COPY

A COMPREHENSIVE PLAN
FOR THE
CITY OF CASTLE HILLS, TEXAS

PREPARED BY THE
CASTLE HILLS PLANNING COMMISSION

PRESENTED TO AND APPROVED BY THE
CASTLE HILLS CITY COUNCIL
June 1997

CASTLE HILLS CITY COUNCIL

Mayor- Felicitas K. Meyer ('95-'97); *Martin Rubin ('97-)
Malcolm Hester Dorothy Harle
Helen Glass *Martin Rubin
Richard Szescy, Ph.D.

CASTLE HILLS PLANNING COMMITTEE

Chairperson- Dorothy Harle
Joe Cavin Clyde Goldsmith
Jack Haack George His
Danny Mills Raul Puentes
Fount Rambie Richard Szescy, Ph.D.

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April 1997

PLANNING COMMITTEE MEMBERS

Ms. Dorothy Harle, Chairperson
Third Term Serving on City Council
Resident of Castle Hills 34 years

Joe Cavin
Retired Air Force Planner
Resident of Castle Hills 33 years

Clyde Goldsmith
Builder - Developer
Resident of Castle Hills over 40 years

Jack Haack
Business Manufacturing Representative
Resident of Castle Hills 31 years

George His
Petroleum Geologist
Resident of Castle Hills 37 years

Danny Mills
Investment Banker, First Term On City Council
Resident of Castle Hills 13 years

Raul Puentes
U.S. Probation Office, Supervisor
Resident of Castle Hills 11 years

Fount Rambie
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Resident of Castle Hills 46 years

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TABLE OF CONTENTS

TABLE OF CONTENTS (con't.)

EXECUTIVE SUMMARY

The executive summary is provided as a brief overview to acquaint the reader with a general synopsis of the plan. The Master Plan is a long range look at critical issues facing the city of Castle Hills. Its purpose is to address, in a broad sense, those issues, but not to detail the strategies needed to obtain specific objectives. Short range or operational one-two year plans will enumerate those specifics. An overview has been provided as well as the background of the physical features and history of the city as a general resource/ reference document.

The Master Planning Committee divided the city into four separate zones. The zones were analyzed by individual members who live within each area. This approach was utilized so that issues particular to a "neighborhood" could be addressed. The "neighborhood" approach is seen as critical to formalizing a true citizen-sensitive plan for Castle Hills. Definitions and details of each zone are presented in Sections 4.4 through 4.7.

Below is a listing of issues that affect the city in total. Refer to the specific city sections of the plan for greater detail.

-Efforts should be made to support and enhance the desirable features of the community to guarantee that Castle Hills remains a high quality residential area in the future.

- As the community matures it becomes increasingly important to attract new families into the area. Suggestions include the provision of quality affordable and/or multifamily housing such as garden homes, as well as increasing the market value and curb appeal of homes by offering incentives to homeowners to make improvements and additions to their homes.

- Encourage cooperation with inter-city planning efforts to better avoid possible externality problems related to development in areas outside of our city limits.

- Continuing efforts by the city are needed to provide relief to areas of the city that are plagued by drainage problems.

-Consider the development of a transportation plan . The plan should promote safety and allow residents access to regional destinations and assign a priority to the maintenance of streets while incorporating the use of effective signage, traffic lights, jog/bike paths, and speed humps. Every effort should be made to reroute and/or divert traffic to primary arterial streets.

- Consider zoning reclassification on vacant or underutilized property to achieve its "best use" while providing consistent residential densities which reflect the desired lifestyle of the citizenry.

-Utilize the city code to enforce compliance regarding substandard properties. Encourage private property owners to use deed restrictions to restrict commercial uses and ensure compatibility with adjacent residential uses.

- Encourage the establishment of Homeowner/Neighborhood Associations and assist with the development of Neighborhood Plans to be recognized by City Council on a semi-annual basis and to be used as an information source by future Master Planning Committees. Ensure all city departments review and implement neighborhood plans to the extent practical.

- Establish a Community Center where residents may gather to promote and encourage citizen participation regarding their community.

- Appropriate a separate communication line directly to the Police Dispatcher for emergency calls.

- Consideration of a new location for the Police Headquarters, Fire Department, and City Hall to a more central, less congested, larger area for future expansion is recommended.

- Explore new options for the provision of affordable and efficient, high quality EMS services.

- Promote business-government relationships that address the needs of businesses to operate in a positive and mutually beneficial environment.

- Conduct an evaluation of the existing sewer lines for adequate performance and compliance with established requirements.

- Develop a long term capital improvements plan providing for incremental funding of additional sewer infrastructure until connections are made available throughout the entire city.

- Promote education and awareness of water conservation and environmentally sound landscaping techniques.

- The city should continue to cooperate with citizens to provide and expand recycling programs.

- Encourage the adoption of a tree ordinance addressing general provision of tree and natural tree protection.

It is the hope of the Master Planning Committee that elements of this plan will be used effectively to ensure that the standard of living and quality of life for all citizens of Castle Hills will be enhanced.

SECTION 1.
INTRODUCTION

Castle Hills like many other cities enjoyed a simple beginning. The earliest inhabitants of the area were the Native Americans who settled and occupied the region between 1600 - 1875. The tribes which called this area home included the Coahuiltecans, Apaches, and later the Comanches. The occasional unearthed arrowhead or piece of pottery serve as evidence of their settlement near the intersection of what is now West Avenue and Loop 410. Here they fashioned flint arrowheads, tomahawks, and other implements from the flint rock that was plentiful in this area. In the early 1900's this location became a productive gravel pit. However, it has since been filled in and leveled as it appears today.

The area was originally settled in the early 1920's by a handful of families attracted by the plentiful water supply provided by the Olmos Creek. Many of these first families of Castle Hills were tied to the oil industry. Perhaps most notable, the Slimp Family, whose house was set atop a hill for which the city was named. The town quickly grew into a cohesive, thriving community. In fact, the development of some of today's thoroughfares and public facilities was provided through the generosity of its early citizens

As the community grew, the residents pulled together to find ways to serve the area's growing needs. The result was the subsequent formation of the "Castle Hills Improvement League."

In response to the rapid postwar northward expansion by the City of San Antonio, the decision was made to take steps to incorporate the community. It's boundaries were defined by existing streets and railroad tracks. A problem arose when, based on technicalities, San Antonio declared the initial incorporation efforts null and void and proceeded to attempt to annex the City of Castle Hills. Mr. Ralph Brite, an attorney, eventually was able to resolve the dispute and the City of Castle Hills finally became incorporated in 1952. The city's first elected Council Members were: Adolf Dolch, Jim Sierdevan, Jimmy Hanning, Harold Grist, and Leslie Dunn, with Leonard Yeckel as their first Mayor.

Also, after incorporation, a group of citizens formed the Castle Hills Volunteer Fire Department. They started out with nothing except a strong desire to make their fire department the best that it could be. With much hard work , a self imposed tax, and various fund raising efforts, credited in large part to the Women's Club, the Department was able to buy it's first fire truck.

The city has undergone many changes since its incorporation when water fees were $1 each month, soda pop was a $.05, Northwest Military Highway was a peach orchard, and the current City Hall was the City Garage. Castle Hills has

managed to evolve and develop at a comfortable pace. Most of the property in Castle Hills remains private residential property, with large lots, and an abundance of trees. The city also has superior educational facilities and public leadership, all of which exemplify the best of small city government. It is a community shaped by the inflections of its early days along with a spirit of cooperation and pride that continues to keep Castle Hills known as the "City of Beautiful Homes."

"The success of the development and growth of our City cannot be credited to any one person. Each person who has served the City, each resident that has lived here has contributed to our success in one way or another."

-Leonard Yeckel
First Mayor of Castle Hills

Urban planning has been evolving as an art and science for nearly 6000 years. For a long time there has been an evolution of thought and practice built around the simple assertion that "people can plan cities." From the lessons, experiences, and traditions of our predecessors we should be able to build a basic understanding of urban planning. Further, historical analysis helps to avoid mistakes of the past and thus prepare for a better, more productive future.

The system of urban planning in the United States is like nowhere else in the world. We do not have a centralized national planning system that mandates the framework for local urban planning. Instead, urban planing occurs at the city, county, and regional level.

Urban planning is a continuous process that does not end with the creation of a plan. Instead planning proceeds through the decision-making, monitoring, and evaluation phases of government. Planning must therefore be open, participatory, and above all flexible. Today's planners must be multifaceted, being part designer, reformer, visionary, and politician.

When compiling a comprehensive plan a delicate balance between two opposing tendencies must be struck. These two issues are that of the "far- off goal" and the "immediate decision." Plans are made to reach goals. In terms of urban planning, this goal is usually projected in terms of a horizon year, typically 10 years into the future. The usefulness of the plan, however, is in helping to make decisions today. A successful plan will aid officials in avoiding the peaks and valleys of crisis management. Planning is a part of management and vice versa. In other words, plans must be translated into *budgets* and *projects*, yet budgets and projects must be able to be translated into a *plan*.

Initial Plan

The initial Comprehensive Plan of Castle Hills in 1963 provided the first inventory of the city's land use, population, economic, and utilities situation. It provided a detailed description of the city's existing conditions and problems. Further the plan was able to forecast growth patterns, economic trends, and an analyses of areas of potential concern as the city of Castle Hills moved quickly towards becoming a completely developed community.

Present Plan

Since the Comprehensive Plan's inception more than thirty years ago, Castle Hills has undergone many changes and grown beyond the expectations of the initial plan. Times are changing more dramatically and quickly than ever before. It is the expectation that this plan will accurately depict the current condition of Castle Hills, and show its growth while casting light on the needs and potential issues which lie in the foreseeable future. To ensure that this plan remain in synch with the community, a review at least every 2 years, is recommended.

Truly comprehensive planning cannot possibly be conducted by a single person. Instead, it is being done through a collective process involving a panel of ten citizens from within the community along with some outside staff who have been solicited for their knowledge and ability to represent the concerns of Castle Hill's diverse citizenry.

The Comprehensive Plan for the City of Castle Hills has been produced through the collective efforts of a Planning Committee consisting of nine members. Members were chosen, in part though geographic and demographic considerations. Further, each person was selected with the expectation of bringing with him/her, unique qualities that would contribute to making this document as inclusive as possible regarding the wishes and sentiment of the residents of Castle Hills.

Meetings were held on a biweekly basis at City Hall and were open to the public. In a continued effort to accurately reflect the views of all members of the community, a survey was distributed to further solicit input. A total of 1512 surveys were mailed to all property owners in Castle Hills, receiving a reply of nearly 24 percent. Results of this survey are included as an appendix to the Comprehensive Plan and were duly considered throughout the writing of the plan.

This committee addressed not only current issues and activities within the community but also those that are perceived to become pressing in the future as the city continues to develop.

A city can best be described as an "organic entity." It can be compared to the human body in that it also is a living body-with veins, arteries, and a skeleton. The city "breaths, feeds, drinks, and gives of waste." Like a human, the city has its "driving force", its elan vital. For a city to thrive it must be healthy- not only physically- but, economically, politically, and socially as well.

There is not a city in existence that can be considered "perfect." Further, it is extremely doubtful that one will ever attain perfection. The best that can be expected at any given time is an evolution toward the "ideal." It is in this evolution that the planning process counts.

The goal of the plan is to ensure the continued health and welfare of this community and its people. Instrumental in achieving this goal are the following objectives:

PLANNING EFFORTS TAILORED TO CASTLE HILLS

Members of the planning commission have succeeded in going beyond methods of "traditional planning" such as relying on existing maps and independent consultants. Instead, they have secured a first-hand knowledge as members of the community while conducting extensive on-site reconnaissance of how the community works and how it "feels." This approach was further enhanced by dividing the city into "4 zones" as will be discussed later in this plan.

STRENGTHEN THE NEIGHBORHOODS

Planning efforts revolved around examining each neighborhood to discover positive and negative features as well as what steps to take to make improvements.

BUILD PEOPLE INTO THE PLAN

In order to devise, for the people of Castle Hills, the best possible living experiences, the community itself was built into the planning process as direct contributors. Open meetings and extensive mailings have helped members of the Planning Committee better understand and respond to the residents' needs and aspirations.

PRESERVE THE BEST OF EXISTING FEATURES

The community clearly has exhibited great civic pride and has effectively communicated the desire to maintain good housing facilities which are stable and conducive to rejuvenation, fine streets, superior public services, good schools, and sound economic city management, that is to say, a city that is a desirable place to live and work.

PROVIDE FOR FLEXIBILITY

It is not the intention for this Comprehensive Plan to be a "rigidly detailed" document adopted by council for the community since such a plan can nullify progressive enterprise and design creativity. Better, that this plan be approached in terms of a conceptual long-range plan in order to delineate general land use areas, population densities and trends, diagram circulation networks, and establish sound performance standards, which leaves room for continual review and adjustment.

The Castle Hills of today is a vital and vibrant community that has been able to retain the same cohesive community spirit that had given birth to the incorporation of the city decades ago.

Presently the city enjoys a diverse population of nearly 4,200 residents, 660 medium to small businesses, and 9 churches. Despite its growth in land use since its incorporation, nearly to capacity, the city enjoys a strong residential atmosphere.

The city employs a staff of 63 persons charged with the operation and the providing of in-house city services including Fire, Police, and Public Works including the Sanitation and Street Department. The annual city budget for FY 1997 is approximately $3.5 million dollars.

Although Castle Hills is surrounded completely by the City of San Antonio, Castle Hills has established it's rich, utterly unique identity, and has carved out a niche for itself by providing a high quality of living enjoyed by all of it's citizens.

SECTION 2.
PHYSICAL CHARACTERISTICS

Every aspect of a city is affected by the size of its population. Population census data is much more than an array of numbers lined up into neat columns and charts. Instead, census data can be a powerful tool for city management and planning. Two aspects of the population: size and composition are vital indicators of a city's potential future growth.

The number and capabilities of its work force determine what productive enterprises are feasible within the city without importing labor. Typically, the population size affects the size of municipal services- fire, police, and others which serve and protect people's property. Each of these services face the problem of "peak load." Peak load means that sufficient capacity will be provided to meet the greatest demand during 95% or more of the time. Accurate population numbers and physical characteristics of the city are necessary in order to determine optimum levels of these services.

When viewing statistics regarding The City of Castle Hills it is important to pay particular attention to the composition of the population. By doing so, it becomes apparent where the needs for specific municipal activities and services are greatest and what will be conceivably expected 10 or even 20 years into the future.

Socioeconomic data reflects the ability of the residents within the municipality to provide revenue for capital improvement projects as well as general operations. Further, property value information, especially in an area that is nearly fully developed, like Castle Hills, is an integral part in understanding the issues of redevelopment and turnover.

