

## SECTION 2. BASELINE ANALYSIS

### Introduction

The master planning process begins with an understanding of the historical and socioeconomic experience of a community. The Baseline Analysis seeks to gain this understanding and provide a succinct description of this experience with a review of the City’s history and analysis of its socioeconomic conditions. It also provides general insight into the community's development pattern. The secondary objective of the Baseline Analysis is to ensure that the information being used in the planning process accurately portrays the community and its needs. The identification of major issues within the community begins early in the master planning process and serves as a basis for creating the following components of the Baseline Analysis section:

- Historical Background
- Regional Relationship
- Physical Factors Influencing Development
- Demographic Profile
- Existing Land Use
- Existing Housing
- Existing Plans & Ordinances
- Existing Public Facilities
- Existing Infrastructure System

Each section contains information pertaining to the topic, as well as graphic support, where appropriate. The *Baseline Analysis* section includes the identification of other issues that will be addressed in the formulation of the Master Plan for the City of Saint Hedwig. It also forms the basis for formulating the “Goals and Objectives” section and is instrumental in generating the final recommendations of the Master Plan.

### 2.1 Historical Background

Driving through the state of Texas, it is not uncommon to see many small towns decorating the countryside. Many of them are farming communities established in the mid-19th century that have not grown much since. One such place is the City of St. Hedwig. With a 2005 population of 1,843, St. Hedwig has stood in east Bexar County since 1855. The settlers built thatch-roofed log cabins, a log church and a school. The Annunciation of the Blessed Virgin Mary **Church** was built in 1857. With these structures built, the citizens of the City began to turn their attention to the miles of raw land. Planting corn and raising cattle were the first agricultural efforts in St. Hedwig.

Today the only two-story structures in St. Hedwig are the occasional modern homes and several businesses. Other focal points include the city social club, the feed store, general store, dance hall, American Legion Post and hall, fire department, post office, and Four Points convenience store. The St Hedwig post office opened on July 27, 1860. The post office was actually located on the site of the social club for several years until the new building was built down the street.

The St. Hedwig Volunteer **Fire Department** is definitely an important part of the small city. The firehouse charter was applied for and received in 1956 with the city receiving its first fire truck in 1957, one year before the firehouse was built in 1958.

After its incorporation in 1957, Saint Hedwig remained without a city council until 1981. It was then that the city petitioned to elect officials. The city continues to operate as a general law type A municipality with an Aldermanic form of government. The Mayor and Aldermen (“City Council Members”) are elected on a two year term basis by the registered voters. Today, the citizens of Saint Hedwig enjoy the benefits of a rural setting with the convenience of living near the San Antonio metropolitan area.

