



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

2017 OCT -5 AM 10:18

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CITY CLERK

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.

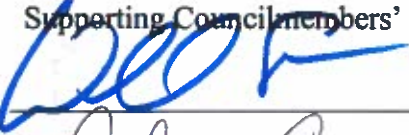
Submitted for Council consideration
by:

Councilman Roberto C. Trevino, District 1

Supporting Councilmembers' Signatures (4 only)

District No.

1.



2

2.



9

3.



4

4.



6

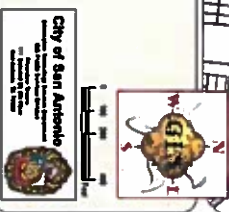
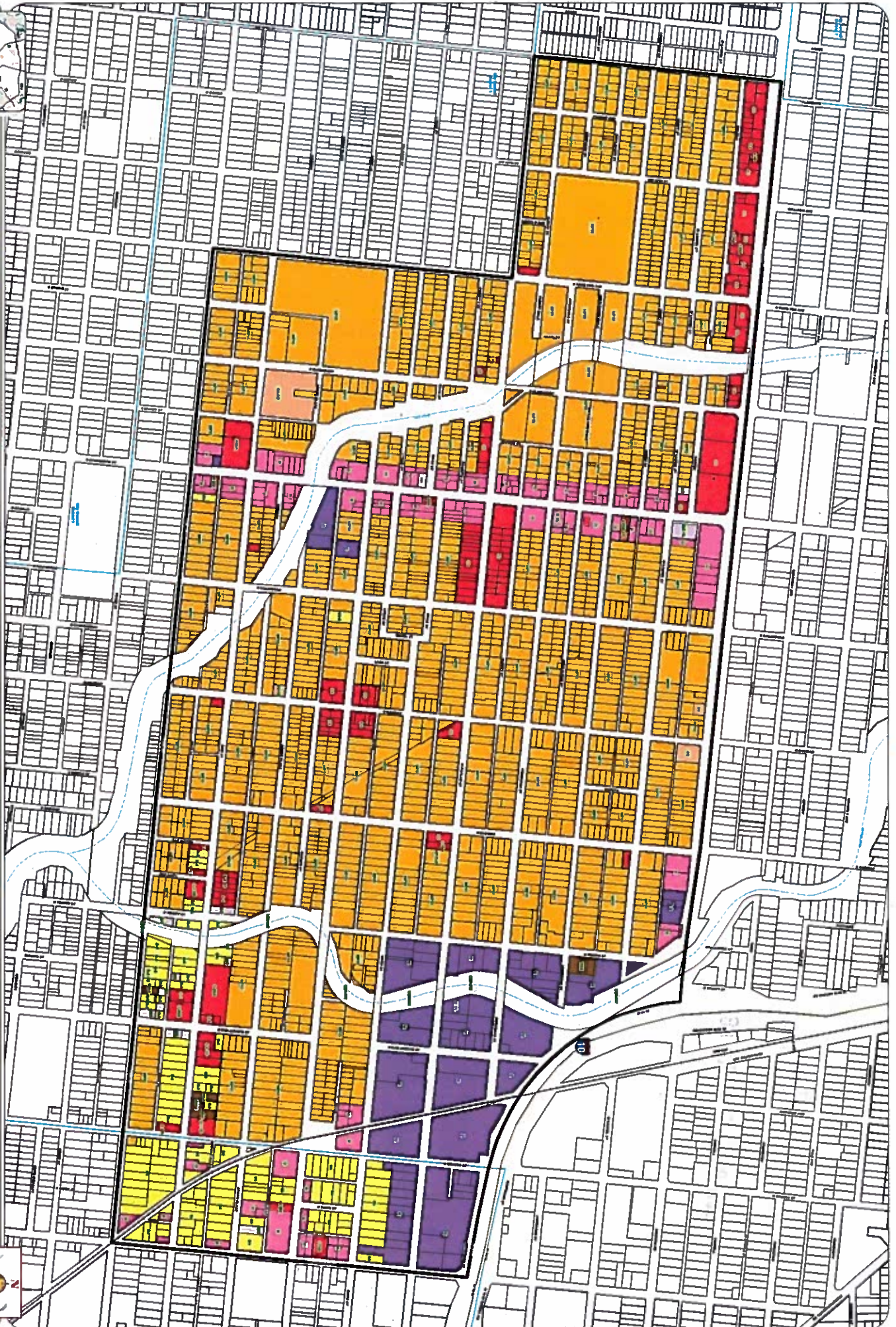
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Note: All Current and Requested Zoning Ordinance APNs (Airport Hazard Overlay Districts)

