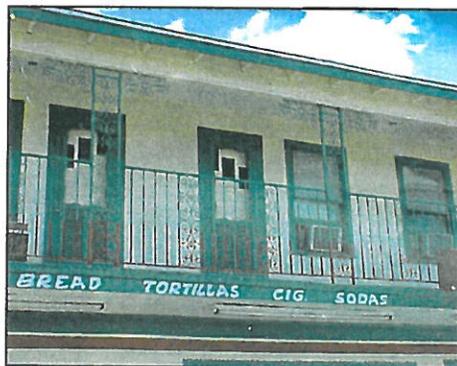
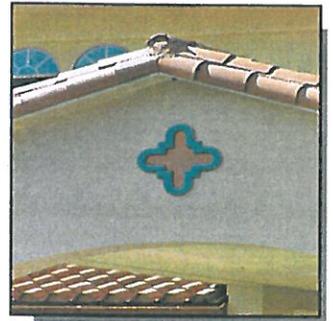
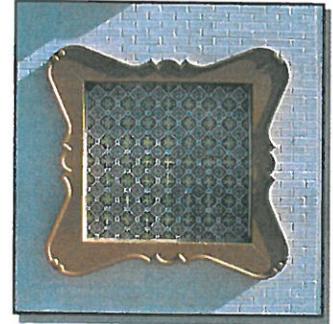


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CASTROVILLE ROAD CORRIDOR SPECIAL STUDY

PRODUCED BY THE
CITY OF SAN ANTONIO PLANNING DEPARTMENT WITH
THE EDGEWOOD COMMUNITY DEVELOPMENT CORPORATION



December 2001

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SUMMARY OF GOALS

- ◆ **Improve neighborhood involvement and cooperation.**
- ◆ **Increase the amount and diversity of local businesses.**
- ◆ **Increase local ownership of businesses.**
- ◆ **Incorporate local institutions in corridor and community development projects.**
- ◆ **Improve the appearance of the corridor and surrounding neighborhoods.**
- ◆ **Increase mixed use and mixed income developments.**
- ◆ **Improve housing conditions and quality of new housing developments.**
- ◆ **Improve investment in the area's human capital.**
- ◆ **Establish a neighborhood park or recreational space on the corridor.**

ACKNOWLEDGEMENTS

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Cover Photos (clockwise, from top left):

- H.E.B. facade (Castroville and Gen. McMullen)
- Wall ornament inlaid with tile on the facade of H.E.B. (Castroville and Gen. McMullen)
- Facade of Tacos El Rey Restaurant (Castroville and Dahlgreen)
- Marker on St. Andrew's Convent (Castroville and S.W. 36th)
- Our Lady of Good Counsel Church (Castroville and Juanita)
- Charlie's Food Market (Castroville Rd. near S.W. 36th)
- The Pedro Romero Pedestrian Bridge (Castroville near Dahlgreen)
- San Fernando Cemetery #2- corner monument (Castroville and Cupples)
- Flower's by Alicia building (Castroville and S.W. 24th)

BACKGROUND

Special Studies

The Neighborhood and Urban Design Division of the City of San Antonio Planning Department operates a Community Building and Neighborhood Planning Program that calls for Special Studies to be made available, on a competitive basis, to neighborhood and community groups wishing to address critical neighborhood issues.

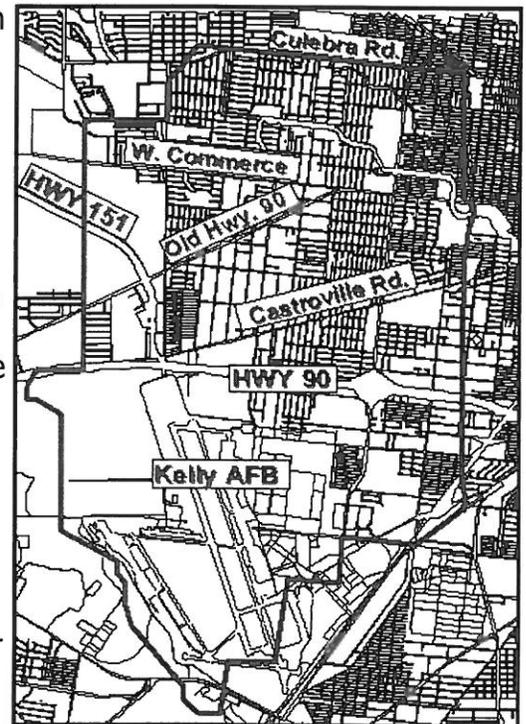
Special Studies allow neighborhood and community groups the chance to work with the Planning Department to focus on issues associated with development around a particular intersection, key corridor, or adjacent to a major project.

Special Studies represent one of several projects available to neighborhoods and community groups annually on a competitive basis. Other services include Goals and Strategies Reports, and Neighborhood and Community Plans.

The Edgewood Community Development Corporation

The Edgewood Community Development Corporation was established in 1996 as an outgrowth of the Edgewood School District Board of Trustees. The Board saw a need to stimulate interest and action around revitalization and community development issues within the Edgewood area, with the ultimate vision of making the Edgewood area a healthy and attractive environment for residents and newcomers. The Edgewood CDC boundaries mirror those of the Edgewood School District. During the year 2000, the Edgewood CDC attained 501 C3 status.

In addition to other projects, the Edgewood CDC is currently working with the Enterprise Foundation for the provision of technical assistance in the form of staff support; organizational development; strategic planning and goal setting, as well as training for individual board members.



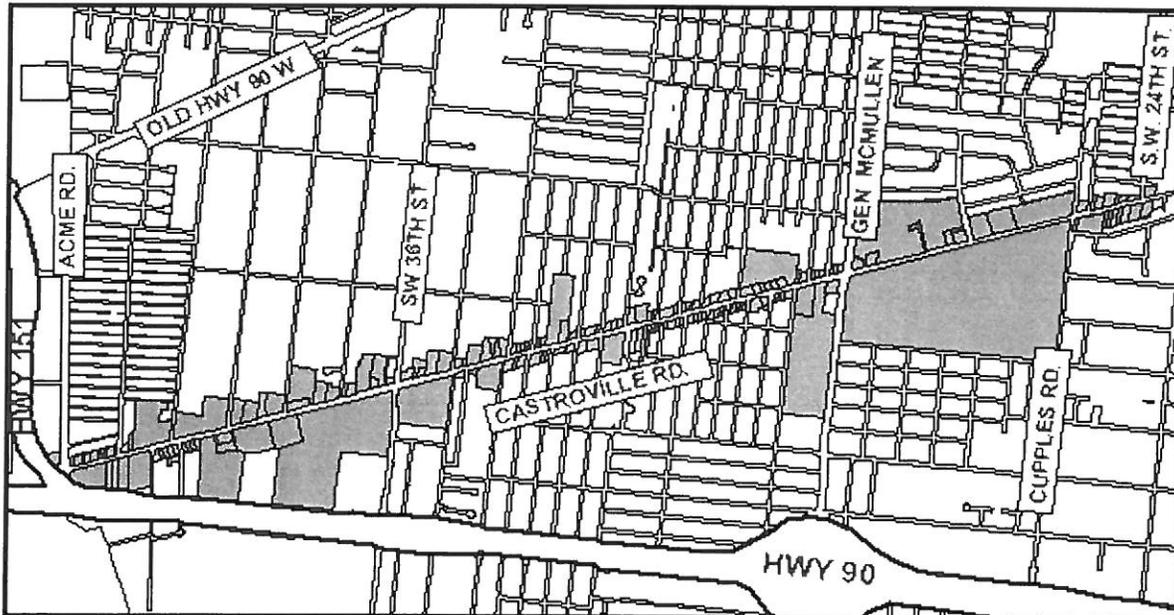
Edgewood CDC Boundary

The Castroville Rd. Corridor Special Study

As one of the 1999-2000 applicants for Community Building and Neighborhood Planning services, the City of San Antonio Planning Department selected the Edgewood CDC for planning services in the form of a Special Study.

The Edgewood CDC identified the corridor as an important community asset, since it contains several small, local businesses that serve the surrounding neighborhoods, in addition to larger commercial attractions such as the Las Palmas shopping center. Additionally, the corridor is attracting new developments such as the Bud Co Ltd. facility which is projected to encompass 288,000 square feet of space. In short, the corridor cuts through the heart of several neighborhoods in the Edgewood School District, and presents numerous challenges associated with economic development and commercial revitalization.

The boundaries of the Special Study are one lot deep on either side of the Castroville Rd. from Acme Rd. to S.W. 24th St. Two public meetings were held in order to gather community input concerning this area, and to develop a preliminary vision of accomplishment for improving the corridor. The goals and strategies contained in the study are based largely on collective brainstorming workshops that were held with residents surrounding the corridor on both sides. The first meeting was held on May 12, 2001 at Gardendale Elementary School, and the second was held on June 30, 2001 at San Martin de Porres church.



Castroville Rd. Corridor Special Study Boundary

There is no city financial commitment tied to this project. The real value of the document is that it serves as a catalyst for bringing community residents and stakeholders together to begin focusing their energies on commonly agreed upon goals and strategies for improving the corridor and the immediate surroundings. Additionally, the study serves as a snapshot of the community's values and of the existing conditions and predicted growth patterns for the area.

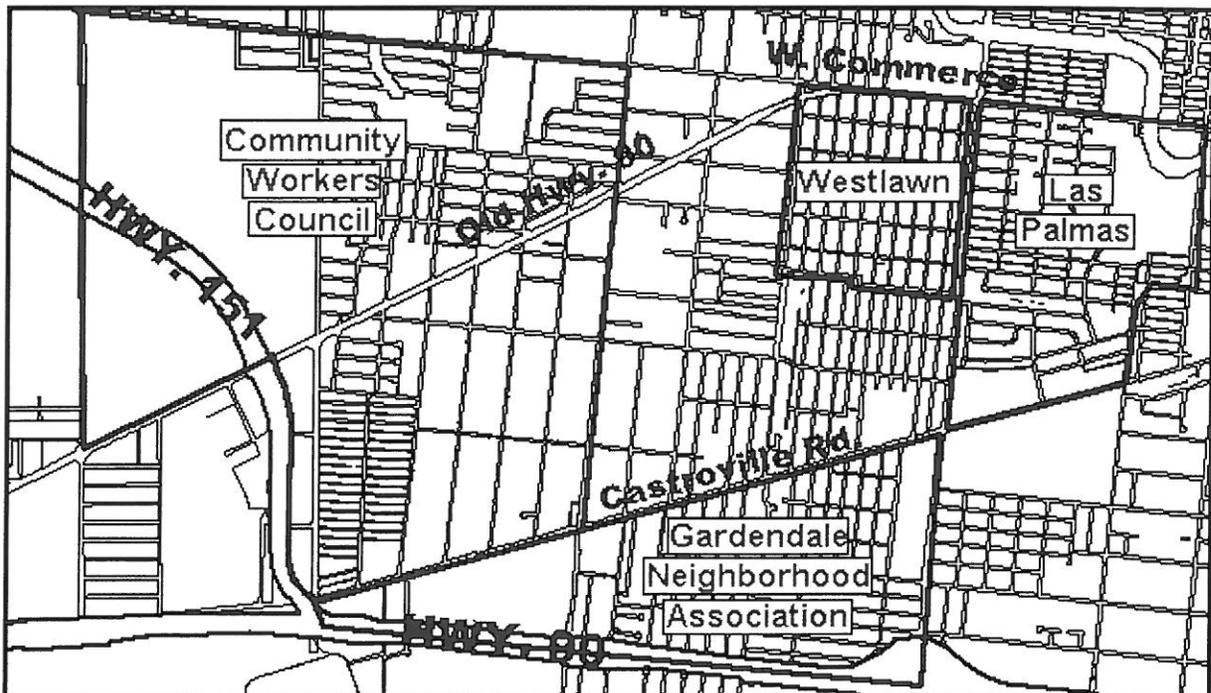
Next Steps

While there is no funding associated with the ideas gathered in this study, it's anticipated that the Edgewood CDC will begin to utilize this document as a starting point for exploring the potential for future revitalization projects, including the possibility of public/private partnerships or a Neighborhood Commercial Revitalization partnership with the City of San Antonio's Neighborhood Action Department.

EXISTING CONDITIONS & FUTURE TRENDS

Neighborhood Associations

There are several neighborhood associations in the vicinity of the Castroville Rd. corridor special study area. These include the Las Palmas Neighborhood Association, the Westlawn Neighborhood Association, the Community Workers Council, and the Gardendale Neighborhood Association.



Castroville Rd. Corridor Registered Neighborhood Associations

All associations have active members, meet at least once a year, and have established by-laws and boundaries that have been submitted to the City of San Antonio Planning Department for registration.

The Community Workers Council and The Gardendale Neighborhood Association are the most recent additions to the City of San Antonio's roster of registered Neighborhood Associations. Both associations registered during the development of the special study.

Neighborhood Associations in the surrounding region include Thompson Community, Loma Terrace, Loma Park, Prospect Hill, and Memorial Heights.

Demographic Trends

The vitality and sustainability of an urban corridor and its commercial elements are often linked to the demographic and housing market of the adjacent areas. Understanding these dynamic factors and their potential implications for the Castroville Rd. corridor entailed conducting demographic analyses of the neighborhoods immediately surrounding it.

A demographic profile was compiled for the area bounded by Highway 151 to the West, Old Highway 90 and West Commerce St. to the North, S.W. 24th to the East, and Highway 90 to the South.



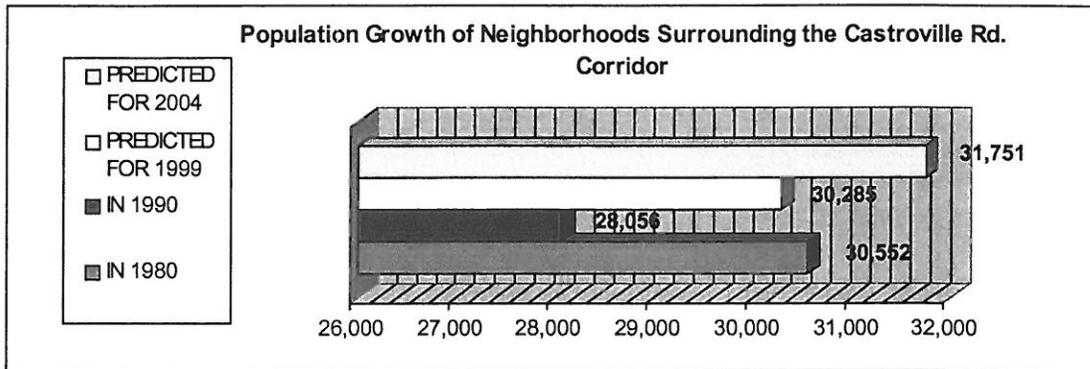
Area Covered in Demographic Analysis

The demographic analysis was based on 1980 and 1990 census figures coupled with projections for the years 1999 and 2004. Projections were grounded in data from the Claritas Corp., and are based, in part, on past trends.

