

# *Chapter 1: Baseline Analysis*

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# COMPREHENSIVE PLAN 2022



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## *Introduction*

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The *Baseline Analysis* component of the Comprehensive Plan is intended to provide background (historical) information, a foundation of facts regarding the City of Live Oak, and documentation of the physical and demographic characteristics of the community. The information contained within this chapter will be used to formulate goals and objectives pertaining to various aspects of the community, and will prove useful in generating the final recommendations of the Comprehensive Plan for Live Oak.

The identification of major issues within the community began early in the comprehensive planning process, and served as a basis for creating the following components of this analysis:

- Historical Background
- Regional Relationship
- Influence of Regional Factors
- Population Characteristics: City and County
- Physical Factors Influencing Development
- Existing Land Use

Each section of this chapter contains information pertaining to the subject topic in addition to graphic support, as appropriate. The *Baseline Analysis* provides documentation of basic information about the community, which then forms the foundation of the comprehensive planning process in Live Oak. It presents an overview of the City's history and its physical characteristics, as well as general insight into the community's urban pattern. The primary objective of the *Baseline Analysis* is to document current conditions within Live Oak, and to identify various opportunities and constraints the community must consider in addressing and shaping its future form and character. The secondary objective of this chapter is to ensure that the information being used in the planning process accurately portrays the community.

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## *Relationship of the City to the Region*

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The City of Live Oak, as the “*Gateway to San Antonio*,” is located at the center of one of the State's most active growth areas. It is immediately adjacent to the City of San Antonio, now Texas' second largest city. Live Oak is greatly impacted by the larger regional area of which it is a part. Its close proximity to major airports, major military bases, major population centers, and its location along Interstate Highway 35 have directly impacted the City. Much of the growth in the greater San Antonio area has evolved along the Interstate Highway 35 corridor, which bisects Live Oak from north to south. **Plate 1-1** shows Live Oak in relation to the region.

Live Oak is located just 13 miles northeast of downtown San Antonio in Bexar County.<sup>1-1</sup> It is situated in the central portion of Texas at the edge of the Hill Country. As a major gateway for people entering the San Antonio area from the north, Live Oak is visited by millions of people every year.<sup>1-2</sup> Interstate Highway 35 is a major transportation route to and from the City; this major highway provides for travel in a northeastern to southeastern direction and runs



approximately 1,550 miles from the U.S.-Mexico border in Laredo, Texas, to Duluth, Minnesota. Loop 1604 also serves as a major transportation route, providing for regional transportation needs to the east and west of Interstate Highway 35.

The City is ideally located to become a regional retail hub for the quickly evolving residential areas to the north. It has already begun to experience the effects of these factors with the recent development of the large-scale shopping center located at the northeast corner of Interstate Highway 35 and Loop 1604. A large amount of vacant land within the Live Oak corporate limits is located along the west side of the Interstate Highway 35 corridor, within close proximity to the intersection with Loop 1604. Refer to the *Existing Land Use* map, **Plate 1-3**. This is another potential area that may prove suitable for additional regional office, retail, and commercial growth.

As part of the greater San Antonio urban area, Live Oak is located within close proximity to major air transportation facilities and the region's major military bases. These are two major factors that have directly influenced the City's economy and physical growth pattern and are discussed in the following sections.

## ***AIR TRANSPORTATION***

### ***The San Antonio International Airport (SAT)***

The San Antonio International Airport (SAT) plays a major role in the economy and the lives of the people of Live Oak and the San Antonio region. The airport is located 15 minutes north of downtown San Antonio on Interstate Highway 410.<sup>1-3</sup> The San Antonio International Airport is approximately 15 minutes from the City of Live Oak and offers residents and local businesses and industries with convenient access to a large-scale international airport.

The SAT occupies approximately 2,600 acres and has two terminals.<sup>1-4</sup> The airport has two all-weather runways and averaged 260 daily flights during the 2010 calendar year.<sup>1-5</sup> It is estimated that the airport served 8,034,720 passengers.<sup>1-6</sup> The City of San Antonio's Department of Aviation with a staff of 450 people oversees the airport. In addition, twelve air carriers service the airport, with non-stop flights to 29 destinations.<sup>1-7</sup>

### ***Stinson Municipal Airport (SSF)***

The Stinson Municipal Airport serves as the primary reliever for general aviation traffic in San Antonio.<sup>1-8</sup> It is located approximately 10 minutes south of downtown San Antonio and has access to the region's major roadway system.<sup>1-9</sup> The airport is also the second oldest general aviation airport in continuous operation in the United States today.<sup>1-10</sup> It primarily serves small, privately owner aircraft rather than large carrier jets.

## *Randolph Air Force Base (RND)*

The Randolph Air Force Base (AFB) serves as an economic boost to the local and regional economy. Located a few miles east of Live Oak, Randolph AFB is the employment home to over 10,000 military personnel who reside in the area surrounding the base.<sup>1-11</sup> The base has been credited with creating 7,500 jobs,<sup>1-12</sup> and is also reported to contribute in payroll \$350 million annually to the local area.<sup>1-13</sup> Randolph AFB is commonly referred to as the “Showplace of the Air Force.” It houses the 12<sup>th</sup> Flying Training Wing and the Air Education and Training Command (AETC), and it serves as one of the U.S. Air Force’s primary training facilities for military flight instructors.<sup>1-14</sup> The base is headquarters for the Air Force Recruiting Command Service and the Air Force Personnel Center, and also serves as a meeting place for local community clubs and organizations.<sup>1-15</sup>

## **SURROUNDING JURISDICTIONS**

### *Bexar County & Surrounding Cities*

San Antonio is the largest city in Bexar County and is the County seat. The population of Bexar County has grown substantially since 1990, with an increase of 17.5% 1990-2000 and 23% 2000-2010, according to the U.S. Census (refer to **Table 1-4**). Altitudes range from 600 feet in the southern portions of the County to 1,200 feet in northwestern part of the County.<sup>1-16</sup>

The City of Live Oak is immediately surrounded by four different municipalities of various sizes. The Cities of Converse, San Antonio, Selma, and Universal City each share common municipal boundaries with Live Oak. Many of these common boundaries are centered along some of the region’s major roadway corridors. As a result, the City of Live Oak has no extraterritorial jurisdiction (ETJ) and is not likely to extend its physical boundaries beyond the current City limits.

Due to the fact that Live Oak is immediately surrounded by these other municipalities and has common boundaries with them, the City will likely be required to engage in multi-jurisdictional initiatives with each of its neighboring cities in order to protect its gateways and provide for well-planned and coordinated development. In order to achieve mutually acceptable goals with its neighbors, Live Oak will need to establish uniform zoning standards and development guidelines as appropriate with each of the five cities. An example of one such successful cooperative project is The Forum at Olympia Parkway where Live Oak worked closely with the City of Selma to create a regional retail center. In this instance, both Live Oak and Selma worked to resolve zoning and platting issues in order to help the developer complete this large-scale project. These issues are further discussed within the *Neighborhood & Business Enhancement Plan*, Chapter 5.

## *The History of Live Oak*

Live Oak was incorporated in the 1960s. By the time the first U.S. Census was taken in 1970, Live Oak had a population of 2,779. In the next 10 years, from 1970 to 1979, the City's population grew by nearly 200 percent, adding 5,404 residents. The City's largest home building trend occurred during this decade with 1,941 new units being constructed. Residential construction during the 1970s represents the City's most significant period of growth, accounting for approximately 37 percent of the City's current housing stock.

Live Oak also experienced significant levels of housing and population growth during the 1980s. Even though growth during this decade was significantly less than that experienced in the 1970s, the City added 1,840 people to its population, which represented a 22.5 percent increase in its population. By 1990, Live Oak's population reached an estimated 10,023, according to the 1990 U.S. Census. During the 1980s, 1,127 new homes were added to the total housing stock. Approximately 21 percent of all homes in the City were constructed during this 10-year time span.

During the 1990s, Live Oak experienced fluctuations in population growth and home building. According to the U.S. Census, Live Oak decreased in population by approximately 867 residents, or 8.7 percent of its population, from 1990 to 1999. The City experienced a slow down in new home construction during this period. Homes constructed in the 1990s account for only six percent of the City's total housing stock.

