

ZONING CASE: Z2003-067

City Council District NO. 1

Requested Zoning Change

To "Alamo Viewshed Protection District"

Date: MAY 8, 2003

Scale: 1" = 300'

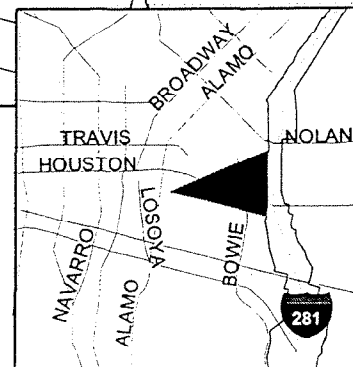
Subject Property

200' Notification

T-17
P.616
F-5



C:\APR_15_2003



CASE NO: Z2003067

Staff and Zoning Commission Recommendation - City Council

Date: May 08, 2003

Zoning Commission Meeting Date: April 15, 2003

Council District: 1

Ferguson Map: 616 F5

Appeal: No

Applicant:

City of San Antonio

Owner:

Lansdowne Investments LTD, Edgar K and Maxine M Markwardt, Arthur Veltman Jr, James and Patricia Doolittle, Eileen B Biering ETAL, Betty Jean Baumgardner, Greenhill Enterprises INC, Hospitalite Suisse INC, Equity Inn Partnership LP, Gal-Tex Crockett Inc % Gal-Tex Hotel Corporation, Keystone-Texas Property Holding Corporation, Olga Donovan, Russell Noe, John H White ETAL % DB Harrell MGMT. INC.

Zoning Request: To designate The Alamo Viewshed Protection District

Property Location: 300 Alamo Plaza

Boundaries-A brass disk monument has been placed in Alamo Plaza in front of the Alamo chapel at coordinates N13702680.0759 and E213939.4520 (feet) NAD-83 coordinates. It has been named VP-1. Alamo Viewshed. From disk VP-1. Alamo Viewshed at elevation 663.23 feet the horizontal viewshed angle shall be 35° 40' 22" and the vertical angle shall be 9° 30' 18". Viewshedlines from the horizontal and vertical angles shall extend in an eastwardly, southeastwardly, and northeastwardly direction to the rear of the viewshed protection district which shall be Interstate 37. (See attached map)

Proposal: To protect the historic view of the Alamo from a specific point and regulates heights of structures within the viewshed area located directly behind the Alamo.

Neighborhood Association: Downtown Residents Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The overlay district protects the historic view of the Alamo from a specific point and regulates heights of structures within the viewshed area located directly behind the Alamo. The Alamo Viewshed Protection District is important to the City of San Antonio, its people, its economy and is consistent with the goals of the Downtown Neighborhood Plan.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

ZONING CASE NO. Z2003067 April 15, 2003

Applicant: City of San Antonio

Zoning Request: To designate The Alamo Viewshed Protection District.

Ann McGlone, Historic Preservation Officer, stated the Alamo Viewshed is the first of the Viewshed Protection Ordinances. She stated the purpose of the Alamo Viewshed Protection District is to protect the view of the landmark by regulating the heights of buildings behind or in front of a landmark.

FAVOR

Loretta Huddleston, San Antonio Conservation Society, stated they are in support of this request. She stated this proposed ordinance creates height limits for future buildings behind the Alamo to ensure that the Alamo would be preserved for future generations. She stated she feels this would also create smart development.

OPPOSE

Ed Markward, 200 Alameda, stated he is in opposition of this request. He feels this would prevent future development to the surrounding property owners.

Mr. Paul, 335 Tacoma, stated he is for San Antonio moving forward in their planning efforts however he feels this would affect the surrounding property owners in a negative manner. He feels this would limit future development within the proposed area.

Staff stated there were 71 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from the Downtown Residents 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 Sherrill and seconded by Commissioner Kissling to recommend approval.

1. Properties are bounded by Alamo Plaza to Interstate 37.
2. There were 71 notices mailed, 1 returned in opposition and 1 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

