



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 22

Agenda Date: February 27, 2025

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

United Homeowners Association Large Area Rezoning

SUMMARY:

Council Office District 2 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 470 acres of land located within the boundaries of the United Homeowners Improvement Association Neighborhood Association. The subject area is generally bounded by Frost Bank Center Drive to the West, the Union Pacific Railroad Tracks to the North, Salado Creek to the East, and Willow Springs Golf Course to the South. Key roadways in the area are Belgium Lane and Gembler Road (see attached exhibit).

BACKGROUND INFORMATION:

The proposed large area rezoning is located within the United Homeowners Improvement Association boundaries. The area is generally bounded by Frost Bank Center Drive to the West, the Union Pacific Railroad Tracks to the North, Salado Creek to the East, and Willow Springs Golf

Course to the South. Key roadways in the area are Belgium Lane and Gembler Road. The current zoning of properties within the boundaries includes “I-2” Heavy Industrial, “I-1” General Industrial, “C-2” Commercial, and “R-5” Residential Single-Family. The proposed large area rezoning will allow for future redevelopment opportunities to occur while also protecting the existing homes and property owners from heavy 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 is consistent with the Future Land Use Plan; and bring non-conforming current land uses into conformance with appropriate zoning. This proposal seeks to rezone the properties and the land use as necessary to align the zoning with the existing use.

ISSUE:

The properties located in District 2 – United Homeowners Improvement Association 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.