



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: {{item.number}}

Agenda Date: June 20, 2024

In Control: City Council Zoning and Land Use Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Resolution directing staff to initiate changes to the land use plan and zoning district boundary on approximately 238 acres of property generally located within the District 5 boundaries of the Roosevelt Park Neighborhood Association.

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 238 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.

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.