

**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: Amending Ordinance No. 97173 to extend the Interim Development Controls for a period of 60 days beyond the expiration date of August 5, 2003 in areas annexed for limited purposes on January 5, 2003

DATE: June 26, 2003

SUMMARY AND RECOMMENDATIONS

This is an amendment to Ordinance No. 97173, approved February 6, 2003, that established 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. Staff proposes to extend the development controls for a period of sixty (60) days beyond August 5, 2003, to complete new development regulations and zone accordingly.

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, a planning effort by the Urban Land Institute (ULI) and most recently the development of the Southside Initiative Community Plan.

With anticipation of adoption by Council of the Southside Initiative Community Plan, it is imperative that future development take place in a manner that will continue to ensure economic development, preserve natural resources, ensure the compatibility of existing and proposed land uses, and allow for planning of adequate transportation infrastructure. The plan establishes the community's vision for the planning area, which includes a land use plan upon which to base zoning considerations. In order to give the City the opportunity to implement the necessary zoning changes consistent with the Southside Initiative Community Plan, the City is proposing to extend the interim development controls over the area for a period of 60 days.

POLICY ANALYSIS

The proposed amended ordinance will continue to suspend for a period of sixty (60) days, 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

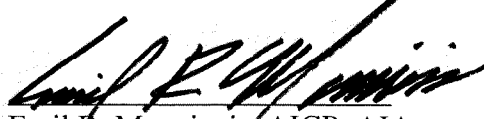
The adoption of this ordinance carries no specific financial commitment by the City.

COORDINATION

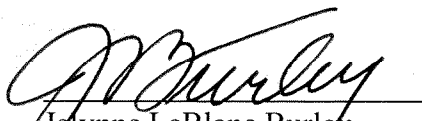
This item was coordinated with the City Attorney's Office.

SUPPLEMENTARY COMMENTS

Action on this item will support the previous efforts under limited purpose annexation, the work undertaken by the Urban Land Institute, and the community's involvement in development of the Southside Initiative Community Plan.



Emil R. Moncivais, AICP, AIA
Director of Planning



Jelynn LeBlanc Burley
Assistant City Manager

Approved:



Terry M. Brechtel
City Manager