

AN ORDINANCE 2009-01-15-0034

**ADOPTING A PORTION OF THE DOWNTOWN NEIGHBORHOOD PLAN UPDATE, SPECIFICALLY THE WEST NEIGHBORHOOD UPDATE, AS A COMPONENT OF THE MASTER PLAN OF THE CITY FOR AN AREA COVERING APPROXIMATELY 110 ACRES GENERALLY BOUND BY RUIZ AND FRIO STREETS TO THE NORTH, SALADO STREET TO THE EAST, COLORADO STREET TO THE WEST, AND BUENA VISTA STREET TO THE SOUTH.**

**WHEREAS**, the Downtown Neighborhood Plan was first adopted by City Council on May 13, 1999 as a component of the City Master Plan adopted May 29, 1997; and

**WHEREAS**, according to §35-420 of the *Unified Development Code*, the Plan shall be reviewed by Planning Commission at least once every five years, and

**WHEREAS**, the Downtown Neighborhood Plan West Neighborhood Update Phase I area includes approximately 110 acres and is generally bound by Ruiz and Frio Streets to the north, Buena Vista Street to the south, Colorado Street to the west, and and Salado Street to the east; and

**WHEREAS**, the San Antonio Planning Commission reviewed the Downtown Neighborhood Plan West Neighborhood Update Phase I on November 12, 2008 and found the plan to be consistent with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

**WHEREAS**, in a public hearing held on November 12, 2008, the Planning Commission recommended that the City Council amend the Downtown Neighborhood Plan West Neighborhood Update to update the land use element as an addendum to the Master Plan adopted May 29, 1997; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Downtown Neighborhood Plan West Neighborhood Update is hereby amended to update the land use element by superseding the Land Use Element in the Downtown Neighborhood Plan adopted May 13, 1999, as a component of the Master Plan of the City, as it conforms to the approval criteria set forth in the *Unified Development Code*, §35-420, pertaining to “comprehensive, neighborhood, community, and perimeter plans.” A copy of the land use plan is attached hereto and incorporated by reference as Attachment I.

**SECTION 2.** This ordinance shall take effect January 25, 2009.

**PASSED AND APPROVED on this 15<sup>h</sup> day of January 2009.**

  
MAYOR  
PHIL HARDBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

**Attachment I  
Updated Land Use Plan**

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# **Downtown Neighborhood Plan- West Neighborhood Update**

A component of the Downtown Neighborhood Plan

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## Downtown Neighborhood Plan- West Neighborhood Update

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### Housing and Neighborhood Services

TIFF Unit

### City Officials

#### Mayor

Phil Hardberger

#### City Council

Mary Alice P. Cisneros, District 1  
Sheila D. McNeil, District 2  
Jennifer V. Ramos, District 3  
Philip A. Cortez, District 4  
Lourdes Galvan, District 5  
Delicia Herrera, District 6  
Justin Rodriguez, District 7  
Diane G. Cibrian, District 8  
Louis E. Rowe, District 9  
John G. Clamp, District 10

#### Planning Commission

Murray H. Van Eman, Chairman  
Amelia E. Hartman  
Andrea Rodriguez  
Cecilia G. Garcia  
Christopher Lindhorst  
John Friesenhahn  
Jose R. Limon  
Dr. Sherry Chao-Hrenek

## Plan Update: Public Outreach and Adoption Process

### July 2008:

- Staff receives Council Consideration Request (CCR)
- Zoning and Planning Staff conduct field research to verify existing land uses, current zoning, and other issues
- Area maps are created to facilitate Plan Update project preparation

### August 2008:

- City Council adopts the resolution to initiate the comprehensive rezoning of several properties in the Plan area. (August 7)
- Staff continues case preparation and meets with District 5 Council office to brief and discuss the community outreach and public participation process.
- Planning Commission Work Session briefing and invitation to community meetings. (August 13)
- Zoning Commission Work Session briefing and invitation to community meetings. (August 5)



### September 2008:

- First community meeting with affected property owners and stakeholders regarding plan amendment and rezoning process (September 2<sup>nd</sup>; 15 in attendance)
- Staff provided individual meetings with property owners to discuss the plan and to clarify how the Plan Update may affect their property. (September 15<sup>th</sup> – 19<sup>th</sup>)
- Second community meeting. (September 25<sup>th</sup>; 41 in attendance)

### October 2008:

- Briefing and status update to the Planning Commission. (October 8<sup>th</sup>)
- Planning Commission public hearing. (October 22<sup>nd</sup>)

### December 2008:

- Zoning Commission public hearing. (December 2<sup>nd</sup>)

### January 2009:

- City Council to consider final draft of rezoning and plan update.



## West Neighborhood Update

### Existing Conditions

The Downtown Neighborhood Plan was adopted in May, 1999 and consists of 19 different geographic districts. The Downtown West Neighborhood includes the Colorado Street (Prospect Hill) District in the Downtown Neighborhood Plan. This District is bordered by Colorado Street to the West, Martin Street to the North, Salado Street to the East, and Buena Vista Street to the South and contains 259 properties within the 63 acre boundary.

Existing Land Uses within this District include single family residential homes to the west of San Marcos Street, and the Bexar County Jail complex to the east of San Marcos streets and between Commerce Street and Martin. Jail support services such as bail bonds and attorneys offices are prevalent along the streets bordering the jail; San Marcos, Commerce, and Martin streets. Some light industrial and warehouse uses exist between Commerce and Buena Vista streets. Areas under the Commerce Street Bridge serve as a refuge and congregation point for the many of the homeless population.



A train rail-switch-yard is directly to the south of Buena Vista, running along Salado Street. An active rail line runs through the eastern portion of the District separating Colorado Street (Prospect Hill) and the Cattleman Square District. Inactive and partially buried rail tracks are found along Comal Street.

The adopted Land Use Plan for the Colorado Street (Prospect Hill) District identifies 'Residential' for the entire District. The plan states, "infill and rehabilitation of existing single family neighborhood with maximum densities at 8 units per gross acre to maintain existing neighborhood integrity and character." Other uses appropriate for this District were not considered in the 1999 adopted Downtown Neighborhood Plan; however, specific goals for the area include creating a gateway corridor along Commerce Street, and removing the out-of-service railroad tracks. These goals have not been implemented.



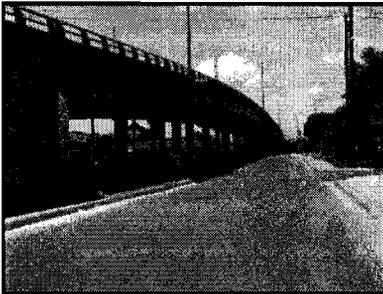
### **Bexar County Jail Expansion**

Bexar County recently acquired property west of the jail and construction is underway to expand the complex. This expansion project has displaced some private sector jail support services and requests have been made by business owners to allow these uses to relocate within the interior of the Prospect Hill Neighborhood. Encroachment of these non-residential uses has been a great concern to area residents. An increase of non-residential uses within single-family residential areas can adversely threaten the character and integrity of an existing neighborhood. Home conversions to non-residential uses are highly discouraged within the interior of the Prospect Hill neighborhood.



