

# ZONING CASE: Z2003-173-27

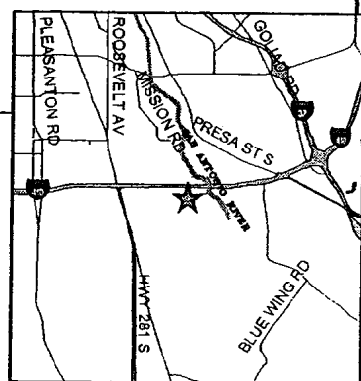
City Council District No. 3  
 Requested Zoning Change  
 From: "DR" To "R6 H RIO-6,C2 H RIO-6"  
 Date: September 9, 2004  
 Scale: 1" = 400'

**Subject Property**  
**200' Notification**

D-4  
 p.683



C:\May\_4\_2004  
 (A.S.)



# CASE NO: Z2003173-27

## Staff and Zoning Commission Recommendation - City Council

Postponed at Zoning Commission May 4, 2004 and June 15, 2004

**Date:** September 09, 2004

**Zoning Commission Meeting Date:** August 03, 2004

**Council District:** 3

**Ferguson Map:** 683 C4

**Appeal:** No

**Applicant:**  
City of San Antonio

**Owner**  
Multiple Properties

**Zoning Request:** From DR Development Reserve District to C-2 H RIO-6 Commercial  
Historic River Improvement Overlay District and R-6 H RIO-6 Residential  
Single-Family Historic River Overlay District

**Property Location:** 26.1 acres out of NCB 11040, 11041, and CB 4283B  
Property located southwest of the intersection of Chaveneaux and Espada  
Roads

**Proposal:** To remove temporary DR Development Reserve Zoning

**Neighborhood  
Association:** None

**Neighborhood Plan:** Southside Initiative Community Plan

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

### Staff Recommendation:

Approval. This property is not subject to a consistency vote because this application was in process prior to this requirement. The northern portion of these properties are currently zoned with commercial and residential districts that are designated historic and are in the RIO (River Improvement Overlay) District. The southern portion of the property was not included in the Southside area-wide rezoning to allow time to consider deeming it historic and providing the RIO overlay standards. The Historic Design Review Committee (HDRC) approved extension of the Historic designation and the RIO overlay on July 7, 2004. The current land uses include residential dwellings and an athletic field. Staff recommends extending zoning from the northern portion of property to the southern portion which is consistent with the Urban Living land use category.

### Zoning Commission Recommendation:

Approval

### VOTE

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Trish Wallace 207-0215



HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

CITY OF SAN ANTONIO <sup>July 07, 2004</sup>

**HDRC CASE NO:** 2004-192  
**ADDRESS:** Various  
**APPLICANT:** City of San Antonio, Historic Preservation Officer  
P.O. Box 839966  
**OWNER:** Various  
**TYPE OF WORK:** RIO Designation

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to expand the River Improvement Overlay District 6 to include the following properties (also indicated on the attached map):

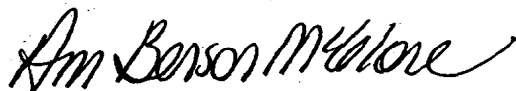
CB 4283B P-5 & P-6  
CB 4283B P-4 (.96 AC) ABS 769  
CB 4283B P-3 (.262 AV)  
CB 4283B P-3B (.262 AC)  
CB 4283B P-3A ABS 769  
CB 4283B P-2 (.96 AC) ABS 769  
CB 4283B P-1 (.960 AC) ABS 769  
CB 4283B P-10F (.015) P-10G (.022) ABS 769  
CB 4283B P-10B (.24 AC) & P-10C (.12 AC) A-769  
CB 4283B P-11 ABS 769  
CB 4283B P-10H (.007) P-10I (.075) P-10J  
CB 4283B P-10A (.21 AC) & P-10S (.15 AC) A-769  
CB 4283B P-10K (.133 AC) ABS 769  
CB 4283B P-10 (.32 AC) & P-10E (.04 AC) A-769  
NCB 11040, BLK 1, LOT 7  
NCB 11040, BLK 1, LOT 8  
CB 4283B P-9 (1.35 AC) ABS 769  
NCB 11041, BLK 0, LOT SE IRR 214.38 FT OF 19B  
NCB 11041, BLK 0, LOT N IRR 30 FT OF 19C  
NCB 11041, BLK 0, LOT 18B  
NCB 11041, BLK 0, LOT 17C  
NCB 11041, BLK 0, LOT 17D  
NCB 11041, BLK 0, LOT 17B EXC ARB 17C & 17D  
NCB 11041, BLK 0, LOT 16C  
NCB 11041, BLK 0, LOT S 164.23 FT OF N 194.73 OF 16B  
NCB 11041, BLK 0, LOT S IRR 179.56 FT OF 16B  
NCB 11041, BLK 0, LOT SE IRR 19.95 FT OF 16B  
NCB 11041, BLK 0, LOT NW IRR 27.84 FT OF 15B

