



# CASE NO: Z2003065

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** May 08, 2003

**Zoning Commission Meeting Date:** April 15, 2003

**Council District:** 1

**Ferguson Map:** 616 1D

**Appeal:** No

**Applicant:** Owner

City of San Antonio

Multiple Property Owners

**Zoning Request:** To establish a Neighborhood Conservation District 2 (NCD-2) Overlay District

**Property Location:** An area generally bounded by West Myrtle to the south, San Pedro to the east, Hilderbrand to the north and the Union Pacific Railroad tracks to the west

As per exhibit map

**Proposal:** To establish a Neighborhood Conservation District

**Neighborhood Association:** Alta Vista Neighborhood Association

**Neighborhood Plan:** Midtown Neighborhood Plan

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The Midtown Neighborhood Plan recommends the establishment of a Neighborhood Conservation District. The Alta Vista Neighborhood meets the requirements for a Neighborhood Conservation District. The Neighborhood Conservation District will address neighborhood sustainability through compatible new construction and rehabilitation.

**Zoning Commission Recommendation:**

Approval.

VOTE

**FOR** 11

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Richard Ramirez 207-5018

Z2003065

ZONING CASE NO. Z2003065 April 15, 2003

Applicant: City of San Antonio

Zoning Request: To establish a Neighborhood Conservation District 2 (NCD-2) Overlay District.

Christine Vina, Planning Department, stated this ordinance consist of 1,000 parcels in the areas between Hildebrand Avenue and to W. Myrtle St. She further stated the Neighborhood Conservation District (NCD) overlay classification addresses compatibility of new construction, through enforceable design standards, in existing commercial districts and residential neighborhoods. The Neighborhood Protection empowers neighborhoods to define unique character and features and promotes compatible infill development. She further stated they have held a series of public meetings.

### FAVOR

Hector Cardenas, 539 W. Elsemere, stated he feels this would be good for the community. He stated this would maintain a residential character of the neighborhood.

Fred Chavez, 122 Weymouth, stated he strongly supports this request. He stated they have submitted an application the development of a neighborhood plan for this area and feels this would have a positive impact on the neighborhood.

Rene Balderas, 521 W. Gramercy, President of Alta Vista Neighborhood Association, stated they are in favor of this request. He feels this would help preserve the beauty of their neighborhood and helps steer future development. He stated they see the NCD as a tool to help implement-planning principals as related to the overall uniqueness of older neighborhoods.

Jose Chavez, 133 F Street, stated he is in support of this ordinance. He feels this would have control on the types of developments that may occur in the near future.

Loretta Huddleston, representing the San Antonio Conservation Society, stated they are in support of this ordinance. She stated as development pressures continue to increase in our downtown neighborhoods, Alta Vista will have the tools to deal with incompatible infill and the inappropriate multifamily housing.

Jessica Zambala, stated they have spend long hours in prepare a neighborhood plan such as this to preserve the residential character. She feels this ordinance would be good for the community.

Bob Como, 202 W. French Place, stated he feels this ordinance would conserve, protect and enhance the neighborhood. He further stated they have worked on improving their neighborhood.

Dorothy O'Neil, 610 W. Gramercy, stated she strongly supports this ordinance.

### OPPOSE

Edward De Leon, 103 Weymouth, stated the neighborhood has worked on many occasions to improving their neighborhood. He expressed concerns on how this would affect future development in the height restriction.

Z2003065

**REBUTTAL**

Christine Vina, stated they have held a series of stakeholders meets to discuss this overlay. She stated this would not affect the base zoning of the property nor will it affect a property owner to rehabilitate an existing structure to conform to standards.

Staff stated there were 1,219 notices mailed out to the surrounding property owners, 27 returned in opposition and 76 returned in favor and no response from the Alta Vista Neighborhood Association.

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 Grau to recommend approval.

1. Properties are bounded by West Myrtle to the south, San Pedro to the east, Hildebrand to the north and the Union Pacific Railroad tracks to the west.
2. There were 1,219 notices mailed, 27 returned in opposition and 76 returned in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.