Since 2000, home construction has increased within Live Oak. According to the 2005-2009 American Community Survey by the U.S. Census, Live Oak had added 927 new homes between 2000 and the collection of 2005-2009 data. These housing units constitute about 18 percent of the housing stock within the City.

The greater San Antonio area is one of the oldest settled areas in the nation. Archaeologists have found that people inhabited the area along the San Antonio River as far back as 10,000 years ago.<sup>1-17</sup> The modern era of development within the San Antonio area started toward the end of the 1600s, with the arrival of the Spanish and the establishment of missions. Live Oak represents the modern era of growth within the San Antonio area.

## *The Influence of the Balcones Escarpment*

The Balcones Escarpment is the major geologic feature that made the settlement of the San Antonio area possible. According to the Handbook of Texas:

*The Balcones Escarpment is a geologic fault zone several miles wide consisting of several faultings, most of which both dip and are downthrown to the east. It extends in a curved line across Texas from Del Rio to the Red River and is visible eastward from Del Rio, where it is about 1,000 feet high, and northeastward from San Antonio to Austin, where it is about 300 feet high.*<sup>1-18</sup>

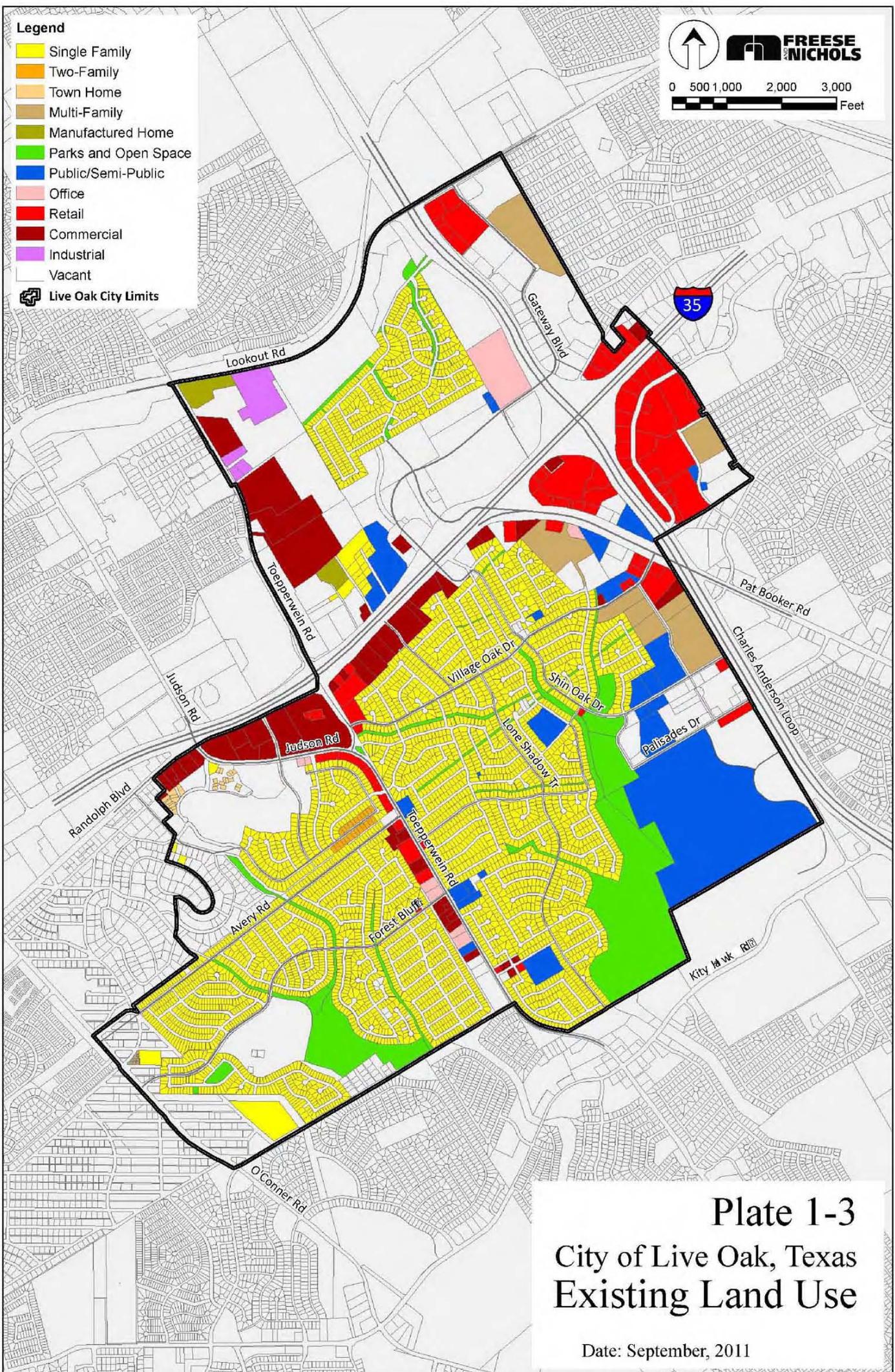
**Legend**

- Single Family
- Two-Family
- Town Home
- Multi-Family
- Manufactured Home
- Parks and Open Space
- Public/Semi-Public
- Office
- Retail
- Commercial
- Industrial
- Vacant
- Live Oak City Limits



**FRESE  
NICHOLS**

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Feet



# Plate 1-3 City of Live Oak, Texas Existing Land Use

Date: September, 2011

*The Balcones zone was formed under conditions of strain during the Tertiary [geologic] era, when a downwarping occurred near the Gulf Coast with a moderate uplift inland. Water-bearing formations passing beneath the plateau to the plains are broken across by the Balcones fault group, and much water is forced to the surface by artesian pressure. Barton Springs, San Marcos Springs, and Comal Springs are examples of the resulting artesian wells or springs.*<sup>1-1</sup>

The springs formed as a result of the Balcones Fault provided a fresh water source that paved the way for human habitation and, ultimately, urbanization of the area. The San Antonio river has been used both as a source for drinking water and for irrigation, thus allowing settlements to evolve.

## *Physical Factors Influencing Development*

### **NATURAL FEATURES**

Natural features will influence where and what type of development can occur. Geology, topology, soils, vegetation, and wildlife are factors that influence land use and development. Knowledge of these existing conditions aids in the comprehensive planning process by establishing the types of development likely to occur within specific portions of the City.

Bexar County contains 1,248 square miles. Low and slightly hilly lands exist to the south, undulating and moderate hilly lands exist within the central portion of the County, and hilly areas exist to the northwest. The areas to the northwest are part of the region of Texas commonly known as the *Hill Country*.<sup>1-20</sup>

**Plate 1-2** on the following page shows the physical features for the City of Live Oak.

### *Natural Regions*<sup>1-21</sup>

There are numerous natural regions that characterize the land across Texas. Bexar County is a mix of three different types of regions.

#### The Edwards Plateau

The Edwards Plateau is generally the region known as the “Hill Country”.<sup>1-22</sup> The border of the “Hill Country” is the Balcones Escarpment, located in the north portion of Bexar County.<sup>1-23</sup> The Plateau then expands to the north and the west. Elevations vary between 100 feet to over 3000 feet with several river systems draining the plateau. The average rainfall for the plateau ranges from 15 to 33 inches a year. As a result of the climate, man-made lakes, ranches and farms have been developed across the plateau.<sup>1-24</sup> The U.S. Bureau of Land Management has classified the plateau into four distinct regions:<sup>1-25</sup>

*Central Western Region:* *This region has level uplands and gently sloping steams.*

The Balcones Canyonlands: Commonly known as the Hill Country, the area is characterized by fast moving streams, steep canyons, and hills.

Lampasas Cut Plains: This region is characterized by broad valleys.

Llano Uplift: This region is differentiated by the existence of a granite substrate.

