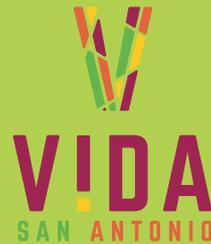


CELEBRATING THE SOUTHSIDE: EDUCATION, COMMUNITY, CULTURE, AND ECONOMY FLOURISH  
IN SAN ANTONIO'S VIBRANT SOUTHERN NEIGHBORHOODS

# SOUTHSIDE



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## CELEBRATING SOUTHSIDE SAN ANTONIO

Advertising Direction: Kyle Bandujo • Marketing Direction: Sara Bryant • Marketing: Felicia Banegas, Boma Muaka • Design: Mara Esquivel  
Stories by April Monterrosa for VIDA San Antonio • For advertising opportunities, please contact us as [marketing2@express-news.net](mailto:marketing2@express-news.net)

# HIGHLAND HOMES VIDA

YOUR GATEWAY TO  
SOUTHSIDE LIVING

THE  
STORYSTUDIO



Some notable floor plans include the award-winning Davenport plan, a large one-story home boasting 2,279 square feet, four bedrooms, two to three full baths, a two-car garage, and five different exterior styles to choose from. The Redford is our stunning 2,765 square foot, two-story model home which features four to five bedrooms, four and a half baths, a cozy entertainment room, an upstairs loft that overlooks the first floor, and a two-car garage.

Of course, if you're looking to jump right into the VIDA lifestyle, we also currently have eight quick move-in homes that are ready to welcome you to the community.

Our experienced Sales Counselor, Alan Garcia, has been a part of Highland for two years and has been in the real estate industry for over a decade. Originally from Weslaco, TX, Alan relocated to San Antonio in 2011 to pursue his college education at UTSA. As a Highland Homeowner and resident of the VIDA community, Alan can tell you firsthand what living VIDA is all about. Be sure to ask Alan about our current promotions and incentives!



There's never been a better time to live "VIDA" in a Highland Home. Reach out to Alan today at [alan.garcia@highlandhomes.com](mailto:alan.garcia@highlandhomes.com) or give him a call at (210) 937-2008 or use the QR code below explore our current move-in ready homes.



# BROAD EDUCATION OPPORTUNITIES PREPARING SOUTHSIDE STUDENTS AND ADULTS FOR DIVERSE JOBS

The success of the Southside story can be traced directly to a generations-long focus on education. From pre-k and elementary through graduate school and adult-enrichment programming, Southside's priority for education and access has played a large role in its recent significant growth.

Since becoming a standalone university in 2009, enrollment at Texas A&M University - San Antonio now exceeds 7,700 students with over 15,000 alumni. Offering 37 undergraduate degrees and 19 graduate degrees in a wide variety of in-demand fields, A&M-SA is empowering students to achieve rewarding careers—while remaining connected to their community. Importantly, 72% of enrollment are the first in their family's to attend college. The recently expanded Jaguar Promise program further facilitates a college education to many who had never imagined it for themselves. In a recent panel discussion on Southside growth, new A&M-SA President Dr. Salvador Hector Ochoa shared his priority of vertical alignment across all area schools to support strong education from "birth through adulthood".

With innovative programs including coordination of the ASPIRE network of seven area ISDs, the forthcoming Educare early childhood education program and the Mays Center for Experiential Learning and Community Engagement, A&M-SA is delivering on Dr. Ochoa's mission. Last year's launch of the \$6.7 million education and job placement program united the efforts of the city's Ready to Work San Antonio and Workforce Solutions Alamo to drive



job readiness and growth for students and adults, preparing for an expanding and diversified employment need.

Named the top community college in the nation, Palo Alto College (PAC) is a workforce-ready institution staying ahead of the curve by offering 10,000 students innovative programs in high-wage, high-demand fields such as welding, logistics, dental hygiene, and nursing to name a few. The recently announced \$23 million Southside Education and Training Center is an exciting partnership between PAC and Southside ISD. This new Associates

of Applied Science and Nursing Program will serve area residents, as well as address the huge statewide nursing shortage. The facility will also house the Alamo College District's Ready to Work Adult Education & Literacy and Workforce Training programs.

This is just the latest announcement in a series of great growth news for PAC. In April officials at PAC cut the ribbon on its Rio Grande Building, a new home for the Student Engagement and Welcome Center as a hub for various student services and academic programs. Within its

walls, the 128,000-square-foot facility will support training for programs including advanced manufacturing, artificial intelligence, robotics, cyber security, logistics, dental hygiene, science labs, criminal justice, and more. The expansion comes at a key time; in July the National Security Agency designated PAC as a National Center of Academic Excellence in Cyber Defense Education for its Associate program in Cybersecurity.



