

AN ORDINANCE 97522

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING AND CLASSIFICATION OF CERTAIN PROPERTY.

* * * * *

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described changes of zoning and classification of the following property:

CASE NO. Z2002255 C S

The rezoning and reclassification of property from “I-1” Industrial District to “R-4” Residential Single-Family District on the property listed as follows:

- All of NCB 129, save and except Lot B, the east 58 feet of Lot A13, Block 1, and Lots 1 through 6, Block 2
- All of NCB 3598, save and except Lots 1, 2, 5, A, and the north 4 feet of Lot 4
- All of NCB 346, save and except Lots 1, 2, 7, 8, and E
- All of NCB 3894, save and except Lots 1, 2, 16, the northeast 33.1 feet of Lot 4 and all but the southwest 31.73 feet of Lot 3
- All of NCB 194, save and except Lots 1, 24, and 25
- All of NCB 214
- All of NCB 827
- All of NCB 477, save and except Lots 1 through 5, the east 91.3 feet of Lot A1, the east 134.7 feet of Lot A2, and all of Lot A16, Block 1
- Lots 25, 27, 28, 30, and 32, NCB 3599

The rezoning and reclassification of property from “I-1” Industrial District to “C-2 (IDZ)” Commercial Infill Development Zone District on the property listed as follows:

- Lot B, the east 58 feet of Lot A13, Block 1, and Lots 1 through 6, Block 2, NCB 129
- Lots 1, 2, 5, A, and the north 4 feet of Lot 4, NCB 3598
- Lots 7 and 8, NCB 346
- All of NCB 754, save and except Lots 1 through 3

Ordinance No. 97522. Amended.

All of NCB 204, save and except Lots 3 through 7 and the north 50 feet of Lot 8 or E

The rezoning and reclassification of property from “I-1” Industrial District to “IDZ” Infill Development Zone District with uses permitted in R-4 and C-1 on the property listed as follows:

Lots 1, 2, 16, the northeast 33.1 feet of Lot 4 and all but the southwest 31.73 feet of Lot 3, NCB 3894

Lots 1 and 2, NCB 346

Lots 1, 24, and 25, NCB 194

Lots 1 through 5, the east 91.3 feet of Lot A1, the east 134.7 feet of Lot A2, and all of Lot A16, Block 1, NCB 477

Lots A9, A10, A11, Block 1, NCB 216,

All of NCB 766, save and except Lot 8, the east 75 feet of Lot 1, and the east 57.7 feet of Lots 6 and 7, Block 9

All of NCB 759

Lots 1 through 3, NCB 754

The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-4” Residential Single-Family District on the property listed as follows:

All of NCB 216, save and except Lots A9, A10, A11, and A12

All of NCB 3599, save and except Lots 25, 27, 28, 29, 30, and 32

Lot 12, NCB 773

All of NCB 774

The west 115.50 feet of Lots 1 and 2, Block 6, NCB 775

Lot 8, the east 75 feet of Lot 1, and the east 57.7 feet of Lots 6 and 7, Block 9, NCB 766

Lot 12, Block 2, NCB 767 (Austin Elementary School Subdivision)

Lot 9, the west 55.85 feet of Lot 8, and the east 50 feet of the west 60.9 feet of Lot 3, Block 2, NCB 767

All of NCB 760

Lots 4, 5, 9 and 10, Block 3, NCB 761

All of NCB 755

All of NCB 756

All of NCB 751, save and except Lots 1, A, 18, and the west 5.5 feet of the south 100 feet of Lot 17

All of NCB 752

All of Lots 1 through 10 and the west 70 feet of Lots 11 through 13, NCB 680

The south 108.5 feet of the west 68.2 feet of Lot A18, NCB 753

The west 60.7 feet of the south 108.5 feet of Lot A24, NCB 753

The east 8 feet of the south 108.35 feet and the north 30 feet of Lot A24, NCB 753

All of NCB 2734, save and except Lot A8

The rezoning and reclassification of property from “MF-33” Multi-Family District and “I-1” Industrial District to “IDZ” Infill Development Zone District with uses permitted in R-4 and C-1 on the property listed as follows:

Lot A12, Block 1, NCB 216

The rezoning and reclassification of property from “I-1” Industrial District to “C-2 P” Commercial Pedestrian District on the property listed as follows:

All of NCB 112

Lots A2, A3, A5 and the southwest 26.98 feet of Lot 2, NCB 349

The northwest 67.86 feet of Lot 17, NCB 680

Lot 8, Block 44, NCB 350

Lots 7 through 12, Block 45, NCB 356

All of NCB 357, save and except the west irregular 43.5 feet of the south irregular 64.7 feet of Lot 9, Block 47

All of NCB 758, save and except Lot A7; the west 65 feet of Lot 5 and the west 65 feet of the north 15 feet of Lot 4; the north 43.9 feet of the west 77 feet of Lot 2; and the southwest 78.3 feet of Lot 1 and the south 3 feet of the west 78.3 feet of Lot 2, Block 11

All of NCB 763

All of NCB 769

All of NCB 776, save and except for Lot 10, Block 5

All of NCB 785

The rezoning and reclassification of property from “I-1” Industrial District and “D” Downtown District to “C-2 P C” Commercial Pedestrian District with a conditional use to allow emergency and relief services on the property listed as follows:

