SG/lj
11/09/2017
Item # 23

A RESOLUTION 2017-11-09-0042R

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.

* * * * *

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 9th day of November 2017.

M A Y O R
Ron Nirenberg

ATTEST:
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:
FOR Andrew Segovia, City Attorney

Agenda Item:	**23**
Date:	11/09/2017
Time:	12:00:24 PM
Vote Type:	Motion to Approve
Description:	A Resolution to initiate Plan Amendments and Zoning for properties located in the following areas of Council District 1: South of West Mulberry Avenue, areas adjacent to East Mulberry Avenue, South of Hildebrand and East of McCullough; Areas in the northern portion of River Road inside District 2, just North of their boundary along Mulberry; Areas South of Gramercy, North of Ashby, West to Fredericksburg, and East to San Pedro; and South of Culebra Road, north of Leal Street, East to Colorado Street and the western boundary of the district, as requested through a Council Consideration Request by Councilman Trevino. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

City Council – Item 23
November 9, 2017

Presented by: Michael Shannon, P.E., CBO, Director

AGENDA

1. COUNCIL CONSIDERATION REQUEST (CCR)
2. BACKGROUND
3. PROCESS
4. STAFF RECOMMENDATION

COUNCIL CONSIDERATION REQUEST

- Sponsored by Councilman Roberto C. Treviño (CD 1)
  - Submitted Oct. 5, 2017
- Review for rezoning and plan amendments in areas within:
  - Monte Vista
  - River Road
  - Beacon Hill and Alta Vista
  - West End Hope in Action

BACKGROUND

- Zoning challenges due to code conversions
  - Created some non-conforming uses in some instances
- Zoning History:
  - 1938 – original zoning designations
  - 1965 – adopted categorical zoning districts
  - 2001 – Adopted UDC with conversions

PROCESS

CITY COUNCIL
Resolution to initiate process
November 9, 2017

ANALYSIS AND FIELD WORK
Data analysis to review properties and develop zoning strategy
~3 to 4 months

