

South Central San Antonio Community Plan Update



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Cathy Dean	Rosa Martinez	Jack Sims
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Rod Eckert	Frank F. Morales	Dru Van Steenberg
Santiago Espinoza	Jose Morales	Carlos Villareal
Irma Garcia	James Nieto	Rosie Webel
Moses Garcia	James Ogden	Josie Zatarain

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LAND USE PLAN

The Land Use Plan identifies the preferred land development pattern for the South Central San Antonio Community. The recommended location of different land uses is based on existing uses, community discussions, the May 2001 Unified Development Code and policies from the City's *Master Plan*.

Some of the guiding principles of the Master Plan Policies include:

- Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
- Encourage a balance of new development and redevelopment of target areas.
- Promote economic development and integrate environmental quality protection.
- Balance centralized and dispersed service locations to optimize the delivery of community services.

The Land Use Plan must also be dynamic to provide for population change and future growth. In addition to an overall increase in population in Bexar County, trends in the South Central Plan area show changes affecting the composition of future populations, such as the aging of population, increasing household tenure, and a decrease in household vacancies.

The planning area is bound by S. Alamo Street/Union Pacific Railroad tracks to the north, IH-35 to the west, SW Military Drive to the south, and IH-37 to the east. The plan area is approximately 12 square miles, and per the 2000 U.S. Census, has a population of approximately 55,000 people.

The following community development initiatives are recommended to implement the land use plan:

- Conservation and revitalization of existing neighborhoods through comprehensive rezoning and other City programs
- Seek historic designation for individual residences and commercial buildings, as well as seek designation for historic districts and neighborhood conservation districts identified in the original 36 square mile architectural survey
- Protection of the San Antonio River and San Antonio Missions National Historical Parks through the expansion of the River Improvement Overlay District
- Creation of a Conservation District to encompass tourism routes to and from the National Parks to enhance the visitor experience



MISSION SAN JOSÉ


1928 image-prior to the collapse of the bell tower

Source: www.nps.gov/saan/visit/MissionSanJose.htm

LAND USE PLAN (continued)

- Development of detailed corridor plans coupled with commercial incentives to improve the economic vitality of the South Central commercial corridors
 - * The commercial retrofit pattern can promote the redevelopment of existing shopping centers along SW Military Drive.
 - * Mixed uses are desired along the corridors and specific nodes are targeted for transit oriented development.
 - * Mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue
 - * Mixed uses are desired along Cevallos St., provided that zoning standards include conditional use strategies to promote walkability while protecting adjacent residential areas:
 - * 10 feet maximum front setback
 - * parking allowed only at the rear of the lot, and behind the buildings, and
 - * no ingress or egress on Clay St to prevent traffic in residential areas
 - * A comprehensive rezoning initiative along the corridors will provide for compatible uses.
 - S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue
- Exploration of an Empowerment Zone extension to promote economic development in distressed communities by using tax incentives as catalysts for private investment (The mission of the San Antonio Empowerment Zone is to utilize economic incentives to increase business development activities and create jobs for Empowerment Zone residents.)
- Use of the Brooks City-Base Tax Increment Revitalization Zone to promote quality development
- Consideration of hike/bike and greenway linkages to schools, parks, and along creeks and drainages
- Transition of heavy industrial uses along the San Antonio River to mixed use and business park uses

After City Council approval of the South Central San Antonio Community Plan Update, the Land Use Plan will be consulted in the development of staff recommendations on individual zoning cases. The adoption of this Land Use Plan Update supersedes the 1999 “Land Use” in the 1999 South Central San Antonio Community Plan (pages 23-28). Each land use classification is described on the following pages.

Land Use Classification	Description
Low Density Residential (single family, accessory dwellings)	<p>Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.</p> <div data-bbox="591 1003 1570 1260"></div>
Medium Density Residential (single family, accessory dwellings, duplexes, triplexes, fourplexes, townhomes)	<p>Medium density residential mainly includes single-family houses on individual lots, however, zero-lot line configurations, duplexes, triplexes, fourplexes, and townhomes may be found within this classification. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p> <div data-bbox="620 1659 1588 1890"></div>

Land Use Classification

Description

High Density Residential
 (single family, accessory dwellings, cottages, duplexes, triplexes, fourplexes, townhomes, apartments, condominiums)

High-density residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.



Neighborhood Commercial

Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential uses. Parking is encouraged behind buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities. Neighborhood Commercial should be located at the intersections of collectors or higher order streets or where an existing commercial area has been established.



Land Use Classification

Description

Community Commercial

Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Community Commercial should be located at nodes at major the intersections of arterials or higher order streets or where an existing commercial area has been established.



Transit-Oriented Development

Community Transit-Oriented Development includes higher density land uses to encourage transit ridership. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. This classification could include a mix of land uses such as Neighborhood Commercial, Community Commercial, Medium-density Residential and High density Residential within a quarter mile radius. Transit-Oriented Development includes design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit. A Town Center provides a central civic function with mixed uses incorporated into the peripheral devel-



Land Use Classification

Description

Regional Commercial

Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Regional Commercial uses are typically located at intersection nodes at major arterial roadways, and interstate highways, along mass transit systems, or where an existing commercial area has been established. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Depending on the particular lot characteristics, some regional commercial centers could be candidates for commercial retrofit where additional buildings are constructed between the arterial and the existing buildings.