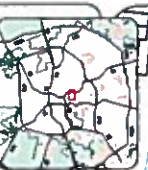
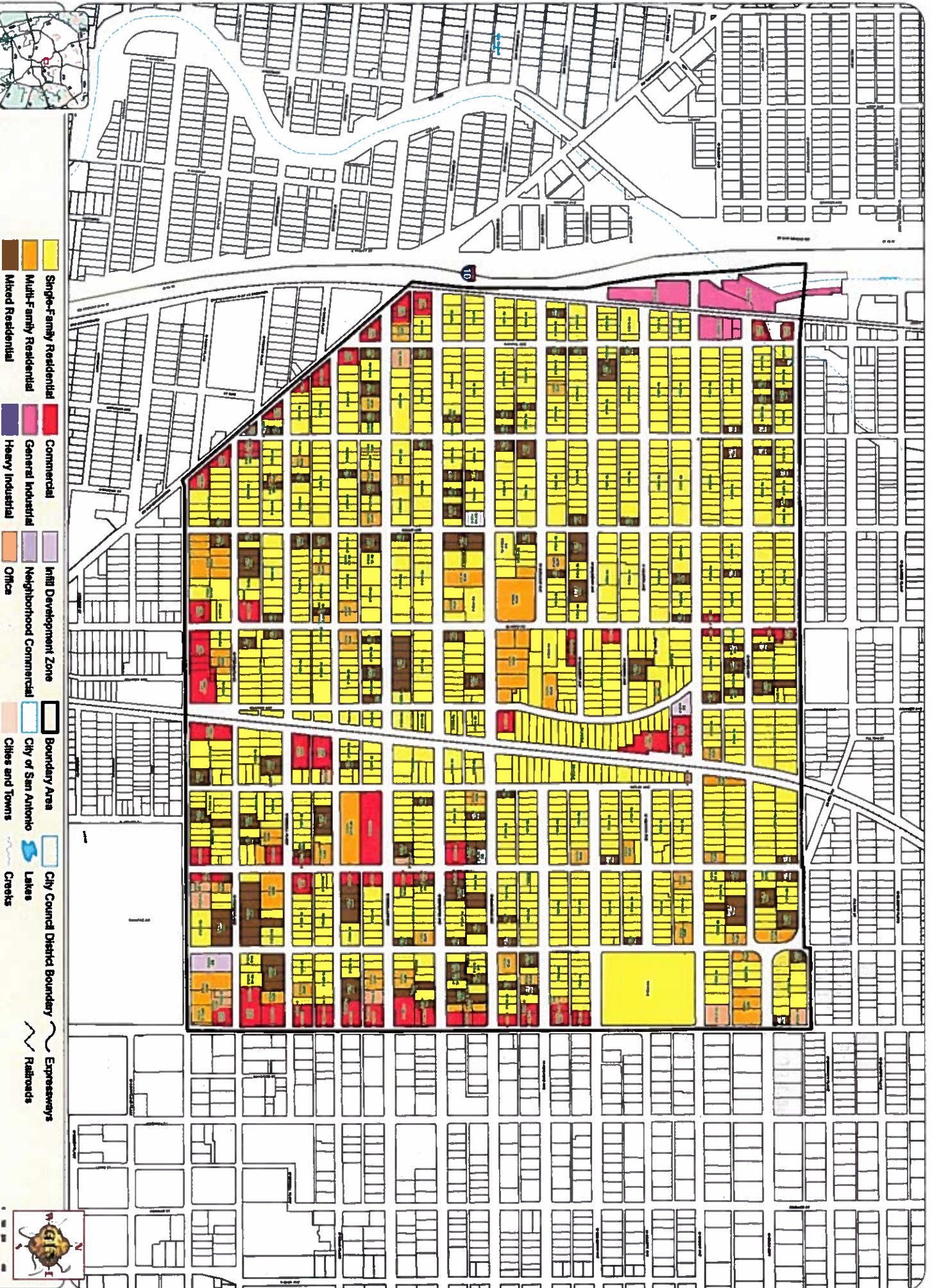
- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Commercial
- General Industrial
- Heavy Industrial
- Office
- Initial Development Zone
- Neighborhood Commercial
- Cities and Towns
- Boundary Area
- City of San Antonio
- City Council District Boundary
- Lakes
- Creeks
- Expressways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

