



# City of San Antonio

## Agenda Memorandum

**File Number:**15-5755

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**Agenda Item Number:** 28.

**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 3

### SUMMARY:

Councilmember Rebecca Viagran requests that City Council, through resolution, direct City Staff to initiate a rezoning and any necessary plan amendments to an appropriate zoning district consistent with the South Central Community Land Use Plan. 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 any land use designations and zoning districts 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, Wahrmond 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. The South Central Community Plan was adopted in 1999 and was updated in 2005, but the area has remained with the current zoning which is inconsistent with the future land use plan.

### 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:**

This is equivalent to a large area rezoning request which includes community meetings 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.