

# **ZONING CASE: Z2002-255 CS**

City Council District NO. 1

Requested Zoning Change

From: "MF-25, MF-33, D, C-1, C-2, C-3, O-2, I-1"

To: "R-4, RM-4, MF-50, O-1, C-1, C-2P, IDZ, C-2PC, C-2 IDZ, C-2 C IDZ"

Date: APRIL 24, 2003

Scale: 1" = 500'

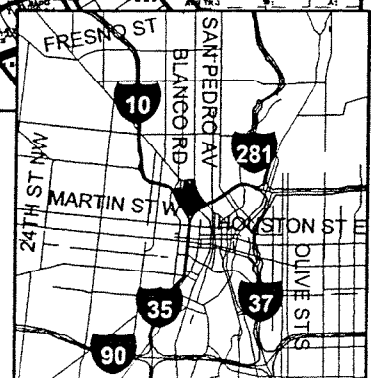
Subject Property

200' Notification

T-17.20  
p.616  
D-3



C:\DEC\_17\_2002



1. Conditional Use Permit for Auto Repair Shop
2. Specific Use Authorization for a Self Service Car Wash
3. Specific Use Authorization for a Self Service Drive-Through Car Wash
4. Conditional Use Permit for Emergency and Relief Services

# CASE NO: Z2002255 C S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 24, 2003

**Zoning Commission Meeting Date:** March 04, 2003

**Council District:** 1

**Ferguson Map:** 616 D3

**Appeal:** No

**Applicant:**

City of San Antonio

**Owner:**

Multiple Property Owners

**Zoning Request:**

From "MF-25" and "MF-33" Multi-Family Districts, "D" Downtown District, C-1", "C-2", and "C-3" Commercial Districts, "O-2" Office District, and "I-1" General Industrial District to "R-4" Residential District, "RM-4" Residential Mixed District, "MF-50" Multi-Family District, "O-1" Office District, "C-1" Commercial District, "C-2 P" Commercial Pedestrian District, "IDZ" Infill Development Zone with uses including those allowed in R-4 and C-1, "C-2 P C" Commercial Pedestrian District with Conditional Uses to allow an auto repair shop and emergency relief services, "C-2 (IDZ)" Commercial District Infill Development Zone, and "C-2 P S" Commercial Pedestrian District with Specific Use authorizations to allow a self-service car wash and a self-service drive-thru car wash, (as per Five Points Rezoning Proposal map)

**Property Location:**

An area generally bounded by Laurel Street on the north, San Pedro Avenue on the east, IH-10 on the west, and IH-35 on the south

**Proposal:**

1) To implement the intentions of the Five Points Neighborhood Plan; 2) To prevent incompatible industrial and multi-family uses from encroaching into residential areas and to give businesses proper commercial zoning

**Neighborhood Association:**

Five Points Neighborhood Association

**Neighborhood Plan:**

Five Points Neighborhood Plan

**TIA Statement:**

A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The proposed rezoning plan meets the objectives of the "proposed land use" section of the Five Points Neighborhood Plan (adopted by City Council on February 3, 2000). The proposed commercial and residential zoning districts are appropriate for the respective locations.

**Zoning Commission Recommendation:**

Approval of Staff's Recommendation

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Chris Looney 207-5889

ZONING CASE NO. Z2002255 CS March 4, 2003

Applicant: City of San Antonio

Zoning Request: "MF-25" and "MF-33" Multi-Family Districts, "D" Downtown District, "C-1", "C-2" and "C-3" Commercial Districts, "O-2" Office District and "I-1" General Industrial District to "R-4" Residential District, "RM-4" Residential Mixed District, "MF-50" Multi-Family District, "O-1" Office District, "C-1" Commercial, "C-2" P Commercial Pedestrian District, "IDZ" Infill Development Zone with uses including those allowed in "R-4" and "C-1", "C-2 P" C Commercial Pedestrian District with Conditional Use Permits for an auto repair shop, a self-service car wash, a self-service drive-thru car wash, paint warehousing and emergency relief services, "C-2(IDZ)" Commercial District Infill Development Zone and "C-2(IDZ)" C for an electrical contractors office.

Greg Baker, Planning Department, stated the purpose of this request is to bring proper zoning to commercial and residential districts in the Five Points Neighborhood; prevent commercial/industrial encroachment into residential portions of the neighborhood; preclude land use incompatibility in the neighborhood and implement the land use goals of the Five Points Neighborhood Plan. He further stated in preparing the rezoning proposal, staff held a series of public meetings with the surrounding property owners.

Brandon Ross, Case Manager, stated 18 parcels were continued from a previous meeting. He further described the parcels in detail.