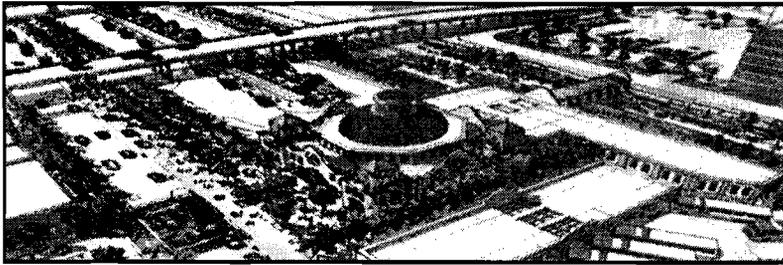
### **Haven for Hope**

To the north of the existing Colorado Street (Prospect Hill) district boundary, between Morales and Ruiz Street, a 22 acre campus to assist the homeless population is being developed. Haven for Hope is anticipated to attract and provide services for most of the homeless population from the near-by Commerce Street Bridge area and the SAMM Emergency Shelter. The site for the Haven for Hope campus previously served industrial and warehouse uses. Plans for the project call for demolition of some buildings, and adaptive reuse for others. The area surrounding the Haven for Hope campus is likely to transition from light industrial uses to a mix of Community Commercial retail and Multi-Family uses.



The area directly south of Haven for Hope, between Morales and Martin streets, provides an opportunity to encourage Community Commercial land uses, to serve as a buffer between the jail and Haven for Hope campus. Immediately to the west of the campus, between the abandoned Comal Street rail line and Colorado Street, mixed use opportunities would promote commercial retail and multi-family development. Currently this area is served by an incompatible mix of various light industrial uses and single family residences.

**Westside Multi Modal Center (WMMC)**



One of the 'Long Term Visions' identified in the 1999 adopted Downtown Neighborhood Plan is to "locate an intermodal, commuter train

station west of Frio Street and between Buena Vista/Commerce Streets."

In 2007, VIA Metropolitan Transit published the Final Site Feasibility Study for the location of the Westside Multi-modal Center. The Study examined the area within the pedestrian shed (1/4 mile radius from the proposed facility) and includes a land use analysis and area economic impact element. Appropriate land uses for the area around the multi-modal station include higher density mixed use and transit oriented development.

The identified site for the Westside Multi-modal Center is the International and Great Northern railroad station, currently operating as Generations Federal Credit Union, located at 123 N. Medina St., along with additional adjacent parcels. Phase 1 is scheduled for completion by 2012; this site, with the proposed re-use of the historic terminal structure, will function as a VIA transit center and hub for the Bus Rapid Transit (BRT) project, which is scheduled for a 2012 service date. At full build out in 2017, the Westside Multi-modal Center will serve San Antonio as the primary hub for connecting intercity/local and regional buses, and Amtrak, regional commuter and potentially other passenger rail services, as well as taxi, rental car, bicycle and pedestrian access.

Although this project is outside the boundary of the Downtown West Plan Update area, the impact of this facility must be considered in planning for complementary land uses.

**LAND USE PLAN UPDATE**

**Land Use**

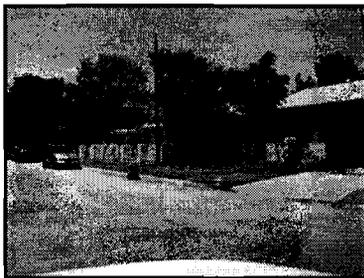
This Land Use Plan Update considers the goals previously adopted for the area and identifies the preferred land development pattern for the Colorado Street (Prospect Hill) Downtown West Neighborhood area. The location of Future Land Use classifications is based on existing uses, proposed development and the likely influence these developments will have within the District. The Future Land

Use categories reflect the desired transition pattern for the entire Downtown West Neighborhood.

Upon final adoption of Phase I of the Downtown Neighborhood Plan- West Neighborhood Update by the City Council, the Planning and Community Development Department will consult the Land Use Plan as a guide for developing staff recommendations for individual zoning cases. The Downtown West Neighborhood Plan Update is being carried out in conjunction with a Council initiated area-wide comprehensive rezoning.

The update process for all five neighborhood areas and specific Districts within the Downtown Neighborhood Plan has been segmented into phases in order to consider the specific conditions of each individual geographic District of the Plan.

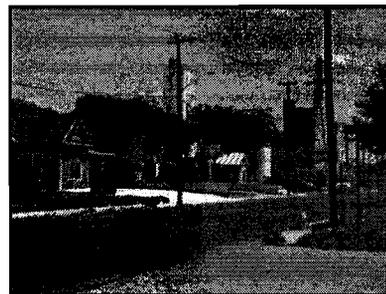
**Land Use Concepts**



Low density residential uses comprise the majority of the plan area within the district. 51% of the parcels in the Downtown West Neighborhood Plan area are existing single family residences. The Bexar County jail complex represents Public – Institutional uses, and Mixed Use/ Community Commercial uses are found along the corridors of San Marcos, Martin, and Commerce Streets.

The adopted Colorado Street (Prospect Hill) District promotes the maintenance of “existing neighborhood integrity and character”, but fails to accommodate Public-Institutional and non-residential uses.

The Downtown West Neighborhood proposes a revised boundary which extends from Buena Vista to the South, Colorado Street to the West, Ruiz Street to the North, and Frio and Salado to the East. This boundary includes the Haven for Hope Campus and was extended in order to consider the influence the campus will have on surrounding properties. The proposed Haven for Hope campus is designated Public-Institutional (P).



The Plan considers the comprehensive transition of the area around the jail and other nearby institutional uses while preserving the integrity and character of the residential neighborhood by discouraging incompatible non-residential uses within the interior of the Prospect Hill neighborhood.

**Municipal District**

This newly created district is comprised of activities related to Bexar County and ancillary uses that serve or complement activities of the county. Support related service uses should be located along the corridor of San Marcos Street within this new district. The Future Land Use classification for all county and public uses is "Public-Institutional" (P), and support uses along San Marcos Street are designated "Low Density Mixed Use". Parcels north of the "Public-Institutional Designation" are designated "Community Commercial" and provide a buffer between Bexar County parcels and Haven for Hope.

**Extended Colorado Street (Prospect Hill/ Gardendale) District Boundary**

The boundary for the Colorado Street District extends from Buena Vista to the south, to Ruiz Street to the north and includes the Haven for Hope Campus. This district consists primarily of Low Density Residential uses and utilizes Low Density Mixed Uses (LDMU) along West Commerce Street and parts of Colorado Street, from Martin to Ruiz Streets, to buffer residential areas from high traffic corridors and the Municipal District. Low Density Mixed Use to the north of Ruiz Street provides an opportunity for a mix of multi-family and commercial retail development.

The interior of the Colorado Street (Prospect Hill/ Gardendale) neighborhood is designated Low Density Residential (LDR) and should be protected from the encroachment of incompatible non-residential land uses.

