



City of San Antonio

Agenda Memorandum

File Number:16-4544

Agenda Item Number: 3.

Agenda Date: 9/27/2016

In Control: Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on changes to the Zoning Change Notification Process

SUMMARY:

This item includes a briefing on the changes to the Zoning Change Notification Process, as recommended by the Housing Commission.

BACKGROUND INFORMATION:

The Housing Commission was briefed at the November 17, 2015 meeting regarding the proposed amendments to the Zoning Change Notification Process as recommended by the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods. The Commission requested that the City explore recommendations regarding mailed notices and signage and to gather public input regarding the recommendations.

On March 22, 2016, City staff provided an update on the status of the survey and staff assessment. DSD conducted public outreach through a survey, through which over 2,200 surveys were received over a 4-week period. In summary, overwhelming support was received to increase the size of the sign and include the applicant's phone number as well as notify tenants on the subject property of the rezoning. Although staff was in support of the increase in signage, they did not recommend adding applicant contact information to the signage or adding courtesy notices sent to individual tenants of a subject property to be rezoned.

The Housing Commission voted in favor of the staff recommendation to update the zoning notification signage to increase its size to 24 inches by 36 inches, adding general information about the request, and providing

Spanish translation on the reverse side of the sign.

ISSUE:

Further enhancing the transparency of the zoning change process was identified by the Housing Commission as a way to increase public awareness and involvement in property use changes. Staff recommended a Unified Development Code Amendment (Chapter 35) increasing the size of the sign posted on the property and adding general information regarding the request to increase public awareness. Staff presented the code amendment to City Council on June 30, 2016 for final approval.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item includes a follow-up briefing on the changes to the Zoning Change Notification Process, as recommended by the Housing Commission.