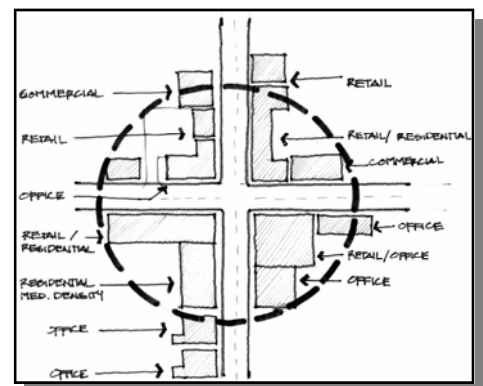


Land Use Classification

Description

Mixed Use

Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.



Land Use	Description
Public/Institutional	<p>Public/Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.</p> <div data-bbox="592 598 901 829"></div> <div data-bbox="917 598 1226 829"></div> <div data-bbox="1242 598 1550 829"></div>

Land Use Classification

Description

Business Park

A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.



Light Industrial

Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.



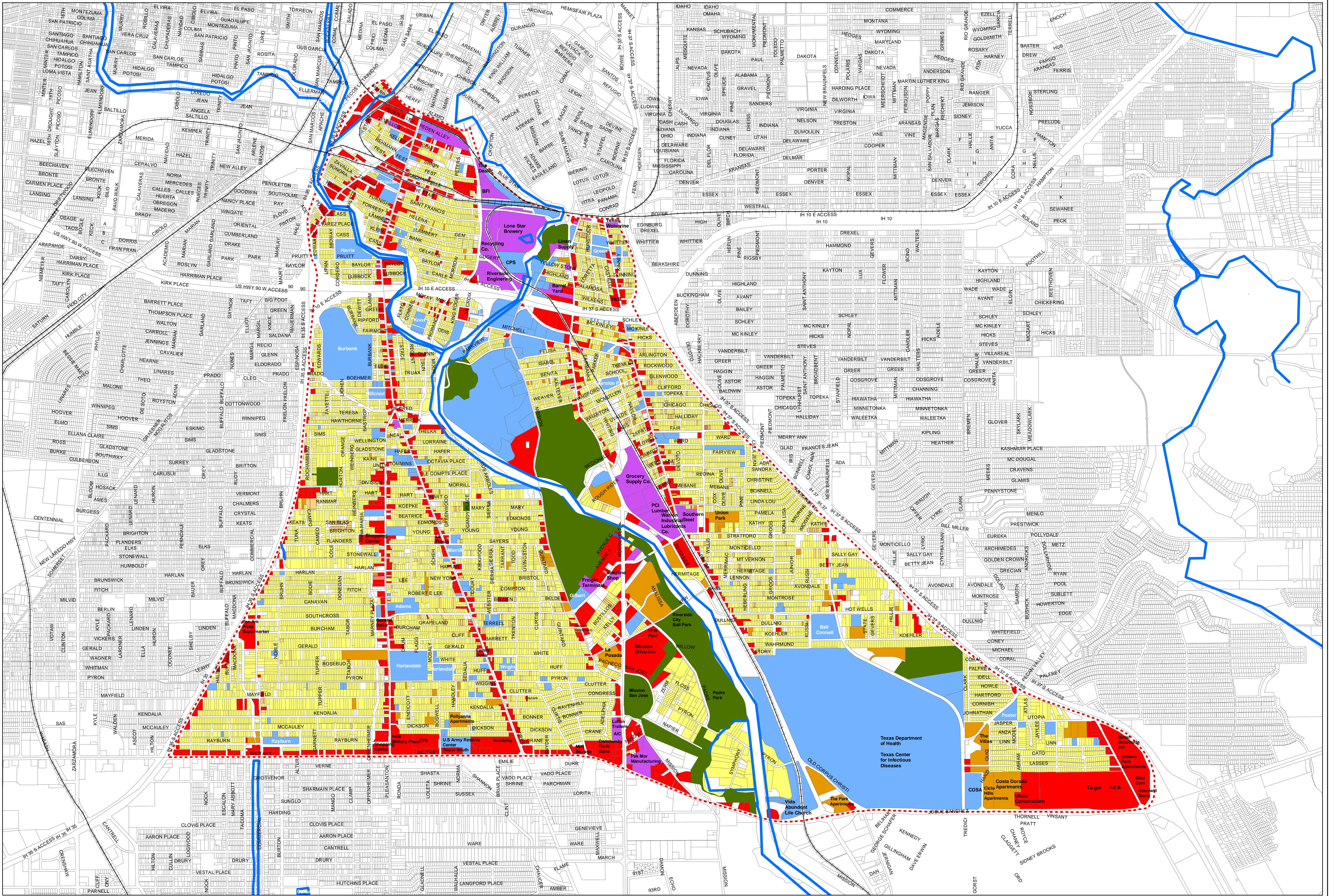
