



# NEIGHBORHOOD PLAN

PLATTED 1926

*Prepared in partnership with the Oakland Estates Neighborhood Association/  
Planning Team, City of San Antonio Development Services Department and the  
City of San Antonio Planning & Community Development Department*

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## OAKLAND ESTATES NEIGHBORHOOD PLAN (adopted August 31, 2000)

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Oakland Estates Neighborhood Plan

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**City Council**

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 Roland Gutierrez, District 3  
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## **PUBLIC OUTREACH**

### **PUBLIC MEETING:**

- **JANUARY 5, 2006** – Held by Councilman Hall, Planning & Community Development , and Development Services explaining the plan update and zoning process

### **PLANNING TEAM MEETINGS:**

- **JUNE 27, 2006** (18+ in attendance)
- **JULY 11, 2006** (29+ in attendance)
- **JULY 27, 2006** (70+ in attendance)
- **FEBRUARY 12, 2007** (24+ in attendance)

### **OPEN HOUSE MEETINGS:**

- **JULY 13 , 2006** (36+ in attendance)
  - ◊ Documents available for comment:  
**JULY 13** through **JULY 21**  
(72 different comment cards/emails received)
- **FEBRUARY 21, 2007** (40+ in attendance)
  - ◊ Documents available for comment:  
**FEBRUARY 21** through **FEBRUARY 26**  
(33 different comment cards/emails received)

### **PLANNING TEAM INTERVIEWS:**

- **SEPTEMBER 6, 2007 TO SEPTEMBER 25, 2007**

### **PLANNING COMMISSION PUBLIC HEARING:**

- **MARCH 14, 2007**

### **CITY COUNCIL PUBLIC HEARING:**

- **APRIL 19, 2007**



## LAND USE PLAN

The Land Use Plan builds on the goals and objectives of the Oakland Estates Neighborhood Plan and identifies the preferred land development pattern. The plan reflects, in general terms, compatible land uses and serves as a policy guide for future development. Two primary tools for implementation of the land use plan are the Unified Development Code (zoning and subdivision ordinances) and the Capital Improvements Program (CIP), the city's six-year financial plan for capital projects. After adoption by City Council, the Planning Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

The Plan emphasizes preserving existing single-family developments, while locating most commercial uses at nodes, or along highly traversed corridors. Commercial uses are also segregated by intensity of use, with Community Commercial uses being located primarily at the intersection of arterials, and Neighborhood Commercial uses where collectors and arterials meet, or where collectors and residential streets meet.





The Plan does not constitute zoning regulations or establish zoning district boundaries. The Related Zoning Districts in each Land Use category is meant to serve as a comparative guide to utilize when evaluating for "consistency" between development / rezoning proposals and the goals of the plan. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context-sensitive design in accordance with the plan's goals and objectives.

The following Land Use Plan categories and examples further explain the proposed future land uses. The cross references of Land Use Plan categories with comparable uses permitted in certain Zoning Districts as defined in the Unified Development Code is a guide for future rezonings. A Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. Rather, it is a plan for the long-range development of a municipality used to coordinate and guide the establishment of development regulations (Local Government Code, Chapter 213).

The adoption of this Land Use Plan supersedes Section A. "Zoning" found in chapter III entitled "Zoning and Land Use" in the Oakland Estates Neighborhood Plan adopted on August 31, 2000.








Oakland Estates Neighborhood Plan

Land Use Classification	Description
<p><b>Low Density Residential Estate</b></p> <div data-bbox="207 506 339 625" style="border: 1px solid black; background-color: yellow; padding: 5px; text-align: center;"> <p>Light Yellow</p> </div> <p>Related Zoning Districts: NP-15, R-20,* RE, &amp; RP</p> <p>* Preferred for Interior Lots</p>	<p>Residential Estate Development includes large lot Single Family Residential Development which would allow an individual lot no less than 15,000 square feet.</p> <p>This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p> <div style="display: flex; justify-content: space-around;">   </div>
<p><b>Low Density Residential</b></p> <div data-bbox="207 1304 339 1423" style="border: 1px solid black; background-color: yellow; padding: 5px; text-align: center;"> <p>Light Yellow</p> </div> <p>Related Zoning Districts: R-6, NP-8, NP-10, NP-15, R-20, &amp; * RE</p> <p>* Preferred for Interior Lots</p>	<p>Low Density Residential Development includes Single Family Residential Development on individual lots.</p> <p>This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p> <div style="display: flex; justify-content: space-around;">   </div>









