



The Alta Vista Neighborhood Association welcomes you to our seasonal 2026 Newsletter ~ keeping you informed with what's happening in our neck of the woods. We'd love to hear from you - email us at avna@altavistana.org.

EXTRA! EXTRA!

Hi neighbors!



Welcome to the debut of our community newsletter in its new digital format. We hope you'll enjoy reading about the people, places, and events that make our neighborhood such a vibrant place to live. Remember, this publication is not only *for* us but also *by* us. If you have something you would like to share with your neighbors, share it!

Association noun

as·so·ci·a·tion ə-ˌsō-sē-'ā-shən

1. the act of associating: combination, relationship
2. an organization of persons having a common interest: society
3. something linked in memory or imagination with a thing or person



{ OUR PARK }

“We hope that you consider joining us on this exciting journey as we pour love into one of our most favorite places in the city.”

~San Pedro Park Conservancy



San Pedro Springs Park Conservancy

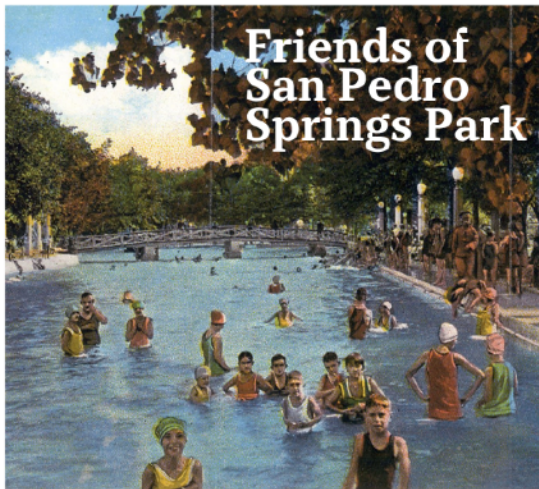
“It is the desire of the San Pedro Springs Park Conservancy to conserve the park’s history and honor its future through the administration of Conservancy assets and income for exclusively charitable purposes;

~ To provide financial support to the City of San Antonio for purposes of San Pedro Springs Park; to advocate renewal, recreation, and learning through nature in an urban setting for all; to maintain the park’s cultural and historical integrity.

The early years of the Conservancy will be focused on developing our relationship with the City of San Antonio’s Parks and Recreation Department, District 1 City Councilwoman Sukh Kaur’s office, working to achieve City Bond Funding, for much needed lighting, shade, accessibility, and safety projects, developing partner and donor relationships, qualifying for grants, prioritizing historical renovation and education, revitalizing the ecology, and activating the park through programming.”

Contact d@mcmurrycommunications.com

The Friends of San Pedro Springs Park is a dedicated community advocacy group in San Antonio, Texas. Founded by Hector Cardenas, the group is fiercely committed to preserving, cleaning, and advocating for the park—the second-oldest park in the United States and the oldest in Texas.



NEWS: “The Friends of San Pedro Park will be represented in the newly formed San Pedro Springs Park Conservancy.

Most of the dead Cypress trees have been cut down. A considerable amount of Tree Mitigation funds that will be allocated for new native trees for the park.

We await the final 2022 Bond Fund design package for the park.”

~Hector Cardenas

Join the Friends of San Pedro Springs Park ~ safd902@gmail.com.

Preseason park pools will open on Saturday, May 23
Hours: Saturday & Sunday
1 - 7 p.m



**ELMENDORF LAKE
FAIRCHILD
HERITAGE
KINGSBOROUGH
LADYBIRD JOHNSON
SPRING TIME
WOODLAWN LAKE**

{ GARDEN CORNER }



The Alta Vista Micro Garden

is a pocket garden at the corner of N.Flores & Agarita Ave.
Open to all!

Alta Vista Micro Garden

Pop by the Micro Garden to plant seeds, harvest veggies, cut flowers, pluck herbs, or just watch the bees!

The AV MicroGarden continues on with the wonderful help of neighbor donations and a generous grant from Green Spaces Alliance.

Working for just a small amount of time in the garden is known to burn up to 220 calories, boost heart health, reduce stress, and improve your diet by providing easy access to fresh, nutrient-rich produce!

