



# City of San Antonio

## Agenda Memorandum

**File Number:**15-5754

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**Agenda Item Number:** 29.

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

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICT IMPACTED:** Council District 4

### SUMMARY:

Councilmember Rey Saldaña 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 in the 5000 Block of Ray Ellison Boulevard at Old Pearsall Road.

### BACKGROUND INFORMATION:

Centro Med Indian Creek Clinic is the proposed use of the property. Centro Med is a medical clinic that provides medical services, including dental and eye care, behavioral health, pediatric care and immunizations. The City allocated funds in the FY 2016 Adopted Budget to assist in the construction of the facility for this area which has been deemed high risk and lacks medical services to a high need area.

### ISSUE:

Per the 2011 United Southwest Communities Plan the current land use designation is Low Density Residential which only allows residential use types. A Plan Amendment is required to change the land use designation to "Community Commercial" to allow for "C-2" Commercial zoning. Additionally, the current zoning of the property is "R-6" Residential Single-Family and requires "C-2" Commercial zoning for the proposed medical clinic use.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

The subject property comprises approximately 6.00 acres, which equates to Zoning application fees of \$5,617. 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 for development of a medical clinic.