Oakland Estates Neighborhood Plan

Land Use Classification	Description
<p><b>Medium Density Residential</b></p> <div data-bbox="207 489 332 606" style="border: 1px solid black; background-color: #FFC0CB; text-align: center; padding: 5px; width: fit-content; margin: 10px auto;">                     Pink                 </div> <p>Related Zoning Districts: R-6, NP-8, NP-10, NP-15, R-20, * RE, RM-4, RM-5, &amp; RM-6</p> <p>* Preferred for Interior Lots</p>	<p>Medium Density Residential includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes.</p> <p>This form of development should be located along collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses like commercial.</p> <p>This classification includes certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p> <div style="display: flex; justify-content: space-around;">   </div>
<p><b>High Density Residential</b></p> <div data-bbox="207 1262 339 1381" style="border: 1px solid black; background-color: #DDA0DD; text-align: center; padding: 5px; width: fit-content; margin: 10px auto;">                     Purple                 </div> <p>Related Zoning Districts: R-6, NP-8, NP-10, NP-15, R-20, * RE, RM-4, RM-5, RM-6, MF-25, &amp; MF-33</p> <p>* Preferred for Interior Lots</p>	<p>High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses.</p> <p>This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses.</p> <p>This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p> <div style="display: flex; justify-content: space-around;">    </div>







Oakland Estates Neighborhood Plan

Land Use Classification	Description
<p><b>Neighborhood Commercial</b></p> <div data-bbox="207 478 326 596" style="border: 1px solid black; background-color: orange; padding: 5px; text-align: center; width: fit-content; margin: 10px auto;">Orange</div> <p>Related Zoning Districts: NC, O-1, &amp; C-1</p>	<p>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.</p> <p>Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials.</p> <p>Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p> <div style="display: flex; justify-content: space-around;">   </div>
<p><b>Medium Density Mixed Use</b></p> <div data-bbox="207 1348 339 1465" style="border: 1px solid black; background-color: #d2b48c; padding: 5px; text-align: center; width: fit-content; margin: 10px auto;">Light Brown</div> <p>Related Zoning Districts: R-6, NP-8, NP-10, NP-15, R-20, RE, RM-4, RM-5, RM-6, NC, O-1, &amp; C-1 (except C-2, C-3 &amp; MF Zoning Districts)</p>	<p>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.</p> <p>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.</p> <div style="display: flex; justify-content: space-around;">    </div>









Oakland Estates Neighborhood Plan

Land Use Classification	Description
<p><b>Community Commercial</b></p> <div data-bbox="207 499 341 619" style="background-color: red; color: white; padding: 5px; text-align: center; margin: 10px 0;">Bright Red</div> <p>Related Zoning Districts: NC, O-1, C-1, &amp; C-2 (except C-3 &amp; O-2)</p>	<p>Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Example of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.</p> <p>Locations for Community Commercial include along arterials.</p> <p>Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;">   </div>
<p><b>Regional Commercial</b></p> <div data-bbox="207 1228 341 1348" style="background-color: maroon; color: white; padding: 5px; text-align: center; margin: 10px 0;">Maroon</div> <p>Related Zoning Districts: NC, O-1, O-2, C-1, C-2, &amp; C-3</p>	<p>Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Example of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise.</p> <p>Regional Commercial uses are typically located at nodes formed by highways and major arterials, and are usually 20 acres or greater in size.</p> <p>Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or residential uses.</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;">   </div>