### The Blackland Prairie

The Blackland Prairie can be found east of the Balcones Escarpment on the middle portion of Bexar County. This region is considered to be grasslands. According to The Handbook of Texas, “grasslands are defined as areas dominated by grasses, with tree or shrub canopies covering less than 25 percent of the area.”<sup>1-26</sup> Rainfall for the region averages between 30 to 40 inches annually.<sup>1-27</sup> The Blackland Prairies stretch from the Red River to around San Antonio and cover approximately 25,500 square miles.<sup>1-28</sup>

### South Texas Plains

The South Texas Plains are located in the southern portion of the County, adjacent to the Balcones Escarpment. The entire region extends south from San Antonio to cover most of the southern tip of the State. The area encompasses approximately 28,000 square miles and has an annual rain fall of 16 to 35 inches.<sup>1-29</sup>

## *Soil Type*

The soil types within the County match the characteristics of the natural regions previously mentioned. In the northern third of the County, which is in the Edwards Plateau, soils are alkaline (which are soils with a pH of greater than seven<sup>1-30</sup>), limy (which are soils that contain lime or limestone<sup>1-31</sup>) and loamy (which are soils that consist of a mixture of varying proportions of clay, silt, and sand<sup>1-32</sup>) with limestone underneath.<sup>1-33</sup> Soils vary in texture and are typically shallow in depth. As a result of the shallow soil, the land is not suitable farming, and therefore, the area is a prime location for grazing.<sup>1-34</sup>

“The remainder of the County has very dark, loamy soils with some clayey subsoils and gray to black, cracking clayey soils with a high shrink-swell potential.”<sup>1-35</sup> Typically, this soil increases development costs because the shrinking and swelling of the soil tends to cause foundation problems. A small strip of loamy to clayey sub soils is found at the southern end of the County.<sup>1-36</sup> This land has an undulating terrain and is classified as the South Texas Plains natural region.

## *Vegetation*<sup>1-37</sup>

The County’s pattern of vegetation generally follows the soil characteristics. According to The Handbook of Texas, “the northern quarter of the County has Edwards Plateau vegetation of tall

and medium-height grasses, live oak, juniper, and mesquite.”<sup>1-38</sup> The second vegetation area is a strip located in the central portion of the County where there are tall grasses.<sup>1-39</sup> This type of vegetation is consistent with that of the Blackland Prairies.

The remaining part of the County has South Texas Plains’ vegetation.<sup>1-40</sup> This region consists of plants such as grasses, Live Oak, Mesquite, thorny bushes, and cacti.<sup>1-41</sup> According to the Texas Parks and Wildlife Department, the South Texas Plains were once dominated by grassland or savanna-type vegetation. Today, grazing and natural fires have altered the original vegetation by allowing more wooded vegetation, such as Mesquite and Live Oak trees, to take its place.<sup>1-42</sup>

## *Climate*<sup>1-43</sup>

The region’s climate of the regions can be classified as sub-tropical-sub-humid. The area tends to be susceptible to flooding because of the natural land formations and soil types. Standard temperatures and rainfall for the summer and winter months are:

- Normal July daily maximum: 96° F
- Normal July daily minimum: 73° F
- Normal January daily maximum: 62° F
- Normal January daily minimum: 39° F
- Number of days below 32° F: 20<sup>1-44</sup>
- Average yearly rainfall in inches: 28<sup>1-45</sup>
- Growing Season: 265 days

## *Drainage and Floodplain*

Generally, surface drainage flows from the northwest section of the City to the southeast section of the City. Live Oak’s highest elevations can be found in that portion of the City located at the northwest corner of Interstate Highway 35 and Loop 1604. The City’s primary natural drainage feature is the East Salitrillo Creek, which bisects the City from north to south. The drainage basin for this creek includes most all of the area within the City that is located southwest of Interstate Highway 35/Loop 1604. A small portion of the City located along the northern-most City limit line drains to the northeast. The East Salitrillo Creek drains to an existing reservoir, created by the Martinez Creek Dam. This reservoir is located in the southeast quadrant of the City and represents the primary water feature for the Live Oak City Park.

The area generally located at the northwest corner of the Miller Road/O’Connor Road intersection contains the City’s most significant natural drainage feature. Physically, this area is low in the center with a floodplain that flows from the northwest to the southeast. Opportunities for the preservation of this environmentally sensitive area will be explored. Flood-prone areas often provide excellent parks, recreation, and open space opportunities. This floodplain will be analyzed for both its recreational opportunities as well as its ability to tie into the existing park system.

## Aquifers

Bexar County is bisected by three major aquifers. Portions of the Trinity, Edwards, and Carrizo-Wilcox aquifers are located within the County. Live Oak is not located directly above any of these major aquifers.

## Threatened and Endangered Species Within Bexar County<sup>1-46</sup>

As development encroaches into the City’s natural areas, its native species of plants and animals are directly impacted. As more of the natural environment is disturbed to make way for new development, the habitat necessary to support native life is destroyed. The destruction of these habitats places more strain on native species and their ability to survive within the area.

The Texas Parks and Wildlife Department notes the locations of such species across the State by county. Several different types are located with Bexar County, as shown by **Table 1-1**. A number of these endangered and threatened species do not reside within the Live Oak corporate boundaries. For example, it is not likely that the City is home to black bears, Guadalupe bass or other such animals. However, the City may be home to other smaller species of plants and animals like the Texas horned lizard, Texas tortoise, and big red sage.

The City may consider establishing and implementing a program to identify and document the locations of the rare and endangered species listed in **Table 1-1**. Once the existence and location of these plants and animals have been confirmed, the City may need to take steps to preserve them. Various environmentally sensitive design principles, such as clustering development or allowing for density transfers, may prove effective tools to balance growth and ensure the preservation of the natural environment.

Table 1-1 STATUS OF SPECIES Bexar County, Texas	
SPECIES	STATUS
<b>Amphibians</b>	
Black Spotted Newt	Threatened
Comal Blind Salamander	Threatened
Edwards Plateau Spring Salamanders	Rare
Texas Salamander	Rare
<b>Arachnids</b>	
Government Canyon Cave Spider	Endangered
Madra’s Cave Spider	Endangered
Robber Baron Cave Harvestman	Endangered
Robber Baron Cave Spider	Endangered
Veni’s Cave Spider	Endangered
Vesper Cave Spider	Endangered
<b>Birds</b>	
American Peregrine Falcon	Endangered
Arctic Peregrine Falcon	Threatened
Black-capped Vireo	Endangered
Golden-cheeked Warbler	Endangered
Henslow’s Sparrow	Rare
Mountain Plover	Rare
White-faced Ibis	Threatened
Whooping Crane	Endangered
Wood Stork	Threatened
Zone-tailed Hawk	Threatened
<b>Fishes</b>	
Guadalupe Bass	Rare
Toothless Blindcat	Threatened
Widemouth Blindcat	Threatened
<b>Insects</b>	
Ground Beetle ( <i>Rhadine exilis</i> )	Endangered
Ground Beetle ( <i>Rhadine infernalis</i> )	Endangered
Helotes Mold Beetle	Endangered
Maculated Manfreda Skipper	Rare
<b>Mammals</b>	
Black Bear	Threatened
Cave Myotis Bat	Rare
Plains Spotted Skunk	Rare
<b>Mollusks</b>	
Mimic Cavesnail	Rare
<b>Reptiles</b>	
Cagle’s Map Turtle	Threatened
Indigo Snake	Threatened
Keeled Earless Lizard	Rare
Spot-tailed Earless Lizard	Rare
Texas Garter Snake	Rare
Texas Horned Lizard	Threatened
Texas Tortoise	Threatened
Timber/Canebrake Rattlesnake	Threatened
<b>Vascular Plants</b>	
Big red sage	Rare
Bracted twistflower	Rare
Correll’s false dragon-head	Rare
Elmendorf’s onion	Rare
Park’s jointweed	Rare
Sandhill woollywhite	Rare

Source: Texas Parks and Wildlife Department

## Demographic and Socioeconomic Characteristics

### **CITY OF LIVE OAK POPULATION GROWTH**

Live Oak has experienced fluctuations in its rate of population growth over the last 30 years. **Table 1-2** shows how Live Oak's population has changed by decade from 1980 to 2010.

From 1980 to 1990, Live Oak's population grew by 1,840 persons, which represented a 22.5 percent change. By 1990, the City's population was estimated to be over 10,000. Growth during this period was significantly lower than that experienced during the 1970s. However, the percentage of growth during this decade was still considered healthy.

