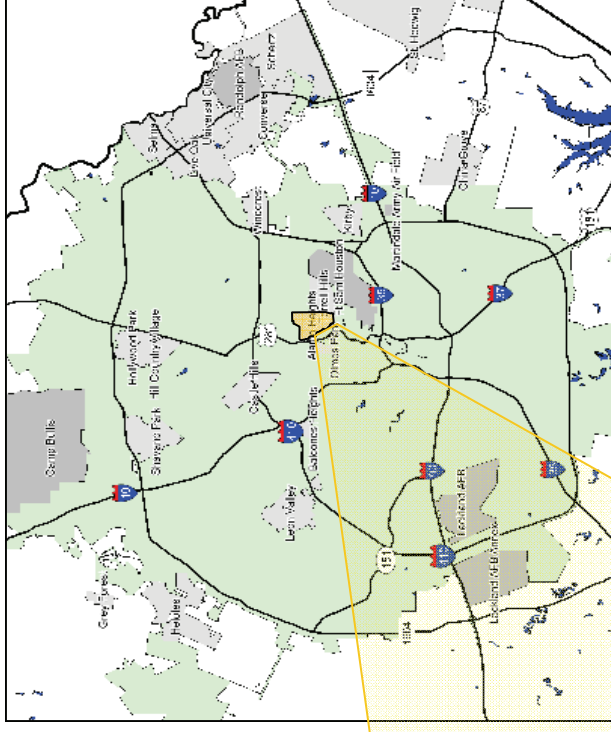


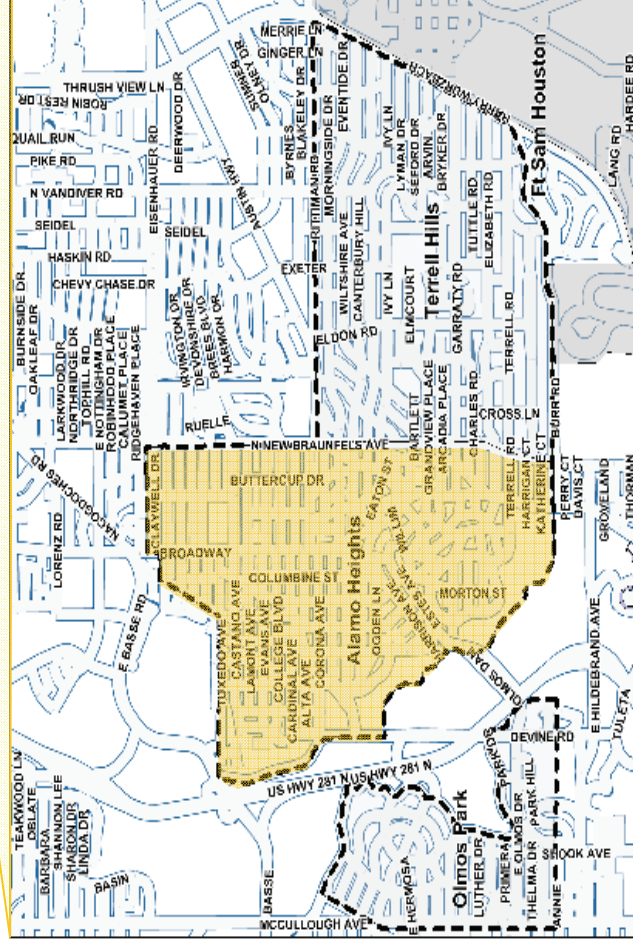
Existing Conditions

Location

Incorporated in 1922, Alamo Heights is the second oldest municipality in Bexar County. Alamo Heights is bounded by the City of San Antonio on the north, west, south and northeast, while Terrell Hills shares approximately half of Alamo Heights eastern boundary along the southern portion of North New Braunfels Avenue. According to the [United States Census Bureau](#), the city has a total area of 1.9 square miles (4.8 km²), all of it land. Along its western extent is located the Olmos Basin, through which the Olmos Creek flows forming the major part of the boundary. The City of San Antonio owns park property within the city limits of Alamo Heights, which they lease to the City of Alamo Heights.



Across the Olmos Basin is another small municipality surrounded by San Antonio called Olmos Park. Alamo Heights, Olmos Park and Terrell Hills share a common school system and cooperate inter-locally with dispatch and EMS and services.



