

Photograph by Peter Quintanilla

CITY SOUTH  
SAN ANTONIO, TEXAS

THE SECTOR PLAN & FLEXCODE

PREPARED FOR THE  
CITY OF SAN ANTONIO

APRIL 26 - MAY 03, 2005  
REVISED: SEPTEMBER 30, 2005

**DRAFT**

KELL MUÑOZ ARCHITECTS  
CLIENT

DUANY PLATER-ZYBERK & COMPANY  
ARCHITECTS AND TOWN PLANNERS

**DRAFT**

**C I T Y S O U T H**

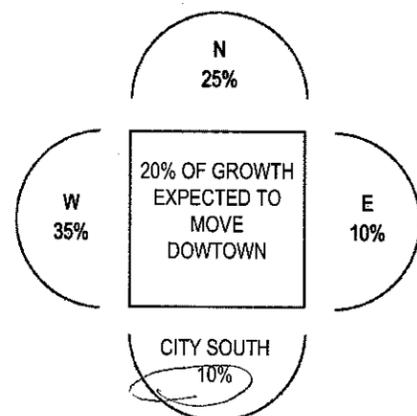
**BACKGROUND INFORMATION  
POPULATION GROWTH STUDIES**

CONCLUSION: Based on the commonalities of the ULI and Texas Perspectives' Scenario B studies, we conclude that 43-48 new neighborhoods are required over the next 50 years to accommodate the projected growth of City South. Also, per Texas Perspectives' study, we conclude that there would be a minimum of \$700 million (2005 money) increase in the tax base in the City South area because of a premium associated with neo-traditionally planned communities.

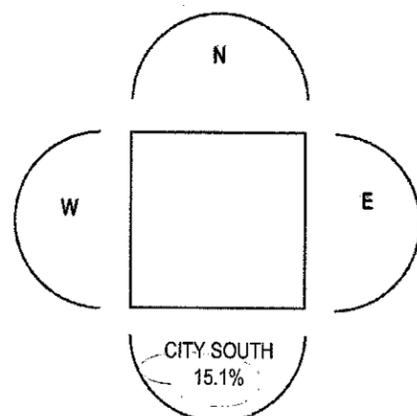
Tax Base Impact Calculation:

- Median Value of Homes Sold in San Antonio MSA (2004).....\$119,100
- 2005 Estimate (base on compound annual change 1989-2004) ..... \$124,318
- Premium associated with neo-traditionally planned communities..... 11.7%
- Implied/unit enhanced value (2005 dollars)..... \$14,545

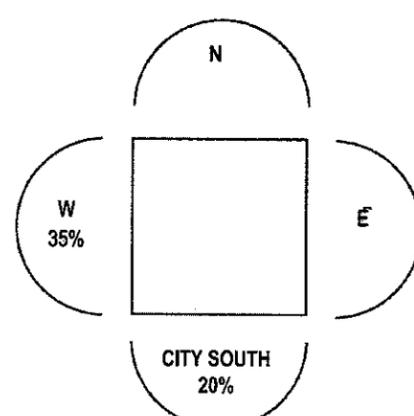
**ULI STUDY GROWTH SCENARIO**



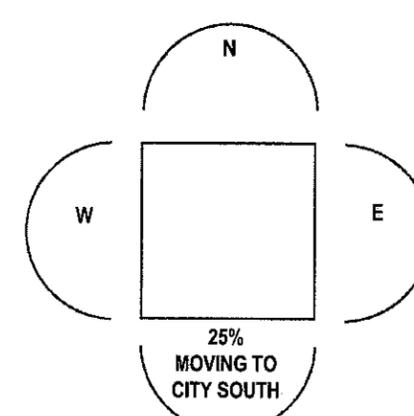
**TX. PERSPECTIVES STUDY GROWTH SCENARIO A**



