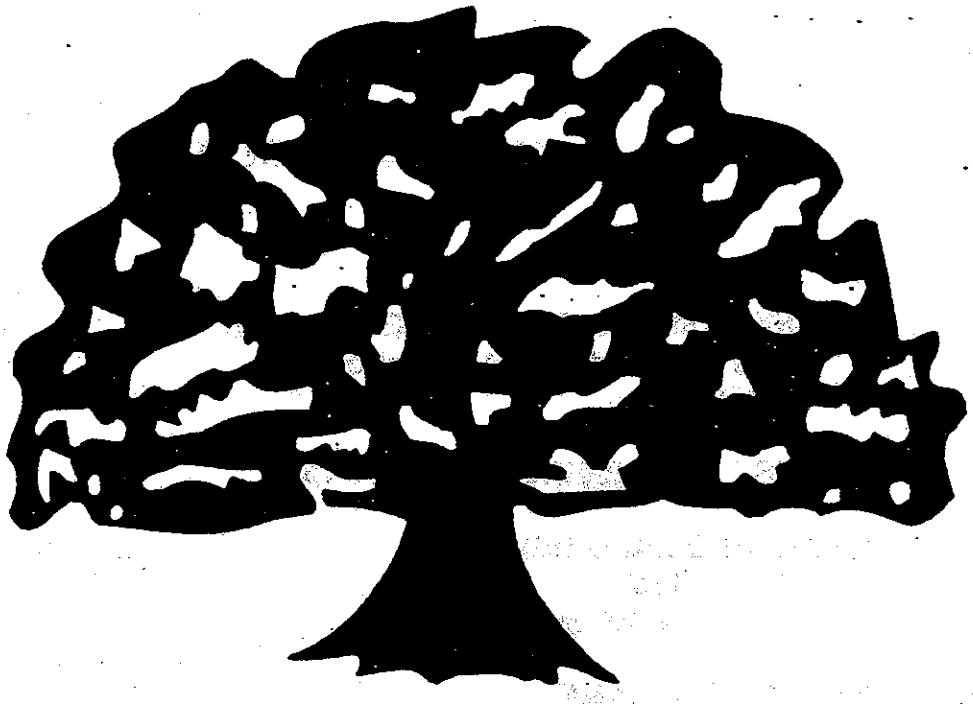
ATTACHMENT(S)
ITEM NO 31



OAKLAND ESTATES NEIGHBORHOOD PLAN

FINAL VERSION
WITH CITY RECOMMENDATIONS

June 1998

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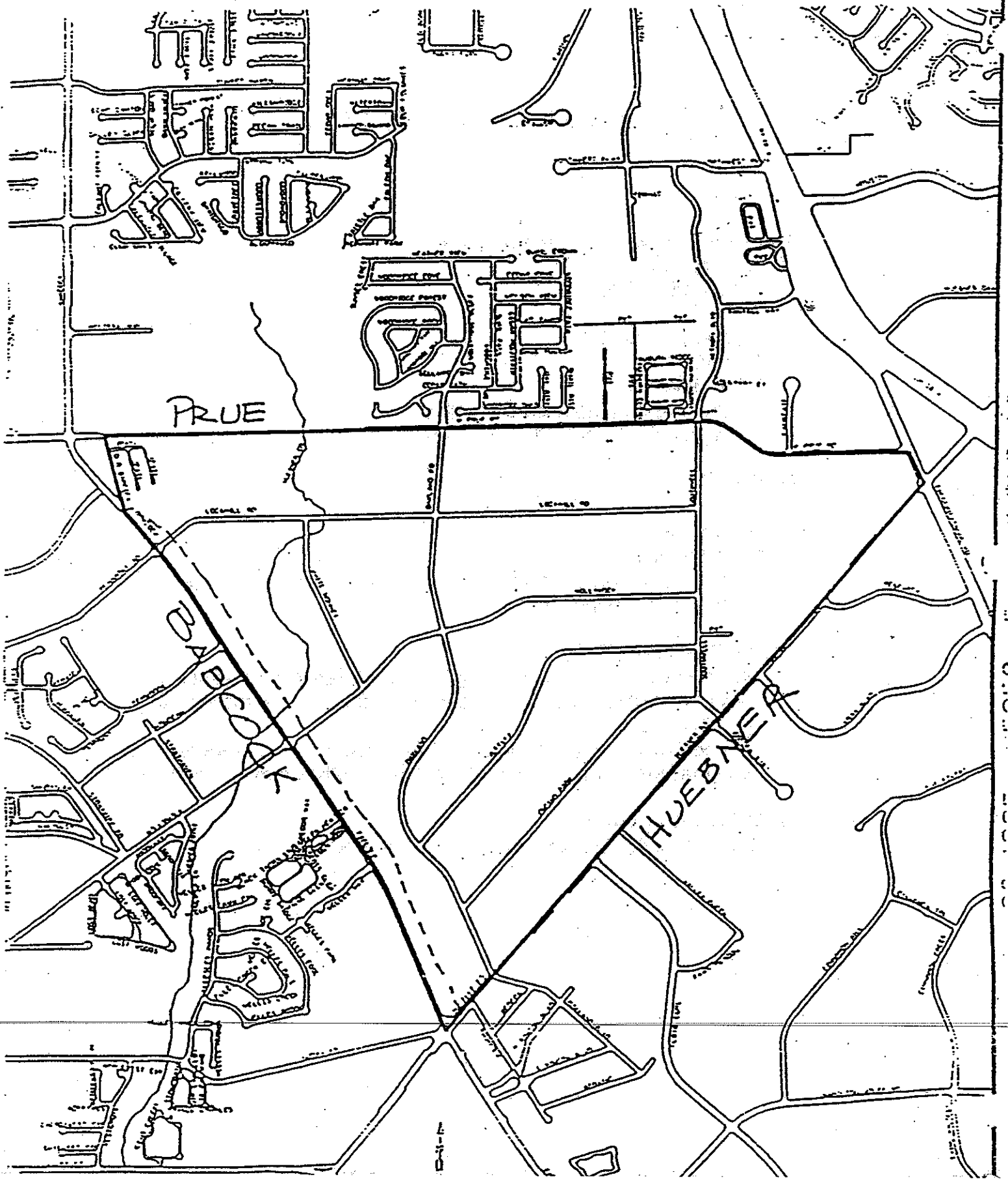
IV. ADDITIONAL ITEMS

Study drainage problem of Huebner Creek at Prue Road

OAKLAND ESTATES



I. INTRODUCTION TO OAKLAND ESTATES

A. NEIGHBORHOOD DESCRIPTION

Oakland Estates encompasses approximately 937 acres. It is bounded on the north by Prue Rd.; the boundaries follow along Babcock Rd., Huebner Rd. and a very small portion of Fredricksburg Rd. along the northeast border.

Housing is low density, with few lots under one acre, and most averaging two to five acres in size. At least one resident owns fifteen acres.
The environment is country in nature, houses are set back from the generally narrow streets. There are no curbs or sidewalks, which adds to the rural character. There is an abundance of cows, horses, goats, sheep, and chickens. There is plentiful wildlife, deer, rabbits, foxes, raccoons, and opossums.

Septic tanks and private water wells are the rule, rather than the exception. Some residents utilize propane gas tanks, but most are connected to Grey Forest Utilities. City water is available, but city sewage hookup is prohibitively expensive for most residents.

B. HISTORY OF OAKLAND ESTATES

Anson Jones was President of the Republic of Texas when the area we know as Oakland Estates was recognized as private property. From the public domain, land grants were made available to all soldiers who had rendered service in the Texas army.

Jose Alameda was one such soldier. He received a Donation grant (Patent #813) from the Republic in 1842 which he assigned to John Twohig, a well-known merchant and banker in San Antonio. He was paid five hundred dollars. It is out of this land that Oakland Estates was eventually carved.

Jose Alameda served under Captain Juan Seguin in the Company of Mounted Volunteers at the Seige of Bexar in December, 1835, and he remained there until after the surrender of General Cos of the Mexican forces. He served in the Texas militia from October, 1835 to October, 1836. By 1860, he was known to be living in La Villita. He died in San Antonio in 1903.

It was John Twohig who had the 4,605 acres surveyed (known as the Jose Alameda Survey No. 81). He sold the land in 1852. It changed hands about three times before a portion of it, 2500 acres, was acquired by Amos Babcock, of King's County, New York, in 1877, for $10,044.

When Mr. Babcock died in January 1887 in Cedar Rapids Iowa, he left his ranch to his wife, Carrie Babcock. She gave some of the property to her nephews, and after her death in May, 1923, the executors of her will sold 833.26 acres to E. G. Goforth and Mills Bennett for $54,161.90.

Goforth and Bennett had the land surveyed and recorded as a subdivision in Bexar County, Texas in 1926. In 1972, Oakland Estates Subdivision was annexed by the city of San Antonio.

II. PURPOSE

The purpose of a neighborhood plan for Oakland Estates is:

- to develop and update the plan for land use in the neighborhood by investigating the desires and needs of residents and landowners,
- to familiarize the City of San Antonio with the special needs of the neighborhood and the desires of the residents of Oakland Estates,
- to coordinate and delineate residential and commercial areas, and
- to give the residents of Oakland Estates security in their planning home construction by having consistent application of the city's zoning rules.
- The neighborhood plan is a guide and not a requirement for land use development.

