



# City of San Antonio

## Agenda Memorandum

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

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**Agenda Item Number:** 5

**Agenda Date:** May 17, 2024

**In Control:** Governance Committee Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Resolution directing staff to initiate any necessary plan amendment or rezoning recommendations for City Council consideration for properties generally located within the District 5 boundaries of the Roosevelt Park Neighborhood Association. The subject area is generally bound by Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South, and San Antonio River to the West.

**SUMMARY:**

Council Office District 5 requests that City Council, through resolution, direct City Staff to initiate appropriate plan amendments and rezoning to zoning districts consistent with the development pattern. The proposed resolution would authorize City Staff to take appropriate steps to bring forward to the Planning Commission and Zoning Commission for a recommendation and to City Council for final action, an ordinance amending the land use and zoning on approximately 230 acres of land located within the District 5 boundaries of the Roosevelt Park Neighborhood Association, generally bound by Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South, and San Antonio River to the West

**BACKGROUND INFORMATION:**

The proposed large area rezoning is located within the District 5 boundaries of the Roosevelt Park Neighborhood Association, generally bound by Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South, and San Antonio River to the West. Properties within the boundaries show an existing commercial corridor that is zoned for industrial, parcels that are zoned beyond what their future land use would allow by right, and multi-family structures zoned for single-family uses. This resolution will direct staff to conduct an analysis of the current land uses; and 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 appropriate zoning.

**ISSUE:**

The properties located in District 5 – Roosevelt Park Neighborhood Association require review and analysis for alignment of land use and zoning in respect to existing structures and uses.

**FISCAL IMPACT:**

This item is for briefing purposes only.

**ALTERNATIVES:**

Denial of this resolution would allow the existing zoning districts to remain, including those nonconforming.

**RECOMMENDATION:**

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