COMPOSITION

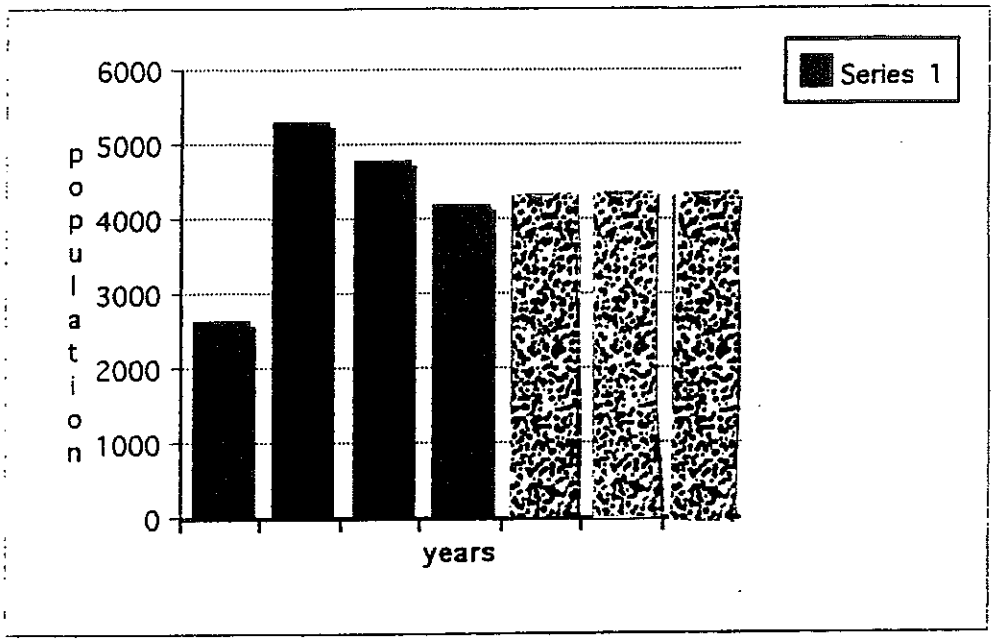
AGE	1990	percentage
Under 5 years	146	3.5 %
5 to 17 years	507	12.1 %
18 to 20 years	102	2.4 %
21 to 24 years	127	3.0 %
25 to 29 years	152	3.6 %
30 to 34 years	190	4.5 %
35 to 39 years	232	5.5 %
40 to 44 years	228	5.4 %
45 to 49 years	209	5.0 %
50 to 54 years	266	6.3 %
55 to 59 years	371	8.8 %
60 to 64 years	437	10.4 %
65 to 74 years	761	18.1 %
75 to 84 years	366	8.7 %
85 years and over	104	2.5 %
Total	**4,198**	100 %

Sex	Male	1,944 / 46 %
	Female	2,254 / 54%

Under 18	653 / 15.6 %
18 to 44 years	1031 / 24.4%
45 to 49 years	209 / 5 %
50 to 59 years	637 / 15.1%
60 and over	1668 / 39.7 %
* **50 and over**	2305 / 54.8 %

The above information is based on figures supplied by the US Census Bureau for 1990.

1960	1970	1980	1990	POPULATION FORECASTS
2,622	5,311	4,773	4,198	**2000** - 4,300
				2010 - 4,300
				2020 - 4,300



SECTION 2.1.3
POPULATION TRENDS

According to available census data over the past thirty years certain indicators become evident. The population of Castle Hills enjoyed a rapid growth of nearly *203%* between 1960 and 1970. However, population growth appears to have peaked during this decade. Subsequent demographic figures point to an average decline in population (*11.09%*), and are expected to level off by the year 2000.

Projections of the potential population growth are not based upon geographic considerations of a land use plan since Castle Hills is considered to be nearly fully developed and has been for several years. Instead, projections are based on demographic sciences and census data regarding the range and estimated median age of it's residents.

	1970	1980	1990
Number of Families	1,385	1430	1,131
Number of People/ Household	3.21	2.59	2.30
People in Group Quarters	32	32	53
Median Household Income	$19,275	$30,356	$30,254
Number of Housing Units	1,743	1,877	1,908
-Single Family	1,308	1,407	1,404
-Multi Family	435	470	504
Number of Households	1,645	1,833	1,800
Owner Occupied	1,257	1,396	1,372
-Median Value	$34,100	$87,849	$130,000
Renter Occupied	388	437	428
-Median Rent	$167	$270	$463
Number of Vacant Units	98	44	108

As the demographics of the area lean toward a graying population, the number of families with children has substantially decreased. A large portion of the existing population of Castle Hills are identified as older couples or single member households. Rising property values coupled with increasing maintenance requirements will make many of the older and larger homes in Castle Hills difficult to manage for many of the city's older citizens. Efforts therefore are needed to attract new families into the area. Provision of quality affordable and/or multifamily housing such as garden homes could satisfy the needs of both groups mentioned. Another option would be for the city to offer incentives to homeowners to make improvements and additions to their homes increasing its market value and curb appeal.

Residences in Castle Hills have consistently exhibited higher property values than their neighbors in nearby cities and have benefited from superior educational facilities. For maximum population diversity, efforts should be made to support and enhance these desirable features of the community to guarantee that Castle Hills remains a high quality residential area in the future.

The City of Castle Hills, located in Bexar county, lies in the South Central part of Texas. This region encompasses the resource areas of the Rio Grande Plain, the Blackland Prairie, and the Edwards Plateau. Castle Hills, in the northern third of the county, enjoys great contrast within its boundaries ranging from nearly level to undulating plains as well as eroded plateaus that have been dissected by natural water flow into basin areas and greenways.

The environmental elements have been influential in determining the city's developmental history. Castle Hills is nearly completely developed. However, as humans continue to encroach on the natural environment and the densities of the populated areas increase, continued expansion by San Antonio toward the northern parts of the county directly north of Castle Hills is inevitable. Because of this, the city should encourage cooperation between inter-city planning efforts contiguous to Castle Hills. These efforts will help to avoid externality problems related to carrying capacity and environment impact assessments for Castle Hills.

Man-made physical features that influence development include provisions for water, sewerage, and transportation. Due to the spatial location of Castle Hills in relation to the larger metropolitan area of San Antonio, the city has little control over these features. Improvements in any of these areas stem from initiatives from County, State, and Federal levels of government.

Other areas affecting urban growth include large public lands, industrial areas, freeways, railroads, easements, floodplains, etc.. Castle Hills' southernmost area is bisected by NW Loop 410 and again in the northern region by Northwest Military Highway. The Texas & New Orleans Railroad runs parallel to the border of Castle Hills on the West side.

Soils may be grouped into several generalized categories with similar physical and engineering properties. The very genesis of these properties are determined by climate, type of parent material, relief and drainage, and time. The relative importance of each property differs from place to place depending on the intentions for its use.

Soil conditions affect suburban development in a number of ways ranging from underground utility extension, sewage-disposal systems, control of runoff and erosion to gardening and landscaping. Soils are typically tested for their level of "plasticity" or "potential volume change." Some material shrink, swell, or crack under various conditions. Material with a high plasticity index can exert such pressure as to crack foundations or iron pipes.

City planners and developers need to know these conditions to identify which sites are suitable for certain development projects. Homeowners benefit from this information by being able to landscape in such a way as to protect against erosion hazards. The following are soils found in the Castle Hills area:

Austin silty clay- A fairly productive soil suited for light agriculture and a variety of grasses. It has a crusty surface and is susceptible to water erosion. Terracing and use of plant residues help to control erosion.

Tarrant soils- consists of stony soils that are very shallow with a fine blocky structure. The surface is approximately 8 inches thick with a bedrock of hard limestone. Explosives or air hammers are needed to excavate the material in the subsurface layer. This soil has rapid surface drainage. Water erosion is a hazard.

Houston Black gravelly clay- Most of this type of soil occurs as long, smooth, convex slopes along drainage ways, typically 38 inches thick. Wide cracks form when it dries. the gravel is discontinuous, with pebbles ranging from an inch to 3 inches in diameter. Runoff is medium or low. Generally Houston Black gravelly clay is very fertile soil.

There are numerous drainage courses that traverse the community which work their way through existing ridges as well as man made features following a southeast slope . The major drainage course is Olmos creek which drains a large part of Castle Hills residuals south into the San Antonio River and its tributaries.

Little underground storm water drainage exists in the City of Castle Hills. This has resulted in problems for many of the residents in proximity to these drainage courses during heavy rainfall. Continuing efforts by the city and installation of water detention areas has provided some relief, but the drainage problems continue to exist.

SECTION 2.2.3
CLIMATE

Castle Hills is located on the border of the Gulf Coastal Plain resulting in a modified subtropical climate. Winters are mild, and summers are hot. Rainfall is fairly well distributed throughout the year, although recently drought conditions have triggered conservation efforts across the region. Hail is damaging, however, it is infrequent. Even more rare is the measurable amount of snow that falls only once every 4 or 5 years.

Northerly winds prevail during most of the winter and southeasterly winds from the Gulf of Mexico prevail during the summer (with moderate humidity). No tornado of any consequence have been experienced in the immediate area. Greatest affects in local weather patterns occur from tropical storms which move inland from the Gulf of Mexico.

Generally due to its higher elevation, Castle Hills experiences cooler winters than its sister communities in south Bexar County, with occasional freezes.

Careful planning with constant consideration of the interactive role humans have with the natural environment is important. The conditions the city will enjoy in the future depend on how it prepares for environmental conditions in conjunction with increased urbanization in surrounding areas. Some options for environmentally responsible future development might include: drainage analysis, tree ordinances, provision of sewer mains to all areas, boundary signage, new construction criteria, etc.

SECTION 3.
LAND USE

A roadway system is considered the foundation for the entire transportation system. Therefore , roadways must be arranged to accommodate the needs of the entire transportation system.

Primarily there are two purposes for roadways. First, roadways provide vehicular access to abutting land. Second, they allow for the through movement of vehicular traffic. Vehicular access to abutting land is provided by local streets, and through traffic is accommodated by the major thoroughfares. *Local streets should not provide for through traffic* past a limited amount. In short, roadway systems should strive to provide a balance between vehicular access and free flowing circulation.

Planning and maintenance of roadway systems is extremely important since, not only does it provide a means for residential circulation,but it also provides a crucial element in several other community components.

First, and perhaps most importantly a healthy roadway system allows for the effective provision of emergency services including fire, police, and emergency medical services especially when life and property depend on quick response.

Second, circulation patterns determine in large part the make up of community in terms of businesses, industry, and subsequent employment and housing patterns. Thriving communities typically have model systems.

Third, roadway systems contribute to the environment and sense of community. Roadway systems that are well lighted, maintained, and are "balanced" lend to a very aesthetic and socio-pedal environment. Planned paths of vehicular traffic ways help to avoid clumping or overcrowding of areas. Also, safe roadways encourage recreational activity and use by the public through the utilization of good lighting, walking/jogging, and bike paths.

An area such as Castle Hills which enjoys a predominantly residential community would benefit from a well planned, well organized, and well maintained roadway system.

Expressway - A limited access, normally grade-separated thoroughfare designed for the movement of large volumes of vehicular traffic, operating at high speeds for long distances, connecting principal or regional activity centers, i.e. Loop 410.

Type A Primary Arterial - A major thoroughfare providing essential system linkages to expressways, primary arterials, and activity centers of medium intensity that are not within close proximity to expressways, i.e. Northwest Military Highway

Type B Secondary Arterial - A major thoroughfare which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, and activity centers of medium intensity. Serves those areas of the City where the acquisition of sufficient right- of-way to accommodate a Type A primary arterial would substantially disrupt or impose a negative impact on the neighborhoods' adjacent to the route. Its objective is to provide a specific number of travel lanes in each direction, thereby accommodating peak hour traffic. The design for each Type B primary arterial must be in the best interest of the neighborhoods directly impacted by the roadway, based upon the public input and characteristics of the impacted area, i.e. West Avenue.

Collector Street - A roadways designed to provide direct access to residential, commercial, industrial, and other activity areas with a primary function of collecting and distributing traffic between local access streets and the major thoroughfare system, i.e. Lemonwood, and Honeysuckle.

Local Access Street - A roadway (primarily a residential street) designed to provide direct access to individual homes, shops, abutting land, and similar minor traffic destinations, with no provision for through traffic. i.e. Antler Drive.

Generally speaking, the conceptual layout of the roadway network should generally function as follows:

A n **expressway**, being the highest order of roadway, should have continuously free flowing traffic as entry and exit points are under controlled conditions. A **primary arterial** should normally have free flowing traffic promoted by synchronized traffic signal and with limited interruptions by the occasional major intersections in order to space traffic at safe intervals. A **secondary arterial** should have similar free-flowing traffic characteristics, although for shorter distances, as a primary arterial. A **collector street** provides the linkage between the major thoroughfare system and the local access streets and should normally be signalized only at an intersection with an arterial. Signalizing at and intersection with another collector street is rare. A local **access street** provides direct access to abutting properties and should link with a collector street with traffic yielding to collector street traffic.

The conditions and traffic patterns in Castle Hills are generally considered to be above average in comparison with the surrounding area and overall have received little indication of dissatisfaction from its residents.

It is recommended however, that because there has been minimal improvements to the streets in over 15 years, that the city identify and develop a long-term comprehensive transportation needs assessment for the area. The development of a transportation plan should be one that promotes safety and allows residents access to regional destinations and assigns a priority to the maintenance of streets. In conjunction with such planning efforts, the city should strive to provide adequate resources for street repair and preventative maintenance, as well as responding to citizen calls. The following section offers a detailed survey of existing street conditions in order of those most immediately in need of repair to those least in need.

Further, it is suggested that the city encourage traffic demand management strategies and roadway systems that promote both the public and private sector. The use of effective signage, traffic lights, bicycle paths, and speed humps, increasing fines for traffic violations, limiting heavy weight commercial vehicles, and other such improvements could improve traffic flow.

Congestion

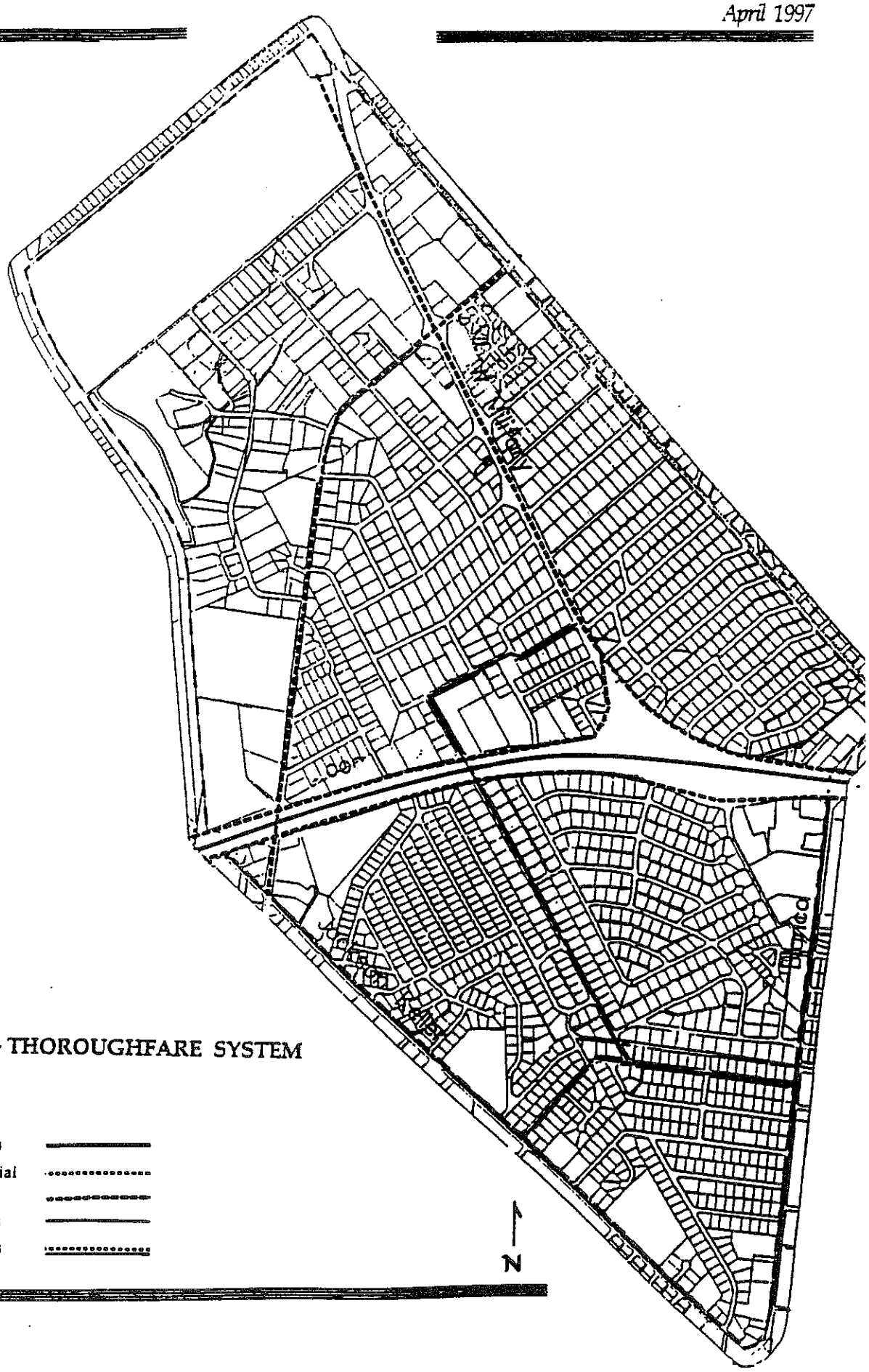
Traffic circulation is pivotal to the well being of a community. Heavy congestion contributes to an increase in noise, air pollution and quality, accidents, and the overall potential for city liability. Areas within the city that are experiencing problems with congestion include:

- The Honeysuckle Lane, Lemonwood Drive and Rolleto area near Castle Hills Elementary School
- Loop 410 Access Road, especially at West Avenue
- Many roads in Zone 1
- Northwest Military Highway, Lockhill Selma Road, and West Avenue, especially at City Hall cross streets of Northwest Military Highway and West Avenue.

