



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 23

**Agenda Date:** November 2, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Resolution directing staff to initiate any necessary plan amendment or rezoning recommendations for City Council consideration concerning land use and zoning classification or boundary changes for property generally located within the boundaries of the southernmost portion of the Government Hill Neighborhood, bounded by IH 35 to the North, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East.

**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 current 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 135 acres of land located within the boundaries of the Government Hill Neighborhood, generally bounded by IH 35 to the North, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East.

**BACKGROUND INFORMATION:**

The proposed large area rezoning is located within the area the southernmost portion of the Government Hill Neighborhood generally bounded by IH 35 to the North, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East. The current zoning of the properties within the boundaries show single family uses that are zoned for commercial, industrial, and multi-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 that are 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 2 – generally bounded by IH 35 to the North, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East, require review and analysis for alignment of land use and zoning related to existing structures and uses.

**ALTERNATIVES:**

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