



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

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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 City Clerk; 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.

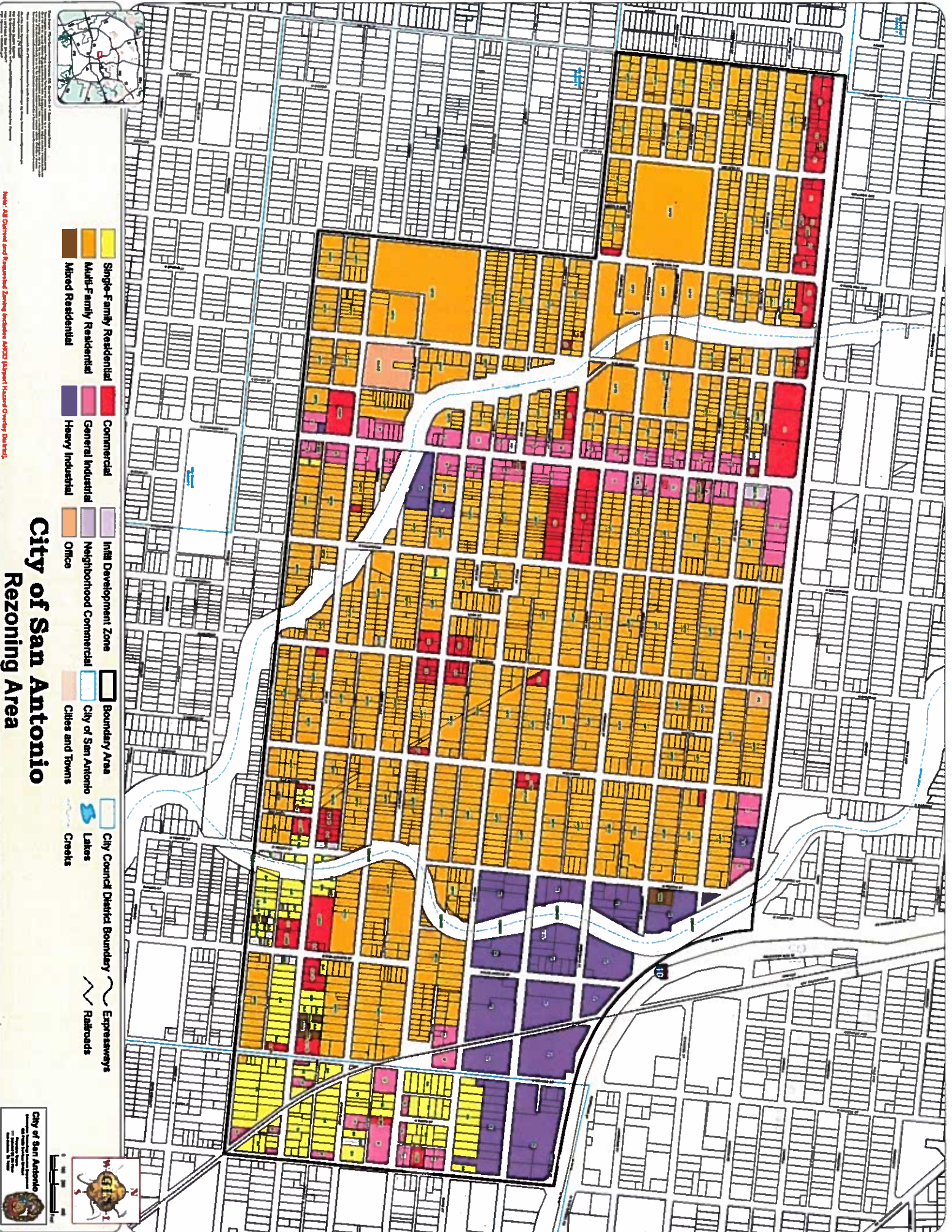
- 1.
- 2.
- 3.
- 4.

