



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 32

Agenda Date: January 13, 2022

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Resolution Rezoning property at South Park Mall

SUMMARY:

Councilmember Rocha Garcia requests that City Council, through resolution, direct City Staff to initiate a rezoning to an appropriate zoning district property located at 2310 SW Military Drive, known as South Park Mall. The proposed resolution would authorize City Staff to take appropriate steps to bring forward to the Zoning Commission for a recommendation and to City Council for final action, an ordinance amending the zoning of this property.

BACKGROUND INFORMATION:

The property is known as South Park Mall. The current zoning is a result of the zoning conversion when the 2001 Unified Development Code was adopted. The current zoning of "I-2" is causing issues with tenant occupancy as some new tenants are classified as a change of use and not allowed in the current zoning. Rezoning of this property will help to resolve these issues and provide a more appropriate zoning at this location.

ISSUE:

The current zoning of the property is zoned industrial, which is creating the non-conforming issue.

ALTERNATIVES:

Denial of this resolution would result in no change to the existing zoning district.

FISCAL IMPACT:

The subject property comprises approximately 58 acres, which equates to Zoning application fees of \$12,190.00. The cost of these processes will be absorbed by the Development Services Department.

RECOMMENDATION:

Staff recommends approval of the Resolution as this direction will provide an opportunity to apply appropriate zoning to the subject property.