Monte Vista South Area Rezoning

Development Services Department
City of San Antonio

October 7, 2020 and October 8, 2020

Presented by:
Catherine Hernandez – Development Services Administrator
Alina Phillips – Development Services Large Area Rezoning Manager
Everyone is muted upon entry.
Please unmute yourselves to speak.

Monte Vista South Area Rezoning
Virtual Community Meeting
AGENDA

• Background
• Zoning History
• Proposed Rezoning Goals
• Rezoning Process
• Tentative Timeline
• Q & A
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>
</tr>
</thead>
<tbody>
<tr>
<td>“D” Apartment</td>
<td>“MF-33” Multi-Family</td>
</tr>
<tr>
<td>“O-1” Office</td>
<td>“O-2” High Rise Office</td>
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</table>

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.
HOW TO READ THE MAP

- SOLID RED LINE = BOUNDARIES
- DASHED RED LINES = 200 FEET
- MAPS CAN OVERLAP
HOW TO READ THE MAP

• Circled numbers on the map are referenced in the legend as conditional uses.

• Conditional Use Zoning is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations (or unique development requirements) would be compatible with adjacent land uses.
SOUTH WEST MAP
REZONING PROCESS

- Rezoning Notifications are sent to property owners affected by the rezoning and property owners within 200 feet (both hearings)
- Notification is sent to registered Neighborhood Association and posting of signs
- Community Meetings are held
- Rezoning Project moves to Zoning Commission for Public Hearing and Recommendations
- Rezoning Project moves to City Council for Public Hearing and Consideration
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
CODES & ORDINANCES

CODES & ORDINANCES OVERVIEW

Development in the City of San Antonio requires conformance with all adopted building codes, land use regulations and the City’s design and construction standards.

On June 21, 2018, San Antonio City Council approved the adoption of the 2018 International Code Council (ICC) Building-related, Fire and Property Maintenance codes with local amendments, with an effective date of October 1, 2018.

CODES/ORDINANCES

- INFILL DEVELOPMENT ZONE (IDZ)
- RM-4 / MF-33 CCR
- LARGE AREA REZONING - MONTE VISTA


Background:

- A CCR by Councilman Roberto C. Trevino was issued on Oct. 5, 2017 to review and rezone properties generally bound by West Mulberry Avenue, U.S. Highway 281, East Huisache Avenue, West Ashby Place, and San Pedro Avenue.
- A Resolution # 2017-11-09-004R was approved by Council on Nov. 9, 2017.

Location:

- Properties along West Mulberry Avenue to the north, U.S. Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West.
- 471 properties within the boundary.

Summary:

The District 1 Council Office has requested that Development Services Department facilitate a Large Area Rezoning project. These properties are generally bounded by West Mulberry Avenue from the north, San Pedro Avenue from the west, West Ashby Place from the south, and East of McCullough Avenue.

Please join us at either one of the community meetings listed below where detailed information will be provided. There will be a public hearing on this rezoning project on October 3, 2019.
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