

A RESOLUTION 2009-05-21-0019R

DIRECTING THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES TO INITIATE A COMPREHENSIVE REZONING OF PROPERTIES TO APPROPRIATE ZONING DISTRICTS COMPATIBLE WITH THE CURRENT USE, THE SURROUNDING AREA, AND CONSISTENT WITH THE EASTERN TRIANGLE COMMUNITY PLAN FUTURE LAND USE PLAN.

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WHEREAS, the Eastern Triangle Community Planning Area, consists of approximately 14.98 square miles that are generally bound by IH 10 and FM 1346 to the north, Loop 410 and S. Foster Road to the east, New Sulphur Springs Road and Southcross Boulevard to the south; and Roland Avenue to the west was approved by City Council as a component of the Master Plan of the City on May 21, 2009; and

WHEREAS, highly desirable, large lot single family developments are characteristic in most Eastern Triangle neighborhoods, and these areas warrant a zoning district which protects this neighborhood character; and the Eastern Triangle Future Land Use Plan's development framework recommends preservation of the rural character and large lots of one acre or more in the East District and South District;

WHEREAS, some areas are zoned industrial which are vacant, underutilized, do not contain industrial uses, or contain industrial uses not compatible to adjacent single family residential zoning; and the Future Land Use Plan recommends a rezoning to convert industrial zoning along Sinclair Road to neighborhood commercial land uses in order to discourage encroachment of industrial uses into the Jupe Manor Neighborhood;

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and a comprehensive rezoning is warranted to implement the goals of the Eastern Triangle Community Plan; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties which are inconsistent to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; and

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 Planning and Development Services staff to initiate a comprehensive rezoning of properties to appropriate zoning districts compatible with the current use and the surrounding area, and consistent with the Eastern Triangle Community Plan Future Land Use Plan.

SECTION 2: This resolution shall be effective on May 31, 2009.

PASSED AND APPROVED on this 21st day of May 2009.

ATTEST:

[Signature of City Clerk]
City Clerk

[Signature of Mayor]
MAYOR

APPROVED AS TO FORM:

[Signature of City Attorney]
City Attorney
For