

RESOLUTION **2023-11-02-0036R**

**DIRECTING CITY STAFF TO INITIATE CHANGES TO THE LAND USE PLAN AND ZONING DISTRICT BOUNDARY ON APPROXIMATELY 815 ACRES OF PROPERTY GENERALLY LOCATED WITHIN THE BOUNDARIES OF I-35, SOUTH ZARZAMORA STREET, WEST MAYFIELD, SOMERSET, AND PALO ALTO ROAD TO A ZONING DISTRICT CONSISTENT WITH THE PROPERTY USE.**

\* \* \* \* \*

**WHEREAS**, City Council seeks to have staff initiate a change in the zoning district boundary of approximately 815 acres of land, generally located within the boundaries of, and bounded by, I-35 to the East and South, West Mayfield to the North, Somerset and Palo Alto Road to the West, in accordance with the Texas Local Government Code Chapter 211 and Chapter 35, Article IV, Section 421 of the City Code of San Antonio, Texas as requested by Councilmember Rocha Garcia, District 4; **NOW THEREFORE;**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council hereby requests City Staff to initiate a plan amendment and a change in the zoning district boundary of approximately 815 acres of land, generally located within the boundaries of, and bounded by, I-35 to the East and South, West Mayfield to the North, and Somerset and Palo Alto Road to the West, to appropriate land use designations and zoning districts consistent with the current land use. Further, City staff shall take appropriate steps to bring forward such properties and any associated changes to the Planning Commission and Zoning Commission for recommendation, and to City Council for final action.

**SECTION 2.** A map of the ordinance subject area is attached as **Exhibit A**, which is made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All fees associated with any plan amendments or zoning actions shall be absorbed by the Development Services Department, subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

AZJ/lj  
11/02/2023  
# 22

**SECTION 4.** This resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

**PASSED AND APPROVED** this 2<sup>nd</sup> day of November, 2023.



**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Andrew Segovia, City Attorney



**City of San Antonio  
City Council Meeting  
November 2, 2023**

**22.**

**2023-11-02-0036R**

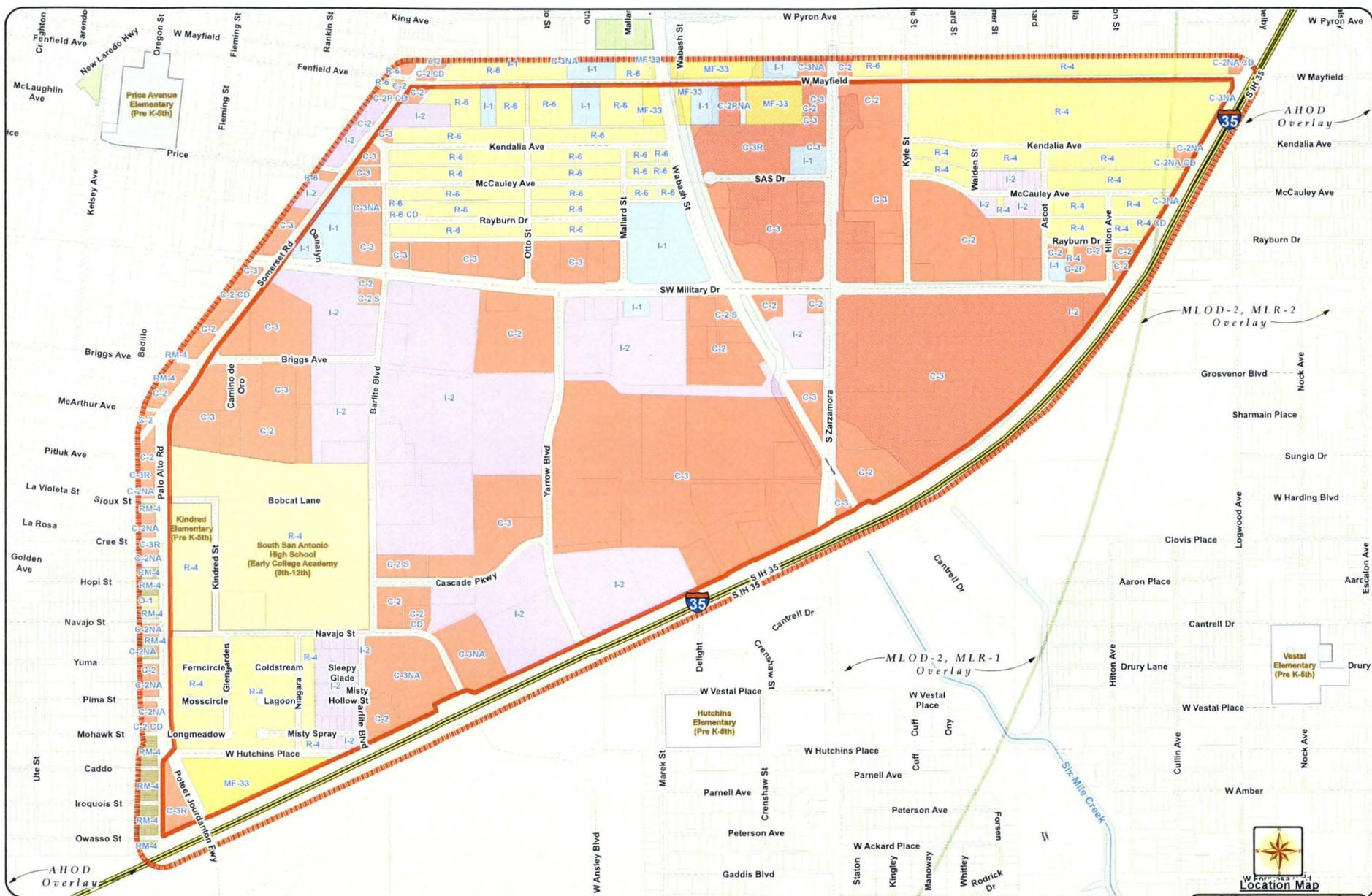
Resolution directing City Staff to initiate any necessary plan amendment or rezoning recommendations for City Council consideration concerning land use and zoning classification or boundary changes for approximately 815 acres of land generally located within the boundaries of I-35 to the South and East, West Mayfield to the North, and Somerset Road and Palo Alto Road to the West as requested by Council District 4. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Alderete Gavito seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

AZ  
11/02/2023  
# 22

# Exhibit “A”



# Zoning Case Notification Plan

## D4 SW Military Dr - S Zanzamora St

### Large Area Rezoning Project

Council District: 4  
 School District: South San Antonio I.S.D. & Harlandale I.S.D.  
 Scale: 1" approx. = 275 Feet

Current Zoning											
C-2	C-2 S	C-2NA CD	C-2P CD	C-3	C-3R	I-2	NC	R-4	R-6	RM-4	BCAD
C-2 CD	C-2NA	C-2P	C-2PNA	C-3NA	I-1	MF-33	O-1	R-4 CD	R-6 CD		

Legend	
Subject Property(ies)	
200 Ft. Buffer Area	
Single Family Residential	SR
Current Land Use Description	TEXT
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
Creek / River Region	
City Limits	
Corridor Overlay	
ERZD Region	
MLOD Region	
AHOD Region	



Exhibit "A"

Note: All Current and Requested Zoning includes: AHOD / MLOD-2 / MLR-1 / MLR-2 Overlay Districts