Cut Through Traffic

Cut through traffic is another circulation problem that plagues a number of residential areas in Castle Hills. Every effort should be made to reroute and/or divert traffic whenever possible through signage and development of primary arterials. Frequent cut through traffic is present in the following areas:

- Generally, streets stemming from Northwest Military Highway
- Specifically, Moss Drive, Sunflower Lane, and North Manton Drive
- Cas-Hills Drive and Honeysuckle Lane
- Carolwood Drive and Gardenview Drive
- Danube Drive and Parade
- Gladiola Lane
- Antler Drive



CASTLE HILLS - THOROUGHFARE SYSTEM

LEGEND

- Interstate Hwys
- Principal Arterial
- Minor Arterial
- Major Collectors
- Minor Collectors

N

Vision

The City of Castle Hills maintains no extra-territorial jurisdiction and is completely surrounded by the City of San Antonio, with no opportunity for outward growth or expansion. Therefore, redevelopment efforts for the community are crucial to encourage a progressive incorporated city, emphasizing quality home ownership and a friendly attitude toward responsible business development. Informed planning and sensitive decision making are necessary to realize and manage a city that is an extension of its citizen's needs and desires.

Land use should not simply be a reaction to changing conditions, Good planning takes advantage of an area's natural attributes in its most efficient and effective way. This section of the Master Plan is intended to be used as a guide by public officials, developers, as well as private citizens to advance the common vision of the community and protect private property from undesirable uses. Decisions impacting land use either public or private should be made with great consideration to this land use vision.

Goals and Recommendations

All efforts should be directed at maintaining a progressive incorporated city, emphasizing quality home ownership and a friendly attitude toward responsible business development.

- Utilize city resources and authority to manage growth and development. This includes a thorough review of city codes along with a continual review of the Master Plan.

- Develop a reflexive and responsive capital improvements planning process. Ensure that capital improvements projects comply with the intent of the Master Plan and city codes.

- Review existing zoning codes and requirements for possible revision and amendment.

- Additional specific recommendations are included in Section 4. of the Neighborhood Profiles section of the plan.

DISTRICT A- Single Family Residential District

This district is composed mainly of areas containing a mixture of one and two family dwellings. District regulations were designed to protect the residential character of the area by: 1) prohibiting commercial and industrial activities, apartments and mobile homes and 2) preserving the openness of the area by requiring that minimum yard and area standard requirements be met. (AA- Garden homes)

DISTRICT B- Duplex Residential District

This district is composed of areas containing multiple-family dwellings. The district regulations are designed to protect the residential character of the area by: 1) prohibiting commercial activities, 2) prevent overcrowding of land by requiring that minimum yard and area standard requirements be met and 3) avoiding excessive population density by requiring specific minimum building site requirements.

DISTRICT C- Low-Rise Apartment District

This district is composed of areas containing multiple- family dwellings. The district regulations are designed to protect the residential character of the area by: 1) prohibiting commercial activities, 2) preventing overcrowding of land by requiring that minimum yard and area standard requirements be met and 3) avoiding excessive population density by requiring specific minimum building site requirements not to exceed two standard stories.

DISTRICT D- High-Rise Apartment District

This district is composes of areas containing multiple-family dwellings. The district regulations are designed to protect the residential character of the area by: 1) allowing for minimum commercial activity confined within the principal building and not visible from the outside, 2) preventing overcrowding of land by requiring that minimum yard and area standards be met and 3) avoiding excessive population density by requiring specific minimum building site requirements do not exceed twelve standard stories.

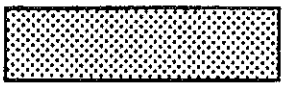
DISTRICT E- Office-Professional District

This district is composed of areas where land and structures are occupied by, or suitable for, office use. Permitted uses include, but are not limited to, professional offices, art galleries, and photographic studios. District E uses are usually located between residential areas and the business areas. The district regulations are designed to protect and encourage the transitional character of certain areas by: 1)permitting a limited group of uses of a retail nature in addition to District B permitted uses, and 2) requiring minimum yard and area requirements that are compatible with those essential in residential districts not to exceed one story.

DISTRICT F- Office- Professional District

This district is composed of areas where land and structures are occupied by, or suitable for, office use. Permitted uses include professional offices and office include, but are not limited to, professional offices, art galleries, and photographic studios. The district regulations are designed to protect residential areas by: 1) encouraging the transitional character of various land parcels by permitting a limited group of office uses that are compatible with adjoining residential properties, and 2) avoiding excessive density by requiring specific minimum building site requirements do not to exceed two standard stories.

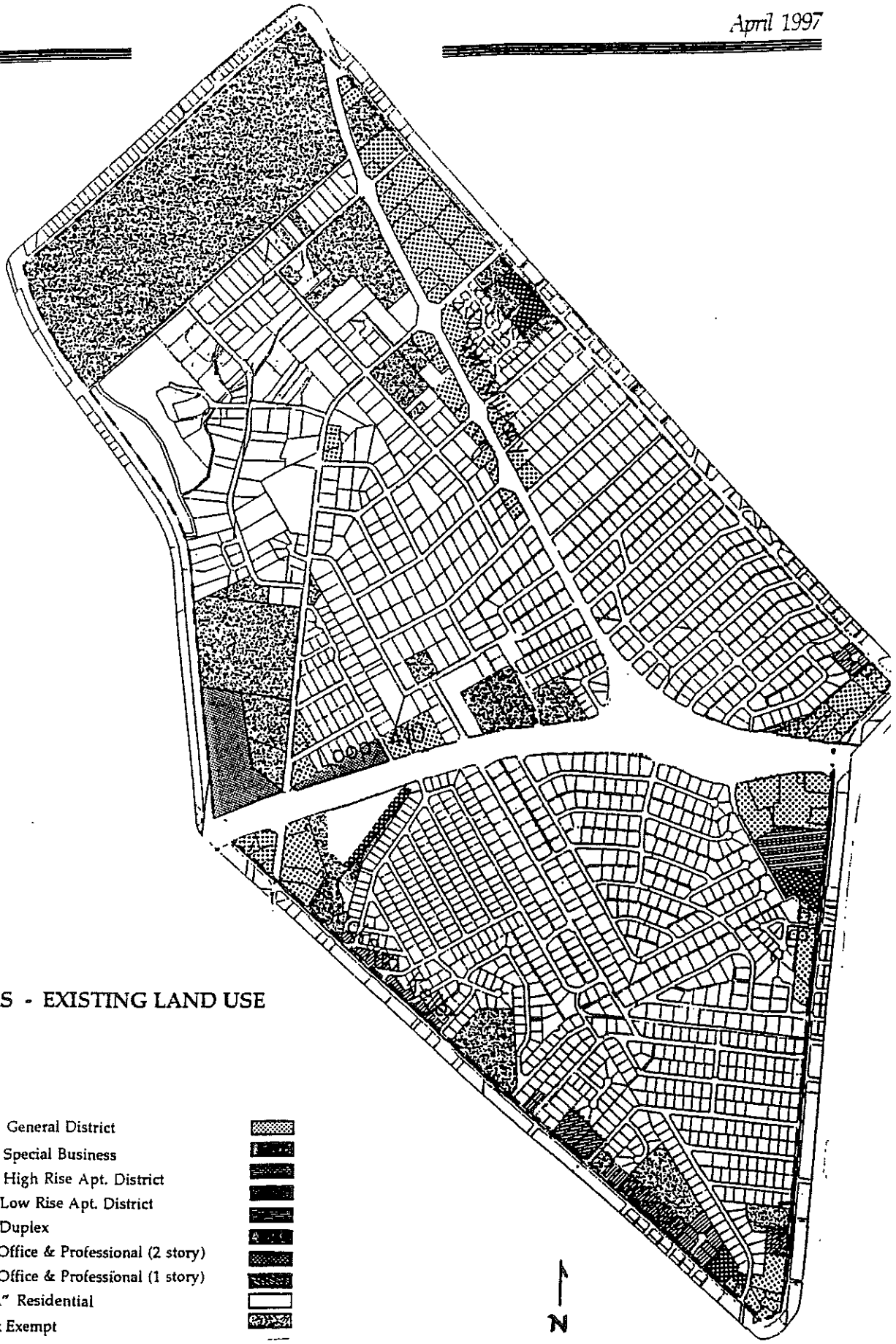
DISTRICT G- General Business District



This district is composed of areas where land and structures occupied by, or suitable for, the furnishing of retail goods and services. This district allows for a very limited amount of outside storage of retail merchandise. Permitted uses include, but are not limited to, restaurants, arts and crafts, automobile- gasoline-service stations, and banks. The district regulations are designed to permit the development of the districts for their purpose and to protect surrounding and abutting areas by: 1) requiring certain minimum yard are standards to be met not to exceed twelve standard stories.

DISTRICT H- Special Business District

This district is composed of land and structures used for light manufacturing or wholesaling where the use and its operation do not adversely affect abutting and/ or surrounding uses. Uses permitted include those of District G. Under no circumstances is the manufacturing of toxic and/or hazardous chemicals or substances to be allowed.



CASTLE HILLS - EXISTING LAND USE

LEGEND

- District "G" General District
- District "H" Special Business
- District "D" High Rise Apt. District
- District "C" Low Rise Apt. District
- District "B" Duplex
- District "F" Office & Professional (2 story)
- District "E" Office & Professional (1 story)
- District "AA" Residential
- Church / Tax Exempt

SECTION 4.
NEIGHBORHOOD PROFILES

Neighborhoods and housing are important factors in the make up of cities. In smaller cities neighborhoods and housing are especially important because they are seen as a comparative advantage over other areas by providing a place to live rather than just a place to work.

Redevelopment efforts for the community are crucial to encourage a progressive city, emphasizing quality home ownership as well as friendly attitude toward responsible business development. This section will illustrate existing neighborhood conditions and offer guidelines for officials to examine and incorporate suggestions into future development endeavors.

SECTION 4.2
OBJECTIVES

Neighborhoods are the heart of any community, constituting the cultural and social fiber of an area as well as creating an established tax base as a means of supporting city services. It is recommended that the city continually encourage the enhancement of neighborhoods. The following are "overall city objectives" that authorities should adopt and view as necessary steps to be implemented over the next ten years and in the future to ensure that the vision of the community is realized .

- Consider zoning reclassification on vacant or underutilized property to achieve its "best use" while providing adequate residential densities which reflect the desired lifestyle of the citizenry.

- Utilize the city code to enforce compliance regarding substandard properties.

- Encourage private property owners to use deed restrictions or covenants to restrict commercial land use in order to ensure compatibility with adjacent residential uses.

- Create guidelines for demolition, construction, or renovation that protects trees and other vegetation.

- Promote adequate vehicular access for housing and neighborhood areas.

- Encourage the establishment of Homeowner/ Neighborhood Associations and assist with development of Neighborhood Plans to be recognized by city council on a semi-annual basis and to be used as a source by future Master

Planning Committees. Representation from all areas of the city is encouraged in order to promote issues particular to their area and gain a better understanding of other issues within other areas.

- Ensure that all city departments review and implement neighborhood plans to the extent practical.

- Establish a Community Center where residents may gather to promote and encourage citizen participation regarding their community.

The Zone Profiles in Sections 4.4 through 4.7 provide objectives and recommendations particular to each area and should be reviewed with equal consideration as those that pertain to the city overall. Issues including zoning, sanitary sewer, and thoroughfares have different priorities in different areas of the City.

SECTION 4.3
METHODS AND STANDARDS

In order to better address the needs of each segment of the community, the city was divided into four major subsections, or "zones", whose boundaries were delineated based on existing thoroughfare patterns. The four zones are illustrated below. Each zone was assigned at least one Master Planning Committee member who was responsible for conducting a profile of their zone. The member lived in that particular neighborhood (zone) and did their own primary research by driving the streets, talking with neighbors, and generally observing conditions unique to each zone.

Each area, or "zone", was examined closely for the following "Profile Guidelines" in order to note existing conditions and address present perceived concerns as well as those anticipated in the near future.

Profile Guidelines

Boundary
- *Area*
- *Unique features*

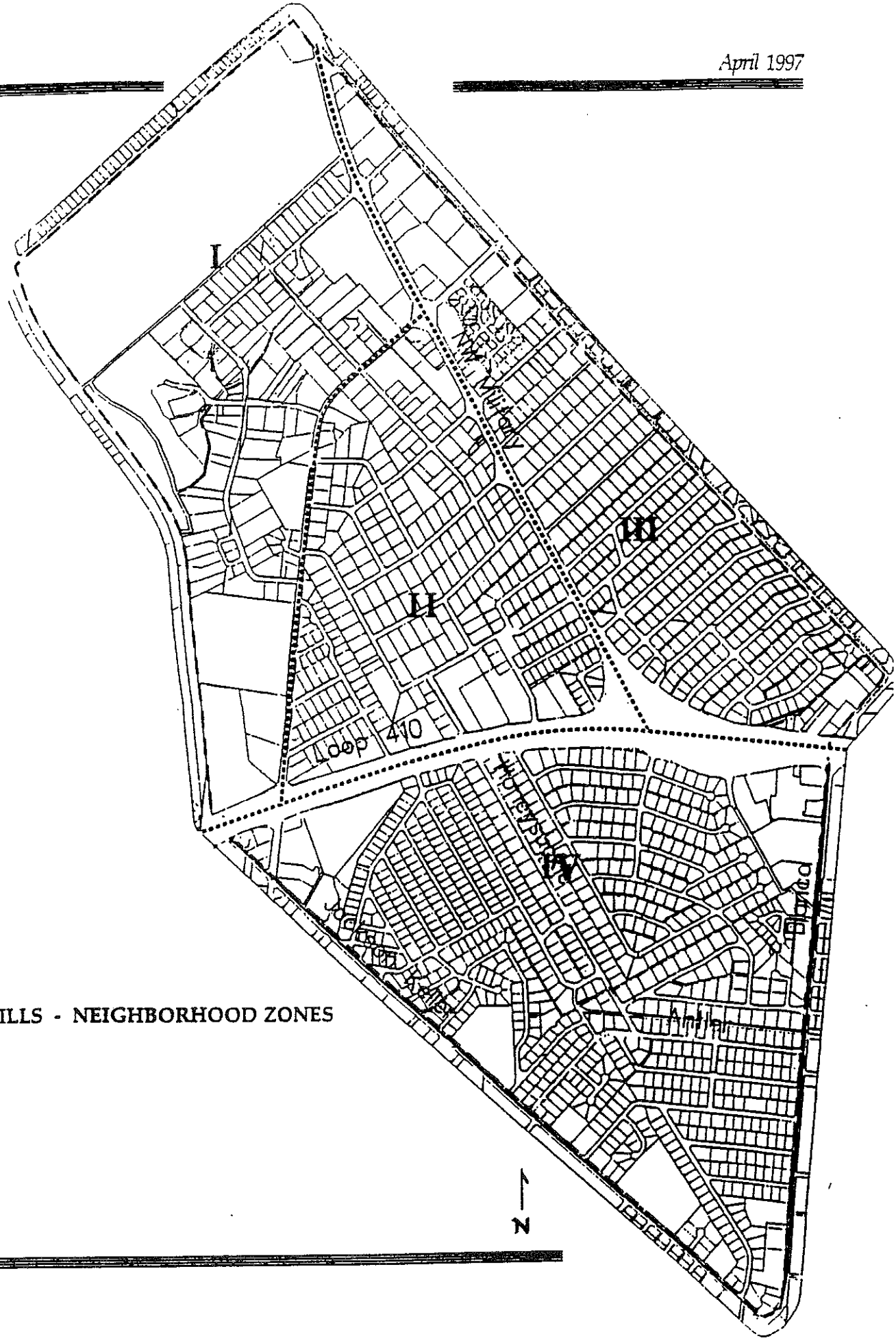
Composition
- *Zoning*
  - *Residential*
  - *Commercial*

Development Potential
- *Undeveloped Acreage*
- *Access to sewer*
- *Possible street extensions/ expansions*
- *Maintenance needs*
- *Etc.*

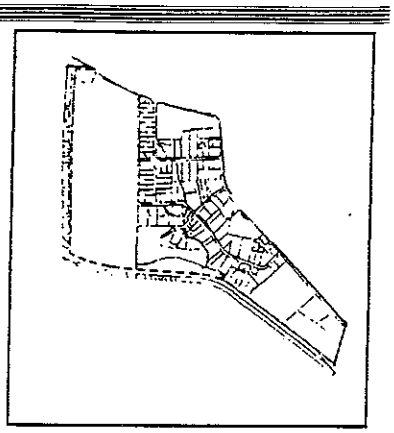
Other Issues
- *Assets*
- *Drawbacks*

Conclusions and Recommendations

Results were then compared to the results of resident input via a Homeowner's Questionnaire circulated in September '96 *(see appendix).* This questionnaire was circulated in order to obtain input regarding the desires and concerns of the citizenry as inclusively as possible.