YEAR	Population	Population Change	Percent Change
1980	8,183	---	---
1990	10,023	1,840	22.5%
2000	9,156	-867	-8.7%
2010	13,131	3,975	43.4%

Source: U.S. Census

The City's population trend changed dramatically from 1990 to 2000. According to the Census, Live Oak actually experienced a reduction of 867 people, or a decline of 8.7 percent, in its total population during this period. Between the years of 1990 and 2000 the total population decreased from 10,023 to 9,156. This fact is mirrored by a substantial decrease in residential construction activity and substantial shifts in the age characteristics of the population; However, the 2000 Census count was likely an undercount, due to the fact that the City has a large population of military personnel and Spanish-speaking persons.

## BEXAR COUNTY POPULATION GROWTH

Bexar County has experienced a growth pattern similar to that seen for other metropolitan areas within the State. **Table 1-3** shows Bexar County population growth from 1910 to 2010. The County experienced a significant amount of growth in the early part of the 20<sup>th</sup> Century and a reduced rate of growth in the latter part of the century. The County experienced its highest percentage of growth from 1910 to 1920, with a percentage of nearly 69 percent. Its lowest rate of growth occurred between 1930 and 1940, when it increased at a percentage of approximately 15.5 percent.

The early part of the 20<sup>th</sup> Century was critical in that it was the period in which the regional rail system was being expanded and the San Antonio area became a transportation hub and an important center of commerce. Bexar County's lowest rate of growth, from 1930 to 1940, occurred during the period of the Great Depression and the Country's worst economic period. County economic growth experienced a dramatic increase from 1940 to 1950, rebounding to a growth percentage of 40 percent, in the post World War II years.

YEAR	Population	Population Change	Percent Change
1910	119,676	---	---
1920	202,096	82,420	68.9%
1930	292,533	90,437	44.7%
1940	338,176	45,643	15.6%
1950	500,460	162,284	48.0%
1960	687,151	186,691	37.3%
1970	830,460	143,309	20.9%
1980	988,800	158,340	19.1%
1990	1,185,394	196,594	19.9%
2000	1,392,931	207,537	17.5%
2010	1,714,773	321,842	31.0%

Source: U.S. Census

Since 1950, the rate of County population growth has steadily declined from 48 percent in 1950 to 17.5 percent in 2000. This decline in the calculated growth percentage is primarily a function of the large number of total population that has grown within the County. As of 2010, an estimated 1.7 million people resided in Bexar County as opposed to the 120,000 who called the County home in 1910. The County experienced rapid growth between 2000 and 2010, 31% or an increase of 321,842 residents. Bexar County has some cities that have been identified as among some of the fastest growing in the State over the past several years including the City of San Antonio, which has eclipsed the City of Dallas as Texas' second largest city.

**TABLE 1-4**  
**POPULATION & HOUSING – 1980 TO 2010**  
**CITY OF LIVE OAK, TEXAS AND SURROUNDING COMMUNITIES**

City	1980		1990		2000		2010	
	Population	Housing Units						
Live Oak	8,183	2,634	10,023	3,671	9,156	3,502	13,131	5,632
San Antonio	785,940	277,807	935,933	365,414	1,144,646	433,108	1,327,407	524,246
New Braunfels	22,402	8,544	27,334	11,065	36,494	15,021	57,740	23,381
Schertz	7,262	2,458	10,555	4,105	18,694	6,902	31,465	12,047
Universal City	10,720	3,894	13,057	5,423	14,849	6,367	18,530	8,036
Converse	5,150	1,663	8,887	3,035	11,508	4,064	18,198	6,627
Kirby City	6,435	2,216	8,326	3,006	8,673	3,154	8,000	3,052
Windcrest	5,332	2,000	5,331	2,276	5,105	2,280	5,364	2,505

Source: U.S. Census

## **POPULATION GROWTH IN THE CITY OF LIVE OAK & SURROUNDING COMMUNITIES**

**Table 1-4** shows population growth for selected cities within close proximity to Live Oak. Although the Census reported Live Oak decreasing by about 1,000 residents between 1990 and 2000, the population increased by about 4,000 residents over the next decade. All of the surrounding communities increased during the 2000-2010 period with the exception of Kirby City, which decreased by 0.7%. Schertz (68.3%), New Braunfels (58.2%), and Converse (58.1%) experienced the most rapid growth, followed by Live Oak (43.4%).

Live Oak is located centrally to these cities and has significant amounts of vacant property within the Interstate Highway 35 and Loop 1604 corridors. This vacant land is ideally located for the regional retail and commercial uses that will be needed to serve growing consumer demands. This will be further discussed within the *Existing Land Use Characteristics* section of the *Baseline Analysis*.

## **RACE & ETHNIC DISTRIBUTION**

**Table 1-5** depicts trends in ethnic composition for the City of Live Oak over the past 20 years. Historically, those in the *White* ethnic group have contributed the largest portion of the total population. However, the City of Live Oak has become more ethnically diverse since 1990. This is a trend seen for many cities throughout the State and it is a trend that is likely to continue for the foreseeable future. For the 20-year period of 1990 to 2010, the *White* group steadily decreased from a high of 85.6 percent of the total population 1990 to 78.2 percent in 2000, and 70.9 percent in 2010. The *Hispanic* group also contributes a significant amount to the City's total population; this group more than doubled in size over the past 20 years and now

represents an estimated 35 percent of the total population. In addition, the African-American group has grown by about 1,100 people, more than two and a half times the population in 1990.

RACE/ETHNICITY	1990		2000		2010	
	Number	Percent <sup>(1)</sup>	Number	Percent <sup>(1)</sup>	Number	Percent <sup>(1)</sup>
White	8,579	85.6%	7,160	78.2%	9,305	70.9%
African-American	654	6.5%	773	8.4%	1,753	13.4%
American Indian	28	0.3%	71	0.8%	66	0.5%
Asian	244	2.4%	232	2.5%	474	3.6%
Hispanic (of any race) <sup>(2)</sup>	1,931	19.3%	2,469	27.0%	4,594	35.0%
<b>TOTAL POPULATION</b>	10,023		9,156		13,131	

<sup>(1)</sup> Inclusion of Hispanic origin in 'of any race,' total will not equal 100.0%

<sup>(2)</sup> Hispanic origin can be of any race

Source: U.S. Census

## AGE DISTRIBUTION

The age distribution of a population can help a city determine the future needs or requirements of its residents. For example, if there is a large number of young people or children in a city, then building active parks and recreation facilities should be considered as priority

AGE GROUP	1990		2000	
	Number	Percent	Number	Percent
Young (0-14 years)	1,991	21.7%	2,632	20.0%
High School (15-19 years)	625	6.8%	751	5.7%
College, New Family (20-24 years)	472	5.2%	943	7.2%
Prime Labor Force (25-44 years)	2,845	31.1%	3,963	30.2%
Older Labor Force (45-64 years)	2,390	26.1%	3,363	25.6%
Elderly (65 and over)	833	9.1%	1,479	11.3%
<b>TOTAL</b>	9,156	100.0%	13,131	100.0%
<i>Median Age</i>	36.5 Years		35.5 Years	

Source: U.S. Census

items necessary to meet future or existing needs. Conversely, an aging population might desire more passive parks facilities or need alternative transportation systems or assistance with the maintenance and upkeep of their homes. **Table 1-6** shows age trends for the City for the last 10 years.

Overall, Live Oak's population has remained relatively consistent over the past 10 years. The City experienced a slight increase in the percentage of young families (*College, New Family*) and older persons (*Elderly*), and a slight decrease in all other categories.

## EDUCATIONAL ATTAINMENT

The educational level of a community is typically a good indicator of the skills and abilities of the local work force. This is also often an important factor in a city's ability to attract and retain business and is an important element of a city's economic development efforts. Knowledge of a city's work force also helps a city to target the types of businesses that should be recruited to the community.

EDUCATION LEVEL	Live Oak		Texas	
	Number	Percentage	Number	Percentage
Less Than 9th Grade	153	1.8%	1,517,089	10.3%
9th to 12th Grade (No Diploma)	534	6.4%	1,534,021	10.4%
High School Graduate (Includes Equivalency)	1,988	23.9%	3,855,923	26.2%
Some College, No Degree	2,865	34.5%	3,167,580	21.5%
Associate Degree	706	8.5%	914,757	6.2%
Bachelor's Degree	1,598	19.2%	2,508,991	17.0%
Graduate or Professional Degree	460	5.5%	1,224,557	8.3%
<b>TOTAL</b>	<b>8,304</b>	<b>100.0%</b>	<b>14,722,918</b>	<b>100.0%</b>

Source: U.S. Census 2005-2009 American Community Survey  
Note: The number and percentages within this table are representative of the segments of the population that are 25 years of age or older.

