



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-2329

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**Agenda Item Number:** 24.

**Agenda Date:** 11/6/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**

Resolution to Initiate the Rezoning of Property located at 118 Davis Court

**SUMMARY:**

A resolution requesting Development Services Department staff initiate a change in the zoning district boundary of Lot 21, Block 1, NCB 6227 located at 118 Davis Court to a zoning district compatible with the adopted land use plan, surrounding area, and proposed development; expediting the case to City Council for consideration at the earliest possible date, and waiving all fees associated with the rezoning case.

**BACKGROUND INFORMATION:**

In February 2014, the Development Services Department (DSD) began issuing building permits allowing the conversion of the residential structure located at 118 Davis Court into a small food service establishment. Permits were issued based on a zoning map error which mistakenly labeled the subject property as "C-1" Light Commercial District. The map error originated when the neighboring property was rezoned in 1983. DSD initiated a rezoning case (Z2014225 CD) to correct the map error. The rezoning request was unsuccessful. Council District 2 has worked with the neighborhood association and developer and is initiating this case for consideration.

**ISSUE:**

The current residential zoning designation does not allow the proposed restaurant.

**ALTERNATIVES:**

A denial of this resolution will result in the proposed rezoning case not being initiated by the City and the current residential zoning designation will remain thus not allowing the proposed restaurant.

**FISCAL IMPACT:**

The total zoning case fees for the proposed zoning change are \$1,070.00. The cost of the zoning case will be absorbed by the Development Services Department.

**RECOMMENDATION:**

Staff recommends approval of the resolution.