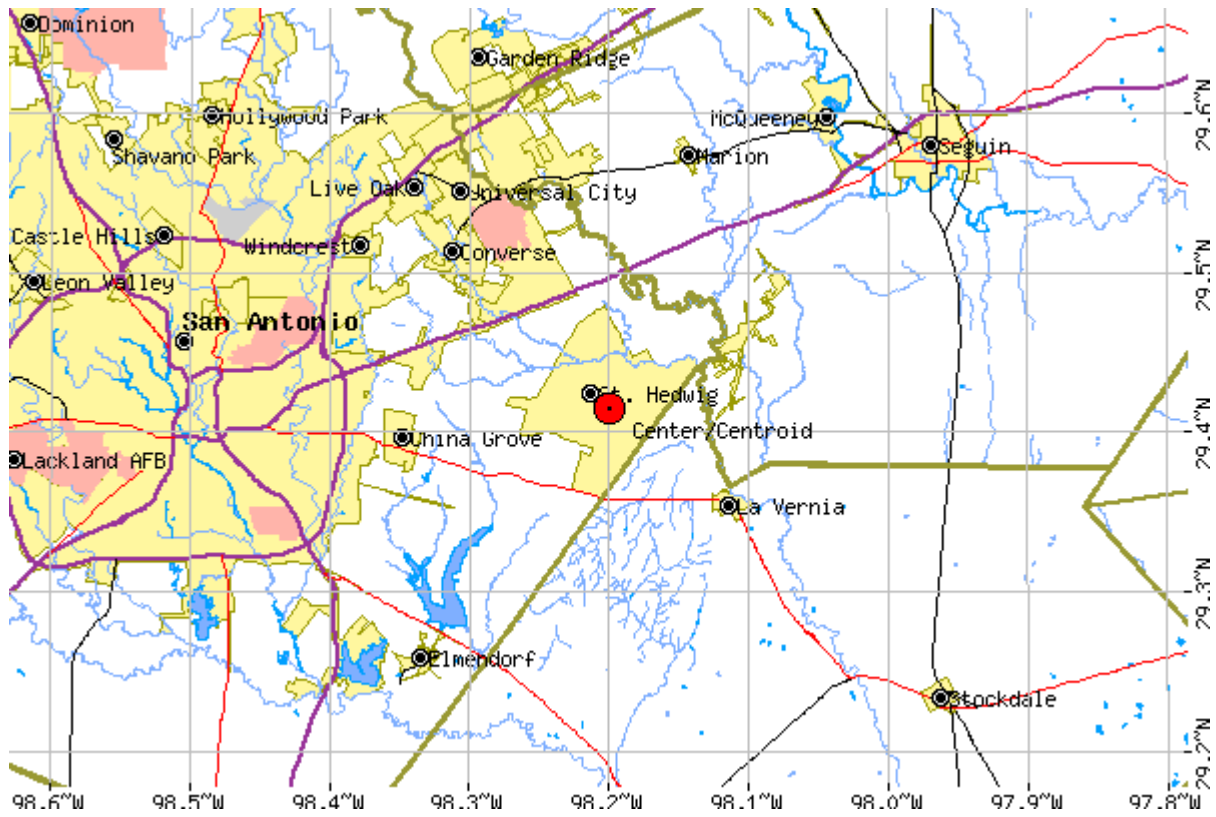
## 2.2 Regional Relationship

Plate 2.1 *Regional Relationship* shows the relationship of Saint Hedwig to the surrounding region. The City of Saint Hedwig lies 17 miles east/southeast of the San Antonio metropolitan area. It is located within Bexar County, Texas. The City is located with close access to Interstate 10, Loop 1604 and Hwy 87, just southeast of Converse and northwest of La Vernia.

Saint Hedwig is almost completely agricultural and residential in nature. Therefore, the livelihood of its citizenry relies almost solely on the economic health of the San Antonio metropolitan area and its surrounding communities.

As the City’s proximity to the greater metropolitan area offers it employment opportunities, it also allows for different lifestyles to be sought. The City’s rural setting offers all of the qualities one would normally associate with a rural lifestyle. However, as part of a greater metropolitan area, citizens are also able to take advantage of diverse retail opportunities and access to high-quality health care, educational institutions, museums, professional sports and the like.

Plate 2.1 Regional Relationship



## **2.3 Physical Factors Influencing Development**

### **Natural Features**

The natural features of a town include the geology, topography, soils and vegetation present. It is the interrelation of these natural features that creates the natural environment of a community. Floodplains, aquifers, endangered species and the climate of the area are some other natural features that may also affect development in an area. The knowledge of a city's natural environment plays a significant role in determining future development trends and possibilities for the community by enabling the city to make better-informed decisions and ensuring the exercise of accepted planning principles.

### **Geology**

Geology, in simple terms, is the study of rocks and the surface characteristics of those rocks. The mineral wealth and varied landforms found in the state today are a legacy of the geologic history of Texas. Thus while developing any area or to understand the different landforms and how best to utilize them, it becomes important to study and take into consideration the geological formation of that area. The City exists where the Cretaceous period took place approximately 140 million years ago and just west of where the geologic periods Pliocene, Miocene and Oligocene occurred. During the late Cretaceous period, the area (and much of Texas) resided beneath seas.

### **Soils**

Soil in Southeast Bexar County primarily consists of Blackland Prairie as well as a mix of clay and sand. Some areas have light-colored loamy soils over limestone. Other soils can possess dark-gray loams and clays. Blackland soils are called "cracking clays" for the large, deep cracks that form during dry weather. Where Blackland soil is present, it can be damaging to foundations of structures and highways because of its propensity for crack formation. Water erosion and brush control are management issues for both soil types.

### **Vegetation**

Mostly prairie, this region is also characterized by significant timber, particularly along its creeks, streams and rivers. This timber consists mainly of Oak, Pecan, Elm, Hackberry, and Mesquite. Original grassland, which has changed over time given development and cattle grazing activity, consists of Bluestem, Indiangrass, Switchgrass, Hairy and Tall Grama, Texas Wintergrass, Buffalograss and others.