# SOUTHSIDE'S WAY OF LIFE IS SECOND TO NONE

BY APRIL MONTERROSA

When people think of San Antonio, Texas, downtown is often the first thing that comes to mind. It's home to iconic attractions like the Riverwalk, the historic Alamo, and the towering Tower of the Americas. However, when you venture south to the less explored South side of the city, you'll discover a rich culture, diverse culinary flavors, history that stands as a testament to the city's roots, and some of the most breathtaking natural landscapes you'll ever encounter.

## EMBRACING SOUTHSIDE SAN ANTONIO'S NATURE

Opened on April 30, 2019, the Hot Wells Resort holds a rich history dating back to 1892 when a sulfur-rich artesian well was discovered at the former Southwestern Insane Asylum. This discovery laid the foundation for developing the Hot Wells of Bexar County. Today, the park invites visitors to explore the remnants of bathhouses, a community vegetable garden, and inviting picnic areas. The Hot Wells Conservancy is actively planning various educational, preservation, recreation, and restoration projects for the park's future, including a new well, an aviary, a greenhouse, an interpretive center, a stage, and a rainwater harvesting system.

Venture into another reclaimed ecosystem, Mitchell Lake Audubon Center, one of only two natural lakes in the state. In the 1700s, settlers affectionately referred to it as 'Laguna de los Patos' or 'Lake of the Ducks' due to the thriving duck population that once called it home. Today, this untouched sanctuary thrives with native flora and plays a vital role in the natural migratory bird route known as the Central Flyway.



istockphoto.com

Thousands of birds embark on their annual journey along this route, with Mitchell Lake as a pivotal pitstop. With an astonishing 307 bird species documented, this 1,200-acre nature preserve surrounding the lake has firmly established itself as a premier destination for bird enthusiasts and nature lovers.

In 2021, Henry Cisneros passionately championed establishing an Arboretum on the grounds of the former Republic Golf Club, conveniently located just one mile east of Brooks. This expansive 188-acre park already boasts an impressive array of mature trees and diverse species. The Arboretum is nestled amidst city bike trails, ready to embark on its master planning phase. Once completed, it will become a captivating living museum of trees. These majestic arboreal wonders, which have played pivotal roles in our history, will be celebrated for their historical significance and inherent beauty. This sanctuary will provide residents with a serene backdrop for physical activity, relaxation, and leisure.

Photo: Mitchell Lake, Audubon Center



## RIVER AND ART VIEWS IN OUR NEIGHBORHOODS

The Southside possesses another exquisite gem—the San Antonio River—gracefully winds through our neighborhood. Mission Reach represents the Southside segment of the San Antonio River Walk and is one of our primary scenic attractions. This 8-mile linear park offers an extensive network of trails spanning over 16 miles along the river, catering to pedestrians and bicyclists and providing a paddling trail for canoeing and kayaking enthusiasts. In the wilder areas of the basin, you can discover the habitats of native fish, mammals, birds, and reptiles.

As you traverse these trails, you'll encounter striking Mission Portals, impressive works of art that double as