Contact altavistamicrogarden@gmail.com for more info.

Alta Vista Community Sustainability Group



AVCSG shares practical, everyday information about native plants, water conservation, energy efficiency, waste reduction, and climate readiness.

We host workshops, gatherings, swaps, and community events, publish a neighborhood newsletter, and connect residents to local programs and city resources. We are especially committed to supporting low-income and higher-risk neighbors by offering free resources and education that reduce costs and build resilience.

Our goal is simple: bring neighbors together, share resources, and build a caring, connected, and sustainable community, one project at a time.

Current Programs

Garden Club: 4 native gardens and 2 vegetable gardens established with grant funding; fall expansion planned for additional native plants and seeds

Alta Vista Moves: Thursday 7 PM walks from Alta Vista Microgarden to San Pedro Springs Park

Midtown Meetup Food Pantry support: vegetable garden harvest sharing network

ALTA VISTA NEIGHBORS ARE INVITED TO:

COFFEE, CONNECTION & PLANTS

**SATURDAY
JUNE 13, 2026
10AM - NOON**

439 W. Huisache Ave
Front yard

Bring friends, family, pets and a chair.
Coffee provided!

No need to bring anything to join, but if you have plant cuttings, seeds, pots, or planters you'd like to swap, bring them along!

Come as you are and stay as long as you'd like. Everyone is welcome!

WWW.SUSTAINALTAVISTA.ORG

www.sustainaltavista.org
altavistasustainabilitygroup@gmail.com
 Follow us on FB: SustainAltaVista

{ ARTS in ALTA VISTA }

Hindes Fine Art Gallery | 615 W.Ashby

Vives-Atsara Paintings at Hindes Fine Art

“We’re thrilled to announce that three new paintings by the beloved San Antonio master Jose Vives-Atsara are now available at Hindes Fine Art.” ~Janice Hindes



Janice Yow Hindes, an artist, gallery owner and teacher of 45 years, steers the beautiful Hindes Fine Art Gallery. Hindes draws on her experience and association with some of the best artists nationwide, as the gallery carries the finest representational art.

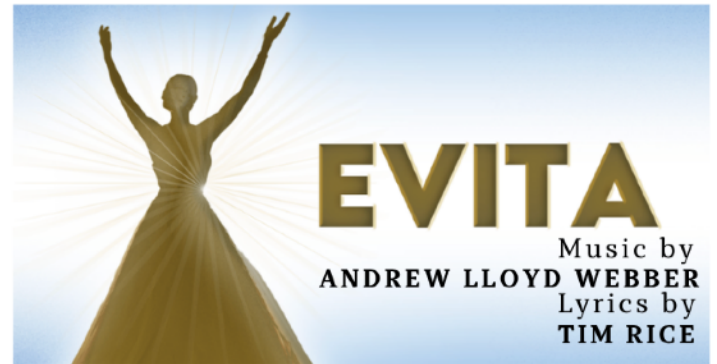
Vives-Atsara was not just San Antonio's artist, he was San Antonio's neighbor, friend, and citizen.

For nearly five decades, Vives-Atsara captured the soul of San Antonio the missions, the River Walk, the light and color of the Southwest, using just nine colors and a signature palette knife technique that made his work instantly recognizable.

Hindes Studio News:

- ~ Benefit for CASA foster children will be held July 11 at the atelier.
- ~ New classes in drawing for middle school age students coming in June on Saturday mornings.
- ~ Book Update: Two new children's books available soon: HAPPY and BRAVE
"Fear comes strange on two different tracks. One keeps you safe and one holds you back. Don't fear ballons and don't stop a train."

San Pedro Playhouse



Evita
 Russell Hill Rogers Theater
 June 26 - July 26, 2026

“Witness the rise of a legend in Evita. This riveting musical tells the story of Eva Perón’s transformation from a poor, ambitious teenager to the powerful First Lady of Argentina. Set to Andrew Lloyd Webber and Tim Rice’s unforgettable score—including “Don’t Cry for Me Argentina” and “Buenos Aires”—Evita is a sweeping tale of fame, power, and the complex woman behind the myth.”