Tom Bagley, 801 N. St. Mary's, stated he operates a business within this area and is requesting his property be exempted from this rezoning case.

Staff stated there were 400 notices mailed out to the surrounding property owners, 20 returned in opposition and 25 returned in favor and Five Points Neighborhood Association is in favor.

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 Morell to recommend approval of Lots 1 and 25, NCB 194; Lots 14 and 16, NCB 3599; Denial of Lots 18, 20 and 22, NCB 3599; Approval of the north 43.9 feet of the west 77 feet of Lot 2 or ARB 2A, Block 11, NCB 758; Lots 11 and 12, Block 8, NCB 760; Approval of staffs recommendation Lot 29, NCB 3599; Denial of the north 43.9 feet of the west 77 feet of Lot 2 or ARB 2a, Block 11, NCB 758; the southwest 78.3 feet of Lot 1 and the south 3 feet of the west 78.3 feet of Lot 2, Block 11, NCB 758; the north irregular 36.39

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of Lot 3 and NCB 758 Block 11 the east 71.4 of Lot 1 and east 58.2 of Lot 2, Block 51, NCB 359; Lots 6 and 7 and 4.5 feet of 5, Block 9, NCB 763 and the north 44.84 feet of Lot 4 and south 51.84 feet of 5, Block 9, NCB 763 and approval of Lot 3 south 12 of the west 145.72 of 4 and north 52.78 of west 64.88 of east 70 of Lot 2, Block 9, NCB 763 and the north 40.3 feet of the west 145.8 feet of 4, Block 5, NCB 776.

1. Property is bounded by Laurel Street to the north, San Pedro Avenue to the east, IH-1 to the west and IH-35 to the south.
2. There were 400 notices mailed, 20 returned in opposition and 25 returned in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**CITY OF SAN ANTONIO**  
**OFFICE OF THE CITY COUNCIL**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

**TO:** Mayor and Council

**FROM:** Councilman Bobby Perez, District 1

**COPIES TO:** City Manager, City Clerk, City Attorney, Assistant to Council,  
Director of Budget & Management, Director of Development  
Services, Director of Planning & File

**SUBJECT:** Five Points Rezoning

**DATE:** August 29, 2002

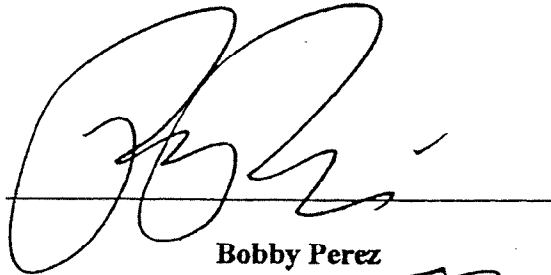
Your support is requested to direct the Department of Development Services staff to take appropriate steps to bring forward to the Zoning Commission and the City Council for final action, a plan for the rezoning of the Five Points neighborhood located in District 1. It is the goal of the City's CDBG Rezoning Effort to rezone those properties that are incompatible with the current zoning. The area described below consists of single-family residences as well as retail and service oriented businesses that are zoned with industrial and multi-family residential designations. In order to prevent incompatible industrial uses from encroaching into the residential areas, and to give businesses proper zoning, it is important that these areas be zoned appropriately. The rezoning of properties in this area will be consistent with the intentions of the Five Points Neighborhood Plan. The area is described below:

An area generally bounded by Laurel Street to the north,  
San Pedro Avenue to the east, IH-10 to the west, and  
IH-35 to the south.


As part of the City's CDBG Rezoning Effort it is requested that the properties be rezoned to single-family residences and business districts to conform to the existing uses in the area.

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Subject: Five Points Rezoning  
August 29, 2002  
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Bobby Perez  
Councilman, District 1




Mayor Ed Ganza



Councilman John Sanders, District 2



Councilwoman Toni Moorhouse, Dist. 3



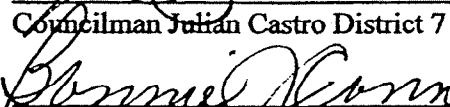
Councilman Enrique Martin, District 4



Councilman David Garcia, District 5



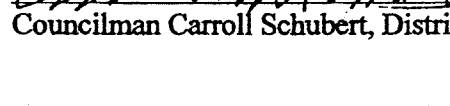
Councilman Enrique M. Barrera, District 6



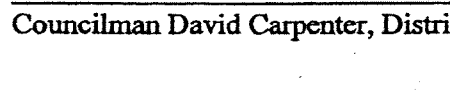
Councilman Julian Castro District 7



Councilwoman Bonnie Conner, District 8



Councilman Carroll Schubert, District 9



Councilman David Carpenter, District 10

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