**Table 1-7** shows the levels of educational attainment for the City of Live Oak as reported in the 2005-2009 American Community Survey by the U.S. Census. Overall, the City's level of educational attainment exceeded that of the State of Texas (with the exception of graduate or professional degrees). The majority of the Live Oak work force has achieved an ultimate educational level consisting of some college without a degree (34.5 percent). In 2005-2009, more than 91 percent had attained, at a minimum, a high school diploma. The

percentage of people in Texas to attain at least a high school diploma was approximately 79 percent. Therefore, the City of Live Oak's education level for people with at least a high school diploma is greater than that of the State by 12.5 percent. In addition, the percentage of Live Oak residents who reported having some college education (no degree) was 34.5 percent, which is higher than the State average of 21.5 percent. Also, the total percentage of people who have a college degree, including an associate, bachelor's, graduate, or professional degree, is greater in the City of Live Oak, at 33.2 percent, than overall in the State, at 31.5 percent. In general, the data on educational attainment for the City of Live Oak indicates a well-educated population. Also, the City's population is generally more educated than the State average. This well-educated population may serve to increase the attractiveness of Live Oak to businesses in need of skilled labor.

## HOUSEHOLD INCOME LEVELS

Retailers often review the levels of income for a city to determine ideal locations for new stores. The amount of available disposable income is also a major factor that influences the type and amount of retail development that a city can support. Income is also a factor in a person's ability to purchase a home and should be considered when planning for future residential areas.

**Table 1-8** shows Live Oak's household incomes according to the 2005-2009 Census American Community Survey and compares it to the State averages. The largest percentage of Live Oak households is in the \$50,000 to \$74,999 income range.

Nearly one third of the City's households (1,516 of 4,930 households) earn between \$50,000 to \$74,999 annually, which is 12.9 percent higher than the State average for the same income level.

The City has lower percentages than the State averages for the higher income levels of both the \$150,000 to \$199,999 and the \$200,000 or more categories. Only 1.1 percent of the City households earn more than \$150,000 a year compared to the State average of 7.7 percent. The City also has lower percentages for low-income households than the State average. Only 17.7 percent of the City's households earn less than \$25,000 a year; this percentage is significantly lower than the State's percentage, 25.7 percent, of the same income level.

In addition, the median income of the household for the City exceeds the median income of the State. The average household in the City earned \$55,620 per year compared to the State average of \$48,199, a difference of \$7,421. In summary, the City's income distribution is centered on the middle-income levels of \$35,000 to \$49,999, \$50,000 to \$74,999, and \$75,000 to \$99,999 which are above State averages. At both ends of the income distribution, the City has lower percentages of high- and low-income households compared to the State.

Income Level	Live Oak		Texas	
	Number	Percentage	Number	Percentage
Less than \$10,000	327	6.6%	671,142	8.1%
\$10,000 to \$14,999	142	2.9%	484,624	5.9%
\$15,000 to \$24,999	403	8.2%	965,762	11.7%
\$25,000 to \$34,999	422	8.6%	937,992	11.3%
\$35,000 to \$49,999	766	15.5%	1,205,223	14.6%
\$50,000 to \$74,999	1,516	30.8%	1,483,303	17.9%
\$75,000 to \$99,999	701	14.2%	951,399	11.5%
\$100,000 to \$149,999	596	12.1%	929,569	11.2%
\$150,000 to \$199,999	35	0.7%	323,021	3.9%
\$200,000 or more	22	0.4%	317,011	3.8%
<b>Total Number of Households</b>	<b>4,930</b>	<b>100.0%</b>	<b>8,269,046</b>	<b>100.0%</b>
<i>Median Household Income</i>	\$55,620		\$48,199	

Source: U.S. Census 2005-2009 ACS

## EMPLOYMENT BY OCCUPATION & INDUSTRY

Employment opportunities often affect the rate of population and housing growth within a city. The greater the employment opportunities located within or reasonably close to a community the more likely it is that the community will experience increased levels of demand for housing. The pattern and type of development in most cities is dependent on the growth and the employment opportunities that exist in the area.

Live Oak, located at the heart of one of the State's most dynamic economic centers, the San Antonio region, is situated conveniently to the employment centers related to that economic

engine. Live Oak is also located within close proximity to two of the nation's largest military bases and to the San Antonio International Airport. As a result, the City benefits from the ability to maintain its population base since it offers ready access to the region's major employment centers.

OCCUPATION	1990		2000	
	Number	Percent	Number	Percent
Management, professional, and related occupations	1,522	30.2%	1,713	37.9%
Service occupations	529	10.5%	572	12.7%
Sales and office occupations	2,039	40.4%	1,435	31.8%
Farming, fishing, and forestry occupations	50	1.0%	0	0.0%
Construction, extraction, and maintenance occupations	513	10.2%	372	8.2%
Production, transportation, and material moving occupations	387	7.7%	423	9.4%
<b>TOTAL</b>	<b>5,040</b>	<b>100.0%</b>	<b>4,515</b>	<b>100.0%</b>

Source: U.S. Census

**Table 1-9** shows the occupational characteristics for the City of Live Oak. It compares employment trends from 1990 to 2000. The data reveal that

the *Management, Professional, and Related Occupations* experienced the largest increase over the last 10 years. As of 2000, almost 38 percent of the City's work force was employed within this occupation, compared to 30.2 percent in 1990. Increases in the *Service Occupations* and the *Production, Transportation, and Material Moving Occupations* also occurred during this 10-year period. The growth in these employment sectors may be attributed to two factors. First, the overall population has aged and has likely been promoted over the course of time. Second, the San Antonio area has experienced significant levels of commercial growth and, as a result, more job opportunities have become available.

The *Sales and Office Occupations* had the largest decline of any category, specifically from 40.5 percent in 1990 to just below 32 percent in 2000. The smallest category in 1990 was the *Farming, Fishing, and Forestry Occupations*. There were no people working within this occupation, according to the Census, in 2000.

INDUSTRY	Live Oak		Texas	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	10	0.2%	247,697	2.7%
Construction	258	5.7%	743,606	8.1%
Manufacturing	367	8.1%	1,093,752	11.8%
Wholesale trade	201	4.5%	362,928	3.9%
Retail trade	566	12.5%	1,108,004	12.0%
Transportation and warehousing, and utilities	238	5.3%	535,568	5.8%
Information	121	2.7%	283,256	3.1%
Finance, insurance, real estate, and rental and leasing	453	10.0%	630,133	6.8%
Professional, scientific, management, administrative, and waste management services	422	9.3%	878,726	9.5%
Educational, health and social services	982	21.7%	1,779,801	19.3%
Arts, entertainment, recreation, accommodation and food services	274	6.1%	673,016	7.3%
Other services (except public administration)	224	5.1%	480,785	5.2%
Public administration	399	8.8%	417,100	4.5%
<b>TOTAL</b>	<b>4,515</b>	<b>100.0%</b>	<b>9,234,372</b>	<b>100.0%</b>

Source: U.S. Census

**Table 1-10** shows the industries in which the Live Oak workforce is employed. This table also compares Live Oak to the State as a whole. In Live Oak, most of the workforce is employed in the *Educational, Health and Social Services*, which employs 21.7 percent or 982 people. This category is higher for the City than what is typically found across the State, which is approximately 19.3 percent. The second largest category for the City is *Retail Trade* at 12.5 percent, which is also slightly higher than the State average. The *Finance, Insurance, Real Estate, and Rental and Leasing* is the third largest category in the City and employs 10 percent of the City workforce; this again is above the State's percentage of 6.8 percent. Live Oak also has more than twice the amount of people employed in the *Public Administration* sector than the State. This can likely be attributed to the strong presence of the U.S. military and the other federal agencies located in the San Antonio area. The smallest industry category is the *Agriculture, Forestry, Fishing and Hunting, and Mining*, with a negligible 0.2 percent, or 10 people, employed. This category is also the smallest category for the State at 2.7 percent.

This section was not revised during the 2011 revisions because this data was not included in the 2010 U.S. Census report.