Overall Population

The area of analysis currently accounts for close to 30,000 people, or roughly between 2.5% to 3% of the overall City of San Antonio population.

During the 1980’s, the surrounding neighborhoods experienced a slight decline in population. This is the direct opposite trend of the City of San Antonio as a whole, which experienced a 19% change in population between 1980 and 1990.



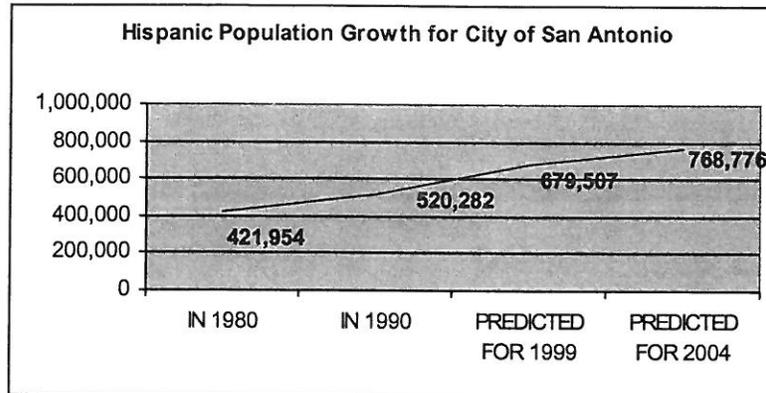
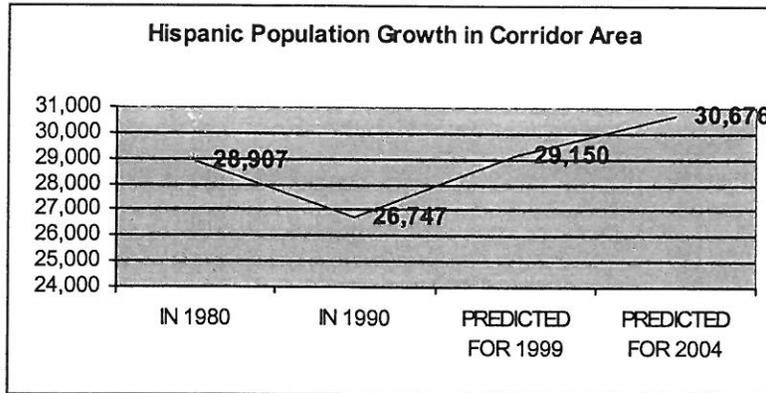
Projections suggest that the area will reverse this trend, by experiencing an upswing in terms of overall population growth in the future. While this differs from the marked decline in population that occurred during the 1980’s, it’s not clear what portion of this growth will be accounted for by in-migration into the area from other cities or regions, from other City of San Antonio neighborhoods, by expansion of the existing neighborhood populations, or by a balanced mix of all factors. Similarly, the data suggests that while the area will continue to grow, it will not grow as rapidly as the City as a whole.

Future efforts at revitalization should include a better understanding of the economic dimensions of the aforementioned population growth, and how to capture and potentially cater to the different market segments associated with it.

Ethnic Composition

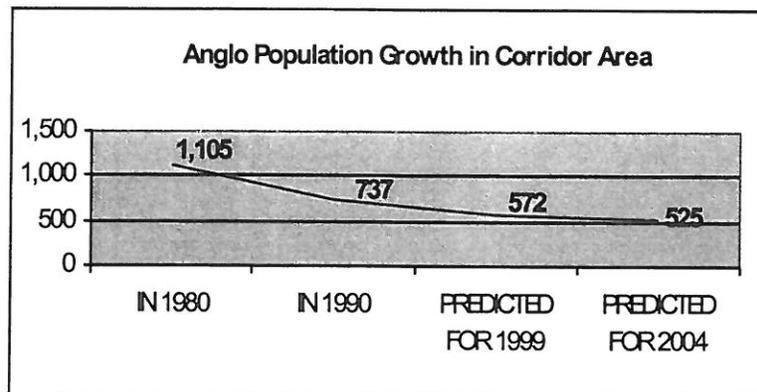
The neighborhoods surrounding the Castroville Rd. Corridor are predominantly Hispanic, with a 1990 census figure indicating the population was 95% Hispanic. While census figures also show a drop occurred in the Hispanic population between 1980 and 1990, projections indicate that area surrounding the corridor,

like the city as a whole, is expected to experience an increase in the Hispanic portion of its population.

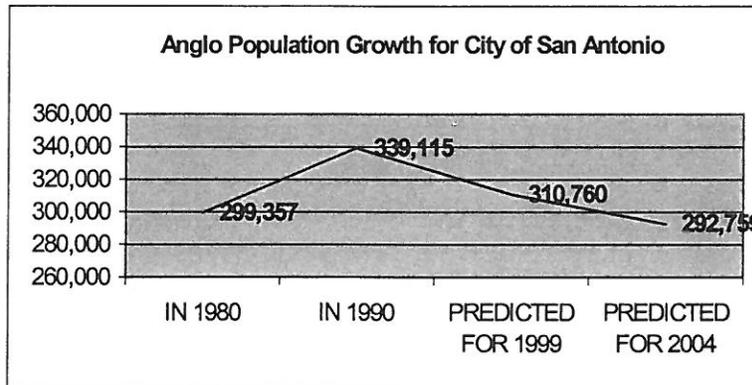


Nevertheless, while the Hispanic population is expected to grow on a level similar to city wide rates, the percentage of the population classified as Hispanic is projected to remain relatively the same.

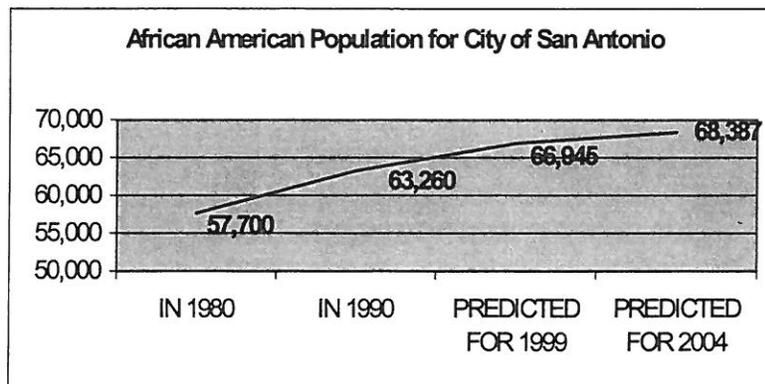
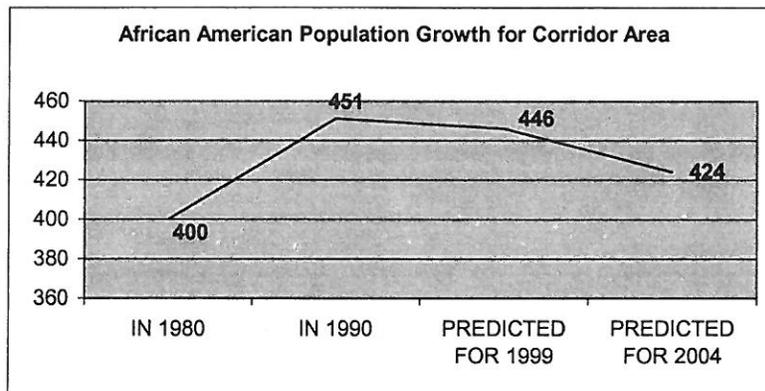
Conversely, the Anglo portion of the corridor area's population experienced a sharp decline during the 1980's and was projected to continue declining at almost 3 times the city wide projected rate for the 1990's.



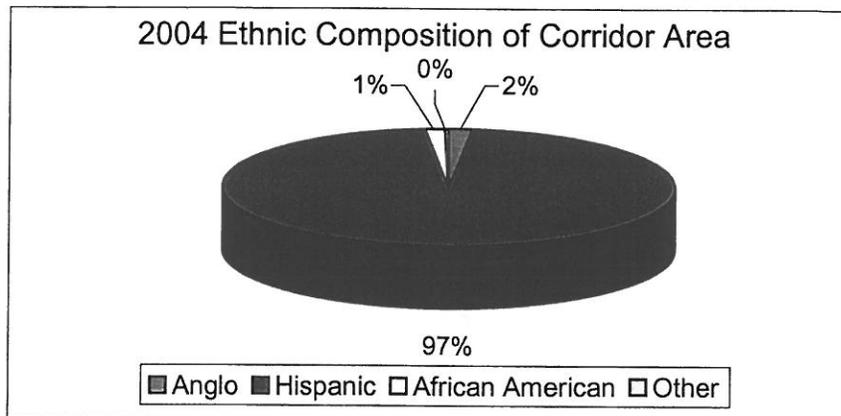
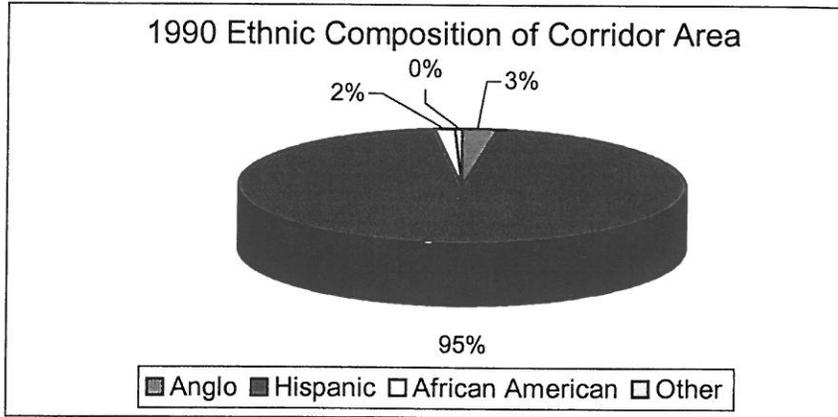
Additionally, the projections indicate a continued decline for the years beyond 2000, but at a rate that is more similar to the city wide rate of decline projected for San Antonio's Anglo population as a whole.



Similar to the decline in Anglo population, the corridor area is also projected to experience a decline in its African American population. A comparison of 1980 and 1990 census figures shows that the African American population increased throughout the 1980's by roughly 13%. Nonetheless, the population was projected to decline throughout the 1990's, and beyond. This pattern is opposite the city-wide projected pattern of continual, slight increases in the African American population.



In summary, while the data indicates various fluctuations in the ethnic make-up of the population, the corridor area is predicted to remain largely Hispanic, with slight decreases in the Anglo and African American populations over next few years.



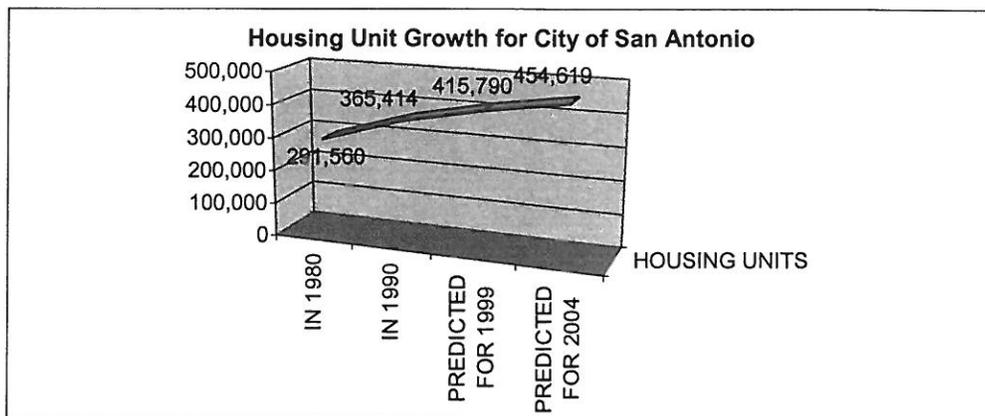
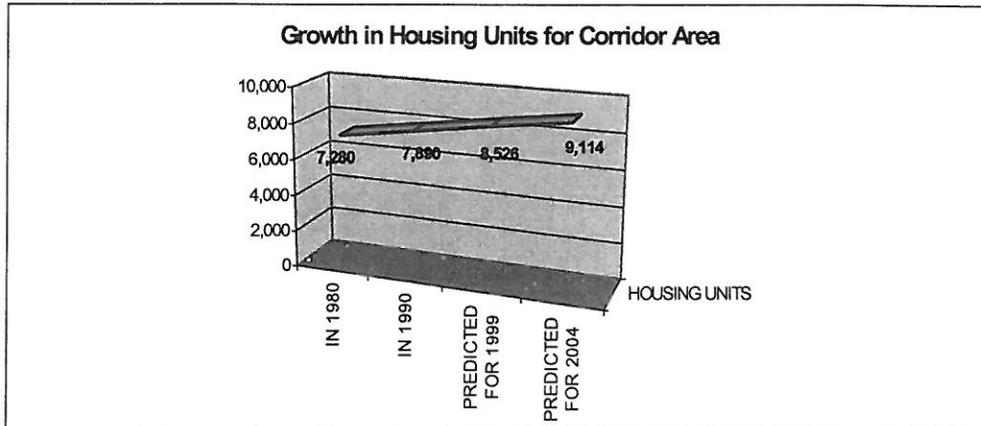
Housing and Household Composition

An analysis of the housing and household composition of the corridor area reveals several trends.

Housing Units

Actual housing units, defined as the aggregate of all single family and multi-family residential units at the time of the census, show a continual increase, but at a moderate rate. Housing units grew by 1% during the 1980's but this still lagged behind the citywide percentage change for that period, which was roughly a 25% increase. Housing units were expected to increase during the 1990's from 7,980 to roughly 8,200 by the end of the 1990's. This represents an 8% increase in housing units for the area, and it's predicted a very similar pattern of growth

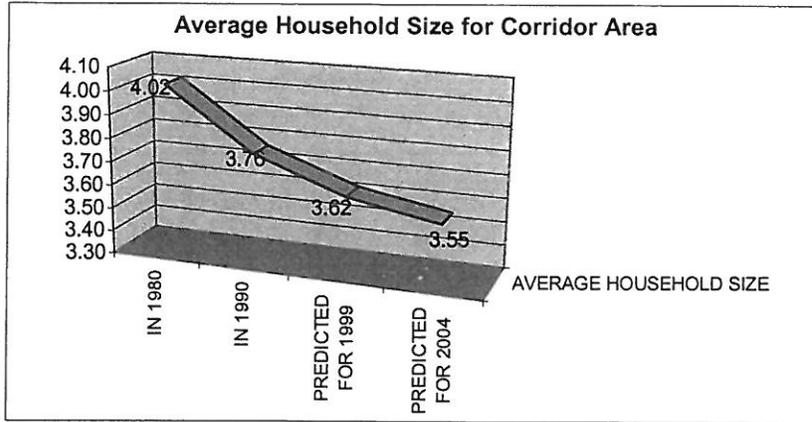
will continue in 2004. Nevertheless, this predicted rate is still half that of the city as a whole. The statistics predict that beyond 2000, the rate of increase in housing units for the corridor area will be more on par with that of the City, although the City's rate is expected to slow down.