Playhouse Theatre
 2026 Summer
 Camps



{ New SPACES } { & PLACES }

Hello from Ryan Reed and Sara Villarreal, the team behind Ashby Place — and two people who are genuinely thrilled to be putting down roots in Alta Vista.

Ashby Place combines the adaptive reuse of a 1920s building with a new structure on the adjacent vacant lot, together bringing 16 one-bedroom apartments to the neighborhood. We're deep in the final stretch of construction and hope to welcome our first residents this July, though we're still ironing out the exact timeline.

The crown jewel of the project is the corner space at 741 W. Ashby Place — the former Gulf Oil station that we've just received historic landmark designation for through the Office of Historic Preservation. We pursued that designation deliberately: this building has been a fixture of this corner for over a century, and we want it protected for generations to come.



We envision 741 as an amenity for our residents, visitors to San Pedro Springs Park, and the broader Alta Vista community — and we're looking for a local operator with a family-friendly concept that serves the neighborhood. We're open to ideas and would love a lead if you know someone who might be the right fit.

Our website is live at www.ashbyplace.com — come take a look. If you or someone you know is interested in living at Ashby Place, we'd love to hear from you at leasing@ashbyplace.com. More to come. We're glad to be here.

~Ryan & Sara
VillaReed Partners



Thank you, David

Alta Vista Triangle Restoration

"I am proud to announce that I have completed all physical work on the island for my Eagle Project! I am very thankful for all the support and donations you have given me during this project.

Some of y'all may have already seen it, but if you have not - I recommend that you drive by and check it out - I'm very proud of the work my Troop and I did to beautify the island. The project had a combined effort of 43 volunteer hours, and ended up only costing around \$1300 thanks to donations of materials including pavers, concrete from Keystone Hardscape and CMC Construction service

The entire remaining amount was covered by monetary donations from family, friends, and neighbors.

If you have any further questions or concerns, please let me know. I will be continuing to water the newly planted flowers for the next few months and maintain it while I live in the neighborhood. I hope you enjoy this new neighborhood attraction as much as I do."

David Van Delist
Troop 307
Eagle Scout Candidate

{ ALTA VISTA } { SPOTLIGHT }



What is now home to ZDA Architecture once operated as a neighborhood upholstery shop that served the local community for many years.

In December 2008, architect Ramiro O. Zapata, AIA, purchased the building with a vision to restore its character while reimagining its future. The project became a reflection of our philosophy: respecting what already exists while creating opportunities for future growth.

At the time the surrounding area was still developing and the building faced its share of challenges, including vandalism. Over time, natural vines were introduced along the exterior as both a protective and architectural gesture, softening the building and strengthening its presence in the neighborhood.

Today, the area continues to thrive with new restaurants, coffee shops, and small businesses nearby. We are proud to have grown alongside this community and to continue contributing to the place we now call home.

Designing Across Scales

Our work ranges from community-centered projects to large-scaled, high end developments.



ST. ANDREW'S EVENT CENTER
LYTLE, TX



THE WHITE OAK LOFTS
HOUSTON, TX

Looking Ahead to 2027

We have future plans to continue enhancing and extending our property, including reimagining the “purple shack” in the back as part of our ongoing commitment to adaptive reuse and neighborhood growth. We are excited about what’s ahead and the continued opportunities to be a positive catalyst for this community.

The original signage on the building still reads “Zapata Architecture”. Our firm has since evolved into ZDA Architecture, representing Zapata Design & Associates.

The building also proudly houses HM3 Engineering Consultants, a trusted engineering partner with whom we collaborate on many of our projects.

{ ALTA VISTA } { SPOTLIGHT }

St. Francis Nursing Home



Located at 630 W Woodlawn, St Francis Nursing Home is celebrating 50 years of operation in 2026. Operated by the Seraphic Sisters of Poland, the Sisters arrived in the US in 1968 in Chicago but later moved to San Antonio in 1970 at the invitation of Archbishop Furey.