Oakland Estates Neighborhood Plan

Land Use Classification	Description
<p><b>Public Institutional</b></p> <div data-bbox="215 453 347 571" style="border: 1px solid black; background-color: lightblue; padding: 5px; width: fit-content; margin: 10px 0;">Light Blue</div>	<p>Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.</p> <p>The location for these services include where they currently reside, as well as where they meet the future needs of the community.</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;">   </div>
<p><b>Parks / Open Space</b></p> <div data-bbox="209 1251 342 1369" style="border: 1px solid black; background-color: green; color: white; padding: 5px; width: fit-content; margin: 10px 0;">Green</div>	<p>Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.</p> <p>Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation.</p> <p>Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;">   </div>



## 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.



## 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

### **Disclaimer for maps:**

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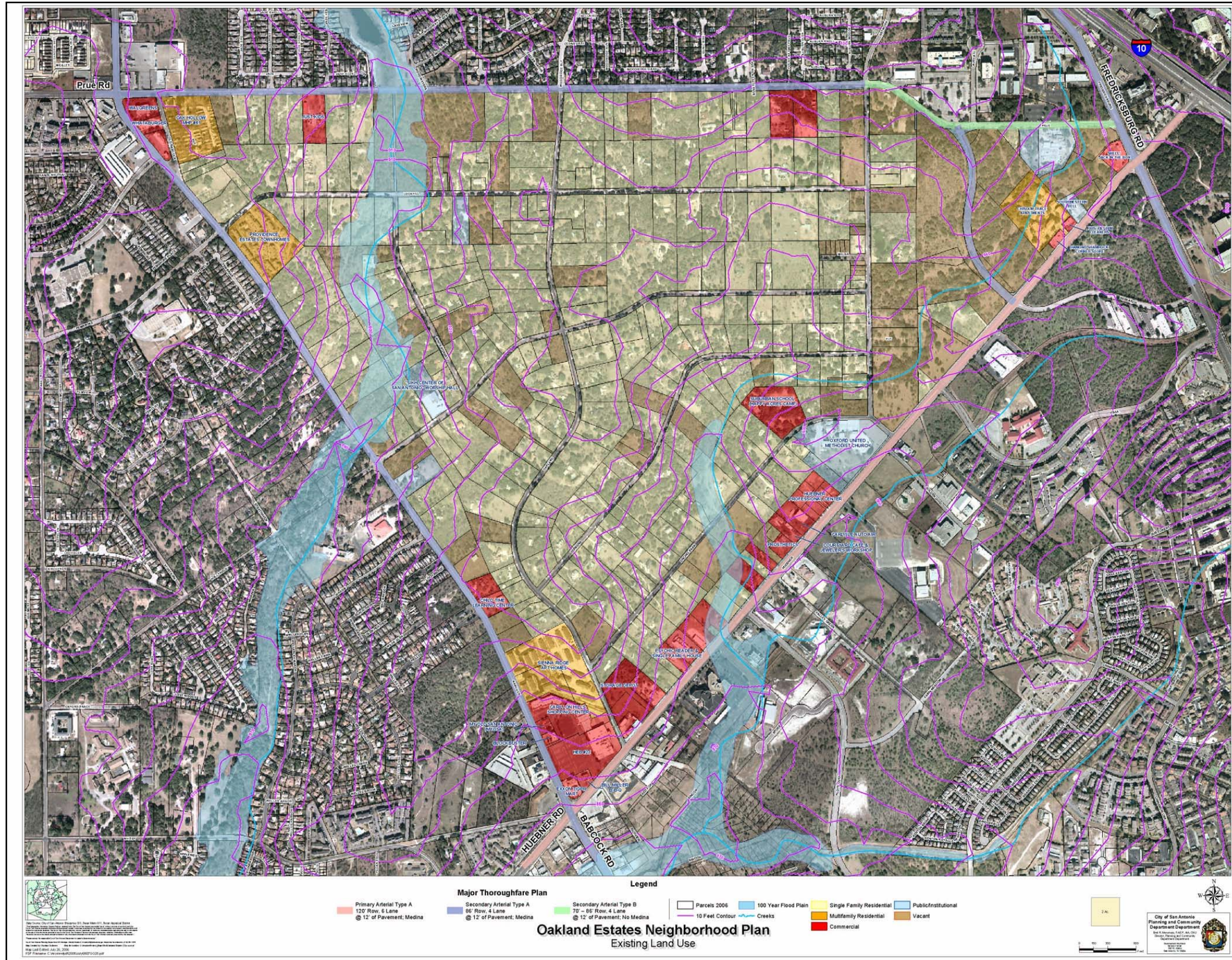
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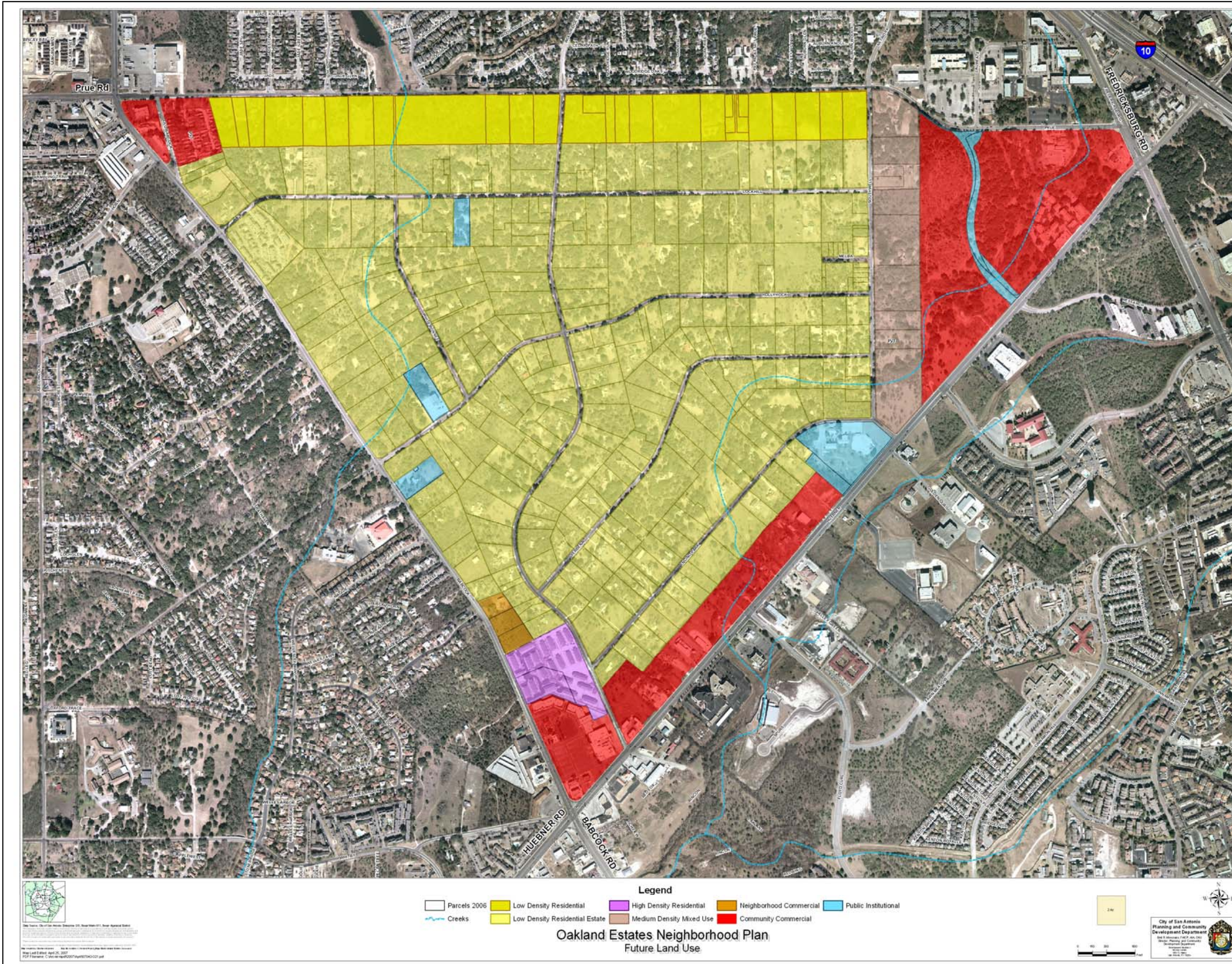


