



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** 2

**Agenda Date:** April 16, 2025

**In Control:** Governance Committee Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

Council Consideration Request from Councilmember Marina Alderete Gavito (District 7) on a Large Area Rezoning of Property within the boundaries of Pettus, Watkins, Culebra Rd

**SUMMARY:**

The proposed large-area rezoning seeks to rezone properties and land use as necessary to align the zoning with the property's existing use. The current zoning of the properties within the boundary is primarily Commercial when the current and historical use of the properties has been Single-Family Residential. Pettus Street generally bounds the proposed large-area rezoning to the North, Culebra Road to the South, and Watkins Road to the West, including a section of Rita Avenue. It will allow future redevelopment opportunities while protecting existing homes and property owners from incompatible uses.

**BACKGROUND INFORMATION:**

The proposed large area rezoning seeks to rezone properties and land use as necessary to align the zoning with the property's existing use. The current zoning of the properties within the boundary is primarily commercial when the current and historical use of the properties have been single-family residential. This resolution will direct staff to analyze the current land uses, bring forward any appropriate plan amendments and/or zoning changes consistent with the Future Land Use Plan, and bring non-conforming current land uses into conformance with the existing and/or appropriate use of the properties.

**ISSUE:**

The current zoning of the properties within the boundary is primarily commercial when the current and historical use of the properties has been single-family residential.

**FISCAL IMPACT:**

N/A

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

Staff recommends that this item be considered at an A-Session Council Agenda for a Resolution to initiate the large-area rezoning.