

**CITY OF SAN ANTONIO
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

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

SUBJECT: Briefing on the City South Master Plan by the Planning and Design firm of Duany Plater-Zyberk

DATE: May 26, 2005

SUMMARY AND RECOMMENDATIONS

This is a briefing on the City South Master Planning services performed under contract with Kell-Muñoz Architects and the lead planning and design firm of Duany Plater-Zyberk. Mr. Andres Duany will be presenting. Staff will be seeking direction from Council to proceed with the process for adoption and implementation of the City South Master Plan and accompanying regulatory codes.

BACKGROUND INFORMATION

City South, based on a "balanced growth" effort initiated by Mayor Garza, is an attempt to reshape San Antonio's growth patterns, through the implementation of Smart Growth principles.

The primary goal of City South is to reverse the trend of disinvestment in the southern sector and encourage the balanced growth of San Antonio. The initiative establishes a growth policy for South San Antonio that seeks to develop the area as an integral part of our City and create an overall scenario of sustainable development.

The focus of this initiative is an 80 square mile area located approximately 7.5 miles south of downtown. Boundaries for the plan are IH-Loop 410 on the north; IH-35 on the west; IH-37 on the east; and an area varying approximately 1,350' to 5,875' south of and parallel to the Medina River on the south.

Previous actions for this initiative include a study by the Urban Land Institute, annexation for limited purposes, coordination of the City South Community Plan, creation of the Flex-Zoning Districts, and the introduction and adoption of legislation for a City South Management Authority.

On January 20, 2005, City Council authorized the execution of a contract with Kell-Muñoz Architects, Inc., to perform master-planning services, with Duany Platter-Zyberk as the lead planning and design team. The Request for Proposal attached to the contract required that the selected Respondent provide the following products:

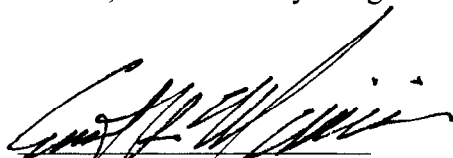
- a. A regulatory plan that provides specific development standards and diagrams to encourage sustainable growth across urban, sub-urban, and rural settings. This plan document shall contain the appropriate code language to guide and provide certainty for future development and shall also include provisions for infrastructure placement and standards for streets and thoroughfares.
- b. A report illustrating how development can occur using the standards developed in the regulatory plan and an appropriate number of renderings to illustrate potential development for both private and public lands.
- c. Documentation of strategies that may be used to inform and promote development concepts established in the sector master plan and sufficient marketing materials or publications that can be used to inform the community and stakeholders to achieve an understanding and ultimate acceptance of the concepts within the sector master plan.

POLICY ANALYSIS

The City South Master Planning effort is consistent with the City's policy of planning for and creating opportunities for sustainable growth and development. Upon completion of the work program, staff, with City Council direction, will begin the process for adopting and implementing the City South Master Plan and regulatory documents. Staff will schedule and conduct work sessions with the Planning and Zoning Commissions, Historic Design and Review Commission (HDRC), as well as with the departments and agencies that will implement the Master Plan.

SUPPLEMENTARY COMMENTS

Staff will work with and seek the recommendations of the Planning and Zoning Commissions, HDRC, and ultimately bring forward to City Council for consideration.



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