We wish to preserve the semi-rural setting and country atmosphere that currently exists in the neighborhood by maintaining the platted low density believing that it is conducive to a family environment.

Like many other residential areas of the city, we wish to control noxious accouterments of city life such as excessive traffic, noise, litter, and dumping.

We believe that including Oakland Estates' Neighborhood Plan in San Antonio's Master Plan allows us as citizens to participate in making San Antonio a truly first class city that is a desirable place to live.

III. ZONING AND LAND USE

A. Zoning

It is recommended that the existing zoning (see attached zoning map) remain unchanged to maintain the country-like conditions and life style that property owners now enjoy.

This neighborhood plan recognizes that under the Unified Development Code a property owner has the right to request rezoning. The property owner would address all environmental issues that are set forth by the City of San Antonio guidelines and regulations, such as drainage, flooding, pollution, traffic, and noise, that might arise from rezoning within Oakland Estates. However, it should be remembered that the majority of property owners want to maintain low density residential zoning and are not in favor of commercial zoning throughout the Oakland Estates Neighborhood.

The neighborhood understands that a common development pattern is for commercial and business activities to locate at the main intersections of arterial roads (i.e. commercial nodes). In the Oakland Estates Neighborhood, these types of "commercial nodes" are formed at the intersections of Prue-Babcock, Huebner-Babcock, Prue-Fredericksburg, and Huebner-Fredericksburg.

If commercial establishments are built on those parcels already zoned commercial, adequate landscaping and design criteria to preserve the country property atmosphere of adjoining residential properties should be encouraged. A 25 foot buffer zone and solid fence or wall should be encouraged for commercial zoning. The buffer zone should preserve and supplement natural vegetation to maintain a natural setting within the City's appropriate structure size and placement and staying within City policies.

The Oakland Estates Neighborhood Association will be notified of any and all zoning change requests within the Oakland Estates boundaries by City Zoning and Planning as per the revised Neighborhood Notification Program.

1 ACRE MINIMUM LOT SIZE: This neighborhood plan, recognizes the R-1 zoned two (2) to three (3) acre average home sites, recommended that the property owners maintain the suggested minimum lot size of one acre.

Recognizing that a majority of the property along Prue Road currently is zoned R-1 (R-1 provides for a minimum lot size of 6,000 sq. ft.), this neighborhood plan recommends that any development under the R-1 zoning district maintain a country-like environment. Property owners will strive to preserve and supplement

natural vegetation to maintain a natural setting within the City's appropriate structure size and placement and staying within City policies. This neighborhood plan defines maintain a country-like environment as encouraging: the maintenance of the existing, natural landscape as much as possible, the supplementation of existing landscaping, building setbacks that provide for visual buffering, and a natural vegetation border between houses.

It is the desire of the majority of property owners that high density housing such as R-7 residential zoning, R-3 apartments, duplexes, R-4 mobile home parks, and any other high density-type housing not be permitted to be zoned within the Oakland Estates Neighborhood boundaries.

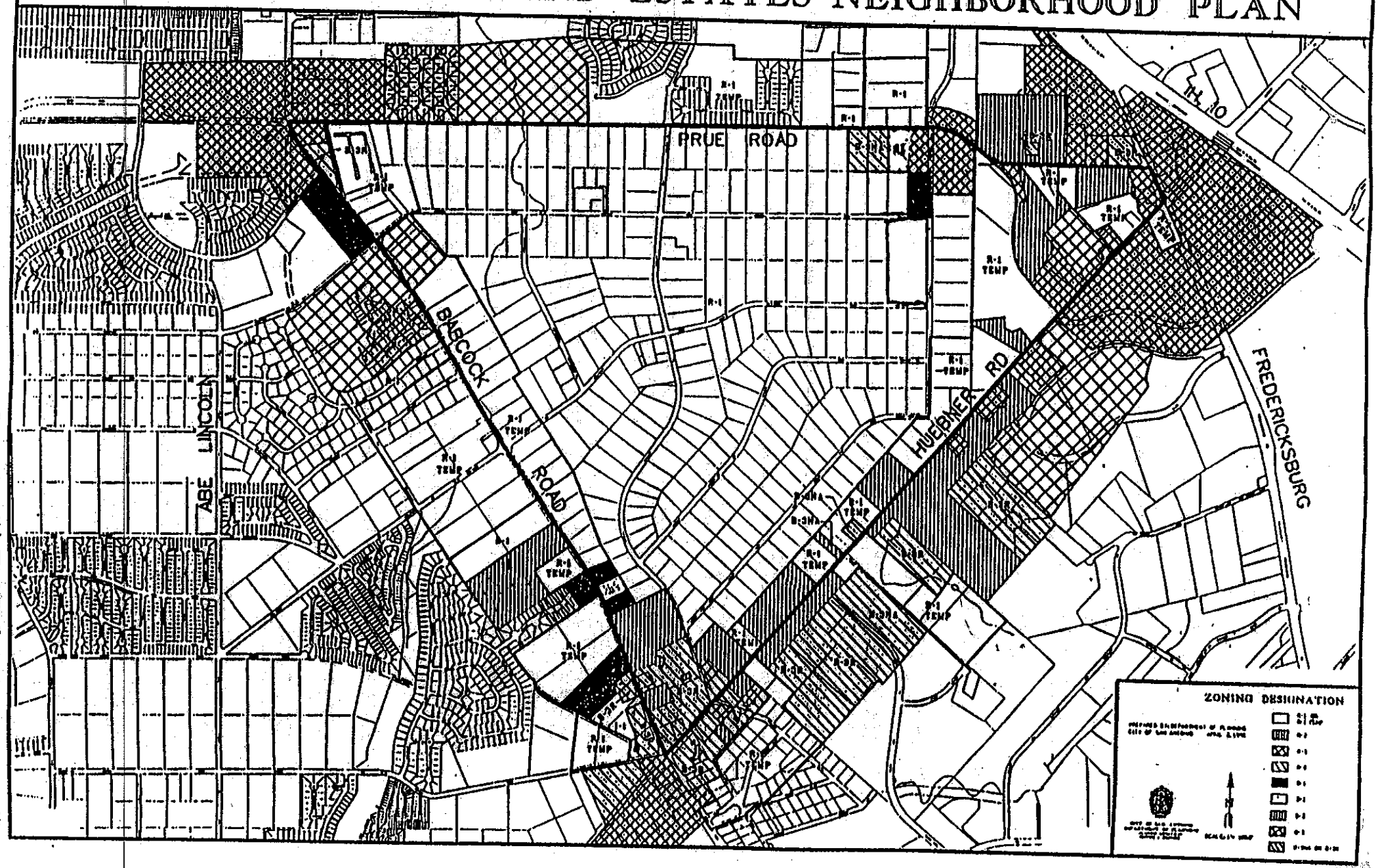
B. Code Compliance

It is recommended that, in the spirit of being neighborly and sensitive to property owners' rights, a committee of at least three people from the neighborhood be appointed to act as an intermediary to handle code compliance issues. A specific procedure will be designed to be followed in such matters. Instances of apparent non-compliance should be reported in writing to the committee, which would then consider them. Non-complying property owners should be requested to meet with the committee to discuss the matter in an attempt to achieve a solution. Failing that, the committee's responsibility would be to contact the City Code Compliance Office for a solution.

The neighborhood prefers to let vegetation grow in its natural state unless it effects traffic safety or neighborhood security.

There will be enforcement of city building and compliance codes regarding any commercial and residential construction.

ZONING MAP OAKLAND ESTATES NEIGHBORHOOD PLAN



CITY OF SAN ANTONIO
EXAMPLES OF USES PERMITTED IN ZONING DISTRICTS
CREATED AFTER JUNE 28, 19

R-A Residence-Agriculture District
Single-family dwellings, home occupations, plant nurseries (one acre minimum / no retail sales), family homes, registered family homes and with City Council approval athletic fields, bed and breakfast, cemeteries, day care centers, group day care homes, nursery schools, universities, colleges, equestrian centers and oil wells.

R-1 Single Family Residence District
Single-family dwellings with a minimum lot size of 6,000 square feet for each dwelling unit, neighborhood recreational facilities, home occupations, plant nurseries (one acre minimum / no retail sales), garage sales, family homes, registered family homes and with City Council approval athletic fields, bed and breakfast, cemeteries, day care centers, group day care homes, nursery schools, universities and colleges.

R-2 Two Family Residence District
Any use permitted in "R-1" district and two-family dwellings.

R-2A Three and Four Family Residence District
Any use permitted in "R-2" district and three and four family dwellings.

R-3 Multiple Family Residence District
Any use permitted "R-2A" and apartment, bed and breakfast, rooming or boarding houses and townhouses.

R-4 Manufactured Home Residence District
Any use permitted in "R-2A" and apartments, bed and breakfast, rooming or boarding houses, manufactured home residences and parks.

R-5 Single Family Residence District
Same as "R-1" but with a minimum lot size of 5,000 square feet for each single family dwelling which may be attached.

R-6 Townhouse Residence District
Any use permitted in "R-1" and "R-2" districts and townhouses constructed in a series or group, not exceeding ten units nor being less than two.

R-7 Small Lot Home District
Same as "R-1" but with a minimum lot size of 4,200 square feet for each single family dwelling which may be attached.

R-8 Large Lot Residence District
Same as "R-1" but with a minimum lot area of 20,000 square feet for each single family dwelling.

O-1 Office District
Offices, fraternal clubs or lodges with no on premises sales and/or consumption of alcoholic beverages, plant nurseries one acre minimum - no retail sales, home occupations.