3250 6500 9750 ft

Map center: 2140001, 137239

Existing Conditions

Census 2000 Demographic Profile Highlights:

General Characteristics -				Social Characteristics -			
	Number	Percent	U.S.		Number	Percent	U.S.
Total population	7,319			Population 25 years and over	5,263		
Male	3,309	45.2	49.1%	High school graduate or higher	5,107	97.0	80.4%
Female	4,010	54.8	50.9%	Bachelor's degree or higher	3,521	66.9	24.4%
Median age (years)	40.5	(X)	35.3	Civilian veterans (civilian population 18 years and over)	688	12.2	12.7%
Under 5 years	421	5.8	6.8%	Disability status (population 5 years and over)	798	12.0	19.3%
18 years and over	5,887	77.7	74.3%	Foreign born	493	6.7	11.1%
65 years and over	1,261	17.2	12.4%	Male, Now married, except separated (population 15 years and over)	1,659	64.7	56.7%
One race				Female, Now married, except separated (population 15 years and over)	1,674	48.9	52.1%
White	7,199	98.4	97.6%	Speak a language other than English at home (population 5 years and over)	1,141	16.5	17.9%
Black or African American	6,865	93.8	75.1%				
American Indian and Alaska Native	41	0.6	12.3%				
Asian	24	0.3	0.9%				
Native Hawaiian and Other Pacific Islander	62	0.8	3.6%				
Some other race	1	0.0	0.1%				
Two or more races	206	2.8	5.5%				
Hispanic or Latino (of any race)	120	1.6	2.4%				
Household population	992	13.6	12.5%				
Group quarters population	6,914	94.5	97.2%				
Average household size	405	5.5	2.8%				
Average family size	2.16	(X)	2.59				
Total housing units	2,91	(X)	3.14				
Owner-occupied housing units	3,460						
Renter-occupied housing units	3,197	92.4	91.0%				
Vacant housing units	2,136	66.8	66.2%				
	1,061	33.2	33.8%				
	263	7.6	9.0%				

Compared with the average U.S. citizen, Alamo Heights residents were characterized by the following in 2000:

- More female (55% vs. 51%)
- Older (41 median age vs. 35)
- Less racially diverse (94% white vs. 75%)
- Slightly more Hispanic or Latino* (14% vs. 13%)
- Part of a smaller household (2.16 vs. 2.59)
- About the same percentage of homeowners (67% vs. 66%)

* Is included within the "white" category

Compared with the average U.S. citizen, Alamo Heights residents were characterized by the following in 2000:

- Better educated (67% with bachelors degree vs. 24%)
- More affluent per capita (\$45,640 vs. \$21,587)
- Higher median housing value (\$198,800 vs. \$119,600)

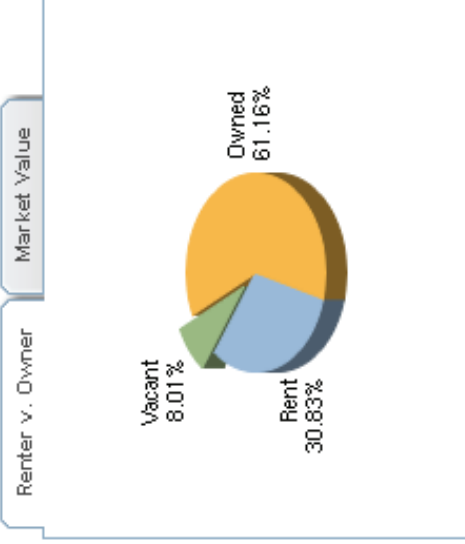
Existing Conditions

2007 Demographic Estimates

According to 2007 demographic estimates, median home values in Alamo Heights have more than doubled since the 2000 census (\$427,248 from \$198,800), while the population has grown slightly (up to 7,438 from 7,319).

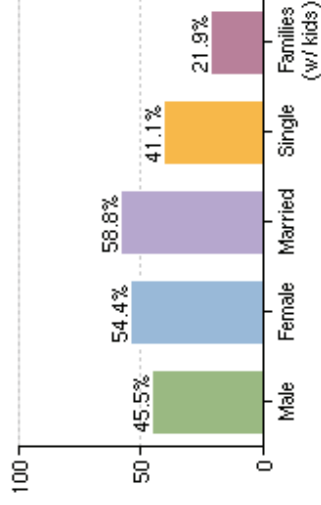
Alamo Heights Housing Statistics

Median Home Age: 57 years
Median Home Value: \$427,248



Quick Glance Demographics, Housing, and Education projections provided by Sperling's.

