



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1910

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**Agenda Item Number:** 25.

**Agenda Date:** 9/18/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 4

**SUBJECT:**

Resolution for Comprehensive Rezoning

**SUMMARY:**

Councilman Saldaña requests that City Council, through resolution, direct the Development Services Department to initiate a comprehensive rezoning to appropriate zoning districts consistent with the West/Southwest Sector Plan. The proposed resolution would authorize the Development Services Department 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 properties located within the boundaries of SW Military Highway to the north; Pitluk Avenue to the south; New Laredo Highway to the east; and Quintana Road to the west.

**BACKGROUND INFORMATION:**

The West/Southwest Sector Plan was adopted on April 13, 2011. This plan is a document created by a diverse group of stakeholders that is designed to serve as a guide for neighborhood action and future growth and development of the plan area. The plan's key role is to communicate the desires of the neighborhood with City Council as well as with City boards, commissions, committees and staff.

The West/Southwest Sector Plan designates the subject area with Rural Estate Tier land use classification. This land use classification is suited for single family housing on large tracts, minimum ½ acre, and limited retail uses such as convenience stores, service stations, and restaurants.

Comprehensive rezoning is utilized to validate the legitimacy of existing uses rendered nonconforming due to the adoption of the 2001 Unified Development Code (UDC), correct historical inconsistencies which deteriorate the integrity of residential neighborhood and commercial corridors, and/or implement and adopted land use element of the Comprehensive Plan.

**ISSUE:**

The current zoning of the properties within the boundaries show a mixture of industrial, commercial and

residential zoning, however, most of the existing land uses are single family residential and commercial. Additionally, there are a number of vacant and/or underutilized properties throughout the area which could benefit from appropriate zoning in order to accommodate redevelopment. By amending the zoning of the West/Southwest Sector Plan area, the City Council will implement land use goals identified by community stakeholders in the West/Southwest Sector Plan.

**ALTERNATIVES:**

A denial of this resolution would allow the existing zoning districts to remain.

**FISCAL IMPACT:**

The subject property comprises approximately 87.9 acres, which equates to a rezoning case fee of \$11,500. The cost of rezoning procedures 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 properties that is consistent with the West/Southwest Sector Plan.