City of San Antonio Rezoning Area



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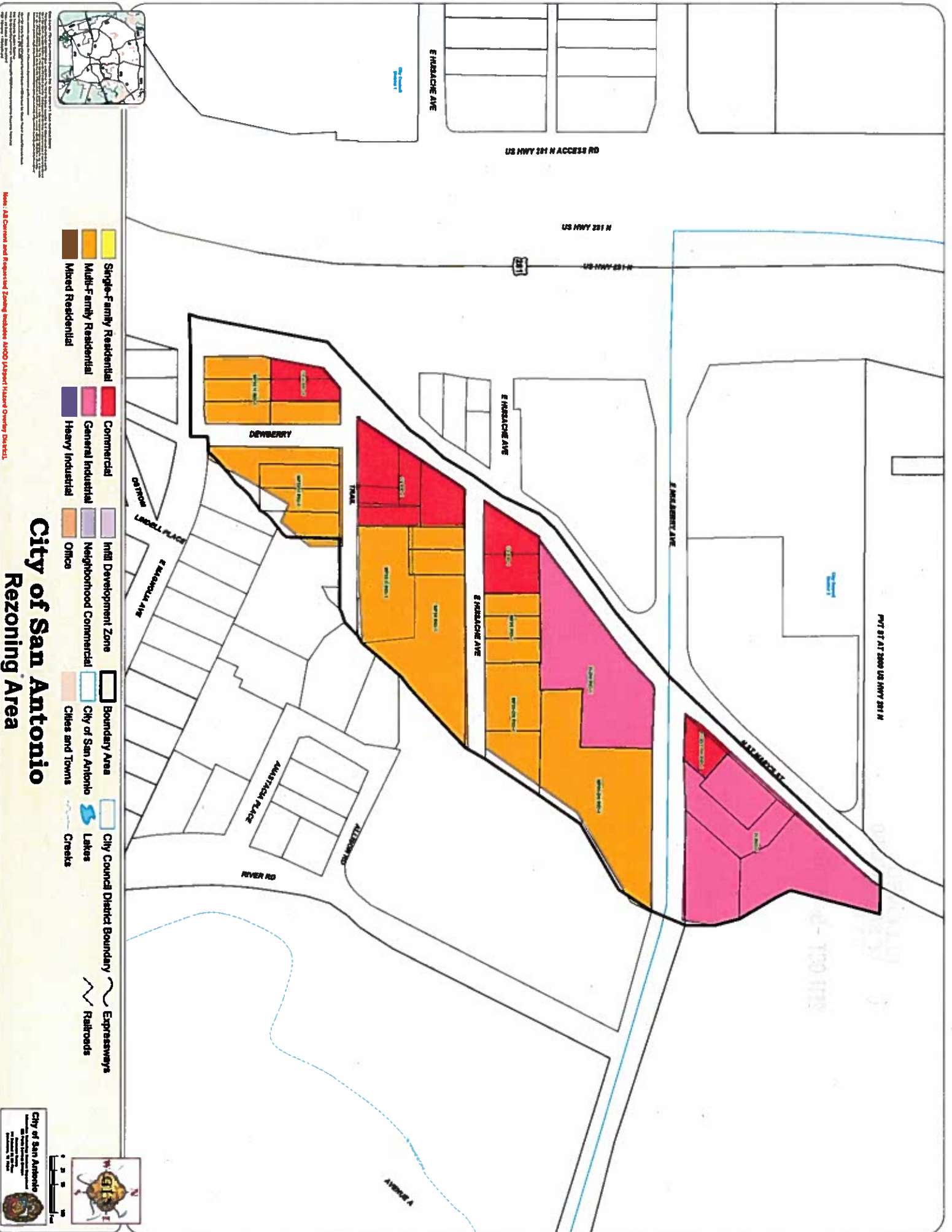
City of San Antonio Rezoning Area

City of San Antonio
Office of Planning and Development
1000 N. Nueces Street, Suite 1000
San Antonio, TX 78205
Phone: (214) 747-2000
Fax: (214) 747-2001
Email: planning@sanantonio.gov