Alamo Heights Demographics



Quick Glance

Population: 7,438

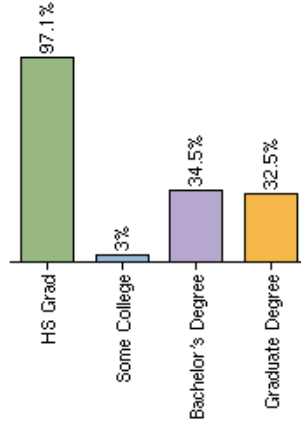
Population Growth: 1.6%

Population Density: 3,997

Median Age: 42 years

Median Income: \$74,410

Cost of Living Index: 110



2008 Tax Rates

City	2008 Rate
Alamo Heights	0.355662
Olmos Park	0.48082
Terrell Hills	0.399293
San Antonio	0.56714

According to the Bexar Appraisal District records, Alamo Heights' tax rate is slightly lower than Terrell Hills and significantly lower than Olmos Park and San Antonio.

School District

School District	2008 Rate
Alamo Heights ISD	1.1566
San Antonio ISD	1.2497

According to the Bexar Appraisal District records, Alamo Heights' school district tax rate is slightly lower than that for the San Antonio Independent School District.

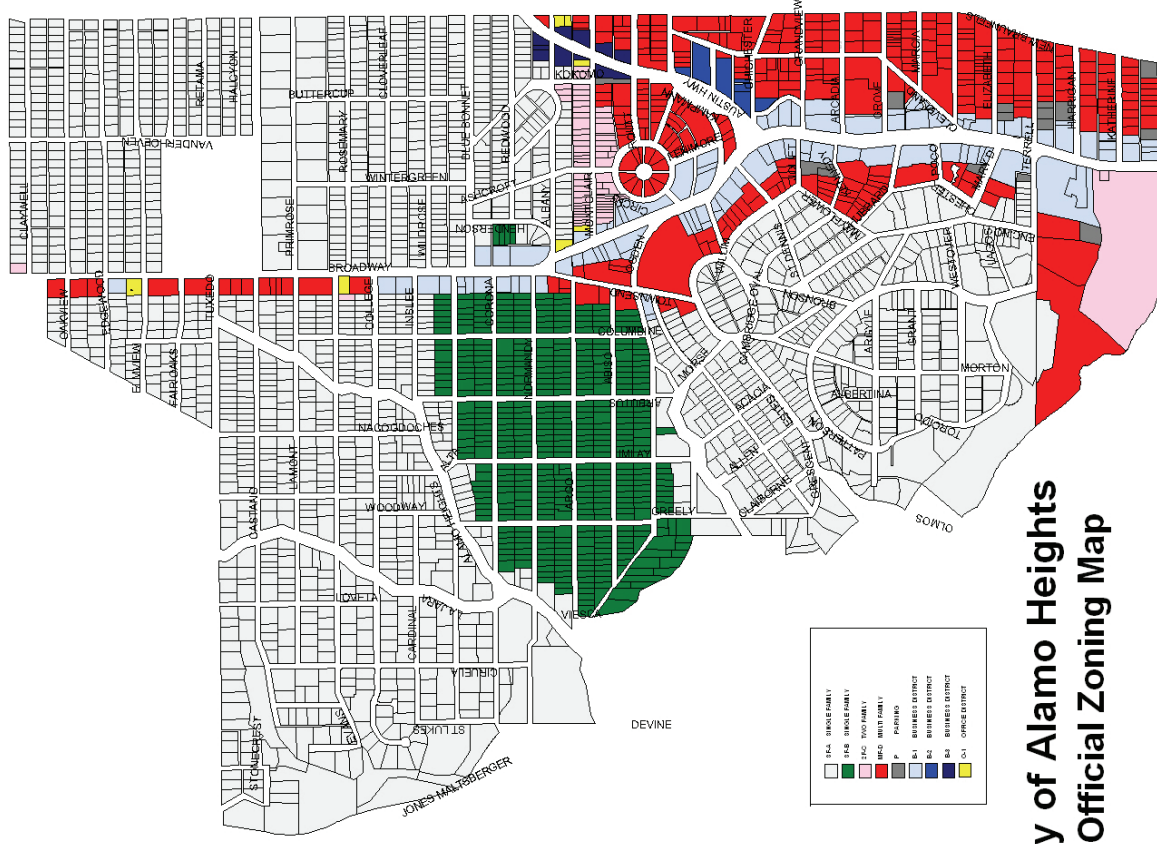
Existing Conditions

Existing Zoning