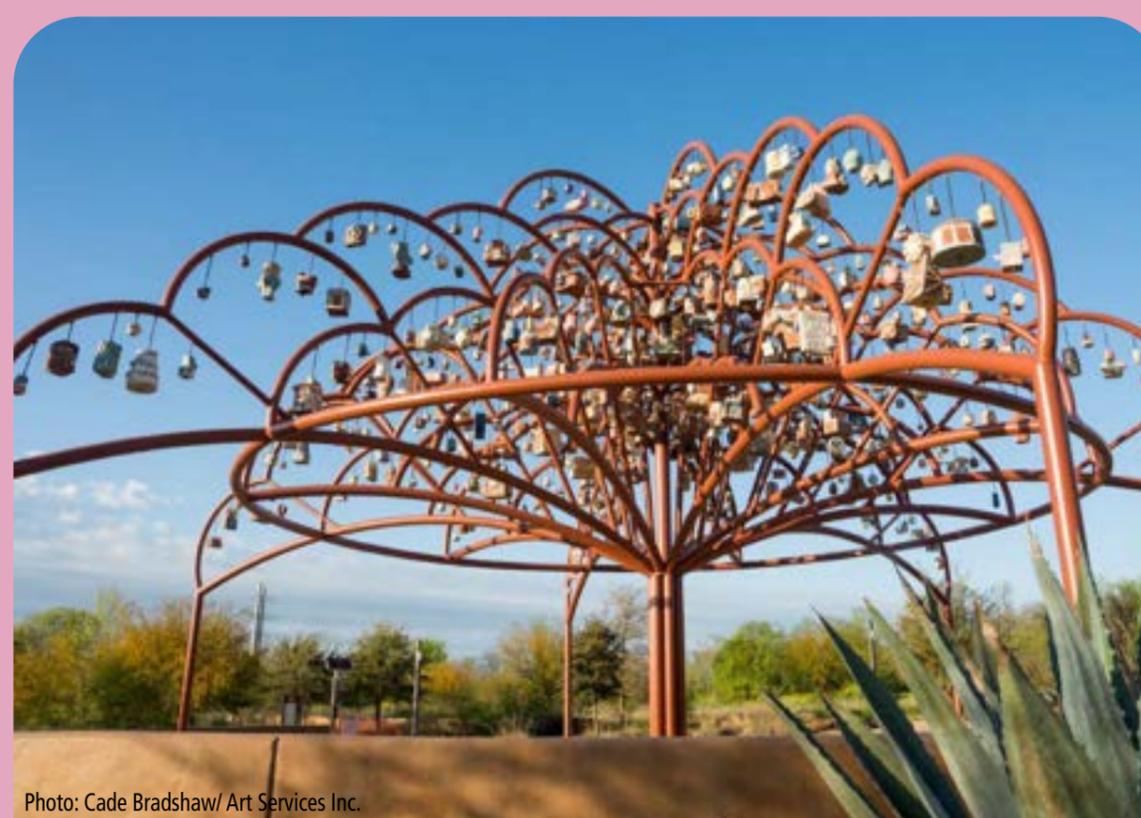


Photo: Cade Bradshaw/ Art Services Inc.

gateways to the San Antonio World Heritage Mission Sites. These portals showcase our rich cultural heritage and provide a breathtaking backdrop to your riverside experience.

Among the noteworthy art installations adorning our riverbanks is "Arbol de la Vida: Memorias Y Voces de la Tierra," a monumental sculpture that masterfully combines art, community, and history. It was recently unveiled near Mission San Francisco de la Espada, commonly known as Mission Espada. Created by artist Margarita Cabrera in collaboration with members of the San Antonio community, this sculpture, whose name means "tree of life" in Spanish, stands as a testament to the vibrant tapestry of our heritage.

Further along the river, you'll encounter "Whispers," a grand work of public art situated along San Antonio's River Walk Mission Reach extension trail south of downtown. This installation adorns the art portal that connects to Mission San Juan, one of the four Spanish Colonial missions nestled within the San Antonio Missions National Historical Park, a UNESCO World Heritage Site. Crafted by Belgian artist Arne Quinze, "Whispers" highlights the region's native flora, celebrating the landscape's revitalization as part of the Mission Reach extension trail's habitat restoration project.

These remarkable art installations along the San Antonio River in the Southside are not merely sculptures but expressions of our history, culture, and commitment to preserving our natural surroundings and attracting people worldwide.

## HOME-GROWN CREATIVES

The Southside community is home to dynamic artists and creators. The unity and diversity within our neighborhood have given our streets a vibrant makeover, turning them into captivating canvases adorned with some of the city's most compelling murals. Many of these remarkable artworks are the



Photo: SBG San Antonio

creations of the San Antonio Street Art Initiative, spearheaded by Shek Vega, a proud Southsider. Among these murals is the enchanting "We Love Our Southside," which graces the exterior wall of the South Side EZ Wash Laundromat. Additionally, you'll find the inspiring "Motivated Community" and "Joyful Momentum" murals within Arnold Park.

Another beloved gem is the Southside Selena Mural, a heartfelt tribute to the late and beloved Tejano queen and Texas native, who regarded San Antonio as her second home before her untimely passing in 1995. This moving mural was masterfully crafted by the talented artist Chris Montoya.

## EXCEPTIONAL MUSEUMS AND RICH HISTORY

We proudly claim the exclusive honor of hosting Texas's only World Heritage Site. Since July 2015, the San Antonio Missions have held this distinguished title. The San Antonio Missions National Historical Park is the guardian of four Spanish frontier missions: Mission Concepcion, Mission San Jose, Mission San Juan Capistrano, and Mission Espada. Operating under the official auspices of the National Park Service, these missions were established by Franciscan friars with the noble objective of disseminating Christianity and knowledge among the indigenous Native American populations. Initially, each mission complex encompassed churches, residential quarters, cultivated fields, granaries, sophisticated irrigation systems, livestock, and workshops specializing in carpentry, masonry, spinning/weaving, and toolmaking.

