



*neighborhood*  
**Profile and Priorities**  
BROOKS AREA REGIONAL CENTER PLAN:  
HIGHLAND HILLS

## Acknowledgements

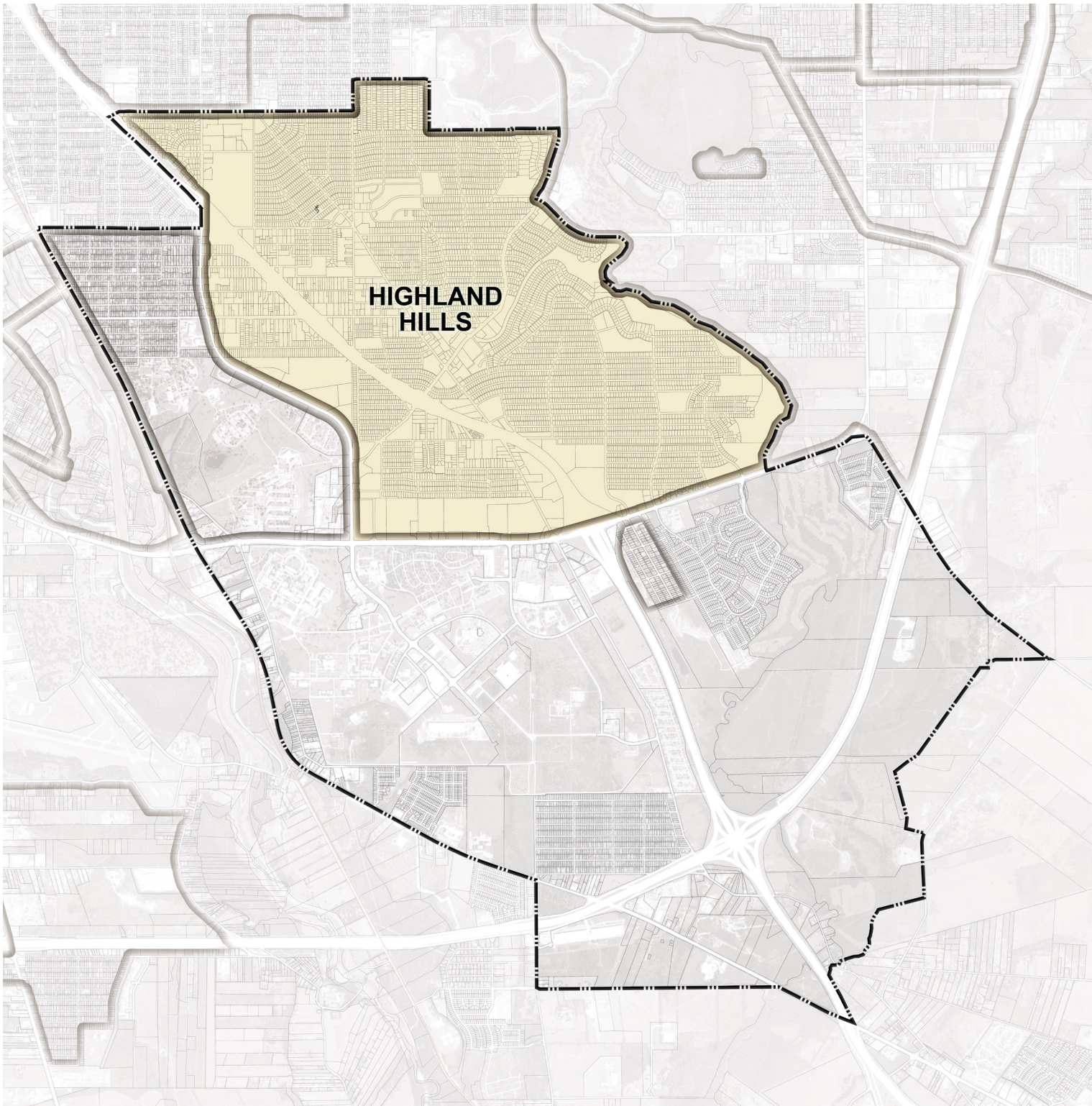
### Thank You to the following Planning Team members for their engagement and effort throughout this planning process:

- Andrew Aguiano, *South San Antonio Chamber of Commerce*
- Kathy Jo Almendez, *Mission Trail Baptist Hospital*
- Joanie Barborak, *Bond Initiative*
- Linda Cavazos, *East Central Independent School District*
- Belinda Gonzalez, *Pre-K 4 SA*
- Officer Sgt. Curtis Walker/  
Officer Carlos Guillen,  
*San Antonio Police Department - South*
- Yvette Hernandez,  
*SATX Social Ride / Monte Viejo*
- Dr. Mary Hogan, *University of Incarnate Word School of Osteopathic Medicine*
- Nicole Hoyt, *Southeast Community Outreach for Older People*
- Captain Wes Jendrusch,  
*San Antonio Fire Department*
- Kyle Knickerbocker,  
*San Antonio River Authority*
- Michelle Krupa,  
*Monte Viejo Neighborhood*