CASTLE HILLS - NEIGHBORHOOD ZONES



Boundary: - Zone I encompasses the land bordered by Northwest Military Hwy on the north, West Avenue on the east, Loop 410 on the south and the Texas and New Orleans Railroad and Wedgewood on the west.

Unique features - Includes a majority of "oversized" lots of one acre or more, maintaining a rural atmosphere in an urban area.

Composition: The area is primarily residential with the only nonresidential tracts being Aggie Park, the McGimsey Scout Ranch, City Hall, Antonian High School, and three churches as well as nonresidential commercially zoned frontage on Loop 410.

Development: Potential

Undeveloped Acreage--These facilities are mostly developed, the exception being Castle Hills Baptist Church which has purchased a number of residential tracts in hopes of obtaining permits for future expansion projects. There are three undeveloped parcels in the entire zone.

Sewer - Due to restricted access of main sewer lines septic systems will be the only option for the foreseeable future.

Possible street extensions/expansions - The largest project with the most impact on this area is the scheduled plan for the redevelopment of West Avenue, which hopes to alleviate some of the flooding problems in this part of the city.

Maintenance - Generally, improvements are welcomed provided the additions do not fundamentally change the character of the area.

Other Issues: *Assets* - Streets in this area are uncurbed which adds to the country-like atmosphere of this area. Coupled with measures such as stop signs and speed limit restrictions, pedestrian life is supported and encouraged with little cut through traffic. Commercial areas are confined to the north and south extremes providing a continuity of the residential community.

Homes in this area are mature homes, many enjoying larger lot sizes of an acre or better.

Drawbacks - Streets currently exhibit light signs of deterioration and are expected to need repair in the near future.

Traffic circulation problems currently exist and are expected to worsen with the expansion of Castle Hills Baptist Church. However, conditions are expected to improve with the completion of the West Avenue project.

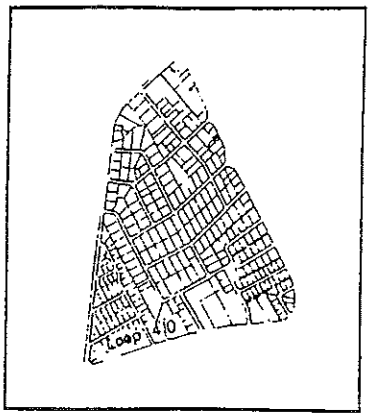
Conclusions and Recommendations: - It is strongly recommended that replating of multi acre lots be restricted resulting in lot sizes of no less than one acre.

- A strict policy should be implemented to prohibit or restrict commercialization of properties in this area except on West Avenue where appropriate.

- Allow for no rezoning to multifamily.

- Aggressively pursue solutions to the traffic problems and monitor flow patterns as development occurs.

- The south western edge of this zone, which borders the railroad contains a flood plain unsuitable for housing and should be left in its natural state.



Boundary:

Zone II is bounded by West Avenue, Loop 410, and Northwest Military Hwy.

Unique features - This area is centrally located in Castle Hills. Commercial interests are considered stable and well maintained providing adequate parking.

Composition:

Zone II enjoys a healthy mixture of low density residential and peripherally located commercial property. Located here are four churches, one elementary school, and over 40 established businesses.

Development: Potential

Undeveloped Acreage - Within the area are six undeveloped tracts, a total of approximately 10 acres. These are located along the Loop 410 frontage road and at the corner of West Avenue and Ranchland Drive.

Sewer - A significant percentage of the homes in this area are connected or have access to city sewer lines. The remaining homes are expected to have connections made available after the completion of the West Avenue reconstruction and developments associated with the Northwest Military Hwy construction.

Possible street extensions/ expansions - An expansion of Lemonwood Drive may need to be considered to accommodate improvements at Castle Hills Elementary School to promote circulation. Another possibility is to encourage alternate routes to curtail already heavy cut through traffic in the area. Additionally, the planned expansion of the Pentecostal Church will have an even greater impact on traffic flow patterns in this area.

Maintenance - Generally, conditions in this area are fair. However, excessive stormwater runoff has eroded certain roads *(see 3.1.4)* including East Castle Ln., Mimosa Dr., and Wisteria Dr.. Significant upgrades to these streets will be necessary within the next five years.

Other Issues:

Assets - Commercial and residential property in the area is stable, well maintained and provides adequate parking.

Drawbacks - The most serious issue facing Zone II, is the problem of drainage. A majority of this area is presently at risk of flooding during times of heavy rainfall. Serious drainage problems exist in the Wisteria Drive area, where homes have been invaded by flood water.

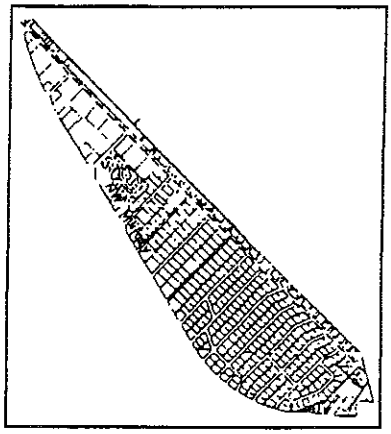
Further, the low water crossing on West Avenue near Antonian High School poses a potential problem for the delivery of essential emergency services to those residents to the south of Loop 410. Improvements from the West Avenue redevelopment are expected to provide some relief from these drainage problems.

Lighting is another concern of this area. Poor lighting exists along West Ave. as well as on interior streets of Zone II.

Conclusions and Recommendations:

- It is recommended that the city make every reasonable effort to ensure that redevelopment plans for West Avenue include new drainage piping.

- It is recommended that street lights along West Avenue be increased annually as economically feasible and be incorporated as part of the West Avenue redevelopment project.



Boundary:

Zone III encompasses an area within Blanco Road, Northwest Military, and Lockhill Selma Rd.

Unique features - The area consists primarily single-family dwellings with pockets of heavy commercial buildings.

Composition:

The commercial areas exist primarily along Blanco Rd. and parts of Lockhill Selma Rd. as well as Northwest Military Hwy. Most residential lots are less than one acre, however, very few are less than 1/2 acre. There are no multifamily homes in Zone III nor are there any schools or churches.

Development: Potential

Undeveloped Acreage - Two undeveloped tracts are located in this zone. One tract fronting on Northwest Military Hwy, along Winston Ln. . Another exists directly across from the Fire Station at City Hall. Both tracts have commercial development potential.

Sewer - Moss, Sunflower and a section of Dogwood are streets not serviced by city sewer lines

Possible street extensions/ expansions - Traffic problems exist along the inlets to Northwest Military Hwy and Lockhill Selma Rd. during peak traffic periods. A circulation study would be helpful to better address and provide solutions to congestion experienced along these streets.

Maintenance - Many of the streets have curbing in place, and a more pleasing appearance could be created if all streets were curbed allowing for street sweeping, in addition to aesthetics.

Other Issues:

Assets - Homes in this area are mature and well maintained with generous yards.

Drawbacks - Drainage from Lockhill Selma Rd. poses a problem for the following streets in this area: Carolwood Dr., Prinz, Dogwood Ln., N Manton Dr., Sunflower, Gardenview, Banyan, Moss Dr. and the corner of N. Manton Dr. and Northwest Military Hwy.

- Street lighting is inadequate. Hence, many individual homeowners have augmented the problem by providing security lighting of their own.

- Many streets need complete resurfacing while others are in need of pot hole repair.

- Blind corners exist at the end of collector roads leading to Northwest Military Hwy and Lockhill Selma Rd.

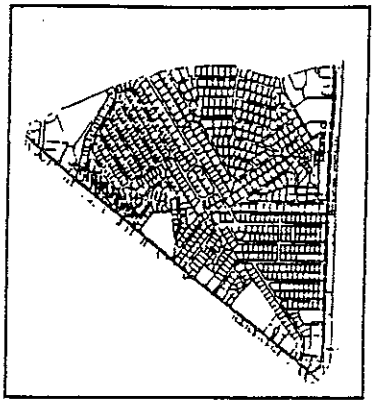
- Commercial parking is not adequate near Sunflower Ln. and Northwest Military Hwy.

Conclusions and Recommendations:- Drainage problems in the area are such that they merit attention in the near future and any improvements along major thoroughfares should provide for improvements in this matter.

- Suggested improvements for street lighting include the addition of the new lights and cutting back trees that obscure existing lights.

- Considerable noise emanates from traffic on Loop 410. Noise abatement strategy should be explored for the residents in this area.

- Restrict rezoning to exclude rezoning to multifamily and commercial enterprises so as to maintain the integrity of Zone III.



Boundary: The area is bounded on the North by Loop 410, on the East by Blanco Rd., on the southwest by Jackson Keller.

Unique features - This area has some of the finest homes in the city. Commercial properties seem to be established, and no signs of deterioration is evident.

Composition: The area is basically matured, and nearly fully developed with the exception of a few residential lots. This area has the majority of multi-family housing in city, along with several office buildings and two churches. Further, most of largest homes in the city are located here.

Development: *Undeveloped Acreage* - Lots remaining undeveloped are as follows: one lot on the south side of the 200 block of Sheffield, a lot that lies on the southwest side of the intersection of Squires Row and Sir Arthur Ct., and the third lot is a cul-de-sac lot on the 200 block of Chattington Ct.. Commercial property is limited to only one parcel on Blanco Rd. This tract of land would be suitable for a small office, store, or restaurant. The undeveloped 10 acres near Loop 410 could conceivable accommodate some garden homes.

Zoning - The present residential zoning seems adequate, and adequate in the future for at least 10 years. The possible exception might be the property lying on the east side of Honeysuckle from Loop 410 to the inlet of The Estates. The lots are fairly large and could be zoned to allow for garden homes. This would allow a property owners a maximum return while still keeping the flavor of quality homes in Castle Hills.

Possible street extensions/ expansions - Honeysuckle Lane, both north and south of Loop 410 along with Lemonwood Dr. were designed as major collector arteries by ACCOG and are eligible for 80/20 funding if the city elects to make these arteries four lanes.

Maintenance - Alleys have deteriorated in this area to the point that they have become a serious liability and need resurfacing.

Other Issues:

Assets - This area is largely composed of single family residences that are generally well maintained.

Drawbacks - The area contains entrance markers for various neighborhoods that are deteriorating and will be in ruin if renovation efforts are not taken.

Street lighting is poor and alleys are virtually unusable. Speeding and heavy cut through traffic are present at times.

Conclusions and Recommendations:

- Encourage the formation of a "Beautification Committee" for the area to address issues of property maintenance.

- Evaluate and make efforts to correct the deteriorated alleys and other amenities such as fountains, brick walls, and entrance markers, improving the aesthetics of this area.

- Aggressively enforce city codes as they pertain to vehicular parking and private property upkeep.

- Explore methods to reduce speeding and traffic through this area, additional stop signs, speed humps, reducing speed limits or rerouting traffic appropriately.

SECTION 5.
CITY SERVICES

Cities may provide services in a number of ways. A service may be provided directly by the city, state, county, special district, interjurisdictional agreements, through contract with the private sector, or a combination of these approaches. A city might provide one subcomponent of service leaving other subcomponents to be provided through other means.

According to the Federal Advisory Commission of Intergovernmental Relations, the following are offered as criteria for determining the allocation of city services:

Economic Efficiency - Services should be assigned to jurisdictions that 1) are willing and able to provide services within a price range and level of effectiveness acceptable to local citizenry; and 2) adopt pricing policies for their functions whenever possible.

Fiscal Equity – Services should be assigned to jurisdictions that 1) are large enough to encompass the costs and benefits of provision of a particular service or are willing to compensate other jurisdictions for the service costs imposed or received by them; 2) have adequate fiscal capacity to finance their public service responsibilities.

Political Accountability- - Services should be assigned to jurisdictions that 1) are controlled by, accessible to, and accountable to their residents regarding matters of their performance of their responsibilities; 2) maximize the conditions for active and productive citizen participation.

Administrative Effectiveness - Services should be assigned to jurisdictions that 1) that can balance competing functional interests; 2) encompass a geographic area adequate for effective performance and function; 3) explicitly determine the goals and means of discharging public service responsibilities; 4) are willing to pursue intergovernmental policies and reducing interlocal conflict ; 5) have adequate legal authority to perform and/ or administer the function.

Castle Hills is the dominant provider of several municipal services including fire, police, refuse collection, as well as maintenance of roads. Considering the city has many infrastructure elements already in place, shifting to provision of services by contracting them out to private interests should be approached with consideration to the above criteria, with an overall concern for the health and welfare of its citizens. Included in this section is a description and evaluation of city services.

Conditions

The Castle Hills Police Department is able to accomplish its mission through the diligent efforts of a dedicated staff of 20 sworn officers and 5 dispatchers.

The department maintains an active crime prevention program and a close Police-Community relationship encouraging citizen involvement in neighborhood watch groups. Cellular On Patrol (COPS) is one such organization made up of civilians which has proven to be effective in areas such as public education and awareness as well as monitoring community activities via vehicular patrol.

The department answers over 7,000 calls for service each year. The average response time is less than 2 minutes.

The Castle Hills Police Department enjoys overwhelming support and approval from the citizenry. Results of the Home Owner's Questionnaire indicated that on a scale of 1 to 10 (10 being considered "superior") greater than 64% of those respondents rated Police service the highest rating of 10.

Currently, the department's equipment and location have been adequate and have afforded it the opportunity to provide the best service possible. However, in order to grow and evolve with the community, the Police Department must constantly evaluate its existing structure and conditions in hopes of not only accommodating but also the predicting the needs of the community. Some of the areas that will need to be addressed include:

Recommendations

- Appropriation of a separate communication line directly to the Police Dispatcher for emergency calls. Currently, all incoming phone calls to Castle Hills governmental offices (City Manager, Fire, Police, etc.) all go through the police dispatcher. A separate line would differentiate between emergency and non-emergency calls and would improve response time and service in general.

- An up-grade of Police Department equipment in keeping with advances in law enforcement technology, such as on-board computers.

- Increased interdepartmental cooperation between the Castle Hills Police Department and surrounding Police Departments is essential since it is estimated that only 3-5% of criminal events in Castle Hills involve citizens of Castle Hills . It is expected that crime will forever be an issue and that cooperative networking can help to facilitate the arrest, prosecution, and retrieval of personal property.

- Consideration of a new location for the Police Headquarters in order to provide effective service is recommended. Scheduled improvements to the thoroughfares abutting the station (West Ave. and Northwest Military Highway) will inevitably experience increases in traffic flow and may potentially interfere with the ability to respond quickly and safely in the event of an emergency.

- Finally, an interactive climate between police and citizens should be pursued to foster more effective law enforcement. Police representatives should be encouraged to attend city council meetings as well as meet periodically with representatives of the Castle Hills Homeowner's Association and other such community groups.

-Develop a long range plan that works towards continuing improvements in the services that the police department provides and delivers.

Conditions

The Castle Hills Fire Department is able to accomplish its mission through the efforts of a dedicated staff of 21 people. There is one Fire Chief, one Assistant Fire Chief, three Lieutenants, one Fire Inspector and 15 Firefighters.

The department aggressively pursues a mission to minimize the loss of life and property of the citizens of Castle Hills by establishing control over fire suppression, sudden medical emergencies, and the consequences of natural and man-made disasters, hazardous materials response, and emergency medical planning. The Castle Hills Fire Department has formulated an insightful and thorough long range plan to assure that there is continued improvement in the services that the fire department provides and delivers. The plan serves as an inventory of the existing condition of the department, analysis of its programs including training and inspections.

The Fire Department answers approximately 660 calls per year. Of that an estimated 85% are "EMS" type calls. Typically in the event of a medical emergency both the Castle Hills Fire Department EMS unit and an EMS representative from San Antonio respond to the call. However, the Castle Hills Fire Department is typically the first to arrive at the scene. Currently the city contracts out EMS services from the city of San Antonio at a cost of $86,000 per year.

Like the Police Department, the Fire Department also enjoys high ratings regarding citizen approval. Results of the Home Owner's Questionnaire indicated that over 72% of those respondents rated the Fire Department services as "excellent" to "superior."

Given the demographics of this graying community (54.8% over 50), it is expected that the need for EMS related services will increase each year. Coupled with the fact that increases in fees for these contracted services will also increase, it is paramount that Castle Hills explore new options in affordable and efficient, high quality EMS services. Suggestions for such options include but are not limited to the following:

Recommendations

- An up-grade of Fire Department equipment in keeping with advances in technology.

- Consideration of a new location for the Fire Department Headquarters in order to provide effective service and for expansion of facilities.

- Promote an interactive climate between the fire fighters and citizens regarding education and fire prevention awareness.

- A suggestion would be to assemble and promote a service exclusively through Castle Hills. Several other municipalities, the city of Alamo Heights for example (comparable to Castle Hills) have successfully selected this option and have been pleased with the results. By contracting out Castle Hills EMS service to municipalities in proximity to Castle Hills that currently subscribe to some EMS service already, would not only offset the cost of such an endeavor but could conceivably be a source of added revenue.

- An alternative might be to work in conjunction with one or two other municipalities in order to share the cost. For example, working with Balconies Heights would allow each community to maintain less than a full staff of personnel and vehicles. All other costs would be divided on a pro rata basis, based on population census data, and demand.

Since EMS is a highly important service, often a matter of life or death. An in depth study much be conducted before option considerations are addressed. It is imperative to assure that the best trained and qualified personnel and well equipped vehicles, as well as timely response are available to the citizens, whether the EMS is provided by Castle Hills or San Antonio.

The Department of Public Works in Castle Hills is a multifaceted department including the Division of Solid Waste and the Division of Streets Maintenance.

Solid Waste

The Division of Solid Waste includes the collection of refuse, brush, and dead animals. Current operating conditions include a total of three vehicles with two in use at any given collection time. Six workers are employed and charged with the duty of providing these services to over 1500 homes. The city encourages and provides for recycling efforts on a weekly basis.

Streets Maintenance

The Division of Streets Maintenance is concerned primarily with the maintenance of public streets and right-of-way as well as public facilities. Minor repairs such as crack, seal, and patch repair are customarily done in-house. Major renovations or construction efforts are contracted out.

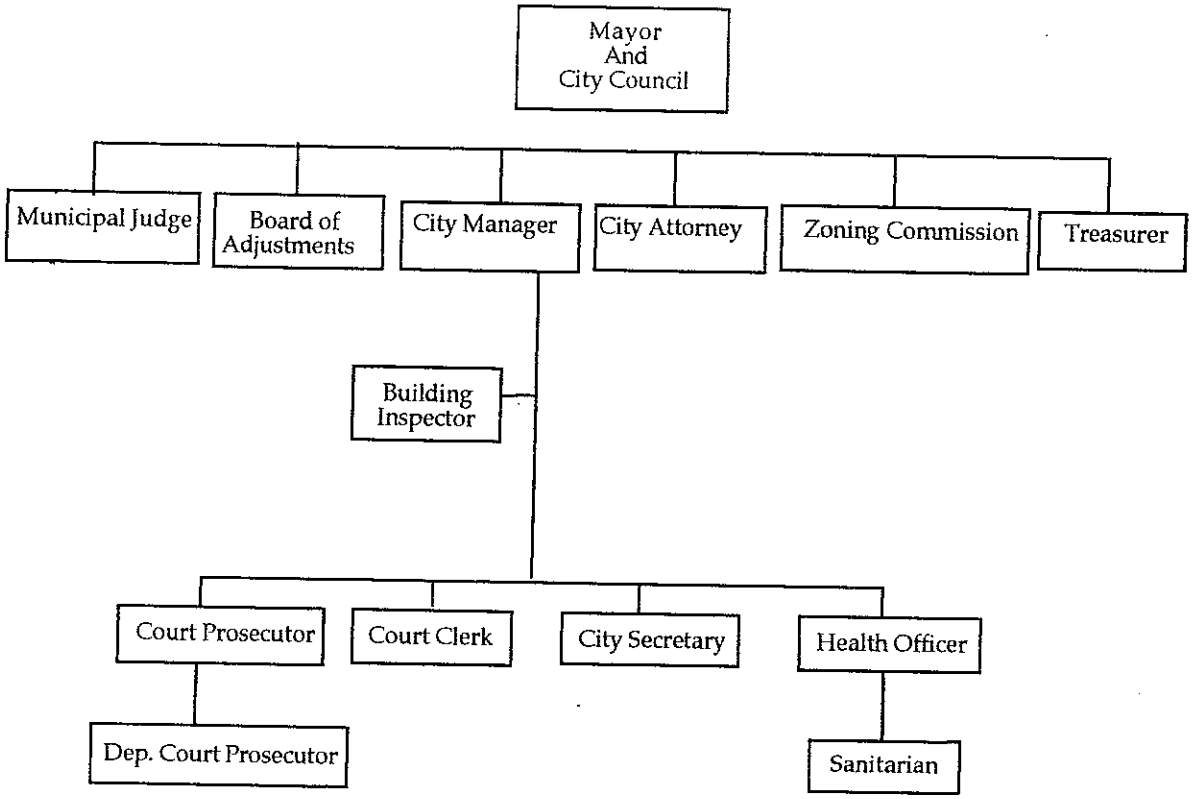
Animal Control is another aspect of the Streets Maintenance Division. Castle Hills supports a kennels facility, founded by Marcy Harper, that boasts a 90% adoption rate. This success is due, in large part, to the combined efforts of local veterinarians and pet shop owners in the area.

The cost of waste disposal is expected to climb each year. However, residents in general, are pleased with the level of service they are currently receiving and do not wish to see a reduction of this service.

Recommendations

It is recommended that the city strive to optimize the delivery of these community services at an affordable rate for everyone while encouraging recycling and composing as a means of reducing total tonnage of waste collected.

The City of Castle Hills conducts management and administrative affairs via a fully equipped administrative staff. The staff a City Hall is a make up of a variety of positions all of which work in concert with each other to deliver that best possible services to the city. City administrative staff is responsible for several aspects of city government, without whom implementation of daily operations and enforcement of city rules, laws, and codes would not be possible.



SECTION 6.
COMMUNITY PROJECTS

The world we live in is constantly filled with sounds, but are not considered by most to be labeled "noise." The traditional definition of noise is that it is "unwanted" sound. Sound becomes unwanted when it either interferes with normal sleeping patterns, conversation, recreation, and when it causes actual physical harm to hearing or mental health.

There are two types of noise problems. Job related noise, created by loud machinery is one example. The other, is *community noise* . The main contributors of community noise are transportation sources such as highways, railroads, and airports. The impact of community noise can be attenuated or mitigated by changing the character of any of these three elements: source, path, or receiver.

-The first suggests a *relocation* of noise sensitive entities out of the area. This method is a drastic measure and often costly.

-The second approach is to *block* noise through the use of some barriers. The most effective barriers being those that breaks the line of sight between the source and the receiver. Examples of barriers include earthen mounds (berms), walls, and dense vegetation. Areas that might benefit from this type of barrier are along major thoroughfares, highways, and between commercial and residential zoning districts.

-Finally, noise attenuation, involves the reduction of total area of windows, thicker walls, and creatively using dead spaces (such as closets, and corridors) as buffer zones. The city may aid residents by offering incentives, special permits, and consultation to those that chose to make such modifications to their homes in order to alleviate existing problems.

Recommendations

A modest percentage of the population of Castle Hills is experiencing problems with community noise. These people are concentrated near Loop 410 and are adjacent to light commercial properties. In addition to encouraging the enforcement of existing noise regulations, the above suggested methods for sound mitigation are put forth for consideration. The control or reduction of noise levels will inevitably encourage outdoor activity, retain occupancy and improve property values.

Encouraging a healthy pedestrian environment is a strategic element to ensuring the vitality and social well being of an area. Aside from the obvious physical benefits, providing for pedestrian activity improves many aspects of the community image of an area, and encouraging a greater awareness of neighborhood activities and safety.

Recommendations

In the absence of public parks, every effort should be made to encourage a character of the street that is conducive to pedestrian needs. Repaving, landscaping, street furniture, jog/bike paths, all add to the safe and attractive environment essential in any desirable community.

Particularly important to pedestrian welfare and safety are traffic and lighting conditions. Current street lighting conditions in Castle Hills are poor and a concern for many citizens. Improvements in this area are strongly suggested.

SECTION 6.3
BUSINESS COMMUNITY

The business community is critical to the planning process of most cities and is an integral part of fiscal health. It is evident that the lack of private capital is the single most important constraint in trying to implement a local community development program. Private capital is needed both for commercial and residential developments. Most local programs for residential neighborhoods rely on public-private investment projects , in most cases, through loans or tax incentives.

Recommendations

It is recommended that the city promote business-government relationships that addresses the needs of businesses to operate in a positive and mutually beneficial environment.

Further, that the city encourage arterial road development to businesses, while restricting cut through traffic in neighborhoods.

In recent years, public concern has increased substantially regarding the problems of flooding and water quality degradation associated with urbanization. Urbanization of the land, either in the immediate area, or those areas contiguous, usually causes increased surface runoff resulting in accelerated wear to roads and damage to homes as well as degradation of water quality in the area and down stream as well. Storm water management, the quantity, quality, and erosive effect of runoff should be reviewed.

For areas currently experiencing localized flooding as a consequence of rainfall, installations of storm water drainage systems would provide relief by rapidly removing storm water from the site.

Recommendations

It is imperative that when improvements occur in or near the area, that a study be mandated to assess the impact and potential problems caused by urban storm water runoff so that adequate storm water drainage systems are provided.

Streets and areas within Castle Hills that have and are adversely affected by heavy runoff and flooding include:

South Manton Lane	East Castle Lane	Prinz
Wisteria Drive	Zornia Drive	Dogwood Lane
Mimosa Drive	Krameria Drive	North Manton Dr.
Most of West Avenue.	Carolwood Drive	Banyan
Gardenview	Sunflower Lane	Moss Drive

Corner of North Manton Drive and Northwest Military Highway

-It is recommended that an study of the drainage situation be conducted for problem assessment for the entire city, and that particular attention be directed to the areas regularly affected by adverse drainage conditions.

-Further, that any ongoing or future development projects make every effort to maintain and improve on existing drainage conditions throughout the city.

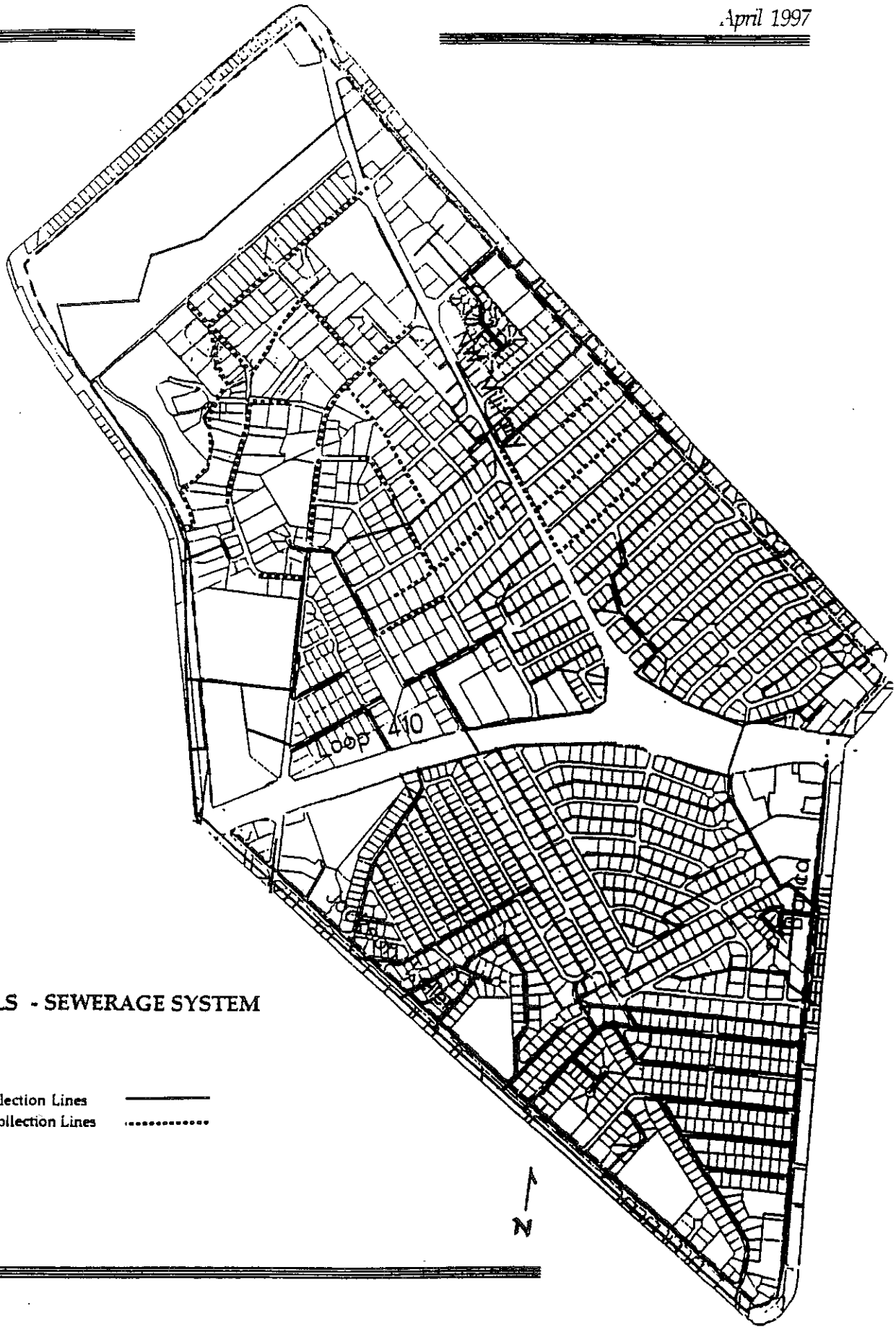
In response to the evolution of on-site waste water technology, the Texas Natural Resource Conservation Commission (TNRCC) has assessed the existing rules regarding On-Site Sewage Facilities (OSSF). General requirements are applicable as minimum requirements of all OSSF's installed, repaired, or maintained in order to eliminate and prevent health hazards for the public and for the waters of the state. Currently, for a significant percentage of residents, access to city sewer lines is not available.

Recommendations

- It is recommended that the city engineers conduct an evaluation of existing sewer lines for adequate performance and compliance with established requirements.