**Land Use
Classification**

Description

Heavy Industrial

Heavy Industrial includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

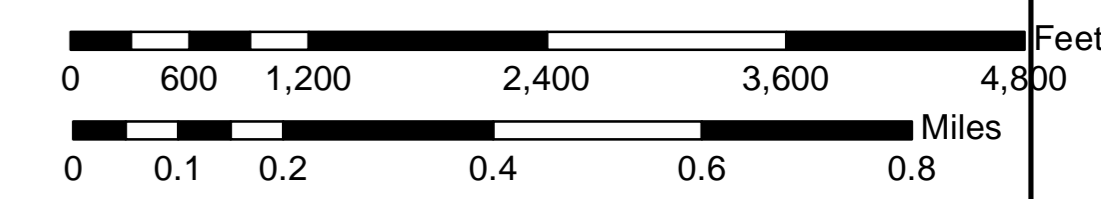




South Central San Antonio Community Planning Area Existing Land Use

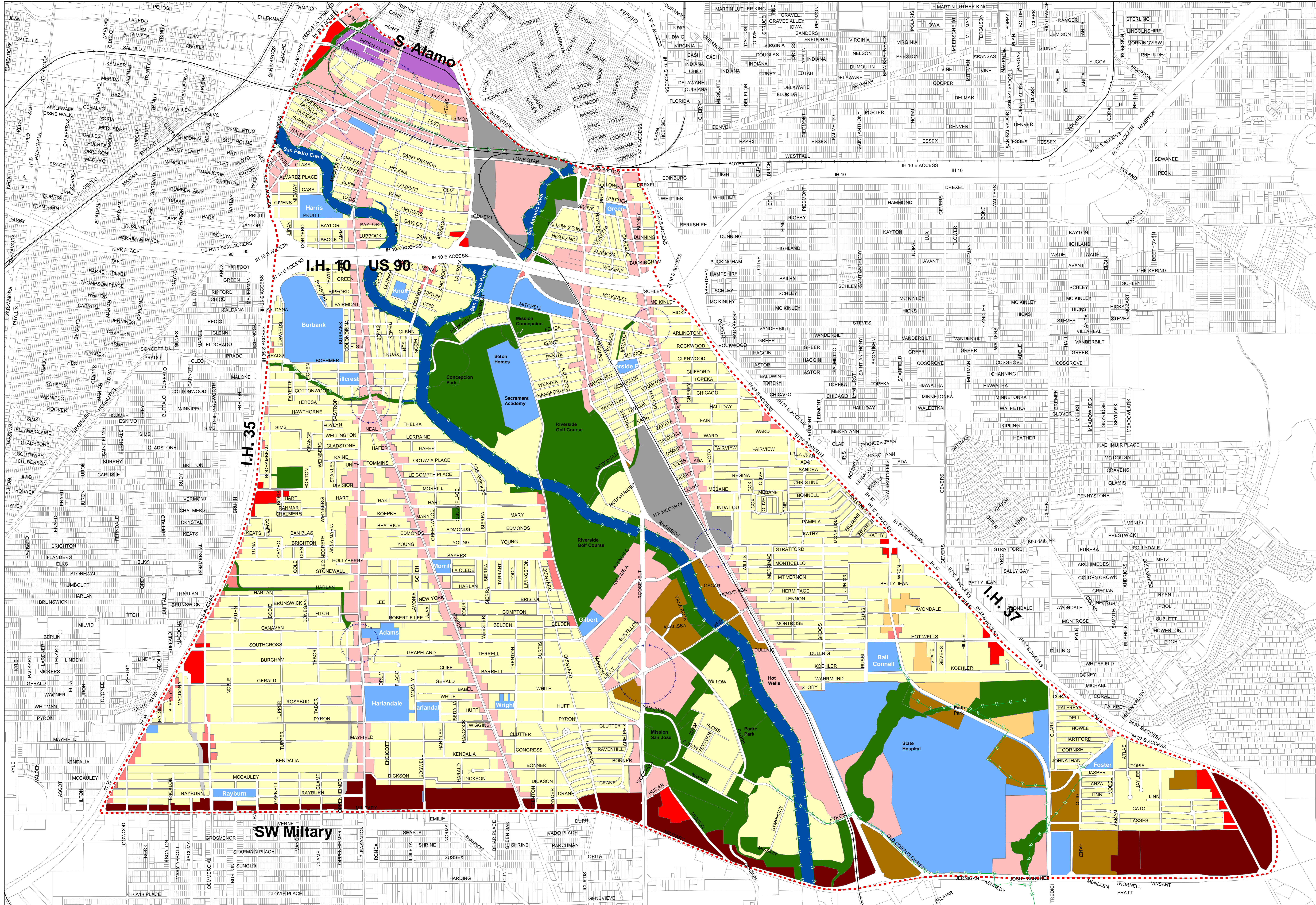
- | | | | | | | |
|---------------|---------------|-------------|--------------------|------------------------|------|------------|
| Plan Boundary | Railroads | Vacant | Duplexes/Triplexes | Office | Park | Industrial |
| Creeks | Single Family | Multifamily | Commercial | Public / Institutional | | |