Lot 11, Block 10, NCB 773 (The Salvation Army Subdivision)

The rezoning and reclassification of property from “I-1” Industrial District to “C-2 P C” Commercial Pedestrian District with a conditional use to allow emergency and relief services on the property listed as follows:

Lots B2 and 13, Block 10, NCB 773

The rezoning and reclassification of property from “MF-33 HS” Multi-Family Historic Significant District and “I-1” Industrial District to “R-4 HS” Residential Single-Family Historic Significant District and “R-4” Residential Single-Family District on the property listed as follows:

Lot A10, Block 10, NCB 773

The rezoning and reclassification of property from “MF-33 HS” Multi-Family Historic Significant District to “R-4 HS” Residential Single-Family Historic Significant District on the property listed as follows:

Lots 1 and 2, NCB 773

The rezoning and reclassification of property from “MF-33” Multi-Family District to “RM-4” Residential Mixed District on the property listed as follows:

All of NCB 775, save and except the west 115.50 feet of Lots 1 and 2, and the south 50.45 feet of the east 80.17 feet of Lot 6, Block 6
The eastern 114.65 feet of Lots 7 and 8, Block 4, NCB 784
All of NCB 757, save and except Lot 8 and the west 62.77 feet of Lots 6 and 7, Block 12
Lots 2 through 4 and the east 58 feet of Lot B and the north 30 feet of Lot A18, NCB 753

The rezoning and reclassification of property from “MF-33” Multi-Family District to “O-1” Office District on the property listed as follows:

All of NCB 784, save and except the eastern 114.65 feet of Lots 7 and 8, Block 4
The east 82.3 feet of Lot 3, Block 8, NCB 768

The rezoning and reclassification of property from “MF-25” Multi-Family District to “MF-33” Multi-Family District on the property listed as follows:

Lot 2, the east 13.9 feet of Lot 3, the south 22.2 feet of Lot 7 and the south 22.2 feet of the east 15.75 feet of Lot 8, Block 2, NCB 767

The rezoning and reclassification of property from “MF-33” Multi-Family District to “MF-50” Multi-Family District on the property listed as follows:

Lot 11, Block 3, NCB 761

The rezoning and reclassification of property from “C-1” Commercial District to “O-1” Office District on the property listed as follows:

Lot 8, Block 12, NCB 757

The rezoning and reclassification of property from “MF-33” Multi-Family District to “C-2 (IDZ)” Commercial Infill Development Zone District on the property listed as follows:

Lot 18 and the west 5.5 feet of the south 100 feet of Lot 17, NCB 751

The rezoning and reclassification of property from “C-3” Commercial District to “C-2 (IDZ)” Commercial Infill Development Zone District on the property listed as follows:

Lot A, NCB 751

The rezoning and reclassification of property from “MF-33” Multi-Family District and “I-1” Industrial District to “C-2 P” Commercial Pedestrian District on the property listed as follows:

Lot 7, NCB 753 (Liberty Subdivision)

The rezoning and reclassification of property from “I-1” Industrial District to “C-2 P S” Commercial Pedestrian District with specific use authorization to allow a self-service car wash on the property listed as follows:

Lot 6, NCB 753 (Liberty Subdivision)

The rezoning and reclassification of property from “I-1” Industrial District to “C-1” Commercial District on the property listed as follows:

Lots 14 through 16, 18, the east 80 feet of Lots 11 through 13, and the west 65.25 feet of the south 88.85 feet of Lot 17, NCB 680

The west irregular 43.5 feet of the south irregular 64.7 feet of Lot 9, Block 47, NCB 357
Lot A7, and the west 65 feet of Lot 5 and the west 65 feet of the north 15 feet of Lot 4, Block 11, NCB 758

The north 43.9 feet of the west 77 feet of Lot 2; and the southwest 78.3 feet of Lot 1 and the south 3 feet of the west 78.3 feet of Lot 2, Block 11, NCB 758

The rezoning and reclassification of property from “C-3” Commercial District to “C-2 P” Commercial Pedestrian District on the property listed as follows:

Lots A2, A3, A4, and the east 53.25 feet of the west 106.5 feet of Lots 2, 4 and 6, Block 44, NCB 350

Lots 1, 3, 5, and 6, Block 45, NCB 356

The rezoning and reclassification of property from “C-3” Commercial District to “C-2 P C” Commercial Pedestrian District with a conditional use to allow an auto repair shop on the property listed as follows:

Lot 13, Block 45, NCB 356

The rezoning and reclassification of property from “I-1” Industrial District to “C-2 P S” Commercial Pedestrian District with specific use authorization to allow a self-service drive-through car wash on the property listed as follows:

Lot 10, Block 5, NCB 776

The rezoning and reclassification of property from “O-2” Office District to “RM-4” Residential Mixed District on the property listed as follows:

The south 50.45 feet of the east 80.17 feet of Lot 6, Block 6, NCB 775

SECTION 2. A map of the properties attached as Exhibit “A” is made a part hereof and is incorporated herein for all purposes.