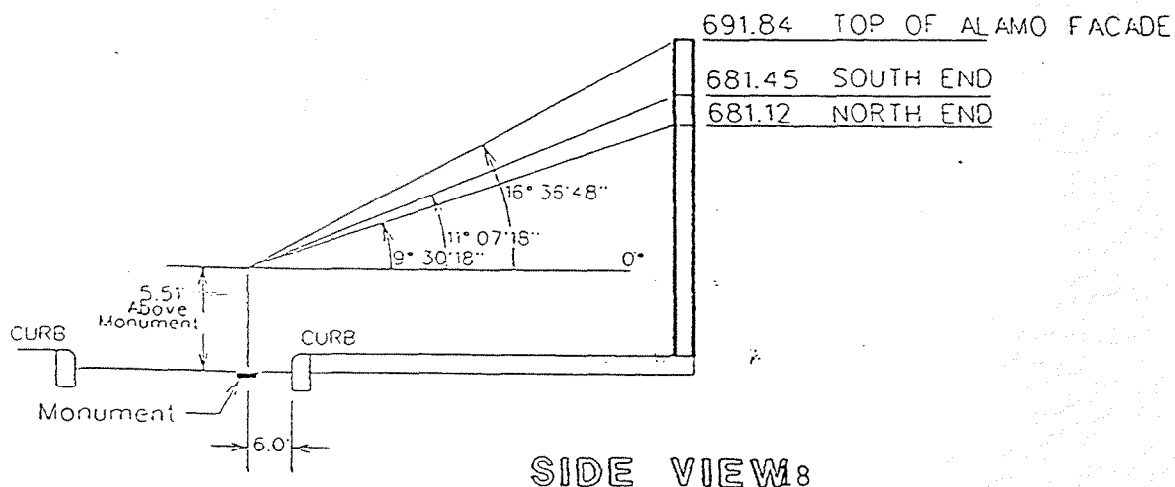
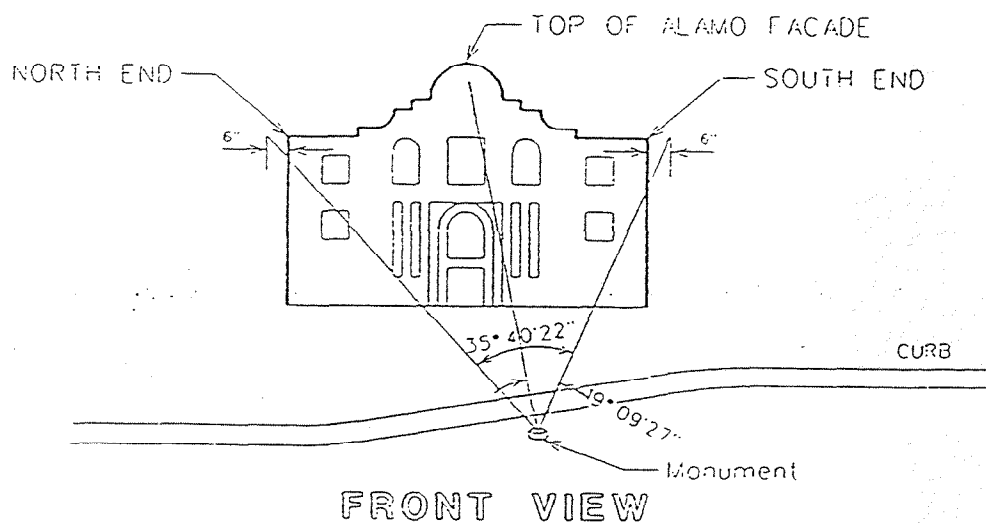
To be provided at Council hearing.

BRASS DISK MONUMENT: DISK SET IN FLAGSTONE STREET, 6.0' LEFT OF EAST
 CURBLINE TO ALAMO PLAZA IN FRONT OF ALAMO
 N 4176585.2403 E 649516.4446 (METERS)
 N 13702680.0759 E 213939.4520 (FEET)
 NAD-83 COORDINATES ESTABLISHED 11/25/97 BY
 GEORGE W. LUCY SERVICES, INC.

ELEVATION: 657.72

REFERENCE: CITY OF S.A. STANDARD DISK (J962)
 J962 ELEV: 648.55 FT (197.69 METERS)

	NORTH END OF ALAMO	DISTANCE	SOUTH END OF ALAMO	DISTANCE
VERTICAL ANGLE FROM 5.5' HEIGHT OBSERVATION (ELEV. 663.23)	9° 30' 15"	109.23'	16° 36' 48"	93.25'
VERTICAL ANGLE FROM MONUMENT OBSERVATION (ELEV. 657.72)	11° 12' 58"	109.23'	18° 42' 04"	93.25'



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

TO: Mayor and Council

FROM: Councilwoman Bonnie Conner, District 8

COPIES TO: Terry Brechtel, City Manager; Florencio Pena, Director Development Services;
Emil Moncivias, Director Planning; Roderick Sanchez, Assistant Director
Development Services;
Andrew Martin, City Attorney; Yolanda Ledesma, Acting City Clerk; Gayle
McDaniel, Assistant to Council; Assistant to the Mayor; File

SUBJECT: Alamo Viewshed, Overlay Zoning

DATE: March 20, 2003

Z2003067

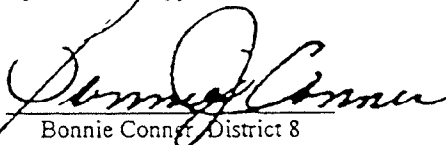
I am requesting Council concurrence, to direct staff, to place on the April 15, 2000 Zoning Commission agenda for their recommendation, and to City Council no later than May 22, 2003 for final action the Alamo Viewshed Overlay.

This overlay protects the historic view of the Alamo from a specific point and regulates heights of structures within the viewshed area located directly behind the Alamo.

A brass disk monument has been placed in Alamo Plaza in front of the Alamo chapel at coordinates N13702680.759 and E213939, 4520 (feet) NAD-83 Coordinates. It has been named VP-1, Alamo Viewshed.


From disk VP-1, Alamo Viewshed, at elevation 663.23 feet the horizontal viewshed angle shall be 35° 40' 22" and the vertical angle shall be 9° 30' 18". Viewshed lines from the horizontal and vertical angles shall extend in an eastwardly, southeastwardly and northeastwardly direction to the rear of the viewshed protection district which shall be Interstate 37.

Your favorable consideration of this request is most appreciated.



Bonnie Conner, District 8

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2003 MAR 20 PM 4:06



Ed Garza, Mayor

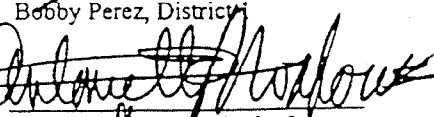

John H. Sanders, District 2

Enrique "Kike" Martin, District 4



Enrique M. Barrera, District 6

Carol Schubert, District 9


Bobby Perez, District 1


Toni Moonhouse, District 3


Nora X. Herrera, District 5


Julian Castro, District 7

David Carpenter, District 10