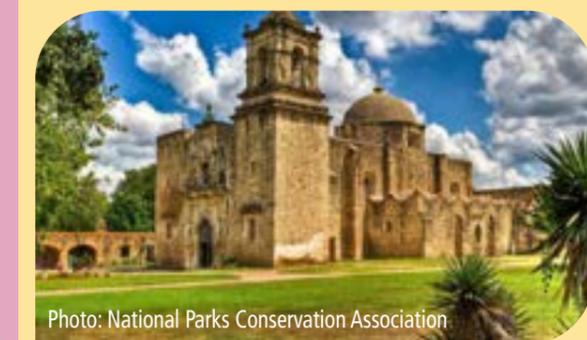


Photo: National Parks Conservation Association

Since 1999, the Texas Air Museum at Stinson Field has been dedicated to preserving Texas and San Antonio's vital role in military aviation history. It honors those who sacrificed for freedom, celebrates aviation pioneers and showcases technological advancements. Unlike many vintage aircraft centers focused on World War II, this museum uniquely covers early aviation and the "golden age." Visitors can learn about the "Flying Stinson Family" and San Antonio's status as the birthplace of American military aviation.

# CELEBRATING SOUTHSIDE SAN ANTONIO A COMMUNITY OF PASSION AND GIVING

BY APRIL MONTERROSA

The Southside of San Antonio, once a hidden gem, is now basking in the glow of recent economic growth. This vibrant community, characterized by its deep-rooted pride in neighborhoods and small businesses, offers a warm embrace to both newcomers and long-time residents. Throughout the year, the Southside resonates with passion and pride, thanks to grassroots community support, events, and annual celebrations organized by devoted locals. One shining example is the Mora-Vation Ministry toy drive, which has consistently brightened the holidays for youth with over 1,000 toys and bikes for over a decade. Alumni from various school districts in the area contribute generously to this heartwarming cause.

Ray Garza, owner and coach of On Par Golf, embodies the spirit of giving back. A born-and-raised member of the community, Garza provides free golf lessons to the youth, empowering the next generation through his youth golf clinics.

Oscar Castillo, the visionary behind the Fin Addict Angler Foundation, is a passionate outdoors enthusiast who recognizes the natural beauty of the San Antonio River. He works tirelessly to educate families about respecting our waterways and introduces them to the art of fishing, establishing fishing clubs within local school districts.

Dr. Ray Altamirano, founder of Casa Salud Family Medicine Clinic, addresses a critical need in the community. He offers affordable healthcare options for blue-collar workers lacking insurance coverage, ensuring they have access to necessary medical services and lab work.



Photo: Live From the Southside Magazine

Community gatherings at festivals held at St. Bonaventure, St. Leonard's, St. James, St. Lawrence, and others provide opportunities for families to come together. These events feature food booths, live Tejano music, dancing, and games, all while raising funds to sustain their operations. Enjoying the festivities, you'll often spot city and state officials among the attendees.

The Gonzaba Foundation takes special care of our senior citizens. They provide a lively calendar of events to keep our 'abuelitas and abuelos' active and engaged. Services like the Senior Grass Buster Program ensure that seniors aged 65+ who cannot maintain their lawns receive the help they need.

Commander Ralph Alvarado of VFW Post 9186 is a driving force behind honoring our veterans. Each year, he organizes a Memorial Day event that unites the community in paying tribute to those who made the ultimate sacrifice for our country. Alongside him, the dedicated members of the Auxiliary stand side by side, united in their mission to pay tribute.

Commander Alvarado's connection to our Southside community runs deep, as his son, a proud graduate of McCollum High School, now serves on active duty in the newest branch of our armed forces, The U.S. Space Force. His wife is also an active community member, working for the Harlandale Independent School District. Meanwhile, their daughter is pursuing her education within the district, carrying forward the family's commitment to our wonderful community.

Whether you are a newcomer or a long-time resident, the South Side community is always ready to embrace you as a friend. This warm and inclusive atmosphere makes it a place where connections are easily forged, and you can tap into a wellspring of inspiration.

In the South Side, you'll discover a diverse and vibrant group of individuals passionate about lending support and fostering a sense of belonging. Their generosity and kindness are a testament to the strong bonds that exist within this community.