Ms. Muriel Merit, owner of the Laurelwood Nursing home on W Woodlawn, offered the Seraphic Sisters employment at Laurelwood Nursing Home, as the Sisters administered nursing homes in Poland and had nursing certifications. The Sisters began working at Laurelwood Nursing Home in January 1971, and in 1976, Ms. Merit decided to sell the nursing home to the Seraphic Sisters; the nuns renamed Laurelwood Nursing Home to St. Francis Nursing Home. Part of the original Laurelwood Nursing Home remains on the N Flores side of the property today, but the new St. Francis facility was constructed in 1992 and faces W Woodlawn near the train tracks.

Today, St. Francis Nursing Home is a 124 bed skilled living facility and maintains one of the highest skilled living facilities ratings in Texas.

A recent addition to St. Francis is the independent living apartments on the corner of N. Flores and W Woodlawn. Most recently, St. Francis opened Sisters' Care in 2025, which offers living quarters for nuns from other religious congregations from the San Antonio area.

Today the Seraphic Sisters operate the Shrine of Our Lady of Czestochowa located at 138 Beethoven Street in San Antonio, St Francis Nursing Home on W Woodlawn, and the St. John Paul II Nursing Home in Kenedy, TX.

A Celebration Gala will be held on September 13, 2026 in Kosciusko, Texas, marking 50 years of ministry for the Seraphic Sisters in Texas. Archbishop Gustavo Garcia Siller, archbishop of San Antonio, will preside at the Mass. Dignitaries from Poland, as well as the Mother General of the Seraphic Sisters will be in attendance.

~Ralph Rivera



From the desk of Council District 1

Dr. Sukh Kaur

{ READ ALL } { ABOUT IT }

“As infrastructure remains our top priority, with a particular focus on the safety of children and families, the District 1 Office has launched our Safe Passageway to School Program. One of the schools selected for this initial effort is Mark Twain Dual Language Academy.

Our office hosted a community meeting with school leadership, parents, and neighborhood residents, launched a community survey, and conducted outreach in the areas surrounding the campus to better understand the everyday safety concerns families experience while traveling to and from school.

The feedback provided valuable insight into the community’s priorities and highlighted opportunities to improve connectivity, pedestrian safety, and accessibility around the school campus. The community feedback identified two clear priorities: creating a safer east-west connection for pedestrians and bicyclists along Summit Avenue between Blanco Road and San Pedro Avenue,

ideally through the development of a shared-use path; and improving safety infrastructure at the intersection of Mulberry Avenue and Breeden Street. We are grateful to the residents, families, and partners who participated in this important first phase of engagement.

This month we will provide a two-page overview including the community feedback received, proposed project details and locations to all survey participants and related partners. Following the completion of designs by Public Works, District 1 will host a meeting to share additional information and discuss potential next steps as the initiative continues to develop. Residents interested in receiving updates about the project may contact lia.payne@sanantonio.gov to be added to the stakeholder list.

Yours in Service,
Councilwoman
Dr. Sukh Kaur



AVNA District 1 Liaison – Lia Payne-Drayton

Lia Payne-Drayton serves as Chief of Staff for the District 1 Council Office. A longtime San Antonian with a background in nonprofit leadership, education, and community engagement, Lia is passionate about building strong relationships between residents and City Hall. She looks forward to continuing to work alongside neighborhood leaders and community members to support infrastructure improvements, public safety, and initiatives that strengthen quality of life across District 1.

Green Line Traffic Calming

Why Traffic Calming?

To reduce the number of cars traveling through our neighborhood streets keeping our walkers & bikers safe, and increase the quality of our neighborhood.

Why now?

The new Green Line VIA bus line will reduce our 2 lane southbound & northbound traffic to only 1 lane - both directions. The City anticipates traffic to increase on neighborhood streets as a result.

Update:

Alta Vista received this update on the Green Line Traffic Calming Studies for Alta Vista:

“The city is currently working on the Design phase, and you may notice survey crews in your neighborhood as part of this continued effort.

These activities help gather the information needed to develop proposed traffic calming measures for the Flores and Summit corridors.

