



City of San Antonio

Agenda Memorandum

File Number:16-4557

Agenda Item Number: 4.

Agenda Date: 11/28/2016

In Control: Neighborhoods and Livability Committee

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: Bridgett White, AICP, Director

COUNCIL DISTRICTS IMPACTED: 1 and 7

SUBJECT:

Briefing on the Fredericksburg Road Corridor Study and the proposed Maverick Conservation District.

SUMMARY:

As part of the FY 2016 Budget, \$50,000 was included to fund a study of the Fredericksburg Road Corridor and the proposed Maverick Conservation District. Staff will be providing the Committee with a briefing on the study and community input received throughout the process.

BACKGROUND INFORMATION:

The Fredericksburg Road Corridor Study Area consists of approximately 786 acres starting at IH-10 to the southeast continuing northwest to the City of Balcones Heights. The study area is located in San Antonio's Art Deco District and is in close proximity to Jefferson High School. The study recommends functional improvements to a portion of the corridor to spur new investment and redevelopment options such as enhanced corridor cross sections for three distinct areas along the Fredericksburg Road Corridor.

The Fredericksburg Road Corridor Study Goals are to:

- Strengthen property values,
- Improve physical appearance of public and private realm,
- Improve property upkeep and maintenance,
- Improve access for pedestrians, bicycles, and transit along the corridor,
- Strengthen corridor and community identity, and
- Increase resident satisfaction with the corridor function and aesthetics.

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The goals of the proposed Maverick Conservation District are to:

- Address aesthetic enhancements including street trees, public art, landscaped medians, and
- Apply design standards along the corridor and in the Maverick Neighborhood.

The report provides an assessment of adopted and existing land use, zoning, current area development trends, recent studies, overlay districts, historic districts, and the goals and objectives of the Near Northwest Community Plan. The consultant, Robert Yakas with Robert Yakas Design, details the current obstacles in the Study Area and describes the current physical conditions that hamper the desirability of the area. The report proposes strategies for reinvestment and design guidelines to improve and maintain the character of the area. The report incorporates substantial public involvement from two public meetings held on June 27, 2016 and August 24, 2016. During the August 24, 2016 meeting, representatives from Maverick, Monticello, and Jefferson Neighborhood Associations expressed support for the report’s recommendations.

The final report was completed on September 30, 2016. As a special study the report outlines options for functional improvements and aesthetic enhancements along the corridor and does not require adoption by City Council. Fredericksburg Road is identified as a corridor of significance in the SA Tomorrow Comprehensive Plan. Implementation of the study recommendations will be coordinated through the SA Tomorrow implementation framework. The recommended strategies could be implemented through improvement efforts conducted by the Transportation and Capital Improvements Department, annual budget allotments and future bond funding. The study offers corridor concepts which, if recommended, would require additional engineering studies to obtain cost estimates.

ISSUE:

Briefing on the Fredericksburg Road Corridor Study and the proposed Maverick Conservation District.

ALTERNATIVES:

There are no alternatives. This is only a briefing.

FISCAL IMPACT:

There is no fiscal impact associated with this briefing.

RECOMMENDATION:

Staff recommends forwarding the report to the affected departments for consideration in their future projects related to Fredericksburg Road. In addition, Staff recommends forwarding the creation of the Neighborhood Conservation District (NCD) in the Maverick Neighborhood to the Zoning Commission for consideration.