Household Size

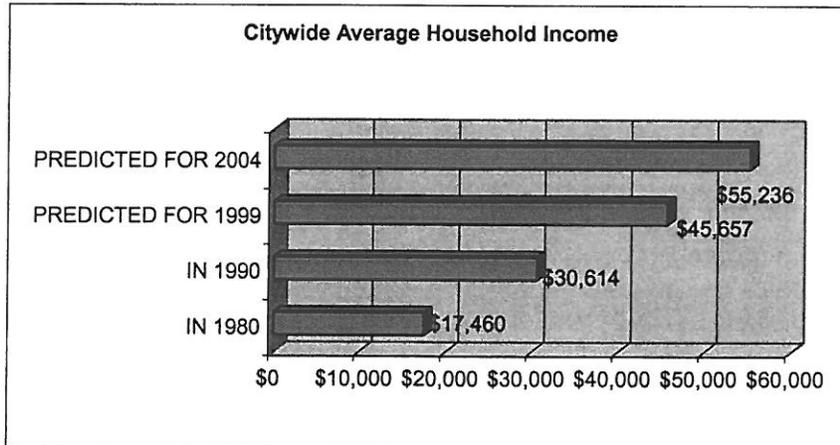
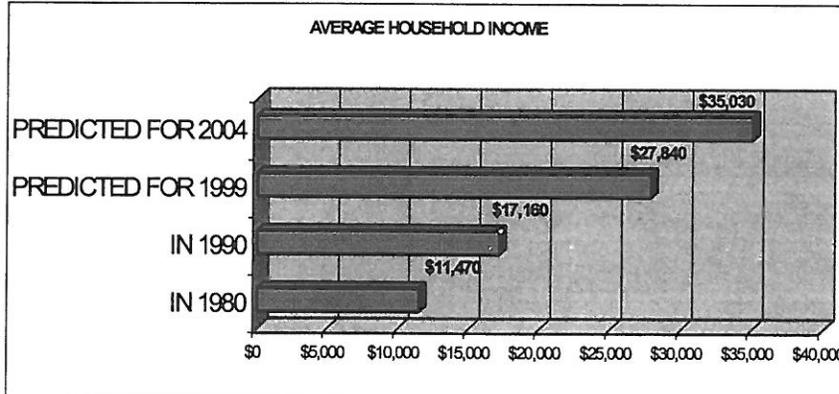
Household size, which the census defines as the number of individuals living in a housing unit at the time of census, is actually slightly larger than that of the City as a whole. The average household size for the corridor area in 1990 was 3.76, which was larger than the citywide census average of 2.80.

With time, the average household size is predicted to decrease for both the corridor area and the City as a whole. The percent of decline is also predicted to match the citywide rate of decline, decreasing by 2% between 1999 and 2004. By 2004, the average household size predicted for the corridor region will be 3.55.



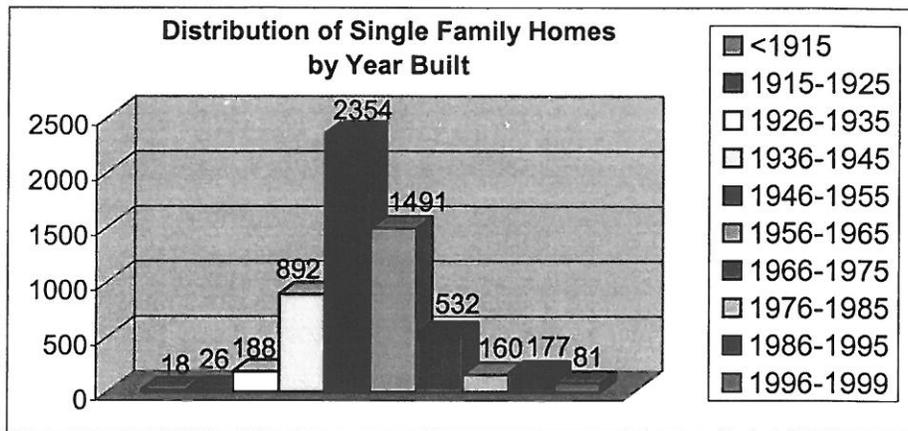
Average Household Income

The average household income in the corridor area in 1990 was \$17,160. This was almost \$14,000 less than the citywide average for the same census year. However, compared to the city as a whole, the average income level was predicted to increase at a much higher rate throughout the 1990's and into 2004. Nevertheless, the gap in actual average household income for the corridor area versus the City, is expected to increase slightly. The data predicts an average household income figure of \$35,030 for the corridor area in 2004, and a figure of \$55,236 for the city as a whole in 2004.

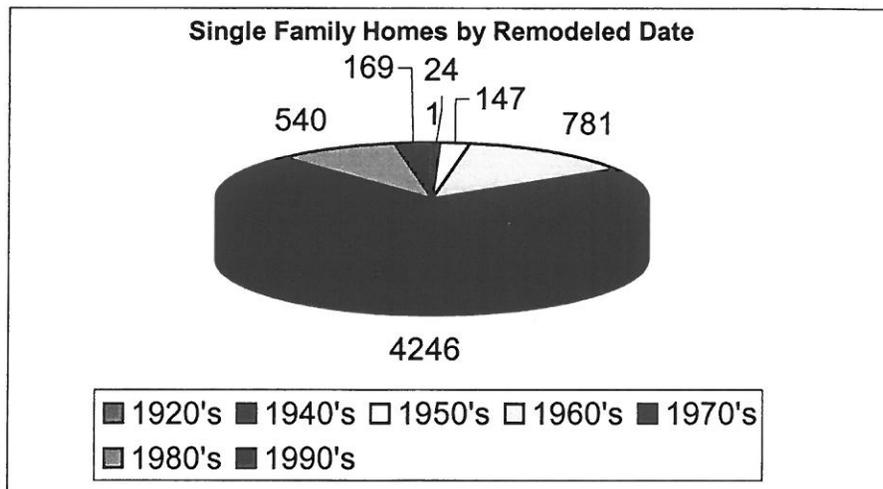


Average Age of Single Family Structures

A Planning Department analysis of Bexar County Appraisal District data for the corridor area shows a wide array of housing development, spanning from a single-family structure built in 1890 to developments during the middle and late 1990's. The distribution of year built dates for single-family housing structures, however, shows a large majority of the area's housing stock was built during the period spanning from 1936-1965. In fact, the average year built for single family housing structures is 1955, placing the average age of single-family housing structures in area at 46 years old.

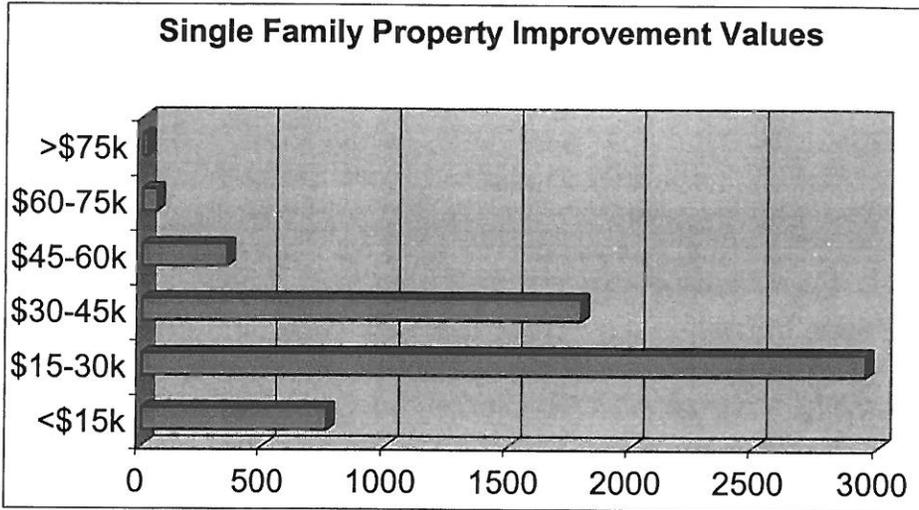


Further analysis of Bexar County Appraisal District data indicates the majority of the corridor area's housing has undergone substantial remodeling. Most of the remodeling has been sufficiently substantive in the areas of plumbing, electrical wiring, etc. to make the houses comparable, in certain amenities, to the more modern homes. The average remodeled date for the area is 1972, meaning while most of the housing stock was built during the 1950's, the houses are comparable in amenities to houses found in the early to mid 1970's.

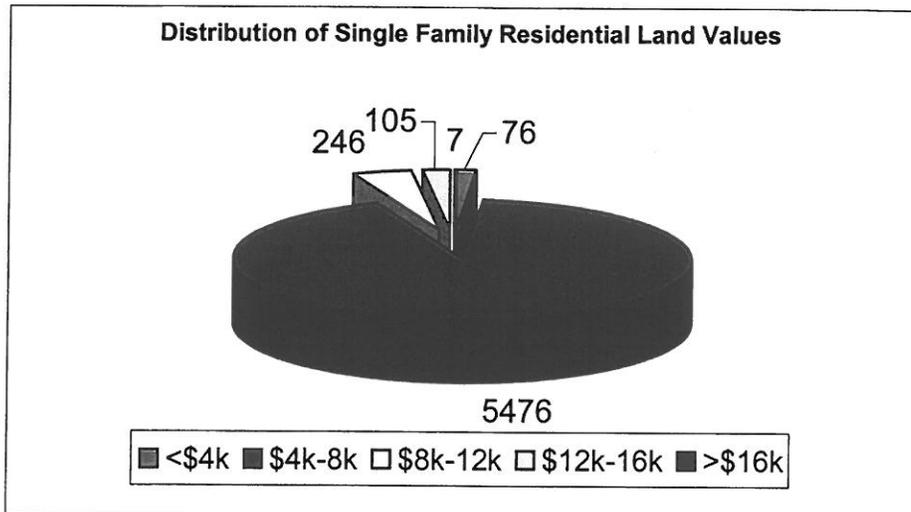


Improvement Values of Single Family Home Structures

The area surrounding the corridor contains close to 6000 properties classified as single family structures, with improvement values ranging from below \$15,000 to above \$75,000. The vast majority of the single family structures, however, fall within the range of \$15,000-45,000. The average improvement value is \$27,621.



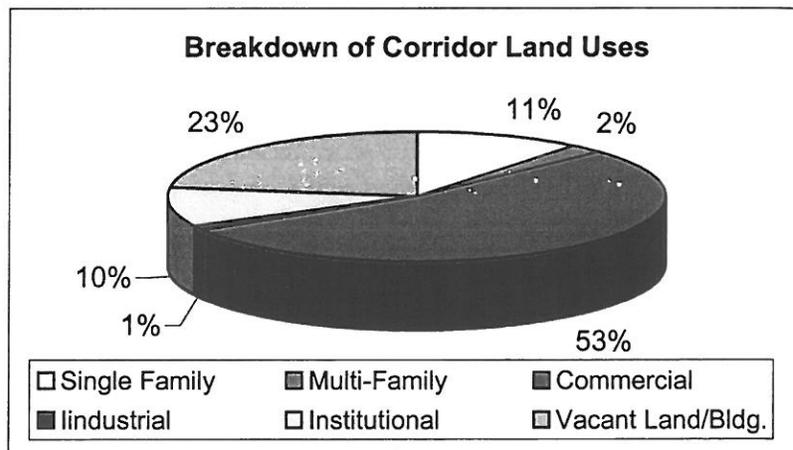
Similarly, land values for the corridor area show a range of single family lots ranging from less than \$4,000 to over \$16,000. The average improvement value of the land is \$5,380.



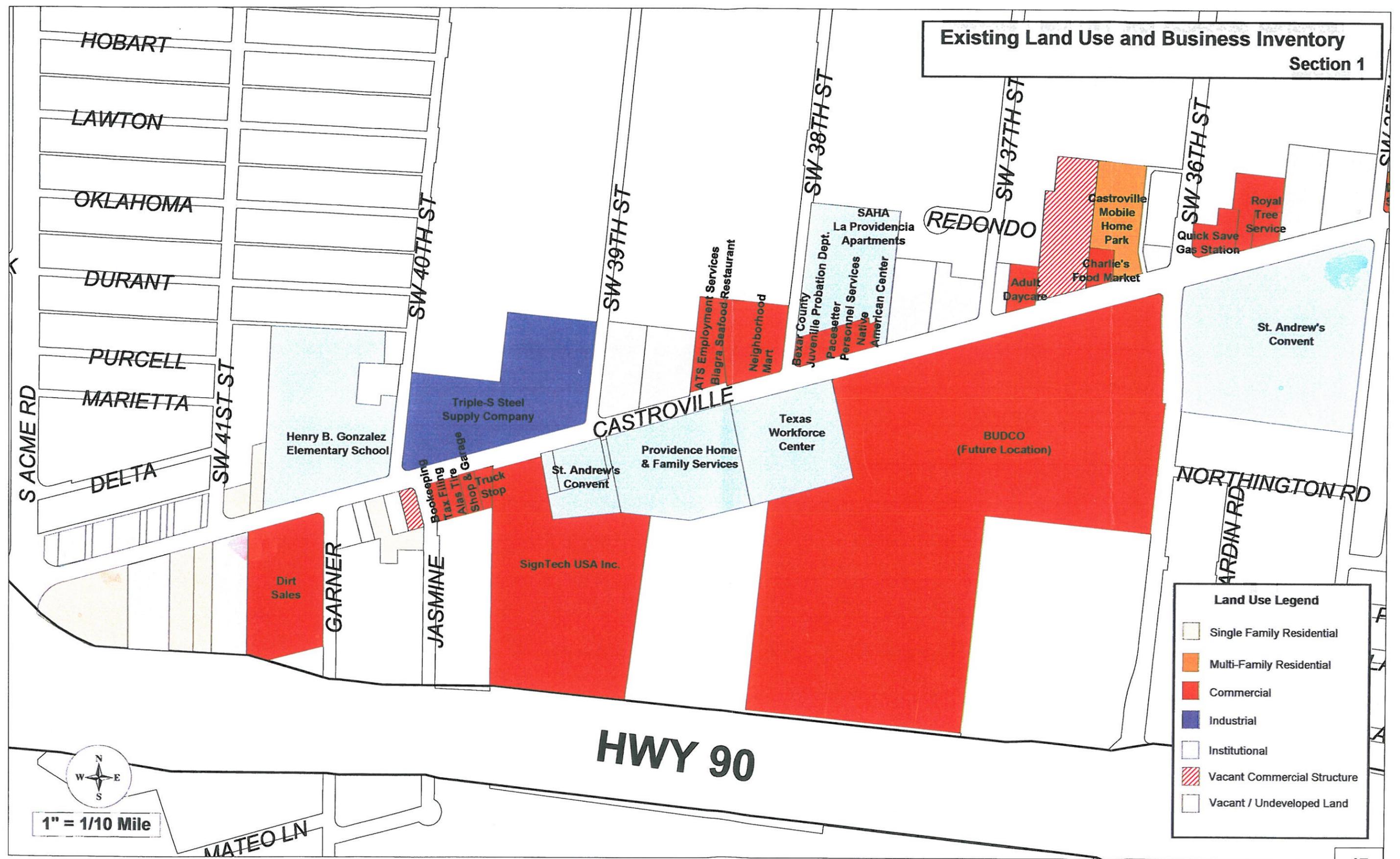
Land Use Composition

An analysis of Castroville Rd. between Acme Rd. and SW 24th shows that there are a total of 184 parcels that actually abut Castroville Rd. Of these parcels, fully 53% are dedicated to uses that can be categorized as "commercial" (any parcel dedicated to business, retail or wholesale, that provides goods and services to consumers either directly or indirectly). This is by far the largest land use activity found along the portion of the corridor being analyzed. Single family residential and multi-family (for this analysis, multi-family structures are defined as a residential structure with 2 or more units) each comprise 11% and 2% of the total parcels found along the corridor, respectively.