**LAND USE CLASSIFICATIONS AND DESCRIPTIONS**

<b>Low Density Residential</b>	
<p>Composed of single-family houses on individual lots. Certain residential uses such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Low Density Residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers, schools, parks, and public transit facilities. This category should be oriented toward the center of the neighborhood and away from traffic arterials.</p>	
<p>This category is compatible with the single family residential character of the Prospect Hill and Gardendale neighborhoods.</p>	

<b>Low Density Mixed Use</b>	
<p>Provides a mix of low intensity residential and commercial uses compatible with surrounding uses. Examples include professional/ personal services, shop front retail with restaurants, cafes and gift shops.</p> <p>Low Density Mixed Use is appropriate for areas adjacent to Low Density Residential uses, and serves as an adequate buffer from higher intensity uses. This category is encouraged for uses fronting Colorado and San Marcos Streets, which will provide a buffer to the Prospect Hill neighborhood.</p>	
<p>Allows for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian oriented environment. Mixed Use should incorporate high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows.</p> <p>This classification allows for a mix of uses in the same building or in the same development such as small offices, small retail establishments, professional offices and high-density residential uses.</p> <p>Higher densities are encouraged within this use pattern in order to take advantage of transportation nodes and pedestrian oriented development.</p> <p>Mixed Use opportunities are promoted between Commerce Street and Buena Vista, and Perez and Morales Streets.</p>	 <p><b>Mix of uses within same building</b></p>  <p><b>Pedestrian Oriented Development</b></p>

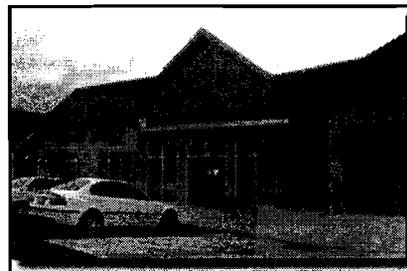
**Retail**

Provides retail uses such as cafes, restaurants, beauty parlors, neighborhood groceries or markets, pharmacies, and similar uses.

These uses are preferred in the area bound by Morales, Haven for Hope, Martin, and San Marcos Streets. Retail uses serve as an appropriate buffer between the Bexar County jail facility and the Haven for Hope campus.



**Neighborhood Coffee House**

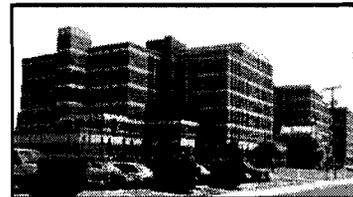


**Community Retail**

**Institutional**

Provides for public, quasi-public, and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations, and detention facilities), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

Public Institution uses accommodate the Bexar County Jail/ Detention area, the Haven for Hope campus, and other public service uses throughout the District.



**Bexar County Jail Complex**



**Public Library**

## LAND USE / ZONING MATRIX

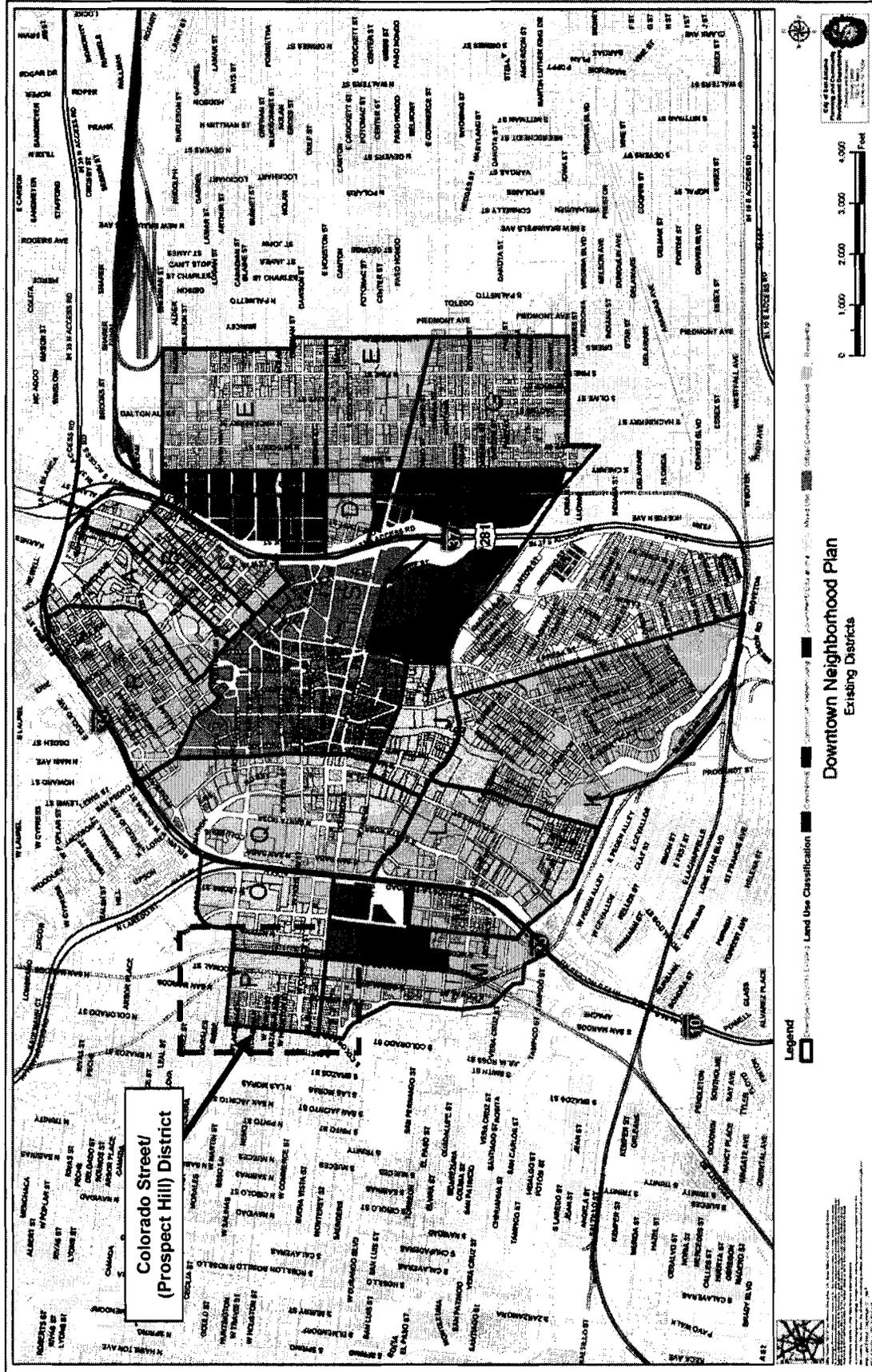
\*The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as a comparative guide to utilize when evaluating consistency between development and rezoning requests and the goals of the plan. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context sensitive design in accordance with the plan's goals and objectives.