B-1 Business District
Multiple family dwellings, office uses, dental or medical laboratories, nursing homes, golf courses, and limited retail such as gift shops, photo shops, barber shops, antique shops, stationary sales, book stores, watch repairs, radio and TV stations, bed and breakfast, family homes, home occupations.

B-2 Business District
Multiple family dwellings, office uses, general retail uses such as drug stores, laundromats, fruit and vegetable stands, department stores, restaurants, sales of alcoholic beverages permitted only for off premises consumption except when incidental to consumption of food, service stations with no repair, automobile parts sales, plant nursery, sales, dry cleaning and laundries limited to 5 employees, furniture upholstering completely enclosed with no outside storage, bed and breakfast, home occupations.

B-2NA Non-Alcoholic Sales District
Same as "B-2" except that no sale of alcoholic beverages for on or off premise consumption shall be permitted.

B-3 Business District
General retail and such uses as billboards, exterminators, funeral homes, printers, dance halls, and when completely enclosed such uses as auto repair garages, building hardware, tool rental, wholesale drug sales, contractors, car washes, fix it shops, wholesale plant nurseries, sale and consumption of alcoholic beverages, welding shops limited to three employees and completely enclosed, miniwarehouses 2 and 1/2 acres maximum, automotive oil/lube and tune up facilities.

B-3R Restrictive Business District
Same as "B-3" except that no sale of alcoholic beverages for on premise consumption shall be permitted.

B-3NA Non-Alcoholic Sales District
Same as B-3" except that no sale of alcoholic beverages for on or off premise consumption shall be permitted.

B-4 Central Business District
Uses permitted in "O-1", "B-1", "B-2" and "B-3" districts, wholesaling, warehousing, machine shops, planning mills, manufacturing, taxidermist. It is intended that no other area of the City will have this zoning classification.

I-1 Light Industry District
Wholesaling, warehousing, outside storage, machine shops, planning mills, packing plants, veterinary clinics, welding shops, and light manufacturing of such uses as brooms, paper products, and ceramic tile, home occupations.

I-2 Heavy Industry District
More intensive uses such as the manufacturing of acetylene gas, alcoholic beverages, sauerkraut and vinegar.

BP Business Park District
Offices, wholesaling, research and development, manufacturing, processing, fabrication and assemble, repair, servicing warehousing, display, and distribution uses as will as retail incidental in support of such uses. Uses must meet performance standards, sign restrictions and landscaping requirements.

P-1 Planned Unit Development District
Overlay district intended to provide greater flexibility than permitted by the base zoning district.

ED Entertainment District
This district is intended for the development of commercial entertainment and amusement activities found in theme parks, destination resort, recreational and leisure facilities.

IV. TRAFFIC & CRIME

A. TRAFFIC *(SPEEDING)*

Speeding Through-Traffic has become a major problem and is unsafe. Our streets were never intended for the high traffic volume of today.[1] Area residents in other neighborhoods and apartments as well as West Telemarketing and other employees have discovered shortcuts through Oakland Estates.[2] Many of the streets provide convenient access between Huebner Road, Prue Road, Babcock Road and Fredericksburg Road. Many of these streets are very long and straight. Speeds above sixty (60) MPH are routinely recorded by Police officers. The legal speed limit is thirty (30) MPH. Stop Signs and Speed Humps would make through-traffic less dangerous.

1. Stop Signs

A. Oakland

a. 4 way stop at Oakland / Lockhill
b. 4 way stop at Oakland / Hollyhock
c. 3 way stop at Oakland / Verbena

B. Southwell

a. 3 way stop at Southwell / Lockhill
b. 3 way stop at Southwell / Hollyhock
c. 3 way stop at Southwell / Encino Park

C. Lockhill

3 way stop at Lockhill / White Bonnet

D. Hollyhock

3 way stop at Hollyhock / White Bonnet

(The City recommends against the installation of all-way stop signs at each of these intersections due to the low traffic volumes and the lack of an accident trend correctable by the installation of all-way stop signs.)

2. Speed Humps

The neighborhood recommends speed humps along the following streets.

(Note: Based on City evaluation, Oakland and Southwell have received 2 speed humps each as of 1998. Hollyhock was placed on the list of streets to be considered.)[3]

1. Oakland Road

Six (6) speed humps evenly spaced between Huebner and Prue

2. Southwell Road

Six (6) speed humps evenly spaced between Huebner and Prue

---

[1] Oakland Estates Neighborhood Survey, August, 1995.
[2] City of San Antonio Public Works, Traffic Division, Vehicle Traffic Count Data, January, 1996.
[3] Letter from David Abbey, P.E., City Traffic Engineer, City of San Antonio, February 12, 1996.

3. Hollyhock Road
   Speed humps at the 5400 block and the 5500 Block and between Babcock & Oakland

4. Lockhill Road *(OE Planning Comm. suggested this street)*
   Three (3) speed humps evenly spaced between White Bonnet and Babcock Road

(Note: The request for speed humps on Hollyhock was studied as part of the 97/98 Speed Hump Program. Although Hollyhock has been deemed eligible for speed humps in the preliminary study, the funding source for installation has not yet been determined. Due to the limited funding for speed humps, all locations are ranked, by district, according to measurable traffic characteristics. Although Hollyhock has met the minimum requirements for speed humps, it may not rank high enough to obtain city funding. The Oakland Estates Neighborhood will be apprised of the status of Hollyhock as more information becomes available.) (May1998)

C. 20 MPH School Zone

There are several schools in the neighborhood that would benefit from safer loading and unloading of children.

1. Suburban School on Encino Park (5409 Encino Park)
2. Oxford United Methodist Church (5336 Encino Park)
3. Lockhill Jehovah Witness Congregation (5950 Lockhill Road)

(Note: The City recommends against the installation of 20 MPH School Zone signage at the above mentioned locations. Schools zones are provided to reduce vehicular speeds on the approach to designated school crosswalks. The field investigation by the City has confirmed that there are no such crosswalks at the requested locations nor is there a demand for pedestrian crossings at any one location. It is important to reserve the use of school zones and related signage for locations where children are expected to be crossing the street; doing otherwise trains motorists to ignore the school speed limits.)

B. CRIME

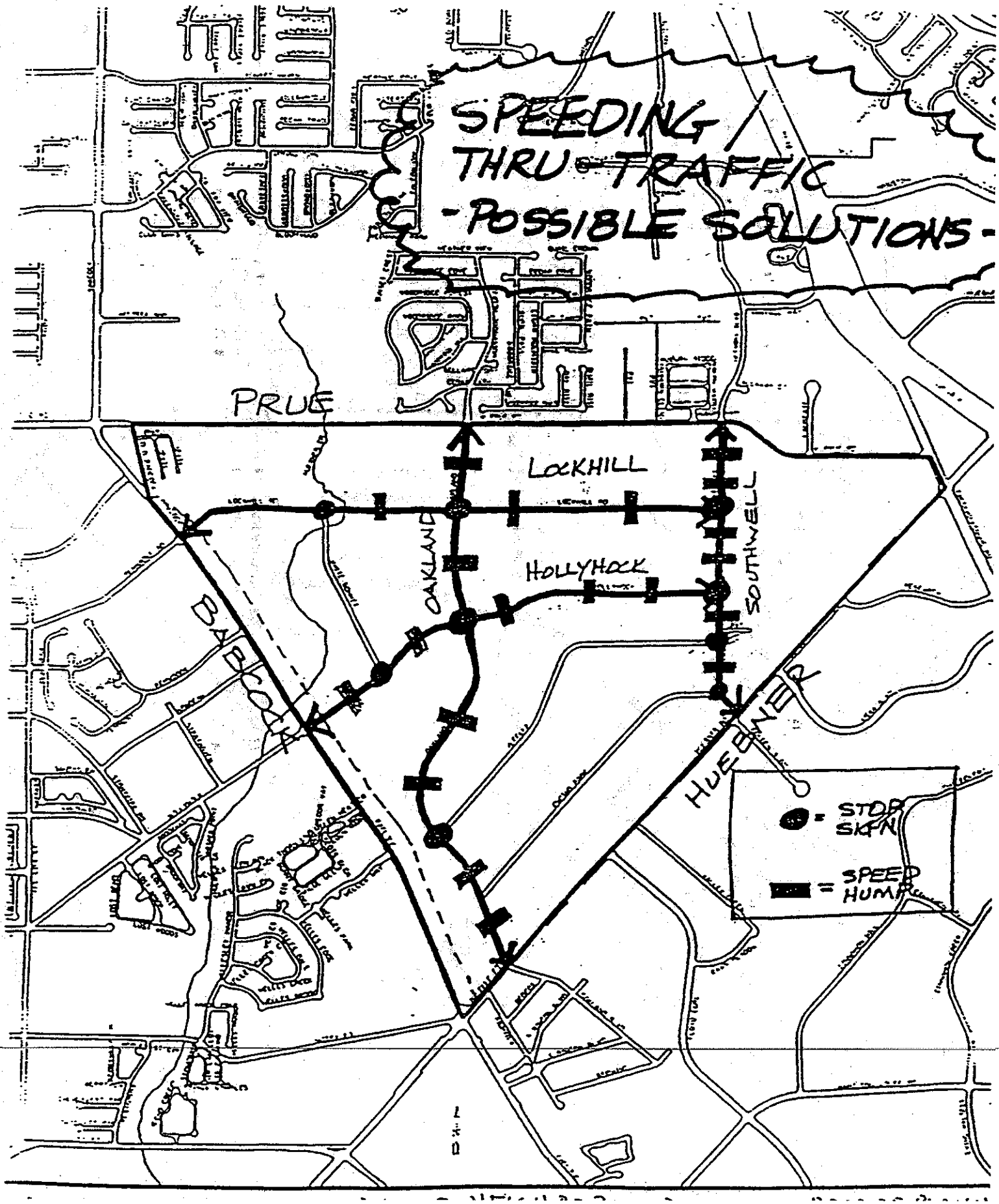
Frequency of crime in Oakland Estates in moderately low relative to other areas of the city. We are lucky to have the Prue Rd. police station within our boundaries. The nearest fire station is a short distance away at Babcock and Horn Rds. We are a short 5 minute drive to a number of hospitals.

