

Neighbors,

Many of you may recall the issue of the Pay-Day Loan at 3119 Thousand Oaks. Thanks to your support the request was denied. However, Cash America from Ft. Worth ignored pleas against building a pawn shop there. There was nothing the city council could do about it since the small lots were zoned C-3 (regional commercial).

There is still GOOD NEWS! The City Council Resolution (CCR) has been signed by at least five City Council members and the rezoning of Thousand Oaks from Country Morning to Wetmore **is now in the works**. An email from the CC office is pasted below. Usually the Governance committee is not a big hurdle and most CCR's pass the City Council since there are 5 signatures already. It just takes time...then the process of rezoning will start.

- 1) After the Pawn Shop (w/o the Pay Day Loan add-on) parcel was lost to the bottom feeders from Ft. Worth (Cash America), and,
- 2) After the **Airport Vicinity Land Use Plan** was adopted in May making the Thousand Oaks Corridor "Neighborhood Commercial" instead of Community Commercial",

.....many of the neighborhoods have been asking Councilman Clamp to do a "mass down-zoning" of the parcels along Thousand Oaks to be Neighborhood Commercial levels (NC, C-1, and O-1) as called for in the Airport Plan. (Down-zoning is making commercial properties less intense and more residential friendly)

Councilman Clamp has agreed and the process is now starting. Specifically, he is requesting C-2's and C-3's be down zoned to C-1's. (IMO, C-1 would be great!)

The property owners along Thousand Oaks "**might not be overjoyed**". But, if they are willing to sell or lease their properties to a business like the Cash America, which was totally against our demonstrated wishes, then they deserve a little less happiness with their investment.

Property owners know that Neighborhood Commercial zoning (NC, C-1, and O-1) are more restrictive (residential friendly) than the Community or Regional Commercial zoning (C-2, C-3 and up) Property is more easily sold (therefore worth more to the owner) when there are fewer restrictions, so the property owners will feel that they are in a losing position. Most parcels along the Thousand Oaks Corridor are C-2 and C-3. (see attachment for uses)

As in all these '**rezoning to plan**' projects all over the City, the Councilman needs the visible support of the residents. **He needs to show the property**

owners and other Council members that we are behind him in doing this. He needs your emails, letters, documented phone calls, and primarily, **another petition**, to show your support. There will be hearings with residents and property owners which I will keep you apprised of. There will be Planning Commission, Zoning Commission, and City Council hearings in the future as well

I am asking for volunteers to circulate petitions in support of rezoning the corridor and changing the State Statute.

Anyone can sign if they support the rezoning effort, not just residents. Churches and other business should be quite interested in keeping their property values higher by restricting the intensity and types of commercial establishments in the area.

The timeline is approximately three-four weeks to submit as many petition signatures as we can. The **previous petitions** against the pay day loan will be submitted again, concurrently, as evidence of our displeasure with the Pawn Shop.

With community support, we have a chance of getting the Speaker to introduce the legislation this session to amend the statute to do this. Otherwise, it will be 2013 before it is started.

If you desire to sign the petition, please call (210) 370-9495,