The land use plan identifies the following land use categories and associated zoning classification:	
LAND USE	ASSOCIATED ZONING
<b>Low Density Residential</b>	
<ul style="list-style-type: none"> <li>Prospect Hill/ Residential</li> </ul>	R-4, R-5, R-6
<b>Community Mixed Use</b>	
<ul style="list-style-type: none"> <li>W. Commerce between Colorado and Richter Streets</li> <li>San Marcos (from Morales to W. Commerce Streets)</li> <li>Small non-residential parcels along Colorado Street</li> </ul>	NC, C-1, C-2S, O-1, RM-4, MF-25, IDZ
<ul style="list-style-type: none"> <li>Area from Haven for Hope to Morales Street</li> <li>South side of W. Commerce to Richter Street</li> </ul>	NC, C-1, C-2, O-1, and up to MF-40, IDZ
<ul style="list-style-type: none"> <li>Area bound by Morales, Haven for Hope, Martin, and San Marcos</li> </ul>	NC, C-1, O-1, C-2, C-2P

**Disclaimer for maps:**

This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all expressed and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.

# ADOPTED 1999 Downtown Neighborhood Plan

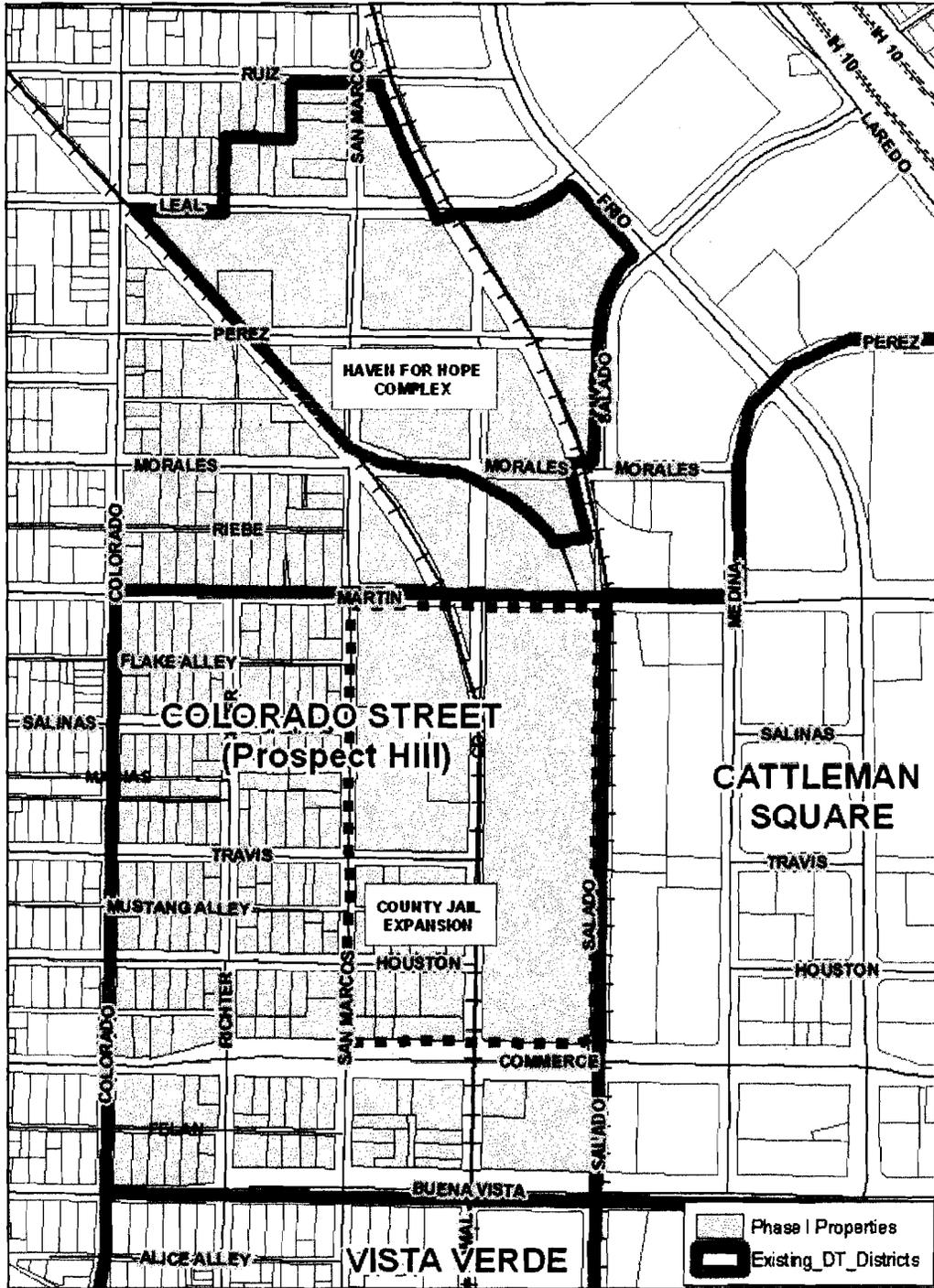


**Colorado Street/  
Prospect Hill District**

**Legend**

**Downtown Neighborhood Plan  
Existing Districts**

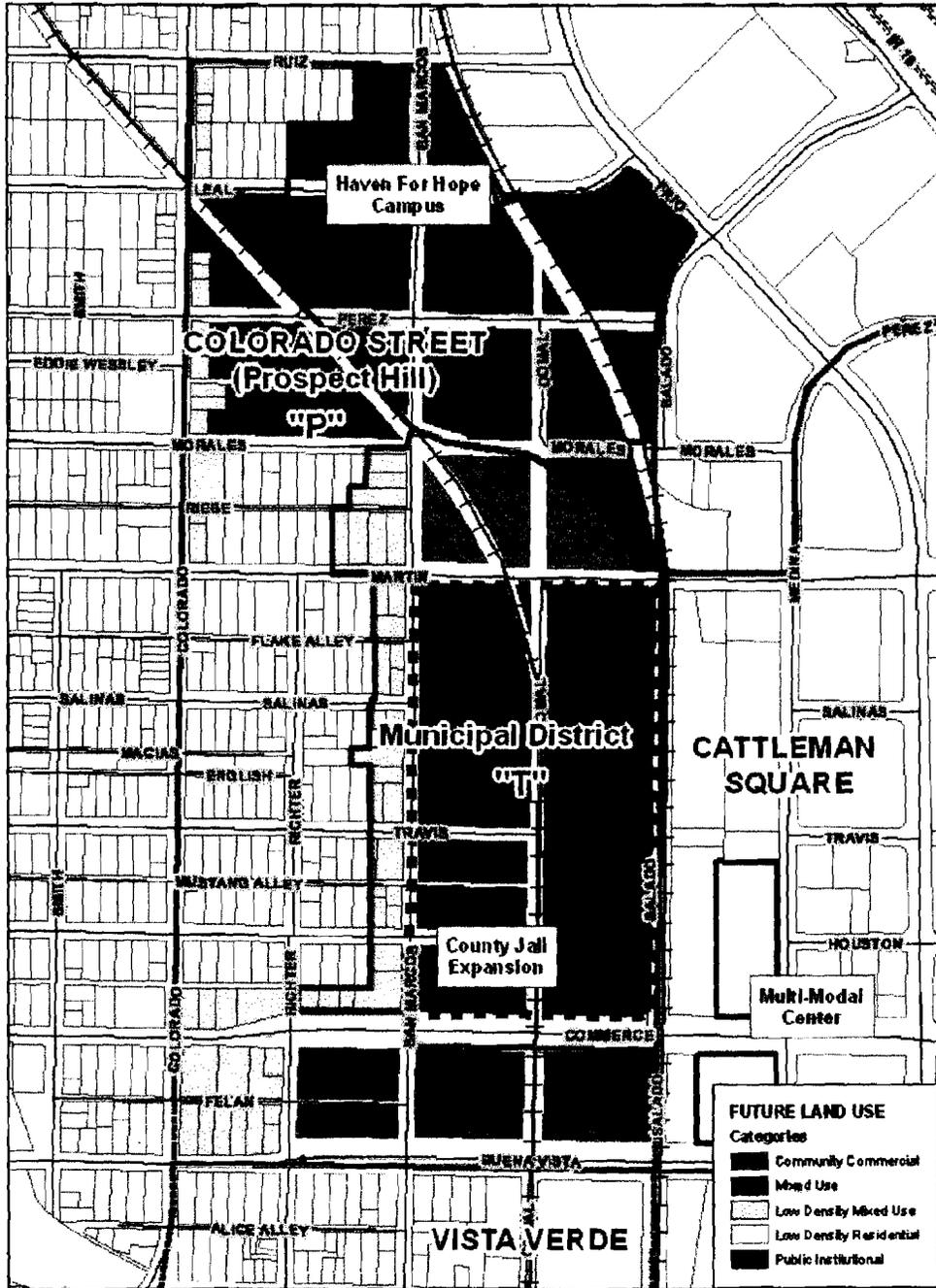
### West Neighborhood Update- Revised District Boundary



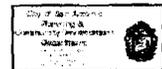
## WEST DOWNTOWN AREA EXISTING DISTRICT BOUNDARIES

City of San Antonio  
Planning &  
Community Development  
Special Services  
1500 N. Nueces Street  
San Antonio, TX 78202  
781-222-2222

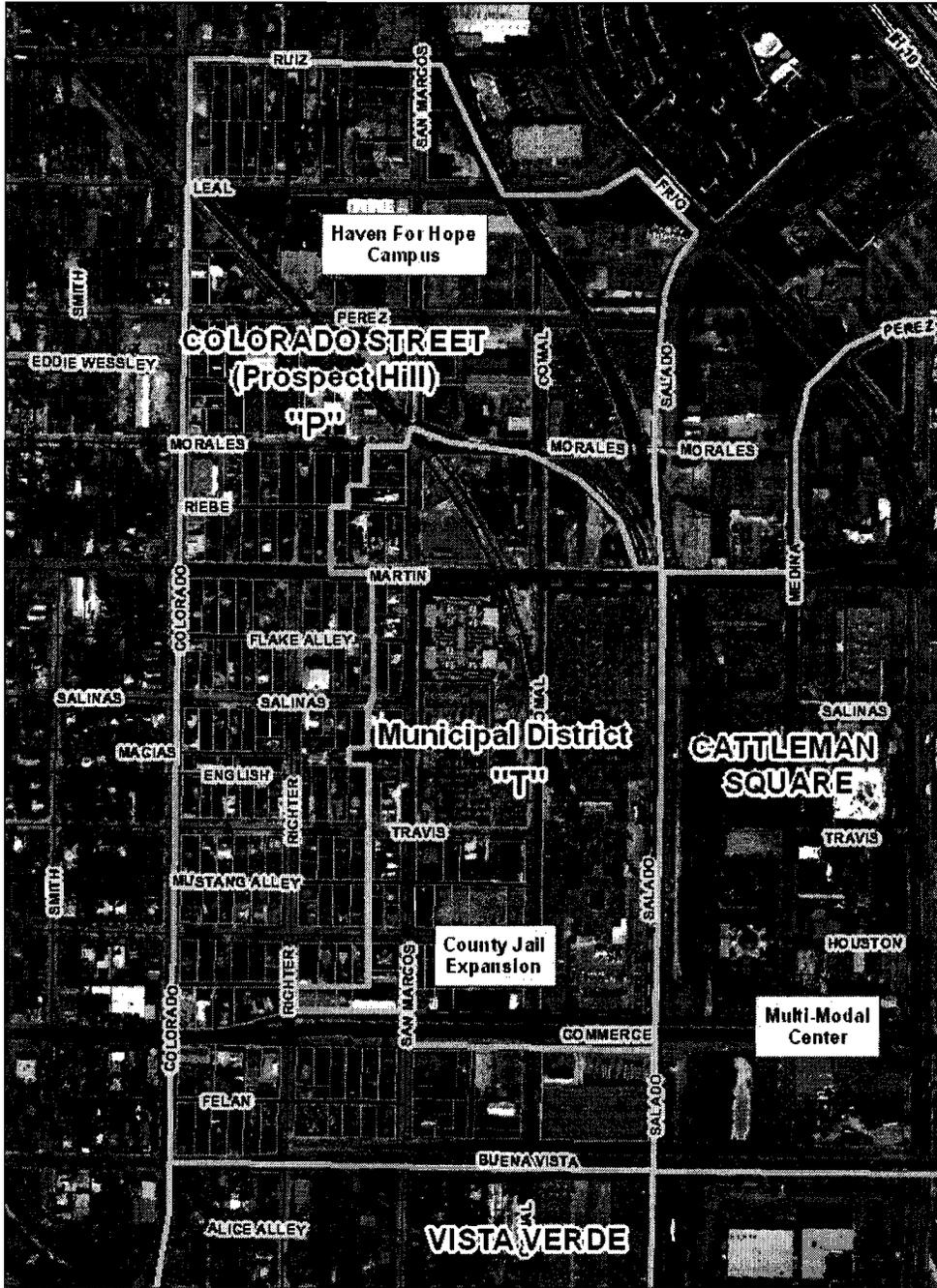
### Plan Update Future Land Use



Prepared by:  
 Planning & Community Development  
 City of San Antonio  
 100 N. Nueces Street  
 San Antonio, TX 78202  
 210.204.2000  
 www.sanantonio.gov



### Downtown West Neighborhood Plan Aerial



**WEST DOWNTOWN AREA**  
Phase I Aerial



## **DOWNTOWN NEIGHBORHOOD PLAN TEXT AMENDMENTS**

### **Land Use Plan**

**Text Amendments to the adopted 1999 Downtown Master Plan document:**

**(page 11)**

- P. Colorado Street (Prospect Hill/ Gardendale) – ~~Infill and rehabilitation of existing single family neighborhood with maximum densities at 8 units per gross acre to maintain existing neighborhood integrity and character.~~  
\*see Downtown West Neighborhood Plan Update**

- T. Municipal District  
\*see Downtown West Neighborhood Plan Update**

### **Map Amendments**

**(page 12)**

**Future Land Use map amendments per map on page 15 of this document.**

**Label District "T" "Municipal District". Boundary indicated by green boundary line shown on page 15 map of this document.**