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Note: All Current and Proposed Zoning Ordinance APNs (Airport 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

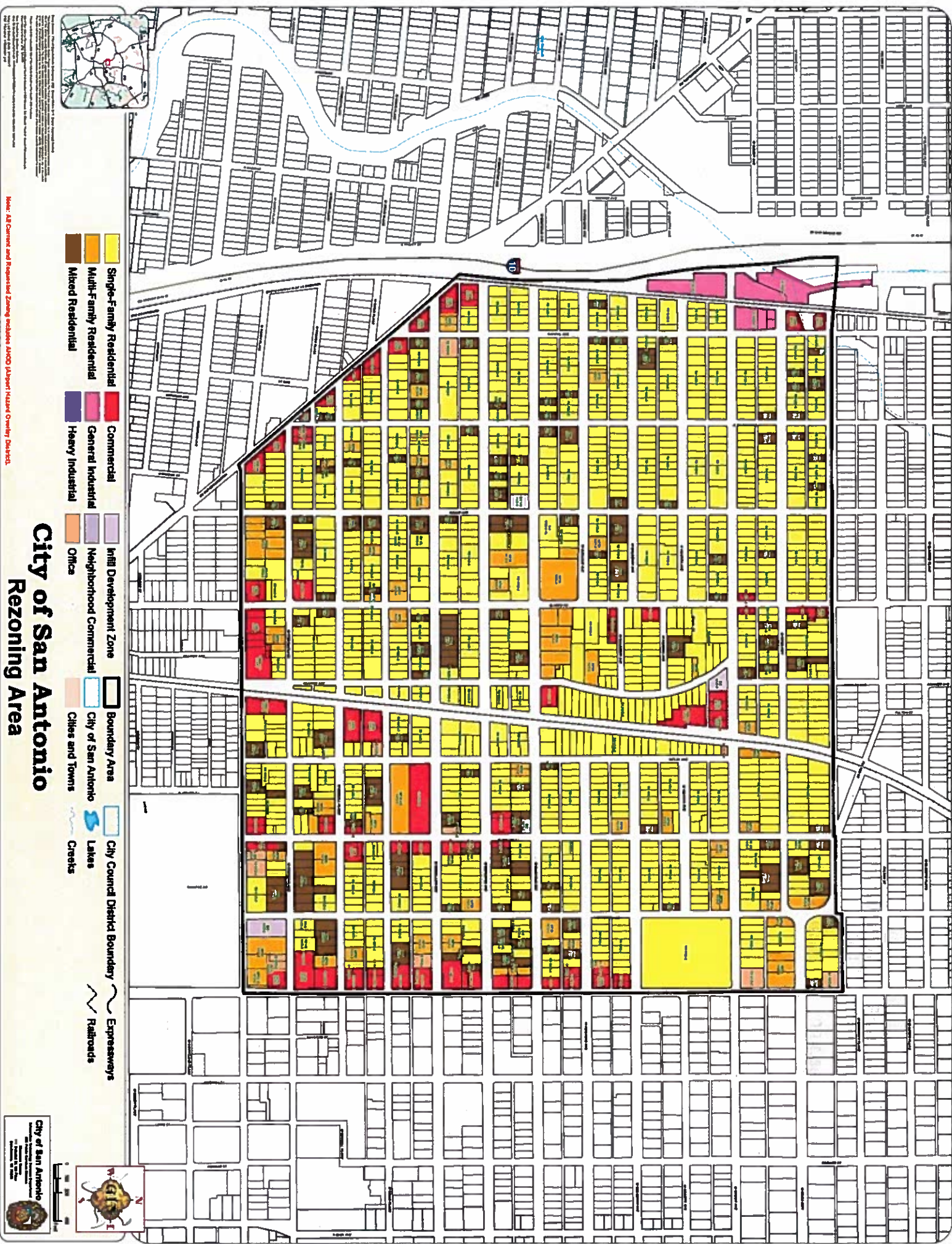
City of San Antonio

Rezoning Area

City of San Antonio
 Planning Department
 100 N. Nueces Street
 San Antonio, TX 78202
 (210) 224-2000

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City of San Antonio
Resoning Area

Single-Family Residential (Yellow)
Multi-Family Residential (Orange)
Mixed Residential (Brown)

Commercial (Red)
General Industrial (Pink)
Heavy Industrial (Purple)

Office (Light Purple)
Neighborhood Commercial (Light Blue)
Infill Development Zone (Light Yellow)

Boundary Area (Thick Black Line)
City of San Antonio (Thin Black Line)
Cities and Towns (Dotted Line)

City Council District Boundary (Dashed Line)
Lakes (Blue)
Creeks (Light Blue)

Expressways (Thick Black Line)
Railroads (Double Black Line)

