

ZONING CASE: Z2003-051 A

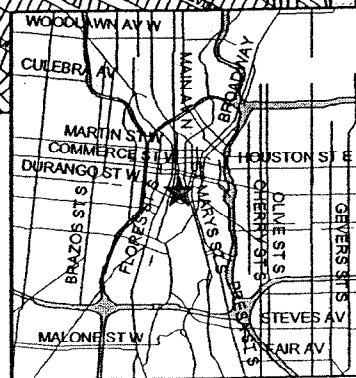
City Council Change NO. 1
 Requested Zoning Change
 From: Existing base zoning to D Downtown
 Date: August 14, 2003
 Scale: 1" = 1000'

■ Subject Property
 ○ 200' Notification

T-17,22
 p.616
 F-5



C:\JUL 1 2003



CASE NO: Z2003051 A

Staff and Zoning Commission Recommendation - City Council

Date: August 14, 2003

Zoning Commission Meeting Date: July 15, 2003

Council District: 1

Ferguson Map: 616 D6

Appeal: No

Applicant: Owner

City of San Antonio Multiple Property Owners

Zoning Request: From I-1, C-2, MF-33, H, HS, HE RIO 3 to "D" Downtown District, H, HS, HE RIO 3

Property Location: An area generally bounded by Market and Nueva to the north, I.H. 37 on the east, Durango to the south and I-35 to the west

An area generally bounded by Market and Nueva to the north, I.H. 37 on the east, Durango to the south and I-35 to the west

Proposal: It is the goal of the City to rezone those properties that are incompatible with the current zoning

Neighborhood Association: King William, Arsenal, Lavaca Neighborhood Association and Downtown Residents Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. This rezoning is consistent with the Downtown Neighborhood Plan. It is the goal of the City to rezone those properties that are incompatible with the current zoning. When the 2001 Unified Development Code was adopted many sections of the downtown area that were previously zoned "I" Business District under the 1938 code were converted to "I-1" Industrial District. As a result, many of the uses in the area were zoned in appropriately. In order to alleviate this situation it is important that this area be rezoned to the "D" Downtown District, a zoning classification designed to accommodate traditional downtown type uses. The "D" zoning is similar to the 1938 "I" Business District.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE
RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2003 FEB 27 PM 4:43

TO: Mayor and Council

FROM: Bobby Perez, Councilman, District 1

COPIES TO: City Manager; City Clerk; City Attorney; Director of Finance; Management & Budget Director; Assistant to the Mayor; Assistant to City Council; Director of Planning; Director of Development Services; File

SUBJECT: Rezoning of the Central Business District

DATE: February 26, 2003

Your support is requested to direct the Department of Development Service's staff to take appropriate steps in bringing forward to the Zoning Commission for their recommendation and to the City Council for final action, the rezoning of the Central Business District within District 1. It is the goal of the City to rezone those properties that are incompatible with the current zoning. When the 2001 Unified Development Code was adopted many sections of the downtown area that were previously zoned "I" Business District under the 1938 Code were converted to an "I-1" Industrial District. As a result, many of the uses in the area were zoned inappropriately. In order to alleviate this situation it is important that this area be rezoned to the "D" Downtown District.

The "D" Downtown district encompasses the City's Central Business District, which is the area originally settled and the locus of economic activity in the region. This shall include the area described as follows:

Start at the intersection of Salado and El Paso Streets; North on Salado to its intersection with Frio Street; thence Northeast in a straight line to the intersection of IH-10 and Cadwalader; South on IH-10 to IH-35; Northeast on IH-35 to a perpendicular point connecting with Cherry Street; South on Cherry Street to Durango Boulevard; West on Durango to the San Antonio River; South along the San Antonio River to Arsenal Street; West on Arsenal to El Paso Street; and then West on El Paso to Salado.

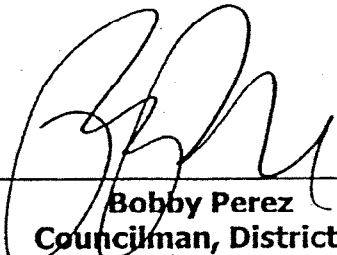
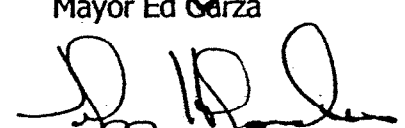
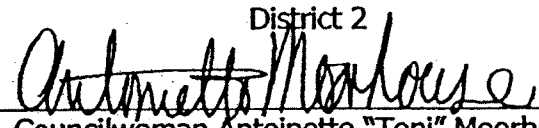
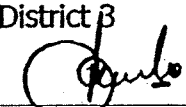
Your favorable consideration of this matter is requested.

Mayor and Councilmembers

February 26, 2003

SUBJECT: Rezoning of the Central Business District

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Bobby Perez
Councilman, District 1
Mayor Ed Garza
Councilman John H. Sanders
District 2
Councilwoman Antoinette "Toni" Moorhouse
District 3
Councilman Enrique "Kike" Martin
District 4
Councilwoman Nora X. Herrera
District 5
Councilman Enrique Barrera
District 6
Councilman Julián Castro
District 7
Councilwoman Bonnie Conner
District 8
Councilman Carroll Schubert
District 9
Councilman David Carpenter
District 10

Z2003051A

ZONING CASE NO. Z2003051 A – July 15, 2003

Applicant: City of San Antonio

Zoning Request: "I-1" General Industrial District, "C-2" Commercial District, "MF-33" Multi Family District, "H" Historic District, "HS" Historic Significance, "HE" Historic Exceptional, "RIO-3" River Improvement Overlay District to "D" Downtown District.

City staff represented this case.

George Rudolph Stumbird, 110 E. Nueva, stated his only concern is how this may affect his historical property.

Staff stated there were 184 notices mailed out to the surrounding property owners, 2 returned in opposition and 6 returned in favor and no response from King William, Arsenal, Lavaca Neighborhood Association and 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 Kissling and seconded by Commissioner McAden to recommend approval.

1. Properties are those generally bounded by Market and Nueva to the north, I. H. 37 on the east, Durango to the south and I-35 to the west.
2. There were 184 notices mailed, 2 returned in opposition and 6 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.