## Existing Land Use Characteristics

### **THE PURPOSE OF ANALYZING EXISTING LAND USE**

The pattern of land use that exists today greatly influences the growth pattern and future design of the City. The City has been surveyed and land uses documented for each tract and lot. **Plate 1-3** contains a map of the existing land uses for the City of Live Oak. One of the principal goals that leads communities to engage in a comprehensive planning process is to provide for the orderly and efficient use of land. Just as a house cannot be successfully constructed without a plan in the form of blueprints, a community cannot be successfully developed without a plan that considers future land use. The foundation of Live Oak's *Future Land Use Plan*, which will be determined within the scope of this comprehensive planning process, is rooted in analysis of the City's existing land use pattern.

The way in which Live Oak has developed thus far has largely been a product of market demand. The pattern of land use that exists today within the City has evolved to satisfy the needs of the local population as it has grown, both in geographic size and in population. The activities of the residents of a city create a need for a variety of land uses including residential, retail, commercial, recreational, office, and industrial areas. Therefore, the discussion of existing land use will ultimately help the *Future Land Use Plan* reflect local market needs.

### **TYPES OF LAND USE AND RELATED DEFINITIONS**

#### *Residential Land Use*

Residential land use is representative of areas used for residential dwelling units and related accessory buildings. This type of land use is delineated into the following residential categories:

- Single-Family – one family, detached dwellings and related accessory buildings;
- Townhome – one-family, attached dwellings and related accessory buildings;
- Duplex – two-family dwellings and related accessory buildings;
- Multi-Family – apartments, rooming houses and related accessory buildings;
- Manufactured Home – single tract containing two or more manufactured homes or other non-site, built structure used as a residence.

#### *Non-Residential Land Use*

Non-residential land uses have been segregated into various land use classifications on the basis of land use intensity. Non-residential uses have been delineated into the following land use categories:

- Office/Retail Uses - Professional/administrative offices, doctors, dentists, real estate, architects, accountants, secretarial services, etc.; retail stores, shops and personal service establishments, shopping centers, service stations, banks and any associated off-street parking facilities;

- Commercial Uses - Commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications/broadcasting towers and facilities, wholesale establishments, sale of used merchandise, welding shops, and cabinet shops;
- Industrial Uses - Industrial processing, storage, fabrication, assembly and repair.

### *Public Land Use*

- Parks and Open Spaces - Parks and associated facilities, playgrounds and public or private open spaces.
- Public/Semi-Public Uses - Schools, churches, cemeteries, public utility structures and public buildings.

### *Vacant/Undeveloped*

Vacant land was classified as such when it had no apparent use, or was used for agricultural purposes (ranching/farming).

## **EXISTING LAND USE ANALYSIS**

Existing land uses within the Live Oak corporate limits has been documented and is shown graphically on **Plate 1-3** and numerically within **Table 1-12**. The planning area consists of the entire property located within the City limits, containing approximately 3,060 acres.

### *Developed Land*

As **Table 1-11** shows, nearly half of the developed land within the City, approximately 43 percent, is consumed by *Residential* land uses. About 40 percent of all land is attributable to single-family uses. In fact, of all the types of land use within Live Oak, *Single-Family* land use accounts for the highest amount of developed acreage at about 893 acres out of a total of approximately 2,331 developed acres. Land utilized for *Right-of-Way* (primarily roadways) is the second largest use at nearly one quarter of the developed land. *Public/Semi-Public*, *Parks/Open Spaces*, *Retail*, and *Commercial* are the next largest uses, ranging between nine and seven percent each. The *Public/Semi-Public* land use calculations include the Live Oak Community Center, which is becoming one of the area's more active convention and meeting halls. There are relatively small amounts of land dedicated to *Town Home*, *Duplex*, *Manufactured Home*, and *Industrial* use.

### *Total Acreage within Live Oak*

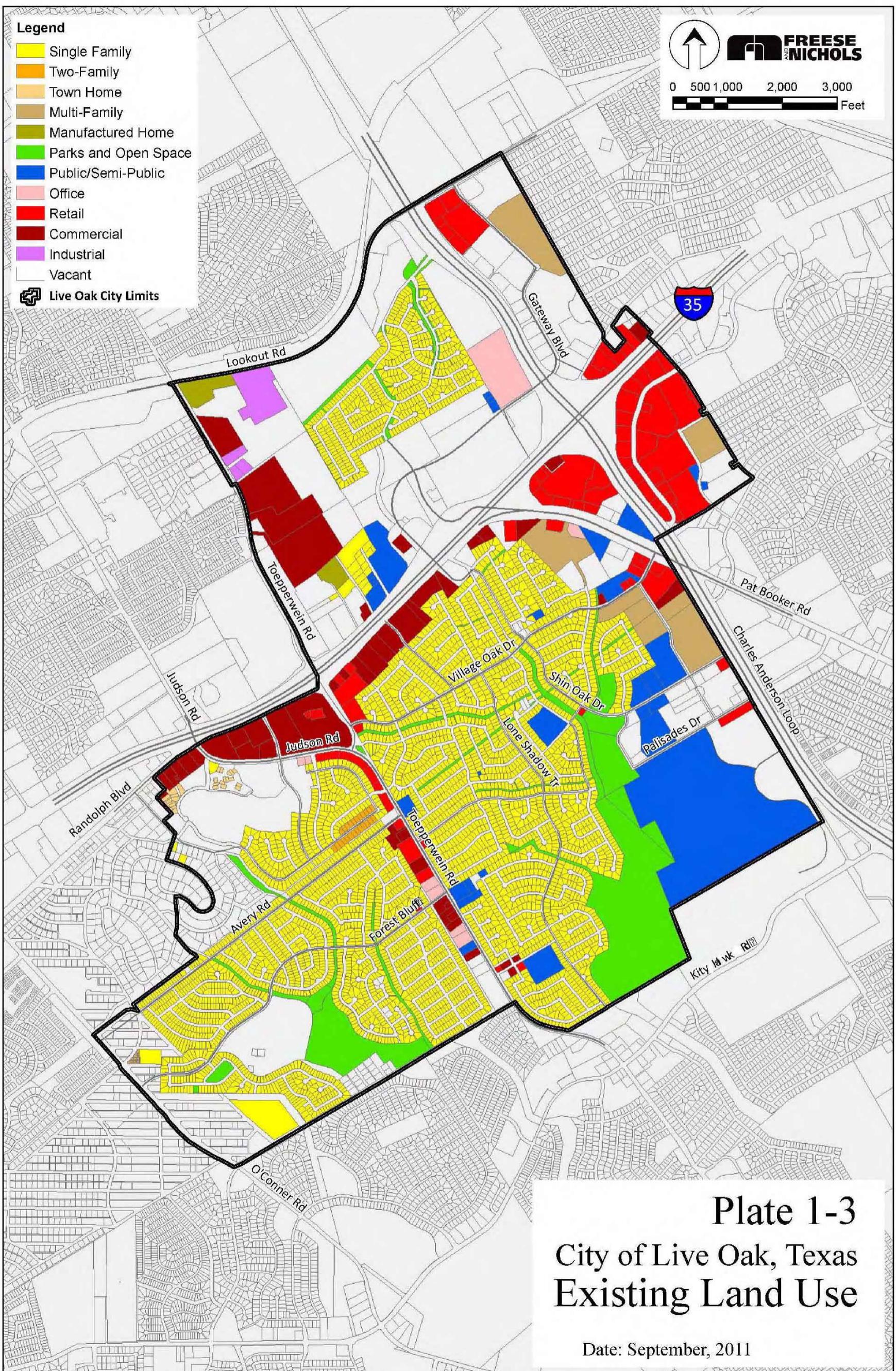
Approximately 76 percent of the total acreage within Live Oak's corporate limits is developed, and approximately 24 percent, or 729 of the 3,060 acres within the City, is currently vacant, as

**Legend**

- Single Family
- Two-Family
- Town Home
- Multi-Family
- Manufactured Home
- Parks and Open Space
- Public/Semi-Public
- Office
- Retail
- Commercial
- Industrial
- Vacant
- Live Oak City Limits

