Monte Vista South Area Rezoning

Development Services Department
City of San Antonio

October 20, 2020
Zoning Commission Briefing

Presented by:
Catherine Hernandez – Development Services Administrator
Alina Phillips – Development Services Large Area Rezoning Manager
AGENDA

• Background
• Zoning History
• Proposed Rezoning Goals
• Tentative Timeline
BACKGROUND

- City Council Resolution (CCR) to rezone this area was approved on Nov. 9, 2017
- Scope of work included reviewing & rezoning properties bounded by:
  - W. Mulberry Ave. (north)
  - E. Ashby St. (south)
  - McCullough Ave. and N. Hwy. 281 (east)
  - San Pedro Ave. (west)
Adoption of 2001 UDC converted all 1938 & 1965 zoning districts to change:

<table>
<thead>
<tr>
<th>FROM</th>
<th>TO</th>
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<tbody>
<tr>
<td>“D” Apartment</td>
<td>“MF-33” Multi-Family</td>
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<tr>
<td>“O-1” Office</td>
<td>“O-2” High Rise Office</td>
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This resulted in properties being over-zoned based on their use.

Large Area Rezoning aligns a property’s current land-use with appropriate zoning districts.
PROPOSED REZONING GOALS

• “MF-33” Multi-Family to “R-4” Single-Family:
  • For Single-Family (R-4) – in some cases adding “CD” (Conditional Use) to allow anywhere from 2-4 units, or rezoning to Office (O) where appropriate

• Commercial Corridors:
  • Includes down-zoning various commercial districts to less intense commercial districts while maintaining the commercial corridor and protecting adjacent residential uses
  • Including McCullough, North Main Ave., and San Pedro Ave.
TENTATIVE TIMELINE

CITY COUNCIL

NEIGHBORHOOD ASSOCIATION & COMMUNITY MEETINGS

Initial Community Meetings
- October 30, 2019
- November 3, 2019

Virtual Community Meetings
- October 7, 2020
- October 8, 2020

ZONING COMMISSION

November 3, 2020

December 3, 2020
GO TO www.sanantonio.gov/DSD

HOVER & CLICK HOVER OVER Resources CLICK Codes and Ordinances

CLICK Zoning Updates, Large Area Rezoning – Monte Vista

URL https://www.sanantonio.gov/DSD/Resources/Codes#233873983-large-area-rezoning---monte-vista
LARGE AREA REZONING WEBSITE
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