Oakland Estates Neighborhood Plan

Existing Land Use Map









Oakland Estates Neighborhood Plan

**Community Demographics**

The following tables provide population and housing demographics for the Oakland Estates Neighborhood Plan and the City as a whole. The Community was defined by following census tract block groups: 1980, 1990, & 2000 Census for population and housing, data based on SF-1 & SF-3 data files. The geographic area includes 1818.021 for 1980 & 1990 and 1818.081 for 2000. This information was presented during the planning process to update the land use plan.

**Oakland Estates Neighborhood Plan Demographics**

**POPULATION CHANGE: 1980--2000 FOR OAKLAND ESTATES / SAN ANTONIO**

OAKLAND ESTATES NEIGHBORHOOD

POPULATION	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1980-2000
TOTAL COUNT	420	987	135.0%	1,073	8.7%

THE CITY OF SAN ANTONIO

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
785,880	935,933	19.1%	1,144,646	22.3%

**ETHNICITY COMPARISON--HISPANIC**

POPULATION	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1980-2000
COUNT	63	273	333.3%	416	52.4%
PERCENT	84.5%	27.7%		38.8%	

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
421,954	520,282	23.3%	671,394	29.0%
53.7%	55.6%		58.7%	

**ETHNICITY COMPARISON--ANGLO**

POPULATION	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1980-2000
COUNT	350	664	89.7%	577	-13.1%
PERCENT	83.3%	67.3%		53.8%	

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
299,357	339,115	13.3%	364,357	7.4%
38.1%	36.2%		31.8%	

**ETHNICITY COMPARISON--AFRICAN AMERICAN**

POPULATION	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1980-2000
COUNT	7	45	542.9%	54	20.0%
PERCENT	1.7%	4.6%		5.0%	

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
57,700	63,260	9.6%	78,120	23.5%
7.3%	6.8%		6.8%	

**ETHNICITY COMPARISON--OTHERS**

POPULATION	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1980-2000
COUNT	0	5	---	26	420.0%
PERCENT	0.0%	0.5%		2.4%	

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
6,869	13,276	93.3%	30,775	131.8%
0.9%	1.4%		2.7%	

**AGE DISTRIBUTION**

AGE BREAKDOWN	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1980-2000
00-04 YEARS	36	100	177.8%	91	-9.0%
05-17 YEARS	87	180	106.9%	223	23.9%
18-24 YEARS	55	101	83.6%	105	4.0%
25-44 YEARS	166	328	97.6%	285	-13.1%
45-64 YEARS	57	168	194.7%	238	41.7%
65+ YEARS	19	110	478.9%	131	19.1%
TOTAL POPULATION	420	987	135.0%	1,073	8.7%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
67,732	79,274	17.0%	91,804	15.8%
185,506	192,524	3.8%	233,823	21.5%
108,950	111,138	2.0%	122,905	10.6%
206,036	299,708	45.5%	356,654	19.0%
143,150	154,924	8.2%	219,812	41.9%
74,506	98,365	32.0%	119,648	21.6%
785,880	935,933	19.1%	1,144,646	22.3%



Oakland Estates Neighborhood Plan

## Oakland Estates Neighborhood Plan Demographics

### OAKLAND ESTATES NEIGHBORHOOD

#### MEDIAN HOUSEHOLD INCOME & PERCENT BELOW POVERTY

INCOME	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1990-2000
MEDIAN H/H INCOME	\$20,795	\$30,455	46.5%	\$40,347	32.5%
% BELOW POVERTY	5.1%	24.1%	372.5%	21.6%	-10.4%