**TX. PERSPECTIVES STUDY GROWTH SCENARIO B**



**TX. PERSPECTIVES STUDY GROWTH SCENARIO C**



50	Year Master Plan
31,000	People Moving to Metropolitan San Antonio Annually
1,550,000	People Moving to Metropolitan San Antonio During Master Plan
10%	Percent of Total Growth Moving to City South
155,000	People Moving to City South
2.9	People / Household Unit
53,448	Units Coming to City South
7	Units / Acres in Traditional Neighborhoods
7,635	Acres Required
160	Acres / Neighborhood
<b>48</b>	<b>Neighborhood required over 50 years</b>
48,746	Total Acres in Study Area
24,060	Total of Conservation A, Conservation B, Flood Plain
24,686	Total Builddable Area
1,661	Toyota (Plan only, not buffer)
23,025	Total Remaining Developable Area
7,635	Acres Required for 48 Neighborhoods
15,389	Developable Acres to Remain Undeveloped in 50 Year's Time
<b>\$777,401,160</b>	<b>Tax Base Impact (2005 Dollars)</b>

50	Year Master Plan
12,705	People Moving to Metropolitan San Antonio Annually
635,250	People Moving to Metropolitan San Antonio During Master Plan
15.1%	Percent of Total Growth Moving to City South
95,923	People Moving to City South
2.66	People / Household Unit
36,061	Units Coming to City South
7	Units / Acres in Traditional Neighborhoods
5,152	Acres Required
160	Acres / Neighborhood
<b>32</b>	<b>Neighborhood required over 50 years</b>
48,746	Total Acres in Study Area
24,060	Total of Conservation A, Conservation B, Flood Plain
24,686	Total Builddable Area
1,661	Toyota (Plan only, not buffer)
23,023	Total Remaining Developable Area
5,152	Acres Required for 48 Neighborhoods
17,873	Developable Acres to Remain Undeveloped in 50 Year's Time
<b>\$524,513,552</b>	<b>Tax Base Impact (2005 Dollars)</b>