- It is recommended that Castle Hills make efforts to adhere to the minimum levels of acceptable criteria to ensure that the proper OSSF's are being installed and maintained.

- It is further recommended that the city adopt a long term improvements plan to provide for incremental funding of additional sewer infrastructure until connections are made available throughout the entire city.



CASTLE HILLS - SEWERAGE SYSTEM

LEGEND

Sewage Collection Lines ——————

Proposed Collection Lines .....

The protection and preservation of natural resources in communities has been emerging as an increasingly important planning issue. Public awareness of environmental issues coupled with a strong commitment from local government is needed to effectively preserve the natural integrity and landscapes of the city.

Every effort should be made to preserve the unique or significant features of the area. In all phases of local planning and development, attempts should be made to integrate environmental quality protection through the enforcement of related existing codes, ordinances, and regulations.

Further, it is recommended that the city work with the local business community and neighborhood groups to develop ordinances which improve and maintain environmental standards for neighborhoods, and open spaces.

Finally, encourage programs that promote "community courtesy" practices that will help to correct unwelcomed or negative behaviors that detract from the quality of the city in general.

Water quantity and quality is an important issue not only for the city but the entire region. At this time the Edwards Aquifer is the sole source of municipal drinking water . Dedicated protection of this precious resource is essential to maintaining the city's very survival.

The City of San Antonio has many ongoing efforts to protect and preserve our water source including a drought management plan. The goal being to assure a long-term sustainable quality water supply at an affordable price. Castle Hills has historically been instrumental in enacting water conservation efforts even before regional requirements are mandated.

Recommendations

- The city officials are encouraged to pursue efforts that continually promote public education and sensitivity year round regarding water conservation as well as continue to implement water/utility rate structures.

- Protection of open space and natural drainage ways are other means of protecting the water supply and recharge.

- The residents of Castle Hills enjoy generous yards and open space within the city. Homeowners play a pivotal role in water conservation efforts by following watering restriction schedules and creative gardening. Drought tolerant vegetation, drip irrigation techniques and the use of xeriscaping have been gaining public attention. Local nursery establishments within the city can be valuable educators by co-sponsoring, with the city, forums to discuss environmentally sound landscaping techniques for both homes and businesses.

Recycling works because it saves money and because it can make money for businesses, communities, and individuals. Recycling is having a positive impact because recyclables are recognized today as valuable commodities, not simply as trash to be buried.

In Texas more then 400 companies now process or manufacture recyclables, employing over 20,000 workers.

Cities can benefit from recycling as well. The costs of maintaining a conventional landfill has tripled in recent years. Castle Hills currently offers recycling pick up on a weekly basis. By recycling and composting, citizens are able to produce a savings for the city's government.

Recommendations

-The city should continue to cooperate with citizens to provide and expand recycling programs.

- City facilities and organizations are encouraged to give preference to recyclables and reusable materials whenever possible.

- Establish and promote a yard waste recycling program.

- Support educational programs regarding recycling efforts through schools, private business, and public agencies.

The recycling and collection of hazardous waste and toxic waste as well as accidental spills is an issue that weighs heavily on governments in the area, especially considering our proximity to the Edwards Aquifer Recharge Zone. Currently the city operates no centralized drop off sites for hazardous/toxic waste.

Recommendations

- Provide mechanisms/collection facilities for disposal of residential hazardous/toxic waste materials including oil, pesticides, cleaning solutions, etc.

- Establish and enforce ordinances that strengthen remedies against illegal disposal of hazardous/toxic materials.

- Develop a program to include notification procedures, education programs, target wastes, contact numbers, and centralized drop off sites.

- Establish appropriate locations and standards for city storage of hazardous/toxic materials.

- Develop and implement a comprehensive, regional hazardous material handling, transportation, and remediation plan. Include a spill response protocol and mitigation plan to address accidents involving hazardous materials.

- Educate the public on the handling, transportation, and disposal of hazardous materials.

- Ensure that the Texas Railroad Commission monitor the high pressure gas line in the area with a Cathodic protection study at least once a year.

Trees are a valuable amenity to the urban environment, creating greater human comfort by providing shade, purifying the air, reducing glare, noise, and protecting the land from the effects of erosion. For all these reasons trees significantly contribute to the health and general welfare of the community.

Trees, therefore, should be preserved to the maximum extent feasible for the enjoyment and benefit of future generations since larger old trees, if destroyed, can only be replaced after growth requiring literally generations of time.

Recommendations

- It is highly recommended that Castle Hills adopt a tree ordinance addressing general provision of tree and natural tree protection.

- An ordinance should include definitions, diameter, type, condition, location, critical root zone, trunk, crown, size, aesthetics, energy conservation, heat abatement etc. .

- A Replacement Tree Plan needs to be established outlining available planting areas, anticipated rate of survival of trees planted, quantity of trees to be planted, and types of trees proposed, and when large trees are allowed to be removed.

- Also, the ordinance should include elements of administration, grading and tree protection plan, removal of protected trees, application for removal, action on application, appeal, conflicts, preservation of natural character and violations.

- The existing oak wilt ordinance needs to be enforced and reviewed for possible amendments.

Studies by federal regulators regarding new standards for ozone may impose restrictions on future new industry and economically impact motorists, reflected in higher gas prices and increases in inspection fees.

Ozone refers to an indicator of air quality. Areas exceeding ozone standards set by the Environmental Protection Agency (EPA) are classified as non-attainment areas. Ozone levels are affected and increase as sunlight exposure increases, with excessive emissions from engine exhaust, as well as the presence of certain chemicals. The EPA has determined that levels as low as 64 ppb (parts per billion) can affect human health. As population densities increase in the region long range planning protecting ozone levels and air quality are imperative.

Recommendations

- Castle Hills should strive to promote a local approach incorporated in a regional effort to address ozone pollution and abatement.

- Provide incentives for companies that install new equipment that maintain and improve air quality.

- Educate the community regarding "ozone action days" and what can be done to help remain within the ozone levels as mandated by the EPA.

- Include ozone guideline requirements as part of the training and responsibility of the City Code Compliance Officer.

CASTLE HILLS- THE FUTURE

This Comprehensive Plan is offered as a guide to assist policy makers and administrators in leading the city into the next millennia. The Planning Committee was formed in hopes of providing an updated resource document as a guide regarding the future of Castle Hills. The Committee began meeting in June of 1996. Committee members met regularly working diligently on the project. Overall it is estimated that collectively the Committee spent nearly twelve months and one 1,500 hours to complete this Comprehensive Plan.

An undercurrent that runs through each section and throughout this plan is the need for cooperation, a combined effort, between the city, citizen groups, business owners, schools, and other entities to work together to secure the best future for Castle Hills possible as we enter the next century. Indeed, the future is bright for this progressive and vibrant community.

APPENDIX

I. Sample Survey
II. Results
III. Road condition listing

CASTLE HILLS
MASTER PLANNING COMMITTEE
SURVEY

CASTLE HILLS HOMEOWNERS QUESTIONNAIRE FROM THE
MASTER PLAN COMMITTEE

In May 1996, the Mayor formed a committee of nine residents to review and update the City of Castle Hills Master Pla and provide recommendations for zoning in certain areas within the city. The committee, chaired by Dorothy Harle, has identifie numerous city wide concerns for review and the committee would seriously like to hear from our homeowners on a number c these issues, before preparing goals and objectives for the revised Master Plan. Your response via this survey would be appreciatec Please return the survey by SEPTEMBER 16th to City Council Member Dorothy Harle, 6915 West Avenue, San Antonio, Texa 78213-1892 or drop it off at City Hall. Feel free to include comments on any items at the bottom of page 2 or on a separate shee of paper. **It is not necessary to identify yourself.** For questions: Dorothy Harle, 342-0036

PART A - **Demographics:**

1. How long have you lived in Castle Hills? 1. _____
2. Do you live south or north of Loop 410? 2. _____
3. If north, do you live west or east of West Ave.? 3. _____
4. Do you attend or belong to a church in Castle Hills? 4. _____
5. Have you attended a City Council meeting in the past year? 5. _____
6. How many people presently reside in your home?
   Adults?_____ Children (Under 18) ?_____
7. Of the children, how many are: Pre-grade school age_____
   Grade school age_____, or High school age_____
8. Of the adults, how many are: 18 to 35 _____yrs. old, 35 to 55 yrs. old _____
   55 to 64 yrs. old_____, over 65 yrs. old_____

PART B - **City Services**

On a scale of 1 to 10 (10 being highest), how would you rate the following:

1. Castle Hills Police Department 1. _____
2. Castle Hills Fire Department 2. _____
3. Castle Hills EMS work 3. _____
4. Weekly Garbage collection 4. _____
5. Solid Waste (Brush) collection 5. _____
6. Street maintenance 6. _____
7. Street lighting 7. _____
8. City Services overall 8. _____

Questions 9 through 14, please answer YES or NO

9. Would you object to garbage collection only once a week? 9. _____
10. Do you normally recycle? 10. _____
11. Would you object to recycle collection only once every two weeks? 11. _____
12. Do you have and use a septic tank? 12. _____
13. Are you connected to the city sewage system? 13. _____
    If not, is a connection presently available to you?____
14. Do you have an alley behind your home? 14. _____
    Is it in good condition?_____ and Useable?____
15. Do we need a tree ordinance? 15. _____

PART C - **Living and doing business in Castle Hills - Quality of Life:**

1. In your opinion is the quality of life in Castle Hills improving? _____ declining? _____or not changing? _____
2. Do you feel safe at home in Castle Hills in the daytime? _____and at night _____?
3. If you run, jog or walk, do you feel safe outside in the daytime? _____ and at night? _____
4. Do you own your home? _____ or do you rent? _____
5. Please indicate the age of your home: 1-20 yrs._____ 20-40 yrs._____ over 40 yrs. _____
6. Are you uncomfortable with the noise level in your neighborhood? _____
7. Do your immediate neighbors take pride in the maintenance of their home? _____, their yard? _____
8. Are you adversely affected by the present drainage system? _____
9. If you decide someday to sell your home because "I don't need all that space", would you still like to live in Castle Hills? _____
10. Do you own underdeveloped land in Castle Hills? _____, what size? _____
11. Would you favor more apartments, condominiums, and/or garden home development in Castle Hills? _____
12. Is your business located in Castle Hills? _____
13. What type of new business establishments are needed in Castle Hills?

    _____

    _____
14. Would you consider joining a Castle Hills Chamber of Commerce? _____
15. Would you object to more light commercial development along West Avenue after it is reconstructed? _____ or along Blanco Road? _____ Jackson Keller ? _____ or along the Loop 410 access road? _____
16. In your opinion, is there an area in Castle Hills that is deteriorating and needs rehabilitation? _____ Where is it?

    _____
17. Are the tax exempt establishments in Castle Hills "good citizens"? _____ Are they complying with our laws? _____
18. Are you satisfied with the results of zoning in Castle Hills so far? _____
19. Does Castle Hills need a city park? _____ Where could it be? _____
20. Does Castle Hills need a U.S. Post Office? _____

Note: We would appreciate any comments you would care to make about any of the above questions or any expression of concern about "what's going on in Castle Hills." Add them below or on separate paper.

PART A. Demographics

1.	Low 0 years	High 70 years
2.	North	50.4%
	South	49%
	Missing	.6%
3.	NR	47.6%
	West	8.6%
	East	43.5%
	Missing	.3%
4.	NR	2.8%
	Yes	18.4%
	No	78.6%
	Missing	.3%
5.	NR	4,2%
	Yes	35.1 %
	No	60.4%
	Missing	.3%
6.	0-2	76.9%
	3-5	21.2 %
	7-6	1.6%
	Missing	.3%
7.	NR	84.1%
	Preschool	5.6%
	Elementary	7.5%
	High school	2.2%
	Missing	.6%
8.	(18-35)	
	NR	86.4%
	1	12.5%
	2	9.2%
	3+	.8%
	(35-55)	
	NR	72.7%
	1	11.7%
	2	15.0%
	Missing	.6%
	(55-64)	
	NR	78%
	1	12.5%
	2	9.2%
	Missing	.3%
	(65+)	
	NR	39.6%
	1	23.4%
	2	36.5%
	Missing	.6%

PART B. City Services

1.	NR	.6%
	extremely poor/poor	.9%
	fair/above average/good	5.3%
	very good/ excellent/superior	92.9%
2.	NR	15.3%
	extremely poor/poor	.6%
	fair/above average/good	3.1%
	very good/ excellent/superior	80.9%
	Missing	.3%
3.	NR	28.4%
	extremely poor/poor	.6%
	fair/above average/good	12%
	very good/ excellent/superior	58.8%
	Missing	.3%
4.	NR	1.7%
	extremely poor/poor	1.4%
	fair/above average/good	2.9%
	very good/ excellent/superior	93.7%
5.	NR	3.6%
	extremely poor/poor	2.3%
	fair/above average/good	6.2%
	very good/ excellent/superior	86.7%
	Missing	.9%
6.	NR	4.2%
	extremely poor/poor	6.9%
	fair/above average/good	40.1%
	very good/ excellent/superior	48.4%
	Missing	.3%

* *NR = no response*

7.	NR	5.3%
	extremely poor/poor	9.2%
	fair/above average/good	38.4%
	very good/ excellent/superior	46.8%
	Missing	.3%
8.	NR	2.8%
	extremely poor/poor	1.1%
	fair/above average/good	3.9%
	very good/ excellent/superior	91.7%
	Missing	.3%
9.	NR	1.4%
	yes	60.4%
	no	37.9%
	Missing	.3%
10.	NR	1.1%
	yes	90.3%
	no	8.4.%
	Missing	.3%
11.	NR	3.1%
	yes	31.8%
	no	64.9%
	Missing	.3%
12.	NR	1.4%
	yes	17.8%
	no	80.5%
	Missing	.3%
13.	NR	1.9%
	yes	80.5%
	no	17.3%
	Missing	.3%
14.	NR	82.7%
	yes	3.1%
	no	13.9%
	Missing	.3%
15.	NR	18.1%
	yes	45.7%
	no	35.7%
	Missing	.6%

PART C. Living and doing business in Castle Hills

1.	NR	8.1%
	improving	20.9%
	declining	25.6%
	not changing	45.1%
	Missing	.3%
2.	NR	2.2%
	yes	93.3%
	no	3.9%
	Missing	.6%
2a.	NR	6.1%
	yes	85.5%
	no	7.8%
	Missing	.6%
3.	NR	13.9%
	yes	82.5%
	no	3.3%
	Missing	.3%
3a.	NR	30.6%
	yes	43.2%
	no	25.9%
	Missing	.3%
4.	NR	1.7%
	yes	98.1%
	Missing	.3%
4a.	NR	98.9%
	yes	.8%
	Missing	.3%
5.	NR	.3%
	1-20	7.0%
	20-40	67.4%
	40+	23.1%
	Missing	2.2%
6.	NR	1.7%
	yes	98.1%
	Missing	.3%

* *NR =no response*

7.	NR	7.8%
	yes	78.6%
	no	11.4%
	Missing	2.2%
7a.	NR	14.2%
	yes	68.2%
	no	15.3%
	Missing	2.2%
8.	NR	3.1%
	yes	17.0%
	no	77.7%
	Missing	2.2%
9.	NR	12.8%
	yes	73.5%
	no	11.7%%
	Missing	1.9%
10.	NR	2.8%
	yes	1.9%
	no	93.0%
	Missing	2.2%
10a.	NR	96.9%
	less than 1/2 acre	.3%
	1/2 - one acre	.6%
	one acre- two acre	.3%
	Missing	1.9%
11.	NR	9.7%
	Apartments	.3%
	Condominiums	1.4%
	Garden Homes	13.9%
	All of the above	22.3%
	None of the above	50.1%
	Missing	2.2%
12.	NR	19.2%
	yes	8.1%
	no	70.8%
	Missing	1.9%
13.	NA	
14.	NR	19.8%
	yes	27.6%
	no	50.7%
	Missing	1.9%
15.	NR	10.9%
	yes	36.5%
	no	50.4%
	Missing	2.2%
15a.	NR	13.9%
	yes	28.1%
	no	56%
	Missing	1.9%
15b.	NR	12.5%
	yes	31.2%
	no	54.3%
	Missing	1.9%
15c.	NR	12.5%
	yes	33.4%
	no	52.1%
	Missing	1.9%
16.	NA	
17.	NR	55.7%
	yes	29.5%
	no	12.5%
	Missing	2.2%
18.	NR	20.1%
	yes	64.6%
	no	13.4%
	Missing	1.9%
19.	NR	17.3%
	yes	32.9%
	no	47.9%
	Missing	1.9%
20.	NR	20.1%
	yes	64.6%
	no	13.4%
	Missing	1.9%

