

ZONING CASE: Z2002-209



City Council District No. 1

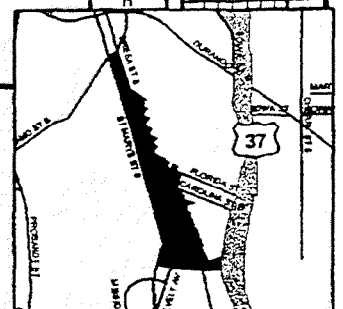
Requested Zoning Change

To designate the area as "NCD-1"

Date: Nov. 14, 2002

Scale: 1" = 200'

-  Subject Property
-  200' Notification



CASE NO: Z2002209

Zoning Commission Meeting Date: October 15, 2002

Council District: 1

Ferguson Map:

Appeal:

Applicant:

City of San Antonio

Owner

Multiple property owners

Zoning Request:

To designate the area as "NCD-1" Neighborhood Conservation Overlay District 1- As per exhibit map.

Property Location:

Those properties generally located between South St. Mary's street and South Presa street, south of S. Alamo street, to the MKT Railroad right of way; and properties along the east side of S. Presa Street, south of Leigh Street to MKT Railroad right of way.

Applicants Proposal:

Staff Recommendation:

Approval. Develop criteria and procedures for infill development which will enhance the character of neighborhoods. This will protect and enhance the existing building and streetscape character on these commercial corridors.

Zoning Commission Recommendation

Approval.

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002209

ZONING CASE NO. Z2002209 October 15, 2002

Applicant: City of San Antonio

Zoning Request: To designate those properties generally located between South St. Mary's Street and South Presa Street, South of S. Alamo Street, to the MKT Railroad right of way and properties along the east side of S. Presa Street, south of Leigh Street to MKT Railroad right of way as "NCD-1" Neighborhood Conservation Overlay District 1.

Christine Vina, Planning Department, stated the purpose of this NCD is to recommend approval of the San Antonio Neighborhood Conservation District Ordinance on the South Presa, South Saint Mary's Street area. She stated this overlay classification addresses appropriateness of new construction, though enforceable design standards, in existing commercial districts and residential neighborhoods. She further stated the NCD would empower neighborhoods to define unique character and features and promote compatible infill development. She stated it would not affect the base zoning of the property nor would it require a property owner to rehabilitate an existing structure to conform to standards.

FAVOR

Loretta Huddleston, representing the San Antonio Conservation Society, stated they would like to commend staff for providing the first Neighborhood Conservation Plan for zoning consideration. She further stated they would provide guidance for further development plans with help to enhance the intercity district, which is a compatible development.

Darryl Ohlenbusch, 612 Labor, president of the Lavaca Neighborhood Association, stated this entire proposed district falls within the boundary of their neighborhood association. He stated they have been very involved in the process to draft the standards for this district. Therefore they strongly support this proposed ordinance.

Jacqueline Gonzalez, 110 Delaware, stated she is in support of this request. She stated their neighborhood consist of caring individuals that would like to protect their environment and the quality of their neighborhood.

Roger Stevens, 1410 S. Presa, stated his office is located within this district. He stated he has been active in the revitalization and preservation of this neighborhood. He stated he feels there is a potential asset for San Antonio in preservation and conservation of the existing buildings and encouraging compatible infill development, which can compliment the field and the aesthetics of the neighborhood.

Mary Alvarado, 120 Caraman, stated she has lived in the neighborhood for 52 years. She stated she strongly supports this request. She feels this will have some control on

Z2002209

undesirable businesses coming into the neighborhood. However there are two industrial businesses that she feels disrupts the neighborhood.

Staff stated there were 460 notices mailed out to the surrounding property owners, 7 returned in opposition and 22 returned in favor and King William, Lavaca Neighborhood Association and Southtown Mainstreet Alliance.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Martinez to recommend approval.

1. Properties are those properties generally located between South St. Mary's Street and South Presa Street, South of S. Alamo Street to the MKT Railroad right of way and properties along the east side of S. Presa Street, south of Leigh Street to MKT Railroad right of way.
2. There were 460 notices mailed, 7 returned in opposition and 22 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.