Property Owner	Property Address	Property Owner	Property Address
RAMIRO & FLORINDA Q MARTINEZ	1222 W HOUSTON ST	MARY J VILLALOBOS	1506 W MARTIN ST
L L & B PROPERTIES INC	1203 W HOUSTON ST	INEZ CINDY GABRIEL	1502 W MARTIN ST
L L & B PROPERTIES INC	1211 W HOUSTON ST	BPEMBREY PROPERTIES LLC	1126 W COMMERCE ST
HQ PROPERTIES LTD PARTNERSHIP	125 N SAN MARCOS	ALICIA O GUZMAN	1424 W COMMERCE ST
JOSE R & JUANITA A MENDOZA	738 PEREZ	RICHARD LUNA	651 LEAL
RUBEN A SOLIS	730 PEREZ	MARIA DE LOURDES MARTINEZ	1410 W TRAVIS ST
SAN ANTONIO METROPOLITAN MINISTRY INC	1033 MORALES	CAVAZOS VENTURES LLC	1408 W TRAVIS ST
CHARLES H DAVIS	723 PEREZ	ALICE G ESTRADA	1605 W MARTIN ST
CHARLES H DAVIS	724 PEREZ	PAULA DELAROSA DE LEON	412 N COLORADO ST
RUBEN A SOLIS	PEREZ	JOSE GUADALUPE ALEMAN	1505 W SALINAS
CLEOTILDE R MARTINEZ	207 N SAN MARCOS	LEPRECHAUN RANCH INC	317 N RICHTER
JOE RAYMOND & GRISELDA GALINDO	207 MUSTANG ALLEY	GEORGE A & ANA MARIA O SAVIGNAC	1421 W COMMERCE ST
JOE RAYMOND & GRISELDA GALINDO	1307 W HOUSTON ST	BAUTISTA BUENA IGLESIA	1518 W MARTIN ST
ESTATE OF HENRY T MATTHEWS	1309 W HOUSTON ST	MARIA ENCARNACION MENDOZA	742 PEREZ S
SUSAN QUALLS & JANICE WAGLEY MONSALVO	1303 W COMMERCE ST	BEATRICE E CANTU	1049 MORALES
SUSAN QUALLS & JANICE WAGLEY MONSALVO	1305 W COMMERCE ST	JANICE WAGLEY	1515 W MARTIN ST
SERGIO GARCIA MORENO	1314 W HOUSTON ST	JOE VILLANUEVA	1411 W TRAVIS ST
MARIA ESPINO	1310 W HOUSTON ST	DELFINO G & PAULA A MORALES	1418 W TRAVIS ST
VICTOR HINOJOSA	1322 W COMMERCE ST	RACHEL A & JOHN Y HARPER	1423 W COMMERCE ST
IRENE GUERRA DETREVINO	1402 W COMMERCE ST	J L WATTS COMPANY	603 LEAL
ARMANDO G & E C MORALES	520 RUIZ ST	STELLA CORONADO ALVARADO	1039 MORALES
FELIX MAJUL	1521 W MARTIN ST	BAUTISTA BUENA IGLESIA	1520 W MARTIN ST
BAUTISTA BUENA IGLESIA	1602 W MARTIN ST	CARLOS & DIANA PALACIOS	641 LEAL
REYNALDO V & APOLONIA GARCIA	1318 W HOUSTON ST	ASCENSION TORRES	411 N RICHTER
IGNACIO & SYLVIA MENDOZA	116 S RICHTER	CAVAZOS VENTURES LLC	1407 W TRAVIS ST
JOSE LUIS TORRES	538 RUIZ ST	BAUTISTA BUENA IGLESIA	1518 W MARTIN ST
IGLESIA BAUTISTA LA GRACIA	524 RUIZ ST	MENDOZA IGO ENT	706 FELAN
BEATRICE E CANTU	610 N COLORADO ST	T & N O RR	N COLORADO ST
JOSEPHINE M MARTIN	1322 W TRAVIS ST	BEXAR COUNTY	401 N COMAL ST
BRAD A & CYNTHIA K BADDERS	1050 MORALES	SALUA LTD	818 N COLORADO ST
INEZ CINDY GABRIEL	1601 W MARTIN ST	LOUIS D LOPEZ	542 RUIZ ST
ROBERT L TAYLOR	318 N RICHTER	DAVID & MARTHA ANN GARCIA	1403 W TRAVIS ST
ALICE O GUZMAN	1408 W COMMERCE ST	LEPRECHAUN RANCH INC	1311 W TRAVIS ST
SYLVIA P & SEFERINO R LOSOYA LOSOYA	305 N SAN MARCOS	JULIA C WILLIS	1117 BUENA VISTA ST
JORGE V SANCHEZ	1302 W TRAVIS ST	AMALIA R PEREZ ET AL	1503 W SALINAS
JOSE & CARMEN C ESPARZA	1417 W SALINAS	CONCHA M GONZALEZ	1323 W HOUSTON ST
JUANA H CORTES DE ZUNIGA	212 N COLORADO ST	ROLAND RANGEL	1507 W MARTIN ST
JACK MCLEAN	1406 W COMMERCE ST	ALICIA CARMELA GARCIA	1420 W SALINAS
SUNBELT DESIGN & DEV INC	807 N SAN MARCOS	JANICE WAGLEY	315 N SAN MARCOS
ANNA GLORIA CALDERON	1502 W SALINAS	IGO MENDOZA ENT	712 FELAN
ROBERT G & ELOISA RAMIREZ	1415 W TRAVIS ST	FABIAN URBINA NEW CENTURY MORTGAGE CORPORATION	523 N SAN MARCOS
ROBERTO & JOVITA C SOLIZ	1407 W HOUSTON ST	CAVAZOS VENTURES LLC	314 N COLORADO ST
W C O LIMITED L L C	216 N RICHTER	ERNEST GONZALEZ JR	1419 W TRAVIS ST
MARVIN MILLER	110 S RICHTER	ELIAS RAMOS	1414 W SALINAS
SALUA LTD	550 RUIZ ST	PAZ & ISABEL H DELEON	1319 W TRAVIS ST
ROBERTO PATINO AGUILAR	1525 W MARTIN ST	JUAN & MARICRUZ O COSTILLA	1422 W TRAVIS ST
BERNARDO RAMIREZ	210 N RICHTER	CARLOS D & IRMA TORRALVA	212 N SAN MARCOS
GENARO R GARCIA	219 N SAN MARCOS	ROGELIO COLUNGA	1121 BUENA VISTA ST
PETRA RANGEL CAMPIRANO	1418 W HOUSTON ST	TEODORO & EVANGELINA ARREDONDO	612 N COLORADO ST
SUSAN QUALLS & JANICE WAGLEY MONSALVO	1309 W COMMERCE ST		