The second most common form of land use found along the corridor, however, is "vacant" parcels: undeveloped land and unoccupied buildings. Based on a land use analysis conducted in the summer of 2001, of the 184 total parcels found along the corridor between Acme Rd. and S.W. 24th street, nearly a quarter, or 42, were found to contain undeveloped land or vacant commercial structures. The presence of vacant parcels presents both an opportunity and impediment to the sustainability of the corridor. It's recommended that future analyses, or planning efforts, focus on the opportunities associated with the vacant buildings or land parcels that might be available for development.

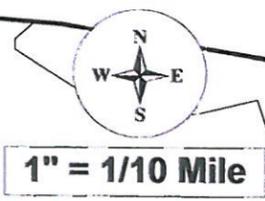


Existing Land Use and Business Inventory
Section 1

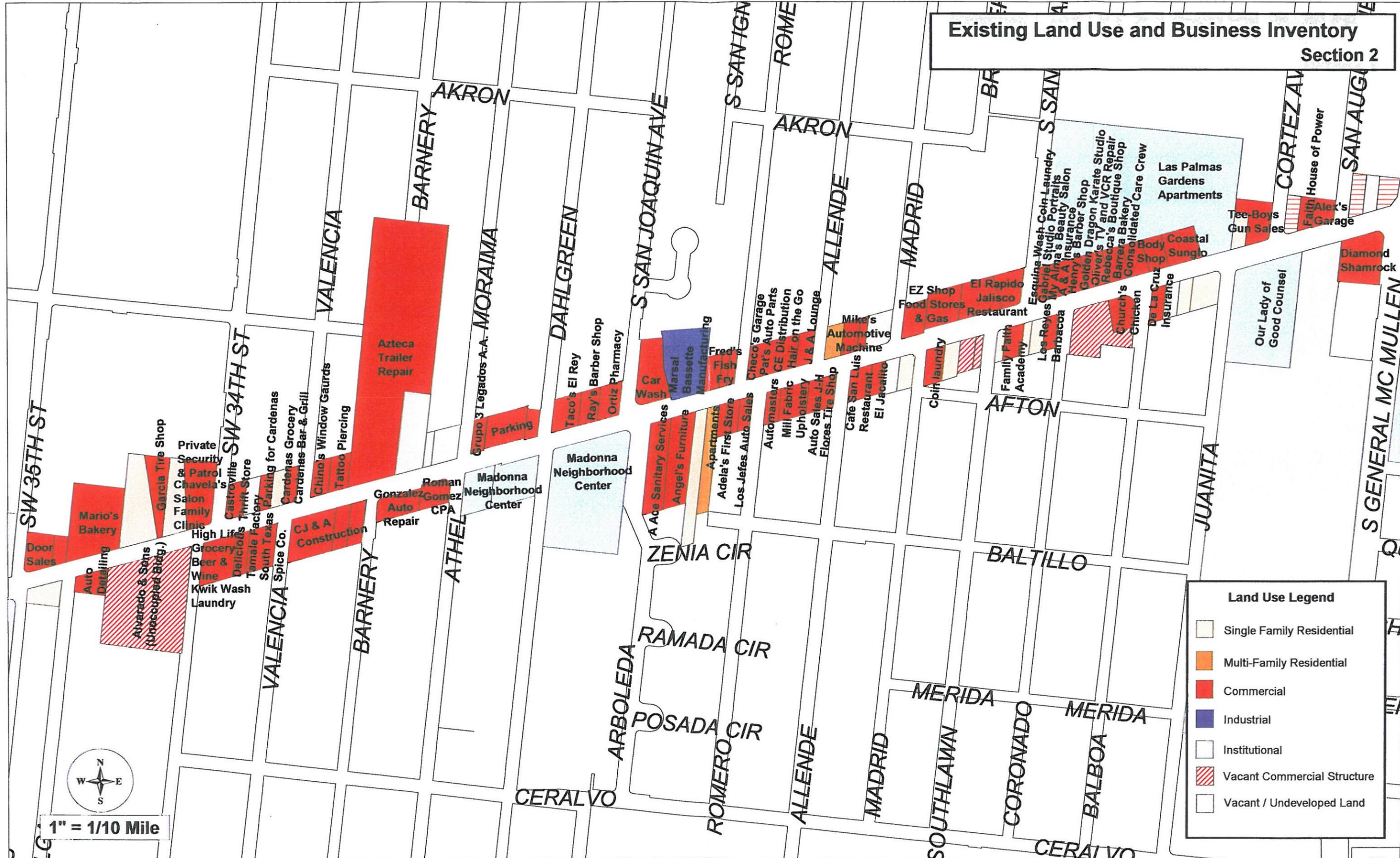


Land Use Legend

	Single Family Residential
	Multi-Family Residential
	Commercial
	Industrial
	Institutional
	Vacant Commercial Structure
	Vacant / Undeveloped Land



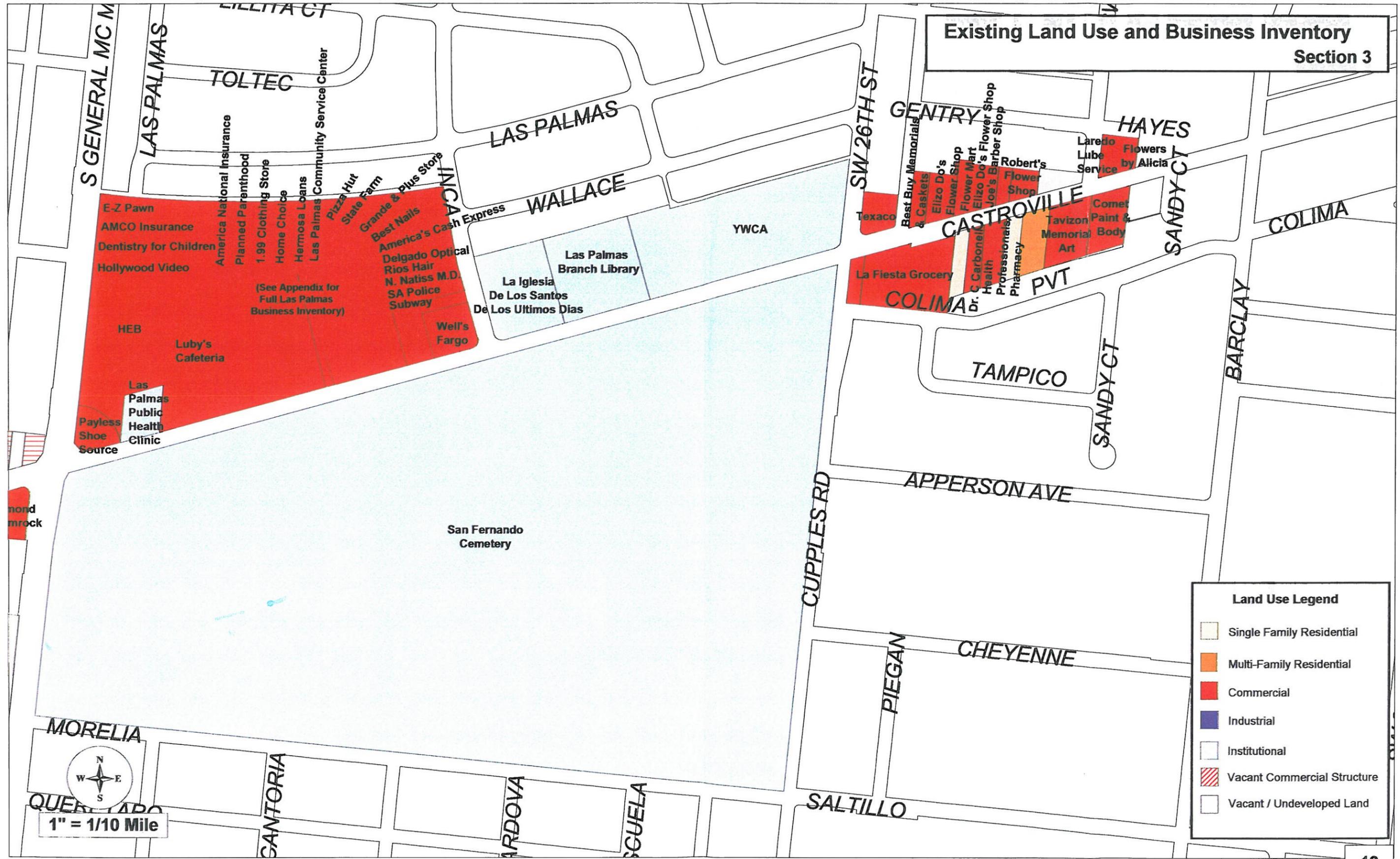
Existing Land Use and Business Inventory
Section 2



Land Use Legend

	Single Family Residential
	Multi-Family Residential
	Commercial
	Industrial
	Institutional
	Vacant Commercial Structure
	Vacant / Undeveloped Land

**Existing Land Use and Business Inventory
Section 3**



Strengths and Opportunities

This is an outline of the strengths and potential opportunities of the Castroville Rd. corridor and the surrounding neighborhoods identified by the community at two public workshops held on May 12, 2001 at Gardendale Elementary School, and on June 30, 2001 at San Martin de Porres Church.

Good Location

- Accessibility to Highway 90
- Proximity to Our Lady of Lake University
- Proximity to Kelly Air Force Base

Strong Neighborhood Commercial Presence

- Existing core of neighborhood businesses
- Presence of many small businesses
- Good large and small restaurants

Culture and Characteristics of Residents

- Strong cultural identity and presence
- Strong family focus and orientation (intergenerational)
- Passion for neighborhood
- Vested ownership in community
- Variety of religious denominations represented
- Centro Cultural Aztlan

Infrastructure and Transportation System

- Transportation system along the corridor
- Decent infrastructure
- Pedestrian bridge near school and community center

Social Services and Community Amenities

- Many child development services
- Madonna Neighborhood Center is planning a new multi-purpose center to be built of premises

- New senior housing developments
- New fire station with good response time
- YWCA
- Benavides Learning Center
- San Antonio Water System Office
- City of San Antonio Satellite Office
- City Public Service Satellite Office

Large Business Presence

- Wells Fargo Bank
- Laredo National Bank
- New BUDCO development
- HEB

Schools

- Gardendale Elementary
- Emma Frey Elementary
- Las Palmas Elementary
- Henry B. Gonzalez Elementary

Future Opportunities

- Opportunity for recruitment of large scale businesses
- Opportunity to expand existing neighborhood scale businesses
- Opportunity to begin investing in human capital

Weaknesses and Concerns

This section outlines the weaknesses and concerns for the Castroville Rd. corridor and surrounding neighborhoods identified by the community at public workshops held on May 12, 2001 at Gardendale Elementary School, and June 30, 2001 at San Martin Porres Church.

Economic Development

- Insufficient tax base for Edgewood Independent School District
- Lack of development with local employment opportunities
- Vacant Lots
- Abandoned Commercial Structures

Traffic Problems

- Unmarked traffic lanes
- New BUDCO development may increase truck traffic
- School Zone Restrictions need enforcement
- Speeding along length of corridor

Appearance and Aesthetics

- More frequent brush collection needed along corridor
- Need for signs and enforcement to prevent illegal dumping
- Insufficient code compliance monitoring
- Buildings not up to code
- Too many unsightly auto-related businesses
- Lack of sufficient notices regarding brush pick-ups
- Lack of community clean-up effort similar to "Basura Bash"

Infrastructure

- Lack of sidewalks
- Existing sidewalks need to be widened, leveled and repaired
- Need new street lighting and repairs to existing lighting

- Many intersections needing traffic signals
- Drainage and flooding on secondary roads
- Bus traffic causing street damage along corridor

Housing

- New housing developments lack quality
- Potential future housing deficit

Recreational Facilities

- Lack of public gathering place for community
- Lack of neighborhood park(s)

Safety

- Problem bars along the corridor
- Not enough police patrols during school hours

Organization and Activism

- Lack of formal community participation
- Lack of a sufficient registered Neighborhood Associations

Goals and Strategies

This section describes the goals and strategies of the community for the future revitalization of the Castroville Rd. corridor and adjacent neighborhoods. The strategies were identified at two public workshops held on May 12, 2001 at Gardendale Elementary School, and on June 30, 2001 at San Martin de Porres Church.

Improve neighborhood involvement and cooperation.

Initial strategies to accomplish this goal:

- Organize a neighborhood association(s) and register it with the City of San Antonio's Planning Department
- Have the Edgewood Community Development Corporation serve as an umbrella organization for neighborhood associations
- Have the Edgewood Community Development Corporation organize block parties, help establish block captains, and create and maintain an area residential and community organization listing
- Organize an outreach event to involve renters in the community
- Identify, contact, and involve absentee landlords

Increase the amount and diversity of local businesses.

Initial strategies to accomplish this goal:

- Develop a commercial development focus by conducting a survey of the neighboring resident's commercial wants and needs, and coupling this with an inventory of existing businesses along the corridor
- Explore possibility of establishing a bakery that offers traditional baked goods such as *pan dulce*
- Work to attract and establish restaurants that are open long hours
- Work with Las Palmas shopping center to explore possibilities of acquiring a movie theater on the premises
- Bring copy center to the neighborhood
- Establish a bookstore
- Acquire a dry cleaning establishment

Increase local ownership of businesses.

