

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PLANNING DEPARTMENT**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Director, Planning Department

THROUGH: Terry M. Brechtel, City Manager

COPIES: Jelynn LeBlanc Burley; Assistant City Manager; Andrew Martin, City Attorney

SUBJECT: Six Signature memo bringing forth an ordinance to establish interim development controls for the six limited purpose annexation areas

DATE: February 6, 2003

SUMMARY AND RECOMMENDATIONS

This ordinance will establish interim development controls on new permits including zoning, platting, and development plan approvals for properties situated over the six areas annexed by the City for limited purposes on January 5, 2003. The development controls will be in place for a period of 180 days pending completion of new development regulations and zoning for such areas.

Staff recommends approval of the ordinance.

BACKGROUND INFORMATION

Under initiatives taken by the City of San Antonio to plan accordingly for the balanced growth of our City and to create new opportunities for economic development, Mayor and Council approved the annexation of six limited purpose areas and a planning effort by the Urban Land Institute (ULI).

With anticipation of the ULI report, in addition to legislation for a Texas A&M flagship campus in the area, and local and state-wide efforts to bring an auto manufacturing plant to the area, it is imperative that future development take place in a manner that will ensure economic development, preserve natural resources, ensure the compatibility of existing and proposed land uses, and allow for planning of adequate transportation infrastructure. In order to give the City the opportunity to develop a comprehensive plan for the limited purpose annexed areas to address these issues, the City is proposing interim development controls over the area.

In order to accomplish the task within a planned period of 180 days, City staff will reevaluate and adjust their workload accordingly. Recommendations for landuse patterns, zoning, and amendments to the Major Thoroughfare Plan to ensure proper development of the area will be brought forth to the Zoning Commission and Planning Commission as appropriate and City Council for consideration.

POLICY ANALYSIS

The proposed ordinance will suspend the acceptance of new applications and issuance of new permits including zoning, platting and development approvals. "Permit" as defined under Chapter 245 of the Local Government Code means a license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought. Applications for permits including zoning, subdivision plats and development plans filed prior to the enactment of this ordinance will not be subject to this restriction.

This ordinance also establishes an appeal process. Any landowner adversely affected by the proposed terms of the ordinance shall have the right to appeal to the City Council and seek waiver of the terms as applicable to his/her property. The terms of appeal and provisions thereof will be defined in the ordinance.

FINANCIAL IMPACT

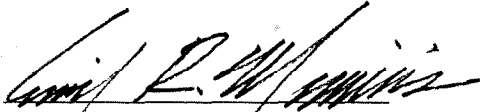
The adoption of this ordinance carries no specific financial commitment by the City.

COORDINATION

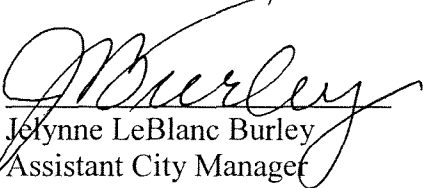
This item was coordinated with the City Attorney's Office.

SUPPLEMENTARY COMMENTS

Action on this item will support the previous efforts under limited purpose annexation and the work undertaken by the Urban Land Institute.



Emil R. Moncivais, AICP, AIA
Director of Planning



Jolynne LeBlanc Burley
Assistant City Manager

APPROVED:



Terry M. Brechtel
City Manager

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE SHEET

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2003 JAN 31 AM 10:00

TO: MEMBERS OF THE CITY COUNCIL

FROM: Mayor Ed Garza

COPIES TO: City Manager; City Clerk; City Attorney; Assistants to Mayor & Council;
Management & Budget Director; Finance Director; File

SUBJECT: Agenda Items for Council Meeting of February 6, 2003

DATE: January 30, 2003

Please join me in requesting an agenda item for next Thursday, February 6, 2003, to consider an ordinance establishing interim development controls in the six areas annexed for limited purposes generally south of the southern portion of Loop 410.

As you know, we are awaiting delivery of the planning study undertaken by the Urban Land Institute in connection with the Southside Initiative. The effort and thinking that has gone into that study can form the basis of a master planning effort by the City of San Antonio to establish a plan for quality, long-term development of that area.

Even though development in this area is now subject to interim zoning controls, efforts to establish and implement a long-range plan could be preempted by applications for incompatible development filed while the planning effort is underway. Obviously, a developer and landowner whose project is already under construction or is protected by an acknowledged vested right may complete that project. For projects or development that has yet to be proposed, appropriate interim development controls in effect while the Southside Initiative land planning process is completed will go far towards ensuring the plan, when adopted, can be implemented.

Staff has reviewed this request and concurs with this action. Your support is appreciated.



EDWARD D. GARZA
Mayor



Bobby Perez
Council Member, District 1



John H. Sanders
Council Member, District 2



Antonietta Moorhouse
Council Member, District 3



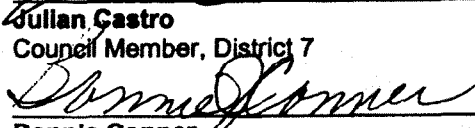
Enrique Martin
Council Member, District 4



Enrique Barrera
Council Member, District 6



Julian Castro
Council Member, District 7



Bonnie Conner
Council Member, District 8



Carroll W. Schubert
Council Member, District 9



David Carpenter
Council Member, District 10