 **FREESE  
NICHOLS**

0 500 1,000 2,000 3,000  
Feet



# Plate 1-3

## City of Live Oak, Texas

### Existing Land Use

Date: September, 2011

LAND USE CATEGORY	Acres	Percent of Developed Land	Percent of Total Land	Acres Per 100 Persons <sup>(1)</sup>
Single Family	892.9	38.3%	29.2%	6.80
Townhome	4.6	0.2%	0.2%	0.04
Duplex	5.2	0.2%	0.2%	0.04
Multi-Family	80.8	3.5%	2.6%	0.62
Manufactured Home	12.5	0.5%	0.4%	0.09
<b>Residential Sub-Total</b>	<b>996.0</b>	<b>42.7%</b>	<b>32.5%</b>	<b>7.59</b>
Office	28.1	1.2%	0.9%	0.21
Retail	167.8	7.2%	5.5%	1.28
Commercial	163.2	7.0%	5.3%	1.24
Industrial	19.3	0.8%	0.6%	0.15
<b>Non-Residential Sub-Total</b>	<b>378.4</b>	<b>16.2%</b>	<b>12.4%</b>	<b>2.88</b>
Public/Semi-Public	206.6	8.9%	6.8%	1.57
Parks/Open Spaces	197.1	8.5%	6.4%	1.50
Right-of-Way	553.0	23.7%	18.1%	4.21
<b>Public Sub-Total</b>	<b>956.7</b>	<b>41.0%</b>	<b>31.3%</b>	<b>7.29</b>
<b>TOTAL DEVELOPED LAND</b>	<b>2,331.1</b>	<b>100.0%</b>	<b>76.2%</b>	<b>17.75</b>
<b>Vacant/Undeveloped</b>	<b>729.0</b>	<b>—</b>	<b>23.8%</b>	<b>5.55</b>
<b>TOTAL LAND WITHIN THE CITY</b>	<b>3,060.1</b>	<b>—</b>	<b>100.0%</b>	<b>58.81</b>

<sup>(1)</sup> Based on the 2010 U.S. Census population of 13,131 residents.

**Table 1-11** shows. This vacant land will become increasingly important in the future as development continues to occur, especially because there is no additional land available for annexation into the City. It is the existing *Vacant/Undeveloped* land, therefore, that will enable Live Oak to accommodate increases in population.

The importance of the calculation of undeveloped land also lies in the fact that it is this land wherein decisions will have to be made regarding service provision and roadway construction, because it is the availability of such services and access that will make these areas attractive for development. It is important to note also that most communities do not develop such that 100 percent of the land is utilized; generally, approximately 10 percent remains vacant. If this applies to Live Oak in the future, Live Oak's 24 percent of *Vacant/Undeveloped* land actually leaves approximately 14 percent, or 429 acres for new development.

### *Current Land Use Densities*

Another method of analyzing land use is by examining current land use densities – that is, establishing how much land is being consumed for each type of land use by the current population. As **Table 1-11** shows, this information is provided within the column labeled

*Number of Acres per 100 People.* The 2010 U.S. Census population estimate of 13,131 residents was used to calculate this information.

The density of *Single-Family* residential land use is 6.80 acres per 100 persons, or 0.068 acre for each person in the City. This indicates a relatively dense development pattern, which is also reflective of the fact that Live Oak has very few large residential lots. Other residential land uses have negligible calculations related to *Acres per 100 Persons* due to the fact that there are not many acres used for other types of residential land use.

Also important is the ratio of retail uses to the population. A high ratio, between 0.6 and 0.7 acres per 100 persons, is representative of a community that is capturing the retail demand generated by the local population, as well as that of other nearby communities or the County. A ratio of around 0.5 acres per 100 persons is considered average, meaning that a community is capturing most of the retail demand generated by the local population. A low ratio, between 0.3 and 0.4 acres per 100 persons, results when the local population is traveling elsewhere to patronize retail establishments. Live Oak has an extremely high ratio of retail uses to population, with 1.28 acres per 100 persons; this may be due to the fact that the City is located in a dynamic regional area and to The Forum retail development.

### *Summarized Land Use Characteristics*

The following statements summarize the major features of the existing land use pattern for the Live Oak planning area:

1. The City of Live Oak is mostly developed, with about 24 percent of the area within the City limits being undeveloped.
2. Of the developed portion of the City, the predominant land use is single-family residential.
3. The greatest concentration of single-family residential land uses is located in the southeast quadrant of the City.
4. The City has large areas of vacant land located within the Interstate Highway 35 and Loop 1604 corridors, which provides the City with ample opportunities for economic development.
5. The City is bisected from north to south by the East Salitrillo Creek, which serves as the City's primary stormwater drainage system.
6. The majority of non-residential land uses (office, retail, commercial) are located within the Interstate Highway 35 corridor.
7. Topperwein Road serves as one of the City's major thoroughfares and provides for secondary access to Interstate Highway 35. This road forces a high volume of traffic through the central portion of the community.
8. An office/retail corridor has evolved along both sides of Topperwein Road. This office/retail corridor provides for goods and services tailored to the local needs of Live Oak's residents.

## Existing Housing Characteristics

### **THE PURPOSE OF ANALYZING LOCAL HOUSING**

The quality of housing and the affordability of housing options are important planning considerations. Among the factors influencing the desirability of Live Oak as a place to live is the availability of existing housing and the quality of the existing neighborhoods. Housing also plays an important role in affecting the potential commercial development of various portions of the City and the immediately surrounding area. The community has an interest in the ability to attract new businesses in addition to ensuring adequate habitation for its residents.

The quality and physical condition of housing units within Live Oak are important considerations in evaluating the adequacy of the existing housing stock and in estimating future housing requirements. "Condition" is a primary physical characteristic of the housing supply that reflects the present quality of housing. The condition of housing within an area also influences the attractiveness of reinvestment in new or remodeled dwelling units. Neighborhood areas with well-maintained housing units and adequate public facilities, such as adequate streets, parks, schools, and drainage, typically experience low levels of health, economic, and social problems.

Analysis of a residential neighborhood area assists in defining any existing problems or deficiencies that are related to the physical features found within the surrounding environment. It further provides a basis for determining proper directive measures required to bring targeted areas into compliance with acceptable community standards. To help ensure the long-term viability of future residential neighborhoods, it is appropriate to establish goals and pursue development standards that will emphasize and encourage the continuation of existing characteristics that positively contribute to the City's livability and quality of life as a whole. The following sections discuss various aspects of Live Oak housing.

### **DENSITY AND NUMBER OF HOUSING UNITS**

**Table 1-12** shows the housing trends within Live Oak from 1970 to 2010. The growth in housing from 1970 to 1980 directly paralleled the growth in population. In the 1970s, the City's housing stock tripled. In the 1980s, the growth in housing was less, but remained steady, with 1,037 new residential units built within the City by 1990. In 2000, the U.S. Census reported a reduction in the City's number of housing units by 169 units. The 2010 U.S. Census reported a total of 5,632 housing units in the City.

YEAR	Persons per Housing Unit	Number of Housing Units
<b>1970</b>	3.25	856
<b>1980</b>	3.11	2,634
<b>1990</b>	2.73	3,671
<b>2000</b>	2.67	3,502
<b>2010</b>	2.47	5,632

*Source: U.S. Census*

**Table 1-12** also shows the trend in average household size from 1970 to 2010. Overall, the City has experienced a reduction in average household size since 1970. The average persons per housing unit have decreased from 3.25 in 1970 to 2.47 in 2010. This reflects a trend observed for households throughout the State of decreasing household size and is also illustrative of the overall aging trend of the total population.

<i>TABLE 1-13 HOUSING TYPE – 2005-2009 City of Live Oak &amp; the State of Texas</i>				
HOUSING TYPE	Live Oak		Texas	
	Number	Percent	Number	Percent
<b>1-unit, detached</b>	4,175	78.9%	6,136	65.2%
<b>1-unit, attached</b>	160	3.0%	247,595	2.6%
<b>2 units</b>	18	0.3%	198,781	2.1%
<b>3 or 4 units</b>	213	4.0%	311,416	3.3%
<b>5 to 9 units</b>	294	5.6%	480,809	5.1%
<b>10-19 units</b>	216	4.1%	629,107	6.7%
<b>20 or more units</b>	170	3.2%	671,661	7.1%
<b>Mobile home</b>	35	0.7%	717,365	7.6%
<b>Boat, RV, Van, etc.</b>	9	0.2%	14,385	0.2%
<b>TOTAL</b>	<b>5,290</b>	<b>100.0%</b>	<b>9,407,692</b>	<b>100.0%</b>

Source: 2005-2009 U.S. Census American Community Survey

**Table 1-13** shows the number of dwelling units within Live Oak and the State of Texas by type of dwelling unit, according to the 2005-2009 U.S. Census American Community Survey. Live Oak's housing stock is composed primarily of single-family detached units, which account for 78.9 percent of the housing stock. The City's percent of single-family units is higher than the State average of 65.24 percent.