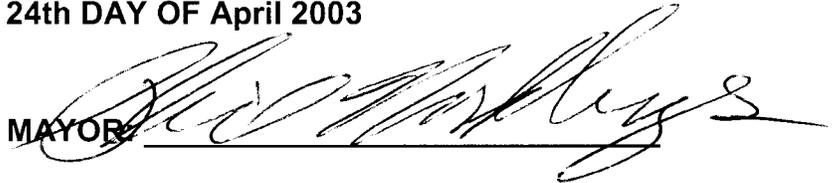
SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect, including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

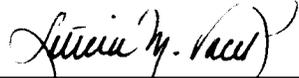
SECTION 5. This ordinance shall become effective immediately upon passage.

PASSED AND APPROVED THIS 24th DAY OF April 2003

MAYOR



ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY
For

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - PUBLIC UTILITIES SUPERVISOR
FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT - NEIGHBORHOOD PLNG; URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 3A

DATE: APR 24 2003

MOTION: Perf Order

ORDINANCE NUMBER: 97522

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: Z2002-255 CS

TRAVEL AUTHORIZATION: _____

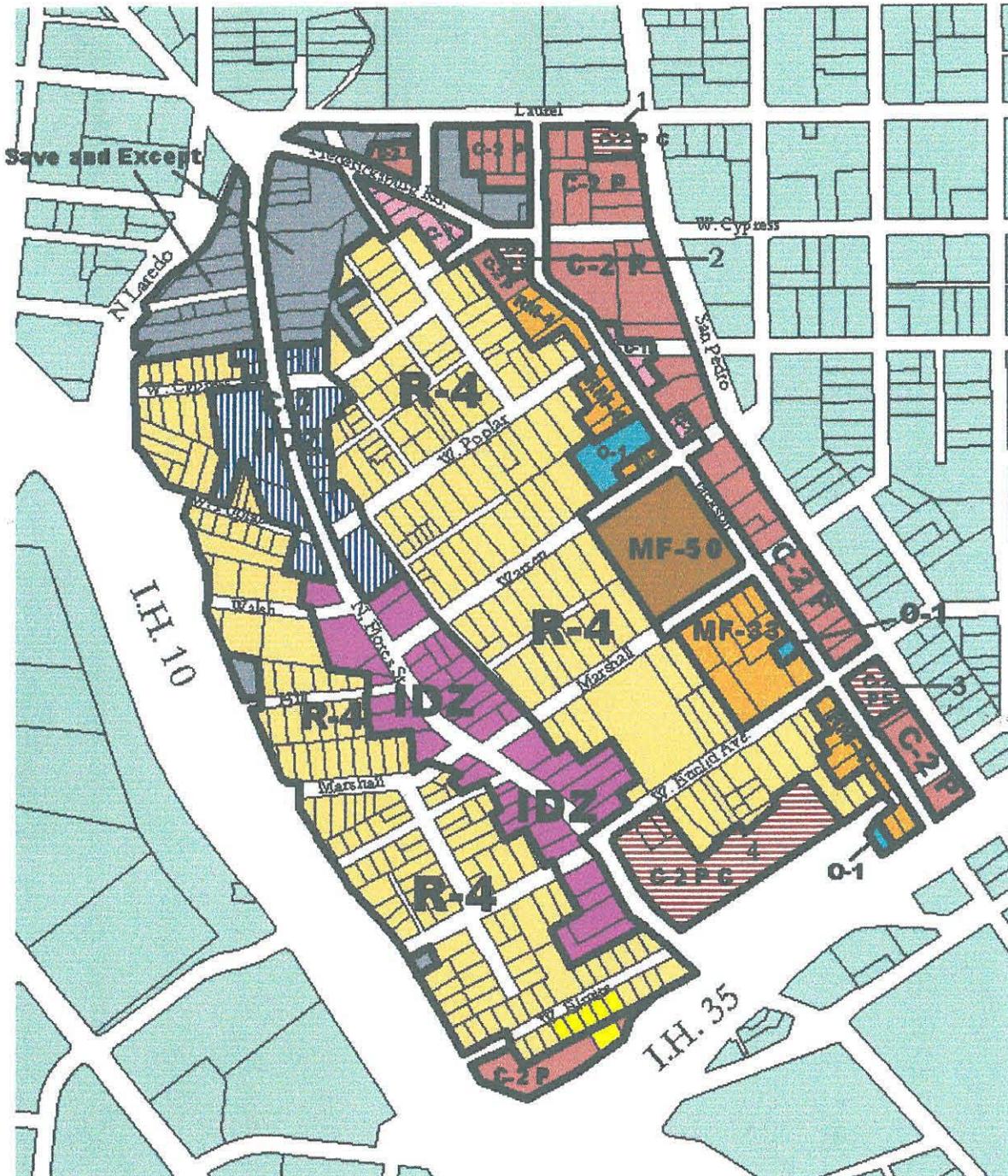
NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
JOHN H. SANDERS District 2		✓	
ANTONIETTE "TONY" MOORHOUSE District 3		✓	
ENRIQUE "KIKE" MARTIN District 4		about	
NORA X. HERRERA District 5		about	
ENRIQUE M. BARRERA District 6		✓	
JULIAN CASTRO District 7		✓	
BONNIE CONNER District 8		✓	
CARROLL SCHUBERT District 9		✓	
DAVID CARPENTER District 10		about	
EDWARD D. GARZA Mayor		✓	

Staff: Approval

Zoning Commission: Approval

03-16

Five Points Rezoning Proposal



Conditional and Specific Use Permits

1. Conditional Use Permit for Auto Repair Shop
2. Specific Use Authorization for a Self Service Car Wash
3. Specific Use Authorization for a Self Service Drive-Through Car Wash
4. Conditional Use Permit for Emergency and Relief Services



3A

AN ORDINANCE **97522**

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING AND CLASSIFICATION OF CERTAIN PROPERTY.