### THE CITY OF SAN ANTONIO

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
\$13,775	\$23,584	71.2%	\$36,214	53.6%
20.9%	22.6%	8.1%	17.3%	-23.5%

EDUCATION * -- YEARS COMPLETED	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1990-2000
< than 12th GRADE	35	96	174.3%	77	-19.8%
H/S GRADUATE	67	211	214.9%	216	2.4%
SOME COLLEGE	65	179	175.4%	160	-10.6%
BACHELOR	75	79	5.3%	109	38.0%
GRADUATE +	n/a	50	----	120	140.0%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
175,430	171,654	-2.2%	173,563	1.1%
119,852	135,221	12.8%	168,209	24.4%
71,237	149,961	110.5%	203,570	35.7%
57,518	64,437	12.0%	95,761	48.6%
n/a	34,771	----	54,919	57.8%

#### TENURE OF OCCUPIED HOUSEHOLDS

TENURE	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1990-2000
OWNER	107	198	85.0%	229	15.7%
RENTER	44	156	254.5%	189	21.2%
TOTAL H/H's	151	354	134.4%	418	18.1%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
154,220	176,422	14.4%	235,699	33.6%
104,764	150,339	43.5%	169,775	12.9%
258,984	326,761	26.2%	405,474	24.1%

#### MEDIAN YEAR STRUCTURE BUILT

AGE OF STRUCTURE	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1990-2000
MEDIAN YEAR	n/a	1970	----	1977	----

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
n/a	1969	----	1974	----

#### MEDIAN HOME VALUE & MEDIAN MONTHLY RENT

VALUE	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1990-2000
HOME VALUE	\$59,300	\$118,800	100.3%	\$135,700	14.2%
RENT	\$240	\$263	9.6%	\$472	79.5%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
\$27,300	\$49,700	82.1%	\$68,800	38.4%
\$174	\$308	77.0%	\$549	78.2%

#### TOTAL HOUSING UNITS & HOUSEHOLDS

HOUSING	1980 CENSUS	1990 CENSUS	% CHANGE 1980-1990	2000 CENSUS	% CHANGE 1990-2000
HOUSING UNITS	176	407	131.3%	446	9.6%
VACANT UNITS	25	53	112.0%	28	-47.2%
TOTAL HOUSEHOLDS	151	354	134.4%	418	18.1%

SAN ANTONIO 1980 CENSUS	SAN ANTONIO 1990 CENSUS	% CHANGE 1980-1990	SAN ANTONIO 2000 CENSUS	% CHANGE 1990-2000
277,563	365,414	31.7%	433,122	18.5%
18,579	38,653	108.0%	27,648	-28.5%
258,984	326,761	26.2%	405,474	24.1%

\* EDUCATION ATTAINMENT FOR PERSONS 25 YEARS AND OVER

NOTE: THE GEOGRAPHIC AREA INCLUDES THE CENSUS TRACT BLOCK GROUP 1818.081 FOR 2000 AND 1818.021 FOR 1980 & 1990

SOURCE: 1980, 1990, & 2000 CENSUS OF POPULATION AND HOUSING, DATA BASED ON SF-1 & SF-3 DATA FILES

PREPARED: PLANNING DEPARTMENT-GIS DIVISION-JUNE 2006

06/06/06 10:21



Oakland Estates Neighborhood Plan

**RESOLUTION NO. 07-03-02**

**RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE OAKLAND ESTATES NEIGHBORHOOD PLAN GENERALLY BOUND BY PRUE ROAD TO THE NORTH, FREDERICKSBURG ROAD TO THE EAST, HUEBNER ROAD TO THE SOUTH, AND BABCOCK ROAD TO THE WEST AND COVERING APPROXIMATELY 937 ACRES OF LAND, TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."**

**WHEREAS**, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

**WHEREAS**, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

**WHEREAS**, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

**WHEREAS**, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Oakland Estates Neighborhood Plan and found the amendment to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on March 14th and **APPROVED** the amendment on March 14th; and

**WHEREAS**, the San Antonio Planning Commission made a finding for approval of staff recommendation with exception for properties on Babcock Road designated Low Density Mixed Use from Lockhill Road south be designated Low Density Residential and approval for the non-access agreement option for properties east of Southwell Road;

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

SECTION 1: The amendment to update the land use element of the Oakland Estates Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14<sup>TH</sup> DAY OF MARCH 2007.