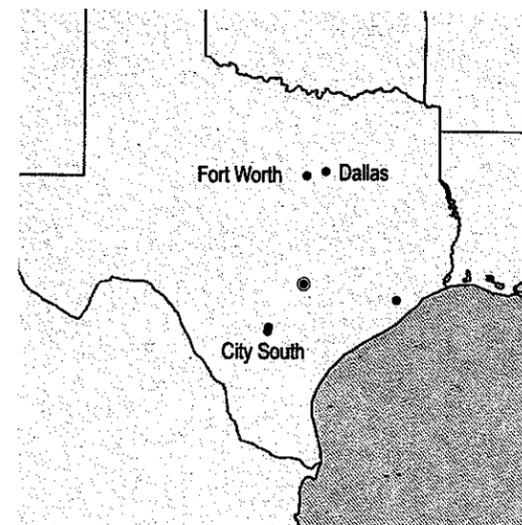
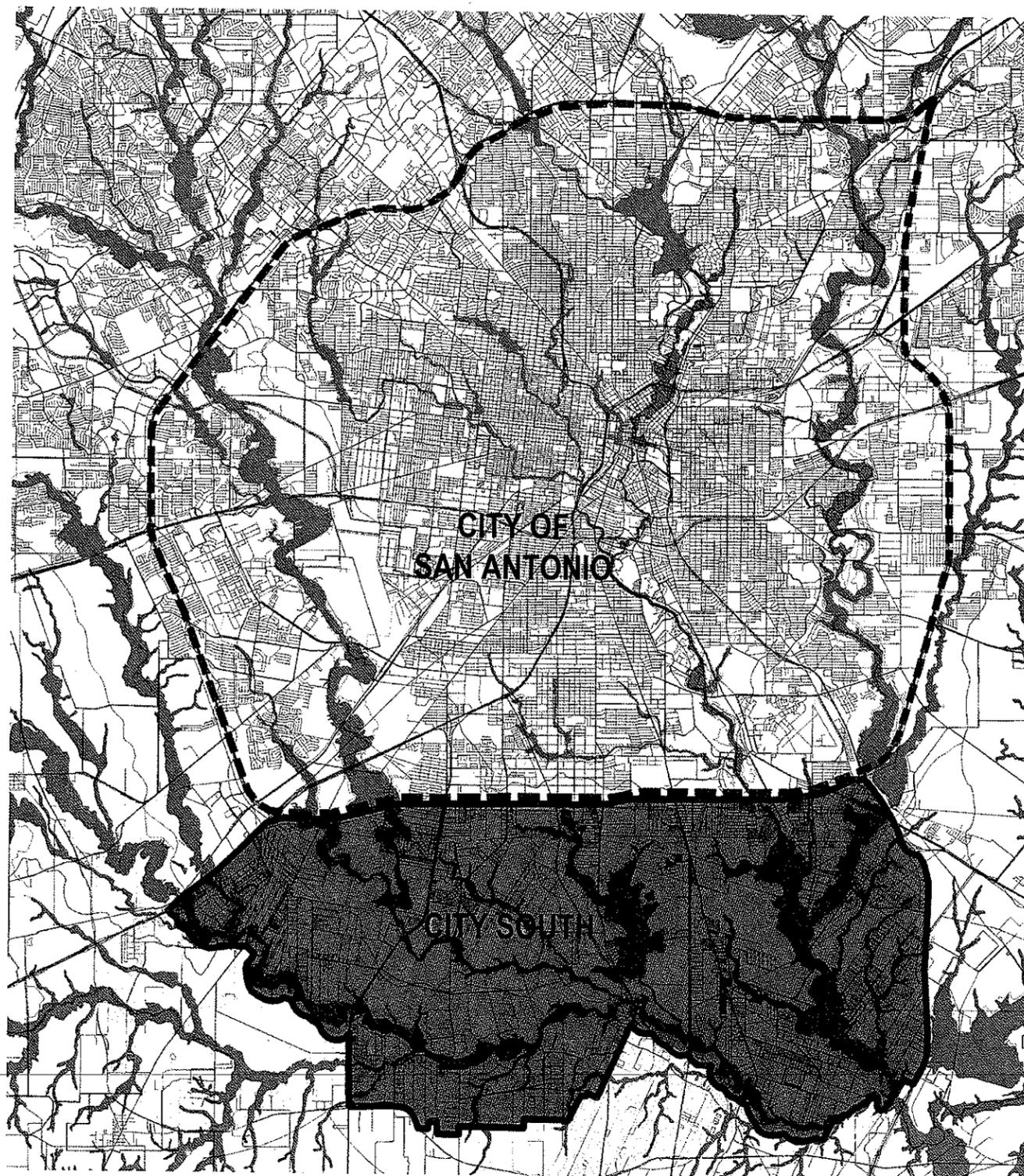
50	Year Master Plan
12,705	People Moving to Metropolitan San Antonio Annually
635,250	People Moving to Metropolitan San Antonio During Master Plan
20%	Percent of Total Growth Moving to City South
127,050	People Moving to City South
2.66	People / Household Unit
47,763	Units Coming to City South
7	Units / Acres in Traditional Neighborhoods
6,823	Acres Required
160	Acres / Neighborhood
<b>43</b>	<b>Neighborhood required over 50 years</b>
48,746	Total Acres in Study Area
24,060	Total of Conservation A, Conservation B, Flood Plain
24,686	Total Builddable Area
1,661	Toyota (Plan only, not buffer)
23,025	Total Remaining Developable Area
6,823	Acres Required for 48 Neighborhoods
16,201	Developable Acres to Remain Undeveloped in 50 Year's Time
<b>\$694,719,936</b>	<b>Tax Base Impact (2005 Dollars)</b>

50	Year Master Plan
12,705	People Moving to Metropolitan San Antonio Annually
635,250	People Moving to Metropolitan San Antonio During Master Plan
25%	Percent of Total Growth Moving to City South
158,813	People Moving to City South
2.66	People / Household Unit
59,704	Units Coming to City South
7	Units / Acres in Traditional Neighborhoods
8,529	Acres Required
160	Acres / Neighborhood
<b>53</b>	<b>Neighborhood required over 50 years</b>
48,746	Total Acres in Study Area
24,060	Total of Conservation A, Conservation B, Flood Plain
24,686	Total Builddable Area
1,661	Toyota (Plan only, not buffer)
23,025	Total Remaining Developable Area
8,529	Acres Required for 48 Neighborhoods
14,496	Developable Acres to Remain Undeveloped in 50 Year's Time
<b>\$868,399,920</b>	<b>Tax Base Impact (2005 Dollars)</b>

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**C I T Y   S O U T H**

**BACKGROUND INFORMATION  
LOCATION MAPS**



--- CITY OF SAN ANTONIO WITHIN LOOP 410

■ CITY SOUTH STUDY AREA

This map indicates the location of the City South Study Area as well as its size relative to the city of San Antonio within Loop 410.