The City also has a slightly lower percentage of multi-family units, which account for 20.2 percent of the housing stock versus 26.9 percent for the entire State. Mobile homes represent another category that

contributes a relatively small number of units within the City, with only 0.7 percent of the housing stock, or 35 units. Overall, approximately 22.1 percent of housing units within the City limits are classified as something other than *1-unit, detached*. It should be noted that these findings are consistent with the existing land use analysis. An increase in the housing mix could provide additional living opportunities to young families and may encourage them to live in the City.

## YEAR OF CONSTRUCTION FOR HOUSING UNITS

Structural age often influences the physical condition and desirability of a home. **Table 1-14** show the ages of existing structures in the City of Live Oak and for the State of Texas. Much of the housing stock was constructed between 1970 and 1979, accounting for 36.7 percent of the housing units. Approximately 72.2 percent of the existing housing stock was built from 1960 to 1989. This trend is reflective of the population growth pattern experienced for the same time periods.

The table also reflects the decrease in population growth already documented during the 1990s. After experiencing two decades of substantial growth, the City experienced markedly less growth in local housing construction during this period.

YEAR OF CONSTRUCTION	Live Oak		Texas	
	Number	Percent	Number	Percent
<b>Before 1939</b>	27	0.5%	457,271	4.9%
<b>1940 to 1949</b>	24	0.5%	418,659	4.5%
<b>1950 to 1959</b>	158	3.0%	915,896	9.7
<b>1960 to 1969</b>	750	14.2%	1,021,004	10.9%
<b>1970 to 1979</b>	1,941	36.7%	1,762,723	18.7%
<b>1980 to 1989</b>	1,127	21.3%	1,764,655	18.8%
<b>1990 to 1999</b>	336	6.4%	1,499,864	15.9%
<b>2000 to 2004</b>	643	12.2%	1,129,835	12.0%
<b>2005 or later</b>	284	5.4%	438,085	4.7%
<b>TOTAL</b>	<b>5,290</b>	<b>100.0%</b>	<b>8,157,575</b>	<b>100.0%</b>

*Source: 2005-2009 U.S. Census American Community Survey*

## TENURE (RESIDENCY)

Tenure refers to the relationship between owner occupied housing units, such as a family owning a home versus renter occupied units, typically apartments, where the person living there does not own the property. It is generally accepted that the length of time people reside in a community results in the improved condition of the existing neighborhoods, and that renters tend to live in a single location for a shorter period of time than do owners. It is also generally accepted that there is a greater likelihood that a property owner would maintain a physical structure in better condition than would a property renter. These are concepts that should be considered when reviewing renter- and owner-occupancy rates within a city.

**Table 1-15** compares owner and renter occupancy data for the City of Live Oak, selected area cities, and the State of Texas. Each of the cities and the State on **Table 1-15** experienced decreases in the percentage of owner-occupied housing units from 2000 to 2010, with the exception of Windcrest. Live Oak's owner occupancy rate decreased from 73.2 percent in 2000 to 60.9 percent in 2010, a 12.3 percent change. The City of Windcrest increased its owner occupancy rate by 2.0 percent, from 83.4 to 85.4, which represented the only increase of any of the cities within **Table 1-15**.

**TABLE 1-15**  
*PERCENTAGES OF RENTER- & OWNER-OCCUPIED UNITS –2000 & 2010*  
*City of Live Oak, Surrounding Communities, & the State of Texas*

City/State	2000		2010	
	Owner- Occupied Percentage	Renter- Occupied Percentage	Owner- Occupied Percentage	Renter- Occupied Percentage
<b>Live Oak</b>	<b>73.2%</b>	<b>26.8%</b>	<b>60.9%</b>	<b>39.1%</b>
Windcrest	83.4%	16.6%	85.4%	14.6%
Schertz	79.7%	20.3%	77.5%	22.5%
Kirby City	74.7%	25.3%	71.9%	28.1%
Converse	72.2%	27.8%	69.1%	30.9%
Universal City	59.4%	40.6%	56.4%	43.6%
Texas	63.8%	36.2%	63.7%	36.3%

Source: U.S. Census

## HOUSING VALUE & RENTAL RATES

Housing values and rental rates play an influential role in a family's decision on where to live. The usual guide for the amount of money to be spent on shelter is approximately 30 percent or less of the family income. **Table 1-16** shows the housing values for the City of Live Oak and the State of Texas for the 2005-2009 period. Most of the City's homes, or 84.4 percent of all housing units, are valued within the \$50,000 to \$149,999 range. This percentage is about 35 percent greater than the State's percentage for the same category.

The City had 2.3 percent of its homes valued at less than \$50,000. On the other end of the value spectrum, 13.3 percent of the housing units were valued between \$150,000 and \$299,999. The U.S. Census reported that the City had no homes valued at \$300,000 or more. The State average for homes over the price of \$300,000 is 10.0 percent. Overall, the City's housing stock is concentrated within the \$50,000 to \$149,999 range.

**TABLE 1-16**  
*HOUSING VALUE OF OWNER-OCCUPIED UNITS –2005-2009*  
*City of Live Oak & the State of Texas*

HOUSING VALUE	Live Oak		Texas	
	Number	Percent	Number	Percent
<b>Less than \$50,000</b>	84	2.3%	762,330	14.2%
<b>\$50,000 to \$99,999</b>	1,607	44.9%	1,410,780	26.4%
<b>\$100,000 to \$149,999</b>	1,411	39.5%	1,223,369	22.9%
<b>\$150,000 to \$199,999</b>	403	11.3%	795,202	14.9%
<b>\$200,000 to \$299,999</b>	71	2.0%	623,200	11.6%
<b>\$300,000 to \$499,999</b>	0	0.0%	359,386	6.7%
<b>\$500,000 to \$ 999,999</b>	0	0.0%	134,957	2.5%
<b>\$1,000,000 or more</b>	0	0.0%	40,982	0.8%
<b>TOTAL</b>	<b>3,576</b>	<b>100.0%</b>	<b>5,350,206</b>	<b>100.0%</b>
<i>Median Value</i>	\$102,300		\$82,500	

Source: 2005-2009 U.S. Census American Community Survey

**Table 1-17** shows the monthly gross rental rate for housing for the 2005-2009 period. According to the US Census gross rental is:

$$(Contract\ Rent + Utilities = Gross\ Rent)$$

*The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.*<sup>1-48</sup>

<i>TABLE 1-17 GROSS RENT –2000 &amp; 2005-2009 City of Live Oak, Texas</i>				
<b>GROSS RENT PER MONTH</b>	<b>2000</b>		<b>2005-2009</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than \$200	26	2.8%	21	1.6%
\$200 to \$299	0	0.0%	0	0.0%
\$300 to \$499	197	21.5%	141	10.7%
\$500 to \$749	273	29.8%	329	24.9%
\$750 to \$999	264	28.9%	400	30.3%
\$1,000 to \$1,499	62	6.8%	389	29.4%
\$1,500 or more <sup>(1)</sup>	0	0.0%	41	3.1%
No cash rent	93	10.2%	33	N/A
<b>TOTAL</b>	<b>915</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>
<i>Median Gross Rent</i>	\$631		\$857	
<small>Source: 2000 U.S. Census and 2005-2009 U.S. Census American Community Survey</small>				

If the median gross rental value of \$857 per month is accepted as the amount required to obtain adequate shelter and if it is assumed, as has been previously mentioned, that 30 percent of the family income is expended for this purpose, then an annual income of approximately \$34,280 would be required to occupy a rental unit having the median rental rate of \$857 per month. This value is substantially below the Live Oak’s median income level of \$55,620 that was established by the 2005-2009 U.S. Census American Community Survey. In fact, the median gross rent is approximately 18.5 percent of the median income. This shows that the availability of affordable housing in the City is statistically reasonably balanced.

## Endnotes

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