

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

A RESOLUTION

REQUESTING DEVELOPMENT SERVICES STAFF INITIATE A CHANGE IN THE LAND USE AND ZONING TO PROPERTIES WITHIN THE HOT WELLS NEIGHBORHOOD, LOCATED WITHIN THE BOUNDARIES OF EAST SOUTHCROSS BOULEVARD TO THE NORTH; HIGHWAY 281 SOUTH TO THE EAST; KOEHLER COURT, WAHRMUND COURT AND STORY LANE TO THE SOUTH; AND SOUTH PRESA STREET TO THE WEST, TO MAKE THE ZONING CONSISTENT WITH THE CURRENT USES OF THE PROPERTY.

* * * * *

WHEREAS, pursuant to Article IV, Section 35-421 (b) of the San Antonio Unified Development Code, City Council by Resolution may initiate a change in the zoning district boundary; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of property in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**;

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

SECTION 1. City Council, through resolution, hereby directs City Staff to initiate a plan amendment and rezoning to an appropriate land use designation and zoning district consistent with the proposed development. The proposed resolution would authorize City Staff to take appropriate steps to bring forward to the Planning Commission and Zoning Commission recommendations and to City Council for final action, amending the land use designation and zoning for of the property generally located within the Hot Wells Neighborhood, located within the boundaries of East Southcross Boulevard to the north; Highway 281 South to the east; Koehler Court, Wahrmund Court and Story Lane to the south; and South Presa Street to the west.

SECTION 2. 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 _____ day of _____, 2015.

**M A Y O R
Ivy R. Taylor**

ATTEST:

APPROVED AS TO FORM:

SG/cla
MM/DD/YYYY
Item #

15-5755

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney

DRAFT

Detail View

City of San Antonio

File Number: 15-5755

Agenda Date: 11/19/2015 **Status:** Pending

In Control: City Council A Session **File Type:** Resolution

POSTING LANGUAGE: CITY COUNCIL REQUEST # 2016002 (Council District 3): A Resolution to initiate land use and zoning to properties within the Hot Wells Neighborhood, located within the boundaries of East Southcross Boulevard to the north; Highway 281 South to the east; Koehler Court, Wahrmund Court and Story Lane to the south; and South Presa Street to the west, to make the zoning consistent with the current uses of the property.

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT IMPACTED: Council District 3

SUMMARY:

Councilmember Rebecca Viagran requests that City Council, through resolution, direct City Staff to initiate a plan amendment and rezoning to an appropriate land use designation and zoning district consistent with the proposed development. 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 designation and zoning of the property generally located within the Hot Wells Neighborhood, located within the boundaries of East Southcross Boulevard to the north; Highway 281 South to the east; Koehler Court, Wahrmund Court and Story Lane to the south; and South Presa Street to the west.

BACKGROUND INFORMATION:

Properties located in this area are within and adjacent to the Hot Wells Neighborhood and the majority of the area has multi-family residential zoning (MF-33) but is developed with single-family residential uses.

ISSUE:

The current zoning of the majority of properties was the result of a code conversion with the adoption of the 2001 Unified Development Code from "D" Apartment District. Rezoning the properties, with any necessary land use amendments to the South Central San Antonio Community Plan will implement the future land use component of the community plan and address the inconsistent zoning in the area.

ALTERNATIVES:

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

FISCAL IMPACT:

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File Number: 15-5755

This is equivalent to a large area rezoning request which includes community meeting and staff analysis and recommendation. If this was processed as a Plan Amendment and Zoning Case to the general public the fees would total \$23,000. The large area rezoning processes will be facilitated and provided by the Development Services Department - Zoning Division.

RECOMMENDATION:

Staff recommends approval of the Resolution as this direction will provide an opportunity to apply appropriate land use and zoning to the subject properties.

FISCAL ORDINANCE LANGUAGE:

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