OUTREACH
Meetings with property owners and neighborhoods
~ 2 months

PLANNING AND ZONING COMMISSIONS
Briefing and consideration

CITY COUNCIL
Final consideration of rezoning

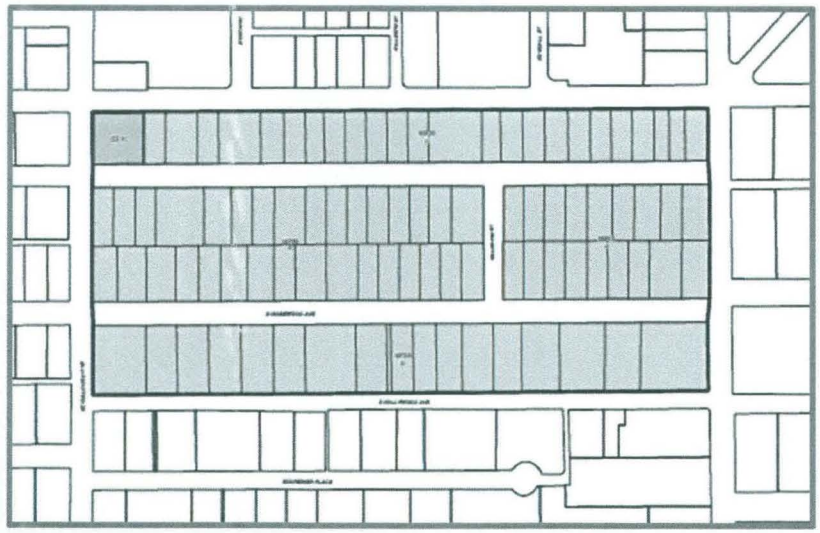
STAFF RECOMMENDATION

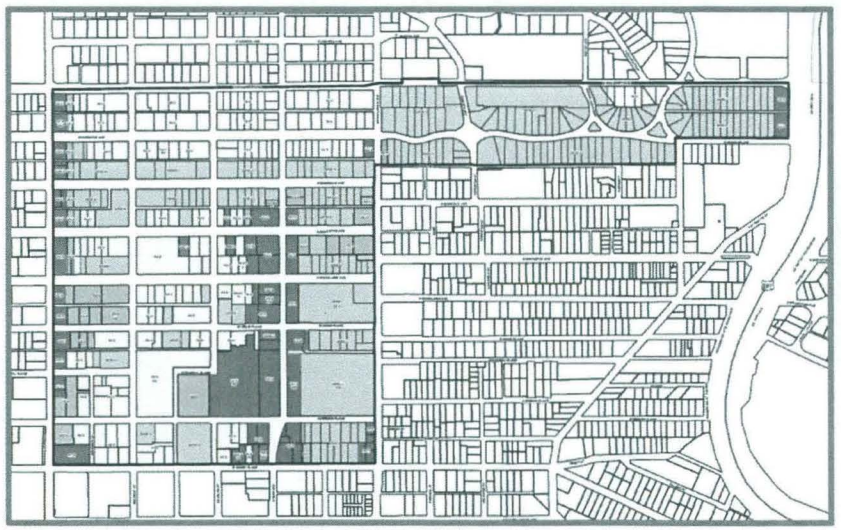
- City Council approval of the resolution to begin process
- Fiscal Impact
  - Total of 1,231 acres
  - About $24,380 of applicable fees
    - Absorbed by Development Services Department
- Process will begin after completing rezoning for:
  - Eastern Triangle
  - World Heritage

City Council – Item 23
November 9, 2017

Presented by: Michael Shannon, P.E., CBO, Director

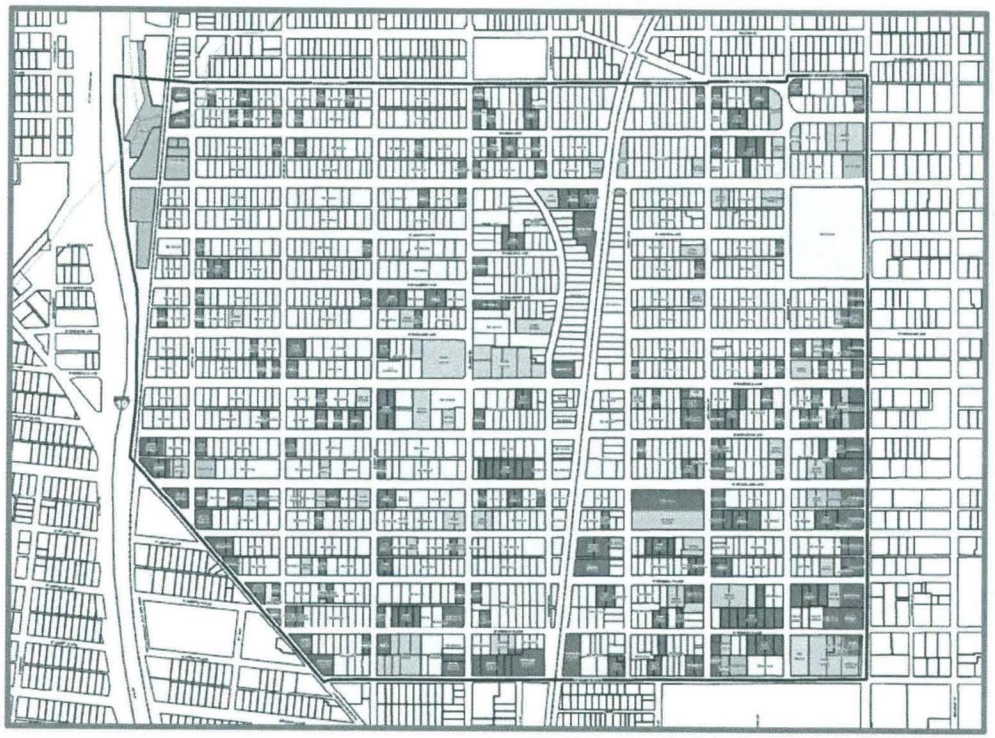
MONTE VISTA REZONING AREA





RIVER ROAD REZONING AREA

BEACON HILL & ALTA VISTA REZONING AREA



WEST END HOPE ALLIANCE REZONING AREA