



City of San Antonio

Legislation Details (With Text)

File #: 17-5942

Type: Resolution

In control: City Council A Session

On agenda: 11/9/2017

Title: 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]

Sponsors:

Indexes:

Code sections:

Attachments: 1. D1 CCR Request, 2. Draft Resolution.pdf, 3. Resolution 2017-11-09-0042R

Date	Ver.	Action By	Action	Result
11/9/2017	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICT IMPACTED: Council District 1

SUMMARY:

Councilmember Roberto Trevino requests through a Council Consideration Request (CCR) that City Council, through resolution, direct the Development Services Department to initiate a plan amendment and rezoning to an appropriate land uses and zoning districts for property generally located: 1) South of West Mulberry Avenue, areas adjacent to East Mulberry Avenue, South of Hildebrand and East of McCullough, 2) Areas in the northern portion of River Road inside District 2, just North of their boundary along Mulberry, 3) areas South of Gramercy, North of Ashby, West to Fredericksburg, and East to San Pedro, and 4) South of Culebra Road, north of Leal Street, East to Colorado Street and the western boundary of the district.

BACKGROUND INFORMATION:

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. 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.

ISSUE:

The current land use and zoning of the property need to be consistent with one another and with the literal use of the property. Initiating the plan amendment and rezoning process for this area will more appropriately identify land use and zoning.

ALTERNATIVES:

Denial of this resolution would allow the existing land use and zoning districts to remain as they are.

FISCAL IMPACT:

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.

RECOMMENDATION:

Staff recommends approval of the resolution directing staff to proceed with noted plan amendments and zoning for properties within the areas identified.