- Ken Kuwamura, *Hot Wells Conservancy*
- James Lifschutz, *Lifschutz Companies*
- Marques Mitchell,  
*Brooks Development Authority*
- Pamela Morganroth, *Highland Forest Neighborhood Association*
- Katie Otten, *Mission Reach Hot Wells Neighborhood Association*
- Jesse Pacheco, *South Central Alliance of Neighborhoods*
- Patti Rangel, *San Antonio State Hospital*
- Dolores Rios, *Parents as Partners*
- Angela Saenz, *Heritage Oaks at Brooks*
- Frank Salinas, Jr., Onofre Garza, *Calumet Specialty Products Partners, LLP*
- Alfred Segura, Jr.,  
*New Frontiers Public Schools*
- Jennifer Tiller,  
*Holy Name Catholic School*
- Liz Trainor, *Highland Hills Neighborhood Association*
- Christine Vina, *VIA Metropolitan Transit*
- Anthony Willis, *Mission Solar*

### Special Thanks to the following area residents who aided in the development of this document:

- Tommy Adkisson  
Yvonne Cadena  
Lisa Contreras  
Cathy Dean  
Angelo, James & Norma Di Pasquale  
James Donahue  
Alice Dudek  
Helen Dutmer  
Sheila and Lonnie Folschinsky  
Martin Gomez  
Lolita and Robert Grothaus  
Gabriela and Miguel Guajardo  
Diane Harvey  
Janie Hernandez  
Ruben Hernandez  
Lloyd LeBlanc  
Domingo Luna  
Reba Malone  
Reynaldo and Patricia Martinez  
Narciso Mendoza  
Patric Meza  
Maria Lucia Molen  
Ethel Nelson  
Greg & Noralyn Ripps  
Betty Seibold  
Gaynell Smith  
Larry Temple  
King and Liz Trainor  
Agnes Valdivia  
Christel Villareal  
Chuck and Betty Wheeler  
Bill White  
Alex Zapata



# NEIGHBORHOOD LOCATION

- LEGEND
-  Brooks Regional Center Area Boundary
  -  Parcels
  -  Neighborhood Association

The Highland Hills Neighborhood Association shares borders with the Hot Wells Mission Reach, Pecan Valley, and Highland Forest Neighborhood Associations. Starting at the intersection of Salado Creek and SE Military Drive, the Highland Hills border extends westward along SE Military Drive to New Braunfels Avenue which it then follows until it meets Interstate 37. The border continues northward along Interstate 37 until it intersects Fair Avenue which it then follows eastward to Clark Avenue, then north to Hiawatha and then eastward again to Southside Lions Park southward towards Meadowlark Avenue and the southern extent of Southside Lions Park until it reaches Salado Creek. The border follows Salado creek until it reaches SE Military Drive.



# 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 identified the existing Neighborhood Plans that had a shared geography with each Sub-Area. Each relevant plan was reviewed and summarized so that staff would have a sound understanding of prior efforts by Highland Hills residents in each Sub-Area.

Following extensive public outreach and work with the Highland Hills Area Planning Team, planning staff revisited the Neighborhood Plans to identify 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 this neighborhood (listed on the Acknowledgements page of this document) on June 16th, 2018 to help create this Neighborhood Profiles and Priorities document and provide lasting direction for the Highland Hills neighborhood.

# Neighborhood Snapshot

## NEIGHBORHOOD STRENGTHS AND CHARACTER



The Highland Hills Neighborhood Association shares borders with the Hot Wells Mission Reach, Pecan Valley, and Highland Forest Neighborhood Associations. Starting at the intersection of Salado Creek and SE Military Drive, the Highland Hills border extends westward along SE Military Drive to New Braunfels Avenue which it then follows until it meets Interstate 37. The border continues northward along Interstate 37 until it intersects Fair Avenue which it then follows eastward to Clark Avenue, then north to Hiawatha and then eastward again to Southside Lions Park southward towards Meadowlark Avenue and the southern extent of Southside Lions Park until it reaches Salado Creek. The border follows Salado Creek until it reaches SE Military Drive.

## Strengths



Since the 1950's, McCreless Market has been a community hub that provides neighborhood services including access to healthy foods, restaurants, a library, and medical services.



Proximity and access to potential large natural, recreational and historical amenities near the area such as Salado Creek, San Antonio River, Hot Wells Conservancy site, Southside Lion's Park, Missions, and Pecan Valley Golf Course.



Existing housing stock that provides affordable housing options and traditional neighborhood stability.

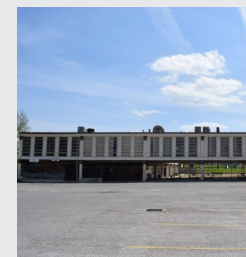
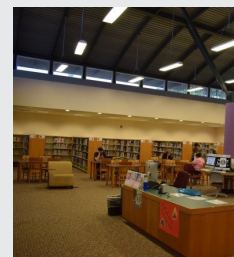
## NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

### Opportunities

- Improved pedestrian safety and comfort within neighborhoods and connections to neighborhood service and amenities.
- Leveraging bond money, recent investment, and other funding to create complete streets and a complete neighborhood.
- Target revitalization, development, and public realm investments to create active uses on key corridors and public spaces.