Initial strategies to accomplish this goal:

- Stress entrepreneurial skills at local schools
- Implement a mentoring program at local schools where small business owners, especially women, share their experiences with students
- Hold small business seminars
- Conduct an inventory of commercial property available along the corridor
- Conduct a survey of local corridor businesses to assess their needs
- Conduct a survey of neighboring resident's retail & commercial needs
- Work with the Edgewood Community Development Corporation and the Enterprise Foundation to develop a program that addresses and improves retail landlord-tenant relationships
- Incorporate local institutions in corridor and community development projects.

Incorporate local institutions in corridor and community development projects

Initial strategies to accomplish this goal:

- Pursue potential for funding projects through major corporations on or near the Castroville Rd. corridor including HEB, Lubys, BUDCO, Wells Fargo Bank, and Laredo National Bank
- Present *specific* projects for consideration to local large businesses and corporations
- Pursue options for funding community development projects through the Community Reinvestment Act
- Work with the Edgewood Community Development Corporation to apply for the Neighborhood Commercial Revitalization Partnership Program sponsored by the City of San Antonio's Neighborhood Action Department

Improve the aesthetics of the corridor and surrounding neighborhoods.

Initial strategies to accomplish this goal:

- Research history of the neighborhoods, and conduct a photographic survey of community architectural characteristics to provide a unifying “theme” or style that guides future corridor developments
- Work to establish a Neighborhood Conservation District that includes strong commercial design guidelines
- Solicit assistance from UTSA architecture professors and students in developing a vision for the future look and appearance of the corridor
- Take advantage of the District 6 council office’s paint voucher program (call 207-7065)
- Explore ways of curbing the proliferation of alcohol and tobacco signage throughout the corridor
- Take advantage of the City of San Antonio Parks and Recreation Department’s graffiti clean up program aimed at urban corridors
- Apply for the City of San Antonio Planning Department’s Neighborhood Improvement Challenge Program Tree Fund
- Participate in the annual National Arbor Day Tree Giveaway sponsored by the local Men’s Garden Club
- Develop a plan for utilizing the pedestrian bridge near Castroville Rd. and Dahlgreen as a theme based neighborhood gateway concept

Increase mixed use and mixed income developments.

Initial strategies to accomplish this goal:

- Identify abandoned structures and vacant land for development
- Develop a comprehensive plan for the area to include a housing plan component
- Form a committee to stay aware of zoning changes along the corridor
- Form a local committee to attend City of San Antonio training sessions on the new Unified Development Code

Improve housing conditions and developments.*Initial strategies to accomplish this goal:*

- Identify a common architectural/stylistic theme and utilize this to guide future housing developments
- Establish Neighborhood Conservation Districts in the area
- Develop method to increase communication with housing developers prior to large development projects
- Form a committee to monitor code compliance issues and report them to the City
- Compile a listing of local housing service providers, with an eligibility matrix for different services available
- Dispel perception of having high crime neighborhoods by working with media to present positive stories related to residential safety

Improve investment in the area's human capital.*Initial strategies to accomplish this goal:*

- Research and compile a directory of economic development programs and employment training that can be utilized for local human capital development (examples include HUD Section 3)
- Develop a working relationship with the Texas Workforce Development Commission's satellite office on the corridor
- Focus on getting another anchor store in Las Palmas shopping center that would pay higher wages

Establish a neighborhood park or recreational space on the corridor.*Initial strategies to accomplish this goal:*

- Work with the City of San Antonio Parks and Recreation Department to explore opportunities for establishing a park in the corridor area
- Develop a dialogue with the Madonna Neighborhood Center in order to allow public input their multi-purpose recreational facility planning