Approved:   
Murray H. Van Eman, Chairman  
San Antonio Planning Commission

Attest:  
  
Executive Secretary  
San Antonio Planning Commission



Please see the Future Land Use Plan Map on page 13.

For a copy of the Future Land Use Plan Map recommended by the Planning Commission, contact the Department of Planning and Community Development.





AN ORDINANCE 2007-04-19-0460

**ADOPTING THE OAKLAND ESTATES NEIGHBORHOOD PLAN UPDATE AS A COMPONENT OF THE MASTER PLAN OF THE CITY FOR AN AREA COVERING APPROXIMATELY 937 ACRES OF LAND BOUND BY PRUE ROAD TO THE NORTH, FREDERICKSBURG ROAD TO THE EAST, HUEBNER ROAD TO THE SOUTH, AND BABCOCK ROAD TO THE WEST; SUPERSEDING THE LAND USE ELEMENT IN THE OAKLAND ESTATES NEIGHBORHOOD PLAN ADOPTED AUGUST 31, 2000.**

\* \* \* \* \*

**WHEREAS**, the Oakland Estates Neighborhood Plan was adopted by the City Council on August 31, 2000, and

**WHEREAS**, according to §35-420 of the *Unified Development Code*, the Neighborhood Plan shall be reviewed by Planning Commission at least once every five years, and

**WHEREAS**, the Oakland Estates Neighborhood includes approximately 937 acres and per the 2000 census, has a population of approximately 1,073 people and is bound by Prue Road to the north, Fredericksburg to the east, Huebner Road to the south, and Babcock Road to the west; and

**WHEREAS**, the San Antonio Planning Commission reviewed the Oakland Estates Neighborhood Plan Update on March 14, 2007 and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; **NOW THEREFORE:**

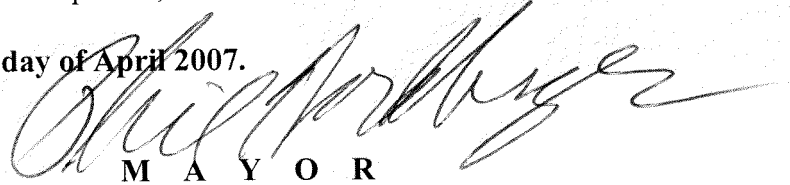
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Oakland Estates Neighborhood Plan Update is hereby amended to update the land use element as a component of the City's Master Plan as it conforms to the approval criteria set forth in the *Unified Development Code*, §35-420, pertaining to "comprehensive, neighborhood, community, and perimeter plans" and superseding the land use element of the Oakland Estates Neighborhood Plan Update adopted August 31, 2000 (Ord. No. 92440). A copy of the plan is attached hereto and incorporated by reference as Attachment I.

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

SECTION 3. This ordinance shall take effect April 29, 2007.

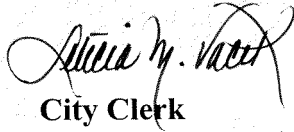
PASSED AND APPROVED on this 19<sup>th</sup> day of April 2007.



M A Y O R

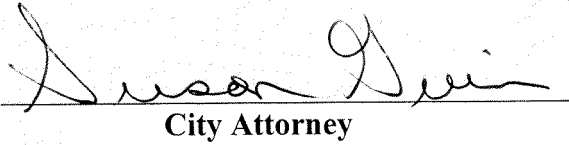
PHIL HARDBERGER

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

For