

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

**City Council – Item 22**

**February 27, 2025**



# Council Consideration Request



## Background

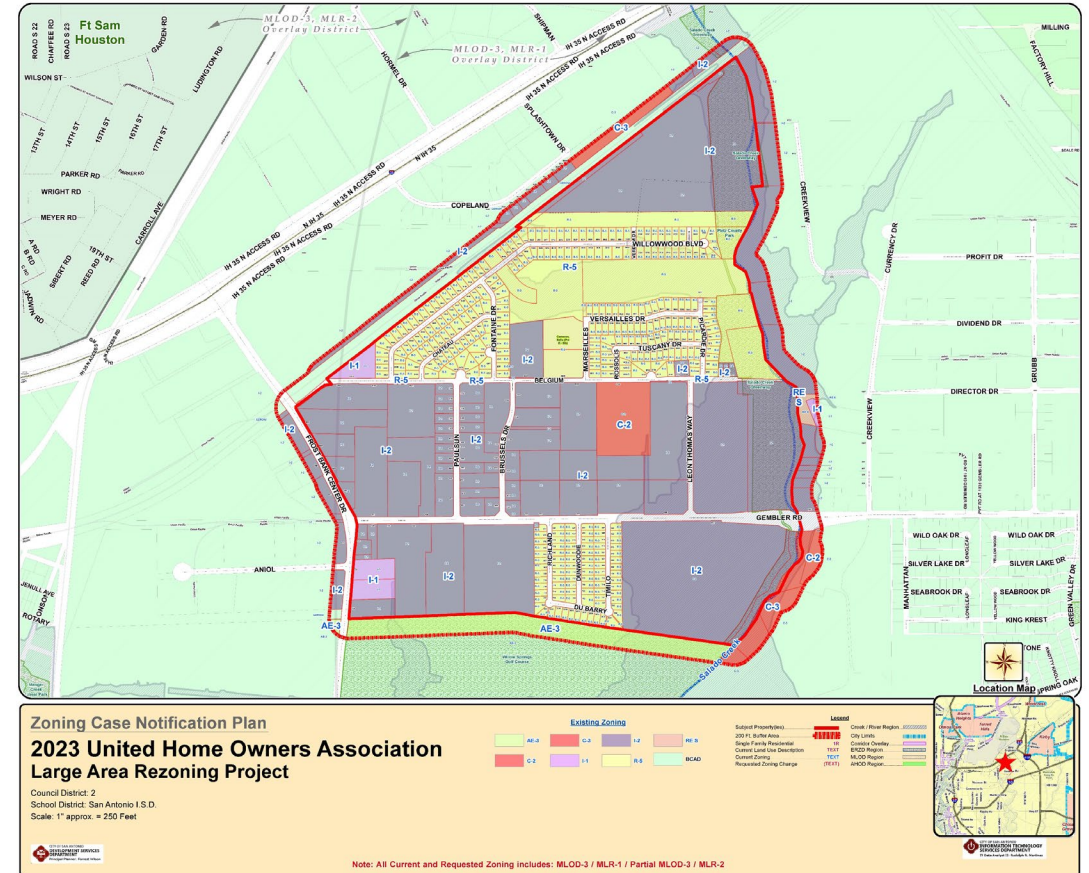
- Submitted Oct. 3, 2024, by CD 2
- Located within United Homeowners Improvement Association
- Boundaries:
  - Frost Bank Center Drive to the West
  - Union Pacific Railroad Tracks to the North
  - Salado Creek to the East
  - Willow Springs Golf Course to the South.

## Request

- To rezone properties and land use as needed to align zoning with existing use
- Proposed rezoning will allow for:
  - Future redevelopment opportunities to occur
  - Protecting the existing homes and property owners from incompatible uses

# Rezoning Area

- 470 acres
- 425 properties
- Current zoning:
  - “I-2”, Heavy Industrial
  - “I-1” General Industrial
  - “C-2” Commercial
  - “R-5” Residential Single-Family
- Land Use Plan:
  - Arena District / Eastside Community Plan (2003)



# Next Steps & Recommendation

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- Adoption of Fort Sam Houston Regional Center Plan
  - Draft release in March
  - Finalizing plan by end of year by Planning Department
- Stakeholder input
- Community meetings
  - Inform affected property owners
- Zoning Commission hearing
- City Council for final consideration and approval

**THANK YOU!**  
**Michael Shannon, PE, CBO**  
Director