APPENDICES

UNDEVELOPED LAND INVENTORY

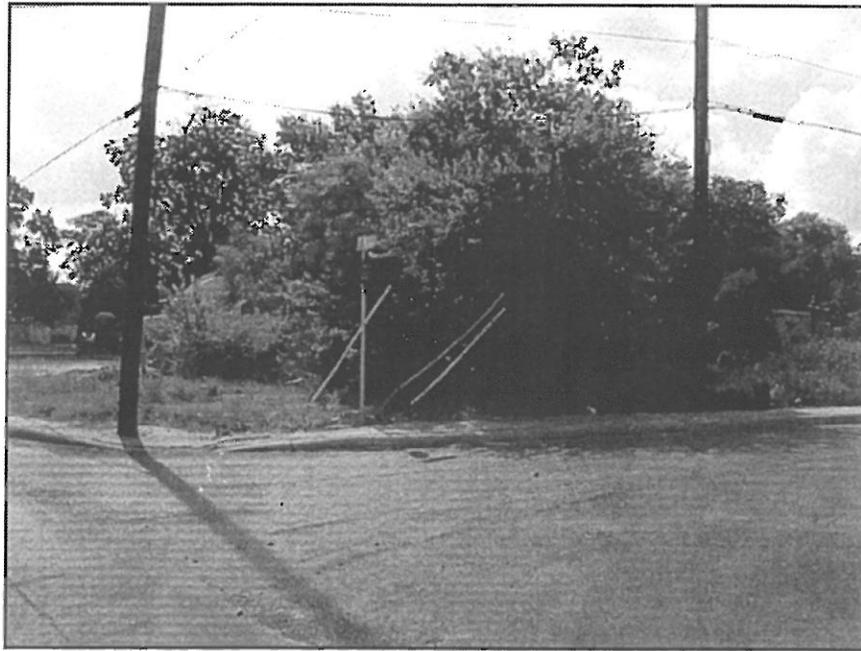


LOCATION: Castroville Rd. between Garner & S. Acme
ZONING (8/01): B3NA

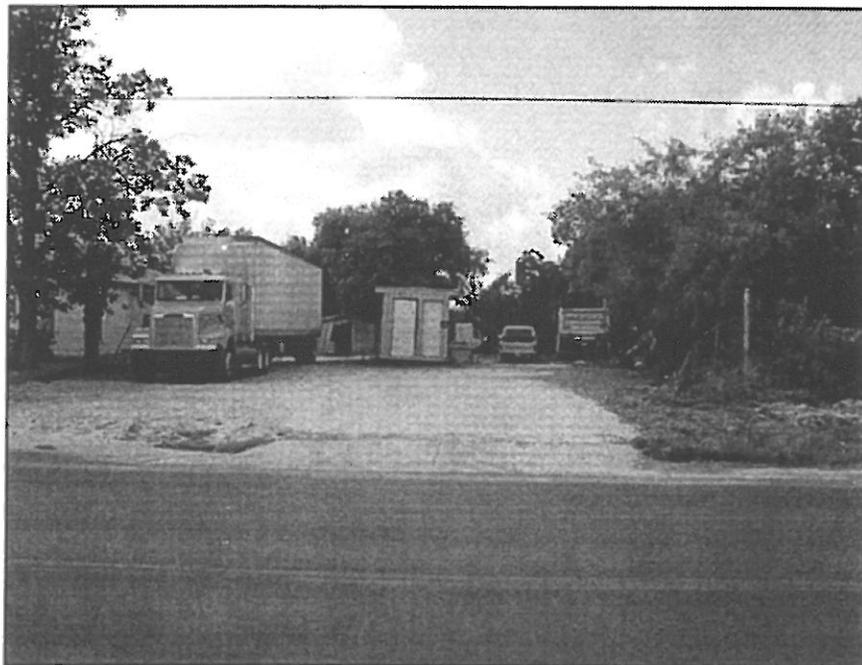


LOCATION: Castroville Rd. between Garner and Acme
ZONING (8/01) : B3NA

UNDEVELOPED LAND INVENTORY



LOCATION: Castroville Rd. between Garner & Jasmine
ZONING (8/01): B3R

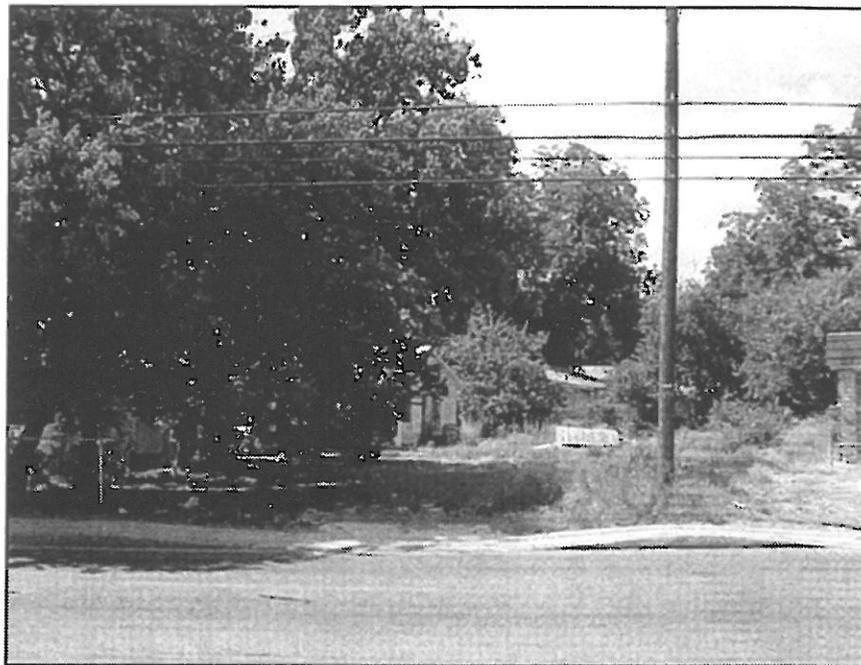


LOCATION: Castroville Rd. between Garner & Jasmine
ZONING (8/01) : B3NA

UNDEVELOPED LAND INVENTORY

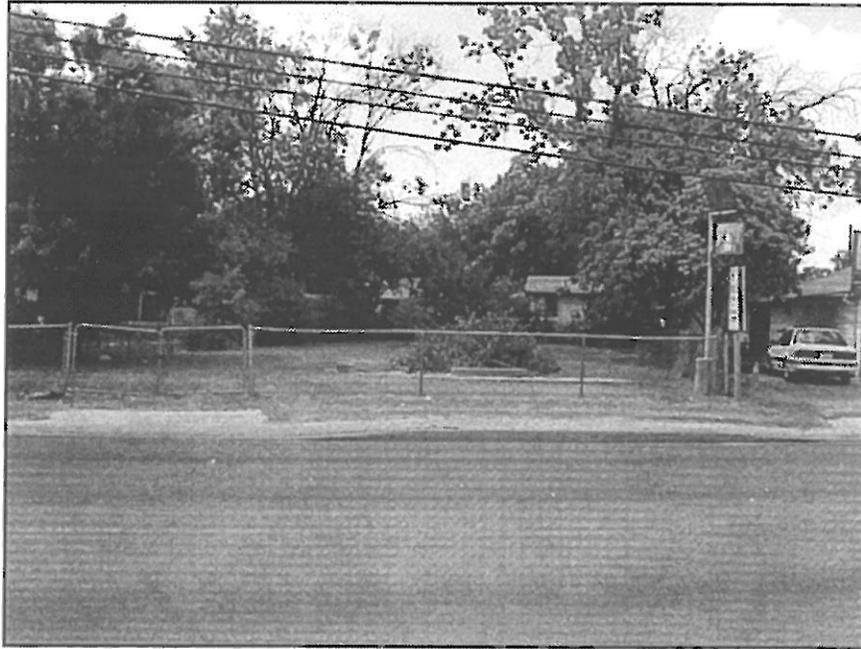


LOCATION: Castroville Rd. between Garner & Jasmine
ZONING (8/01): B3R

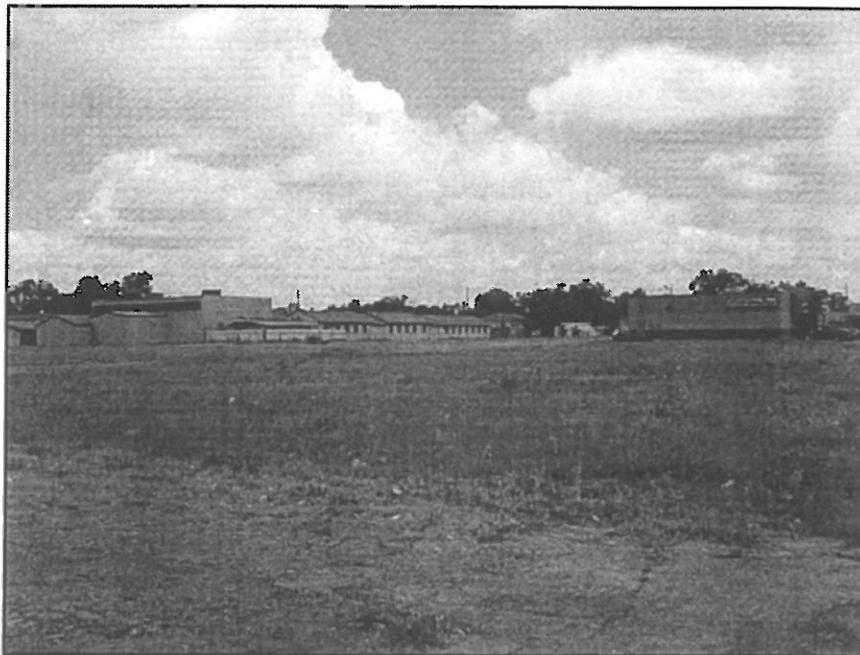


LOCATION: Castroville Rd. between Valencia & Barnery
ZONING (8/01) : J

UNDEVELOPED LAND INVENTORY



LOCATION: Castroville Rd. between Balboa & Juanita
ZONING (8/01): JJ



LOCATION: Castroville Rd. between Juanita & S. Gen. McMullen
ZONING (8/01) : B3

UNDEVELOPED LAND INVENTORY

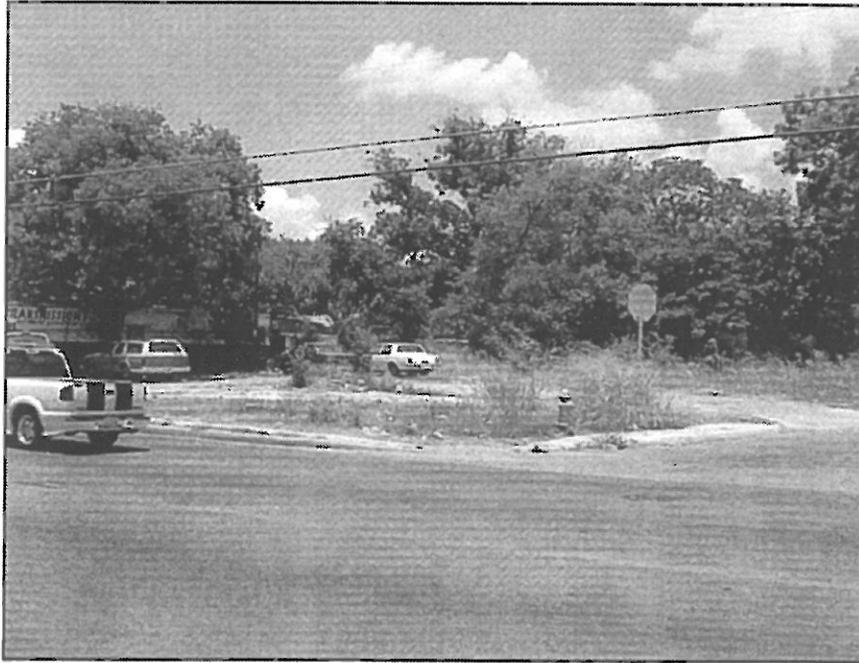


LOCATION: Castroville Rd. between S.W. 24th and S.W. 25th
ZONING (8/01): R1

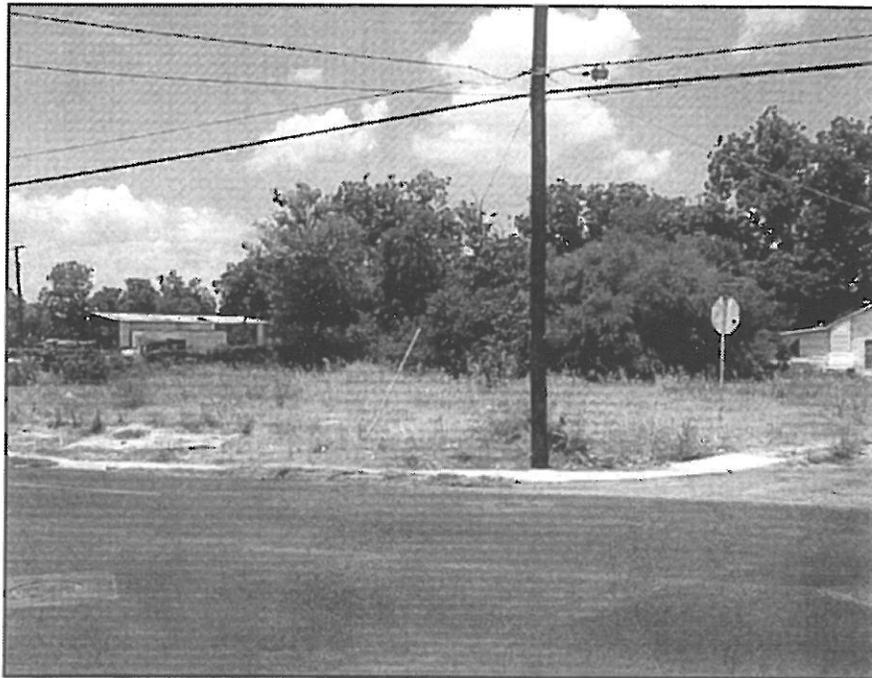


LOCATION: Castroville Rd. between S. Gen. McMullen & San Augustine
ZONING (8/01) : B3

UNDEVELOPED LAND INVENTORY



LOCATION: Castroville Rd. between Allende and Madrid
ZONING (8/01): B3R

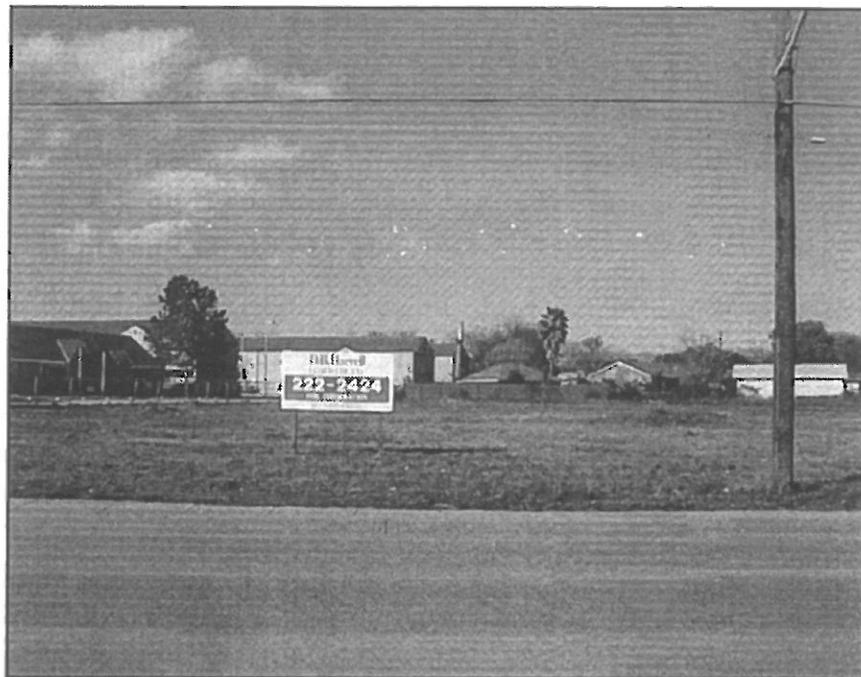


LOCATION: Castroville Rd. between Valencia and Moraima
ZONING (8/01) : B3R

UNDEVELOPED LAND INVENTORY

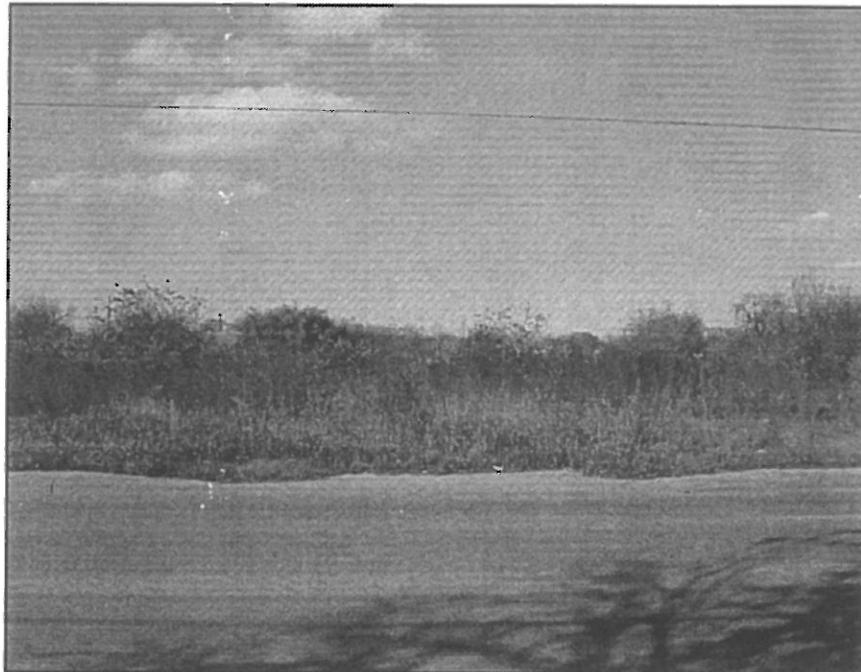


LOCATION: Castroville Rd. between S.W. 37th & S.W. 38th
ZONING (8/01): B2



LOCATION: Castroville Rd. between S.W. 37th & S.W. 38th
ZONING (8/01) : B2

UNDEVELOPED LAND INVENTORY



LOCATION: Castroville Rd. between S.W. 38th & S.W. 39th
ZONING (8/01): B2



LOCATION: Castroville Rd. between S.W. 38th & S.W. 39th
ZONING (8/01) : B2

UNDEVELOPED LAND INVENTORY



LOCATION: Castroville Rd. between Acme Rd. & 41st St.
ZONING (8/01): B3NA

VACANT BUILDING INVENTORY



LOCATION: Castroville Rd. between Garner & Jasmine
ZONING (8/01): B3R

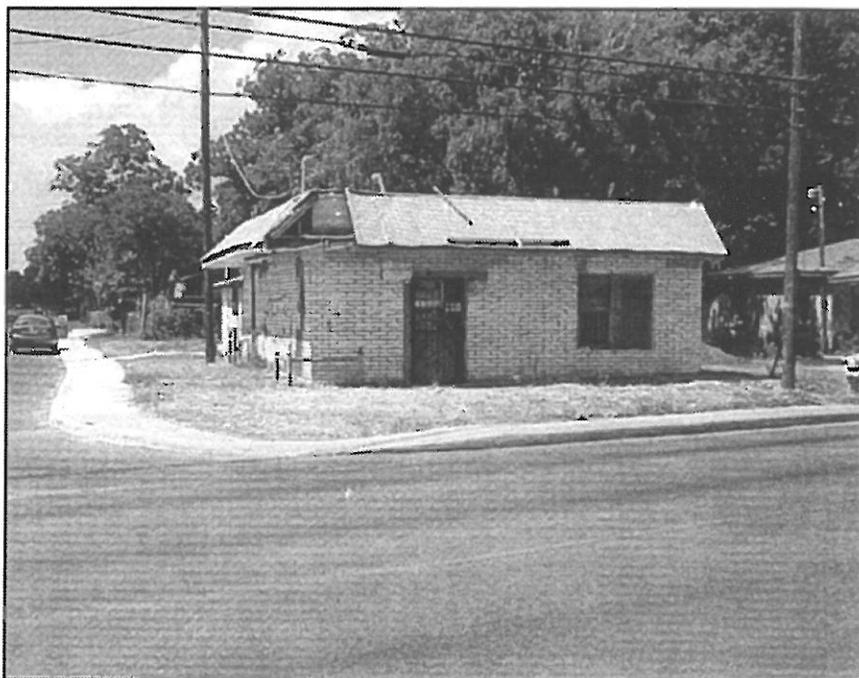


LOCATION: Castroville Rd. between Olga & S.W. 24th
ZONING (8/01): B3R

VACANT BUILDING INVENTORY



LOCATION: Castroville Rd. between Madrid & Southlawn
ZONING (8/01): J



LOCATION: Castroville Rd. between Madrid & Southlawn
ZONING (8/01): J

VACANT BUILDING INVENTORY



LOCATION: Castroville Rd. between Coronado & Balboa
ZONING (8/01): JJ



LOCATION: Castroville Rd. between San Augustin & Gen. McMullen
ZONING (8/01): B3R

VACANT BUILDING INVENTORY



LOCATION: Castroville Rd. between San Augustine & Gen. McMullen
ZONING (8/01): B3R



LOCATION: Castroville Rd. between Cortez & San Augustine
ZONING (8/01): B3R

VACANT BUILDING INVENTORY



LOCATION: Castroville Rd. between S.W. 37th & S.W. 36th
ZONING (8/01): B3NA

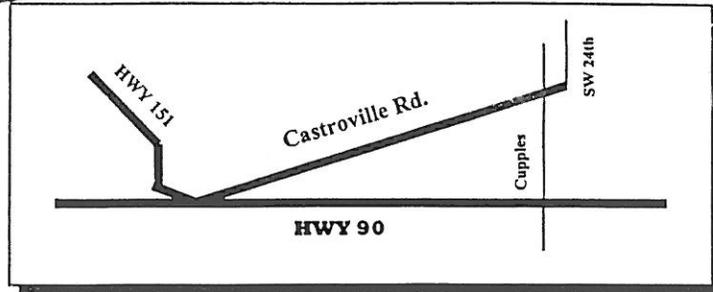
LAS PALMAS SHOPPING CENTER BUSINESS INVENTORY

- ◆ \$1.99 Clothing Store
- ◆ Amco Auto Insurance
- ◆ American National Insurance
- ◆ America's Cash Express
- ◆ Best Nails
- ◆ Bexar County Legal Aid Association
- ◆ Centro Cultural Aztlan
- ◆ City of San Antonio Community Link Service Center
- ◆ City Public Service
- ◆ Dentistry for Children
- ◆ Diabetes & Glandular Disease Clinic West Side Office
- ◆ Dr. R.T. Delgado, Optometrist
- ◆ EZ Pawn
- ◆ Family Dollar
- ◆ Family Health Center
- ◆ Health Texas, Medical Group of San Antonio
- ◆ HEB
- ◆ HEB Gas Station
- ◆ Hermosa Loans
- ◆ Hollywood Video
- ◆ Kelly Parkway Corridor Study, Public Involvement Office
- ◆ Kidney & Blood Pressure Clinic
- ◆ Las Palmas Public Health Clinic
- ◆ Lot\$ Off
- ◆ Luby's
- ◆ N. Nakissa, M.D.
- ◆ Payless Shoe Source
- ◆ Pizza Hut
- ◆ Planned Parenthood
- ◆ Rentway
- ◆ Rios Golden Cut
- ◆ San Antonio Police Department
- ◆ San Antonio Water System, Westside Service Center
- ◆ State Farm Insurance

**LAS PALMAS SHOPPING CENTER
BUSINESS INVENTORY**

- ◆ Subway
- ◆ Sun Loan Co.
- ◆ TCP Realty
- ◆ The Smile Center
- ◆ Time Warner Cable
- ◆ Wells Fargo
- ◆ West Kidney Disease Center

SPECIAL STUDY MEETING: CASTROVILLE RD. CORRIDOR



YOUR PARTICIPATION IS NEEDED!

- DO YOU OWN A BUSINESS, PROPERTY, OR HOUSE THAT IS ON OR NEAR CASTROVILLE ROAD BETWEEN SW 24TH ST. AND HWY 90?
- ARE YOU INTERESTED IN IMPROVING THE FUTURE OF THE CASTROVILLE RD. CORRIDOR?

COME JOIN THE CITY OF SAN ANTONIO PLANNING DEPARTMENT AND THE EDGEWOOD COMMUNITY DEVELOPMENT CORPORATION (EDGEWOOD CDC) IN SHARING YOUR IDEAS AND HELPING TO DEVELOP STRATEGIES FOR THE FUTURE ECONOMIC DEVELOPMENT OF CASTROVILLE RD.

YOUR PARTICIPATION IS WELCOMED AND ENCOURAGED AT THIS PUBLIC MEETING! TOGETHER WE CAN BEGIN CREATING A VISION FOR THE FUTURE OF AN IMPORTANT PART OF THE EDGEWOOD COMMUNITY!

¡FAVOR DE PARTICIPAR!

- ¿ES USTED INTERESADO EN EL CORREDOR DE LA CALLE CASTROVILLE?
- ¿ES USTED DUENO DE UN NEGOCIO, PROPIEDAD, O HABITA EN LA CALLE CASTROVILLE ENTRE LA CALLE 24 Y LA CARRETERA 90?

¡VENGA Y PARTICIPA EN UNA TALLER PARA IDENTIFICAR ESTRATEGIAS SOBRE EL MEJORAMIENTO DE LA CALLE DE CASTROVILLE!
¡JUNTOS PODEMOS DESARROLLAR UNA VISION PARA EL FUTURO!

