

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

A RESOLUTION

DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A PLAN AMENDMENT AND REZONING TO APPROPRIATE LAND USES AND ZONING DISTRICTS FOR PROPERTY GENERALLY LOCATED: AREA 1: INTERSTATE 10 WEST TO THE NORTHEAST, NORTH COLORADO STREET TO THE EAST, LEAL STREET AND WEST POPLAR STREET TO THE SOUTH, NORTH HAMILTON AVENUE AND NORTHWEST 19TH STREET TO THE WEST, AND CULEBRA ROAD TO THE NORTH; AREA 2: INTERSTATE 10 WEST TO THE WEST, WEST GRAMERCY PLACE TO THE NORTH, SAN PEDRO AVENUE TO THE EAST, WEST ASHBY PLACE TO THE SOUTH, AND FREDERICKSBURG ROAD TO THE SOUTHEAST; AREA 3: WEST MULBERRY AVENUE TO THE NORTH, US HIGHWAY 281 NORTH TO THE EAST, EAST HUISACHE AVENUE, TRAIL STREET AND WEST ASHBY PLACE TO THE SOUTH, AND SAN PEDRO AVENUE TO THE WEST; AREA 4: EAST MAGNOLIA AVENUE TO THE SOUTH, AND PARCELS ALONG THE EAST SIDE OF NORTH SAINT MARY'S STREET; AREA 5: EAST HILDEBRAND AVENUE TO THE NORTH, SHOOK AVENUE TO THE EAST, EAST HOLLYWOOD AVENUE TO THE SOUTH, AND MCCULLOUGH AVENUE TO THE WEST, AS REQUESTED BY COUNCILMAN TREVINO, DISTRICT 1.

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WHEREAS, in 1938 the original zoning designations of the City were classified through a letter system of "A" through "J" which allowed cumulative zoning, in 1965, the zoning code adopted more categorical zoning districts; and

WHEREAS, the 2001 adoption of the Unified Development Code converted all 1938 and 1965 zoning districts to the current zoning districts, in turn, this conversion of the 1938 and 1965 Codes created some nonconforming uses, as they exist within some of this area today; and

WHEREAS, City Council desires to have staff initiate a change in the land use plan and the zoning district boundary for property generally located in the following areas:

Area 1: Interstate 10 West to the Northeast, North Colorado Street to the East, Leal Street and West Poplar Street to the South, North Hamilton Avenue and Northwest 19th Street to the West, and Culebra Road to the North;

Area 2: Interstate 10 West to the West, West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and Fredericksburg Road to the Southeast;

Area 3: West Mulberry Avenue to the North, Us Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West;

Area 4: East Magnolia Avenue to the South, and parcels along the east side of North Saint Mary's Street;

Area 5: East Hildebrand Avenue to the North, Shook Avenue to the East, East Hollywood Avenue to the South, and McCullough Avenue to the West, to zoning and land use appropriate with the surrounding neighborhood and consistent with the property's use in accordance with the Texas Local Government Code Chapter 211 and Chapter 35, Article IV, Section 421 of the City Code of San Antonio, Texas; **NOW THEREFORE**

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

SECTION 1. The City Council hereby directs the Department of Development Services to initiate a plan amendment and zoning changes to the appropriate land uses and zoning districts for property generally located:

Area 1: Interstate 10 West to the Northeast, North Colorado Street to the East, Leal Street and West Poplar Street to the South, North Hamilton Avenue and Northwest 19th Street to the West, and Culebra Road to the North.

Area 2: Interstate 10 West to the West, West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and Fredericksburg Road to the Southeast.

Area 3: West Mulberry Avenue to the North, Us Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West.

Area 4: East Magnolia Avenue to the South, and parcels along the east side of North Saint Mary's Street.

Area 5: East Hildebrand Avenue to the North, Shook Avenue to the East, East Hollywood Avenue to the South, and McCullough Avenue to the West.

SECTION 2. The subject property comprises of 1,231 acres, which equates to plan amendment and rezoning case fees of approximately \$24,380. The cost of these procedures will be absorbed by the Development Services Department.

SECTION 3. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED on this _____ day of _____ 2017.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney