

A RESOLUTION **2010-03-18-0018R**

DIRECTING PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF TO UNDERTAKE LAND USE AND OTHER BACKGROUND STUDIES NECESSARY TO RECOMMEND TO THE CITY COUNCIL 1) A CORRIDOR OVERLAY DISTRICT ALONG BOTH SIDES OF SOUTH PRESA STREET BETWEEN IH-10 TO THE NORTH AND SE LOOP 410 TO THE SOUTH AND 2) A COMPREHENSIVE REZONING OF PROPERTIES GENERALLY LOCATED WITHIN THE BOUNDARIES OF THE PROPOSED SOUTH PRESA STREET CORRIDOR OVERLAY DISTRICT AS RECOMMENDED BY COUNCILWOMAN RAMOS, DISTRICT 3.

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WHEREAS, the South Presa Street Corridor abuts, traverses, and links designated historic landmarks, historic districts, and the San Antonio River; and

WHEREAS, the South Presa Street Corridor is an amenity and asset of great value to the City, its inhabitants, its visitors and its economy; and

WHEREAS, the South Central Community Plan, adopted August 19, 1999 as a component of the City's Master Plan and updated October 26, 2005, identified the need to address incompatible land uses and enhance design standards along the commercial corridors including South Presa Street; and

WHEREAS, the San Antonio Master Plan Policies adopted May 29, 1997 recommended that the City review and strengthen urban corridor regulations; and

WHEREAS, on December 19, 2002 the City Council amended the Unified Development Code by adding a new section 35-339.01, Corridor Districts, which establishes overlay zoning districts for gateway, metropolitan, and preservation corridors; and

WHEREAS, City Council is supportive of comprehensive, proactive efforts to rezone property in order to validate the legitimacy of existing uses rendered nonconforming due to the adoption of the 2001 Unified Development Code, correct historical zoning inconsistencies which deteriorate the integrity of residential neighborhoods and commercial corridors, and implement an adopted land use element of the Comprehensive Plan; **NOW THEREFORE**;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

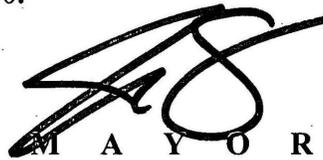
SECTION 1. The City Council hereby directs City Staff to undertake land use and other background studies necessary to recommend to the City Council 1) a Corridor Overlay District

SG/cia
03/18/2010
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along both sides of South Presa Street between IH-10 to the north and Southeast Loop 410 to the south in City Council District 3, and 2) a comprehensive rezoning of properties generally located within the boundaries of the proposed South Preas Street Corridor Overlay District.

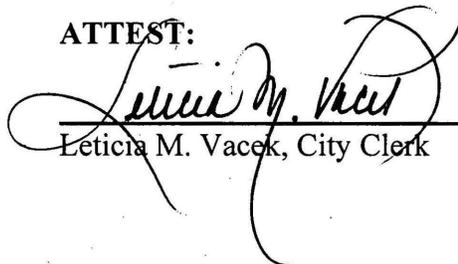
SECTION 2. This Resolution shall be effective on March 28, 2010.

PASSED AND APPROVED this 18th day of March, 2010.



M A Y O R
Julián Castro

ATTEST:

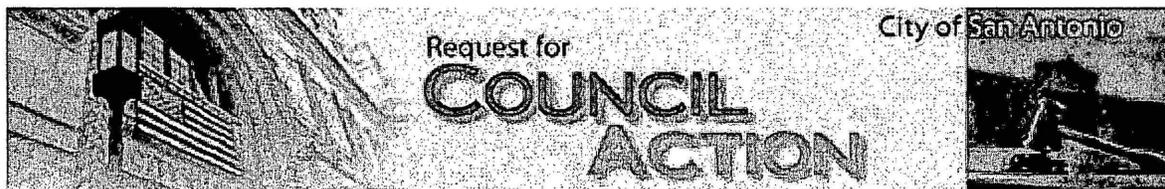


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Michael Bernard, City Attorney



Agenda Voting Results - 32

Name:	32						
Date:	03/18/2010						
Time:	02:14:50 PM						
Vote Type:	Motion to Approve						
Description:	A Resolution directing the Planning and Development Services Department to develop and bring forward to the Zoning Commission and City Council a Corridor Overlay District for an area along South Presa Street between IH-10 and Loop 410 and to initiate a change in the Zoning District Boundaries of the properties within the area to adopt the Corridor Overlay District and to amend the base Zoning District Boundaries to zoning districts that will allow for development opportunities as requested by Councilwoman Ramos, District 3.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1	x					
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x			x	
Leticia Cantu	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				x

South Presa Corridor Overlay District & Comprehensive Rezoning

Agenda Item #32

March 18, 2010

Resolution Items

- Directing staff to undertake land use and other background studies necessary to recommend:
 - A Corridor Overlay Zoning District along South Presa Street
 - A comprehensive rezoning for properties generally located within the corridor

Impetus

- South Central San Antonio Community Plan and Stinson Airport Plan identify corridor enhancement as goals
- High-value projects will spur new development
 - District 3 Library & Mixed Use Complex
 - SA River Improvements Project

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Overlay District Enhancements

- Coordinated, higher quality building materials
- Enhanced landscaping
- Wider sidewalks & improved streetscape
- Screening for parking lots, trash receptacles, and mechanical equipment
- Reduced sign height and area

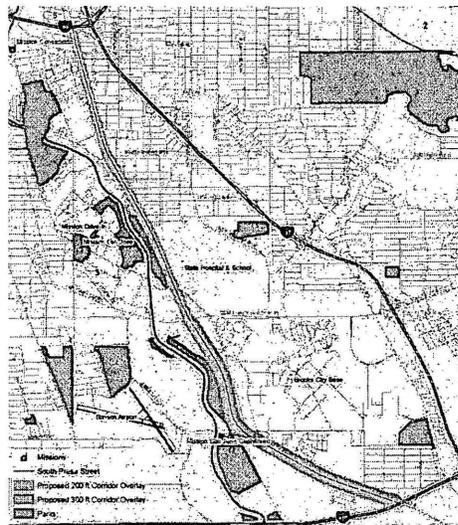
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Comprehensive Rezoning Benefits

- Align the zoning in the area to the future land use plans created by the community
- Encourage pedestrian-oriented, mixed-use development
- Prevent the establishment of uses that would be incompatible with historical, natural, and cultural assets

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Study Area



BOUNDARIES

- North – IH-10
- South – Loop 410
- Extent – 200-300 feet from outer right-of-way

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