

AN ORDINANCE 2008-12-04-1128

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 DISTRICT BOUNDARY OF CERTAIN PROPERTY.

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

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 by changing the zoning district boundary of the following:

The rezoning and reclassification of property from “C-1 CD EP-1” Light Commercial with Conditional Use for Convenience Store with Gasoline and Carwash Event Parking Overlay District to “AE-2 S EP-1” Arts and Entertainment with Specific Use Authorization for Convenience Store with Gasoline and Carwash Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01436-009-0140	NCB 1436, Block 9, Lot 14
01436-009-0150	NCB 1436, Block 9, Lot 15
01436-009-0160	NCB 1436, Block 9, Lot 16
01436-009-0170	NCB 1436, Block 9, Lot 17

The rezoning and reclassification of property from “C-2” Commercial District to “AE-2” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
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00603-007-0070	NCB 603, Block 7, The north 55 feet of Lots 7, 8 and 9
00603-007-0090	NCB 603, Block 7, The south 50 feet of Lots 7, 8 and 9
00603-007-0210	NCB 603, Block 7, The north 50 feet of Lots 21 and 22 ARB A21
00603-007-0220	NCB 603, Block 7, The south 42 feet of the north 92 feet of Lots 21 and 22
00603-007-0080	NCB 603, Block 7, The south 55 feet of the north 110 feet of Lots 7, 8 and 9
00603-007-0015	NCB 603, Block 7, The south 60 feet of the north 110 feet of Lots 1 and 2
00603-007-0240	NCB 603, Block 7, The south 68 feet of Lot 22 and the south 68 feet of the east 8 feet of Lot 21 ARB A-23
00603-007-0100	NCB 603, Block 7, Lot 10
00603-007-0110	NCB 603, Block 7, Lot 11
00603-007-0130	NCB 603, Block 7, Lot 13
00603-007-0163	NCB 603, Block 7, Lot 16 except the north 24 feet of the west 11.5 feet
00603-007-0170	NCB 603, Block 7, Lot 17
00603-007-0180	NCB 603, Block 7, Lot 18
00603-007-0190	NCB 603, Block 7, Lot 19
00603-007-0200	NCB 603, Block 7, Lot 20
00603-007-0030	NCB 603, Block 7, Lot 3 and the west 15.38 feet of Lot 4
00603-007-0050	NCB 603, Block 7, Lot 5
00603-007-0060	NCB 603, Block 7, Lot 6
00603-007-0040	NCB 603, Block 7, The east 31 feet of Lot 4
00603-007-0011	NCB 603, Block 7, The north 50 feet of Lots 1 and 2
00603-007-0150	NCB 603, Block 7, The south 114 feet of Lot 15
00603-007-0013	NCB 603, Block 7, The south 50 feet of Lots 1 and 2
00603-007-0230	NCB 603, Block 7, The west 38 feet of the south 68 feet of Lot 21 ARB A-26
00604-001-0150	NCB 604, Block 1, The east 8.58 feet of Lot 14 and the west 23 feet of Lot 15
00604-001-0160	NCB 604, Block 1, Lot 16 and the east 29.08 feet of Lot 15
00604-001-0080	NCB 604, Block 1, Lot 8 and the east 17.4 feet of Lot 7
00604-001-0070	NCB 604, Block 1, The east 27.38 feet of Lot 6 and the west 34.67 feet of Lot 7
00608-012-0010	NCB 608, Block 12, Lot 1
00608-012-0020	NCB 608, Block 12, Lot 2
00608-012-0030	NCB 608, Block 12, Lot 3
00608-012-0040	NCB 608, Block 12, Lot 4
00608-012-0050	NCB 608, Block 12, Lot 5
00611-014-0010	NCB 611, Block 14, Lot 1
00603-007-0141	NCB 603, Block 7, Lot 14, the north 46 feet of 15 and the north 24 feet of the west 11.5 feet of 16

The rezoning and reclassification of property from “C-2 EP-1” Commercial Event Parking Overlay District to “AE-2 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01433-012-0211	NCB 1433, Block 12, The east 16 feet of Lot 20 and the west 17 feet of Lot 21
01433-012-0231	NCB 1433, Block 12, The east 17 feet of Lot 22 and the west 16 feet of Lot 23