## Topography

The area of Bexar County and Saint Hedwig may be characterized as ranging from flat to gently rolling hills with numerous creeks (principally Martinez Creek).

## Floodplains and Drainage Ways

From a development standpoint, floodplains create unique opportunities and challenges. Generally a floodplain may not be developed unless it happens in a manner that meets the concerns of the Federal Emergency Management Agency (FEMA). This challenge creates unique opportunities because this land, while serving drainage needs, may be used in an open space or recreational capacity. Two floodplains exist within the City and constitute areas that mostly border along both the Martinez Creek and Dry Hollow Creek. The Martinez Creek exists principally in the north and northeastern portion of the City, beginning from a northwestern location and flowing in a southeasterly direction. The Dry Hollow Creek exists principally in the south and southeast part of the city, beginning from a northwestern location and flowing in a southeasterly direction. Both creeks branch off at various points and the floodplains follow those patterns.

## Major Aquifers

About 80 percent of area in the state of Texas is covered by underlying major aquifers. Approximately 56 percent of the water currently used in the State is derived from underground sources that occupy nine major and 20 minor aquifers.

## Climate

Climate is also a factor that affects the type of development occurring in an area. Climate of a community can either be a limiting or encouraging factor to development depending on the type of industry or business. For Saint Hedwig, the climate will not seriously limit or impact development types. The summary of the climate in the South Central Texas area over a 30 year period is presented in Table 2.1 below.

**Table 2.1 Climate Summaries, South Central Texas (30-Year Period)**

Measure (Fahrenheit)	Month						
	January	March	May	July	September	November	Annual
<b>Normal Daily Maximum</b>	54	68	83	95	88	65	<b>76</b>
<b>Normal Daily Minimum</b>	34	46	63	75	67	45	<b>55</b>

### **Man-Made Features**

Man-made features such as roadways (and rights-of-way), electrical transmission lines, special areas/corridors, the extraterritorial jurisdiction, railroad, and public facilities within the City are some factors that impact urban development patterns in a City.

### **Major Thoroughfare Routes**

Thoroughfare routes are the key driving forces in determining the location and intensity of all types of development. The transportation system may be defined by a hierarchy of roads based on the level of service they provide. This hierarchy consists of arterials (i.e. highways, multilane streets) at the top, with lesser service provided by collector and residential streets. FM 1346, which serves as the main regional thoroughfare to accessing neighboring communities and the larger highway systems, runs through the center of Saint Hedwig.

### **Streets**

The street system within the community consists of mostly two lanes, undivided, rural street sections serving the community. Residential streets may be differentiated from collector streets only as being narrower; the paving sections for both are similar. Access to the already discussed F.M. 1346 is provided by FM 1518, Graytown Road, La Vernia Road, Pittman Road, Adkins St. Hediwg Road, and Churchview Road as well as several smaller access points.

### **Extraterritorial Jurisdiction (ETJ)**

Extraterritorial jurisdiction (ETJ) can be defined as the land that an incorporated area may legally annex for the purpose of future development. The Texas State Legislature has established specific amounts of unincorporated land for possible annexation by municipalities depending upon their sizes. As a municipality of under 5,000 in population, Saint Hedwig has an ETJ area of one half mile.

## **2.4 Demographic Profile**

The people who live in Saint Hedwig will be the most important resource of the community and a critical determinant of the City's future. The following discussion is intended to provide insight into the historical and existing demographic characteristics of the City. Knowledge of these characteristics can help the City plan for projected population increases and expected growth patterns.

### **Population**

Saint Hedwig's population for the year 2000 was 1,875 with an estimated population in the year 2005 of approximately 1,900-2,000 (+ ~7.8%). In the 1990's the population change was +391 (+26.3%) The breakdown of percentage between male and female are as follows: male 51.4%, female 48.6% and the median resident age is 38 years. Approximately 70% of adults in Saint Hedwig are married.

### **Household Structure**

As may be expected for a rural, family-oriented community, households containing a much more traditional family structure are significantly more prevalent in Saint Hedwig than they are in the United States as a whole. Households are larger than most, which is consistent with the family emphasis of the town. In fact, almost 80% of all households in the City may be described as "family" households, versus a rate of just under 70% for the nation. This comparison with the nation continues a similar relationship for other household structure categories throughout Table 2.4, with lower percentages being described for elements unlike typical family household structures within the City. Interestingly, Saint Hedwig is known for having more men than the amount in similar cities.

