



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

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2017 OCT -5 AM 10:48

TO: Mayor & City Council

FROM: Councilman Trevino, District 1

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Chris Callanen, Assistant to the City Council; Andy Segovia, City Attorney

SUBJECT: Request for Large Area Rezoning of Properties

DATE: September 28, 2017

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: Concurrence in directing staff to rezone, with plan amendments where necessary, the following properties in collaboration with property owners and the community to make zoning consistent with the current uses of the property or the land use plan, where appropriate:

1. Areas of Monte Vista as indicated in the adjacent map:
 - South of West Mulberry Ave, and areas adjacent to East Mulberry Ave
 - South of Hildebrand and East of McCullough
2. Areas in the northern portion of River Road NA, and areas inside of District 2 just north of their boundary along Mulberry as indicated in the adjacent map
3. Areas of Beacon Hill and Alta Vista: South of Gramercy, North of Ashby, West to Fredericksburg, and east to San Pedro as indicated on adjacent map
4. The District 1 Portion of WEHA south of Culebra, north of Leal St., East to Colorado St. and following the western boundary of the district as indicated on adjacent map

Brief Background

Throughout the past few decades, many areas of the center city have had ongoing concerns regarding zoning inconsistencies. These inconsistencies were the result of the code conversion from the "old" zoning code, which utilized an A-J tiered system of zoning, to the new system we use today. While some of these changes are subtle, given new development patterns in the urban core, these subtle differences are causing large impacts throughout our neighborhoods. Some of these impacts include the inability for residents to pull permits in their neighborhoods because their use does not match their zoning, incompatible development within our NCDs and Historic Districts, and placing our city staff, commissions, and City Council in difficult positions regarding zoning changes which are contradictory in nature.

These four areas have been identified as those neighborhoods in District 1 with the largest sections of these code conversion errors, and therefore present themselves as candidates for large area re-zonings to correct these inaccuracies. This will improve the quality of life for these areas, especially those which have industrial zoning in residential areas, and help implement the land use plans as intended for these areas.





Submitted for Council consideration
by:





Councilman Roberto C. Trevino, District 1

Supporting Councilmembers' Signatures (4 only)

District No.

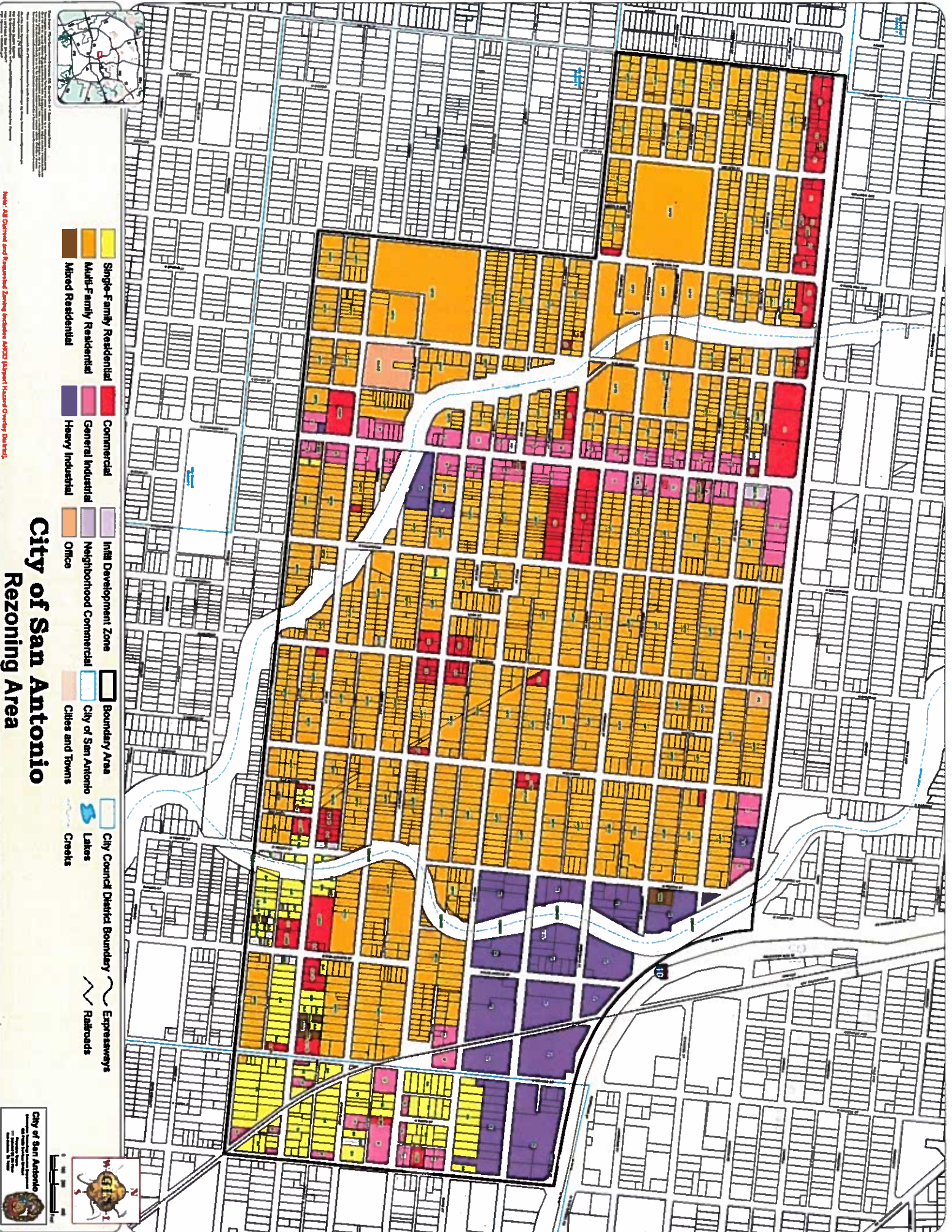
- 1.
- 2.
- 3.
- 4.