City of San Antonio



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873
 Map Created by: Joe G. Mendez
 Map Creation Date: March 1, 2005
 Map File Location: C:\Desktop\Existing Land Use
 PDF Filename: NA

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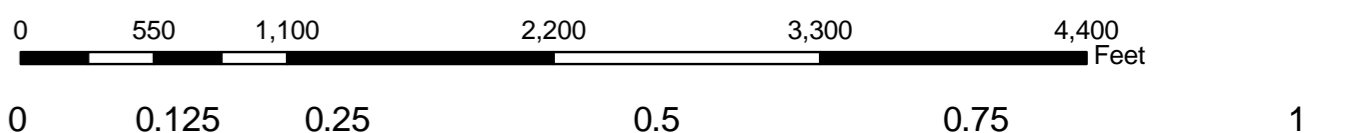
South Central San Antonio Community Planning Area Proposed Land Use

A Comprehensive Plan Shall Not Constitute Zoning Regulations or Establish Zoning District Boundaries
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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Map Creation Date: July 22, 2009
Map File Location: C:\Desktop\Existing Land Use
PDF Filename: NA

- [Red Dashed Line] Plan Boundary
- [Blue Line] River
- [Green Line] Hike and Bike Trails
- [Yellow Box] Low Density Residential
- [Brown Box] High Density Residential
- [Red Box] Community Commercial
- [Dark Red Box] Regional Commercial
- [Blue Box] Public/Institutional
- [Grey Box] Business
- [Black Line] Railroads
- [Grey Box] Drainage
- [Light Blue Box] Transit Oriented Dev.
- [Orange Box] Medium Density Residential
- [Pink Box] Neighborhood Commercial
- [Light Pink Box] Mixed Use
- [Green Box] Parks/ Open Space
- [Purple Box] Light Industrial
- [White Box] street_park



Quarter Mile

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THE LAND USE PLAN AND ZONING

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as comparative guide to utilize when evaluating for “consistency” between development / rezoning proposals, and the goals of the plan.

LAND USE CATEGORY	RECOMMENDED BASE ZONING DISTRICTS
Low Density Residential	Residential Single Family Districts, Neighborhood Preservation Districts
Medium Density Residential	Residential Single Family Districts, Mixed Residential Districts
High Density Residential	Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts
Neighborhood Commercial	Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C-2 & C-3)
Community Commercial	Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)
Regional Commercial	Neighborhood Commercial District, Commercial Districts, Office Districts
Mixed Use & Transit Oriented Development	Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts
Business Park	Commercial Districts, Office Districts, Business Park District
Light Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Mixed Light Industrial Flex District
Heavy Industrial	Commercial Districts, Office Districts, Business Park District, Light Industrial District, Heavy Industrial District, Mixed Heavy Industrial Flex District

State Hospital Area Master Plan

In conjunction with the update of the South Central SA Community Plan, a community based Master Plan was developed for the 509-acre area owned by the State of Texas on which currently operates the State School, the State Hospital, and the Texas Center for Infectious Disease. The State of Texas proposed selling several parcels along the perimeter of the facility in order to supplement state funding for the state school. On December 9, 2004, a TIRZ was approved for the Brooks City Base that incorporated the State of Texas properties and vacant properties adjacent to New Braunfels & SW Military, in addition to the Brooks City Base properties. The community saw this as an opportunity to develop a Master Plan that integrates uses, establishes linkages to adjacent sites, and promotes quality development. In addition, in the long term, a comprehensive approach to the development of State Hospital area properties will create more value than development on a piecemeal basis.

In a community meeting on March 2, 2005, representatives from Brooks City Base, the General Land Office, State Hospital, State School, State Infectious Disease Hospital, State Asset Management, San Antonio Independent School District, Highland Hills Neighborhood Association, East Pyron/Symphony Lane Neighborhood Association, Mission San Jose Neighborhood Association, and members of the development community discussed potential land uses for this area. Several ideas pertaining to land use were discussed:

- Desire Master Plan approach as opposed to piecemeal development
- Open space, greenway, and Hike & Bike trails connections
- Upscale housing, exemplary urban design, sign controls, commercial development
- Flood plains as a development constraint
 - Flooding and drainage concerns
- Respect natural characteristics of the site
 - Preserve the pond and wildlife corridors
- Buffering and security for state facilities
- Preserve entrance gate for access
- Traffic safety issues on New Braunfels Avenue
- Use of Tax Increment Finance Zone to promote quality development
- Possible location for new public school or library
- Linkages to Brooks City Base, Mission Trails, Pytel Park, and nearby public schools

Based on this stakeholder input, a Plan was developed to illustrate a site development concept, specific land uses identified for the peripheral parcels, and potential linkages to parks and schools. The recommended development approach incorporates principles of New Urbanism into the site design.

S. New Braunfels Avenue Corridor

The S. New Braunfels Avenue corridor should promote quality urban design and a mix of uses. A focus of corridor development should be an improved streetscape appearance with additional sign regulation.