### **Age and Race Composition**

As the age composition is important to take into account in the planning of a community's physical needs, so is the community's ethnic composite. An understanding of this increases the chances for generally informed decisions to be made in all matters planning-related.

Various ethnic groups may have certain issues that may be addressed from a planning perspective and an understanding of racial and ethnic distribution provides some basic information from which these issues may be analyzed. Table 2.6 describes the racial and ethnic composition for the City of Saint Hedwig as it compares to the state as a whole for the year 2000. Saint Hedwig is predominantly White/Caucasian in its racial composition. Some racial groups, in particular whites, may also consider themselves to be Hispanic. Most racial/ethnic groups are represented in small percentages within the City (Table 2.6).

**Table 2.6 Race and Ethnic Distribution  
Saint Hedwig and Texas (2000)**

Race/Ethnicity	Saint Hedwig		Texas	
	Number	Percent	Number	Percent
White/Caucasian	1595	85.1	14,799,505	71.0%
African American	55	2.9	2,404,566	11.5
Hispanic (of any race)*	193	10.3	6,669,666	32.0
Asian/ Pacific Islander	51	2.7	576,753	2.8
American Indian/Alaska Native	9	0.5	215,599	1.0
Other	36	1.9	2,952,634	14.2

\* Individuals may report more than one race and therefore total numbers will exceed actual population. This is particularly true for the Hispanic (of any race) category where a person may be accounted for as both White/Caucasian *and* of Hispanic origin.

### **Educational Attainment**

From an analysis of the educational attainment levels below in Table 2.7, Saint Hedwig has an exceptionally well-educated population. Its relationship to the State, in terms of educational attainment, can generally be described as higher to substantially higher, depending upon which category is reviewed. The exception to this is a slightly lower (4.1%) level of graduate or professional degrees received. Most notable is an almost double percentage level of those that are high school graduates in Saint Hedwig versus the State (Table 2.7).

**Table 2.7 Educational Attainment  
Saint Hedwig and Texas (2000)**

Level Attained*	Saint Hedwig	Texas
High school graduate	83.1	49.2
Bachelor's degree	15.4	15.6
Graduate/Professional Degree	3.5	7.6
Total	100.0	100.0

\* For person 25 years and older

## **Income and Poverty Levels**

In 2005, Saint Hedwig had a median family income of \$58,603. Saint Hedwig is regarded in the state as a city where many of the people are relatively well-off. The city has a large middle class and finds a smaller share of its people living in poverty than most places in the state. Also related to the level of educational attainment is the level of persons below the poverty level. An inverse relationship exists whereby poverty levels are low when educational attainment is high. This statement certainly holds true for Saint Hedwig and is reflected in its roughly 2% poverty level over the 1990-2000 period, a figure that is roughly 13% lower than the State's.

## **Employment**

In examining the employment characteristics of Saint Hedwig, it is particularly useful to understand where, geographically, these persons are actually employed, given that the City provides very little noteworthy employment base itself. Approximately 94% of the City's citizens drive to the surrounding communities for employment.

## **2.5 Existing Land Use**

Providing for the orderly and efficient use of land should be the overriding planning consideration in Saint Hedwig. In order to accurately assess the City's future land use needs, an analysis of present land use patterns is important. The patterns of land use found in Saint Hedwig have evolved to satisfy the requirements of the community as it grew. The activities of the residents of the City create a need for residential and commercial uses (whether these uses exist within the City or in its vicinity) as well as an efficient thoroughfare system. The conversion process and how it occurs will be very important to the City because it is one of the factors that will determine the community's future urban form. It will not only have an impact upon how Saint Hedwig develops economically, but also the existing and future land uses that will shape the character and livability of the community for years to come. These relationships will be reflected in the provision of services and facilities throughout the community. An orderly land use arrangement will best serve the needs of the community.