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01433-012-0271	NCB 1433, Block 12, The east 25 feet of Lot 27
01433-012-0281	NCB 1433, Block 12, The north irregular 126.13 feet of Lot 28
01433-012-0240	NCB 1433, Block 12, Lot 24
01433-012-0250	NCB 1433, Block 12, Lot 25
01433-012-0260	NCB 1433, Block 12, Lot 26
01433-012-0213	NCB 1433, Block 12, The east 33 feet of Lot 21
01433-012-0193	NCB 1433, Block 12, The east 34 feet of Lot 19
01433-012-0233	NCB 1433, Block 12, The east 34 feet of Lot 23
01433-012-0191	NCB 1433, Block 12, The west 16 feet of Lot 19 and the east 17 feet of Lot 18
01433-012-0270	NCB 1433, Block 12, The west 25 feet of Lot 27
01433-012-0180	NCB 1433, Block 12, The west 33 feet of Lot 18
01433-012-0220	NCB 1433, Block 12, The west 33 feet of Lot 22
01433-012-0200	NCB 1433, Block 12, The west 34 feet of Lot 20
01434-011-0290	NCB 1434, Block 11, Lot 29
01434-011-0170	NCB 1434, Block 11, Lot 17
01434-011-0180	NCB 1434, Block 11, Lot 18
01434-011-0190	NCB 1434, Block 11, Lot 19
01434-011-0200	NCB 1434, Block 11, Lot 20
01434-011-0210	NCB 1434, Block 11, Lot 21
01434-011-0220	NCB 1434, Block 11, Lot 22
01434-011-0240	NCB 1434, Block 11, Lot 24
01434-011-0300	NCB 1434, Block 11, Lot 30
01434-011-0310	NCB 1434, Block 11, Lot 31
01434-011-0320	NCB 1434, Block 11, Lot 32
01434-011-0330	NCB 1434, Block 11, Lot 33
01434-011-0233	NCB 1434, Block 11, The east 5 feet of Lot 23
01434-011-0231	NCB 1434, Block 11, The west 45 feet of Lot 23
01435-010-0140	NCB 1435, Block 10, Lot 14
01435-010-0150	NCB 1435, Block 10, Lot 15
01435-010-0160	NCB 1435, Block 10, Lot 16
01435-010-0170	NCB 1435, Block 10, Lot 17
01435-010-0180	NCB 1435, Block 10, Lot 18
01436-009-0250	NCB 1436, Block 9, The east 21.06 feet of Lot 24 and the west 16 feet of Lot 25
01436-009-0190	NCB 1436, Block 9, Lot 19
01436-009-0180	NCB 1436, Block 9, Lot 18
01436-009-0200	NCB 1436, Block 9, Lot 20
01436-009-0210	NCB 1436, Block 9, Lot 21
01436-009-0220	NCB 1436, Block 9, Lot 22
01436-009-0280	NCB 1436, Block 9, The east 46 feet of Lot 26
01436-009-0230	NCB 1436, Block 9, The west 41 feet of Lot 23
01436-009-0240	NCB 1436, Block 9, The east 10.06 feet of Lot 23 and the west 30 feet of Lot 24
01436-009-0270	NCB 1436, Block 9, The east 35.06 feet of Lot 25 and the west 5.06 feet of Lot 26
01441-015-0291	NCB 1441, Block 15, Lot 29
01441-015-0100	NCB 1441, Block 15, Lot 10
01441-015-0110	NCB 1441, Block 15, Lot 11
01441-015-0120	NCB 1441, Block 15, Lots 12 and 13

01441-015-0080	NCB 1441, Block 15, Lot 8
01441-015-0090	NCB 1441, Block 15, Lot 9
01433-012-0151	NCB 1433, Block 12, Lots 15, 16 and 17
01433-012-0164	NCB 1433, Block 12, The west 34 feet of lot 16
01434-011-0151	NCB 1434 Block 11 Lots 15 and 16

