



City of San Antonio

Agenda Memorandum

File Number:16-2272

Agenda Item Number: 21.

Agenda Date: 4/7/2016

In Control: City Council A Session

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 rezoning to a zoning district consistent with the proposed development. The proposed resolution would authorize City Staff 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 property located at 4802 Morey Avenue.

BACKGROUND INFORMATION:

The proposed rezoning from Industrial to Light Industrial down-zones the property, creating an allowable use that is more restrictive and less intense in nature than the current base zoning designation. The proposed tenant will pay, at their sole cost and expense, for all the improvements to the property required to obtain a certificate of occupancy. The ongoing maintenance of the property will also be the responsibility of the proposed tenant. The current condition of this City of San Antonio property is very poor and will continue to deteriorate, which will cost the City even more to repair and maintain over time. Joint Base San Antonio Lackland has reviewed the use and has no objections to the proposed use of the property.

ISSUE:

The current property has a designated land use of Agribusiness Tier and is zoned "I-1" Industrial. The proposed zoning of the property is "L" Light Industrial. The proposed zoning is consistent with the current land use designation. The anticipated use of the property is for automotive repair.

ALTERNATIVES:

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

FISCAL IMPACT:

The subject property comprises approximately 1.4998 acres, which equates to Plan Amendment and Zoning application fees of \$3,337.50. 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.