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WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE,**

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- All of NCB 214
- All of NCB 827
- All of NCB 477, save and except Lots 1 through 5, the east 91.3 feet of Lot A1, the east 134.7 feet of Lot A2, and all of Lot A16, Block 1
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- Lots 1, 2, 5, A, and the north 4 feet of Lot 4, NCB 3598
- Lots 7 and 8, NCB 346

All of NCB 754, save and except Lots 1 through 3
All of NCB 204, save and except Lots 3 through 7 and the north 50 feet of Lot 8 or E

The rezoning and reclassification of property from “I-1” Industrial District to “IDZ” Infill Development Zone District on the property listed as follows:

Lots 1, 2, 16, the northeast 33.1 feet of Lot 4 and all but the southwest 31.73 feet of Lot 3, NCB 3894
Lots 1 and 2, NCB 346
Lots 1, 24, and 25, NCB 194
Lots 1 through 5, the east 91.3 feet of Lot A1, the east 134.7 feet of Lot A2, and all of Lot A16, Block 1, NCB 477
Lots A9, A10 and A11, Block 1, NCB 216
All of NCB 766, save and except Lot 8, the east 75 feet of Lot 1, and the east 57.7 feet of Lots 6 and 7, Block 9
All of NCB 759
Lots 1 through 3, NCB 754

The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-4” Residential Single-Family District on the property listed as follows:

All of NCB 216, save and except Lots A9, A10, A11, and A12
All of NCB 3599, save and except Lots 25, 27, 28, 29, 30, and 32
Lot 12, NCB 773
All of NCB 774
The west 115.50 feet of Lots 1 and 2, Block 6, NCB 775
Lot 8, the east 75 feet of Lot 1, and the east 57.7 feet of Lots 6 and 7, Block 9, NCB 766
Lot 12, Block 2, NCB 767 (Austin Elementary School Subdivision)
Lot 9, the west 55.85 feet of Lot 8, and the east 50 feet of the west 60.9 feet of Lot 3, Block 2, NCB 767
All of NCB 760
Lots 4, 5, 9 and 10, Block 3, NCB 761
All of NCB 755
All of NCB 756
All of NCB 751, save and except Lots 1, A, 18, and the west 5.5 feet of the south 100 feet of Lot 17
All of NCB 752
All of Lots 1 through 10 and the west 70 feet of Lots 11 through 13, NCB 680
The south 108.5 feet of the west 68.2 feet of Lot A18, NCB 753
The west 60.7 feet of the south 108.5 feet of Lot A24, NCB 753
The east 8 feet of the south 108.35 feet and the north 30 feet of Lot A24, NCB 753
All of NCB 2734, save and except Lot A8

The rezoning and reclassification of property from “MF-33” Multi-Family District and “I-1” Industrial District to “IDZ” Infill Development Zone District on the property listed as follows:

Lot A12, Block 1, NCB 216

The rezoning and reclassification of property from “I-1” Industrial District to “C-2 P” Commercial Pedestrian District on the property listed as follows:

All of NCB 112

Lots A2, A3, A5 and the southwest 26.98 feet of Lot 2, NCB 349

The northwest 67.86 feet of Lot 17, NCB 680

Lot 8, Block 44, NCB 350

Lots 7 through 12, Block 45, NCB 356

All of NCB 357, save and except the west irregular 43.5 feet of the south irregular 64.7 feet of Lot 9, Block 47

All of NCB 758, save and except Lot A7; the west 65 feet of Lot 5 and the west 65 feet of the north 15 feet of Lot 4; the north 43.9 feet of the west 77 feet of Lot 2; and the southwest 78.3 feet of Lot 1 and the south 3 feet of the west 78.3 feet of Lot 2, Block 11

All of NCB 763

All of NCB 769

All of NCB 776, save and except for Lot 10, Block 5

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The rezoning and reclassification of property from “I-1” Industrial District and “D” Downtown District to “C-2 P C” Commercial Pedestrian District with a conditional use to allow emergency and relief services on the property listed as follows:

Lot 11, Block 10, NCB 773 (The Salvation Army Subdivision)

The rezoning and reclassification of property from “I-1” Industrial District to “C-2 P C” Commercial Pedestrian District with a conditional use to allow emergency and relief services on the property listed as follows:

Lots B2 and 13, Block 10, NCB 773

The rezoning and reclassification of property from “MF-33 HS” Multi-Family Historic Significant District and “I-1” Industrial District to “R-4 HS” Residential Single-Family Historic Significant District and “R-4” Residential Single-Family District on the property listed as follows:

Lot A10, Block 10, NCB 773

The rezoning and reclassification of property from “MF-33 HS” Multi-Family Historic Significant District to “R-4 HS” Residential Single-Family Historic Significant District on the property listed as follows:

Lots 1 and 2, NCB 773

The rezoning and reclassification of property from “MF-33” Multi-Family District to “RM-4” Residential Mixed District on the property listed as follows:

All of NCB 775, save and except the west 115.50 feet of Lots 1 and 2, and the south 50.45 feet of the east 80.17 feet of Lot 6, Block 6

The eastern 114.65 feet of Lots 7 and 8, Block 4, NCB 784

All of NCB 757, save and except Lot 8 and the west 62.77 feet of Lots 6 and 7, Block 12
Lots 2 through 4 and the east 58 feet of Lot B and the north 30 feet of Lot A18, NCB 753

The rezoning and reclassification of property from “MF-33” Multi-Family District to “O-1” Office District on the property listed as follows:

All of NCB 784, save and except the eastern 114.65 feet of Lots 7 and 8, Block 4

The east 82.3 feet of Lot 3, Block 8, NCB 768

The rezoning and reclassification of property from “MF-25” Multi-Family District to “MF-33” Multi-Family District on the property listed as follows:

Lot 2, the east 13.9 feet of Lot 3, the south 22.2 feet of Lot 7 and the south 22.2 feet of the east 15.75 feet of Lot 8, Block 2, NCB 767

The rezoning and reclassification of property from “MF-33” Multi-Family District to “MF-50” Multi-Family District on the property listed as follows:

Lot 11, Block 3, NCB 761

The rezoning and reclassification of property from “C-1” Commercial District to “O-1” Office District on the property listed as follows:

Lot 8, Block 12, NCB 757

The rezoning and reclassification of property from “MF-33” Multi-Family District to “C-2 (IDZ)” Commercial Infill Development Zone District on the property listed as follows:

Lot 18 and the west 5.5 feet of the south 100 feet of Lot 17, NCB 751

The rezoning and reclassification of property from “C-3” Commercial District to “C-2 (IDZ)” Commercial Infill Development Zone District on the property listed as follows:

Lot A, NCB 751

The rezoning and reclassification of property from “MF-33” Multi-Family District and “I-1” Industrial District to “C-2 P” Commercial Pedestrian District on the property listed as follows:

Lot 7, NCB 753 (Liberty Subdivision)

The rezoning and reclassification of property from “I-1” Industrial District to “C-2 P S” Commercial Pedestrian District with specific use authorization to allow a self-service car wash on the property listed as follows:

Lot 6, NCB 753 (Liberty Subdivision)

The rezoning and reclassification of property from “I-1” Industrial District to “C-1” Commercial District on the property listed as follows:

Lots 14 through 16, 18, the east 80 feet of Lots 11 through 13, and the west 65.25 feet of the south 88.85 feet of Lot 17, NCB 680

The west irregular 43.5 feet of the south irregular 64.7 feet of Lot 9, Block 47, NCB 357
Lot A7, and the west 65 feet of Lot 5 and the west 65 feet of the north 15 feet of Lot 4, Block 11, NCB 758

The north 43.9 feet of the west 77 feet of Lot 2; and the southwest 78.3 feet of Lot 1 and the south 3 feet of the west 78.3 feet of Lot 2, Block 11, NCB 758

The rezoning and reclassification of property from “C-3” Commercial District to “C-2 P” Commercial Pedestrian District on the property listed as follows:

Lots A2, A3, A4, and the east 53.25 feet of the west 106.5 feet of Lots 2, 4 and 6, Block 44, NCB 350

Lots 1, 3, 5, and 6, Block 45, NCB 356

The rezoning and reclassification of property from “C-3” Commercial District to “C-2 P C” Commercial Pedestrian District with a conditional use to allow an auto repair shop on the property listed as follows:

Lot 13, Block 45, NCB 356

The rezoning and reclassification of property from "I-1" Industrial District to "C-2 P S" Commercial Pedestrian District with specific use authorization to allow a self-service drive-through car wash on the property listed as follows:

Lot 10, Block 5, NCB 776

The rezoning and reclassification of property from "O-2" Office District to "RM-4" Residential Mixed District on the property listed as follows:

The south 50.45 feet of the east 80.17 feet of Lot 6, Block 6, NCB 775

SECTION 2. A map of the properties attached as Exhibit "A" is made a part hereof and is incorporated herein for all purposes.

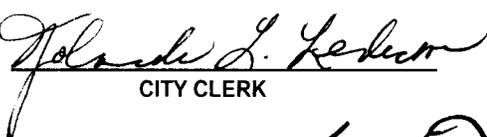
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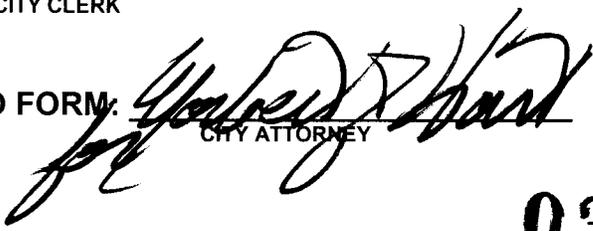
SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage.