## **Land Use Survey Methodology**

In August, 2003, a parcel-by-parcel land use survey was conducted by automobile for all areas within the existing City limits and ETJ. Each parcel was color-coded and documented according to the following categories (where applicable):

## **Zoning Uses**

### ***E-1R: Semi Rural Residential Estates***

Single family estates 5 acres or more

### ***A-1R: Agricultural/Residential***

Single family estates 11 acres of more with both residential and agricultural uses

### ***SA:Super Agricultural***

Single family residence on 35 acres or greater, with both residential and agricultural uses, where heavy development is not conducive due to flood probability or poor access.

### ***R-2:Semi-Rural Residential-Red***

Single family residences 2.5 acres up to 5 acres

### ***R-3: Residential***

***Manufactured Homes:*** A manufactured home located on a lot or parcel of 2.5 acres or greater.

### ***R-4: Residential***

***Multiple-Family Residences:*** Parcel is 5 acres or greater, 2 units per acre maximum. Apartments, rooming houses & related buildings. Duplex/town home dwellings and related accessory buildings.

### ***P:Public, Semi-Public and Related Uses, Parks and Open Spaces-White***

Schools, churches, cemeteries, utilities, public buildings, parks, playgrounds, public open space, Streets and Alleys: land dedicated to public use for street and alley rights-of-way whether open or closed to use

### ***HD-1: Historic Downtown District-Residential, Office, and Retail***

Residential, boutique type retail, antique shops, personal service establishments.

Professional/Administrative, healthcare-related, real estate agencies, financial services, other typical office uses

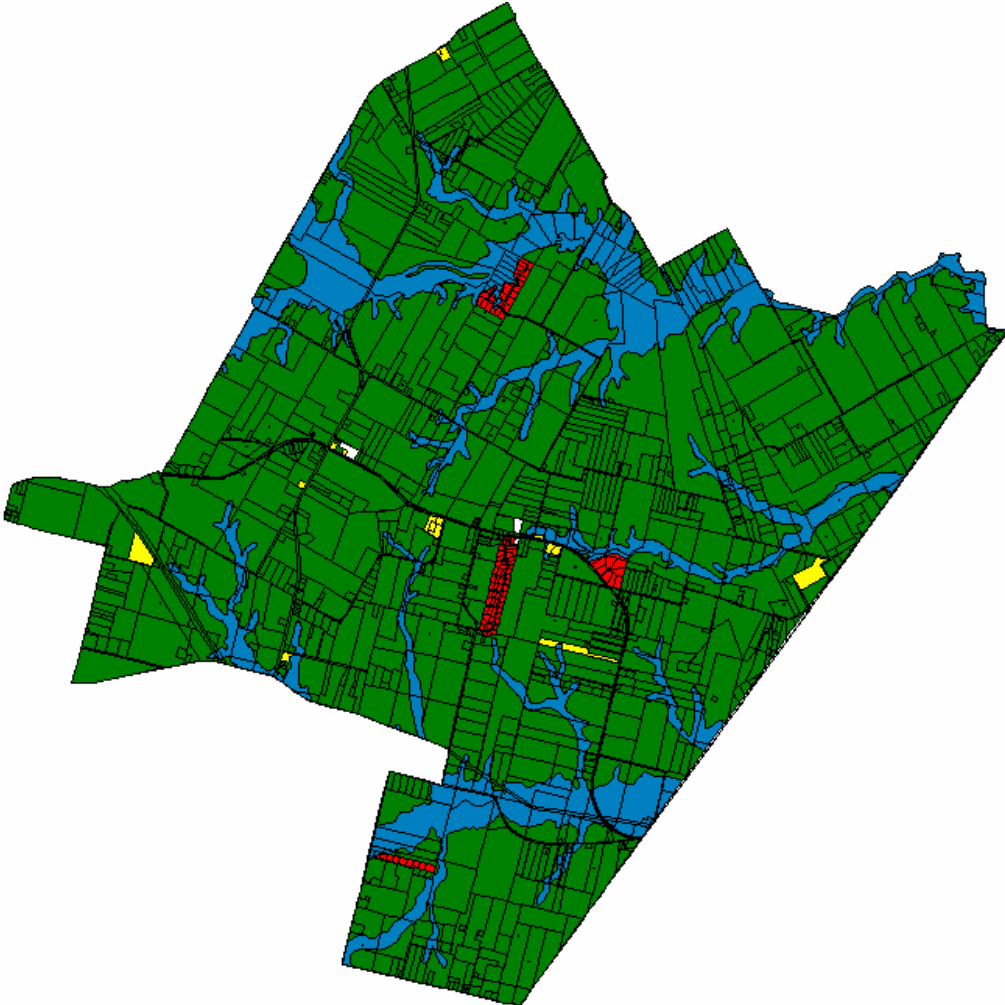
### ***C: Light Commercial Uses-Yellow***

