



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

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2014 NOV 13 PM 2:21

TO: Mayor & City Council

FROM: Councilman Diego Bernal

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Chris Callanen, Assistant to the City Council; Robbie Greenblum, City Attorney; John Peterek, Special Projects Manager

SUBJECT: Request for area-wide rezoning of Ruiz St. and surrounding West Side streets

DATE: November 12, 2014

Issue Proposed for Consideration

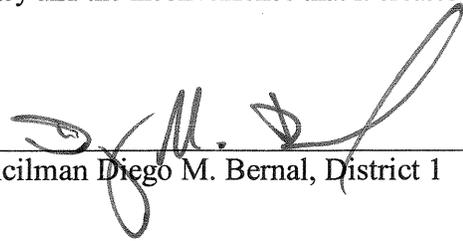
I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

Concurrence in directing Development Services Department staff to rezone properties on Ruiz Street, from San Martin Street to North Brazos, and streets south of Ruiz Street to make zoning consistent with the use of the properties and waive all pertinent zoning fees in order to avoid further hardship on the property owners caused by inconsistent zoning districts.

Brief Background

Properties along Ruiz Street, between San Martin Street and North Brazos, and on the southern side of the 100 block of Camada are zoned "I-1" General Industrial District. The current "I-1" district is a result of the conversion from old "J" Business District where single-family residential uses were allowed. Properties south of Ruiz Street also in need of rezoning include: Pace Street, Leal Street, Monclova, Perez Street, Guerra, Morales, North Trinity Street, and North Pinto Street where they are confined to the boundary of Martinez Creek and North San Jacinto. These are currently zoned "C-3" General Commercial District, and "MF-33" Multi-Family Residential District. Today's predominant uses along this stretch of Ruiz Street and the streets south is single-family residential. This conflict between the uses and the zoning district creates an unnecessary burden on residents especially when they apply to the City of San Antonio's Development Services Department for a permit. In many cases, their permit requests have been declined by the staff based on the inconsistency between the property's use and the zoning, requiring the filing of a Non-Conforming Use Registration. By amending the zoning of the properties along Ruiz Street and the specified streets south, the City Council will alleviate the burden of zoning inconsistency and the inconvenience that it creates for the residents of the subject area.

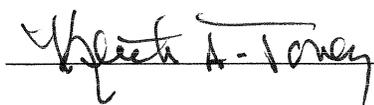
Submitted for Council consideration
by:



Councilman Diego M. Bernal, District 1

Supporting Councilmembers' Signatures (4 only)

District No.

1.  _____

_____ 2 _____

2.	<i>Michael Kelly</i>	10
3.	<i>Robert Taylor</i>	3
4.	<i>CP</i>	7



- Residential Multi-Family
- Industrial
- Unzoned Right-of-Way
- City of San Antonio
- Commercial
- Infill Development Zone
- Boundary Area
- City Council Districts
- Railroads

Ruiz Area Existing Zoning Districts

City of San Antonio
 Planning and Technology Services Department
 GIS Public Services Division
 11 November 2010 10:58 PM
 SAN ANTONIO, TEXAS

Data Source: City of San Antonio Enterprise GIS, Base Map 011, Base Appraisal District
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