



Bluebonnet Hills Neighborhood Meeting Community Input for Development of Comprehensive Plan

Hopes & Dreams for the Future of Alamo Heights

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Alamo Heights City Council Chambers

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ALAMO HEIGHTS NOW

What we would never give up	What we would most want to change
<ul style="list-style-type: none"> • Culture, charm, character! • Quiet residential atmosphere • We are not San Antonio • Low taxes & property values • Small town feeling • Sense of community – neighbors • Maintain property rights • Trees and old neighborhood feel • Low crime (perceived – could be wrong compared to elsewhere) • Historic buildings preservation • Fire & police service • Small town feel • Individual character of homes • Sidewalks in our neighborhood • Sense of community • City services • Excellent fire & police service • Neighborhood feeling – going to store & knowing half the people there! • City services • Sense of community & openness to change • Old houses • No overnight parking in the street • Newsletter in water bill • Small town feel of AH! • Small town feel/ diversity of houses • Sense of nostalgia of neighborhood • Have “feeling” of safety without strangers wandering the streets • Individuality of home styles • Small town feel! • Our individuality • Cottage district • Clear nocturnal view of sky 	<ul style="list-style-type: none"> • No through traffic • Cutting down viable trees • Parking on both sides of street across from another car • Traffic tie-up at Austin Hwy & North New Braunfels • Congestion on N. New Braunfels & Austin Hwy • Promote home improvement – don’t stifle it • Do NOT like the rising skyline. Let’s keep AH on a cozy scale • Get rid of large truck activity at city hall (noisy & ugly) • Change IMAGE of AH as a place where police stop non-white drivers • Demolishing old houses with historic significance • High school kids making paths thru yard • Lack of pedestrian friendly crosswalks & hike/bike ways • Speed of traffic • Over emphasis on height limits to maintain character • Houses that do not stay within architectural style of neighborhood • Cars & trucks belonging to city employees do not park in front of my house on Henderson • Fix light at Broadway & Mary D • No left turn on Tuxedo off Broadway • Get rid of stop sign on Primrose @ Wintergreen • Cancel this whole money pit! • Maintenance (garbage) trucks • Speeding on residential streets • Want every solicitor or salesman to have checked in with City Hall, & these people are wearing a large ID badge to identify themselves • Reduce lot coverage in multifamily district! • Allow for preservation/ no demolition of “historic” homes • Better street lighting – too dark • Lack of sidewalks • Big houses on small lots • Allowing demolitions to happen eventually • Moderate traffic using Primrose Place • Street repairs in general • Enforce current night parking rules & restrict commercial parking in residential areas • Skunk on Redwood • No pedestrian Green space • Noise pollution from AHHS stadium • Neighbors not keeping up their yards • Demolition of old houses • Sidewalks – have homeowners prune or cut back shrubs & trees that block sidewalks

ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Land Use Plan	Residential	Commercial & Economic Development
<ul style="list-style-type: none"> ● Keep commercial in check ● Encourage mix use – smart growth ● Do not increase density ● Ample off-street parking ● No high rises ● Do not over build on property ● No high rises ● Don't let office/ commercial use overpower residential ● Preserve single family home areas ● Stop developers from cramming multi-family structures into small residential lots ● Limit multi family ● Live/ work environment ● Keep the slum lords out of community ● Control density ● Vibrant streetscape w/ diverse mixed use & community core density ● Limit population density ● Architecture in keeping w/ neighborhood ● Low population density ● Do not increase density ● Parking ● No more multi-family ● All multi-family on major streets have to be mixed use ● Stop NEW multi family ● No more apartments. No more density ● Multi-family remains low density. Small apt/ condo complex ● Respect longtime residents ● Initiatives, planning & codes that encourage mixed use development ● Have more of a town “center” or square ● Limit height of mixed use buildings ● Duplexes & 4-plexes, not high rises! 	<ul style="list-style-type: none"> ● Closer scrutiny of residential additions for aesthetics (elevations) ● Historical home designation & protection for these houses (against demolition) ● Stop tear down of old homes which are structurally sound ● Maintain unique houses (consider demo limits?) ● Tougher demolition standards ● No 3 story buildings ● Not to give AH any more regulations ● Maintain historical value of homes ● Consider impact on schools when developing multi-family properties ● Stronger demolition ord. ● Homes well maintained – not mod architecture ● Preserve flavor of different styles of houses ● Stronger historic preservation ordinances ● Demo & construction companies being considerate of neighbors ● Height requirements & density & size restrictions ● Stop demos. No McMansions. Increase options for long term flex. Use ● Limit size of residences including driveway & imprecision in calculations ● Preserve “character” BUT allow expansion to modern larger expectations ● Demolitions of outmoded or unsafe houses for new growth ● Don't discourage diversity ● Diverse mix of style - compatible scale ● Don't over regulate ● Prevent over-commercial encroachment affecting neighborhoods ● Preservation ● Relax demo requirement ● Stricter guidelines for demolition – deny many of them ● Stay with current regs ● Preservation of character of residential neighborhoods. Individuality ● Preserve the character but don't stifle improvement ● Keep taxes low & quality high ● All demolitions have to be approved by me ● Am not a “cottage” appreciator – like homes in Olmos Park & Terrell Hills better ● Limit the height (vertical) of residences 	<ul style="list-style-type: none"> ● Trees. Bury UT Lines ● Shade arbors – Ped Bike amenity ● Trees – landscaping ● Establish sign height/ size limits (low/small) ● Redevelopment of commercial corridor ● Parking to allow walking access ● Don't let commercial corridor become another “mall” ● Adopt signage – consistent, uniform, color, font, etc. ● Keep chains at a minimum – attractively landscaped ● Encourage pedestrian traffic ● Do not increase commercial zoning or land use ● Create commercial revitalization entity (Main Street type program) ● “Eco development” is NOT about development! It is about quality of life issues. Use instead “business development” ● Bike trails & marked off bike roads ● Encourage window shopping ● More foot/bicycle traffic areas ● Create a unique look (i.e. brick walks., etc) ● Taller bldgs ● Attractive walking area with benches ● Close the arena – we don't pay for business advertising ● Easy to drive in & out of Central Market ● More landscaping on Austin Hwy (like in AH proper) ● Mixed use: office, retail, restaurants ● Better consolidated parking ● Pedestrian friendly – sidewalk café flavor ● No more Keyvan Rug type signs – more walking access to businesses ● Uniform signage ● Adequate parking ● Planning all commercial developments with traffic patterns & volume foremost in mind