C.O.P. (Cellular On Patrol)

At this time, we do not feel that we need to concentrate our efforts on this program due to the distance between houses and the low incidence of crime. However, we want to prepare ourselves for the day when this program is needed. We want to be considered as a candidate for this program with the option to initiate it when the need arises.

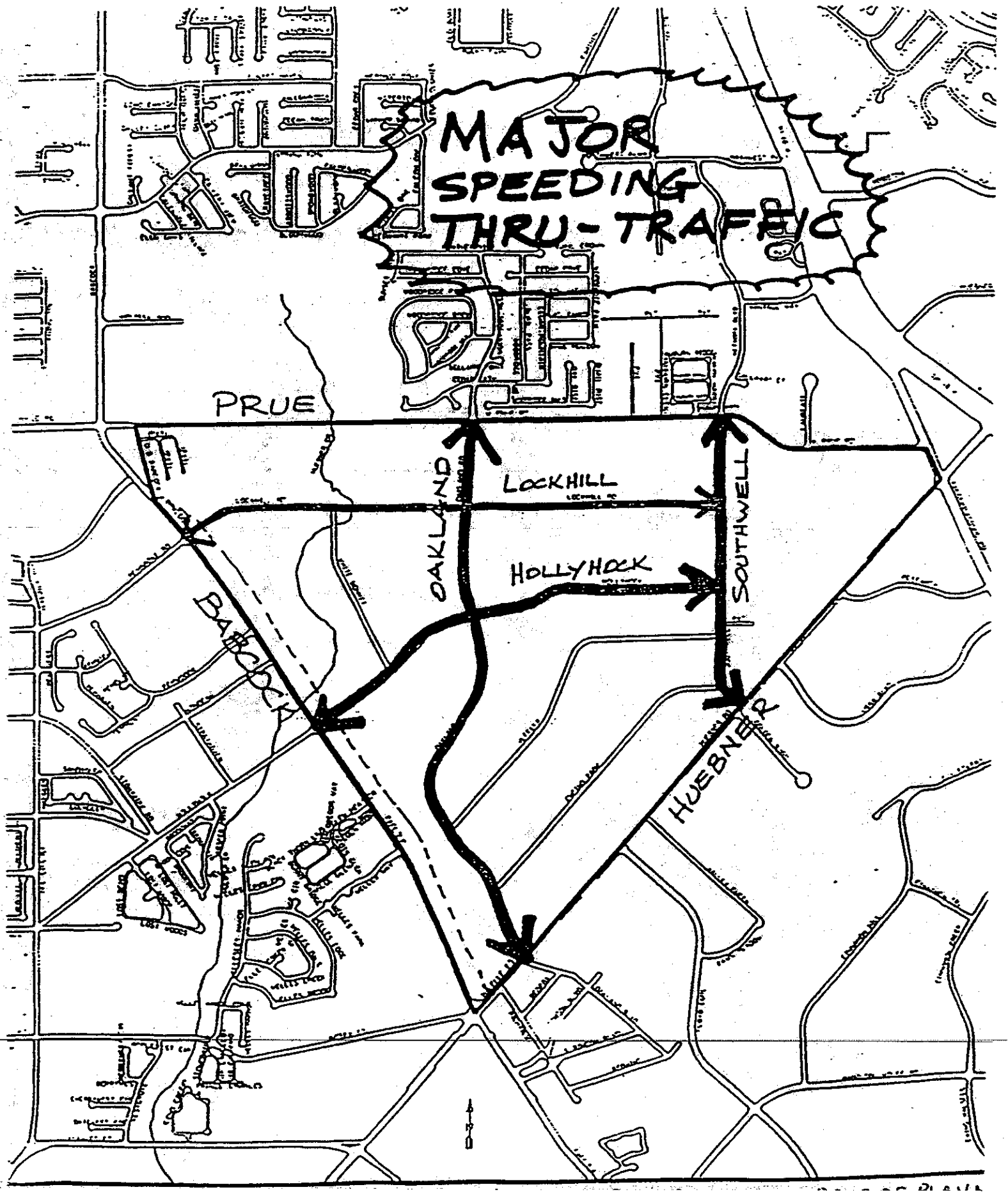
— STOP SIGNS & SPEED HUMPS —

OAKLAND ESTATES



SPEEDING / TRAFFIC CIRCULATION (EXISTING)

OAKLAND ESTATES



V. STREETS AND DRAINAGE

A. STREETS

1. **Close the entrance to Oakland Estates Subdivision at Babcock and Hollyhock.** This would eliminate about 60% of the non-resident traffic that travels through Oakland Estates Subdivision.

(However, the City recommends against the closure of this entrance based on traffic counts, accident history and the existence of a traffic signal at the intersection.)

2. **Repaint the double yellow line on Oakland Rd.** This street has many curves and speeders often pass cars that are going 30 MPH, making for a dangerous situation.

(Will be completed by public works.)

B. SPEEDING TRAFFIC

Speeding through-traffic is a major problem and poses unsafe conditions. It has resulted in a high volume of traffic through a residential area. Although the legal speed limit is 30 MPH, police have ticketed people for speeds in excess of 60 MPH.

1. **Request speed humps be installed on the following streets:**

   A. HOLLYHOCK ROAD
      One speed hump each at the 5400 block and the 5500 block.
   B. SOUTHWELL ROAD
      Six speed humps spaced evenly from Huebner Road to Prue Road.
   C. OAKLAND ROAD
      Six speed humps spaced evenly from Huebner Road to Prue Road.
   D. LOCKHILL ROAD
      Three speed humps spaced evenly between White Bonnet and Babcock Road.

(Note: Based on City evaluation, Oakland and Southwell have received 2 speed humps each as of 1998. Hollyhock was placed on the list of streets to be considered.)

2. **The following streets are very narrow and need to be widened and reconstructed to meet city/state specifications:**

   A. Hollyhock
   B. Lockhill
   C. Verbena
   D. Encino Park
   E. White Bonnet
   F. Oakland

3. **Curbs and sidewalks are not desired because they would take away from the country atmosphere of Oakland Estates Neighborhood.**

(However, City policy specifies that sidewalks are to be constructed when a roadway is widened to meet ADA regulations. Additionally, curbs will need to be added to provide adequate drainage throughout the neighborhood. At a minimum the City would recommend the addition of curbs on both sides of the roadways in conjunction with drainage improvements and sidewalks on one side of the improved roads.)

4. **Prue Road should be widened for multiple lane traffic.**

Since the construction of the Prue Road bridge, there has been a significant increase in traffic. With only one traffic light along the stretch from Fredricksburg Rd. to Babcock Rd., speeding cars make it hazardous for residents to exit Southwell at Prue. (See petition and traffic count data in appendix).

(The Metropolitan Planning Organization (MPO) has approved the widening of Prue from Fredericksburg to Laureate to four lanes with curbs, sidewalks and drainage. The estimated roadway construction is $794,944 and the project is currently scheduled to let for construction in the year 2000. Past Laureate, Prue will transition back to two lanes. The Public Works Dept. estimated the entire reconstruction of Prue from Babcock to Fredericksburg at a cost of $6,876,673. This would widen the road to four lanes and provide extensive drainage throughout the area. Currently, no funds have been identified for the entire length of the project.)

5. **Stop signs should be installed at the following intersections:**

a.	Southwell & Lockhill	3-way stop sign.
b.	Southwell & Hollyhock	3-way stop sign.
c.	Southwell & Verbena	3-way stop sign.
d.	Oakland & Verbena	3-way stop sign.
e.	Hollyhock & White Bonnet	3-way stop sign.
f.	Lockhill & White Bonnet	3-way stop sign.
g.	Oakland & Lockhill	4-way stop sign.
h.	Oakland & Hollyhock	4-way stop sign.

(The City recommends against the installation of all-way stop signs at each of these intersections due to the low traffic volumes and the lack of an accident trend correctable by the installation of all-way stop signs.)

6. **The curve on Southwell, at the intersection with Encino Park Rd, should be leveled.**

The intersection presents blind spots due to the nature of the curve. Presently, persons driving on either Southwell or Encino Park have limited visibility of oncoming traffic. The stop sign at Encino Park is simply not safe. If necessary, installation of a 3-way stop sign at Southwell and Encino Park is recommended.

(A field investigation by the City confirmed that motorists on Encino Park have adequate sight distance on oncoming traffic. Although the safety record of this location does not suggest motorists have difficulty negotiating the curve, curve warning signs with 20 mph advisory speed plates will be installed on Southwell in advance of the curve. In addition, a double yellow centerline will be marked on Southwell between Verbena and Huebner.)