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The northern portion of these properties are currently located in the River Improvement Overlay District 6. The San Antonio city limit originally divided these properties in half. Due to the newly annexed South Side Limited Purpose Annexation Area, the whole of these properties are now in the city. The staff recommends extending the zoning from the northern half to the southern half.

**COMMISSION ACTION:**

Approval of expanding the River Improvement Overlay District 6.

A handwritten signature in cursive script, reading "Ann Benson McGlone".

Ann Benson McGlone  
Historic Preservation Officer



HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

CITY OF SAN ANTONIO <sup>July 07, 2004</sup>

HDRC CASE NO: 2004-191  
ADDRESS: Various  
APPLICANT: City of San Antonio, Historic Preservation Officer  
P.O. Box 839966  
OWNER: Various  
TYPE OF WORK: Historic District Designation

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to expand the Mission Historic District to include the following properties (also indicated on the attached map):

CB 4283B P-3 (.262 AC)  
CB 4283B P-3B (.262 AC)  
CB 4283B P-3A ABS 769  
CB 4283B P-2 (.96 AC) ABS 769  
CB 4283B P-1 (.960 AC) ABS 769  
CB 4283B P-10F (.015) P-10G (.022) ABS 769  
CB 4283B P-10B (.24 AC) & P-10C (.12 AC) A-769  
CB 4283B P-11 ABS 769  
CB 4283B P-10H (.007) P-10I (.075) P-10J  
CB 4283B P-10A (.21 AC) & P-10S (.15 AC) A-769  
CB 4283B P-10K (.133 AC) ABS 769  
CB 4283B P-10 (.32 AC) & P-10E (.04 AC) A-769  
NCB 11040, BLK 1, LOT 7  
NCB 11040, BLK 1, LOT 8  
CB 4283B P-9 (1.35 AC) ABS 769  
NCB 11041, BLK 0, LOT SE IRR 214.38 FT OF 19B  
NCB 11041, BLK 0, LOT N IRR 30 FT OF 19C  
NCB 11041, BLK 0, LOT 18B  
NCB 11041, BLK 0, LOT 17C  
NCB 11041, BLK 0, LOT 17D  
NCB 11041, BLK 0, LOT 17B EXC ARB 17C & 17D  
NCB 11041, BLK 0, LOT 16C  
NCB 11041, BLK 0, LOT S 164.23 FT OF N 194.73 OF 16B  
NCB 11041, BLK 0, LOT S IRR 179.56 FT OF 16B  
NCB 11041, BLK 0, LOT SE IRR 19.95 FT OF 16B  
NCB 11041, BLK 0, LOT NW IRR 27.84 FT OF 15B  
NCB 11041, BLK 0, LOT 15B EXC NW IRR 27.84 FT OF 15B

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The northern portion of these properties are currently located in the Mission Historic District. The San Antonio city limit originally divided these properties in half. Due to the newly annexed South Side Limited Purpose Annexation Area, the whole of these properties are now in the city. The staff recommends extending the zoning from the northern half to the southern half.

**COMMISSION ACTION:**

Approval of expanding the Mission Historic District.

A handwritten signature in cursive script, reading "Ann Benson McGlone".

Ann Benson McGlone  
Historic Preservation Officer

**Z2003173-27**

**Zoning Case Z2003173-27 was postponed on May 4, 2004 and June 15, 2004.**

**ZONING CASE NO. Z2003173-27** – August 3, 2004

**Applicant:** City of San Antonio

**Zoning Request:** "DR" Development Reserve District to "C-2" H RIO-6 Commercial  
Historic River Improvement Overlay District and "R-6" H RIO-6  
Residential Single Family Historic River Improvement Overlay  
District.

City staff represented this case.

Staff stated there were 53 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 returned 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 Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located on 26.15 acres out of NCB 11040, 11041 and CB 4283B at the southwest of the intersection of Chaveneaux and Espada Road.
2. There were 53 notices mailed, 2 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES:** Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,  
Avila, Stribling, Peel

**NAYS:** None

#### **THE MOTION CARRIED**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.