

**A RESOLUTION**

**DIRECTING PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF TO UNDERTAKE LAND USE AND OTHER BACKGROUND STUDIES NECESSARY TO RECOMMEND TO THE CITY COUNCIL A CORRIDOR OVERLAY DISTRICT ALONG BOTH SIDES OF ROOSEVELT AVENUE BETWEEN THE TERMINUS OF ST. MARY'S STREET TO THE NORTH AND SE LOOP 410 TO THE SOUTH IN CITY COUNCIL DISTRICTS 3 AND 5 PURSUANT TO SECTION 35-339.01 OF THE UNIFIED DEVELOPMENT CODE, AND A COMPREHENSIVE REZONING OF PROPERTIES GENERALLY LOCATED WITHIN THE BOUNDARIES OF THE PROPOSED ROOSEVELT AVENUE CORRIDOR OVERLAY DISTRICT.**

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**WHEREAS**, the Roosevelt Avenue Corridor abuts, traverses, and links designated historic landmarks, historic districts, and the San Antonio River; and

**WHEREAS**, the Roosevelt Avenue 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 Roosevelt Avenue; and

**WHEREAS**, the San Antonio Master Plan Polices 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 a Corridor Overlay District along both sides of Roosevelt Avenue between the terminus of St. Mary's Street

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to the north and Southeast Loop 410 to the south in City Council Districts 3 and 5, and a comprehensive rezoning of properties generally located within the boundaries of the proposed Roosevelt Avenue Corridor Overlay District.

**SECTION 2.** This Resolution shall be effective on March 15, 2009.

**PASSED AND APPROVED** this 5<sup>th</sup> day of March, 2009.



M A Y O R

**ATTEST:**   
City Clerk

**APPROVED AS TO FORM:**   
for City Attorney