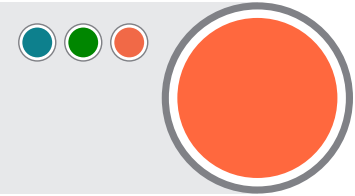


- Promote neighborhood identity through public art, contextually derived wayfinding features, and neighborhood gateways.

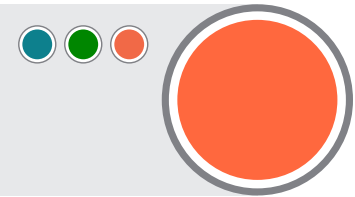


## Neighborhood Priorities

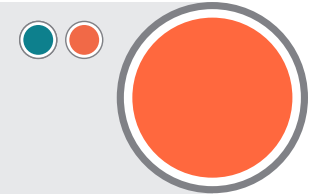
- Improve transit service to the Lone Star Arts District, connecting to the Mission Reach and other cultural assets by expanding VIVA routes to connect to this area.



- Create a safe, multimodal transportation network that provides safe, attractive, and functional streetscapes throughout the neighborhood by undergrounding utilities, filling sidewalk gaps, and landscaping. Convert abandoned rail line to provide a link between San Pedro Creek and the San Antonio River for pedestrians, bicycles, and others.



- In mixed-use and commercial areas with parking shortages and an uncomfortable pedestrian environment, consider repurposing right of way for street parking and wider sidewalks.



- See the Lone Star Community Plan (2013) and South Central Community Plan (1999 and 2005), and multiple sections of the Downtown Area Regional Center Plan for additional information and policy recommendations related to the Lone Star neighborhood.