PASSED AND APPROVED THIS 24th DAY OF April 20 03

MAYOR: 
EDWARD D. GARZA

ATTEST: 
CITY CLERK

APPROVED AS TO FORM: 
CITY ATTORNEY

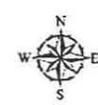
03 - 16 1

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

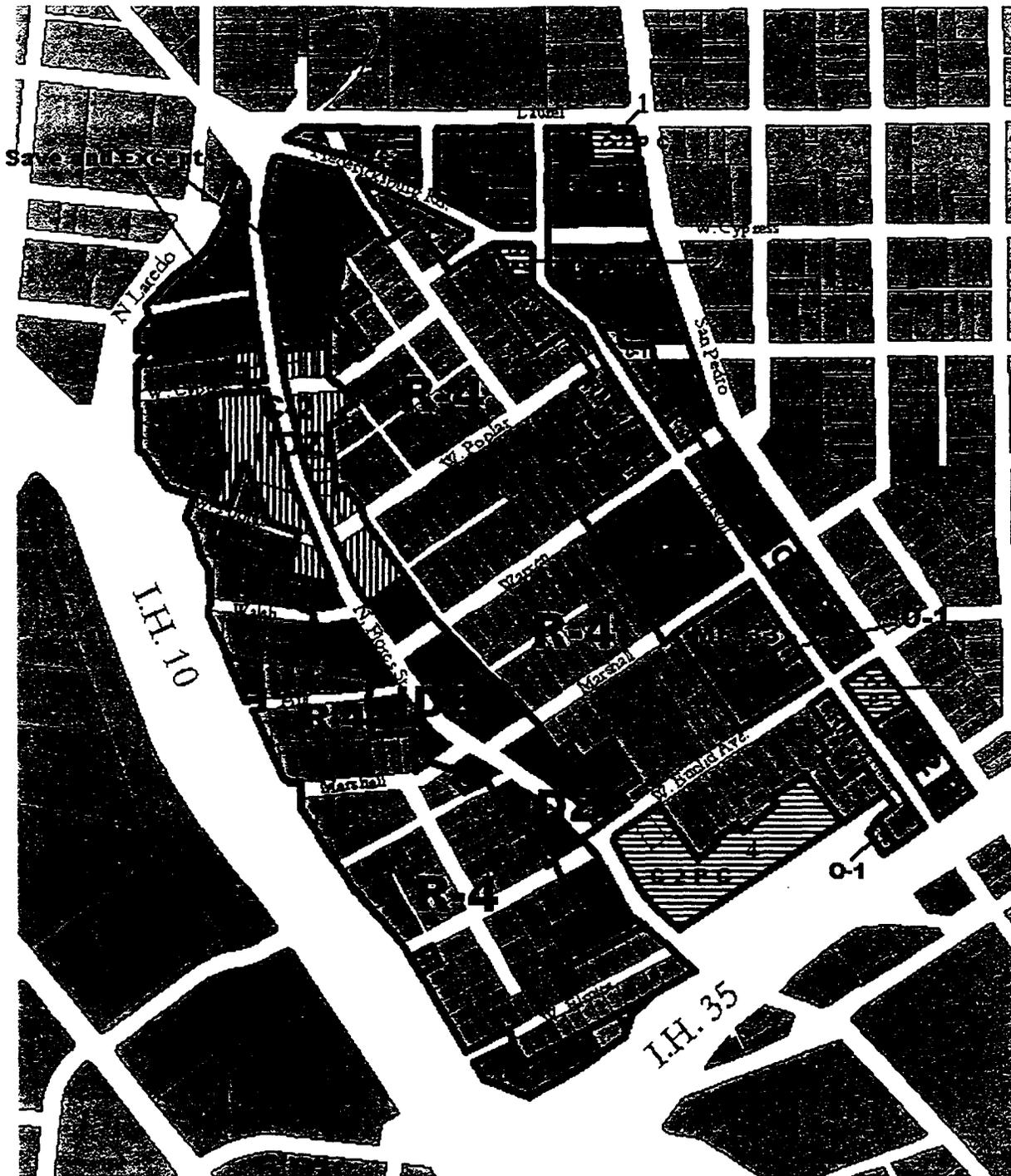


ZONING CASE: Z2002-255 CS  Subject Property
 City Council District NO. 1
 Requested Zoning Change  200' Notification
 From: "MF-25, MF-33, D, C-1, C-2, C-3, O-2, I-1"
 To: "R-4, RM-4, MF-50, O-1, C-1, C-2P, IDZ, C-2PC, C-2 IDZ, C-2 C IDZ"
 Date: APRIL 24, 2003
 Scale: 1" = 500'

T-17.20
 p.616
 D-3



Five Points Rezoning Proposal



Conditional and Specific Use Permits

1. Conditional Use Permit for Auto Repair Shop
2. Specific Use Authorization for a Self Service Car Wash
3. Specific Use Authorization for a Self Service Drive-Through Car Wash
4. Conditional Use Permit for Emergency and Relief Services



CASE NO: Z2002255 C S

Staff and Zoning Commission Recommendation - City Council

Date: April 24, 2003

Zoning Commission Meeting Date: March 04, 2003

Council District: 1

Ferguson Map: 616 D3

Appeal: No

Applicant:

City of San Antonio

Owner:

Multiple Property Owners

Zoning Request:

From "MF-25" and "MF-33" Multi-Family Districts, "D" Downtown District, "C-1", "C-2", and "C-3" Commercial Districts, "O-2" Office District, and "I-1" General Industrial District to "R-4" Residential District, "RM-4" Residential Mixed District, "MF-50" Multi-Family District, "O-1" Office District, "C-1" Commercial District, "C-2 P" Commercial Pedestrian District, "IDZ" Infill Development Zone with uses including those allowed in R-4 and C-1, "C-2 P C" Commercial Pedestrian District with Conditional Uses to allow an auto repair shop and emergency relief services, "C-2 (IDZ)" Commercial District Infill Development Zone, and "C-2 P S" Commercial Pedestrian District with Specific Use authorizations to allow a self-service car wash and a self-service drive-thru car wash, (as per Five Points Rezoning Proposal map)

Property Location:

An area generally bounded by Laurel Street on the north, San Pedro Avenue on the east, IH-10 on the west, and IH-35 on the south

Proposal:

1) To implement the intentions of the Five Points Neighborhood Plan; 2) To prevent incompatible industrial and multi-family uses from encroaching into residential areas and to give businesses proper commercial zoning

Neighborhood Association:

Five Points Neighborhood Association

Neighborhood Plan:

Five Points Neighborhood Plan

TIA Statement:

A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed rezoning plan meets the objectives of the "proposed land use" section of the Five Points Neighborhood Plan (adopted by City Council on February 3, 2000). The proposed commercial and residential zoning districts are appropriate for the respective locations.

Zoning Commission Recommendation:

Approval of Staff's Recommendation

VOTE

FOR

10

AGAINST

0

ABSTAIN

0

RECUSAL

0

CASE MANAGER : Chris Looney 207-5889

Z2002255 CS

ZONING CASE NO. Z2002255 CS March 4, 2003

Applicant: City of San Antonio

Zoning Request: "MF-25" and "MF-33" Multi-Family Districts, "D" Downtown District, "C-1", "C-2" and "C-3" Commercial Districts, "O-2" Office District and "I-1" General Industrial District to "R-4" Residential District, "RM-4" Residential Mixed District, "MF-50" Multi-Family District, "O-1" Office District, "C-1" Commercial, "C-2" P Commercial Pedestrian District, "IDZ" Infill Development Zone with uses including those allowed in "R-4" and "C-1", "C-2 P" C Commercial Pedestrian District with Conditional Use Permits for an auto repair shop, a self-service car wash, a self-service drive-thru car wash, paint warehousing and emergency relief services, "C-2(IDZ)" Commercial District Infill Development Zone and "C-2(IDZ)" C for an electrical contractors office.

Greg Baker, Planning Department, stated the purpose of this request is to bring proper zoning to commercial and residential districts in the Five Points Neighborhood; prevent commercial/industrial encroachment into residential portions of the neighborhood; preclude land use incompatibility in the neighborhood and implement the land use goals of the Five Points Neighborhood Plan. He further stated in preparing the rezoning proposal, staff held a series of public meetings with the surrounding property owners.

Brandon Ross, Case Manager, stated 18 parcels were continued from a previous meeting. He further described the parcels in detail.

Tom Bagley, 801 N. St. Mary's, stated he operates a business within this area and is requesting his property be exempted from this rezoning case.

Staff stated there were 400 notices mailed out to the surrounding property owners, 20 returned in opposition and 25 returned in favor and Five Points Neighborhood Association is 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 Kissling and seconded by Commissioner Morell to recommend approval of Lots 1 and 25, NCB 194; Lots 14 and 16, NCB 3599; Denial of Lots 18, 20 and 22, NCB 3599; Approval of the north 43.9 feet of the west 77 feet of Lot 2 or ARB 2A, Block 11, NCB 758; Lots 11 and 12, Block 8, NCB 760; Approval of staffs recommendation Lot 29, NCB 3599; Denial of the north 43.9 feet of the west 77 feet of Lot 2 or ARB 2a, Block 11, NCB 758; the southwest 78.3 feet of Lot 1 and the south 3 feet of the west 78.3 feet of Lot 2, Block 11, NCB 758; the north irregular 36.39

Z2002255 CS

of Lot 3 and NCB 758 Block 11 the east 71.4 of Lot 1 and east 58.2 of Lot 2, Block 51, NCB 359; Lots 6 and 7 and 4.5 feet of 5, Block 9, NCB 763 and the north 44.84 feet of Lot 4 and south 51.84 feet of 5, Block 9, NCB 763 and approval of Lot 3 south 12 of the west 145.72 of 4 and north 52.78 of west 64.88 of east 70 of Lot 2, Block 9, NCB 763 and the north 40.3 feet of the west 145.8 feet of 4, Block 5, NCB 776.

