



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 12, 2025

**In Control:** City Council

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICT IMPACTED:** District 7

**SUBJECT:**

Resolution directing City Staff to initiate any necessary plan amendment or rezoning recommendations for City Council consideration on approximately 14 acres of land for properties generally located within the boundaries of the Culebra Park Neighborhood Association. The subject area is generally bounded by Watkins Street to the West, Pettus Street to the North and East, and Culebra Road to the South, as requested by Council District 7.

**SUMMARY:**

Council Office District 7 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 14 acres of land located within the boundaries of the Culebra Park Neighborhood Association. The subject area is generally bounded by Watkins Street to the West, Pettus Street to the North and East, and Culebra Road to the South. Key roadway in the area is Culebra Road (see attached exhibit).

**BACKGROUND INFORMATION:**

The proposed large area rezoning seeks to rezone properties and the land use as necessary to align the zoning with the existing use of the property. The current zoning of the properties within the boundary is primarily Commercial when current and historical use of the properties have been Single Family Residential. 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 the existing and/or appropriate use of the properties.

**ISSUE:**

The properties located in District 7 –Culebra Park Neighborhood Association require review and analysis for alignment of land use and zoning in respect to existing structures and uses.

**ALTERNATIVES:**

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