

**Large Area
Rezoning
United Homeowners
Improvement
Association**

City Council – Item 22

February 27, 2025



Council Consideration Request



Background

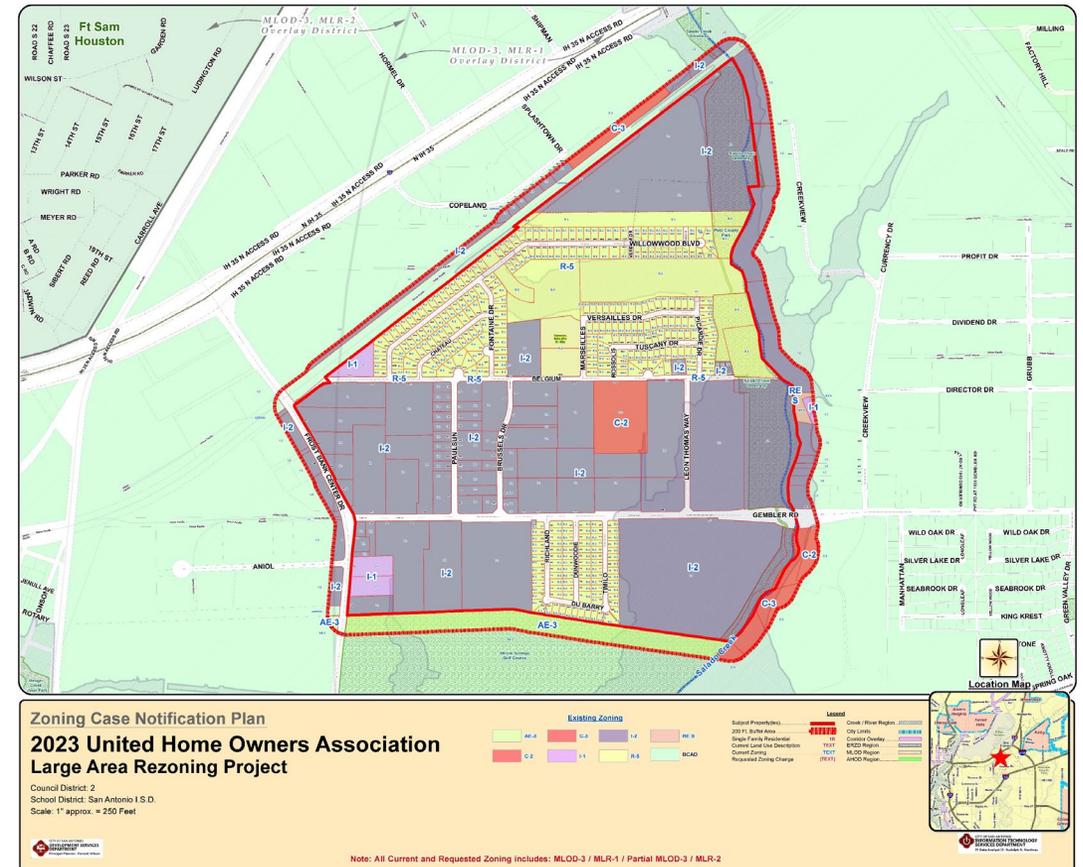
- Submitted Oct. 3, 2024, by CD 2
- Located within United Homeowners Improvement Association
- Boundaries:
 - Frost Bank Center Drive to the West
 - Union Pacific Railroad Tracks to the North
 - Salado Creek to the East
 - Willow Springs Golf Course to the South.

Request

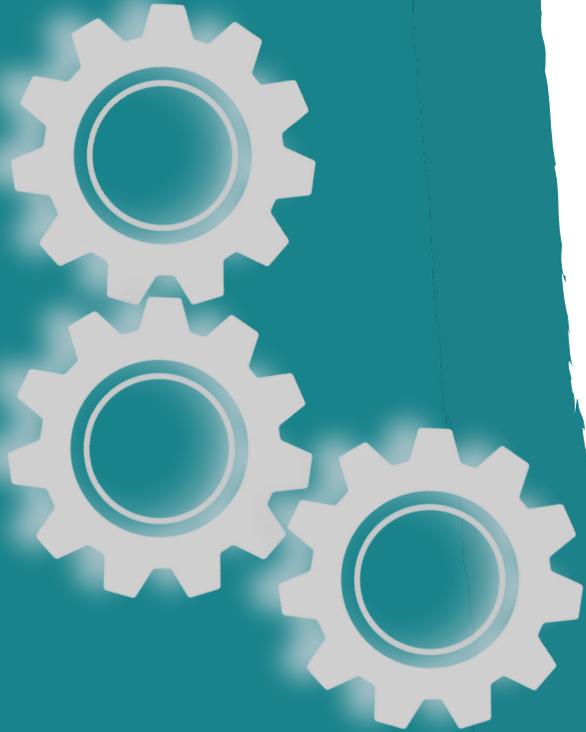
- To rezone properties and land use as needed to align zoning with existing use
- Proposed rezoning will allow for:
 - Future redevelopment opportunities to occur
 - Protecting the existing homes and property owners from incompatible uses

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



- 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