The mixed use area would provide for all residential densities, including high density use. A mix of commercial/office uses is envisioned near the intersection of SW Military and S. New Braunfels that would be within walking distance (1/4 mile). Regional commercial would not be appropriate at this location due to the potential of significant increase of traffic volumes on S. New Braunfels, a major concern expressed by the community. However, community commercial uses would be appropriate if integrated into a mixed use pattern of retail, office and service uses. Preferred zoning tools and development patterns to implement this land use scenario are:

- Urban Development District (UD)
- Traditional Neighborhood Development (TND pattern with MXD District)

S. Presa St. Corridor

Similar to the New Braunfels corridor, an improved streetscape and sign regulations are recommended as development occurs. The mixed use area would provide for all residential densities, including high density use. Since the western edge of the State property is constrained by a large flood plain, low and medium residential development could benefit from the conservation subdivision option that allows an increase in density in the developable areas while preserving riparian areas. A mix of commercial/office uses is envisioned along S. Presa and Corpus Christi Road within walking distance (1/4 mile) to serve adjacent residential areas. Preferred zoning tools are:

- R-6, R-5, R-4, RM-6, RM-5, RM-4 with densities up to 11 dwelling units per acre on 100% of the land can be clustered in a conservation subdivision with densities up to 22 dwelling units per acre on 50% of the land and by conserving 50% of the land as open space
- Urban Development District (UD)
- Traditional Neighborhood Development (TND pattern with MXD District)

Parks/Open Space

It is recommended that, through parkland dedication, a portion of the parcel located south of Pytel Park could be a site for a future community center contiguous to Pytel Park. Neighborhood pocket parks in the form of plazas, or tot-lots should be located throughout the residential developments.

To encourage a walkable community, greenway connections with hike/bike trails that may be located along arroyos and drainages should link all of the residential developments and the Town Center area. Specific linkages should also include hike/bike trails to:

- Mission Trails & Mission 2 County Park via E. Pyron Avenue
- Pytel Park
- Foster Elementary School
- Ball Elementary School

Flood plain areas should be respected and incorporated into community design, and considered as an opportunity for shared water retention facilities for the development. The conservation subdivision development pattern is recommended to preserve extensive floodplain areas and open space through conservation easements, while providing for additional residential density in developable areas. Natural drainages can be incorporated into hike/bike trail development.

Public/ Institutional

The State property on which the School, Hospital, and the Infectious Disease Center are located is identified as Public/Institutional use. To accommodate new population growth, community facilities such as an elementary school, community center, or library that directly serve the South Central SA community could be considered for this site.