* *NR= no response*

ADULTAG1 adults 18-35

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	310	86.4	86.6	86.6
1 adult	1	33	9.2	9.2	95.8
2 adults	2	10	2.8	2.8	98.6
three or more	3	3	.8	.8	99.4
	4	2	.6	.6	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.196	Median	.000	Mode	.000
Std dev	.576	Variance	.331	Skewness	3.690
S E Skew	.129	Range	4.000	Minimum	.000
Maximum	4.000	Sum	70.000		

Valid cases 358 Missing cases 1

ADULTAG2 adults ages 35-55

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	261	72.7	72.9	72.9
1 adult	1	42	11.7	11.7	84.6
2 adults	2	54	15.0	15.1	99.7
	5	1	.3	.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.433	Median	.000	Mode	.000
Std dev	.778	Variance	.605	Skewness	1.734
S E Skew	.129	Range	5.000	Minimum	.000
Maximum	5.000	Sum	155.000		

Valid cases 358 Missing cases 1

ADULTAG3 adults ages 55-64

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	280	78.0	78.2	78.2
1adult	1	45	12.5	12.6	90.8
2 adult	2	33	9.2	9.2	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.310	Median	.000	Mode	.000
Std dev	.632	Variance	.399	Skewness	1.849
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	111.000		

Valid cases 358 Missing cases 1

ADULTAG4 adults ages over 65

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	142	39.6	39.7	39.7
1adult	1	84	23.4	23.5	63.1
2adults	2	131	36.5	36.6	99.7
3 or more	3	1	.3	.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.975	Median	1.000	Mode	.000
Std dev	.880	Variance	.775	Skewness	.074
S E Skew	.129	Range	3.000	Minimum	.000
Maximum	3.000	Sum	349.000		

Valid cases 358 Missing cases 1

ALLEY alley behind home

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	3	.8	.8	.8
yes	1	156	43.5	43.6	44.4
no	2	199	55.4	55.6	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.547	Median	2.000	Mode	2.000
Std dev	.515	Variance	.265	Skewness	-.377
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	554.000		

Valid cases 358 Missing cases 1

ALLEYCON is alley in good condition

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	221	61.6	61.9	61.9
yes	1	112	31.2	31.4	93.3
no	2	24	6.7	6.7	100.0
	.	2	.6	Missing	
	Total	359	100.0	100.0	

Mean	.448	Median	.000	Mode	.000
Std dev	.619	Variance	.383	Skewness	1.057
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	160.000		

Valid cases 357 Missing cases 2

ALLEYUSE is alley useable

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	240	66.9	67.0	67.0
yes	1	107	29.8	29.9	96.9
no	2	11	3.1	3.1	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.360	Median	.000	Mode	.000
Std dev	.541	Variance	.293	Skewness	1.161
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	129.000		

Valid cases 358 Missing cases 1

BUSLOC business located in ch

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	69	19.2	19.6	19.6
yes	1	29	8.1	8.2	27.8
no	2	254	70.8	72.2	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.526	Median	2.000	Mode	2.000
Std dev	.802	Variance	.643	Skewness	-1.233
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	537.000		

Valid cases 352 Missing cases 7

CHBRUSH ch brush collection

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	13	3.6	3.6	3.6
extremely poor	1	4	1.1	1.1	4.8
poor	2	2	.6	.6	5.3
below average	3	2	.6	.6	5.9
average	4	2	.6	.6	6.4
fair	5	5	1.4	1.4	7.8
above average	6	6	1.7	1.7	9.5
good	7	11	3.1	3.1	12.6
very good	8	48	13.4	13.4	26.1
excellent	9	51	14.2	14.3	40.3
superior	10	212	59.1	59.4	99.7
	11	1	.3	.3	100.0
	.	2	.6	Missing	
	Total	359	100.0	100.0	

Mean	8.779	Median	10.000	Mode	10.000
Std dev	2.343	Variance	5.487	Skewness	-2.635
S E Skew	.129	Range	11.000	Minimum	.000
Maximum	11.000	Sum	3134.000		

Valid cases 357 Missing cases 2

CHCOFC joining ch chamber of commerce

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	71	19.8	20.2	20.2
yes	1	99	27.6	28.1	48.3
no	2	182	50.7	51.7	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.315	Median	2.000	Mode	2.000
Std dev	.788	Variance	.621	Skewness	-.622
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	463.000		

Valid cases 352 Missing cases 7

CHBRUSH ch brush collection

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	13	3.6	3.6	3.6
extremely poor	1	4	1.1	1.1	4.8
poor	2	2	.6	.6	5.3
below average	3	2	.6	.6	5.9
average	4	2	.6	.6	6.4
fair	5	5	1.4	1.4	7.8
above average	6	6	1.7	1.7	9.5
good	7	11	3.1	3.1	12.6
very good	8	48	13.4	13.4	26.1
excellent	9	51	14.2	14.3	40.3
superior	10	212	59.1	59.4	99.7
	11	1	.3	.3	100.0
	.	2	.6	Missing	
	Total	359	100.0	100.0	

Mean	8.779	Median	10.000	Mode	10.000
Std dev	2.343	Variance	5.487	Skewness	-2.635
S E Skew	.129	Range	11.000	Minimum	.000
Maximum	11.000	Sum	3134.000		

Valid cases 357 Missing cases 2

CHCOFC joining ch chamber of commerce

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	71	19.8	20.2	20.2
yes	1	99	27.6	28.1	48.3
no	2	182	50.7	51.7	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.315	Median	2.000	Mode	2.000
Std dev	.788	Variance	.621	Skewness	-.622
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	463.000		

Valid cases 352 Missing cases 7

CHEMS ch ems work

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	102	28.4	28.5	28.5
extremely poor	1	1	.3	.3	28.8
poor	2	1	.3	.3	29.1
above average	6	2	.6	.6	29.6
good	7	8	2.2	2.2	31.8
very good	8	33	9.2	9.2	41.1
excellent	9	33	9.2	9.2	50.3
superior	10	178	49.6	49.7	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	6.737	Median	9.000	Mode	10.000
Std dev	4.365	Variance	19.057	Skewness	-.842
S E Skew	.129	Range	10.000	Minimum	.000
Maximum	10.000	Sum	2412.000		

Valid cases 358 Missing cases 1

CHFD ch fire department

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	55	15.3	15.4	15.4
extremely poor	1	1	.3	.3	15.6
poor	2	1	.3	.3	15.9
fair	5	2	.6	.6	16.5
above average	6	3	.8	.8	17.3
good	7	6	1.7	1.7	19.0
very good	8	30	8.4	8.4	27.4
excellent	9	48	13.4	13.4	40.8
superior	10	212	59.1	59.2	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	8.003	Median	10.000	Mode	10.000
Std dev	3.565	Variance	12.709	Skewness	-1.685
S E Skew	.129	Range	10.000	Minimum	.000
Maximum	10.000	Sum	2865.000		

Valid cases 358 Missing cases 1

CHGARBAG ch weekly garbage collection

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	6	1.7	1.7	1.7
extremely poor	1	3	.8	.8	2.5
poor	2	2	.6	.6	3.1
fair	5	2	.6	.6	3.6
above average	6	2	.6	.6	4.2
good	7	6	1.7	1.7	5.9
very good	8	44	12.3	12.3	18.2
excellent	9	52	14.5	14.5	32.7
superior	10	240	66.9	67.0	99.7
	11	1	.3	.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	9.223	Median	10.000	Mode	10.000
Std dev	1.771	Variance	3.138	Skewness	-3.739
S E Skew	.129	Range	11.000	Minimum	.000
Maximum	11.000	Sum	3302.000		

Valid cases 358 Missing cases 1

CHILDAGE ages of children

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	302	84.1	84.4	84.4
1 child	1	20	5.6	5.6	89.9
2 children	2	27	7.5	7.5	97.5
3 or more	3	8	2.2	2.2	99.7
	5	1	.3	.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.288	Median	.000	Mode	.000
Std dev	.740	Variance	.547	Skewness	2.782
S E Skew	.129	Range	5.000	Minimum	.000
Maximum	5.000	Sum	103.000		

Valid cases 358 Missing cases 1

CHOVERAL city services overall

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	10	2.8	2.8	2.8
poor	2	3	.8	.8	3.6
below average	3	1	.3	.3	3.9
average	4	2	.6	.6	4.5
fair	5	12	3.3	3.4	7.8
above average	6	10	2.8	2.8	10.6
good	7	30	8.4	8.4	19.0
very good	8	94	26.2	26.3	45.3
	9	1	.3	.3	45.5
excellent	9	98	27.3	27.4	72.9
superior	10	97	27.0	27.1	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	8.267	Median	9.000	Mode	9.000
Std dev	2.011	Variance	4.044	Skewness	-2.335
S E Skew	.129	Range	10.000	Minimum	.000
Maximum	10.000	Sum	2959.500		

Valid cases 358 Missing cases 1

CHPD ch police department

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	2	.6	.6	.6
extremely poor	1	1	.3	.3	.8
poor	2	2	.6	.6	1.4
fair	5	1	.3	.3	1.7
above average	6	6	1.7	1.7	3.4
good	7	12	3.3	3.4	6.7
very good	8	54	15.0	15.1	21.8
excellent	9	49	13.6	13.7	35.5
superior	10	231	64.3	64.5	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	9.254	Median	10.000	Mode	10.000
Std dev	1.404	Variance	1.972	Skewness	-3.402
S E Skew	.129	Range	10.000	Minimum	.000
Maximum	10.000	Sum	3313.000		

Valid cases 358 Missing cases 1

CHURCH church attendance in CH

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	10	2.8	2.8	2.8
yes	1	66	18.4	18.4	21.2
no	2	282	78.6	78.8	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.760	Median	2.000	Mode	2.000
Std dev	.489	Variance	.239	Skewness	-1.917
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	630.000		

Valid cases 358 Missing cases 1

CITYPARK does ch need city park

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	62	17.3	17.6	17.6
yes	1	118	32.9	33.5	51.1
no	2	172	47.9	48.9	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.313	Median	1.000	Mode	2.000
Std dev	.754	Variance	.569	Skewness	-.587
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	462.000		

Valid cases 352 Missing cases 7

CONNAVAI is connection available to you

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	297	82.7	83.0	83.0
yes	1	11	3.1	3.1	86.0
no	2	50	13.9	14.0	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.310	Median	.000	Mode	.000
Std dev	.703	Variance	.495	Skewness	1.912
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	111.000		

Valid cases 358 Missing cases 1

CONNCSS connected to city sewage system

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	7	1.9	2.0	2.0
yes	1	289	80.5	80.7	82.7
no	2	62	17.3	17.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.154	Median	1.000	Mode	1.000
Std dev	.412	Variance	.170	Skewness	1.040
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	413.000		

Valid cases 358 Missing cases 1

DEVELOPM what type of development do you favor

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	35	9.7	9.9	9.9
apartments	1	1	.3	.3	10.2
condominiums	2	5	1.4	1.4	11.6
garden homes	3	50	13.9	14.2	25.9
all the above	4	80	22.3	22.7	48.6
none of the above	5	180	50.1	51.1	99.7
	85	1	.3	.3	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	4.165	Median	5.000	Mode	5.000
Std dev	4.582	Variance	20.998	Skewness	15.652
S E Skew	.130	Range	85.000	Minimum	.000
Maximum	85.000	Sum	1466.000		

Valid cases 352 Missing cases 7

DRAINAGE adversely affected by drainage system

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	11	3.1	3.1	3.1
yes	1	61	17.0	17.3	20.5
no	2	279	77.7	79.3	99.7
	22	1	.3	.3	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.821	Median	2.000	Mode	2.000
Std dev	1.186	Variance	1.407	Skewness	13.943
S E Skew	.130	Range	22.000	Minimum	.000
Maximum	22.000	Sum	641.000		

EXERNIGH feel safe at night when run, jog or walk

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	110	30.6	30.7	30.7
yes	1	155	43.2	43.3	74.0
no	2	93	25.9	26.0	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.953	Median	1.000	Mode	1.000
Std dev	.753	Variance	.566	Skewness	.078
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	341.000		

Valid cases 358 Missing cases 1

GC1@WK garbage collection once @ week

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	5	1.4	1.4	1.4
yes	1	217	60.4	60.6	62.0
no	2	136	37.9	38.0	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.366	Median	1.000	Mode	1.000
Std dev	.511	Variance	.261	Skewness	.239
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	489.000		

Valid cases 358 Missing cases 1

EXERDAY feel safe during day when run, jog or wa

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	50	13.9	14.0	14.0
yes	1	296	82.5	82.7	96.6
no	2	12	3.3	3.4	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.894	Median	1.000	Mode	1.000
Std dev	.403	Variance	.162	Skewness	-.823
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	320.000		

Valid cases 358 Missing cases 1

H@USEPTI have and use septic tank

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	5	1.4	1.4	1.4
yes	1	64	17.8	17.9	19.3
no	2	289	80.5	80.7	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.793	Median	2.000	Mode	2.000
Std dev	.439	Variance	.192	Skewness	-1.943
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	642.000		

Valid cases 358 Missing cases 1

HHPOP population of household

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
	0	5	1.4	1.4	1.4
	1	62	17.3	17.3	18.7
	2	209	58.2	58.4	77.1
	3	40	11.1	11.2	88.3
	4	25	7.0	7.0	95.3
	5	11	3.1	3.1	98.3
	6	3	.8	.8	99.2
	7	3	.8	.8	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	2.218	Median	2.000	Mode	2.000
Std dev	1.094	Variance	1.196	Skewness	1.549
S E Skew	.129	Range	7.000	Minimum	.000
Maximum	7.000	Sum	794.000		

Valid cases 358 Missing cases 1

HOMEAGE age of home

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	1	.3	.3	.3
1 - 20	1	25	7.0	7.1	7.4
20 - 40	2	242	67.4	68.8	76.1
over 40 years	3	83	23.1	23.6	99.7
	22	1	.3	.3	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	2.216	Median	2.000	Mode	2.000
Std dev	1.188	Variance	1.412	Skewness	13.194
S E Skew	.130	Range	22.000	Minimum	.000
Maximum	22.000	Sum	780.000		

Valid cases 352 Missing cases 7

LCD410 light commercial development along loop

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	45	12.5	12.8	12.8
yes	1	120	33.4	34.1	46.9
no	2	187	52.1	53.1	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.403	Median	2.000	Mode	2.000
Std dev	.706	Variance	.498	Skewness	-.755
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	494.000		

Valid cases 352 Missing cases 7

LCDBLANC light commercial development along blanc

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	50	13.9	14.2	14.2
yes	1	101	28.1	28.7	42.9
2 no	2	201	56.0	57.1	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.429	Median	2.000	Mode	2.000
Std dev	.728	Variance	.531	Skewness	-.863
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	503.000		

Valid cases 352 Missing cases 7

LCDJKELL light commercial development along jacks

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	45	12.5	12.8	12.8
yes	1	112	31.2	31.8	44.6
no	2	195	54.3	55.4	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.426	Median	2.000	Mode	2.000
Std dev	.708	Variance	.502	Skewness	-.825
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	502.000		

Valid cases 352 Missing cases 7

LCDWEST light commercial development along west

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	39	10.9	11.1	11.1
yes	1	131	36.5	37.3	48.4
no	2	181	50.4	51.6	100.0
	.	8	2.2	Missing	
	Total	359	100.0	100.0	

Mean	1.405	Median	2.000	Mode	2.000
Std dev	.681	Variance	.464	Skewness	-.713
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	493.000		