Commercial amusements, building materials yards, telecommunications/broadcasting towers and facilities, wholesale establishments, sale of used merchandise, automobile body repair

### ***L-1: Commercial/Light Industrial Uses***

Light Industry: light processing, storage, light fabrication, assembly and repairing, automobile garages and sales lots, , warehouses, welding shops

Plate 2.3 Existing Land Use



### Existing Land Use Analysis

Of the developed land area in 2003, (excluding roadways) single-family residential and agricultural land uses comprise the overwhelming percentage of land use. It is expected that the composition of land uses in Saint Hedwig will remain constant for the foreseeable future.

By calculating the amount of acreage consumed for various land uses and comparing it to population, insight can be gained into future land use demand. Assumptions can be made regarding the future consumption of land use based upon these relationships, balanced with the community's own desired goals and objectives.

Because the land use is almost exclusively agricultural and residential, it can be determined that the only substantial changes will be an increase in residential development to accommodate the population growth experienced within the City. Table 2.14 below offers land use ratio averages for Texas communities with relatively similar populations. As may be expected given the City's rural and residential character, the land uses present in Saint Hedwig vary substantially from those cities analyzed and averaged in Table 2.14. It should be noted that land uses are largely reflective of a community's vision and market forces, and do not suggest appropriate or inappropriate levels of land use types.

**Table 2.14 Land Use Averages, Small Texas Cities**

Land Use Category	Acres	Percent of Developed Land	Acres/100 persons
Single Family	537.4	49.8%	17.92
Duplex/Town home	18.9	1.8%	0.63
Multi Family	11.0	1.0%	0.37
Man. Homes	69.3	6.4%	2.31
Parks/Open Space	206.3	19.1%	6.88
Public/Semi-Public	111.2	10.3%	3.71
Office	8.5	0.8%	0.28
Retail	25.9	2.4%	0.86
Commercial	78.6	7.3%	2.62
Industrial	13.2	1.2%	0.44
Total Developed Land	1,080.1	100.0%	36.01
Rights-of-Way	417.0	n/a	13.91
Undeveloped Land	2,251.0	n/a	75.06
Total	3,748.1	n/a	124.98

\*Small Texas cities (average population: 2,999) include: Bee Cave, Sunnyvale, Crandall, Fairfield, Heath, Hutchins, Lago Vista, Salado

## 2.6 Existing Housing Conditions

Quality of housing and the appreciation of housing values are important planning considerations. Among the factors contributes to the desirability of Saint Hedwig as a place to live is the condition of existing housing and the quality of the residential neighborhoods they form. The community has an interest in attracting quality residential development for its residents and the enhancement of the City.

The quality of housing in Saint Hedwig is an important consideration in evaluating the adequacy of the existing housing stock and predicting future housing requirements. Condition and age are two of the physical characteristics of the housing supply which reflect impact the quality of housing. Tenure, length of residence, persons per household, and affordability are other variables which determine the general status of the housing supply. The condition of housing within an area also influences the decision for investment in new or remodeled dwelling units. Normally, residential neighborhoods with positive attributes (ex. sound housing, school facilities within a reasonable distance, convenient parks and open space, adequate streets and good sanitation and drainage) will have minimum health, economic and social problems.

In contrast, a blighted area where such variables just listed are either nonexistent or poorly provided will likely present a greater number of problems to the community. Analyzing existing residential conditions allows any major issue to be identified so that they may be addressed in the Plan.

### Residency

The length of time people tend to reside within a community, to a certain degree, influences the town structure's physical condition. It can be reasonably assumed that the occupancy of a structure by a particular family unit over a long period of time would be a deterring factor in any decline of the structure's condition, as compared to several families occupying a structure during the same or a shorter period of time. Also, a renter- or owner-type of occupancy will likely be reflected by the level and quality of maintenance and upkeep that is given to a residential structure. A high owner-occupancy can be considered an asset when planning for Saint Hedwig's future. As documented in Table 2.18 the percentage of owner-occupied units in Saint Hedwig is much higher than the State.