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

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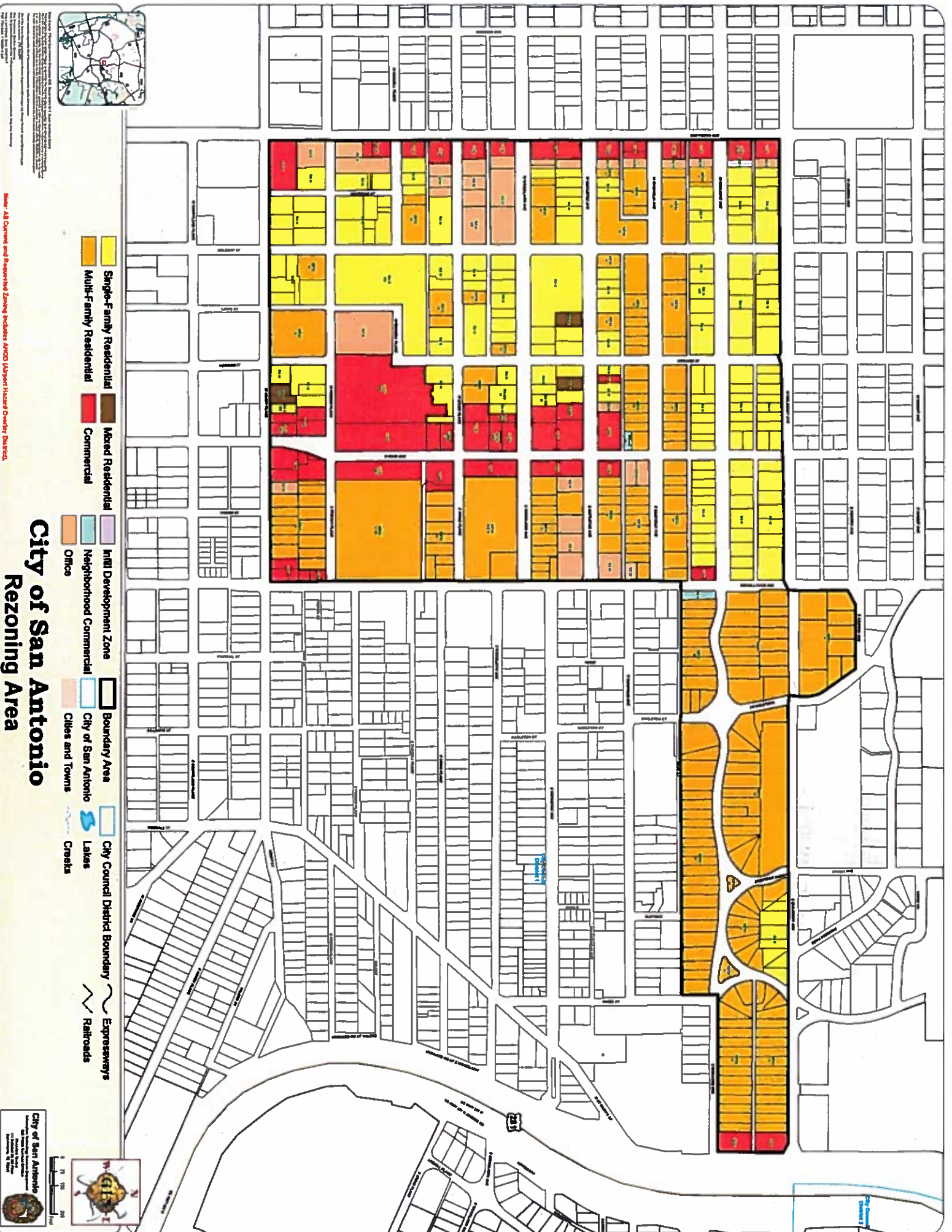
Note: All Current and Requested Zoning includes AMO (Airport Master Overlay District).