The rezoning and reclassification of property from “C-2 EP-1” Commercial Event Parking Overlay District to “AE-2 S EP-1” Arts and Entertainment with Specific Use Authorization for School – Private University or College Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01435-010-0270	NCB 1435, Block 10, Lot 27

The rezoning and reclassification of property from “C-2 EP-1” Commercial Event Parking Overlay District to “AE-3 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10235-000-0120	NCB 10235, Lot 12
10236-016-0181	NCB 10236, Block 16, The east 165.20 feet of the west irregular 466.53 feet of the north 110.78 feet of Lot 18
10236-016-0180	NCB 10236, Block 16, The west irregular 301.33 feet of Lot 18 and P-100
10578-000-0081	NCB 10578, Lot 8
10578-000-0090	NCB 10578, Lot P-9 and P-9A

The rezoning and reclassification of property from “C-2 EP-1” Commercial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment with Specific Use Authorization for Carwash Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10235-000-0061	NCB 10235, The south 199.27 feet of the east 120 feet of Lot 5

The rezoning and reclassification of property from “C-2NA EP-1” Commercial Nonalcoholic Sales Event Parking Overlay District to “AE-2 S EP-1” Arts and Entertainment with Specific

Use Authorization for Multi Family (25 Units per Acre maximum) Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01444-017-0290	NCB 1444, Block 17, Lot 29

The rezoning and reclassification of property from "C-2NA EP-1" Commercial Nonalcoholic Sales Event Parking Overlay District to "AE-3 EP-1" Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01446-010-0100	NCB 1446, Block 10, Lot 10
01446-010-0060	NCB 1446, Block 10, Lot 6
01446-010-0070	NCB 1446, Block 10, Lot 7
01446-010-0080	NCB 1446, Block 10, Lot 8
01446-010-0090	NCB 1446, Block 10, Lot 9
01446-010-1000	NCB 1446, Block 10, Lot P-100
01447-011-0060	NCB 1447, Block 11, Lot 6 and the south irregular 26.1 feet of Lot 1
01447-011-0070	NCB 1447, Block 11, Lot 7 and the south irregular 28.19 feet of Lot 2
01447-011-0080	NCB 1447, Block 11, Lot 8 and the south irregular 30.28 feet of Lot 3
01448-012-0012	NCB 1448, Block 12, The south irregular 21.44 feet of Lot 1
01448-012-0100	NCB 1448, Block 12, Lot 10 and the south 34.47 feet of Lot 5
01448-012-0060	NCB 1448, Block 12, Lot 6
01448-012-1000	NCB 1448, Block 12, Lot P-100
12777-000-0014	NCB 12777, LOT TR-A1
01448-012-0072	NCB 1448, Block 12, Lots 7, 8, 9 and the southern PT of Lots 2, 3 and 4
01465-019-0010	NCB 1465, Block 19, Lot 1

The rezoning and reclassification of property from "C-2NA EP-1" Commercial Nonalcoholic Sales Event Parking Overlay District to "AE-3 S EP-1" Arts and Entertainment with Specific Use Authorization for Auto Upholstery - Sales and Installation Event Parking Overlay District-1 listed below as follows:

Bexar County Appraisal District Account Number	Property Description
11674-001-0190	NCB 11674, Block 1, The north 100 feet of the west 150 feet of Lot A