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2017 OCT -5 AM 10:18





City of San Antonio
 Planning Department
 100 N. Nueces Street, Suite 1000
 San Antonio, TX 78205
 Phone: (214) 747-3333
 Fax: (214) 747-3334
 Website: www.sanantonio.gov

Note: All Current and Proposed Zoning Ordinance Amendments (AZO) Affecting Hazard Overlay Districts

- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Commercial
- General Industrial
- Heavy Industrial
- Infill Development Zone
- Neighborhood Commercial
- Office
- Boundary Area
- City of San Antonio
- Cities and Towns
- City Council District Boundary
- Lakes
- Creeks
- Expressways
- Railroads

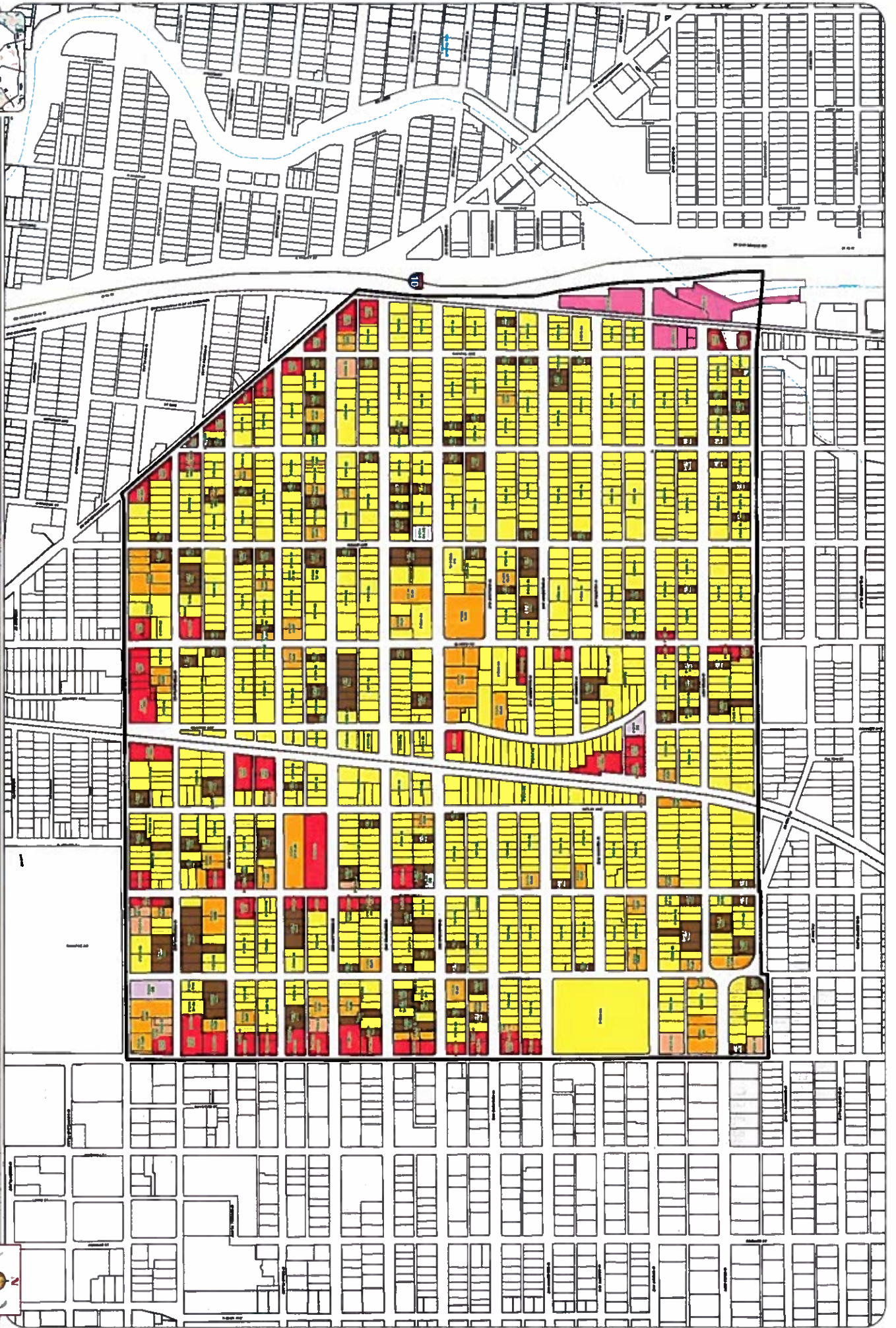
City of San Antonio

Rezoning Area

City of San Antonio
 Planning Department
 100 N. Nueces Street, Suite 1000
 San Antonio, TX 78205
 Phone: (214) 747-3333
 Fax: (214) 747-3334
 Website: www.sanantonio.gov

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2017 OCT -5 AM 10:18



- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Commercial
- General Industrial
- Heavy Industrial
- Infill Development Zone
- Neighborhood Commercial
- Office
- Boundary Area
- City of San Antonio
- Cities and Towns
- City Council District Boundary
- Lakes
- Creeks
- Expressways
- Railroads

City of San Antonio Rezoning Area

Map of San Antonio, Texas
City of San Antonio
City Council District 12
City Council District 13
City Council District 14
City Council District 15
City Council District 16
City Council District 17
City Council District 18
City Council District 19
City Council District 20
City Council District 21
City Council District 22
City Council District 23
City Council District 24
City Council District 25
City Council District 26
City Council District 27
City Council District 28
City Council District 29
City Council District 30
City Council District 31
City Council District 32