City of San Antonio Rezoning Area

City of San Antonio
 200 West Alamo
 San Antonio, Texas 78205
 Phone: 210.204.4000
 Fax: 210.204.4001
 Website: www.sanantonio.gov

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Single-Family Residential
Multi-Family Residential
Mixed Residential
Commercial

Neighborhood Commercial
Office
City of San Antonio
Cities and Towns

City Council District Boundary
Lakes
Creeks
Expressways
Railroads

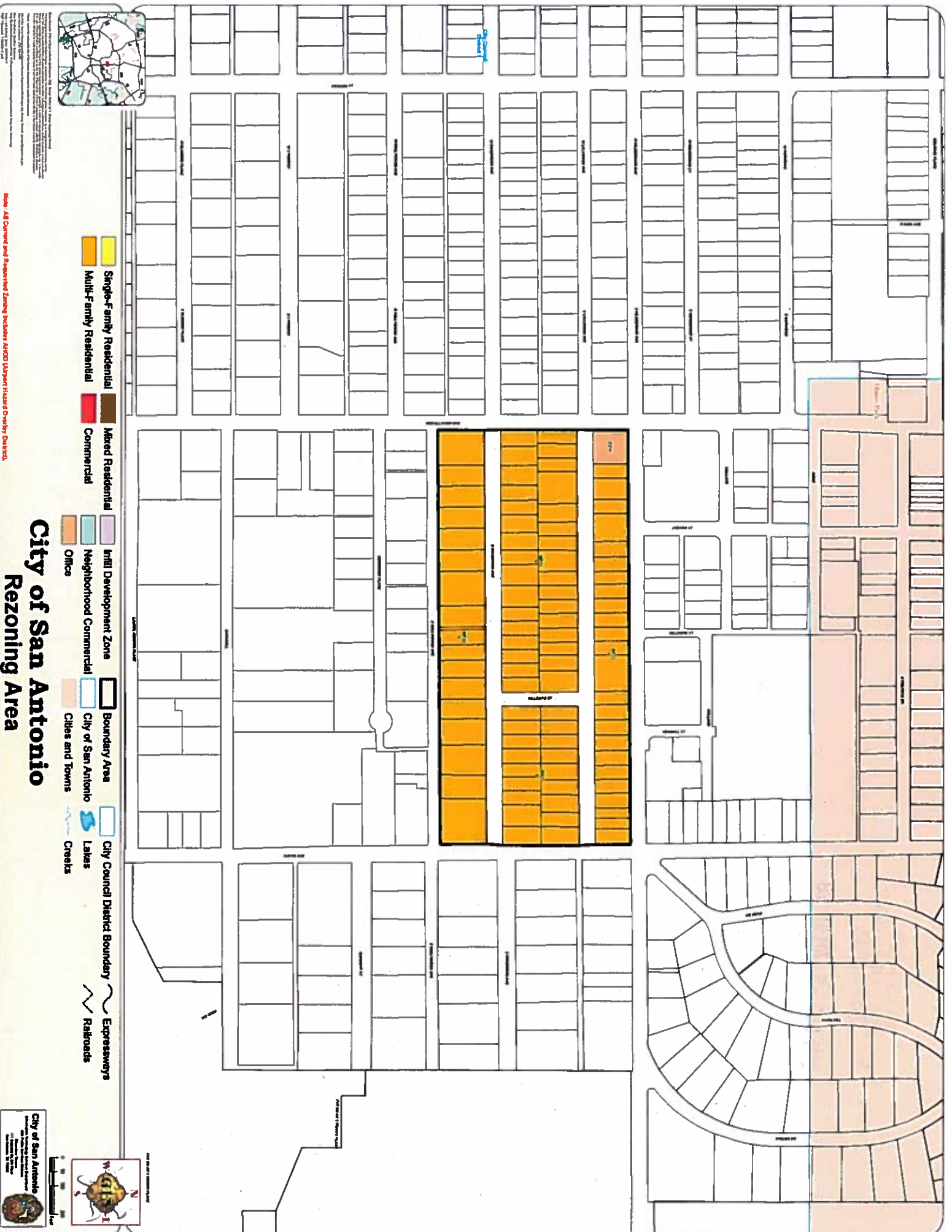
City of San Antonio Rezoning Area

Map of the City of San Antonio showing the location of the rezoning area. The map includes the following information:
City of San Antonio
City Council District Boundary
City of San Antonio
Cities and Towns
City Council District Boundary
Lakes
Creeks
Expressways
Railroads

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City Council District Boundary
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Single-Family Residential

Mixed Residential

Int'l Development Zone

Boundary Area

City Council District Boundary

Expressways

City of San Antonio

City of San Antonio

Map: All Current and Requested Zoning includes AMCO (Airport Related Overlay District)

City of San Antonio Rezoning Area



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