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00594-005-0030	NCB 594, Block 5, Lots 3 and 16
00594-005-0260	NCB 594, Block 5, Lot 13
00594-005-0040	NCB 594, Block 5, Lots 4 and 15
00594-005-0050	NCB 594, Block 5, Lots 5 and 14
00594-005-0060	NCB 594, Block 5, Lot 6
00597-021-0010	NCB 597, Block A, The northeast irregular 24.78 feet of Lot 1 and the west 22.5 feet of Lot 2, ARB A-10
00597-021-0050	NCB 597, Block A, Lot 5
00597-021-0040	NCB 597, Block A, Lot 4 and the east 21.34 feet of Lot 3
00597-021-0060	NCB 597, Block A, Lots 6 and 7
00597-021-0080	NCB 597, Block A, Lots 8 and 9
00597-022-0020	NCB 597, Block 2B, Lot 2
00597-022-0030	NCB 597, Block 2B, Lots 3 and 4
00597-022-0050	NCB 597, Block 2B, Lot 5
00597-022-0060	NCB 597, Block 2B, Lot 6
00597-022-0070	NCB 597, Block 2B, Lot 7
00597-022-0090	NCB 597, Block 2B, The north 1/2 of Lots 8 and 9
00598-003-0081	NCB 598, Block 3, Lots 8 through 11
00598-003-0120	NCB 598, Block 3, Lot 12
00598-003-0140	NCB 598, Block 3, Lot 14
00598-003-0040	NCB 598, Block 3, Lot 4
00598-003-0050	NCB 598, Block 3, Lot 5
00598-003-0060	NCB 598, Block 3, Lots 6 and 7
00598-003-0130	NCB 598, Block 3, Lot 13
00599-001-0010	NCB 599, Block A, The north 75 feet of Lot 1 and the west 6.78 feet of the north irregular 60 feet of Lot 3
00599-001-0101	NCB 599, Block A, Lot 9
00599-001-0050	NCB 599, Block A, The east 40 feet of the north irregular 50.83 feet of Lot 3
00600-004-0060	NCB 600, Block 4, Lots 6 and 7
00600-004-0080	NCB 600, Block 4, Lots 8 and 9
01386-109-0031	NCB 1386, Block 109, Lots 3 and 4
01386-109-0050	NCB 1386, Block 109, Lot 5
01386-109-0060	NCB 1386, Block 109, Lots 6, 7 and the east 45.84 feet of 8
01387-000-0020	NCB 1387, Lot 2
01387-000-0030	NCB 1387, Lot 3
01387-000-0070	NCB 1387, Lot 7
01387-000-0080	NCB 1387, Lots 8 and 9
01387-000-0012	NCB 1387, The northeast irregular 117.73 feet of Lot 1
00597-022-0181	NCB 597, Block 2B, The east 41.28 feet of Lot 1
00597-022-0012	NCB 597, Block 2B, The west 4.4 feet of Lot 1

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Dry Cleaning Limited to 5 Employees District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00594-005-0010	NCB 594, Block 5, Lots 1, 2, 17 and 18

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Auto Parts Retail District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00594-005-0070	NCB 594, Block 5, Lots 7 and 12

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Wireless Communication Systems District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00594-005-0220	NCB 594, Block 5, The south irregular 71.08 feet of Lot 8 and the west 13.4 feet of the south 78.22 feet of Lot 9

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Floor Covering - Retail District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00597-021-0030	NCB 597, Block A, The east 24.44 feet of Lot 2 and the west 24.34 feet of Lot 3

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Hotel District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00598-003-0010	NCB 598, Block 3, Lots 2, 3 and the northeast irregular 21.92 feet of 1
00598-003-0160	NCB 598, Block 3, Lot 16
00598-003-0180	NCB 598, Block 3, Lots 17 and 18
00599-001-0090	NCB 599, Block A, Lots 7 and 8

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Residential Single Family District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00599-001-0040	NCB 599, Block A, The south 102.45 feet of Lot 3
00599-001-0020	NCB 599, Block A, Lot 2 and the south 8.75 feet of Lot 1
01386-109-0020	NCB 1386, Block 109, Lot 2
01386-109-0010	NCB 1386, Block 109, The northwest irregular 39.96 feet of Lot 1
00597-022-0080	NCB 597, Block 2B, The south 1/2 of Lots 8 and 9
00598-003-0150	NCB 598, Block 3, Lot 15

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Air Conditioning/Refrigeration Service and Repair District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00599-001-0060	NCB 599, Block A, Lot 4
00599-001-0070	NCB 599, Block A, Lot 5

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Electric Repair – Light Equipment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00599-001-0080	NCB 599, Block A, Lot 6

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Auto Paint and Body District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01386-109-0120	NCB 1386, Block 109, Lots 12, 13 and 14
01386-109-0150	NCB 1386, Block 109, Lots 15 and 16
01388-000-0010	NCB 1388, Lot A1 except the southwest 15 feet

