



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 22

Agenda Date: November 2, 2023

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Resolution initiating a Plan Amendment and Rezoning of property generally located near I-35, South Zarzamora Street, West Mayfield, Somerset, and Palo Alto Road.

SUMMARY:

Council Office District 4 requests that City Council, through resolution, direct City Staff to initiate appropriate plan amendments and rezoning to zoning districts consistent with the current 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 815 acres of land generally located within the boundaries of near I-35, South Zarzamora Street, West Mayfield, Somerset, and Palo Alto Road

BACKGROUND INFORMATION:

The proposed large area rezoning is generally located within the area near I-35, South Zarzamora Street, West Mayfield, Somerset, and Palo Alto Road. The current zoning of the properties within the boundaries show single family uses that are zoned for commercial and industrial 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 that are 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 4 – generally located within I-35, South Zarzamora Street, West Mayfield, Somerset, and Palo Alto Road require review and analysis for alignment of land use and zoning related to existing structures and uses.

ALTERNATIVES:

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

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Staff recommends Approval of the Resolution as this direction will provide an opportunity to apply appropriate land use and zoning to noted subject properties.