



TERRELL HEIGHTS
NEIGHBORHOOD ASSOCIATION
 NEIGHBORHOOD NEWS ★ MARCH 2022

MAKE A REAL DIFFERENCE

Volunteerism can make a real difference in our community. The most common reason people don't volunteer is lack of time. It's no mystery then that volunteering takes a back seat to everything else in our lives. So when I think about the folks who volunteer their time through Terrell Heights Neighborhood Association helping to make our community strong, I am humbled by the realization that all of us who live in Terrell Heights are the beneficiaries of their commitment.



You're invited to become a Block Captain, and in doing so, you will be making a real difference in our community. Duties will include distributing the neighborhood newsletter door to door twice a year, organizing a National Night Out gathering on your block, and attending the annual neighborhood meeting. It is undeniable that Block Captains are integral to THNA's efforts to support a strong, vibrant community. Block Captains have the ability to infuse our community with the kind of vitality that can't be measured.

If you're interested in supporting this amazing community by becoming a Block Captain, please email janetgro-jean@gmail.com. ♦

THNA is committed to being more environmentally responsible and therefore will print only two paper newsletters annually, with additional newsletters to be published online at THNA's website, terrellheights.org. If you would like to be notified when the newsletter becomes available online, shoot an email to kaykimbell@gmail.com and simply type "Newsletter" in the subject line. ♦

We are deeply divided in these times we live in, so it is all the more important to think about what it means to inhabit a community together. If we don't hold onto the channels of human to human contact, face to face, person to person, we will no longer be able to see each other with clarity and compassion. That is a dangerous thing for all of us.

CHANGE EVERYTHING

The COVID pandemic sent normal life to the far-away Land of Oz. But now that COVID seems at last to be waning and life is returning to some semblance of normal, we can click our heels together three times and return to doing the things we love. It's in that vein that the THNA board members are working diligently to re-engage with our neighbors and are excited to re-commit to working toward community-driven goals:

- ⇒ Better communication with residents
- ⇒ Encouraging discussion and cooperative action on issues affecting the neighborhood
- ⇒ Organizing events for neighbors to connect
- ⇒ Supporting communication between our neighborhood and City officials
- ⇒ Supporting a thriving community

All-volunteer organizations such as the neighborhood association find it challenging to accomplish all they want to do because of a lack of volunteers. As you can imagine, when only a small handful of people take on a great deal, burnout is a reality.

You have the power to change everything by showing up and getting involved. Here are just some of the ways you can be of service to your community:

- ♦ Become a Block Captain
 - ♦ Join the THNA Board
 - ♦ Help out with Movie Nights
 - ♦ Help out with the Annual Picnic
 - ♦ Help out with the neighborhood garage sale
 - ♦ Host a National Night Out gathering in your yard
- Be part of something special. Get involved and change everything. Give us a shout at kaykimbell@gmail.com. ♦

👉 CALENDAR 👈

FRIDAY, MARCH 18
 Movie Night—"Karate Kid"
 Sunset, 7:44 p.m.

SATURDAY, APRIL 23
 Annual Neighborhood Picnic
 & Tree Giveaway
 12:00 p.m. to 2:00 p.m.

SATURDAY, MAY 7
 Neighborhood Garage Sale

TUESDAY, OCTOBER 4
 National Night Out

FRIDAY, NOVEMBER 11
 Movie Night & Food Drive

ALLEY MAINTENANCE by Janet Grojean

Some homeowners may not know they are responsible for keeping their own alleys clean. It is each homeowner's responsibility to keep their half of the alley clear of brush and debris.

Many issues result from overgrown alleys. Burglars can easily hide to case homes and then break into those homes without being seen. Dangerous and unhealthy conditions are caused by rat infestations and other unwanted critters. Homeless people can find refuge behind our homes. Some months ago, a couple of homeless people pitched a tent in a particularly unkempt alley. 3-1-1 was called, the people were asked to leave and did so.

Steven Peterson at Councilman Perry's office cited the following: <https://www.sanantonio.gov/ces/Responsibilities#11345348-residential>. The City stipu-

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TERRELL HEIGHTS
NEIGHBORHOOD ASSOCIATION
c/o Mary Miles
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San Antonio, Texas 78209

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lates: Mow the alley to its center and keep it free of debris and other obstructions; your neighbor is responsible for maintaining the other half. City code 14-61, San Antonio Property Maintenance Code (SAPMC) Section 308.1. Code Enforcement issues a warning for the first instance of non-compliance. Subsequent violations are addressed by an Administrative Hearing Officer and will result in a hefty fine for each violation. ♦



Want to participate in the **Neighborhood Garage Sale on May 7th**? Stay tuned for more information coming your way in the next couple of months via our website www.terrellheights.org, THNA's Facebook page, and Nextdoor.

ZONING by Janet Grojean

A Terrell Heights homeowner recently asked THNA to support her variance request to convert her garage into a dwelling. The topic of ADU's (Adjacent Dwelling Unit) has come up several times in the last few years. A THNA Board member thanked the homeowner for reaching out and explained that THNA is not a formal advocacy group.

The majority of homes in Terrell Heights are zoned Single Family. When a variance application is submitted, the Board of Adjustments notifies property owners within 200 feet of the property owner submitting the application. Those property owners have the authority to either support or oppose the variance.

The City Code pertaining to ADU's reads in part as follows: The property owner, which shall include title

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holders and contract purchasers, must occupy either the principal unit or the accessory dwelling as their permanent residence, and shall at no time receive rent for the owner-occupied unit. https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTIIIZO_DIV7SUUSRE_S35-371ACDW.

In 2019 a neighbor commenced construction on an ADU at the back of his property. His intention was to rent out both the house and the ADU. It was discovered that he had no permits for construction, so construction was ordered by the City to be stopped, requiring him to plead his case in front of the Board of Adjustments before he could continue construction. This triggered notification to nearby neighbors who then had the opportunity to plead their case at a formal hearing and opposed the construction as it violated Single Family zoning. ♦