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-1 S” Arts and Entertainment with Specific Use Authorization for Auto and Light Truck Repair District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01437-013-0120	NCB 1437, Block 13, Lots 12 and 13

The rezoning and reclassification of property from “C-3” General Commercial District to “AE-2” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00597-022-0140	NCB 597, Block 2B, The east irregular 42.98 feet of Lot 14
00597-022-0100	NCB 597, Block 2B, Lots 10 and 11
00597-022-0120	NCB 597, Block 2B, Lot 12
00597-022-0130	NCB 597, Block 2B, Lot 13
00597-022-0150	NCB 597, Block 2B, Lot 15 and the west irregular 2.7 feet of 14
00597-022-0160	NCB 597, Block 2B, Lot 16
00597-022-0170	NCB 597, Block 2B, Lot 17
00597-022-0181	NCB 597, Block 2B, The east 41.28 feet of Lot 18
00597-022-0182	NCB 597, Block 2B, The west 4.4 feet of Lot 18

The rezoning and reclassification of property from “C-3 EP-1” General Commercial Event Parking Overlay District to “AE-3 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10626-000-0220	NCB 10626, Lot 22
10626-000-0230	NCB 10626, Lot 23
10626-000-0240	NCB 10626, Lot 24
11674-001-0211	NCB 11674, Block 1, Lot 21
11674-001-0200	NCB 11674, Block 1, Lot A2

The rezoning and reclassification of property from “C-3 EP-1” General Commercial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment with Specific Use Authorization for Food and Food Products - Processing Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
11674-001-0203	NCB 11674, Block 1, Lot 22

The rezoning and reclassification of property from “C-3 EP-1” General Commercial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment with Specific Use Authorization for Cabinet or Carpenter Shop Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
11674-001-0201	NCB 11674, Block 1, Lot 20

The rezoning and reclassification of property from “H C-3” General Commercial Dignowity Hill Historic District to “H AE-1” Arts and Entertainment Dignowity Hill Historic District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00591-004-0231	NCB 591, Block 4, The east 35.9 feet of Lot 22, the west 14.1 feet of Lot 23, and ARB A-27 and A-28
00591-004-0221	NCB 591, Block 4, The west irregular 71.6 feet of Lot 22
00591-004-0210	NCB 591, Block 4, Lot 21
00591-004-0240	NCB 591, Block 4, The east 45.87 feet of Lot 24 and the west 2.15 feet of Lot 25
00591-004-0250	NCB 591, Block 4, The east 51.6 feet of Lot 25 ARB A30 and Lot 26

The rezoning and reclassification of property from “H C-3” General Commercial Dignowity Hill Historic District to “H AE-1 S” Arts and Entertainment Dignowity Hill Historic with a Specific Use Authorization for Mini Warehouse District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00590-003-0072	NCB 590, Block 3, West PTS of Lots 7, 9 and 12
00590-003-0130	NCB 590, Block 3, Lots 13, 14, the east 60.16 feet of 12, and the east 183.1 feet of 7 and 9

The rezoning and reclassification of property from “H C-3” General Commercial Dignowity Hill Historic District to “H AE-1 S” Arts and Entertainment Dignowity Hill Historic with a Specific Use Authorization for Hotel District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00590-003-0321	NCB 590, Block 3, Lot 32

The rezoning and reclassification of property from “H C-3” General Commercial Dignowity Hill Historic District to “H AE-1 S” Arts and Entertainment Dignowity Hill Historic with a Specific Use Authorization for Auto and Light Truck Repair District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00591-004-0233	NCB 591, Block 4, The east 39.65 feet of Lot 23 and the west 5.9 feet of Lot 24

The rezoning and reclassification of property from “HS C-3” Historic Significant, General Commercial District to “HS AE-1” Historic Significant, Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00594-005-0200	NCB 594, Block 5, Lots 10, 11, the north 50 feet of 8, the north 61 feet of 9, and the east 33.56 feet of the south irregular 78.22 feet of 9