The current zoning within Alamo Heights is predominantly single-family west of Broadway and north of Mont Clair. There are two single family zoning classifications, SF-A and SF-B. The majority of single family properties are zoned SF-A (light gray). The smaller lot development is allowed in the Cottage District, zoned SF-B (Green).

The Multi-Family District is generally located adjacent to the commercial district and the majority is primarily between Broadway and New Braunfels. West of Broadway MFD is located within the first block. There are two classifications of Multi-family, MF-D (red) and the less intense 2F-C Two-Family Dwelling District (pink) which are indicated on the adjacent map.

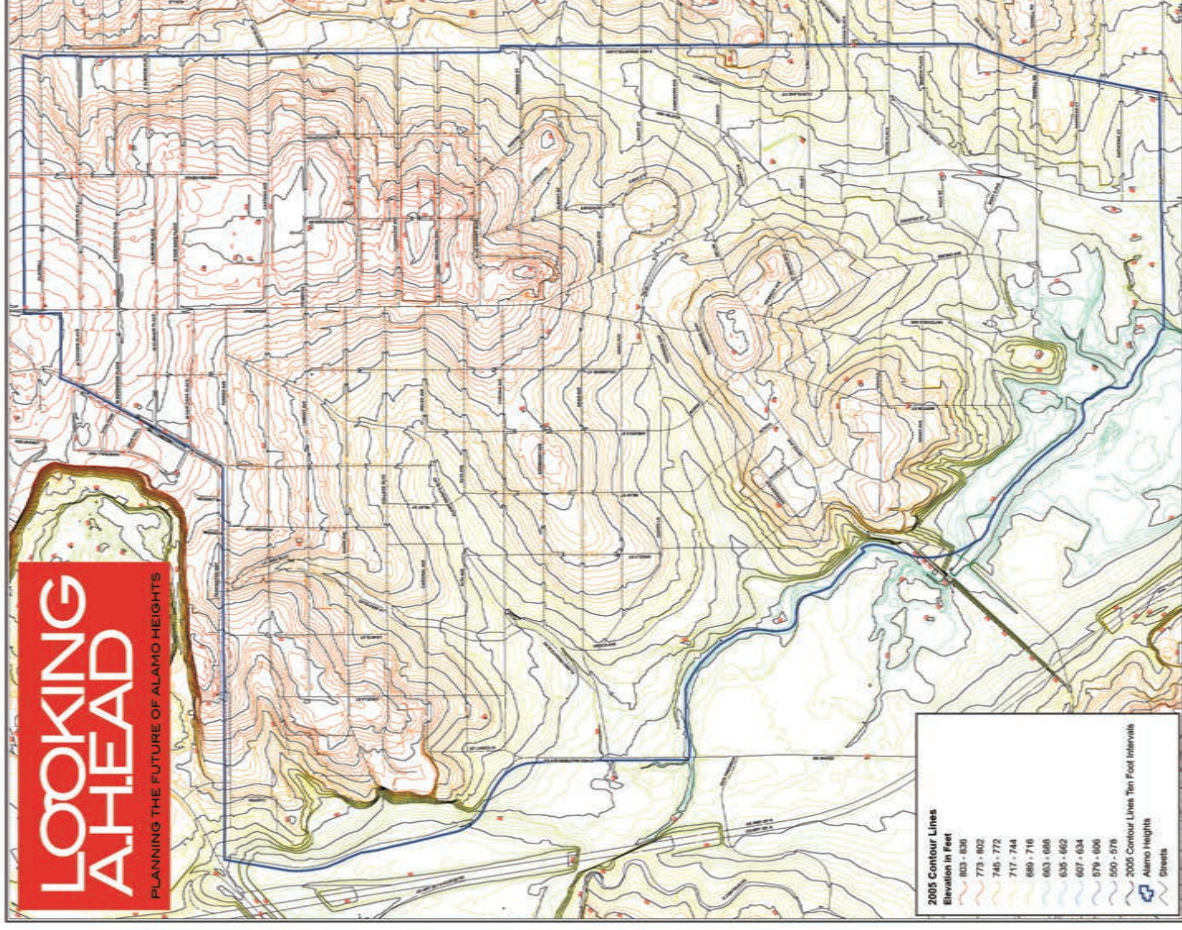
Commercial zoning is restricted to properties abutting Broadway and Austin Highway. The three classifications of commercial are B-1 (light blue), B-2 (medium blue) and B-3 (dark blue). The intensity of use increases from B-1 to B-3, with B-3 being the most intense. Office uses (yellow) and Parking (dark grey) are located adjacent to commercial properties along Broadway and Austin Highway.



