



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

TO: Mayor & City Council
FROM: City Councilwoman Ivy R. Taylor
COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Chief of Staff; Robert Hammond, Special Projects Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; John Peterek, Senior Management Analyst
SUBJECT: Request for area-wide Rezoning of Dignowity Hill
DATE: October 27, 2011

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Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:
I respectfully request your concurrence in directing staff to bring forward to City Council a resolution to initiate a rezoning case for properties located within the Dignowity Hill Neighborhood Plan boundaries. The purpose of this rezoning case is to implement the future land use plan and reinvestment plans that were adopted by City Council in 2009.

Brief Background

The existing land use map demonstrates that the predominate use in the plan boundaries is single-family residential with commercial uses being located along the major thoroughfares: Commerce Street, New Braunfels Avenue, and Houston Street. Industrial and warehousing land uses are currently located between IH-37 and Cherry Street, with greater concentrations of these types of industrial uses generally adjacent to the Union Pacific Railroad right-of-way. Additionally, there are large numbers of vacant and/or underutilized properties throughout the planning area; conditions that could benefit from appropriate zoning in order to accommodate redevelopment.
The future land use plan for the area envisions a transition from industrial and warehouse uses into a high density mixed-use district, similar to those found in downtown San Antonio. Low density residential uses are desired for the interior of the neighborhood, with a long-term vision that encourages walkable, neighborhood-friendly and convenient retail and service uses for local residents.

By amending the zoning of the Dignowity neighborhood, the City Council will implement land use goals identified by community stakeholders in the Dignowity Hill Neighborhood Plan, as well as the Eastside Reinvestment Plan, a component of the neighborhood plan.

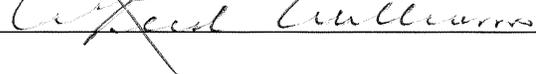
Submitted for Council consideration by:

Ivy R. Taylor (handwritten signature)

Councilwoman Ivy R. Taylor, District 2

Supporting Councilmembers' Signatures (4 only)

District No.

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2.		1
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