



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

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2009 JAN 30 AM 10:14

TO: Mayor & City Council

FROM: Councilwoman Jennifer V. Ramos, District 3

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Executive Assistant to the City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Request to Rezone the Roosevelt Avenue Corridor

DATE: January 29, 2009

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda at the earliest available meeting of the City Council:

I am respectfully requesting that the Planning and Development Services Department take appropriate steps in bringing forward to the Zoning Commission for a recommendation, and to City Council for final action, an ordinance creating a Corridor Overlay District to follow Roosevelt Avenue from IH-10 to Loop 410. The specific boundaries and site and building design standards for this new district shall be developed in consultation with community stakeholders. The Planning and Development Services Department shall undertake land use and other background studies necessary to establish this Overlay District and all property owners within the proposed Overlay District shall be afforded an opportunity to participate in drafting the proposed regulations through public hearings and meetings.

Additionally, I am respectfully requesting that the Planning and Development Services Department take appropriate steps in bringing forward to the Zoning Commission for a recommendation, and to City Council for final action, an ordinance amending the base zoning of properties generally located within the boundaries of the proposed new overlay district to correct existing deficiencies. A significant proportion of properties along Roosevelt Avenue are currently zoned for industrial or regional commercial uses. Community members expressed their desire for lower intensity, mixed-use development along Roosevelt Avenue with the adoption of the South Central San Antonio Community Plan Update in 2005 and the Stinson Airport Vicinity Land Use Plan, which is proposed for adoption later this year.

Brief Background

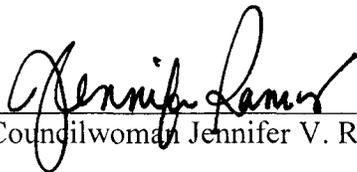
On May 12, 2007 voters overwhelmingly supported Proposition 4 of the 2007-2012 Bond Program, which included over \$11 million for library improvements. A substantial portion of this amount, \$4,175,000, was designated for site acquisition, design, and construction of a new branch library in District 3. On October 11, 2007, City Council authorized the acquisition of the 26-acre Mission Drive-In Theater site for the new District 3 library. The new Mission Drive-In mixed use complex, combined with other catalytic projects in the area including the Stinson Airport expansion, improvements to the San Antonio River as part of the Historic

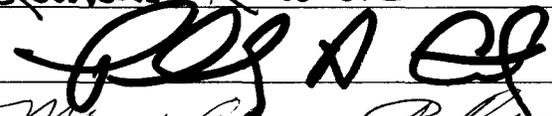
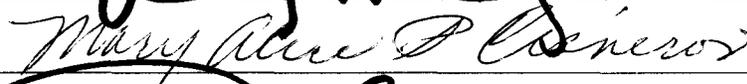
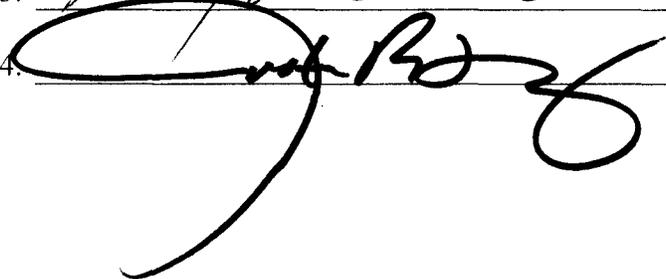
Mission Reach of the River Improvements Project, and multiple privately owned and funded mixed-use developments, are expected to drive redevelopment along Roosevelt Avenue. On December 11, 2008, City Council approved the designation of the Mission Drive-In TIRZ to further leverage development and revitalization efforts.

Correcting the incompatible base zoning along Roosevelt Avenue will expedite the redevelopment of the area, ensure new uses are compatible with abutting residential areas, and reflect the community's desire for mixed use development along Roosevelt Avenue as expressed in the South Central Community Plan Update and the Stinson Airport Vicinity Land Use Plan (currently under development). Combined with correcting deficiencies in the base zoning, the development of a Corridor Overlay District along Roosevelt Avenue will ensure the expected private development respects the historic and cultural features of the area, complements the design of the new Mission Drive-In complex, and reflects the substantial public expenditures in the area.

Your favorable consideration is requested.

Submitted for Council consideration
by:


Councilwoman Jennifer V. Ramos, District 3

Supporting Councilmembers' Signatures (4 only)	District No.
1. 	5
2. 	4
3. 	1
4. 	7

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