Photo courtesy of Mobile Om



Live from the Southside Magazine



Photo: Paul Steven/Express-News

## WELLNESS & RELAXATION

Begin your Sunday on a relaxing note with a yoga session at the award-winning Confluence Park. This weekly, beginner-friendly practice allows you to foster a connection with yourself and the vibrant community beneath the concrete petals of the BHP Pavilion.

Afterward, melt away your stress in the soothing natural sulfur springs water, all while taking in the serene beauty of Mission Reach and the surrounding nature at Camp Hot Wells-Bath House & Bar. This hidden gem is nestled within the Hot Wells of Bexar County Park.

For the ultimate Southside staycation, consider reserving a room at the Embassy Suites by Hilton San Antonio Brooks Hotel & Spa. Here, you'll find the city's exclusive salt cave experience. The enchanting salt cave is a visual delight, transporting you to a mystical world of ambiance. The copious amount of salt within the cave creates a unique, therapeutic, rejuvenating microclimate. The ion-enriched atmosphere in the cave is naturally absorbed into your body during your treatment, providing essential elements for good health suitable for individuals of all ages.

It's nearly guaranteed that when someone visits my community, they become captivated by its attractions, touched by the warmth of its people, delighted by its culinary delights, and almost always return. Please consider a visit to our community and uncover its multitude of charms.



Photo: Live From the Southside Magazine



Photo: courtesy of the Gonzaba Foundation's Facebook page

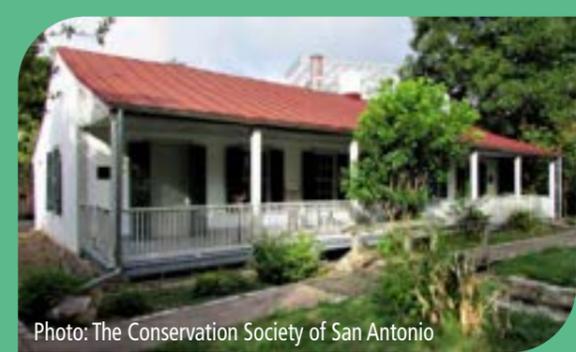


Photo: The Conservation Society of San Antonio

The Yturri-Edmunds House, listed on the National Register of Historic Places, likely dates back to the mid-1800s and sits on land once owned by Mission Concepcion in San Antonio. This one-story adobe dwelling is exceptionally well-preserved, representing the city's early Hispanic heritage in its functional design and traditional Spanish adobe construction. The house features a unique triple-pen layout with no communal spaces between rooms, and a rear lean-to addition was added before 1898, expanding it to six rooms. Today, the Yturri-Edmunds House is owned and managed by the San Antonio Conservation Society and can be visited by appointment.



SAMSAT Facebook page

The San Antonio Museum of Science and Technology (SAMSAT) is an ambitious initiative to become a world-class science and innovation hub at Boeing Center at Tech Port. Its mission is to serve as a dynamic institution that showcases a significant collection of technological artifacts and fosters innovation and STEM (Science, Technology, Engineering, and Mathematics) education in the community. Their collection of 10,000 items spans more than a century of technological innovations, from early telecommunications and computing machines to the breakthroughs that are the foundation of today's information era.

## UNIQUE CULINARY DELIGHTS

Some of the finest "mom & pop" dining establishments in San Antonio can be found on the Southside. Here, our dedicated small business owners approach their culinary

ventures as a cherished family tradition, often involving multiple generations working side by side. While we boast a wide array of taquerias to satisfy your cravings, we also offer a diverse selection of eateries that are not to be missed.

One such gem is Bobbie's Cafe, a South Side institution that has graced our community for over half a century and is still proudly owned and operated by the same family. Bobbie's is renowned for its mouthwatering chicken fried steak and generous breakfast portions.

Another beloved establishment is Bar B Que Republic, where you can savor delectable barbecue crafted by a local and Southside Pitmaster. But what truly sets them apart is their commitment to supporting small businesses by transforming their restaurant into a vibrant marketplace for artisans to showcase their handcrafted creations.

On the South Side, you'll find the Home of the Viral Pickle Fruit roll-up and the latest sensation, trending dulce enchilados. El Chango Loco is another local treasure, celebrated for having the BEST Chamoy paste in town. Their specialties extend to refreshing Mangonadas, fresh fruit cups, tamarindo apples, and corn in a cup.