**Table 2.18 Renter Versus Owner-Occupied Units Saint Hedwig and Texas (2000)**

<b>Town</b>	<b>Owner-Occupied</b>	<b>Renter-Occupied</b>
Saint Hedwig	93.6%	6.4%
<i>Texas</i>	63.8%	36.2%

Source: U.S. Census

## **Housing Values**

The ability of a family or individual to obtain adequate housing is generally determined by household income as it relates to housing values. Generally, it is assumed that 30 percent or less of a family unit's gross total income may be dedicated to housing costs. From 1996 to present 2006, housing values have risen dramatically; median single family housing construction permit requests have risen by 84% or \$84,100. This increase is most attributable to a dramatic increase in the development of new homes in Saint Hedwig valued in the \$200,000 plus category.

## **2.7 Existing Plans & Ordinances**

### **Existing Zoning Ordinance**

The City of Saint Hedwig's current zoning ordinance was adopted in 2003. The purpose of this zoning ordinance was to do the following:

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- Promote health, safety and general welfare
- Promote stability of existing land uses and reflect the Master Plan
- Promote safe and effective traffic circulation
- Promote and protect the aesthetic quality of the City
- Provide adequate protection for community investments
- Divide the City into zoning districts to provide for the elimination of nonconforming uses of land, buildings and structures
- Zone the majority of the City with agricultural and residential, large lot districts to maintain both the rural and residential character of the community
- The existing zoning districts are: E-1R single family, A-1R single family, R1 Single Family, R2 Single Family, R3 Single Family (Manufactured Homes), R4 Multi Family, HD1 Historical District, C Commercial, L1 Light Industrial, P Public

## **2.8 Existing Public Facilities**

The type of public facilities and services available to the residents of the City is an important factor influencing the desirability of Saint Hedwig as a place to live. The availability of public facilities in a community also affects the potential for future development of various portions of the City and surrounding areas. The community has an interest in providing public facilities and services to ensure the quality of life within the City is maintained and enhanced in this regard.

Presently, the City of Saint Hedwig provides its residents with the following facilities and/or services:

*City Hall*

The present City Hall is located at 13065 Fm 1346, Saint Hedwig, Texas. The services housed within City Hall are as follows:

- Elected City Officials
- City Secretary
- Administrative support
- Permitting and Inspection
- Public Meetings of the City Council, Planning and Zoning Commission, Board of Adjustments and other boards and commissions.
- Voting Services

*Fire and Emergency Service*

The City is serviced by the Saint Hedwig Volunteer Fire Department. This VFD makes available 31 active members: firefighters, medics (ECA's, EMT Basics, EMT intermediates and 1 EMT Paramedic), and a few firefighter/medics. The main facility is located in Saint Hedwig, Texas, on FM 1346 near the intersection of FM1346 and Graytown Rd. Annual dues are collected throughout the year and during the Annual VFD picnic.

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*Police Service*

Police protection is currently provided by contract with the Bexar County Sheriff Department.

*Library*

Although there is not a library facility within the City, citizens may use any of the San Antonio and surrounding community libraries.

*Utilities*

Current electrical utilities are provided by City Public Service (CPS).

**2.9 Existing Water & Wastewater System Water Supply**

Saint Hedwig is serviced by two (2) water providers. The northern quarter is served by Green Valley Special Utility District and the southern three quarters are served by East Central Special Utilities District. Green Valley SUD has its own water wells in the Edwards Aquifer and water purchase contracts for surface water from the Canyon Regional Water Authority (CRWA). East Central SUD purchases all of its water. It has contracts for Edwards Aquifer water from the San

Antonio Water System (SAWS) and the Bexar Metropolitan Water District (Bexar Met), surface water contracts with Bexar Metropolitan Water District and the Canyon Regional Water Authority, and Carrizo water with CRWA. ECSUD operates a booster station with two 126,000 gallon storage tanks within the City Limits of Saint Hedwig. Both GVSUD and ECSUD receive water from CRWA from a 2 million gallon elevated storage tank located on FM 1518 just south of IH-10E.

**Wastewater System**

Currently, there is not a wastewater system for the City. Wastewater is handled by individual onsite wastewater systems and is governed and enforced by Bexar County.

**Drainage**

Drainage throughout the community is accomplished through easements that set aside land for natural drainage to creeks and streams and any other minor bodies of water.