Existing Conditions

Topography

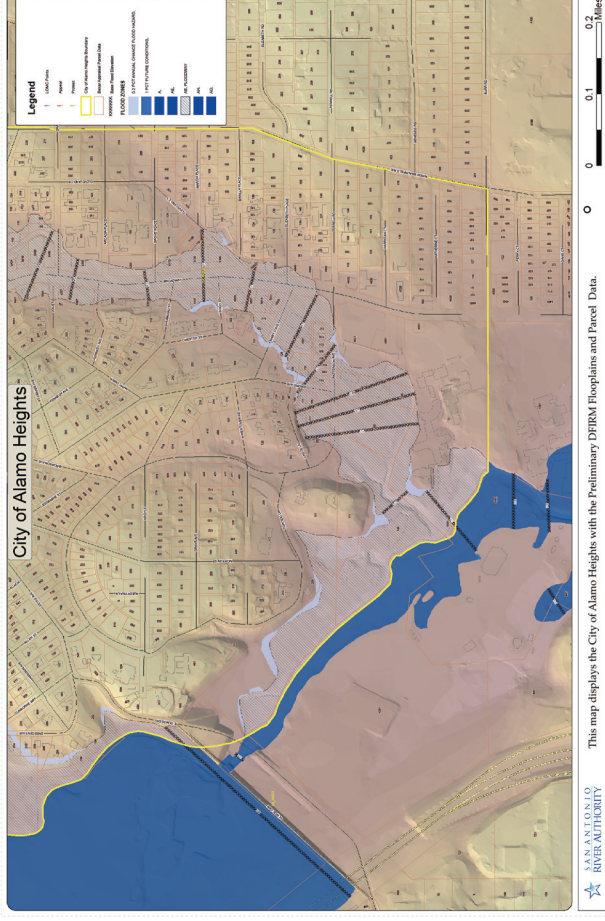
The physical surface of the land is broken by a series of ridges and drainage courses, which creates interesting homesites. The street system has been designed to generally follow the drainage courses, thereby, tending to concentrate rainfall runoff in the street areas. Broadway, New Braunfels, Alamo Heights Boulevard and La Jara Boulevard are examples of important thoroughfares that follow the routes of drainage courses.



Existing Conditions

Flooding

The Olmos Basin, which forms most of the western edge of Alamo Heights, is a significant topographic feature, and offers an excellent open space boundary for the city. As shown in the topographic map to the left, the highest elevations in the city are concentrated on either side of Broadway, north of Austin Highway, sloping towards New Brauntfels Avenue and the Basin. As such, Olmos Basin serves as the terminus for the vast majority of stormwater drainage.



Existing Conditions

Traffic

Austin Highway

The existing vehicular capacity on Austin Highway is 57,000 cars per day total for each direction. The existing traffic count is approximately 13,000 northbound and 14,500 southbound cars per day (27,500 total).

Broadway: North of Austin Highway

The existing vehicular capacity on the section of Broadway north of Austin Highway is 22,000 cars per day total for both directions. The existing count is approximately 15,000 cars per day (combined north and southbound) as an average in both directions.