Valid cases 351 Missing cases 8

MEETING attending city council meeting

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	15	4.2	4.2	4.2
yes	1	126	35.1	35.2	39.4
no	2	217	60.4	60.6	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.564	Median	2.000	Mode	2.000
Std dev	.575	Variance	.331	Skewness	-.920
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	560.000		

Valid cases 358 Missing cases 1

NEIGHOME neighbors take pride in home maintenance

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	28	7.8	8.0	8.0
yes	1	282	78.6	80.1	88.1
no	2	41	11.4	11.6	99.7
	5	1	.3	.3	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.048	Median	1.000	Mode	1.000
Std dev	.490	Variance	.240	Skewness	1.580
S E Skew	.130	Range	5.000	Minimum	.000
Maximum	5.000	Sum	369.000		

Valid cases 352 Missing cases 7

NEIGHYAR neighbors take pride in yard maintenance

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	51	14.2	14.5	14.5
yes	1	245	68.2	69.6	84.1
n0	2	55	15.3	15.6	99.7
	5	1	.3	.3	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.023	Median	1.000	Mode	1.000
Std dev	.589	Variance	.347	Skewness	.836
S E Skew	.130	Range	5.000	Minimum	.000
Maximum	5.000	Sum	360.000		

Valid cases 352 Missing cases 7

NOISELEV are you uncomfortable with noise level

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	7	1.9	2.0	2.0
yes	1	133	37.0	37.8	39.8
no	2	212	59.1	60.2	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.582	Median	2.000	Mode	2.000
Std dev	.533	Variance	.284	Skewness	-.731
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	557.000		

OWNHOME own your home

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	6	1.7	1.7	1.7
yes	1	352	98.1	98.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.983	Median	1.000	Mode	1.000
Std dev	.129	Variance	.017	Skewness	-7.561
S E Skew	.129	Range	1.000	Minimum	.000
Maximum	1.000	Sum	352.000		

Valid cases 358 Missing cases 1

QUADRANA quadranA

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	171	47.6	47.8	47.8
west	1	31	8.6	8.7	56.4
east	2	156	43.5	43.6	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.958	Median	1.000	Mode	.000
Std dev	.956	Variance	.914	Skewness	.084
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	343.000		

Valid cases 358 Missing cases 1

QUADRANT quadrant north-south loop 410

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
north	0	181	50.4	50.7	50.7
south	1	176	49.0	49.3	100.0
	.	2	.6	Missing	
	Total	359	100.0	100.0	

Mean	.493	Median	.000	Mode	.000
Std dev	.501	Variance	.251	Skewness	.028
S E Skew	.129	Range	1.000	Minimum	.000
Maximum	1.000	Sum	176.000		

Valid cases 357 Missing cases 2

RECYCLE do you recycle

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	4	1.1	1.1	1.1
yes	1	324	90.3	90.5	91.6
no	2	30	8.4	8.4	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.073	Median	1.000	Mode	1.000
Std dev	.300	Variance	.090	Skewness	1.970
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	384.000		

Valid cases 358 Missing cases 1

RENTHOME rent your home

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	355	98.9	99.2	99.2
yes	1	3	.8	.8	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	.008	Median	.000	Mode	.000
Std dev	.091	Variance	.008	Skewness	10.832
S E Skew	.129	Range	1.000	Minimum	.000
Maximum	1.000	Sum	3.000		

Valid cases 358 Missing cases 1

QUALIFE quality of life in ch

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	29	8.1	8.1	8.1
improving	1	75	20.9	20.9	29.1
declining	2	92	25.6	25.7	54.7
not changing	3	162	45.1	45.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	2.081	Median	2.000	Mode	3.000
Std dev	.991	Variance	.982	Skewness	-.667
S E Skew	.129	Range	3.000	Minimum	.000
Maximum	3.000	Sum	745.000		

Valid cases 358 Missing cases 1

RECY1@2W recycle only once every two weeks

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	11	3.1	3.1	3.1
yes	1	114	31.8	31.8	34.9
no	2	233	64.9	65.1	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.620	Median	2.000	Mode	2.000
Std dev	.546	Variance	.298	Skewness	-1.060
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	580.000		

Valid cases 358 Missing cases 1

RESIDENC length of residency

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
	0	1	.3	.3	.3
	1	1	.3	.3	.6
	2	2	.6	.6	1.1
	2	5	1.4	1.4	2.5
	3	1	.3	.3	2.8
	3	14	3.9	3.9	6.7
	4	4	1.1	1.1	7.8
	4	6	1.7	1.7	9.5
	5	6	1.7	1.7	11.2
	6	10	2.8	2.8	14.0
	7	1	.3	.3	14.2
	7	3	.8	.8	15.1
	8	9	2.5	2.5	17.6
	9	7	1.9	2.0	19.6
	10	10	2.8	2.8	22.3
	11	5	1.4	1.4	23.7
	12	3	.8	.8	24.6
	13	1	.3	.3	24.9
	14	3	.8	.8	25.7
	15	9	2.5	2.5	28.2
	16	1	.3	.3	28.5
	17	5	1.4	1.4	29.9
	18	7	1.9	2.0	31.8
	19	3	.8	.8	32.7
	20	14	3.9	3.9	36.6
	21	4	1.1	1.1	37.7
	22	6	1.7	1.7	39.4
	23	7	1.9	2.0	41.3
	24	6	1.7	1.7	43.0
	25	17	4.7	4.7	47.8
	26	8	2.2	2.2	50.0
	27	11	3.1	3.1	53.1
	28	1	.3	.3	53.4
	28	15	4.2	4.2	57.5
	29	1	.3	.3	57.8
	29	9	2.5	2.5	60.3
	30	24	6.7	6.7	67.0
	31	10	2.8	2.8	69.8
	32	9	2.5	2.5	72.3
	33	12	3.3	3.4	75.7
	34	9	2.5	2.5	78.2
	35	9	2.5	2.5	80.7
	36	8	2.2	2.2	83.0
	37	10	2.8	2.8	85.8
	38	7	1.9	2.0	87.7
	39	7	1.9	2.0	89.7
	40	7	1.9	2.0	91.6

RESIDENC length of residency

41	1	.3	.3	91.9
41	7	1.9	2.0	93.9
42	8	2.2	2.2	96.1
43	1	.3	.3	96.4
44	1	.3	.3	96.6
44	3	.8	.8	97.5
45	1	.3	.3	97.8
45	3	.8	.8	98.6
47	1	.3	.3	98.9
60	1	.3	.3	99.2
65	1	.3	.3	99.4
70	1	.3	.3	99.7
305	1	.3	.3	100.0
.	1	.3	Missing	
Total	359	100.0	100.0	

Mean	24.868	Median	26.500	Mode	30.000
Std dev	19.591	Variance	383.811	Skewness	8.169
S E Skew	.129	Range	304.810	Minimum	.190
Maximum	305.000	Sum	8902.690		

Valid cases 358 Missing cases 1

SAFEDAY feel safe during day

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	8	2.2	2.2	2.2
yes	1	335	93.3	93.8	96.1
no	2	14	3.9	3.9	100.0
	.	2	.6	Missing	
	Total	359	100.0	100.0	

Mean	1.017	Median	1.000	Mode	1.000
Std dev	.248	Variance	.062	Skewness	.906
S E Skew	.129	Range	2.000	Minimum	.000
Maximum	2.000	Sum	363.000		

Valid cases 357 Missing cases 2

SAFENIGH feel safe at night

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	22	6.1	6.1	6.1
yes	1	307	85.5	85.8	91.9
no	2	28	7.8	7.8	99.7
	12	1	.3	.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.047	Median	1.000	Mode	1.000
Std dev	.690	Variance	.477	Skewness	11.234
S E Skew	.129	Range	12.000	Minimum	.000
Maximum	12.000	Sum	375.000		

Valid cases 358 Missing cases 1

SIZE@UND size of underdeveloped land in ch

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	348	96.9	98.9	98.9
less half acre	1	1	.3	.3	99.1
half acre - one acre	2	2	.6	.6	99.7
one acre - two acre	3	1	.3	.3	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	.023	Median	.000	Mode	.000
Std dev	.225	Variance	.051	Skewness	10.717
S E Skew	.130	Range	3.000	Minimum	.000
Maximum	3.000	Sum	8.000		

Valid cases 352 Missing cases 7

STILL could you live elsewhere in ch

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	46	12.8	13.1	13.1
yes	1	264	73.5	75.0	88.1
no	2	42	11.7	11.9	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	.989	Median	1.000	Mode	1.000
Std dev	.501	Variance	.251	Skewness	-.023
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	348.000		

Valid cases 352 Missing cases 7

STLIGHTI street lighting

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	19	5.3	5.3	5.3
extremely poor	1	5	1.4	1.4	6.7
poor	2	17	4.7	4.7	11.5
below average	3	11	3.1	3.1	14.5
average	4	17	4.7	4.7	19.3
fair	5	56	15.6	15.6	34.9
above average	6	22	6.1	6.1	41.1
good	7	43	12.0	12.0	53.1
very good	8	75	20.9	20.9	74.0
excellent	9	35	9.7	9.8	83.8
superior	10	58	16.2	16.2	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	6.559	Median	7.000	Mode	8.000
Std dev	2.790	Variance	7.782	Skewness	-.743
S E Skew	.129	Range	10.000	Minimum	.000
Maximum	10.000	Sum	2348.000		

Valid cases 358 Missing cases 1

STMAINTE street maintenance

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	15	4.2	4.2	4.2
extremely poor	1	8	2.2	2.2	6.4
poor	2	8	2.2	2.2	8.7
below average	3	9	2.5	2.5	11.2
average	4	16	4.5	4.5	15.6
fair	5	53	14.8	14.8	30.4
above average	6	35	9.7	9.8	40.2
good	7	40	11.1	11.2	51.4
very good	8	78	21.7	21.8	73.2
excellent	9	22	6.1	6.1	79.3
superior	10	74	20.6	20.7	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	6.793	Median	7.000	Mode	8.000
Std dev	2.686	Variance	7.212	Skewness	-.798
S E Skew	.129	Range	10.000	Minimum	.000
Maximum	10.000	Sum	2432.000		

Valid cases 358 Missing cases 1

TAXEXEMP are tax exempt extablishments "good citi

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	200	55.7	56.8	56.8
yes	1	106	29.5	30.1	86.9
no	2	45	12.5	12.8	99.7
	4	1	.3	.3	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	.568	Median	.000	Mode	.000
Std dev	.733	Variance	.537	Skewness	1.052
S E Skew	.130	Range	4.000	Minimum	.000
Maximum	4.000	Sum	200.000		

Valid cases 352 Missing cases 7

TREEORDI need tree ordinance

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	65	18.1	18.2	18.2
yes	1	164	45.7	45.8	64.0
no	2	128	35.7	35.8	99.7
	10	1	.3	.3	100.0
	.	1	.3	Missing	
	Total	359	100.0	100.0	

Mean	1.201	Median	1.000	Mode	1.000
Std dev	.853	Variance	.727	Skewness	2.875
S E Skew	.129	Range	10.000	Minimum	.000
Maximum	10.000	Sum	430.000		

Valid cases 358 Missing cases 1

TXEXCOMP are tax exempt establishments complying

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	251	69.9	71.3	71.3
yes	1	82	22.8	23.3	94.6
no	2	19	5.3	5.4	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	.341	Median	.000	Mode	.000
Std dev	.578	Variance	.334	Skewness	1.492
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	120.000		

Valid cases 352 Missing cases 7

UNDLAND own underdeveloped land in ch

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	10	2.8	2.8	2.8
yes	1	7	1.9	2.0	4.8
no	2	334	93.0	94.9	99.7
	22	1	.3	.3	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.980	Median	2.000	Mode	2.000
Std dev	1.128	Variance	1.273	Skewness	15.837
S E Skew	.130	Range	22.000	Minimum	.000
Maximum	22.000	Sum	697.000		

Valid cases 352 Missing cases 7

ZONING satisfied with results of zoning

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	72	20.1	20.5	20.5
yes	1	232	64.6	65.9	86.4
no	2	48	13.4	13.6	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	.932	Median	1.000	Mode	1.000
Std dev	.581	Variance	.337	Skewness	.005
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	328.000		

Valid cases 352 Missing cases 7

USPOSTOF does ch need u.s. post office

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
nr	0	30	8.4	8.5	8.5
yes	1	194	54.0	55.1	63.6
no	2	128	35.7	36.4	100.0
	.	7	1.9	Missing	
	Total	359	100.0	100.0	

Mean	1.278	Median	1.000	Mode	1.000
Std dev	.610	Variance	.372	Skewness	-.237
S E Skew	.130	Range	2.000	Minimum	.000
Maximum	2.000	Sum	450.000		

Valid cases 352 Missing cases 7

Legend

Condition
"G"- Good "F"- Fair "P"- Poor

Width
less than 20' - 1
20' - 25' - 2
25' - 30' - 3
30' or more - 4
CURB - C
CURB & GUTTER - C& G

N. Manton Dr..	P 2
Moss Dr.	P 2
Sunflower Ln.	P 2
Banyan	P 4 C G
Halbart Dr.	P 4 C G
Biltmore	P 4 C G
Dani Lane	G 2 C
West Castle Ln.	F 2
South Winston Ln.	F 2
Fox Hall Ln.	F 2
Hibiscus	F 2
Fox Hall Cove	G 2 C
East Castle Ln.	F 2
Mimosa Dr.	F 1
Adobe Dr.	F & G 3
Gardenview Dr.	F 4 C G
Glenview	F 4 C G
Glentower Dr.	F 4 C G
Peg Sue	F 4 C G
Tamworth Dr.	F 4 C G
Vuewood	G 2 C
Caladium	G 3
Krameria Dr.	G 3 & 4
Roundup Dr.	G 3
Castle Oaks	G 3
Ranch Land	G 3
S. Manton Ln.	G 2
Zornia	G 2
Caladium	G 3
Lemonwood Dr.	G 3 & 4
Roleto Dr.	G 3
Gardenview	G 3
Ivywood Cr.	G 3
Dogwood Ln.	G 4 C G
Briarcliff	G 4 C G
Prinz Dr.	G 4 C G
Carolwood Dr.	G 4 C G
N. Winston Ln.	G 4 C
Northcrest	G 4 C
West Ave.	G 4 C
Castle Gardens Ct.	G 4 C G
Martha Glynn Ct.	G 4 C G
La Rue Ann Ct.	G 4 C G
Elizabeth Ann Ct.	G 4 C G
Oak Royal Dr.	G 4 C G
Chattington Ct.	G 4 C G
Sheffield Pl	G 4 C G
Sir Arthur Ct.	G 4 C G
Wickford Way	G 4 C G
Cobblestone Ct.	G 4 C G
Squires Row	G 4 C G
Lockhaven Lane	G 4 C G
Honeysuckle Ln.	G 4 C G
Lou- Jon Circle	G 4 C G
Castle Hills Dr.	G 4 C G
Wickford Dr.	G 4 C G
Thames	G 4 C G
Lunblade Ln.	G 3 C G
Wickford Way	G 3 C G
Atwater Dr.	G C G
Riviera Dr.	G C G

APPENDIX III (con't)
ROAD CONDITION LISTING

April1997

Parade	G 4 C G
Danube Dr.	G 4 C G
Buckaroo Dr.	G 4 C G
Herweck Dr.	G 4 C G
Cotillion Dr.	G 4 C G
Wottlin Dr.	G 4 C G
Towne Vue Dr.	G 4 C G
Twinleaf Ln.	G 4 C G
Gladiola Ln.	G 4 C G
Trillium	G 4 C G
Bluet Ln.	G 4 C G
Dandelion Ln.	G 4 C G
Phlox Ln.	G 4 C G
Travertine Ln.	G 4 C G
Shalimar	G 4 C G
Bluet Ln.	G 4 C G
Amerson	G 4 C G
Shalimar Dr.	G 4 C G
Antler Dr.	G 4 C G
Fint Stone Br.	G 4 C G
Flint Stone Ct.	G 4 C G
Waydele Circle	G 4 C G
Wisteria	F 4