



**ZONING CASE: Z2005-202 CD S**

**City Council District No. 5**

**Requested Zoning Change**

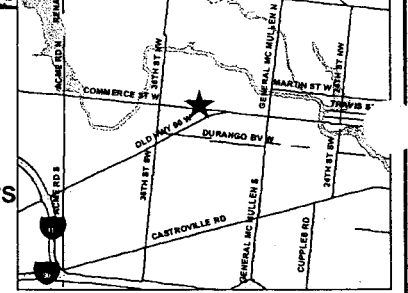
From "I-1" and "MF-33" To "R-6","R-6"S,"MF-25","C-1","C-1"C,"C-1"S,"C-2","C-2" S,"C-3","C-3"C,"C-3"S

**Date: October 13, 2005**

**Scale: 1" = 700'**

**Subject Property**

### 200' Notification



# CASE NO: Z2005202 CD S

## Staff and Zoning Commission Recommendation - City Council

**Date:** October 13, 2005

**Zoning Commission Meeting Date:** September 06, 2005

**Council District:** 5

**Ferguson Map:** 615 A, B, and C-4

**Appeal:**

**Applicant:**

City of San Antonio

**Owner:**

Multiple Property Owners

**Zoning Request:**

From "I-1" General Industrial District and "MF-33" Multi-Family District to "R-6" Residential Single-Family District, "R-6" S Residential Single-Family District with a Specific Use Permit for a Wireless Communication Tower, "MF-25" Multi-Family District, "C-1" Light Commercial District, "C-1" (CD - Light Auto and Truck Repair) Light Commercial District with a Conditional Use for Light Auto and Truck Repair, "C-1" (CD - Sound and Recording Studio) Light Commercial District with a Conditional Use for a Sound and Recording Studio, "C-1" S Light Commercial District with a Special Use Permit for a Bar/Tavern, "C-2" Commercial District, "C-2" S with a Special Use Permit for a Reception Hall/ Meeting Facility, "C-3" General Commercial District, "C-3" S General Commercial District with a Specific Use Permit for Auto Paint and Body, and "C-3" (CD- Outdoor Flea Market) General Commercial District with a Conditional Use for an Outdoor Flea Market

**Property Location:**

4935 through 5719 West Commerce Street

Parcels on the north side of West Commerce Street, generally bound by N.W. 36th Street and San Felipe Street (as per exhibit map).

**Proposal:**

To rezone properties primarily located on West Commerce Street, near Old Highway 90, to provide for the most appropriate zoning for the current land uses; thus protecting adjacent residences and current business owners from future non-conforming uses.

**Neighborhood Association:**

Memorial Heights Neighborhood Association. The Community Workers Council is within 200 feet.

**Neighborhood Plan:**

None

**TIA Statement:**

A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

Per direction from City Council, Staff has identified properties on West Commerce Street that are zoned "I-1" General Industrial District. Though these properties are zoned for industrial uses, they are used predominantly for residential and commercial purposes. Property owners made City Council aware of the difficulty they may have expanding and/or creating new residences and businesses due to their non-conforming status. This information prompted City Council to direct Staff to make the necessary recommendations to remedy this inconsistency.

Through the city's CDBG Rezoning Program, Staff has conducted a study of these properties and recommended a rezoning proposal that would be compatible with the current uses, while attempting to provide consistency with current and proposed adjacent zoning districts.

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## Staff and Zoning Commission Recommendation - City Council

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Staff invited all property owners and neighborhood associations within 200 feet to the regularly scheduled meeting of the Memorial Heights Neighborhood Association on August 3, 2005 at the Memorial Branch Library. The proposed rezoning map was presented to the attendees, along with general information about the rezoning process.

The City Council approved a CDBG rezoning proposal for the abutting neighborhood to the north in early 2003. The predominantly single-family neighborhood was rezoned from "MF-33" Multi-Family District to "R-4", "R-5" and "R-6" Single-Family Residential Districts.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Rudy Nino, Jr. 207-8389

### VOTE

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

# Proposed Rezoning - West Commerce Street



**Z2005202 CD S**

**ZONING CASE NO. Z2005202** – September 6, 2005

Applicant: City of San Antonio

Zoning Request: "I-1" General Industrial District and "MF-33" Multi-Family District  
"R-6" Residential Single-Family District, "R-6" S Residential Single-Family District with a Specific Use Permit for a Wireless Communication Tower, "MF-25" Multi-Family District, "C-1" Light Commercial District, "C-1" C Light Commercial District with a Conditional Use for Light Auto and Truck Repair, "C-1" C Light Commercial District with a Conditional Use for a Sound and Recording Studio, "C-1" S Light Commercial District with a Special Use Permit for a Bar/Tavern, "C-2" Commercial District, "C-2" S with a Special Use Permit for a Reception Hall/ Meeting Facility, "C-3" General Commercial District, "C-3" S General Commercial District with a Specific Use Permit for Auto Paint and Body, and "C-3" C General Commercial District with a Conditional Use for an Outdoor Flea Market

City staff represented this case.

Staff stated there were 208 notices mailed out to the surrounding property owners, 2 returned in opposition and 12 returned in favor and Memorial Heights Neighborhood Association is in favor and no response from the Community Workers Council.

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 Rodriguez and seconded by Commissioner Avila to recommend approval.

1. Parcels on the north side of West Commerce Street, generally bounded by Northwest 36<sup>th</sup> Street and San Felipe Street at 4935 through 5719 West Commerce Street.
2. There were 208 notices mailed, 2 returned in opposition and 12 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill,  
McAden, Avila, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**Z2005202 CD S**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.