7. **Stop lights should be installed at the following locations:**

a. Southwell & Huebner.

(This intersection will be studied for traffic signal installation. The City will report the findings when the study is complete.)

b. Southwell & Prue.

(According to City investigations, traffic volume and accident history do not justify the installation of a traffic signal at this time.)

8. 20 MPH signs to reduce speeding traffic should be installed at the following locations:

a. Church --Oxford United Methodist Church 5336 Encino Park.
b. Church --Lockhill Jehovah Witness Congregation 5950 Lockhill Road.
c. Children playing --Suburban School 5409 Encino Park.

(see IV, Traffic and Crime, section C.)

9. Deer Crossing signs should be installed at the following locations:

a. 5300 block of Hollyhock.
b. 5500 block of Encino Park.
c. 5600 block of Lockhill.
d. 5400 block of Verbena.

(The City recommends against the installation of deer crossing signs.)

10. The Jehovah Witness Church, located at 5900 Lockhill Road, has 3-4 meetings on Sunday at different times. They also hold evening meetings almost 7 days a week. Traffic is extremely heavy all day Sunday and every evening during the week. This church is located in the middle of our neighborhood and steps should be taken to regulate the heavy traffic.

C. DRAINAGE

1. The following streets need to be repaired or improved to allow for flooding:

a. Prue Rd. at Huebner Creek should be reconstructed to allow for flooding.
(cost estimate is $1.6 million)
b. Huebner Creek at Lockhill and White Bonnet needs repair/improvement.
(Lockhill cost estimate is $318,000;
White Bonnet cost estimate is $328,000)
c. 5400 block of Hollyhock needs repair/improvement.
(cost estimate is $158,000)
d. 5500 block of Encino Park needs repair/improvement.
(cost estimate is $293,000)
e. 10000 block of Southwell needs repair/improvement.
(cost estimate is $135,000)
f. 5400 block of Lockhill needs repair/improvement.
(cost estimate is $263,000)

(The projects for items "a" through "f" are not under design nor are they funded. These cost estimates do not include any costs for drainage on streets. The reconstruction of streets with adequate drainage systems and curbs would greatly reduce the drainage problems Oakland Estates is now experiencing.)

NOTE: Warning lights or signs should be installed at each of the above locations to caution drivers regarding high water levels.

2. **A flooding problem exists due to rainwater runoff from residential development north of Prue Road.**

Recent housing developments such as Woodridge, Auburn Oaks, Jade Oaks and others have created a flooding situation that used not to exist. Some residents living along Prue Road and in the interior of Oakland Estates now get flooded. The City of San Antonio should address these issues to correct the problem.

(The reconstruction of Prue Road with an adequate drainage system is required to intercept the storm run-off from these new developments. Any future developments north of Prue Road will be required to construct retention systems per the new storm water ordinance.)

Property owners need to address well contamination problems as contamination is already present.

(See also memo. From David E. Newman, Environmental Services Manager, March 24, 1998.)

VI. SERVICES AND UTILITIES

A. SERVICES

1. **Brush Pickup**
   Brush pickup will be provided three times a year. Due to the large lot size of most residents, we have an abundance of trees and shrubs which require pruning and maintenance. Curbside brush/trash piles that are present more than the ten days allowed by City Ordinance have a tendency to become neighborhood dumps, resulting in accumulations of brush and trash which present health, fire and traffic hazards. Because the area has a rural setting, it tends to attract people from outside the neighborhood to also dump trash here.
   (To address these concerns, the neighborhood could take advantage of additional brush collection services available through the City's DIAL-A-TRAILER and citywide cleanups. For additional information, see memo. from Pedro Mendez.)

2. **Stray Animals**
   Enforcement of City Ordinances designed to control problems of stray animals is required at various times.

3. **Signs**
   Oakland Estates Neighborhood Association signs should be placed at the neighborhood entrances off Huebner Rd. at Southwell and also Oakland as well as at Prue Rd. at Southwell and also Oakland.

4. **Libraries**
   We are fortunate to have a number of libraries in close proximity to our neighborhood.

5. **Garbage Pickup**
   Residents are satisfied with the twice weekly garbage pickup and we especially like that the schedule is Tuesday and Friday. We want this schedule to continue.

6. **VIA Buses**
   Public transportation, such as VIA bus service, through the neighborhood is strongly opposed by the residents. 73% of those surveyed are not in favor of this service. VIA bus stops are located on major roads around the perimeter of the neighborhood. We do not want additional services to be provided within the neighborhood.

B. UTILITIES

1. STREET LIGHTS

The neighborhood is currently being served by the designated City ordinance of one (1) street light per intersection.

However, due to the limited number of intersections and the neighborhood's long streets, some areas are left dark. Many residents feel that street lighting needs to be improved but are uncertain about placement of additional lamps, while other residents wishing to preserve a rural atmosphere do not wish lamps to be placed in front of their homes. The committee therefore recommends additional street lighting with exact placement determined by consultation with the SAFFE officer and the residents on lots where lamps will be placed.

2. Septic Systems

Currently, the majority (91%) of the neighborhood utilizes septic systems which have been installed at the owner's expense. Opinions are divided regarding the use of city sewage, with 47% in favor and 38% opposed. Those opposed do not object to the availability of city sewage, but rather to any additional costs that would be imposed upon them if they chose to continue using existing septic systems rather than hooking up to city sewage.

3. Water

The city currently furnishes water to the majority of the neighborhood even though many residents have, and continue to use, their own wells. Our survey showed only 7% of residents requested city water, while 47% did not want it. The committee recommends the availability of city water for those who desire to utilize it.

4. Natural Gas

Natural Gas is available from Grey Forest. Some residents utilize storage tanks that are filled by local providers.

5. Power / Telephone Lines

The neighborhood has a rural setting with many trees. Power / telephone lines passing through these trees make maintenance of both the lines and the trees difficult. The lines are also a visual blight. The committee would like to plan for buried cables in the future.*

(If interested in pursuing underground utilities, complete the conversion project suggestion form available from City Public Works. Contact Dave Pasley at 207-3398, email: pasplan@ci.sat.tx.us.)

***Note:** The O.E.N.A. should be notified of any proposed changes to the existing utilities and services, so residents can discuss the specific advantages / disadvantages and costs of a given change.

APPENDIX

OAKLAND ESTATES NEIGHBORHOOD ASSOCIATION
P.O. BOX 691831
SAN ANTONIO, TX 78269

OAKLAND ESTATES PLANNING COMMITTEE

1. Doug Miller	5679 Encino Park	696-0198
2. Scott Southwell	10380 Southwell	690-1053
3. Edwin Ray	10504 White Bonnet	699-3662
4. Bob Herbst	5703 Lockhill	697-0766
5. Mike Wynn	5535 Verbena	696-7128
6. Joe Conrad		344-3324
7. Jim Sims	5670 Verbena	696-7996
8. Justo Guajardo	9397 Oakland	696-1886
9. Warren Grimes	5331 Lockhill	694-4731
*10. Anthony Salvagno	10753 Oakland	694-5525
11. Terry Tearney	5409 Encino Park	696-8122
**13. Arthur Hasbrook	9590 Oakland	696-0319

*Replaced Kerry Harvey with City Neighborhood Planning Dept. approval.
**Replaced Mabel Leyda with City Neighborhood Planning Dept. approval.

3/19/96

OAKLAND ESTATES NEIGHBORHOOD ASSOCIATION

PLANNING SUB-COMMITTEES

These sub-committees helped draft their respective parts of the plan. The entire plan was voted on by the 13 members of the Planning Committee that the City recognizes. The plan the 13 members approved is endorsed by Oakland Estates property owners and the City of San Antonio.

ZONING & PLANNING
Bob Herbst - Chair
Edwin Ray
Mary Lou Bush
Warren Grimes
Val Lawrence
Kevin McGee
John Dyer & Diane Mazur
Joe Conrad
Jim Sims
Ruby "Jackie" Field
Madeline Magers

HISTORY
Cathy Meaney - Chair
Scott Southwell
M/M Heskew
M/M Kloss
Mabel Leyda
Richard Leyda