CONSERVATION SUBDIVISION DEVELOPMENT PATTERN



OPEN SPACE



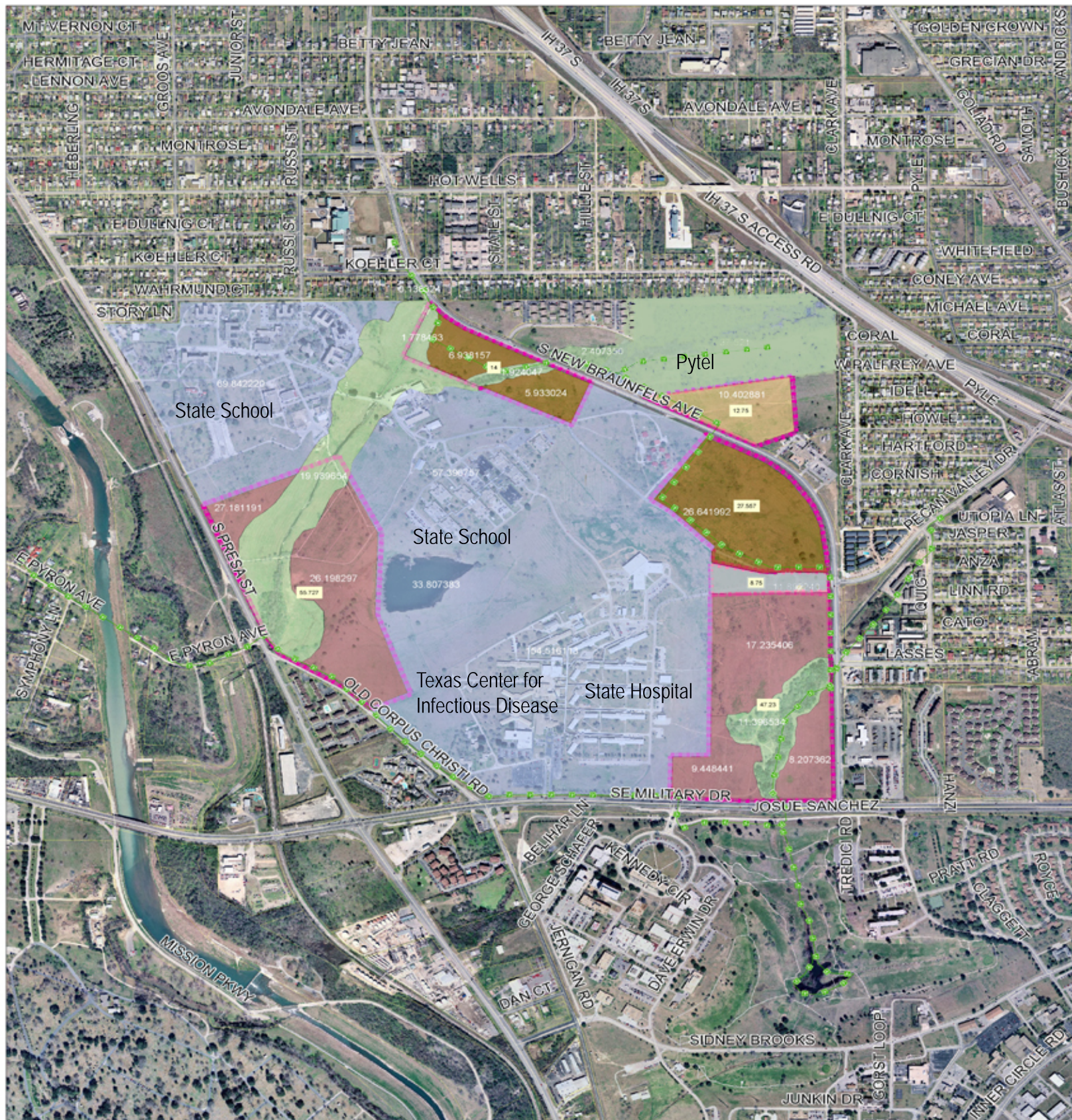
LOW DENSITY RESIDENTIAL DEVELOPMENT



MEDIUM DENSITY RESIDENTIAL DEVELOPMENT



MEDIUM DENSITY RESIDENTIAL DEVELOPMENT



LEGEND

Low Density Residential	Medium Density Residential	Mixed Use	Parks Space	State Parcels To Be Disposed	Historic District
Open Space	High Density Residential	Public / Institutional	SA_River	River Impr. Overlay District (RO)	BrooksCityBase

Park Space and Images are only conceptual. Funding for Park Space has not yet been obtained.

South Central Community Plan Update

State Hospital Area Land Use Plan

City of San Antonio

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Development and Business Services Center
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San Antonio, TX 78205



MIXED USE DEVELOPMENT



HIGH DENSITY RESIDENTIAL DEVELOPMENT (AFFORDABLE)



MIXED USE DEVELOPMENT



MIXED USE DEVELOPMENT



VILLAGE DEVELOPMENT PATTERN

Community Demographics

The following tables provide population and housing demographics for the South Central Community Plan and the City as a whole. The Community was defined by following census tract block groups: 1980, 1990, & 2000 Census for population and housing, data based on SF-3 data files. The geographic area includes 1402.003-05, ALL 1403, 1408.002-06, 1410.002-03, 1411.002-06, ALL 1501, ALL 1503, 1506.001-04, ALL 1507, ALL 1508, ALL 1509, ALL 1510, and 1511.001. This information was presented during the planning process to update the land use plan.

SOUTH CENTRAL COMMUNITY PLAN DEMOGRAPHICS

SOUTH CENTRAL DEMOGRAPHICS

POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
TOTAL COUNT	56,049	53,498	-4.6%	54,494	1.9%

THE CITY OF SAN ANTONIO

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
785,880	935,933	19.1%	1,144,646	22.3%

ETHNICITY COMPARISON--HISPANIC

POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
COUNT	40,173	42,883	6.7%	46,950	9.5%
PERCENT	71.7%	80.2%		86.2%	

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
421,954	520,282	23.3%	671,394	29.0%
53.7%	55.6%		58.7%	

ETHNICITY COMPARISON--ANGLO

POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
COUNT	14,503	9,171	-36.8%	5,959	-35.0%
PERCENT	25.9%	17.1%		10.9%	

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
299,357	339,115	13.3%	364,357	7.4%
38.1%	36.2%		31.8%	

ETHNICITY COMPARISON--AFRICAN AMERICAN

POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
COUNT	1,049	1,091	4.0%	1,040	-4.7%
PERCENT	1.9%	2.0%		1.9%	

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
57,700	63,260	9.6%	78,120	23.5%
7.3%	6.8%		6.8%	

ETHNICITY COMPARISON--OTHERS*

POPULATION	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
COUNT	324	353	9.0%	545	54.4%
PERCENT	0.6%	0.7%		1.0%	

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
6,869	13,276	93.3%	30,775	131.8%
0.9%	1.4%		2.7%	

AGE DISTRIBUTION

AGE BREAKDOWN	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
00-04 YEARS	5,249	4,947	-5.8%	4,595	-7.1%
05-17 YEARS	13,001	12,005	-7.7%	12,377	3.1%
18-24 YEARS	7,632	5,998	-21.4%	5,684	-5.2%
25-44 YEARS	13,288	15,228	14.6%	15,417	1.2%
45-64 YEARS	10,553	8,826	-16.4%	9,970	13.0%
65+ YEARS	6,326	6,494	2.7%	6,451	-0.7%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
67,732	79,274	17.0%	91,804	15.8%
185,506	192,524	3.8%	233,823	21.5%
66,000	111,138	68.4%	122,905	10.6%
248,986	299,708	20.4%	356,654	19.0%
143,150	154,924	8.2%	219,812	41.9%
74,506	98,365	32.0%	119,648	21.6%