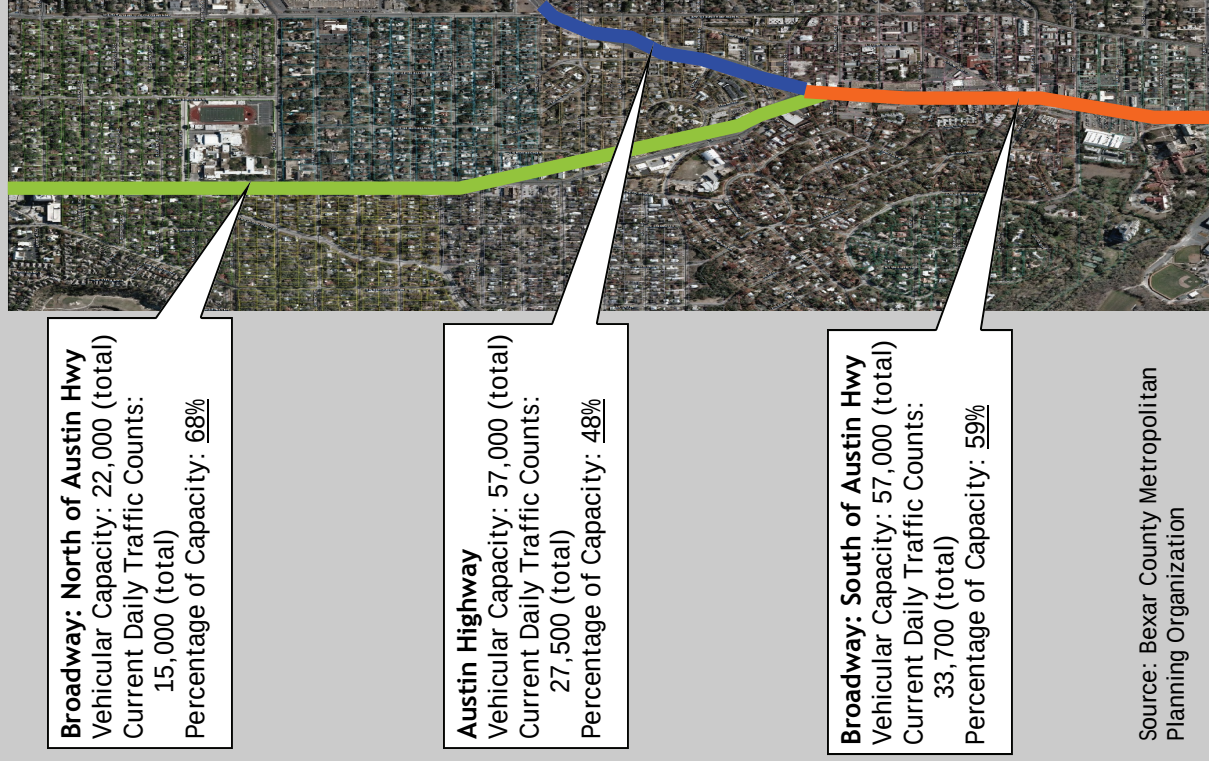
Broadway: South of Austin Highway

The existing vehicular capacity on Broadway south of Austin Highway is also 57,000 cars per day total for both directions. The existing traffic count is approximately 16,700 northbound and approximately 17,000 southbound cars per day (for a total of 33,700).

Peak Traffic Calculations

Peak traffic southbound on Broadway occurs between 7:15 and 7:45 am. A total of 963 vehicles leave Alamo Heights southbound. The expanded rush hour lasts from approximately 7:00 to 8:30 am. The total volume of cars leaving Alamo Heights during that period is 2,488.

The peak evening traffic occurs between 5:15 and 5:45 pm. A total of 989 vehicles enter Alamo Heights northbound. The expanded rush hour lasts from 4:00 to 6:00 pm. The total volume of vehicles entering Alamo Heights is 1,941.



Natural Resources

The tree canopy in Alamo Heights is reflective of the mature nature of the City. The extent of the canopy can be attributed to early development patterns and priorities, which respected and preserved the existing trees. Roads were designed to follow natural contours and avoid large trees. Plats were arranged to take advantage of existing stands of trees. Early historic photos of the area indicate the presence of mature trees along the creeks and low lying drainage areas.

By looking at aerial photographs, it is almost possible to determine the current zoning based on the tree canopy coverage. Naturally, the open space has the most intense coverage, with single family areas right behind. In the multi-family districts, the tree canopy is noticeably less and the commercial areas have the least tree canopy coverage of all.