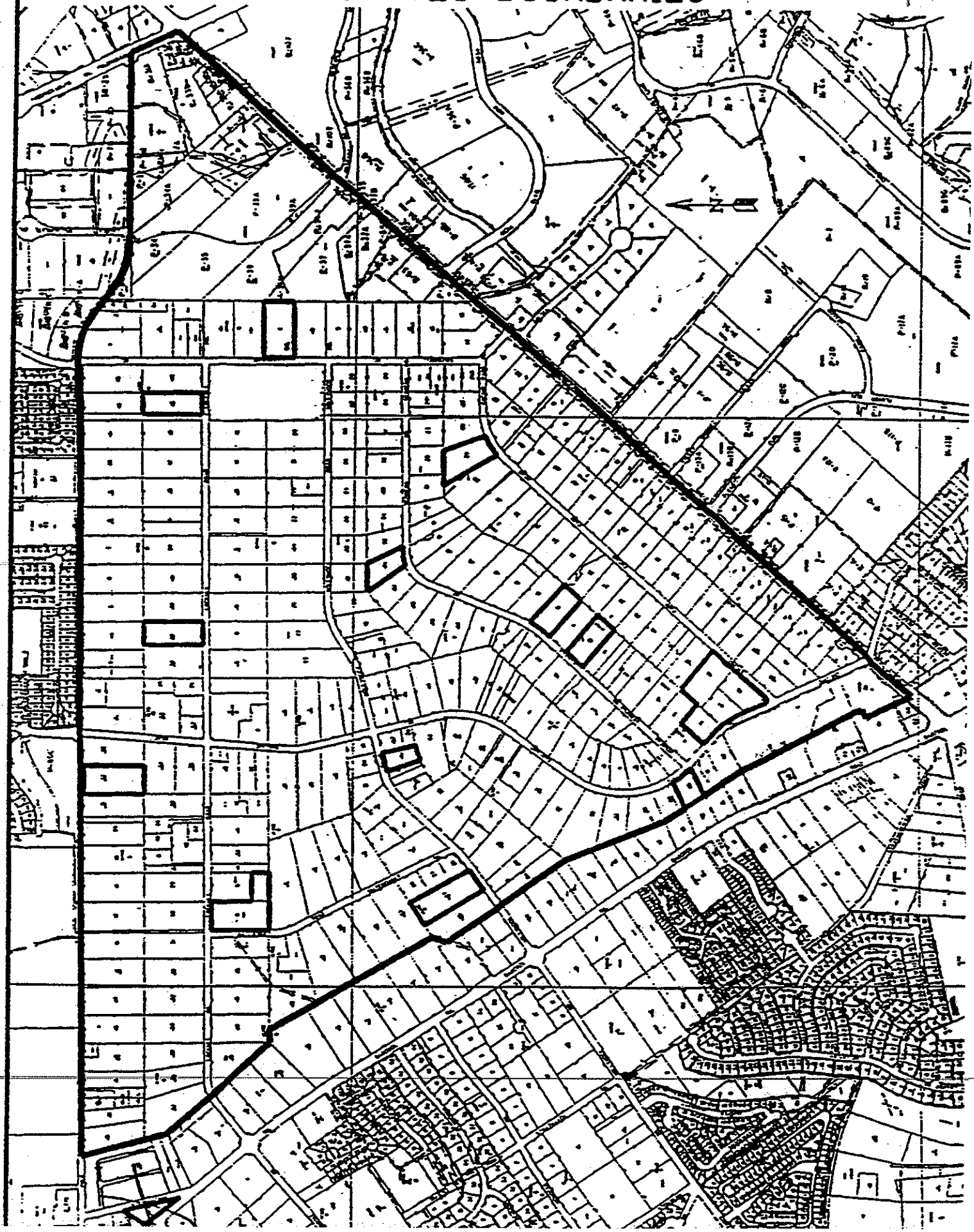
TRAFFIC & CRIME
Scott Southwell - Chair
Jackie Gonzales
Terri Tearney
Val Lawrence
George Chambers
Kerrie Harvey
Jim Sims

STREETS & DRAINAGE
Edwin Ray - Chair
M/M Jimmy Martinez
Mary Lou Bush

SERVICES & UTILITIES
Doug Miller - Chair
Joe Conrad
Kay Harvey
Peggy Wilson
Michael Wynn

SURVEY / PLAN ADMINISTRATION
Jim Sims - Chair
Justo Guajardo
Cathy Meaney
George Chambers
Ruby "Jackie" Field

JUSTMENT OF OAKLAND ESTATES BOUNDARIES



OAKLAND ESTATES NEIGHBORHOOD SURVEY
AUGUST 1995

GENERAL INFORMATION

1. Have you heard or received information about Oakland Estates Neighborhood Association?
   ☐ No ☐ Yes

2. Are you a member? ☐ No ☐ Yes

3. Length of residence in Oakland Estates?
   ☐ 0-3 years ☐ 4-9 years ☐ 10-15 years
   ☐ 16-25 years ☐ 26-35 years ☐ Over 35 years

4. Do you own or rent your home? ☐ Own ☐ Rent ☐ Vacant lot

5. Size of your lot: ☐ Less than 1/2 acre ☐ Less than 1 acre ☐ Less than 2 acres
   ☐ 2-5 acres ☐ Over 5 acres

6. Occupations/Skills of adults
   Adult 1 _____
   Adult 2 _____

7. Ages of household members (number in each category):
   0-5 years ___ 25-35 years ___
   6-12 years ___ 35-49 years ___
   13-18 years ___ 50-64 years ___
   19-24 years ___ 65 and over ___

8. How many of your children are enrolled in school?
   Preschool ___ Clark HS ___ College ___
   Thornton Elem ___ Private ___

9. Do you have:
   ☐ Well ☐ City water

10. Do you have:
    ☐ Septic tank ☐ City sewage

Circle one number (1-5) to indicate your agreement with each statement below. 5 = most agreement; 1 = least a[illegible]ent.

CITY, SERVICES and UTILITIES	Rating
1. Sewage services should be provided by the city.	5 4 3 2 1
2. We would pay to connect to city water mains. If currently connected, check the box ☐	5 4 3 2 1
3. We welcome availability of natural gas to our homes. If currently connected, check the box. ☐	5 4 3 2 1
4. Street lighting should be increased in our neighborhood.	5 4 3 2 1
5. The police department should advise our neighborhood where the location of additional lighting should be to augment security and safety.	5 4 3 2 1
6. The neighborhood should have closer library facilities.	5 4 3 2 1
7. The current library facilities at Evers and Huebner and at Vance-Jackson and Wall are satisfactory.	5 4 3 2 1
8. The current twice per year brush pickup schedule should be made more often.	5 4 3 2 1
9. "Neighborhood Watch" signs in the neighborhood would be useful.	5 4 3 2 1
10. Existing street and stop signs are inadequate and should be increased in number.	5 4 3 2 1
11. We are concerned about loose/stray dogs and other animals in the neighborhood.	5 4 3 2 1
12. VIA bus service should circulate through our neighborhood.	5 4 3 2 1
13. We would be agreeable to once per week garbage pickup.	5 4 3 2 1
14. Signs at neighborhood entrances indicating one is in Oakland Estates would enhance the neighborhood.	5 4 3 2 1
ZONING AND PLANNING	
1. Commercial Zoning should be allowed on Prue Road.	5 4 3 2 1
2. Commercial zoning should be allowed on Huebner Road.	5 4 3 2 1
3. R-1 zoning should be maintained on the interior streets of Oakland Estates.	5 4 3 2 1
CODE COMPLIANCE	
1. Oakland Estates should have a Native Vegetation Ordinance that allows maintenance of our yards with native plants in a native state.	5 4 3 2 1
2. The Neighborhood Association should pursue the enforcement of City Code Compliance to improve the appearance and safety of the neighborhood.	5 4 3 2 1

PUBLIC SAFETY:	*Circle Type of Problem*
1. Strangers intruding into your area	None Major Minor Future
2. Unsafe walking at night in the neighborhood.	None Major Minor Future
3. Overall safety of the neighborhood.	None Major Minor Future
[illegible] in the neighborhood	None Major Minor Future

andalism — None Major Minor Future
What kind? Circle appropriate category. Give examples if possible.
Litter Dumping Property damage Other

Inadequate School Zone signs in the neighborhood — None Major Minor Future
Where?

What do you perceive to be a significant crime problem in this neighborhood?

Do you have any suggestions for neighborhood security strategies?

Would you be willing to share in the cost of security strategies through the Neighborhood Association?
☐ No ☐ Yes

C. Are you familiar with Cellular On Patrol? ☐ No ☐ Yes

1. Would you be willing to participate? ☐ No ☐ Yes

TRAFFIC

Circle Type of Problem

Congested traffic on the streets — None Major Minor Future
Where? State Streets:

Speeding vehicles — None Major Minor Future
Where? State Streets:

Amount of through traffic — None Major Minor Future
State Streets:

Dangerous intersections — None Major Minor Future
Where?

Inadequate law enforcement for speeders — None Major Minor Future

Large truck, commercial vehicle traffic — None Major Minor Future

Unsafe conditions for walking, jogging, or bicycle riding due to traffic. — None Major Minor Future

Narrowness of streets — None Major Minor Future
Where?

Inadequate number of Stop Signs — None Major Minor Future
Where?

What are the three streets most frequently traveled by you or your family. *(Rank them 1, 2 and 3 with 1 = most frequent)*
Oakland Southwell Hollyhock
Verbena Encino Park Lockhill White Bonnet

1. What Neighborhood entrances do you use most frequently?

2. Would you be willing to sign a petition in favor of limiting access to the neighborhood by closing any of the entrances?
☐ No ☐ Yes

STREET ISSUES:

1. In relation to other issues concerning Oakland Estates, how do you prioritize streets?
☐ High Importance ☐ Medium Importance ☐ Low Importance

2. Are you satisfied with the City's street maintenance program in Oakland Estates? ☐No

3. Do you feel the streets are in need of an overall resurfacing project? ☐No ☐Yes

4. Are there any specific places that need special attention do you feel that there are serious street problem areas or "pot-holes" in your immediate neighborhood location? ☐No ☐Yes If yes please describe below

_____

_____

5. The existing streets in Oakland Estates are quite old and were constructed to reflect a country type setting. What type o street improvements do you desire for the neighborhood?

☐ Existing streets to be resurfaced that would maintain the country atmosphere of the neighborhood, or

☐ Install new streets with curbs, gutters and sidewalks that would change the atmosphere of the neighborhood to l more like a city setting?