Property Owner	Property Address	Property Owner	Property Address
ANTHONY GARZA MICHAEL	1303 W TRAVIS ST	EFRAIN A ABRAMOFF	903 MORALES
MORGAN VILLAREAL	1220 W HOUSTON ST	J L WATTS COMPANY	804 N SAN MARCOS
BEXAR COUNTY	1211 W TRAVIS ST	ALFREDO S & BLANGA R SOLIS	625 N SAN MARCOS
Stephen Schnitzer	1114 W COMMERCE ST	EFRAIN A ABRAMOFF	903 MORALES
SAN TEX LUMBER CO LTD	1019 BUENA VISTA ST	ALAMO AIRCRAFT SUPPLY	1216 W HOUSTON ST
J L WATTS COMPANY	623 LEAL	ZULEMA E GALINDO ETAL	1218 W HOUSTON ST
HUMBERTO MEDINA	1418 W SALINAS	LOBO GRANDE INC	115 N COMAL ST
JULIE MOKE	1407 W COMMERCE ST	JERRY F MARTINEZ	1233 W COMMERCE ST
CLARA H RIVERO	546 RUIZ ST	ALAMO AIRCRAFT SUPPLY	109 N COMAL ST
BEATRIZ R LOPEZ & JOE R GRANADO	316 N RICHTER	ALAMO AIRCRAFT SUPPLY	1225 W COMMERCE ST
ALEJO P & LILIA O GUEVARA	319 N SAN MARCOS	FREDO PROEPTIES INC	1228 W COMMERCE ST
VICENTE L & LILLIAN R MONTELONGO	515 N SAN MARCOS ST	FREDO PROPERTIES INC	1202 W COMMERCE ST
BERNICE MILLER	1016 MORALES	LAND RESOURCES CORPORATION	915 BUENA VISTA ST
MARCOS ZERTUCHE	214 MUSTANG ALLEY	SYLVIA HERNANDEZ	118 S SAN MARCOS
RICHARD & JANET ACEVEDO	1310 W TRAVIS ST	ANTHONY J GUAJARDO CHILD TRUST	114 S SAN MARCOS
ARTURO T GUTIERREZ	1012 MORALES	CARLOS JAIME GONZALEZ	110 S SAN MARCOS
ST JAMES A M E CHURCH	404 N RICHTER	ROLAND RANGEL	1323 W MARTIN ST
PATRICIA PARADA	1511 W MARTIN ST	CITY OF SAN ANTONIO	BUENA VISTA ST
TEOLINDA LUNA RUIZ	1515 W SALINAS	FREDO PROPERTIES INC	1202 W COMMERCE ST
JOSE R & ESTELLA NIETO GONZALEZ	1426 W SALINAS	UNION PACIFIC RAILROAD COMPANY	1301 W MARTIN ST
LEPRECHAUN RANCH INC	1315 W TRAVIS ST	HERIBERTO MACIAS	1027 MORALES
GILBERT M ELIZONDO	628 N COLORADO ST	CHARLES H DAVIS	1023 MORALES
BUENA VOLUNTAD BAPT CHURCH	1612 W MARTIN ST	RANDALL K DAVIS & CHARLES H DAVIS ETAL	1001 MORALES
TAUFICK BENHALIM	415 N SAN MARCOS	J L WATTS COMPANY	617 N SAN MARCOS
C D C PROPTERTIES INC	1202 W TRAVIS ST	SALUA LTD	814 N COLORADO ST
ADAN RANGEL	1423 W MARTIN ST	FIDEL M MENDOZA	516 RUIZ ST
MARIA E MENDOZA	742 PEREZ	RITA RAMOS	1414 W HOUSTON ST
ANTHONY JOHN GALLARDO	1519 W SALINAS	MARIA T CENTENO	902 MORALES
SUSAN QUALLS & JANICE WAGLEY MONSALVO	106 N RICHTER	BEXAR COUNTY	200 N COMAL ST
CARLOS ARGUJO	1514 W MARTIN ST	DOWNTOWN WAREHOUSE CROSS & COMPANY	100 SANDAU STE 300
ALEJO P & LILIA GUEVARA	1408 W SALINAS	DOWNTOWN WAREHOUSE INVESTORS LTD	801 MORALES
ALEJO P & LILIA GUEVARA	1402 W SALINAS	J L WATTS COMPANY	724 N SAN MARCOS
JORGE V SANCHEZ	1314 W TRAVIS ST	FELIX A PENA	731 PEREZ
EFRAIN ABRAMOFF	722 MORALES	RADIO CAP COMPANY INC	615 PEREZ
ROLAND RANGEL	507 N SAN MARCOS	RRA WAREHOUSES LTD	727 N SALADO ST

**PLANNING COMMISSION RESOLUTION**

**RESOLUTION NO. 08-11-02**

**RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE A PORTION OF THE 1999 ADOPTED DOWNTOWN NEIGHBORHOOD PLAN; SPECIFICALLY THE WEST NEIGHBORHOOD PLAN AREA GENERALLY BOUND BY COLORADO STREET TO THE WEST, RUIZ AND FRIO STREETS TO THE NORTH, SALADO STREET TO THE EAST, AND BUENA VISTA STREET TO THE SOUTH AND COVERING APPROXIMATELY 63 ACRES OF LAND, TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."**

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of a portion of the Downtown Neighborhood Plan and found the amendment to be CONSISTENT with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

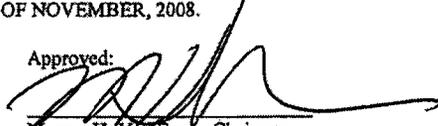
WHEREAS, the San Antonio Planning Commission held a public hearing on October 22, 2008 and APPROVED the amendment; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to update a portion of the land use element of the Downtown Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for APPROVAL by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

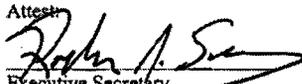
PASSED AND APPROVED ON THIS 12<sup>th</sup> DAY OF NOVEMBER, 2008.

Approved:



Murray H. Van Eman, Chairman  
San Antonio Planning Commission

Attest:

  
Executive Secretary  
San Antonio Planning Commission

**CITY COUNCIL ORDINANCES**

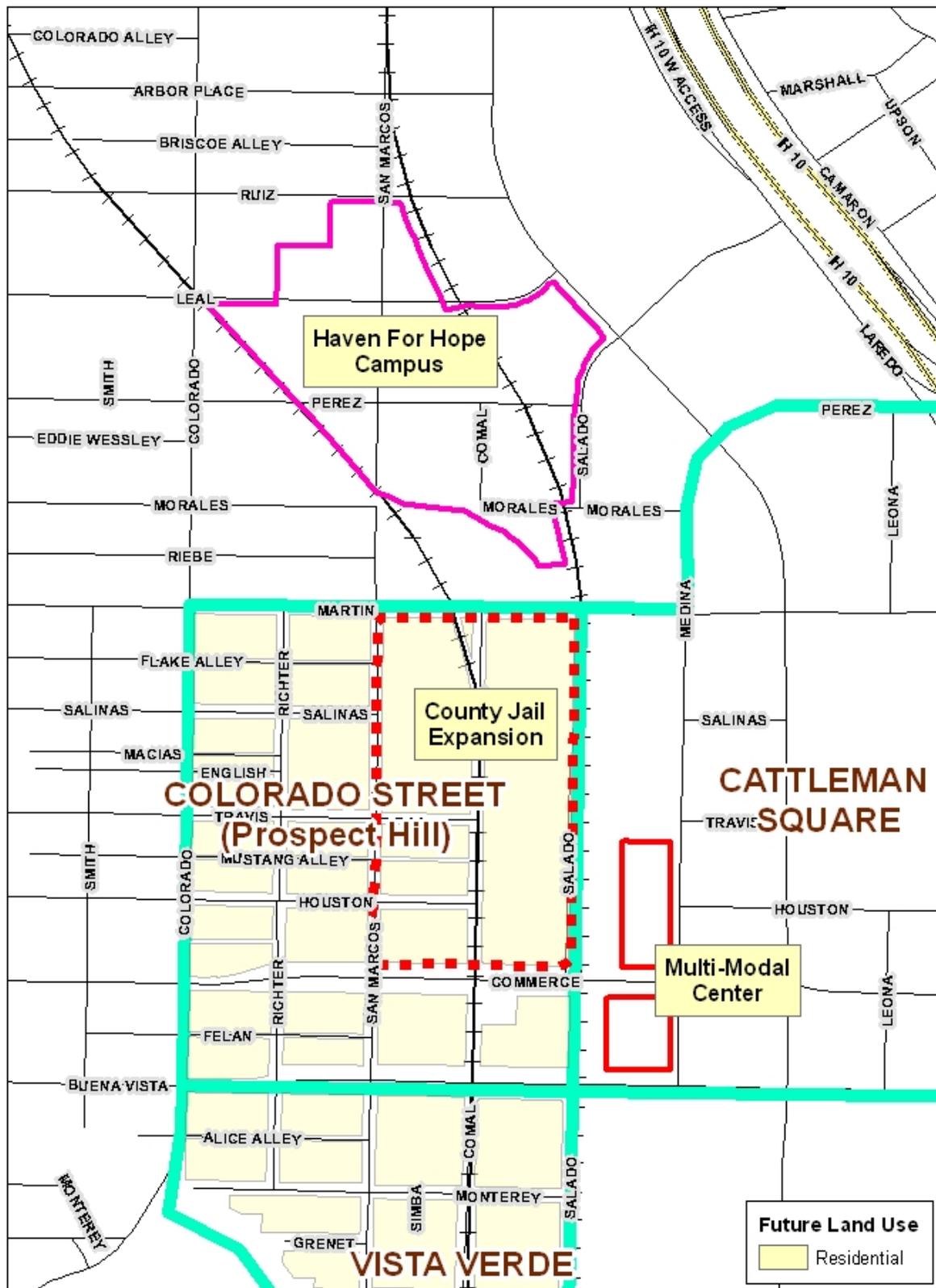
**( R E S E R V E D )**

**CITY COUNCIL ORDINANCES**

**(RESERVED)**

# City of San Antonio Planning and Development Services Department Plan Update Recommendation

## ADOPTED LAND USE PLAN



## WEST DOWNTOWN AREA EXISTING DISTRICT BOUNDARIES

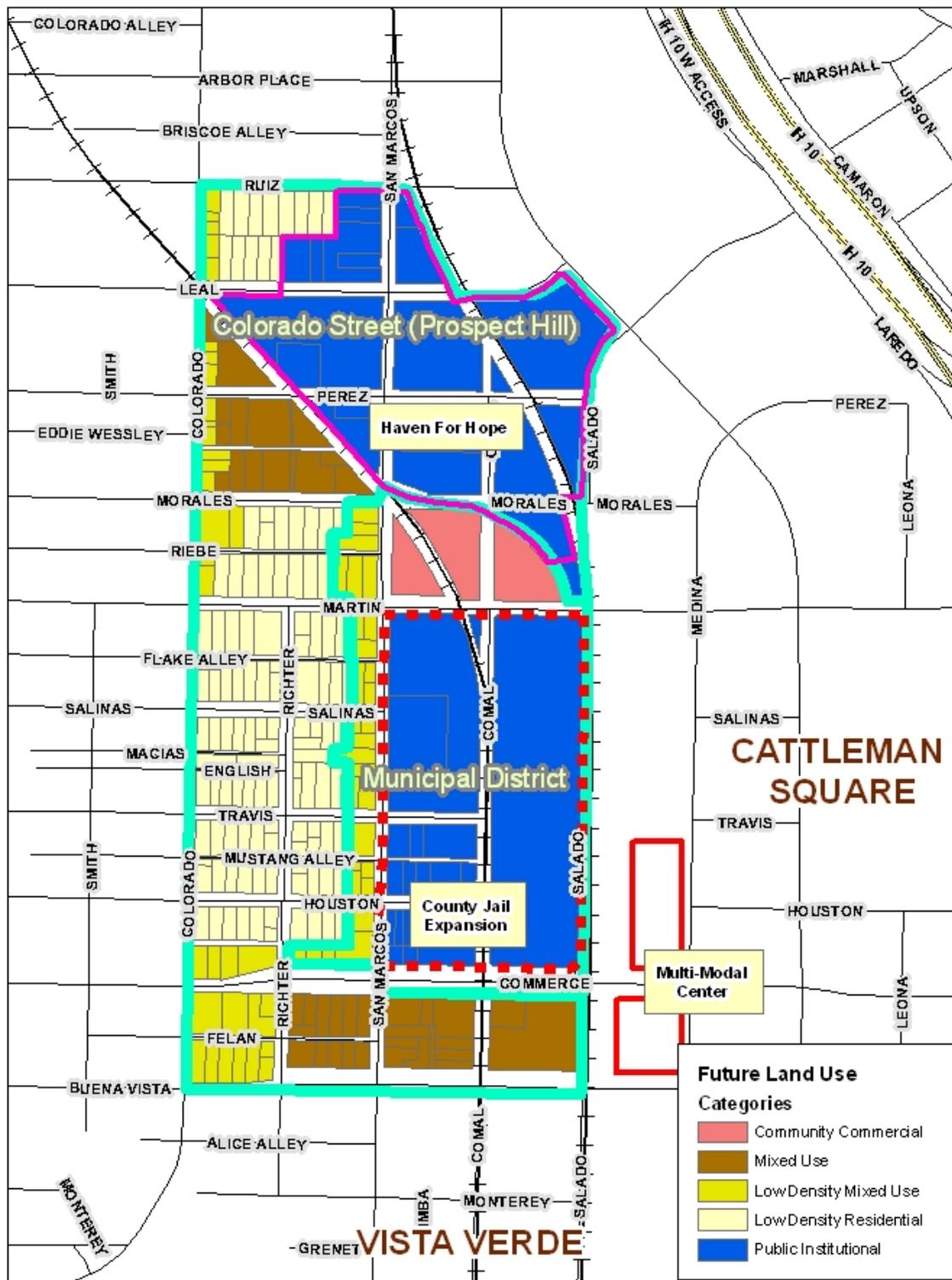
City of San Antonio Planning and Development Services Department  
1000 N. Loop West, Suite 1000  
San Antonio, TX 78205  
710.471.2000  
www.sanantonio.gov



City of San Antonio  
Planning &  
Community Development  
Department  
1000 N. Loop West  
San Antonio, TX 78205  
710.471.2000

# City of San Antonio Planning and Development Services Department Plan Update Recommendation

## PROPOSED LAND USE PLAN



## WEST DOWNTOWN AREA Future Land Use

City of San Antonio  
Planning & Community Development  
Department  
1000 N. Nueces Street  
San Antonio, TX 78202  
781-222-2222