### Challenges

- Vacant and underutilized property that does not add to the neighborhood value.
- Topography and aging infrastructure leadings to drainage issues.
- Existing tree canopy does not provide enough shade for pedestrian comfort.
- Lack of methods to improve property maintenance.



# Previous Neighborhood Plans

## KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



### Highlands Community Plan

April  
2002



*Prepared by the City of San Antonio Planning Department in partnership with the citizens of the Highland Park Neighborhood, Highland Hills Neighborhood and Southeast Highland Hills Good Neighbor Crime Watch*

The Highlands Community Plan was the result of a joint effort between the Highland Park Neighborhood, the Highland Hills Neighborhood, and the Southeast Highland Hills Good Neighbor Crime Watch. The plan was officially adopted in 2002 and has served as the guiding policy document and blueprint for action for the community. The plan focused on four plan elements: Heart of the Neighborhood, Getting Around Town, Places to Gather, Play and Learn, and Taking Action. Each of these plan elements contained sub-elements within them.

The Heart of the Neighborhood section focused on recommendations related to diversifying economic development, improving community appearance and neighborhood character, encouraging community involvement and communication, and improving housing appearance and character.

Getting Around Town promoted a multi-modal transportation system and an assessment of current infrastructure such as streets, alleys, drainage rights of way, and utilities.

The Places to Gather, Play, and Learn element focused on addressing the unmet needs for community programs and facilities, enhancing parks and open space, improving community health and wellness, and improving library programs and usage.

The final plan element, Taking Action, identified how the plan would be implemented through goals, objectives, and action steps. The appendixes included the history, demographics, documentation of the planning process, a resource directory, and a list of capital improvement projects that have since been completed.

## Previous Neighborhood Plans

### MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- McCreless Mall redevelopment
- Numerous street, sidewalk, and curb reconstruction projects
- Numerous drainage projects
- VIA Park and Ride Facility at McCreless
- 2012 Bond Program

Pytel Park: General park rehabilitation and improvements to included lighting enhancements near the baseball field, new parking, and new sidewalks.

Belford Area Drainage: This project resulted from a drainage study, funded by the 2007 Bond Savings, which provided the reconstruction of Belford Drive from Utopia to Galway and Utopia Lane from Belford to 665-ft west of Belford, an underground drainage system and an open, earthen channel from the Belford-Utopia intersection to IH-37.

Pickwell Park: General park rehabilitation and improvements including renovation of the existing restroom building, a new concrete trail, new walkways connecting existing amenities, a new picnic pad outfitted with table and grill, and a new pavilion.



- 2017 Bond Program




Goliad Road (Fair Avenue – E. Southcross Boulevard): Reconstruct Goliad from Fair to Southcross with curbs, sidewalks, driveway approaches, drainage and other improvements as appropriate and within available funding.

McCreless Branch Library Renovations: Improvements and space reconfiguration to the McCreless Branch Library.

# Neighborhood Priorities



Through the Sub-Area Planning process, extensive community feedback was incorporated and summarized into neighborhood priorities. Each recommendation aligns with the previous neighborhood plan, a sub-area plan recommendation, or with other neighborhood actions plan in the Brooks Area.

-  Priority from Previous Neighborhood Plan
-  Aligns with Sub-Area Plan Recommendation
-  Shared with other Brooks Area neighborhoods

## Trails and Connectivity



Connect Highland Hills to other destinations such as Brooks, the Missions, and Salado Creek through a trail network that utilizes conservation easements, natural trails like creeks, and a more complete sidewalk network.



## Neighborhood Safety



Increase safety throughout the area through increased lighting and exploring a police substation to meet the needs of the growing population.



## Community Reinvestment



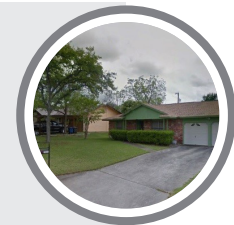
Reinvest in underutilized and vacant parcels such as homes in disrepair or empty commercial lots to bring money back into the community and improve the appearance.



## Home Rehabilitation



Rehabilitate the appearance of and minor structural damage to deteriorated houses and other buildings. Expand and leverage programs to assist homeowners and business owners and continue consistent code enforcement.





# Neighborhood Priorities

## Sidewalk and Curb Reconstruction

Sidewalk and curb construction is needed to help alleviate flooding concerns and create a safer and more comfortable walking environment for all users. Areas near schools, parks, libraries, community facilities, and churches should be prioritized.



## Low Impact Development

Improve street drainage, water quality, street appeal by installing low impact development (LID) improvements on neighborhood streets (no curbs).



## Tree Canopy

Neighborhood groups work to develop tree plans: setting achievable strategies to improve the health of existing trees, expand tree canopy, and connect the neighborhood with city and nonprofit resources to provide recommendations for specific neighborhood actions for improving the urban forest. Specifically to plant street trees in areas where inventory findings suggest they are most needed.