DRAINAGE ISSUES:

6. At low water crossings, the city typically installs flood gauges and/or warning signs. Do you feel that there are any crossings in Oakland Estates that are not adequately marked? Particularly in you immediate area.
☐No ☐Yes If yes please describe below

_____

_____

7. Can you identify any blocked drainage areas in your immediate neighborhood that need to be cleaned out?
☐No ☐Yes If yes please describe below

_____

_____

8. With development in the areas surrounding Oakland Estates, rain runoff is increasing through our neighborhoods. Do you have serious concerns about rising water and flooding at your property?
☐No ☐Yes If yes please describe below

_____

_____

9. Do you have any photographs of past flooding that could be used to help identify and show the city specific drainage problems in Oakland Estates?
☐No ☐Yes If yes, please send a photograph attached to completed survey and indicate location where photograph was taken.

10. In relation to other issues concerning Oakland Estates, how do you prioritize streets?
☐High Importance ☐Medium Importance ☐Low Importance

GENERAL COMMENTS:

OAKLAND ESTATES NEIGHBORHOOD SURVEY RESULTS
AUGUST 1995

NOTE: Unless percentage signs are used, the numbers represent numerical tallies (287 surveys sent out, 112 surveys returned). Surveyed persons did not necessarily answer every question.

1. Have you heard or received information about OENA? *95% YES* *5% NO*

2. Member of OENA *80% YES* *20% NO*

3. Length of residence (in years):

0-3	*24%*
4-9	*17%*
10-15	*14%*
16-25	*8%*
26-35	*8%*
over 35	*29%*

4. Age of household members (in years):

6-12	*11%*
13-18	*9%*
19-24	*4%*
25-35	*11%*
35-49	*28%*
50-64	*16%*
65 & over	*21%*

5. Do you own or rent your home?

Own	*90%*
Rent	*3%*
Vacant Lot	*7%*

6. Size of your lot (acres):

0-0.5	*1%*
1-2	*24%*
2-5	*59%*
Over 5	*10%*

7. Schools your children are enrolled at:

Preschool	*13*
Thornton Ele	*25*
Rudder MS	*10*
Clark HS	*14*
Private	*22*
College	*16*

8. Do you have:

City sewage services	*8%*
Septic tank	*91%*
N/A	*1%*

9. Do you have:

City water	*41*
Water well	*72*
N/A	*4*

10. Currently connected to natural gas. *62 YES* *50 NO*

OAKLAND ESTATES SUBDIVISION SURVEY AUGUST 1995

CITY SERVICES AND UTILITIES	(1=least agree 1	2	3	4	5=most agree) 5
11. Sewage services should be provided by city.	38	5	16	2	47
12. Would pay to connect with city water main.	46	5	10	3	7
13. Welcome availability of natural gas to homes.	16	4	10	2	23
14. Street lighting should be increased	32	7	17	8	44
15. Police should advise concerning lighting.	20	4	22	15	45
16. Closer library facilities needed.	37	9	29	26	25
17. Current library facilities satisfactory.	14	14	30	14	33
18. More than 2/year brush pickup necessary.	15	2	15	14	63
19. 1/wk garbage pick up OK.	53	9	12	12	21
20. Neighborhood watch signs would be good.	16	7	25	15	44
21. Existing street & stop signs are inadequate.	37	8	16	5	41
22. Concerned about loose animals.	25	11	25	11	36
23. Via should circulate our neighborhood.	72	10	13	4	8
24. Neighborhood entrance signs would be good.	29	4	29	10	36

ZONING AND PLANNING	(1=least agree 1	2	3	4	5=most agree) 5
25. Commercial zoning should be allowed on Prue Rd.	50	7	18	3	31
26. Commercial zoning should be allowed on Huebner Rd.	25	5	20	14	43
27. R-1 zoning should be maintained on the interior of OE.	5	0	5	3	93

CODE COMPLIANCE	(1=least agree 1	2	3	4	5=most agree 5
28. Native Vegetation ordinance for Oakland Estates.	15	5	17	9	59
29. OENA should enforce city code compliance.	20	7	21	10	44

PUBLIC SAFETY	(type of problem) None	Major	Minor	Future
30. Strangers intruding into your area.	20	16	54	17
31. Unsafe walking at night.	16	39	40	12
32. Overall Safety of neighborhood.	15	19	52	21
33. Problems with adequacy of street lights in neighborhood.	23	32	44	7
34. Problems with vandalism. *(note: littering and dumping are major problems).*	10	25	51	1
35. Inadequate school zone signs in neighborhood.	66	8	12	3

PUBLIC SAFETY	NO	YES
36. Willing to share cost of security strategies.	31	54
37. Familiar with Cellular on Patrol.	49	59
38. Willing to participate in Cellular on Patrol.	40	43

OAKLAND ESTATES NEIGHBORHOOD SURVEY RESULTS
AUGUST 1995

TRAFFIC	(type of problem) None	Major	Minor	Future
39. Problems with congested traffic.	15	53	20	8
40. Speeding vehicles.	11	70	18	2
41. Amount of through traffic.	7	64	26	4
42. Dangerous intersections.	16	49	23	8
43. Inadequate law enforcement for speeders.	16	52	30	5
44. Problems with commercial traffic.	24	23	53	6
45. Problems with unsafe jogging or bicycling.	14	51	29	8
46. Problems with narrow streets.	29	38	28	5
47. Inadequate number of stop signs.	42	26	27	4
48. *Most frequently traveled streets are Oakland and Southwell.*				

	NO	YES
49. Willing to sign petition in favor of limiting access to the neighborhood by closing any of the entrances.	58	41

STREET ISSUES	NO	YES
51. Satisfied with city's street maintenance.	87	17
52. Streets in need of an overall resurfacing project.	22	82
53. Serious problems with potholes.	19	83
54. *Streets with the most potholes are Southwell & Oakland (As of January 1997, Lockhill probably leads the pack).*		

	HI IMP	MED IMP	LO IMP
55. Streets are a priority.	52	42	12

	NEW STREETS	RESURFACED STREETS
56. What type of street improvement is needed.	10	95

DRAINAGE ISSUES	NO	YES
57. Water crossings not adequately marked. *The water crossing on Southwell most noted as not marked.*	82	23
58. Can identify blocked drainage areas that need clean out. *Streets with blocked drainage include Lockhill and White Bonnet.*	80	23
59. Concerned with flooding. *Most concerned about Lockhill and Prue flooding.*	85	25

SUMMARY OF SURVEY RESULTS

Oakland Estates is one of the oldest neighborhoods in Bexar County. As such, it is understandable that the results of the survey reflect the country nature residents seek to maintain. Of the 287 surveys sent out 112 were returned yielding a 39% response rate.

Long-time residency by large land owners is common. 29% have lived here for 35 years or more. 90% own their home. 59% own 2 to 5 acres, 24% own 1 to 2 acres, 6% own ½ to 1 acre, and less than 1% own less than ½ acre. In addition, 91% have septic tanks. (State laws mandates at least ½ acre for septic tanks).

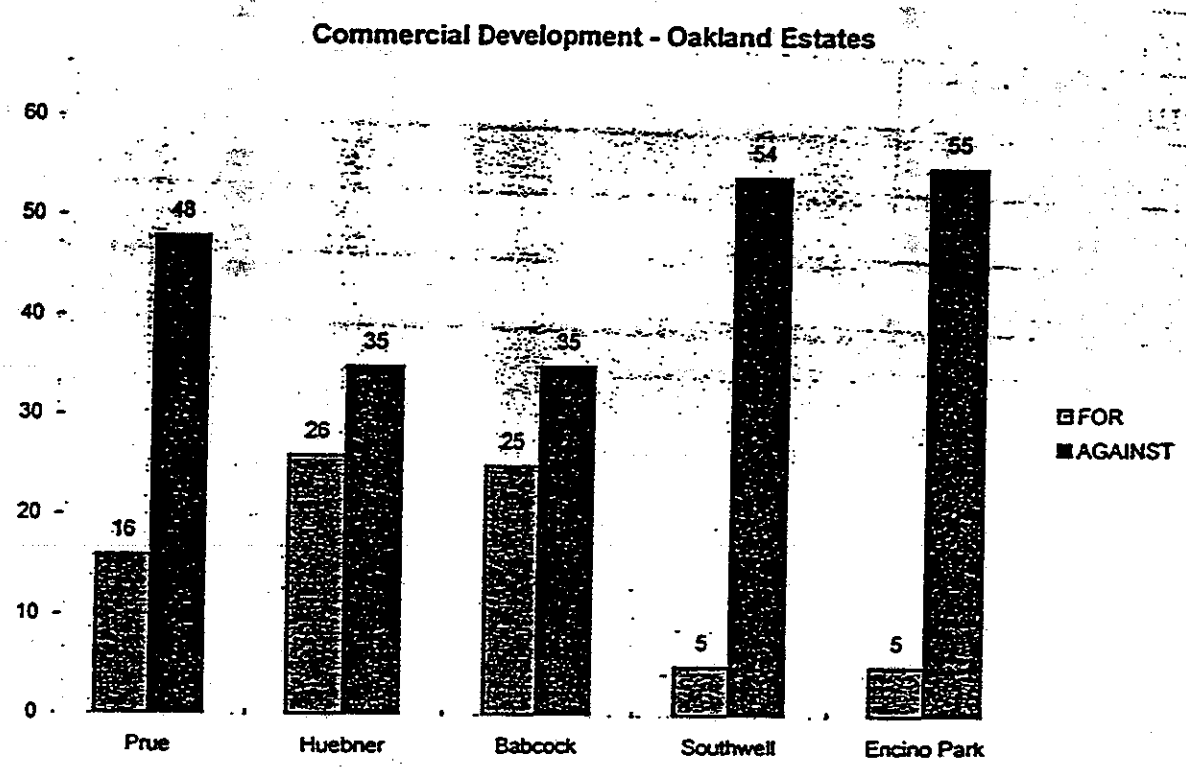
The streets are rural in appearance. There are no curbs or sidewalks. Residents want to keep it that way. However, street maintenance is a problem. 84% are not satisfied with the city's street maintenance. There are large potholes on many streets. 90% agree to a resurfacing project of all the streets. Southwell Road was recently repaired this way.