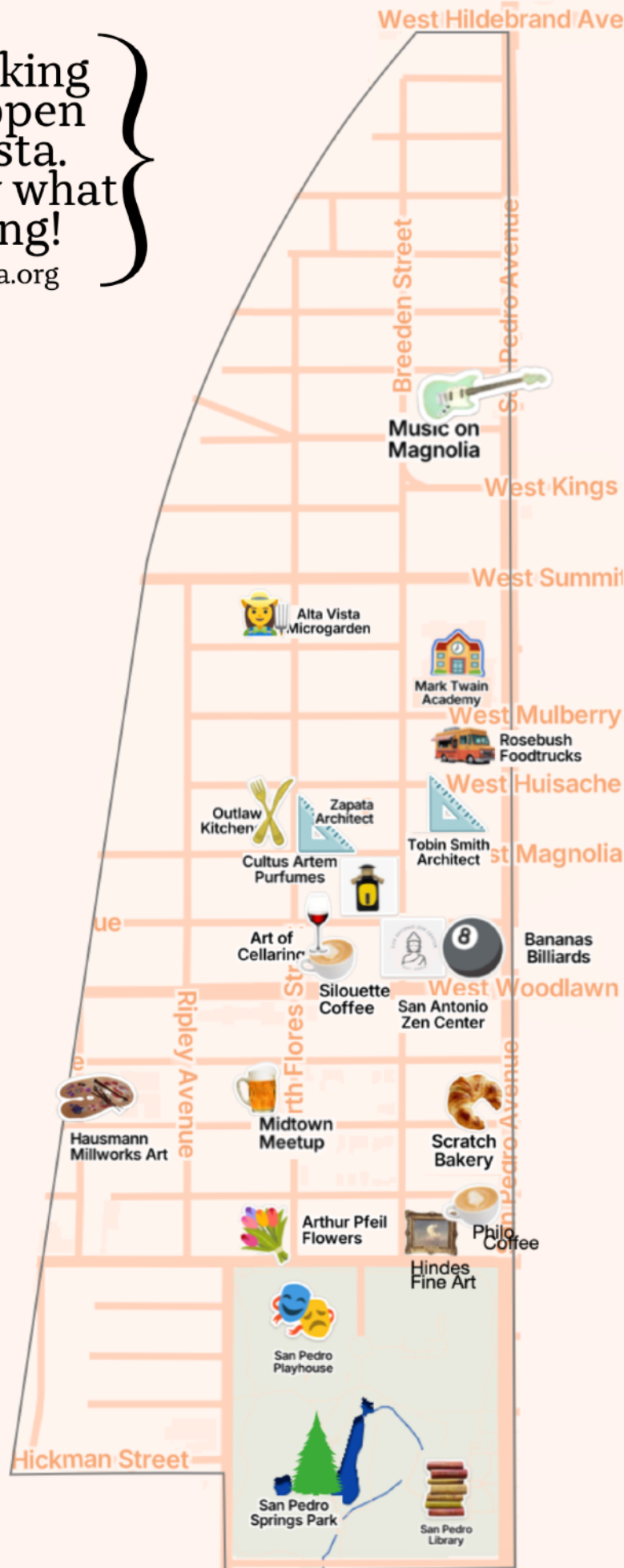
More information on the Green Line Traffic Calming Studies, including an overview of the proposed traffic calming measures, is available on the project-website:

<https://www.saspeakup.com/greenlinetrafficcalming> “



Design work is anticipated to be complete by October 2026.

People making things happen in Alta Vista. Let us know what you're doing!
avna@altavistana.org



Civic Contacts:

City of San Antonio District 1
 Councilwoman: Sukh Kaur,
 d1constituentservices@sanantonio.gov,
 Office: (210) 207-0900
 D1 Liaison, La Juana Chambers Lawson:
 (210) 207-0793,
 lajuana.chamberslawson@sanantonio.gov

Alta Vista SAPD SAFFE Officer
 Officer Jesus "Jessie" Hinojosa:
 (210) 207-7413
 Jesus.Hinojosa@sanantonio.gov

Police Non-Emergency:
 (210) 207-SAPD (7273)

