



City of San Antonio

Legislation Details (With Text)

File #: 15-4542

Type: Zoning Case

In control: City Council A Session

On agenda: 9/3/2015

Title: A Resolution waiving Section 35-421 (d) (1) of the San Antonio City Code to allow zoning commission consideration of zoning requests prior to planning commission recommendation of an associated plan amendment; and directing staff to initiate an amendment to the City Code in furtherance of the waiver as part of the 2015 UDC Amendment process.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution 2015-09-03-0055R

Date	Ver.	Action By	Action	Result
9/3/2015	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT IMPACTED: City-Wide

SUMMARY:

A request for consideration of a Resolution waiving City Section 35-421 (d)(1), requiring a Plan Amendment recommendation from the Planning Commission prior to the consideration by the Zoning Commission of associated zoning requests.

BACKGROUND INFORMATION:

This Resolution waiving City Code Section 35-421 (d)(1) requirements allows Staff to facilitate zoning cases that are received in collaboration with Plan Amendment requests, and which may need schedule modification due to time sensitive matters, being expedited to City Council, annexation discussions, and other similar instances.

ISSUE:

As City Code Section 35-421(d)(1) is written the Planning Commission must make a recommendation on a plan amendment request that is associated with a zoning request prior to scheduling a hearing before the Zoning Commission. The proposed waiver merely allows cases that are on a sensitive timeline, expedited timeline or that are continued by the Planning Commission to remain on the zoning meeting schedule, rather than being held back or continued. The zoning process will still require the recommendation of the Planning Commission, but can move contemporaneously with the planning process to avoid case delays for cases related to the above

noted circumstances.

ALTERNATIVES:

The denial of this Resolution will likely result in delay or continuance of time sensitive planning and zoning cases. This may be burdensome for applicants working with development time tables which may affect their project initiation and funding. Additionally, approval of the Resolution will allow continued excellence in customer service in facilitating potential zoning requests without delay where cases have sensitive time frames, applicants have requested expedited processing, annexation considerations or other similar requests. The proposed waiver further enhances the applicant's due process and facilitates their unique planning and zoning needs.

FISCAL IMPACT:

None.

PUBLIC POLICY:

This waiver will remain in effect until January 1, 2016 allowing staff time to review and evaluate its effectiveness. It is anticipated this action will further facilitate the planning and zoning process for all applicants decreasing unnecessary delays and hardships.

RECOMMENDATION:

Staff requests approval of this Resolution waiving City Code Section 35-421 (d) (1), and requests Council direction for staff to initiate an amendment of this Section to be brought forward as part of the 2015 Unified Development Code (UDC) Amendments to permanently adopt this policy.