City Council District 33
City Council District 34
City Council District 35
City Council District 36
City Council District 37
City Council District 38
City Council District 39
City Council District 40
City Council District 41
City Council District 42
City Council District 43
City Council District 44
City Council District 45
City Council District 46
City Council District 47
City Council District 48
City Council District 49
City Council District 50
City Council District 51
City Council District 52
City Council District 53
City Council District 54
City Council District 55
City Council District 56
City Council District 57
City Council District 58
City Council District 59
City Council District 60
City Council District 61
City Council District 62
City Council District 63
City Council District 64
City Council District 65
City Council District 66
City Council District 67
City Council District 68
City Council District 69
City Council District 70
City Council District 71
City Council District 72
City Council District 73
City Council District 74
City Council District 75
City Council District 76
City Council District 77
City Council District 78
City Council District 79
City Council District 80
City Council District 81
City Council District 82
City Council District 83
City Council District 84
City Council District 85
City Council District 86
City Council District 87
City Council District 88
City Council District 89
City Council District 90
City Council District 91
City Council District 92
City Council District 93
City Council District 94
City Council District 95
City Council District 96
City Council District 97
City Council District 98
City Council District 99
City Council District 100

City of San Antonio
City of San Antonio
 100 N. Nueces Street
 San Antonio, Texas 78202
 Phone: 214.747.3000
 Fax: 214.747.3001
 Website: www.sanantonio.gov