ALAMO HEIGHTS 2023: HOPES AND DREAMS FOR THE FUTURE

Transportation	Natural & Cultural Resources	Utilities & Community Facilities
<ul style="list-style-type: none"> ● Keep Broadway & Austin Hwy as commercial. Parking off of residential streets ● More side walks ● 20 MPH residential ● Walking trails & paths ● Signaled crosswalks at Cambridge (also at New B) Shared parking ● Street repairs/ asphalt continue into bike lanes – too many potholes now ● Disabled “friendly” ● Pedestrian crossing on N. Braunfels ● More pedestrian improved cross walks ● Signals – B’way @ Primrose & Left turn from New Braunfels to East Castano ● Fix traffic issue (1 lane each way) @ Quarry & 281 ● No on-street parking at night ● Bury power lines ● Control parking of UIW ● Improve safety for crossing Austin Hwy between Broadway & N. New Braunfels ● Running trail & bike lanes ● Use signage which conveys “welcome” to the city ● Traffic lights on Broadway “Stop red light Runners” ● More pedestrian-friendly paths on major streets ● More bicycle routes/ path on major streets ● Create stronger, more vital continuous pedestrian corridors along Broadway ● Forcing developers to provide sufficient off-street parking ● Reduce vehicular traffic – trolley system thru downtown ● Traffic slowed down on Primrose ● Sidewalk on New Braunfels ● A few safe bike routes ● More pedestrian friendly, especially on Brdwy & across N. Braunfels ● Walkable community 	<ul style="list-style-type: none"> ● City invest in properties w/in neighborhoods to turn into green space – park ● Need dog park along with walking trails ● Beautify park at Austin Hwy & Broadway ● No need for tax money to be spent for any of these ● Please give us a dog park! ● Walking & nature trails ● Dog park (off leash) ● Integrate drainage solutions w/ green space ● Pocket parks & dog parks ● Recapture hard scape (Roadway portions) for green scape crossing nodes ● Do not tear down homes on Henderson to create parking ● Pocket parks @ Odd intersections ● Walking trails or sidewalks ● Green space parks ● Alamo Heights Blvd. tree median ● Dog parks – let dog owners pay for this ● “give” is not an issue – we pay for every dog trail? ● Community garden areas – more than one ● More green spaces ● Pocket parks ● Maintain landscapes in medians ● Village green ● Integrated green space (ponds/ play yard) with new commercial/ retail ● Lease Olmos Park. Old Alamo Heights Garage site. Buy & create a park. Hike & bike paths ● Green spaces & nature trails 	<ul style="list-style-type: none"> ● Fix the water lines in the alley between Albany & Montclair so alley can be repaved! ● Do something funky with new water tower – paint, etc. ● N. New Braunfels needs better drainage ● Drainage on N. Braunfels – Broadway ● Fix/replace aging water lines! ● City community center ● Move trash facilities ● Dark sky lighting ● Keep water quality good. ● New city hall. Remove maintenance yard. This is industrial use ● Underground utilities, cables, etc ● Better flood drainage ● Don’t “hodge podge” city facilities. PLAN ● Down lights ● Don’t tear down Henderson House for parking ● Bury utilities. Grow trees ● Remove maintenance yard from residential neighborhood – put somewhere else ● Move large truck activity away from city hall ● Limit glare & light trespass ● Drainage: New Braunfels & Cloverleaf ● Better street maintenance. Refrain from using sewage rates as disguised tax ● Bury electric lines ● Better drainage on N. Braunfels & Austin Hwy ● Public space w/ water features ● Combine improved drainage with green spaces/ park corridors ● Effective but unobtrusive lighting ● Sustainable drainage solutions – buried utilities ● Two Henderson St. Houses back to residential ● New city facilities ● AH has had years of our taxes & done nothing!! Drainage awful. ● Resurface smaller neighborhood streets (torn up from water repairs) ● Better drainage ● Removal of telephone poles too close to alley entrances ● Improve drainage along N. New Braunfels near the McNay ● Finish upgrades to sewer – why some have & others not ● Keep police & fire services facilities up to date

KEY INSIGHTS TO KEEP IN MIND AS WE DEVELOP THE PLAN

- Economy – house values
- Individual property rights vs. neighborhood rights
- Limit change – don't lose our character
- Infrastructure upgrades are needed in some areas
- Development vs. regulation – two competing forces – tension
- Traffic is a factor that impacts the quality of life in neighborhoods
- Need to have high quality , smooth & effective patching of streets
- Preserve community without burdening individuals. Need to diversify the tax base
- Need to have a yardstick by which AH measures progress/ success
- What are consequences of regulations on home remodelers?
- Some traffic is out of our control
- Be cognizant of what's happening around us. AH is not an island
- AH needs to cultivate strong relationship with SA
- Quality of AHISD is important