**SPONSORED BY:
THE EDGEWOOD COMMUNITY DEVELOPMENT CORPORATION
AND THE CITY OF SAN ANTONIO PLANNING DEPARTMENT**

WHAT?

A Meeting to Develop Strategies for Revitalizing the Castroville Rd. Corridor

WHEN?

Saturday
May 12, 2001
9 am-12 noon

WHERE?

Gardendale
Elementary School
1731 Dahlgreen St.

Questions? Contact Greg Baker, City of San Antonio Planning Department, 207-7919 or Raul Perez, Edgewood CDC, 432-3568

City of San Antonio
Planning Department

Castroville Rd. Corridor Special Study
BRAINSTORMING AND STRATEGY FORMING MEETING

Saturday, May 12, 2001
9:00 a.m. – 12:00 Noon
Gardendale Elementary School; 1731 Dahlgreen St.

A strategy is a game plan, blueprint or schedule for working towards a goal. Being strategic means creating well-thought-out strategies, planning ahead, and working on key efforts.

AGENDA

- 9:00 – 9:15 Refreshments, and viewing of maps and demographics
- 9:15 – 9:30 Welcome and Introductions
- 9:30 – 9:45 Background Information:
- Planning Department
 - Planning Services
 - Special Study Background and Concept
 - Review of Process
 - Break into groups (if necessary)
- 9:45 – 11:50 Work Session*
- 9:45 – 9:50 Review Ground Rules
- *Be courteous.*
 - *Share your ideas.*
 - *Be specific and concise*
 - *Listen to others.*
- 9:50 – 10:00 What do you like about the Castroville Rd. Corridor?
- 10:00 – 10:20 What don't you like about it?
- 10:20 – 10:50 What do you want the corridor to be like in the future? What sort of goals would you like to set to accomplish this?
- 10:50 – 11:00 Prioritize goals. Where should you start? What is most important?
- 11:00 – 11:50 What strategies can you, as a community, work on to reach your goals? Who can you partner with to help?
- 11:50 - 12:00 Wrap up and explanation of next steps

* Throughout the work session, ideas will be noted on the easel pad and the map. We will also break into small groups if necessary.

La Ciudad de San Antonio
Departamento de Planeación

Estudio Especial Sobre el Corredor de Castroville
**TALLER SOBRE ESTRATEGIAS PARA
EL MEJORAMIENTO DEL CORREDOR DE CASTROVILLE**

Sábado, el 12 de mayo de 2001,
9:00 de la mañana – 12:00 de la tarde
Escuela Primaria Gardendale; 1731 Dahlgreen San Luis St.

LA AGENDA

- 9:00–9:15 Botanas, y tiempo para revisar los mapas y información
- 9:15–9:30 La Bienvenida e Introducciones
- 9:30–9:45 La Información Sobre el Proceso:
- Departamento de Planeación
 - Servicios del Departamento de Planeación
 - Información y Geografía del Proyecto
 - Explicación del Proceso
 - Formación de Grupos Pequeños (solamente si necesario)
- 9:45–11:50 La Sesión de Trabajo*
- 9:45–9:50 Normas de Conducta
- *Esté atento.*
 - *Comparta sus ideas.*
 - *Sea específico y conciso.*
 - *Escuche a otros.*
- 9:50–10:00 ¿Qué le gusta de el corredor de la calle Castroville?
- 10:00–10:20 ¿Qué no le gusta de aquel corredor?
- 10:20–10:50 ¿Como quiere que sea el corredor en el futuro? ¿Cuáles serán sus metas para el corredor?
- 10:50–11:00 Priorizan las metas. ¿Dónde usted debe empezar? ¿Cuál es lo más importante?
- 11:00–11:50 ¿Qué estrategias pueden utilizar para alcanzar sus metas?
¿Con quién te puedes juntar para ayuda?
- 11:50 - 12:00 Conclusión y explicación de los próximos pasos

* Durante la sesión de trabajo, se notarán las ideas en papel, y en el mapa

City of San Antonio
Planning Department

Castroville Rd. Corridor Special Study **GUIDE TO FORMING STRATEGIES**

A strategy is a game plan, blueprint or schedule for working towards a goal. Being strategic means creating well-thought-out strategies, planning ahead, and working on key efforts.

1. Think About the “Strengths” and “Weaknesses” of the Area

- What do you like about the Castroville Rd. Corridor?
- What don't you like about it?
- What sort of problems may occur in this area in the future?
- What opportunities exist to improve the corridor?

2. What Goals Can You Set to Address the Strengths and Weaknesses?

- What do you want the corridor to be like in the future?
- What sort of goals would you like to set to accomplish this?

3. Prioritize Your Goals

- Where should you start?
- What is most important?

4. Develop Strategies to Help You Accomplish Your Goals

- What strategies can you, as a community, work on to reach your goals?
- Who can you partner with for help?

La Ciudad de San Antonio
Departamento de Planeación

Estudio Especial Sobre el Corredor de Castrovilla
GUÍA PARA LA FORMACIÓN DE ESTRATEGIAS

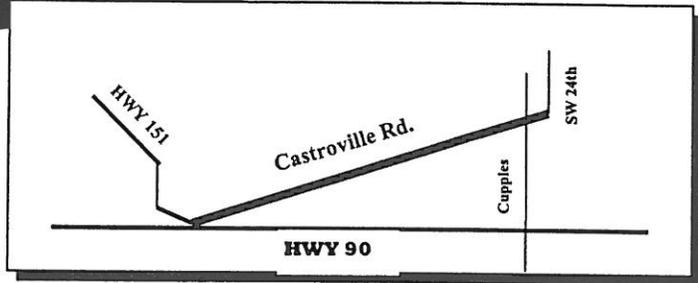
1. ¿Qué le gusta del corredor de la calle Castrovilla?
¿Qué no le gusta de aquel corredor?

2. ¿Como quiere que sea el corredor en el futuro?
¿Cuáles serán sus metas para el desarrollo corredor?

3. Priorizan las metas.
¿Dónde usted debe empezar?
¿Cuál es lo más importante?

4. ¿Qué estrategias pueden utilizar para alcanzar sus metas?
¿Con quién te puedes juntar para ayuda?

SPECIAL STUDY MEETING: CASTROVILLE RD. CORRIDOR



YOUR PARTICIPATION IS NEEDED!

- DO YOU OWN A BUSINESS, PROPERTY, OR HOUSE THAT IS ON OR NEAR CASTROVILLE ROAD BETWEEN SW 24TH ST. AND HWY 90?
- ARE YOU INTERESTED IN IMPROVING THE FUTURE OF THE CASTROVILLE RD. CORRIDOR AREA?

DURING THE MAY 12 PUBLIC MEETING, SEVERAL STRATEGIES FOR REVITALIZATION WERE DEVELOPED. COME JOIN THE CITY OF SAN ANTONIO PLANNING DEPARTMENT AND THE EDGEWOOD COMMUNITY DEVELOPMENT CORPORATION (EDGEWOOD CDC) IN REVIEWING THE STRATEGIES FOR THE FUTURE ECONOMIC DEVELOPMENT OF CASTROVILLE RD.

YOUR PARTICIPATION IS WELCOMED AND ENCOURAGED. TOGETHER WE CAN BEGIN CREATING A VISION FOR THE FUTURE OF AN IMPORTANT PART OF THE EDGEWOOD COMMUNITY!

¡FAVOR DE PARTICIPAR!

- ¿ES USTED INTERESADO EN EL CORREDOR DE LA CALLE CASTROVILLE?
- ¿ES USTED DUENO DE UN NEGOCIO, PROPIEDAD, O HABITA EN LA CALLE CASTROVILLE ENTRE LA CALLE 24 Y LA CARRETERA 90?

¡VENGA Y PARTICIPA EN UNA TALLER PARA REVISAR ESTRATEGIAS SOBRE EL MEJORAMIENTO DE LA CALLE DE CASTROVILLE!
¡JUNTOS PODEMOS DESARROLLAR UNA VISIÓN PARA EL FUTURO!

**SPONSORED BY:
THE EDGEWOOD COMMUNITY DEVELOPMENT CORPORATION
AND THE CITY OF SAN ANTONIO PLANNING DEPARTMENT**

WHAT?

**A Second Public Meeting
to Review Strategies for
Revitalizing the
Castroville Rd. Corridor**

WHEN?

**Saturday
June 30, 2001
9 am-11:30am**

WHERE?

**San Martin de Porres Church
1730 Dahlgreen Ave**

Questions? Contact Greg Baker, City of San Antonio Planning Department, 207-7919

City of San Antonio
Planning Department

Castroville Rd. Corridor Special Study
MEETING TO REVIEW STRATEGIES FOR REVITALIZATION

Saturday, June 30, 2001
9:00 a.m. – 11:30 a.m.
San Martin de Porres Church; 1730 Dahlgreen St.

AGENDA

- 9:00 – 9:15 Refreshments, and viewing of maps and demographics
9:15 – 9:30 Welcome and Introductions
9:30 – 9:40 Background Information:
- Planning Department
 - Planning Services
 - Special Study Background and Concept
 - Review of Process

9:40 – 11:20 Work Session*

Ground Rules

- *Be courteous.*
- *Share your ideas.*
- *Be specific and concise*
- *Listen to others.*

What's missing from the Strengths?

What's missing from the Weaknesses?

Can our Existing Strategies be More Specific?

Can We Form New or Better Strategies or Goals?

Does the Map Need to Show Anything Else?

11:20 - 11:30 Wrap up and explanation of next steps

* Throughout the work session, ideas will be noted on the easel pad and the map. We will also break into small groups if necessary.

La Ciudad de San Antonio
Departamento de Planeación

Estudio Especial Sobre el Corredor de Castroville
**TALLER SOBRE ESTRATEGIAS PARA
EL MEJORAMIENTO DEL CORREDOR DE CASTROVILLE**

sábado, el 30 de junio de 2001,
9:00– 11:30 de la mañana
La Iglesia de San Martin de Porres; 1730 Dahlgreen St.

LA AGENDA

- 9:00–9:15 Botanas, y tiempo para revisar los mapas y información
- 9:15–9:30 La Bienvenida e Introducciones
- 9:30–9:40 La Información Sobre el Proceso:
- Departamento de Planeación
 - Servicios del Departamento de Planeación
 - Información y Geografía del Proyecto
 - Explicación del Proceso
- 9:40–11:20 La Sesión de Trabajo*
- Normas de Conducta
- *Esté atento.*
 - *Comparta sus ideas.*
 - *Sea específico y conciso.*
 - *Escuche a otros.*
- Que se falta de nuestro lista de cosas positivas?
- Que se falta de nuestro lista de cosas negativas?
- Podemos desarrollar mejores metas y estrategias?
- Se falta algo del mapa?
- 11:20- 11:30 Conclusión y explicación de los próximos pasos

* Durante la sesión de trabajo, se notarán las ideas en papel, y en el mapa

CASTROVILLE ROAD REGION DEMOGRAPHICS COMPARISON

POPULATION COMPARISON

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	30,552	----	786,023	----	3.9%
1990	28,056	-8%	935,933	19%	3.0%
1999	30,285	8%	1,192,300	27%	2.5%
2004	31,751	5%	1,297,100	9%	2.4%

ETHNICITY COMPARISON--HISPANIC

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	28,907	----	421,954	----	6.9%
1990	26,747	-7%	520,282	23%	5.1%
1999	29,150	9%	679,507	31%	4.3%
2004	30,676	5%	768,776	13%	4.0%

ETHNICITY COMPARISON--ANGLO

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	1,105	----	299,357	----	0.4%
1990	737	-33%	339,115	13%	0.2%
1999	572	-22%	310,760	-8%	0.2%
2004	525	-8%	292,759	-6%	0.2%

ETHNICITY COMPARISON--BLACK

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	400	----	57,700	----	0.7%
1990	451	13%	63,260	10%	0.7%
1999	446	-1%	66,945	6%	0.7%
2004	424	-5%	68,387	2%	0.6%

ETHNICITY COMPARISON--OTHER

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	140	----	6,869	----	2.0%
1990	121	-14%	13,276	93%	0.9%
1999	117	-3%	18,980	43%	0.6%
2004	126	8%	22,203	17%	0.6%

HOUSING UNIT COMPARISON

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	7,820	----	291,560	----	2.7%
1990	7,890	1%	365,414	25%	2.2%
1999	8,526	8%	415,790	14%	2.1%
2004	9,114	7%	454,619	9%	2.0%

HOUSEHOLD COMPARISON

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	7,474	----	271,278	----	2.8%
1990	7,299	-2%	326,761	20%	2.2%
1999	8,199	12%	392,573	20%	2.1%
2004	8,763	7%	429,271	9%	2.0%

FAMILY HOUSEHOLDS

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	6,585	----	204,356	----	3.2%
1990	6,292	-4%	230,604	13%	2.7%
1999	6,911	10%	270,493	17%	2.6%
2004	7,296	6%	291,906	8%	2.5%

AVERAGE HOUSEHOLD SIZE

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	4.02	----	2.97	----	135%
1990	3.76	-6%	2.80	-6%	134%
1999	3.62	-4%	2.69	-4%	135%
2004	3.55	-2%	2.63	-2%	135%

MEDIAN HOUSEHOLD INCOME COMPARISON

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$9,940	----	\$13,775	----	72%
1990	\$14,210	43%	\$23,584	71%	60%
1999	\$21,290	50%	\$32,238	37%	66%
2004	\$24,800	16%	\$36,330	13%	68%

AVERAGE HOUSEHOLD INCOME COMPARISON

YEAR	REGION	% CHANGE	CITY	% CHANGE	# RATIO
1980	\$11,470	----	\$17,460	----	66%
1990	\$17,160	50%	\$30,614	75%	56%
1999	\$27,840	62%	\$45,657	49%	61%
2004	\$35,030	26%	\$55,236	21%	63%

SOURCE: 1980-1990 CENSUS, CLARITAS CORP ESTIMATES FOR 1999 & 2004
 PREPARED: PLANNING DEPARTMENT-DATA MANAGEMENT-FEBRUARY 2001

DEMOGRAPHIC COMPARISON FOR CASTROVILLE ROAD REGION

1990 CENSUS OF POPULATION & HOUSING

YEAR	REGION	%	CITY	%	# RATIO
1990	28,056	---	935,933	---	3.0%

AGE COMPARISON

YEAR	REGION	%	CITY	%	# RATIO
0--17 YRS	9,908	35%	271,908	29%	3.6%
18--64 YRS	15,170	54%	565,660	60%	2.7%
65 PLUS	2,978	11%	98,365	11%	3.0%

PERCENT BELOW POVERTY

YEAR	REGION	%	CITY	%	# RATIO
1990	52%	---	22%	---	---

EDUCATION ATTAINMENT FOR 25 YRS AND OLDER

YEAR	REGION	%	CITY	%	# RATIO
< 9th GRADE	7,136	39%	94,794	17%	7.5%
9-12th GRADE	4,569	25%	76,860	14%	5.9%
H/S GRADUATE	3,905	21%	135,221	24%	2.9%
SOME COLLEGE	2,083	11%	149,961	27%	1.4%
BACHELOR	268	2%	64,437	12%	0.4%
GRADUATE +	255	2%	34,771	6%	0.7%
TOTALS	18,216	100%	556,044	100%	3.3%

OWNER / RENTER OCCUPIED HOUSEHOLDS (H/H's)

YEAR	REGION	%	CITY	%	# RATIO
OWNER	4,478	61%	176,422	54%	2.5%
RENTER	2,821	39%	150,339	46%	1.9%
TOTAL H/H's	7,299	100%	326,761	100%	2.2%

VACANT / TOTAL HOUSING UNITS

YEAR	REGION	%	CITY	%	# RATIO
VACANT	591	7%	38,653	11%	1.5%
TOTAL UNITS	7,890	100%	365,414	100%	2.2%

AVERAGE YEAR STRUCTURE BUILT

YEAR	REGION	%	CITY	%	# RATIO
1990	1958	----	1969	----	---

MEDIAN HOME VALUE & MONTHLY RENT

YEAR	REGION	%	CITY	%	# RATIO
HOME VALUE	\$29,700	----	\$49,700	----	60%
RENT	\$218	----	\$308	----	71%

SOURCE: 1990 CENSUS OF POPULATION AND HOUSING

Goals set for Castroville Road area

BY STACIE ORSAGH-AGULLON
EXPRESS-NEWS STAFF WRITER

West Side residents believe community commitment can revitalize the Castroville Road Corridor.

