SG/cla
03/06/2014
#P- 1

Comprehensive Master Plan Amendment # 14020
Oakland Estates Neighborhood Plan

AN ORDINANCE 2014-03-06-0149

AMENDING THE FUTURE LAND USE PLAN CONTAINED IN THE OAKLAND ESTATES NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE TEXT TO INCLUDE "R-4" RESIDENTIAL SINGLE FAMILY DISTRICT AS A RELATED ZONING DISTRICT FOR THE MEDIUM DENSITY MIXED USE LAND USE CLASSIFICATION.

* * * * *

WHEREAS, the Oakland Estates Neighborhood Plan was adopted on August 31, 2000 and updated on April 19, 2007 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on January 22, 2014 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, is hereby amended by changing the text to include "R-4 Residential District" as a related zoning district for the Medium Density Mixed Use land use classification. All amended pages of the adopted document are depicted in **Attachments "I"** and **"II"**, attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall become effective March 16, 2014.

PASSED AND APPROVED this 6th day of March 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for
Robert F. Greenblum, City Attorney

Agenda Item:	**P-1 (in consent vote: Z-1, Z-2, Z-5, Z-6, Z-7, Z-8, P-1, Z-9, P-2, Z-10)**
Date:	03/06/2014
Time:	02:18:02 PM
Vote Type:	Motion to Approve
Description:	PLAN AMENDMENT #14020 (District 8): An Ordinance amending the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the text to include "R-4" Residential Single-Family District as a related zoning district for the "Medium Density Mixed Use" land use classification. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014072)
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x			x	
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

ATTACHMENT I
Land Use Document as Adopted (page 1 of 3):

Land Use Classification	Description
Neighborhood Commercial Orange Related Zoning Districts: NC, O-1, & C-1	Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.
Medium Density Mixed Use Light Brown Related Zoning Districts: R-6, NP-8, NP-10, NP-15, R-20, RE, RM-4, RM-5, RM-6, NC, O-1, & C-1 (except C-2, C-3 & MF Zoning Districts)	Medium Density Mixed Use allows for a concentrated, well structured, and integrated blend of medium density residential, light retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Medium Density Mixed Use is preferred along arterials, or in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

ATTACHMENT I (CONTINUED)
Land Use Document as Adopted (page 2 of 3):

LAND USE CONCEPTS

Oakland Estates, which has historically been a single family estate subdivision with a rural ambience, is a neighborhood that has been impacted by adjacent urban development as the city has grown the last 30 years. Bounded by major arterials, this neighborhood is unlike other recent residential neighborhoods. The residential subdivisions adjacent to Oakland Estates exhibit a suburban development pattern and are oriented to the interior of the residential development, front local residential roads, and often have perimeter walls along the arterial roadway as a buffer. However, with the historic 1926 development pattern of Oakland Estates, the exterior lots along the major arterials (Babcock, Huebner and Prue Roads) are oriented to the exterior of the neighborhood and face the arterial roadway. The orientation of the lots to heavily traveled arterial roads and the lack of a local residential street to serve the residential development of these lots limit the residential use of the property. The intent of the land use plan is to provide an objective land use approach that respects the historic neighborhood patterns, while responding to the adjacent urban growth patterns.

Babcock and Prue Road Land Use Patterns

Low Density Residential Estate Land uses consisting of single family residences are preferred for the interior lots and Babcock Road properties. Low Density Residential land uses are preferred for the properties along Prue Road. Gated communities are discouraged.

Huebner Road Land Uses

Community Commercial land uses are recommended along Huebner Road spanning from Babcock to Southwell Roads. Community Commercial uses, that draw their customer base from the larger community, are developed as nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible trees in parking lots, and landscaping on planter strips between the parking lot and the street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Ingress and egress on interior streets should be prohibited through covenants to protect the single-family estate residential character.

Land Uses for triangular area bound by Prue Road, Prue Road Extension, Huebner Road and Southwell Road

Southwell Road is a local street of the Oakland Estates neighborhood. The proposed land use allows a more intense residential and commercial development based on the establishment of an agreement to prohibit access to Southwell Road, and supporting shared internal access to the Prue Road Extension. If non-access to Southwell Road is not established, land uses between Southwell Road and the eastern 1926 Plat boundary should be low density residential. This pattern would encourage a wall along Southwell Road. Medium Density Mixed Use would occur until the 1926 Plat boundary, and a more intense Community Commercial land use would be permitted from the Plat boundary to the Prue Rd. Extension. Medium Density Mixed Use would incorporate medium density residential uses such as townhomes, zero lot line configurations, duplexes, triplexes and fourplexes, in addition to Single Family residential. Community Commercial use would continue to extend from the Prue Rd. Extension to Fredericksburg Road.

ATTACHMENT I (CONTINUED)
Land Use Document as Adopted (page 3 of 3):

LAND USE CONCEPTS

Medium Density Mixed Use includes:

- Single Family Residential not to exceed 7 du/acre (R-6 would be smallest zoning category)
- Single Family Residential Estates (NP-8, NP-10, NP-15, R-20, RE)
- Residential Mixed Districts (RM-4, RM-5, RM-6)
- Neighborhood Commercial District (NC), Office District (O-1)
- Light Commercial District (C-1)

Institutional Uses

Several religious institutions are located throughout the neighborhood. These are currently designated as Public/Institutional land use; however, it is preferred that if these uses become vacated, that the use revert back to Low Density Residential

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The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.

ATTACHMENT II
Proposed Amendment (page 1 of 3):

Land Use Classification	Description
Neighborhood Commercial Orange Related Zoning Districts: NC, O-1, & C-1	Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.
Medium Density Mixed Use Light Brown Related Zoning Districts: R-4, R-6, NP-8, NP-10, NP-15, R-20, RE, RM-4, RM-5, RM-6, NC, O-1, & C-1 (except C-2, C-3 & MF Zoning Districts)	Medium Density Mixed Use allows for a concentrated, well structured, and integrated blend of medium density residential, light retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Medium Density Mixed Use is preferred along arterials, or in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

ATTACHMENT II (CONTINUED)
Proposed Amendment (page 2 of 3 – no text changes on this page):

LAND USE CONCEPTS

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ATTACHMENT II (CONTINUED)
Proposed Amendment (page 3 of 3):

LAND USE CONCEPTS

Medium Density Mixed Use includes:

- Single Family Residential not to exceed 11 du/acre
- Single Family Residential Estates (NP-8, NP-10, NP-15, R-20, RE)
- Residential Mixed Districts (RM-4, RM-5, RM-6)
- Neighborhood Commercial District (NC), Office District (O-1)
- Light Commercial District (C-1)

Institutional Uses

Several religious institutions are located throughout the neighborhood. These are currently designated as Public/Institutional land use; however, it is preferred that if these uses become vacated, that the use revert back to Low Density Residential

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