But the South Side doesn't stop at food; we're also proud to be home to Southside Craft Soda, a creation inspired by Andrew Anguiano. This soda is a tribute to his South Texas roots, sweetened with pure cane sugar, infused with honey, and featuring hints of South Texas citrus. It's a refreshing taste of our heritage that you won't find anywhere else.

# VIDA BRINGS MIXTURE OF LIVING, PARKS AND LIFESTYLE TO THE HEART OF SOUTHSIDE.



**A** signature of Southside's dynamic growth is VIDA San Antonio. Voted Best New Community by MYSAs readers, the 600-acre VIDA community is a walkable community filled with parks, trails, a planned pool and clubhouse located next to Texas A&M -San Antonio and the future University Health hospital and medical campus. A planned town center with shops and restaurants and the Zocalo events plaza will complete the community. .

Designed to meet the expanding need for varied housing options, VIDA residents can choose from apartments, single family homes, duplexes and townhomes, featuring a wide range of prices and sizes. Planned to include 4,000 residential units when completed, VIDA's expansive trails connect neighborhoods dotted with parks. The Madla Greenway trail through the center of the community is a public greenway that winds beneath hundreds year old oaks along a seasonal creek. Adding to VIDAs residents are also connected by a private 10G fiber internet infrastructure that developer Southstar installed to ensure the best connection for residents for now and in the future. and by 1G fiber internet, the fastest connection in the city. VIDA's planned town center will be home to shops, restaurants and offices to become the hub of activity for the area.



# EXCEPTIONAL YEAR-END SAVINGS

PERRY  
HOMES

FROM AWARD-WINNING  
BUILDER PERRY HOMES | THE STORYSTUDIO

**A**t its most basic level, a home provides shelter and a sense of security. But finding just the right home can be a transformational journey with the power to uplift your family in profound ways. For house hunters looking to lay down roots in the San Antonio area, now is the perfect time to discover the move-in ready home of your dreams. As the year comes to a close, award-winning Texas builder Perry Homes is offering the opportunity to receive a 5.49% fixed interest rate on select San Antonio homes that can close in 2023.

Family-owned for over 50 years, Perry Homes specializes in quality home construction in Dallas, Austin, Houston, and San Antonio. Perry homes can be found across 90 communities in these four major markets, each with distinctive features that set every community apart. Perry Homes' renowned customer service and insistence on quality has solidified its reputation as one of Texas' most trusted builders. In fact, Perry Homes boasts a 95% customer satisfaction rating derived from a continuous mission to offer unparalleled service from start to finish. Furthermore, every home is backed by an industry-leading 2-year workmanship limited warranty and a full 10-year structural limited warranty.

With prices to fit any budget, Perry Homes offers a variety of thoughtfully designed floor plans to accommodate the whole family. Individual homes vary with features like high ceilings, open kitchen islands, large family rooms, dual vanities, roomy walk-in closets, jacuzzi tubs, covered patios, and more. Constructed with quality materials, superior design, and sleek appliances, all Perry homes deliver luxury within the comfort and convenience of master-planned communities.

Perry homes come standard with smart technology at no additional cost, including a smart thermostat and the ability to manage lighting from your phone through a wi-fi light switch. A firm commitment to the environment means that Perry homes are built to be exceptionally energy-efficient, using materials that are sustainable and recyclable. Independent inspectors and engineers are seamlessly integrated into the process of building, so you can have peace of mind when you purchase your new Perry home.

For San Antonio area buyers looking to take advantage of this year-end offer, Perry Homes is featured in 26 communities, each with their own unique character and



distinctive charm. Minutes from downtown San Antonio, the Cibolo Canyons community offers residents a relaxed Hill Country lifestyle, including a lazy river, a fitness center, and scenic walking and running trails. Kallison Ranch provides friendly attractions, like two resort-style pools, a lounge area, a catch and release fishing pond, and a dog park. On the south side of San Antonio is VIDA, where you'll find multiple parks, playgrounds, and a community pool, and clubhouse are coming soon. Homes in these communities are move-in ready. Additionally, many communities are outside Loop 1604 or in a zone with no city taxes. These neighborhoods are known for their top-rated school systems, making the Greater San Antonio area one of the most desirable areas to live in.

Whether you're a first-time home-hunter or a seasoned real estate pro, Perry Homes is an investment to last a lifetime. This opportunity to upgrade your lifestyle with a low interest rate is not to be missed, so be sure to act now before this offer ends. Speak with a Perry Homes customer service provider today at 1-800-247-3779.