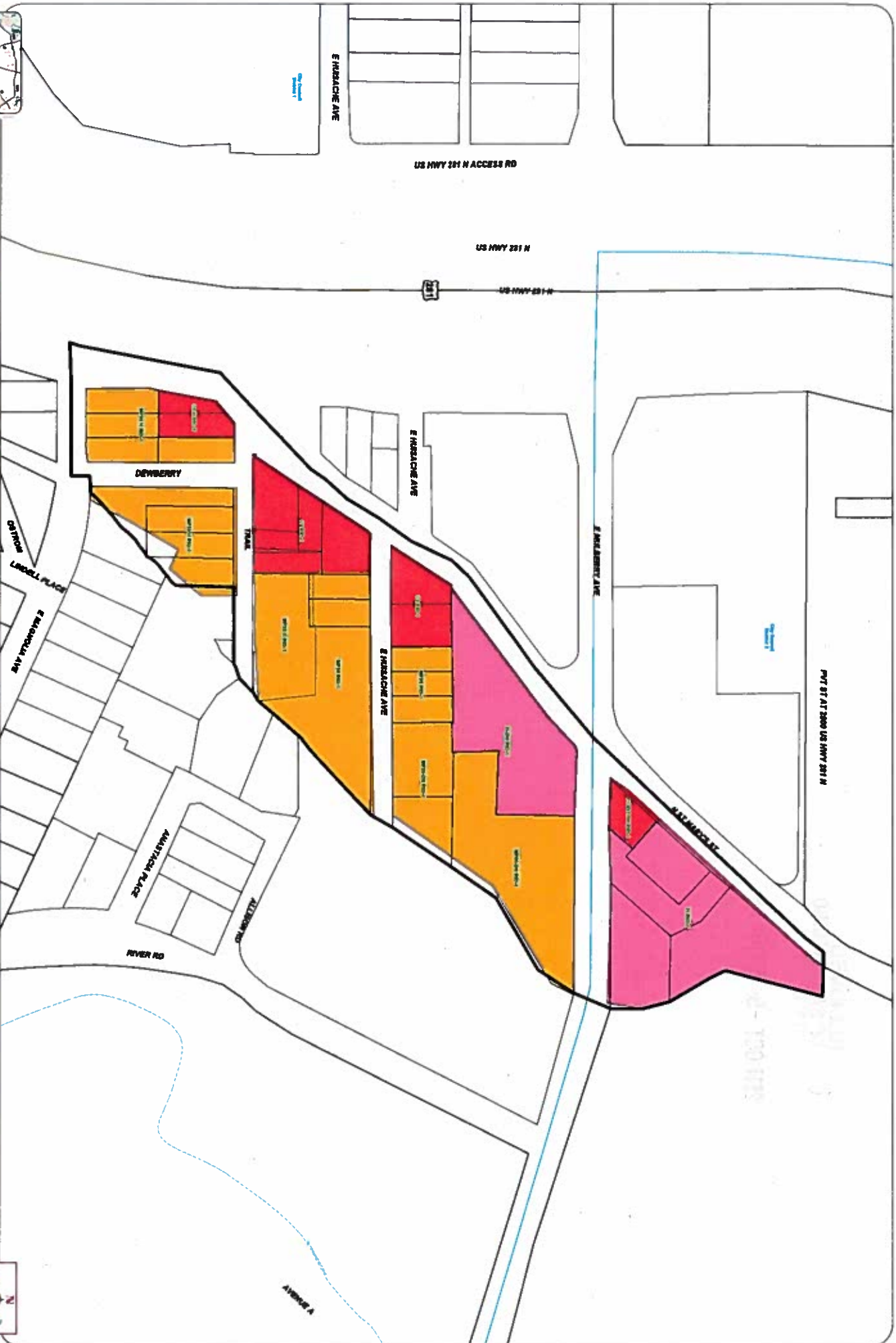
Note: All Current and Requested Zoning includes AMO (Airport Hazard Overlay District)

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2017 OCT -5 AM 10:18



Map of San Antonio showing the location of the rezoning area. The rezoning area is highlighted in red in the map.



- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Commercial
- General Industrial
- Heavy Industrial
- Infill Development Zone
- Neighborhood Commercial
- Office
- Boundary Area
- City of San Antonio
- City Council District Boundary
- Lakes
- Creeks
- Expressways
- Railroads

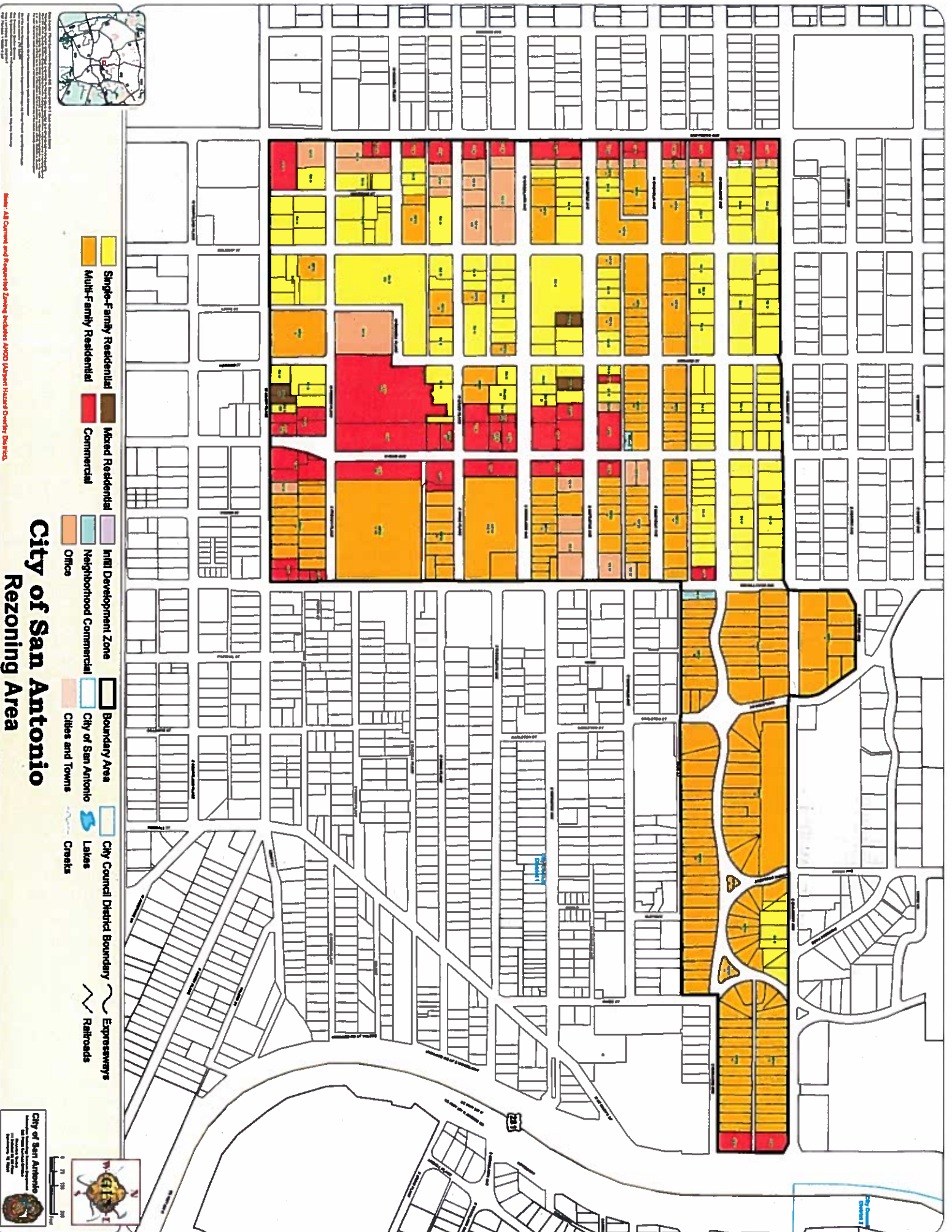
City of San Antonio Rezoning Area

City of San Antonio
City Council District 10
1000 North Loop West
San Antonio, TX 78207
210.207.2500

Note: All Council and Requested Zoning Includes AMO (Airport Manned Overlay District)

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2017 OCT -5 AM 10:18



Map: All Current and Proposed Zoning Includes APN's (Airport Hazard Overlay District)