SOUTH CENTRAL COMMUNITY PLAN DEMOGRAPHICS

SOUTH CENTRAL DEMOGRAPHICS

THE CITY OF SAN ANTONIO

MEDIAN HOUSEHOLD INCOME & PERCENT BELOW POVERTY

INCOME	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
MEDIAN H/H INCOME	\$11,020	\$16,590	50.5%	\$24,550	48.0%
% BELOW POVERTY	27.0%	31.6%	17.0%	26.4%	-16.5%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
\$13,775	\$23,584	71.2%	\$36,214	53.6%
20.9%	22.6%	8.1%	17.3%	-23.5%

EDUCATION ATTAINMENT FOR 25 YEARS AND OLDER

EDUCATION -- YEARS COMPLETED	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
< than 12th GRADE	17,958	15,769	-12.2%	14,414	-8.6%
H/S GRADUATE	7,999	8,724	9.1%	9,556	9.5%
SOME COLLEGE	3,041	5,121	68.4%	6,178	20.6%
BACHELOR	1,169	816	-30.2%	1,133	38.8%
GRADUATE +	N/A	388	----	557	43.6%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
175,430	171,654	-2.2%	173,563	1.1%
119,852	135,221	12.8%	168,209	24.4%
71,237	149,961	110.5%	203,570	35.7%
57,518	64,437	12.0%	95,761	48.6%
n/a	34,771	----	54,919	57.9%

TENURE OF OCCUPIED HOUSEHOLDS

TENURE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
OWNER	10,374	9,699	-6.5%	9,953	2.6%
RENTER	7,500	7,253	-3.3%	7,505	3.5%
TOTAL H/H's	17,874	16,952	-5.2%	17,458	3.0%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
154,220	176,422	14.4%	235,699	33.6%
104,764	150,339	43.5%	169,775	12.9%
258,984	326,761	26.2%	405,474	24.1%

MEDIAN YEAR STRUCTURE BUILT

AGE OF STRUCTURE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
MEDIAN YEAR	N/A	1953	----	1956	----

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
n/a	1969	----	1974	----

MEDIAN HOME VALUE & MEDIAN MONTHLY RENT

VALUE	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
HOME VALUE	\$19,040	\$34,730	82.4%	\$40,860	17.7%
RENT	\$160	\$280	75.0%	\$330	17.9%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
\$27,300	\$49,700	82.1%	\$68,800	38.4%
\$174	\$308	77.0%	\$549	78.2%

TOTAL HOUSING UNITS & HOUSEHOLDS

HOUSING	1980	1990	% CHANGE 1980-1990	2000	% CHANGE 1990-2000
HOUSING UNITS	19,069	19,117	0.3%	19,092	-0.1%
VACANT UNITS	1,195	2,165	81.2%	1,634	-24.5%
TOTAL HOUSEHOLDS	17,874	16,952	-5.2%	17,458	3.0%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
277,563	365,414	31.7%	433,122	18.5%
18,579	38,653	108.0%	27,648	-28.5%
258,984	326,761	26.2%	405,474	24.1%

NOTE: THE GEOGRAPHIC AREA INCLUDED: 1402.001-45, ALL 1403, 1408.002-04, 1410.002-03, 1411.002-06, ALL 1501, ALL 1503, 1508.001-04, ALL 1507, ALL 1506, ALL 1508, ALL 1510, AND 1511.001

SOURCE: 1980, 1990, & 2000 CENSUS OF POPULATION AND HOUSING, DATA BASED ON SF-3 DATA FILES

PREPARED: PLANNING DEPARTMENT--GIS DIVISION--DECEMBER 10, 2004

04120005.xls

South Central Community Plan Update Community Improvement Projects

Development Services

A comprehensive rezoning of Lone Star Neighborhood properties are in progress.

Environmental Services

An automated residential garbage collection pilot project is in progress in these areas: E. Hart Avenue-North, Mission Rd.- East, Terrel- South, S. Flores- West. Each residence is issued a 96-gallon wheeled trash container. Solid Waste Services are funded through fees assessed on CPS utility bills. Over the next 5-7 years, automated garbage collection will be expanded to most residential units within the city.

Health

A new WIC Clinic opened on South Flores and S. E. Military Drive (6723 S. Flores, Suite 103). The STEPS Program will soon be added to identify and improve chronic health problems such as asthma, obesity, and diabetes. Outreach programs such as Project Worth reduce unplanned teenage pregnancies and the Healthy Start program reduces infant mortality. Other services include Food and Environmental Services and Vector Control.

Housing and Community Development

Blessed Sacrament Academy: Project Cost \$250,000: In Progress renovation of BSA Por Vida Academy facility and the construction of two additional teaching areas. The Por Vida Gymnasium Renovation will include interior/exterior glass-front doors and conversion of a storage area to accessible restrooms.

