



# **United Homeowners Improvement Association Large-Area Rezoning**

Development Services Department

Item # 3

# Council Consideration Request



Submitted October 3, 2024, by Council District 2

## Background

- The proposed large area rezoning is located within the United Homeowners Improvement Association and is generally bounded by Frost Bank Center Drive to the West, the Union Pacific Railroad Tracks to the North, Salado Creek to the East, and Willow Springs Golf Course to the South.
- The proposed large area rezoning will allow for future redevelopment opportunities to occur while also protecting the existing homes and property owners from incompatible uses.

## Request

- This proposal seeks to rezone the properties and the land use as necessary to align the zoning with the existing use.

# Staff Recommendation

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DSD staff will conduct an analysis of the current land uses; and bring forward any appropriate plan amendments and/or zoning changes that is consistent with the Future Land Use Plan; and bring non-conforming current land uses into conformance with appropriate zoning.

## Next Steps:

Staff recommends referring this item to A Session for consideration of a Resolution to initiate the Large Area Rezoning.