



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

TO: Mayor & City Council

FROM: Carlton Soules, Councilman District 10

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Chief of Staff; Robert Hammond, Special Projects Manager, Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; John Peterek, Senior Management Analyst

SUBJECT: Request for an amendment to the Airport Vicinity Land Use Plan on Thousand Oaks between Country Morning and Wetmore Road

DATE: October 4, 2011

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Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully ask for your concurrence amending the Airport Vicinity Land Use Plan along the portion of Thousand Oaks from Country Morning to Wetmore Road to coincide with the planned rezoning of this corridor.

Brief Background

On October 22, 2010 City Councilman John Clamp, District 10, initiated a rezoning of Thousand Oaks from Country Morning to Wetmore Road.

City Council approved the resolution in support of the rezoning effort On February 3, 2011.

City staff members, community members, effected property owners and our office have determined the most appropriate zoning plan for responsible development along this corridor.

The proposed rezoning plan will require amending the Airport Vicinity Land Use Plan. Therefore, I am requesting your concurrence and support to amend this plan and move forward with this initiative.

Submitted for Council consideration
by:

Councilman Carlton Soules, District 10

Supporting Councilmembers' Signatures (4 only)

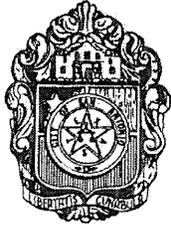
District No.

1.

8

2.	<i>L. Ekin Maso</i>	9
3.	<i>M. [Signature]</i>	1
4.	<i>David Medina</i>	5

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**CITY OF SAN ANTONIO
Request for Council Action**

Draft Agenda Subject to Change
Agenda Item # 22
Council Meeting Date: 2/3/2011
RFCA Tracking No: R-7321

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 10

SUBJECT:
A resolution to initiate the rezoning of Thousand Oaks, located in District 10.

SUMMARY:
Councilman John G. Clamp is requesting that City Council, through resolution, direct the Development Services Department to initiate a rezoning of properties located along the northeast side of Thousand Oaks between Country Morning and Wetmore Road to a zoning district that is compatible with the Airport Vicinity Land Use Plan.

BACKGROUND INFORMATION:
A large number of properties along the northeast side of Thousand Oaks between Country Morning and Wetmore Road are zoned heavy and medium intensity commercial, while properties along the intersecting local streets within the adjoining neighborhoods are zoned residential. Over time, this zoning pattern has led to intense commercial encroachment into the neighborhoods. In order to protect the integrity and long term viability of the interior residential neighborhoods, while still promoting the thriving commercial nature of the area, Councilman John G. Clamp is requesting rezoning of properties along the northeast side of Thousand Oaks to a light commercial zoning designation more appropriate for the existing adjacent uses.

ISSUE:
The current zoning has allowed intense commercial development that is not compatible with the surrounding residential uses, and which does not conform to the development standards required by the Airport Vicinity Land Use Plan. This request to initiate a rezoning case will allow the City of San Antonio to designate a more appropriate zoning district for existing development, ensuring that future uses will be more compatible with the existing surrounding uses.

ALTERNATIVES:
A denial of this resolution would allow the existing zoning districts to remain, and could lead to more intense commercial development that is undesired by the neighborhood residents.

FISCAL IMPACT:
The subject properties comprise approximately 38.5 acres, which equates to a rezoning case fee of \$7,173.90. This is the standard fee charged by the Development Services Department for a case of this size. The Department of Development Services estimates costs for this rezoning case will be

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approximately \$4,456.33.

RECOMMENDATION:

Staff recommends approval of the resolution as this action/ direction will provide an opportunity to apply appropriate zoning to the subject properties in consideration of the surrounding neighborhoods.

ATTACHMENT(S):

File Description	File Name
Location Map	Thousand Oaks.pdf
Cost Estimation	Cost Estimation.pdf
Council Consideration Request	CCR.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