Traffic is one of the major problems in the neighborhood. Speeding Through-traffic is the number one concern. Many motorists have discovered shortcuts between major roads such as Prue and Huebner. Police and the city engineers routinely record speeds in excess of 50 MPH and some over 60 MPH. The speed limit is 30 MPH. This creates congested streets and dangerous intersections. VIA bus service is not wanted through the neighborhood.

Respondents indicated a desire to maintain residential (R-1) zoning throughout the neighborhood. Native vegetation is desired. Overall safety is good. Crime is in the form of littering and dumping.

6/14/97

	FOR	AGAINST
Prue	16	48
Huebner	26	35
Babcock	25	35
Southwell	5	54
Encino Park	5	55



269 BALLOTS MAILED OUT
64 BALLOTS RETURNED
24% RESPONSE

B A L L C T

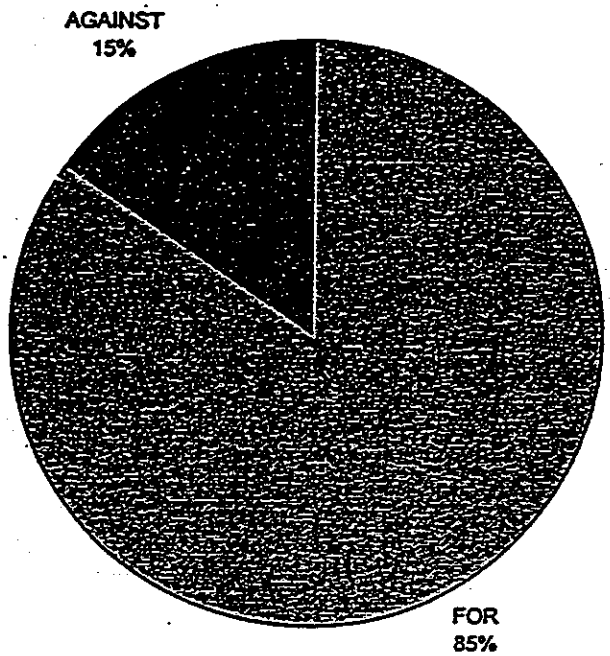
BOUNDARY COMMERCIAL DEVELOPMENT

I acknowledge that I am a resident or land owner of Oakland Estates. I am not voting to change current zoning o other legal restrictions. I understand that this is a non-binding survey question to determine whether a consensus fo our neighborhood plan as related to commercial development along the boundaries of Oakland Estates for present o future use is desired. I hereby enter my ballot regarding our neighborhood plan statement concerning commercia development along the Oakland Estates boundaries on the following roadways:

	FOR Commercial Development	AGAINST Commercial Development
Prue Rd.		X
Huebner		X
Babcock		X
Southwell		X
Encino Park		X

FOR	AGAINST
56	10

One Acre Minimum Lot Size -- Oakland Estates



269 BALLOTS MAILED OUT
66 BALLOTS RETURNED
25% RESPONSE

B A L L O T

No. 00001

ONE ACRE MINIMUM LOT SIZE

I acknowledge that I am a resident or land owner of Oakland Estates. I am not voting to change current zoning o other legal restrictions. I understand that this is a non-binding survey question to determine whether a consensus fo our neighborhood plan as related to a one acre minimum lot size for present or future use is desired. I hereby ente my ballot regarding our neighborhood plan provision for a one acre minimum lot size within the boundaries o Oakland Estates.

☑ FOR one acre minimum ☐ AGAINST one acre minimum

WELL CONTAMINATION

CITY OF SAN ANTONIO
Public Works Department

Interdepartmental Correspondence Sheet

TO: Emil R. Moncivais, Director, Planning Department

FROM: David E. Newman, Environmental Services Manager

COPIES: John L. German, P.E.; File

SUBJECT: Water Well Contamination in Oakland Estates

DATE: March 24, 1998

In response to your memorandum dated March 13, 1998, owners of private water wells are responsible for registering and maintaining those wells in accordance with minimum standards established in Texas Administrative Code, Title 30, Chapter 238, to prevent contamination. (See attached). If contamination does exist, it is the owner's responsibility to assess and address it.

At the owner's request, San Antonio Metropolitan Health District will analyze water samples from private water wells for fecal coliform contamination. The well owner must bring the sample to the Metro Health laboratory; there is a $15 fee for this service. Analysis for other contaminants would have to be performed by a private laboratory at the owners request.

According to Mr. George Carlin of SAWS, there is a possibility that water wells could be impacted by runoff, depending upon the well's location and construction integrity. State Codes for sanitary conditions, (i.e. water tight well heads), must be met for all private wells in use. If wells are abandoned, City Code requires that they be plugged in accordance with local and state standards.

If there are any other environmental concerns related to this project, please do not hesitate to contact the Environmental Services Division at 207-8987.

David E. Newman
Environmental Services Manager

DEN/GKH/gkh

BRUSH PICKUP

CITY OF SAN ANTONIO
PUBLIC WORK DEPARTMENT
SOLID WASTE DIVISION

MEMORANDUM

Jack
F.Y.I.
Cir
3 24.98

DATE: March 19, 1998

TO: John German, P. E., Director of Public Works

FROM: Pedro Mendez, Jr., Solid Waste Division

RE: Review of Oakland Estates Neighborhood Plan

CC: Daniel V. Cardenas, File

Please find listed below are our division's comments and recommendations to the Oakland Estates Neighborhood Plan:

Brush Pickup

Brush collection services and cleaning up of illegal dumps will be provided three times per year. Advance notice through the mail will be provided prior to collection.

Additional brush collection services are available through the City's Dial-A-Trailer program. The purpose of this program is to allow community and neighborhood groups or non-profit organizations to get rid of brush and large items not collected during normal weekly garbage pick up on the weekend, specifically Saturdays. Requests for this program are coordinated through Keep San Antonio Beautiful, Inc., 1940 Grandstand, San Antonio, Texas who can be contacted 522-8823.

Citywide Cleanups are usually scheduled in early spring at two strategically located sites in your council district.

Household Hazardous Waste Collections are provided on a quarterly basis at circulating locations. A permanent collection site is located at 7030 Culebra Rd.

If you should have any additional questions, please call me at 522-8818.

Pedro Mendez, Jr.
Solid Waste Manager

RESOLUTION NO. 98-12-01

RESOLUTION RECOMMENDING THE OAKLAND ESTATES NEIGHBORHOOD PLAN BE RECOGNIZED AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS, A COMPONENT OF THE MASTER PLAN ADOPTED MAY 29,1997.

WHEREAS, the San Antonio Planning Commission has adopted the Neighborhood Planning Process to allow neighborhood planning teams to develop their own plans for their communities; and

WHEREAS, the San Antonio Planning Commission has reviewed the Oakland Estates Neighborhood Plan and found it to have been developed in accordance with the adopted Neighborhood Planning Process, revised 1989, and therefore meets all required guidelines; and

WHEREAS, the San Antonio Planning Commission has received and reviewed City staff comments;

NOW, THEREFORE,BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: That the Oakland Estates Neighborhood Plan be submitted to the City Manager for subsequent submission to the City Council.

SECTION 2: That the Oakland Estates Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council for recognition as an addendum to the Neighborhood Planning Process component of the Master Plan adopted May 29, 1997.

PASSED AND APPROVED ON THIS 9th day of December, 1998.

Approved:

Theresa K. Giolma

Theresa Giolma
Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

HHE:gg [08/17/00]
Item No. 31

AN ORDINANCE 92440

ADOPTING THE OAKLAND ESTATES NEIGHBORHOOD PLAN AS A COMPONENT OF THE CITY'S MASTER PLAN ADOPTED MAY 29, 1997.

* * * * *

WHEREAS, the Oakland Estates Neighborhood Plan was recommended by the Planning Commission to the City Council on December 9, 1998; and

WHEREAS, an update was begun by Oakland Estates Neighborhood residents under the 1989 Neighborhood Planning Process; and

WHEREAS, staff recommends that City Council adopt the Oakland Estates Neighborhood Plan as an addendum to the neighborhood component of the Master Plan adopted May 29, 1997, **NOW THEREFORE;**

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

SECTION 1. The Oakland Estates Neighborhood Plan Final Version, a copy of which is attached hereto and incorporated herein as **Attachment I** attached hereto and incorporated herein by reference is hereby adopted as recommended by the Planning Commission.

SECTION 2. No funds will be expended by this ordinance.

SECTION 3. This ordinance shall take effect on the tenth day from the date of passage hereof.

PASSED AND APPROVED this **31st** of **August, 2000.**

M A Y O R
Howard W. Peak

ATTEST:
City Clerk

APPROVED AS TO FORM:
City Attorney

00-52