



City of San Antonio

Agenda Memorandum

File Number:15-4541

Agenda Item Number: 19.

Agenda Date: 9/1/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT IMPACTED: City-Wide

SUMMARY:

A request for consideration and recommendation of Item 15-4541 bringing forward a Resolution to City Council waiving Section 35-421 (d) (1) of the San Antonio City Code to allow zoning commission consideration of zoning requests prior to planning commission recommendation of an associated plan amendment; and directing staff to initiate an amendment to the City Code in furtherance of the waiver as part of the 2015 UDC Amendment process.

BACKGROUND INFORMATION:

The waiver would allow Staff to facilitate zoning cases that are received in collaboration with Plan Amendment requests, and which may need schedule modification due to time sensitive matters, being expedited to City Council, annexation discussions, and other similar instances.

ISSUE:

As City Code Section 35-421(d)(1) is written the Planning Commission must make a recommendation on a plan amendment request that is associated with a zoning request prior to scheduling a hearing before the Zoning Commission. The proposed waiver merely allows cases that are on a sensitive timeline, expedited timeline or that are continued by the Planning Commission to remain on the zoning meeting schedule, rather than being held back or continued. The zoning process will still require the recommendation of the Planning Commission, but can move contemporaneously with the planning process to avoid case delays for cases related to the above noted circumstances.

ALTERNATIVES:

The denial of this proposed waiver to City Code Section 35-421(d)(1) would likely result in delay or continuance of time sensitive planning and zoning cases. This may be burdensome for applicants working with development time tables which may affect their project initiation and funding. Additionally, approval of the

Resolution will allow continued excellence in customer service in facilitating potential zoning requests without delay where cases have sensitive time frames, applicants have requested expedited processing, annexation considerations or other similar requests. The proposed waiver further enhances the applicant's due process and facilitates their unique planning and zoning needs.

FISCAL IMPACT:

None.

PUBLIC POLICY:

If approved by City Council this waiver will remain in effect until January 1, 2016 allowing staff time to review and evaluate its effectiveness. It is anticipated this action will further facilitate the planning and zoning process for all applicants decreasing unnecessary delays and hardships.

RECOMMENDATION:

Staff requests a recommendation of approval from the Zoning Commission to forward this request waiving City Code Section 35-421 (d) (1) to City Council.