



City of San Antonio

Agenda Memorandum

Agenda Date: 6/16/2022

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICT IMPACTED: Council District 5

SUBJECT:

Resolution initiating a Plan Amendment and Rezoning - Gardendale Neighborhood Association and the Prospect Hill Neighborhood Association.

Gardendale Neighborhood Association boundaries: bounded by IH 10 W, Martinez and Alazan Creeks, N. Comal Street, and W. Commerce Street.

Prospect Hill Neighborhood Association boundaries: W. Martin Street, S. General McMullen Street, W. Commerce Street, SW 24th Street and SW 26th Street, Castroville Road; Guadalupe Street, S. Zarzamora; and N Comal Street.

SUMMARY:

Council Office District 5 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 305 acres of land located within the Gardendale Neighborhood Association boundaries and 1417 acres of land located within the Prospect Hill Neighborhood Association boundaries, more specifically described below:

Gardendale Neighborhood Association boundaries: IH 10 W, Martinez and Alazan Creeks, N. Comal Street, and W. Commerce Street.

Prospect Hill Neighborhood Association boundaries: W. Martin Street, S. General McMullen Street, W. Commerce Street, SW 24th Street and SW 26th Street, Castroville Road; Guadalupe Street, S. Zarzamora; and N Comal Street.

BACKGROUND INFORMATION:

The current zoning of the properties within the noted boundaries of District 5 - Gardendale Neighborhood Association and the Prospect Hill Neighborhood Association show a mixture of single-family residential and multi-family residential with some commercial and light industrial zoning. This resolution will direct staff to conduct an analysis of the current land uses; and bring forward appropriate plan amendments and/or zoning changes that are consistent with existing land use, zoning and adopted the Comprehensive Plan.

ISSUE:

The properties located in District 5 - Gardendale Neighborhood Association and the Prospect Hill Neighborhood Association require review and analysis for alignment of land use and zoning in respect to existing structures and uses.

FISCAL IMPACT:

The subject area comprises approximately +/- 104.32 acres. The total Plan Amendment and Zoning application fee is \$24,380. If this resolution is Approved by Council, the cost of these processes will be absorbed by the DevelopmentServices Department.

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.