



Roosevelt Park Large-Area Rezoning

Development Services Department

Item 5

Council Consideration Request



Submitted April 24th, 2024, by Council District 5

Background

- The proposed large area rezoning is located within the District 5 boundaries of the Roosevelt Park Neighborhood Association. The area is 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. The proposed large area rezoning will allow for future redevelopment opportunities to occur while also protecting the existing homes and property owners from incompatible uses.

Request

- This proposal seeks to rezone the properties and the land use as necessary to align the zoning with the existing use.

Staff Recommendation

- DSD staff will 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.

Next Steps:

- Staff recommends referring this item to an A Session for consideration of a Resolution to initiate the Large Area Rezoning process.