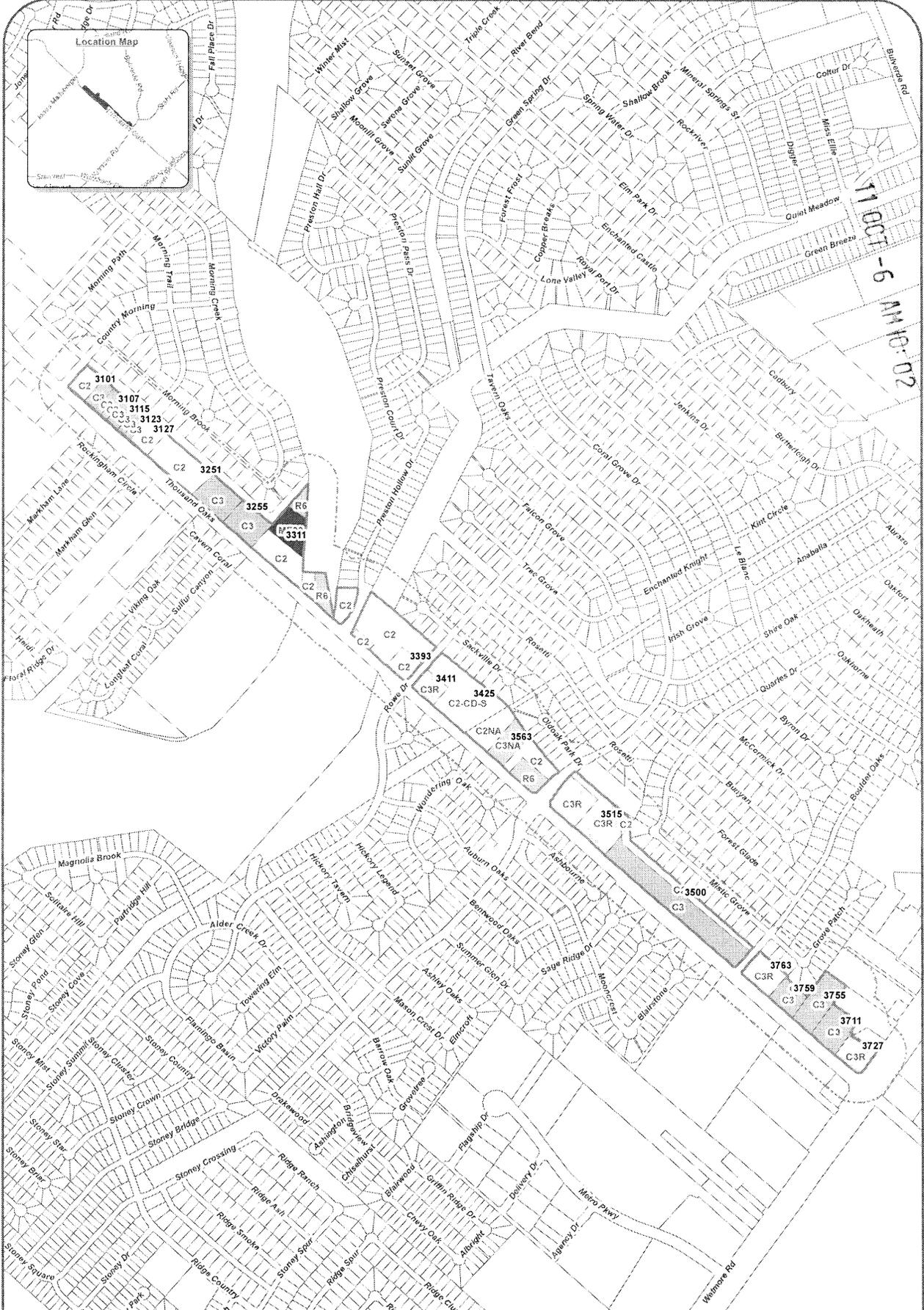
APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager

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Zoning Case Notification Plan
Case Z-2011-ZZZ
 Thousand Oaks - Wetmore to Country Morning
 Council District 10
 Scale: 1" approx. = 300'
 Subject Property Legal Description(s): Various (See Attachment)

Legend	
Subject Properties	(38.5 Acres - 29 Properties)
200' Notification Buffer	(215 Properties)
Current Zoning	R6
Requested Zoning Change	(R6)



City of San Antonio
 Development Services Dept
 520-7920070

<p style="text-align: center;">City of San Antonio Development Services Department - Zoning Section Rezoning Case Cost Estimation Thousand Oaks Rezoning</p>			
Budget Item	Total Expenses	City of San Antonio Rezoning Fee*	San Antonio Water System (SAWS) Environmental Impact Fee (1.5 x the Zoning Commission Portion of the Fee)**
Staff time	\$4,032.01		
Notifications - 200 feet (postage/paper/copies/print shop)	\$298.00		
Publication in newspaper	\$56.68		
Copies/Paper	\$4.64		
Maps/Plotter	\$30.00		
Vehicles/site visits	\$35.00		
Total Expense	\$4,456.33	\$7,173.90	

*Zoning fees based on acreage. Subject property is approximately 38.5 acres in size.

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TO: Mayor & City Council
FROM: City Councilman John G. Clamp
COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Chief of Staff to the City Manager; Chris Callanen, Assistant to City Council; Michael Bernard, City Attorney; Ramiro Gonzales, Senior Management Analyst
SUBJECT: Resolution to rezone the properties on Thousand Oaks between Country Morning and Wetmore Rd to conform to the Airport Vicinity Land Use Plan
DATE: October 14, 2010

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Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

I respectfully ask for your concurrence in supporting a resolution to rezone the properties on Thousand Oaks from Country Morning to Wetmore Rd to C-1. The zoning change allows the properties to conform to the Airport Vicinity Land Use Plan.

Brief Background

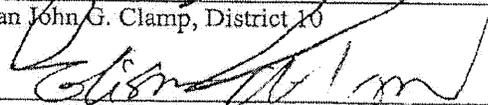
There are a number of properties currently zoned C-3 or C-2 and do not reflect the most appropriate zoning designation in accordance with the Airport Vicinity Land Use Plan.

The Morning Glen Neighborhood, Preston Hollow Home Owners Association, Eden Neighborhood Association and Summerwood Home Owners Association are requesting the change in zoning of the properties located on Thousand Oaks between Country Morning and Wetmore Rd. The recently adopted Airport Vicinity Land Use Plan designated the area as neighborhood commercial.

The neighborhood commercial classification in the plan recommends NC, C-1 and O-1 zoning districts to allow for less intense commercial uses on the properties in the future, which will protect the integrity of the area as this area continues to be developed.

Therefore, our office is requesting on behalf of the neighborhood organizations that the zoning of these properties be changed from C-3 and C-2 to C-1.

Submitted for Council consideration
by:


Councilman John G. Clamp, District 10

Councilwoman Elisa Chan, District 9

Supporting Councilmember's Signatures (3 only)	District No.
1. <i>Jessie Ramos</i> CAM	3
2. <i>Philip A. Cortez</i> T.O.S.	4
3. <i>[Signature]</i>	6

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