JOVEN-Creando La Vision: Project Cost \$90,000: The program operates in various schools in the San Antonio ISD, East Central ISD, Harlandale ISD, and Northside ISD and provides comprehensive child development and enrichment programming services to at least 60 children and adolescents through existing after school and summer programs.

JOVEN-CARE: Project Cost: \$39,799: The program operates in various schools in the San Antonio ISD, East central ISD, Harlandale ISD, and Northside ISD and will provide a comprehensive continuum of services designed to reduce trauma and the psychological burden of child abuse and neglect to at least 300 children. Staff has not yet been hired to administer this program.

St. Peter-St. Joseph Infrastructure: Project Cost: \$630,000: Finance a portion of the infrastructure cost of a street, sidewalks, and a parking lot. Renovation in progress

Community Improvement Projects-Street Reconstruction:

Flores Street (Malone-Octavio) Project Cost: \$3,134,342

Kendalia Ave. (Commercial-Tupper) Project Cost: \$1,113,664

Elsie Ave (Burbank Loop-Flores) Project Cost: \$120,000

Glenn Ave. (Burbank Loop-Flores) Project Cost: \$120,000

Edwards St. (Nogalitos-IH 10) Project Cost: \$1,208,430

Elsie and Glenn were funded for design with CDBG funds and are currently in negotiation with consultant. Flores was advertised for reconstruction in April 2005. Kendalia and Edwards are scheduled.

Patricia Movement: Project Cost: \$35,000: Funding to pay two Counselor salaries; Painting of the exterior building and interior renovations at 223 E. Mitchell Street. The Patricia Movement provides comprehensive chemical dependency treatment services to medically indigent clients and their families.

Neighborhood Action

Presa Real NCR Project: Avenidas, Inc. is under contract with the City of San Antonio to coordinate a 6-year revitalization effort of the Presa Real. Project Cost: Each Revitalization Project receives \$70,000 in the first year and \$60,000 each subsequent year.

Brooks City-Base Tax Increment Reinvestment Zone #16

The TIRZ was designated December 9, 2004. The zone year is 24.82; the boundaries are west of IH-37, south of South New Braunfels Avenue, SE Military Drive and SE Loop 410: Proposed 2,522 acre development composed of 225.5 acres of commercial, 140 acres of park development, and some multi-family units: Project Cost \$17,305,000

Single Family Owner Occupied Reconstruction Program

Four homes were recently completed for reconstruction, composed of concrete foundations, conventional wood frame, up-to-date electrical, mechanical and plumbing systems and builders' grade interior finishes as well as general site improvements.

Neighborhood Sweeps (*Funding through General Funds*)

Mission San Jose Neighborhood Sweep: January 12, 2004: Sweep boundaries: Riverside Golf Course – North, SE Military Dr.– South, S.A. River – East, and Curtis– West.

Lone Star Neighborhood Sweep: April 26, 2004: Sweep boundaries: S. Alamo – North, IH 10/ Pruitt– South, Probandt – East, and Flores/Edward– West.

Adam Elementary Neighborhood Sweep: May 10, 2004: Sweep boundaries: Brighton/W. Harlan – North, Southcross E. – South, Pleasanton/ Flores – East, and IH 35– West.

McCressless COP Neighborhood Sweep: December 6 -17, 2004: Sweep boundaries: Fair Ave – North, E. Southcross – South, IH 37 – East, and S. Presa – West.

Hot Wells Neighborhood Sweep: July 5 – 16, 2005: Hot Wells Area Sweep boundaries: E. Southcross- North, Story Lane- South, New Braunfels- East, Railroad- West.

Park Projects

Pytel Park Improvements: Addition of trail markers: Cost \$4000.00: Start April 05: End May 05

Roosevelt Park Community Facility and Park Improvements (Lone Star Brewery Site and Park Land Acquisition): Community building with meeting room restrooms and kitchen; ADA Improvements; parking; and general park improvements: Funding 1999 Park Bonds—\$1,000,000: Start Construction May 2006: end Construction March 2007

Police

Police Department is conducting a removal of junked /hazardous vehicles in public areas and from front yards and sidewalks. The South Patrol Community Service Detail is in the process of identifying and cleaning up vacant lots, identifying hazardous abandoned homes, and listing locations in need of graffiti clean up.

Mission Trails

Roadways connect each site in this essentially urban park. A hike and bike trail partially connects each mission site, paralleling the San Antonio River in some places. A planned hike and bike trail, as part of the city's Mission Trails project, will incorporate the existing trail with new stretches from the downtown area to Espada, the southernmost mission site in the Park. Packages 4 & 5: Federal funds- \$3,820,000 award in the 2005 SAFETEA-LU Transportation Bill.

San Antonio River Authority

The Historic Mission Reach extends nine miles from S. Alamo to Mission Espada just below Loop 410. Improvements will focus on an ecosystem restoration. The entire San Antonio River Improvement Project cost \$140 million and will be implemented in 10 years. The City of San Antonio contribution is \$37 million.