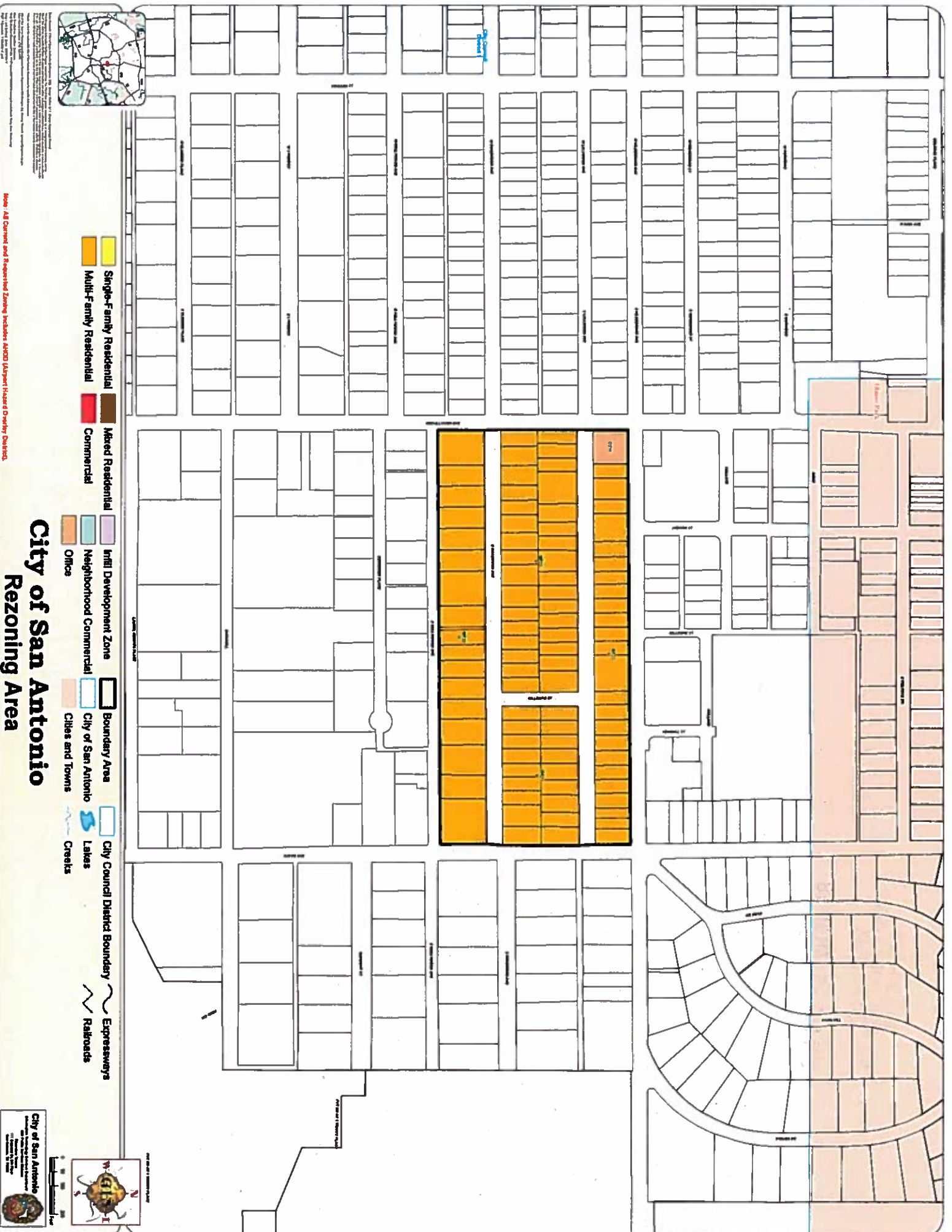
- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Commercial
- Office
- Infill Development Zone
- Neighborhood Commercial
- City of San Antonio
- Cites and Towns
- Boundary Area
- City Council District Boundary
- Lakes
- Creeks
- Expressways
- Railroads

City of San Antonio Rezoning Area

City of San Antonio
 100 N. Nueces Street
 San Antonio, TX 78202
 (210) 204-2000
 www.sanantonio.gov

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2017 OCT -5 AM 10:18



Single-Family Residential
 Multi-Family Residential

Mixed Residential
 Commercial

Infill Development Zone
 Neighborhood Commercial

Boundary Area
 City of San Antonio

City Council District Boundary
 Lakes

Creeks
 Expressways

Railroads

Note: All Current and Re-zoned Zoning includes AMO (Airport Hazard Overlay District)

City of San Antonio Rezoning Area



RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2017 OCT -5 AM 10:18