1. Property is bounded by Laurel Street to the north, San Pedro Avenue to the east, IH-1 to the west and IH-35 to the south.
2. There were 400 notices mailed, 20 returned in opposition and 25 returned in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Mayor and Council

FROM: Councilman Bobby Perez, District 1

COPIES TO: City Manager, City Clerk, City Attorney, Assistant to Council,
Director of Budget & Management, Director of Development
Services, Director of Planning & File

SUBJECT: Five Points Rezoning

DATE: August 29, 2002

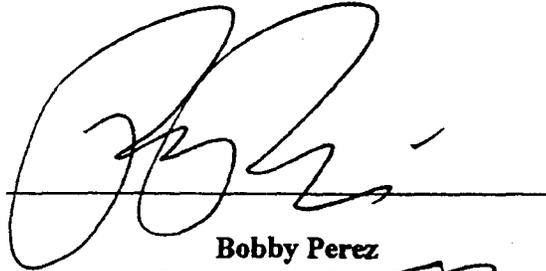
Your support is requested to direct the Department of Development Services staff to take appropriate steps to bring forward to the Zoning Commission and the City Council for final action, a plan for the rezoning of the Five Points neighborhood located in District 1. It is the goal of the City's CDBG Rezoning Effort to rezone those properties that are incompatible with the current zoning. The area described below consists of single-family residences as well as retail and service oriented businesses that are zoned with industrial and multi-family residential designations. In order to prevent incompatible industrial uses from encroaching into the residential areas, and to give businesses proper zoning, it is important that these areas be zoned appropriately. The rezoning of properties in this area will be consistent with the intentions of the Five Points Neighborhood Plan. The area is decried below:

An area generally bounded by Laurel Street to the north,
San Pedro Avenue to the east, IH-10 to the west, and
IH-35 to the south.

As part of the City's CDBG Rezoning Effort it is requested that the properties be rezoned to single-family residences and business districts to conform to the existing uses in the are.

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Subject: Five Points Rezoning
August 29, 2002
Page 2

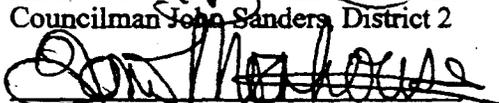


Bobby Perez
Councilman, District 1

Mayor Ed Garza



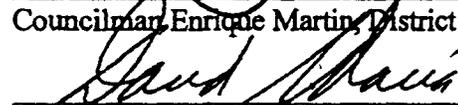
Councilman John Sanders, District 2



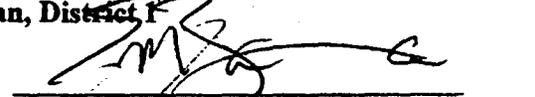
Councilwoman Toni Moorhouse, Dist. 3



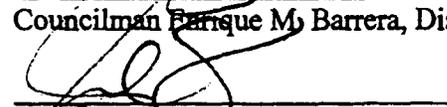
Councilman Enrique Martin, District 4



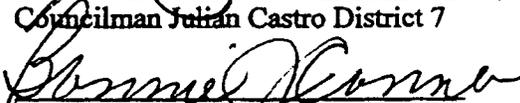
Councilman David Garcia, District 5



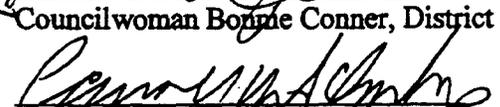
Councilman Enrique M. Barrera, District 6



Councilman Julian Castro District 7



Councilwoman Bonnie Conner, District 8



Councilman Carroll Schubert, District 9

Councilman David Carpenter, District 10

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Affidavit of Publisher

PUBLIC NOTICE

AN ORDINANCE 97522

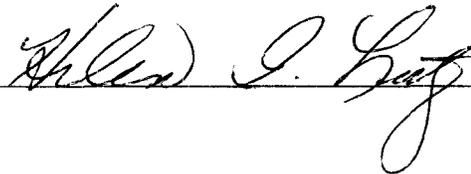
AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: From "MF-25" and "MF-33" Multi-Family Districts, "D" Downtown District, "C-1", "C-2", and "C-3" Commercial Districts, "O-2" Office District, and "I-1" General Industrial District to "R-4" Residential District, "RM-4" Residential Mixed District, "MF-50" Multi-Family District, "O-1" Office District, "C-1" Commercial District, "C-2 P" Commercial Pedestrian District, "IDZ" Infill Development Zone with uses including those allowed in R-4 and C-1, "C-2 P C" Commercial Pedestrian District with Conditional Uses to allow an auto repair shop and emergency relief services, "C-2 (IDZ)" Commercial District Infill Development Zone, and "C-2 P S" Commercial Pedestrian District with Specific Use authorizations to allow a self-service car wash and a self-service drive-thru car wash, (as per Five Points Rezoning Proposal). "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".
5/2

STATE OF TEXAS,

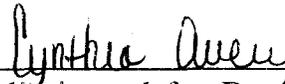
COUNTY OF BEXAR

CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day present
Helen I. Lutz, who being by me duly sworn, says on oath that she is
of the Commercial Recorder, a newspaper of general circulation in
San Antonio, in the State and County aforesaid, and that she has
Antonio-City Clerk-Ordinance 97522 hereto attached has been published in
every issue of said newspaper on the following days, to-wit:



Sworn to and subscribed before me this 2nd day of May, 2003.



Notary Public in and for Bexar County, Texas

