



**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

COSA - CITY CLERK  
2024 OCT 03 PM02:58:48

TO: Debbie Racca-Sittre, City Clerk

FROM: Jalen McKee-Rodriguez, Councilmember, District 2

COPIES TO: Erik Walsh, City Manager; Debbie Racca-Sittre, City Clerk; Emily McGinn, Assistant to the City Council; Andrew Segovia, City Attorney; John Peterek, Assistant City Manager

SUBJECT: Resolution for a large area rezoning of property 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.

DATE: October 3, 2024

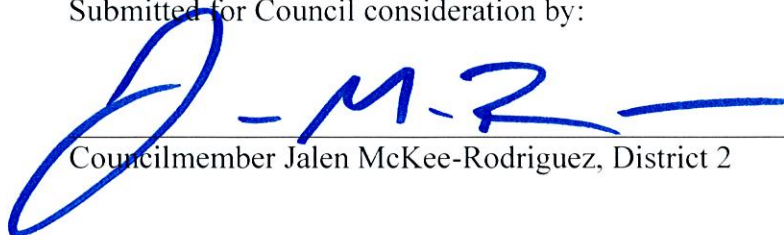
Issue Proposed for Consideration

Support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council: A resolution to review and rezone properties 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 (see attached exhibit).

Brief Background







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.

Submitted for Council consideration by:

  
Councilmember Jalen McKee-Rodriguez, District 2

Supporting Councilmembers' Signatures (4 only)

District No.

1.		
2.		
3.		
4.	