Code Enforcement:
 Officer Ruby Luna, (210) 618-5867
 Ruby.Luna2@sanantonio.gov

Denise Hasting, D1 supervisor,
 (210) 416-5851

Denise.Hastings@sanantonio.gov

Kristy Garza, Dangerous Premises
 Officer:
 kristy.garza@sanantonio.gov

Saturday Code Enforcement hotline:
 (210) 207-2633

Vacant Buildings Officer:
 Crystal.Grafft@sanantonio.gov

**Homeless Outreach Coordinator,
 District 1:**
 Ramon Gonzales, (210) 371-9998,
 ramon.gonzales@sanantonio.gov

Homeless Connections Hotline:
 (210) 207-1799

**Animal Care Services District 1
 Officer:**
 Officer Adan Perez,
 adan.perez@sanantonio.gov

**US House of Representatives, District
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 Congressman Greg Casar (TX-35)
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 irene.chavezgalvan@mail.house.gov

**Texas State Representative, District
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 Bethany Gutierrez, District Director
 bethany.gutierrez@house.texas.gov

Texas State Senator, District 26:
 José Menéndez,
 (210) 733-6604 (district office)

Bexar County Commissioner:
 Tommy Calvert, (210) 335-2614

Bexar County Sheriff's Office:
 (210) 335-6010

SAISD D6 Trustee:
 Christina Martinez
 Martinez.Christina1@gmail.com



Info

General Assembly Meetings
 Mark Twain Library 6:30pm

September 30
 November 18

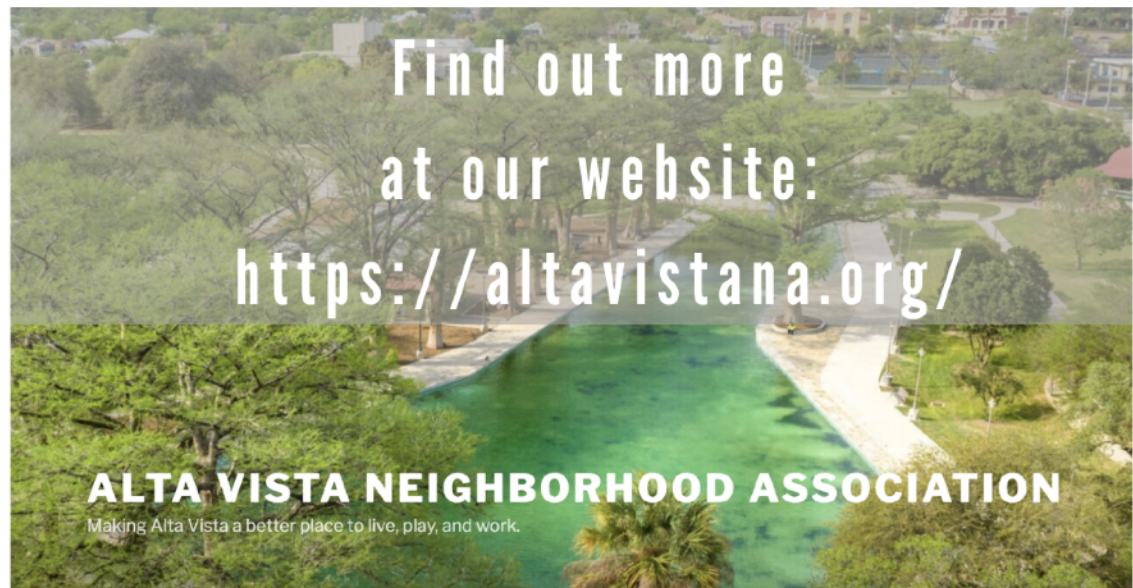
Board Meetings held via Zoom

September 1
 October 6
 November 3
 December 1

2026 AVNA BOARD

James Grover - President
 Ann Winer - Vice President
 Elizabeth Allen - Secretary
 Leif Endresen - Treasurer
 Anne Ferguson - Director-at-Large
 Jennifer Khoshbin - Director-at-Large

Email: avna@altavistana.org



The AV Food Pantry is now located indoors at Midtown Meetup
 801 W. Russell Place, M-F 3pm - 1am / Sat & Sun 12pm - 1am

Donate any time MM is open for business or contact jenkhoshbin@gmail.com to get on a group calendar to support.

ALTA VISTA FOOD PANTRY!