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

City of San Antonio
 Planning Department
 400 North San Antonio
 San Antonio, TX 78201
 (210) 205-1000

City of San Antonio
Resoning Area

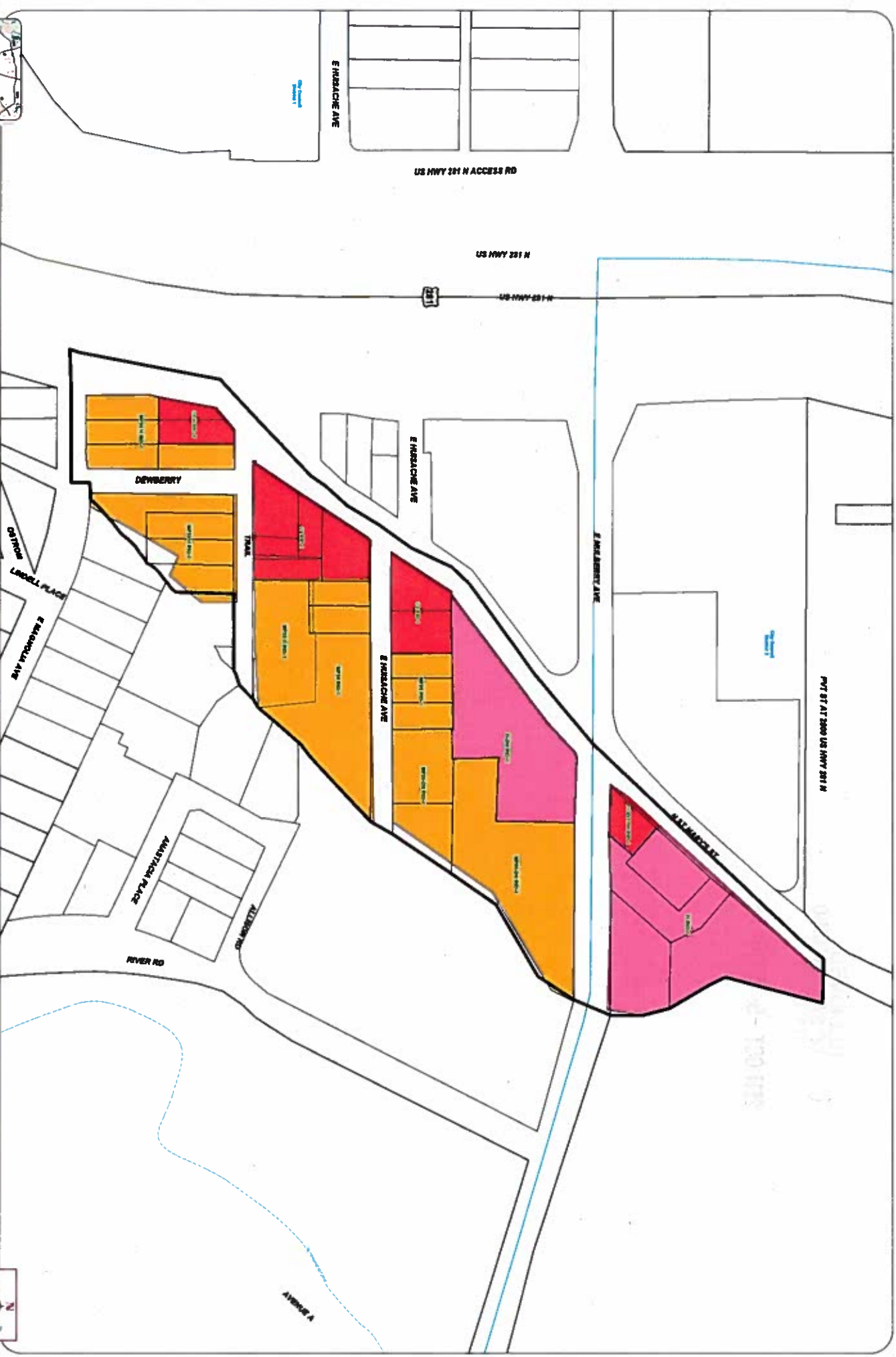
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Map of San Antonio showing the location of the rezoning area. The rezoning area is highlighted in red on the map.



- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Commercial
- General Industrial
- Heavy Industrial
- Infill Development Zone
- Neighborhood Commercial
- Office
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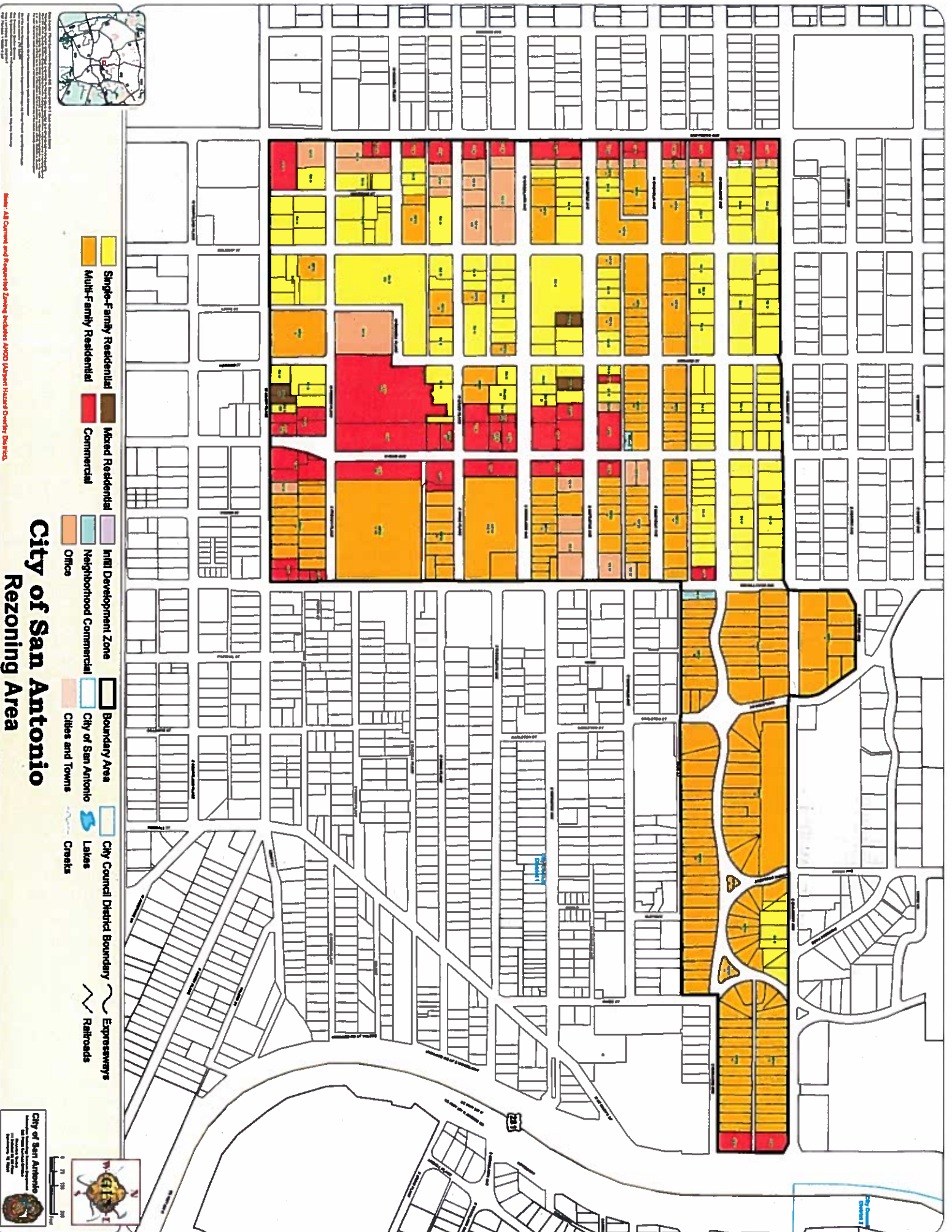
City of San Antonio Rezoning Area

City of San Antonio
 1000 N. Nueces Street
 San Antonio, TX 78205
 (210) 225-5000

Map, All Content and Requested Zoning Includes AMOJ (Airport Manned Overlay District)

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City of San Antonio
 Planning Department
 100 N. Nueces Street, Suite 1000
 San Antonio, TX 78202
 (210) 204-3000
 www.sanantonio.gov