About 25 residents who attended a brainstorming meeting May 12 at Gartendale Elementary School focused on setting goals and strategies for economic development and revitalization of the Castroville Road corridor between Acme Road and S.V. 24th Street.

The city's Planning Department has been working with the Edgewood Community Development Corp. to help get the process go-

Raul Perez of the Edgewood Community Development Corp. is also the principal of Gartendale Elementary and has lived in the Edgewood community for more than 50 years.

"The city's Planning Department is helping us for economic development to regenerate and make a better environment for the residents and children," he said. "And to attract people to come into the Edgewood community."

Perez said the objective of the meeting is to get input from the community before any changes are made.

Greg Baker, a planner II with the city's Neighborhood and Ur-

ban Design Division, said many issues need to be addressed in the area, but the focus will remain on the Castroville Road Corridor.

"We will work on the strengths of this area," Baker said, "as well as recognize the weaknesses and how to address those."

Strengths of the area included the presence of small family-owned businesses within walking distance, educational opportunities, cultural presence and family values.

Martha Esparza, who grew up on the West Side, still has a strong connection to the area even though she no longer lives there.

"I would like to see progress in

the area," Esparza said. "It will inspire young people to contribute to the community as well."

Weaknesses included flooding issues, lack of tax base for Edgewood School District, traffic problems, lack of parks and police patrols, and unlighted areas.

Perez said the project will help the community to improve the image, build up the economic base and bring in people from outside the community to help.

"When this happens, younger members will inherit properties and want to move back and not sell their inheritance," Perez said.

"Once they graduate and go to college, they will want to come back

and help with their community." Nina Mendez, planning manager of the Neighborhood and Urban Design Division, was pleased with the mix of residential and commercial members who attended the meeting.

"We always want a diverse team to come in and spell out the issue," Mendez said. "This allows for a more comprehensive approach."

Main goals the group developed included seeking more neighborhood involvement, enhancing the aesthetics of the corridor, improving the appearance of the neighborhood, and encouraging local ownership.

The department will collect information from the meeting and compile it into a report to be used by the Edgewood community.

Baker gave no exact date but said he will return in about three weeks to follow up with the report.

The workshop is part of a special study that allows residents or business owners to address critical neighborhood issues. The special study is one of several planning-related services offered to communities by the Planning Department.

For information, call 307-7873.

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Corridor's resurgence mapped out

Residents meet to discuss future of Castroville Road area.

BY STACIE ORSAGH-AGUILLON
EXPRESS-NEWS STAFF WRITER

Concerned West Side residents met on June 30 to review strategies for revitalizing the Castroville Road Corridor.

The city's Planning Department and the Edgewood Community Development Corp. met at the San Martin de Porres Church to refine strategies for economic development and revitalization of the corridor between Acme Road and S.W. 24th Street.

The meeting, which is a follow-up to a May 12 gathering, was the final public assembly associated with the Castroville



Road Special Study.

Greg Baker, of the city's Neighborhood and Urban Design Division, presented an outline of what was discussed at the previous meeting and allowed attendees on June 30 to comment or make changes to it.

"This meeting was to basically amend and fine-tune the process," Baker said. "We also

came up with a few new goals."

Goals and strategies the residents agreed on were to improve neighborhood involvement and cooperation; increase local ownership of businesses; incorporate local institutions like churches and schools in the corridor and community development projects; increase mixed-income developments; improve

housing conditions and developments; and cultivate investment in the area's human capital and dispel perceptions of being a high-crime area.

New ideas collected at the June meeting were to improve economic development of the Las Palmas Shopping Center; general aesthetic improvement and beautification of the corridor; and to establish a community center or a neighborhood pocket park along the corridor.

Irene Mata, a member of the Edgewood Community Development Corp. who was born and raised on the West Side, said the residents have gained a lot through the public meetings.

"It has stirred up a lot of interest in the residents and in the business people," Mata said.

"It is going to be a slow process but it is something that

See CONCERNED/4H

Concerned residents discuss area's rebirth

CONTINUED FROM 1H

can happen."

Special Studies, one of several planning-related services offered to communities by the city's Planning Department, allows neighbors or community groups to address critical issues in their areas. Neighborhoods can concentrate on the development around a particular intersection, along key corridors or adjacent to a major project.

Baker will compile information into a comprehensive re-

port including maps, demographic analysis, corridor business inventory, land use and vacant lot analysis. The final document will be distributed to the Edgewood Community Development Corp. and mailed to those who attended the previous meetings. Interested residents can get copies through the city's Planning Department or the Edgewood corporation.

For information, call (210) 207-7873.

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Cemetery visitors bring flowers, photos — and love

CONTINUED FROM 1A

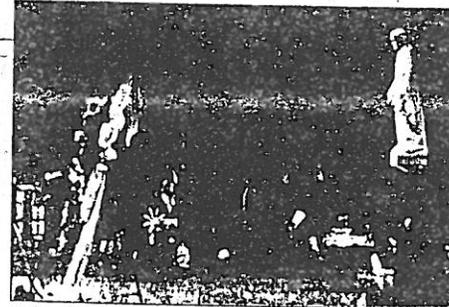
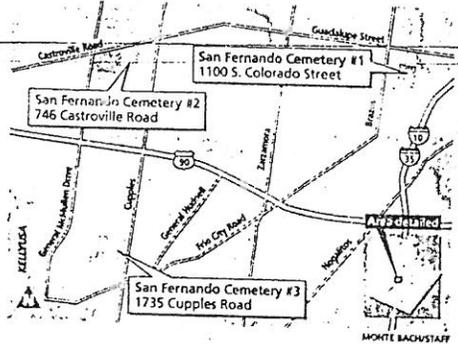
at Cemetery No. 2, with the record standing at 17. It's not unusual for the air to be filled with the music of Mariachi groups taking part in separate, but simultaneous, services.

Visitors are welcome to leave mementos and, of course, flowers. In the course of a year, about 250 dump truck loads of old flowers are carted away from the cemetery, Sanchez said.

Some families visit on the weekends or holidays, such as Mother's Day, All Saints Day and Christmas. Others come every day and have forged the most unlikely of bonds.

Looking out from behind sunglasses, Juanita Garza dabbed at her eyes with a tissue and recalled her son Hector Garza, a San Antonio police officer who was killed in March while trying to help a young wife leave an allegedly abusive husband.

"When he killed (Hector), he killed our heart," Juanita Garza said of the officer's



Andrea Alvizo (left) visits her husband's grave Thursday with Rosa Alvizo.

San Fernando Cemetery No. 2

- Size: 92 acres
- First burial: March 1922
- Number of burials: 107,037
- Number of dump-truck loads of flowers removed per year: 250
- SOURCE: Catholic church

filling up, plots still are available in two other West Side sites — Cemetery No. 1, which was established in 1840 on Colorado Street, and Cemetery No. 3, on Cupples Road, which was purchased in 1981.

John Gonzalez, 50, grew up on the edge of Cemetery No. 2 as the son of Santiago Gonzalez, a longtime superintendent of the cemetery who retired in mid-1970s.

"It was a great place to grow up. Not only did we have a 100-acre back yard, but nobly trespassed," said Gonzalez, who as a kid mowed the cemetery's lawns and roamed the unused acreage with his BB gun.

killer.

Beside her was Yolanda Cruz, a woman she treats like family and whose son, Oliver Cruz, was executed in August 2000 for the 1988 rape and murder of Kelly Donovan, an Air Force senior airman.

They share the bond of mothers who have lost their children.

"We are good friends," Garza said. "We get together and talk and cry."

"We are mothers," Cruz added quietly. "You never forget," she said of the bond between parents and children. "They always be part of you."

As the two sat on lawn chairs, lying beside them was

ment and bottled water — supplies necessary for the mornings they pass under an oak tree near their sons' graves, about 20 yards apart.

Vincent Rocha Jr., marketing manager for diocesan cemeteries, said Cemetery No. 2 holds a place in the hearts and lives of San Antonians that he didn't

teries in other parts of the country.

"This is a family place," he said. "It is a sacred place, not just a place to put a body."

Cemetery No. 2 was farmland known as Belgium Gardens when the Catholic Church purchased it on March 26, 1919, according to cemetery officials.

Cemetery is nearing the end of its life

All plots in San Fernando No. 2 soon will be filled or sold.

By DANE SCHILLER
EXPRESS-NEWS STAFF WRITER

Some visitors perch unopened beer cans atop the granite headstones. Others leave behind wind chimes, stuffed animals, photographs and roses.

For 79 years, San Antonians have visited the green, trimmed lawns of San Fernando Cemetery No. 2 to pay their respects to everyone from their mothers, sons and

daughters to community leaders such as former U.S. Rep. Henry B. Gonzalez.

The 92-acre Catholic institution, located in the heart of the West Side on Castroville Road, now holds the remains of 107,037 people.

That means the cemetery is reaching capacity. Officials say that in about 14 months, all plots will be filled or sold.

The first person to be buried there was Juanita Hernandez, a 45-year-old widow and native San Antonian who died March 2, 1922. The latest was David V. Garza, 59, whose ashes were buried in an urn Thursday afternoon.

The cemetery's headstones and markers

read like a history book of San Antonio, with the names of not just the wealthy and powerful, but also the ordinary, the heroic and the shameful.

Behind the chain-link fences and wrought iron gates, visitors pray, talk and share memories as they trim weeds and polish the headstones of their loved ones.

"We literally get hundreds of visitors daily," said Albert J. Sanchez, executive director of the city's four Catholic diocesan cemeteries. "It is up there with the (San Fernando) Cathedral. It is an icon."

An average of six funerals a day are held

See CEMETERY/14A

BudCo to open much larger facility

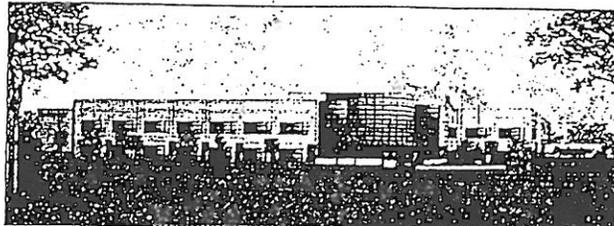
Beer distributor going to West Side

By MELISSA S. MONROE
EXPRESS-NEWS BUSINESS WRITER

BudCo of San Antonio, the king of beer distributors in San Antonio by virtue of its flagship Budweiser brand, will take on a new address this fall when it opens a new facility on the far West Side.

The company already has begun the process of building a new distribution center at the corner of 36th Street and Highway 90.

BudCo's new digs will encompass 288,000 square feet of space on more than 36 acres. Currently BudCo is housed in about 100,000 square feet of space at 611 N.



SPECIAL TO THE EXPRESS-NEWS

BudCo is building a new distribution plant on the West Side.

Cherry St. in east San Antonio.

Berkley Dawson, president and CEO of BudCo Ltd., said the company's 300 plus employees will move to the new facility, and that about 30 new employees may be hired soon.

The center will include 14 docks instead of its current two to help

run the distributorship's 75 routes, an employee parking area, numbered parking spaces for its trucks and about five times the office space it has now.

Dawson said the new facility is a long time coming for the expanding distribution center.

"We are completely out of

space. The problem is that we are landlocked — trucks are parked across the street and the maintenance facility is across another street," Dawson said.

Over the past three years, he added, it was becoming more apparent that a move was necessary. About a year ago, the company found the site for the present expansion.

Dawson said the sizable acreage and the completion of Highway 151 were key reasons why BudCo picked far West San Antonio for a new home.

"It's really the last large-acre tract that had really easy highway access, and 151 has just been completed. It goes all the way to (Loop) 1604 and it takes just eight

■ See WEST SIDE/2E

West Side plant will nearly triple BudCo's space

■ Continued from 1E

minutes to get from downtown," he said.

Dawson said the current facility is on the auction block; it is listed with real estate company Cavender & Hill Properties Corp. The Dawson family purchased the distributorship more than 10 years ago.

The move will mean a more efficient system of getting out its many brands, such as its best-sell-

ing Bud Light and Michelob beers.

"We experienced really good growth over the last end of 2000, with 53.7 percent of the beer market in Bexar County," Dawson said. "The national brands are on fire, and the San Antonio area is still growing. Although the economy is slowing, it's still strong enough to continue to penetrate the market."

Dawson added that he hopes to end 2001 with 55 percent of the market share in the county.

Eric Shepard, executive editor of

Beer Marketer's Insights Inc., a New York-based newsletter and Web site, said it's no surprise that Anheuser Busch is spending money on a giant new facility, because the brewer has had great success in Texas.

"Anheuser has a really lengthy lead down there, and Texas is a hugely important beer state. Its per capita consumption is bigger in Texas than any other state," Shepard said.

Dawson added that the beer in-

dustry in San Antonio is very competitive; having the new facility will help him compete.

The competition has intensified since Halo Distributing, the Mill beer distributor, bought the San Antonio Coors distributor, gaining control of about 40 percent of the beer market in Bexar County early last year.

The move puts Halo on a nearly equal footing with BudCo.

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