



# City of San Antonio

## Agenda Memorandum

### File Number:

---

**Agenda Item Number:** 27

**Agenda Date:** June 12, 2025

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

Culebra Park Neighborhood Large Area Rezoning

**SUMMARY:**

The proposed large area rezoning is located within the Culebra Park boundaries. The area is generally bounded by Watkins Street to the West, Pettus Street to the North and East, and Culebra Road to the South. Key roadway in the area is Culebra Road. The current zoning of properties within the boundaries includes “C-3” General Commercial, “C-2” Commercial, and “R-4” Residential Single-Family. The proposed large area rezoning will bring non-conforming current land uses into conformance with appropriate zoning. 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.

**BACKGROUND INFORMATION:**

The proposed large area rezoning seeks to rezone properties and the land use as necessary to align the zoning with the existing use of the property. The current zoning of the properties within the boundary is primarily Commercial when current and historical use of the properties have been

Single Family Residential. 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 the existing and/or appropriate use of the properties.

**ISSUE:**

The properties located in District 7 –Culebra 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.