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

- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Commercial
- Infill Development Zone
- Neighborhood Commercial
- Office
- Boundary Area
- City of San Antonio
- Cities and Towns
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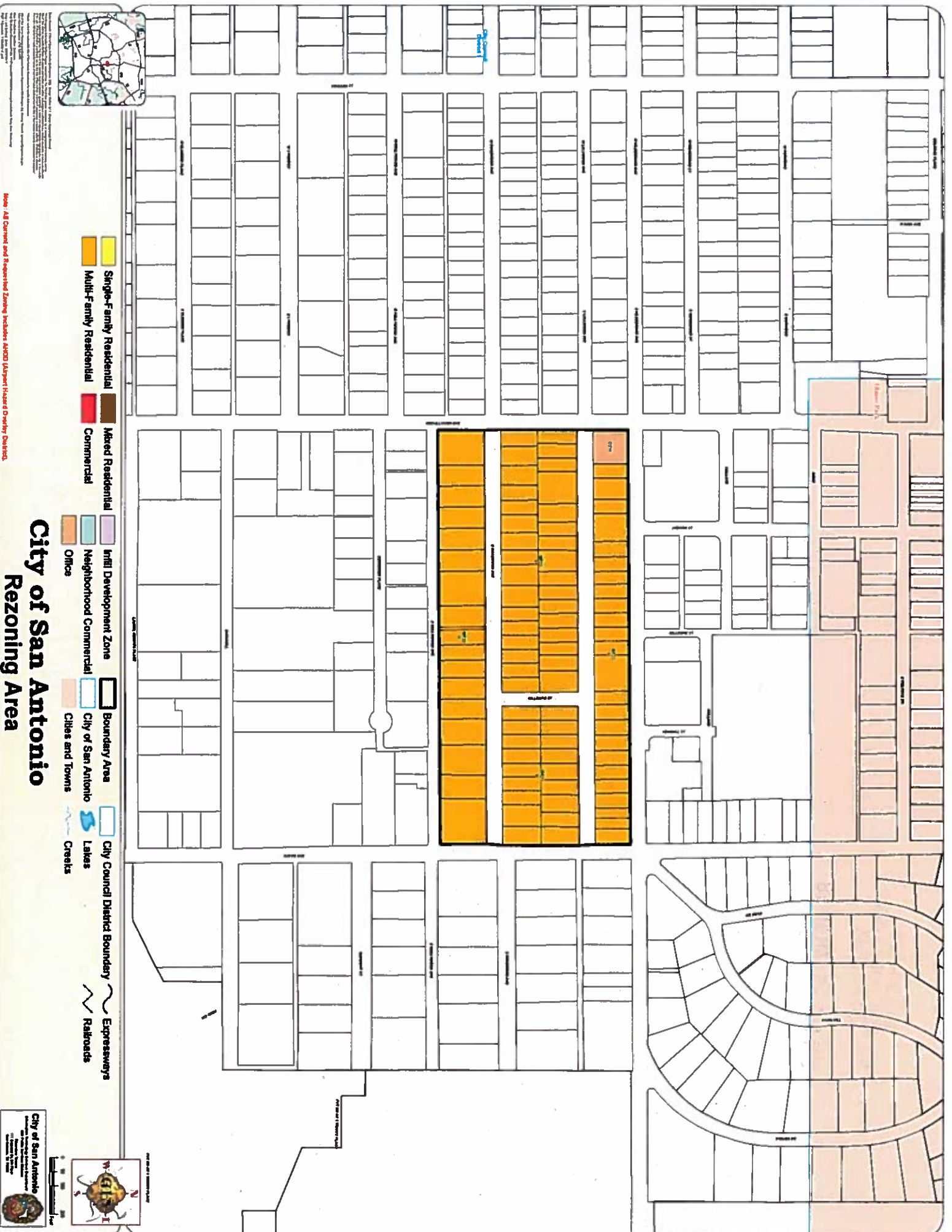
City of San Antonio

Rezoning Area

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Note: All Current and Repealed Zoning includes AMCO (Airport Hazard Overlay District)

Single-Family Residential
 Multi-Family Residential

Mixed Residential Commercial
 Neighborhood Commercial

Int'l Development Zone
 Office

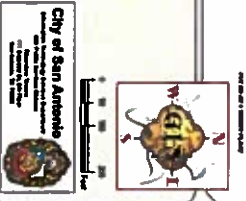
Boundary Area
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 Cities and Towns

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Rezoning Area



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