The rezoning and reclassification of property from “C-3 S” General Commercial District with a Specific Use Authorization for a Pet Cemetery to “AE-1” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01386-109-0110	NCB 1386, Block 109, Lot 11
01386-109-0090	NCB 1386, Block 109, Lots 9, 10 and the west 1.74 feet of 8

The rezoning and reclassification of property from “C-3R” General Commercial Restricted Alcohol Sales District to “AE-1” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01437-013-0010	NCB 1437, Block 13, Lots 1 and 2
01437-013-0100	NCB 1437, Block 13, Lot 10
01437-013-0110	NCB 1437, Block 13, Lot 11
01437-013-0070	NCB 1437, Block 13, Lot 7
01437-013-0080	NCB 1437, Block 13, Lot 8
01437-013-0090	NCB 1437, Block 13, Lot 9

The rezoning and reclassification of property from “C-3R” General Commercial Restricted Alcohol Sales District to “AE-1 S” Arts and Entertainment with a Specific Use Authorization for Motel District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
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01437-013-0030 NCB 1437, Block 13, Lots 3 and 4
01437-013-0050 NCB 1437, Block 13, Lot 5

The rezoning and reclassification of property from “C-3R” General Commercial Restricted Alcohol Sales District to “AE-1 S” Arts and Entertainment with a Specific Use Authorization for Bail Bonds District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01437-013-0060	NCB 1437, Block 13, Lot 6

The rezoning and reclassification of property from “C-3R” General Commercial Restricted Alcohol Sales District to “AE-2” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01438-014-0010	NCB 1438, Block 14, Lot 1
01438-014-0110	NCB 1438, Block 14, Lot 11
01438-014-0120	NCB 1438, Block 14, Lot 12
01438-014-0130	NCB 1438, Block 14, Lot 13
01438-014-0020	NCB 1438, Block 14, Lot 2
01438-014-0030	NCB 1438, Block 14, Lots 3 and 4
01438-014-0050	NCB 1438, Block 14, Lot 5
01438-014-0060	NCB 1438, Block 14, Lots 6 and 7
01438-014-0080	NCB 1438, Block 14, Lot 8

The rezoning and reclassification of property from “C-3R” General Commercial Restricted Alcohol Sales District to “AE-2 S” Arts and Entertainment with a Specific Use Authorization for Antique Store District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00603-007-0120	NCB 603, Block 7, Lot 12

The rezoning and reclassification of property from “C-3R” General Commercial Restricted Alcohol Sales District to “AE-2 S” Arts and Entertainment with a Specific Use Authorization for Auto and Light Truck Repair District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01438-014-0100	NCB 1438, Block 14, Lot 10
01438-014-0090	NCB 1438, Block 14, Lot 9

The rezoning and reclassification of property from “C-3R EP-1” General Commercial Restricted Alcohol Sales Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Convenience Store (With Gasoline) District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10235-000-0081	NCB 10235, Lot 8
10235-000-0050	NCB 10235, Lot A

The rezoning and reclassification of property from “I-1” General Industrial District to “AE-1” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01440-007-0170	NCB 1440, Block 7, Lot 17
01440-007-0100	NCB 1440, Block 7, Lots 23 and 24
01440-007-0180	NCB 1440, Block 7, Lot 18
01440-007-0190	NCB 1440, Block 7, Lots 19 and 20
01440-007-0210	NCB 1440, Block 7, Lot 21
01440-007-0220	NCB 1440, Block 7, Lot 22
01440-007-0251	NCB 1440, Block 7, The south 90 feet of Lots 25 and 26
00600-004-0031	NCB 600, Block 4, Lots 4, 5, 12, 13, 14, the east 41.15 feet of 3 and the west 23.75 feet of 15

The rezoning and reclassification of property from “I-1” General Industrial District to “AE-1 S” Arts and Entertainment with a Specific Use Authorization for Motel District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01440-007-0010	NCB 1440, Block 7, Lots 1 and 2
01440-007-0140	NCB 1440, Block 7, Lots 14 and 15
01440-007-0160	NCB 1440, Block 7, Lot 16
01440-007-0030	NCB 1440, Block 7, Lot 3

The rezoning and reclassification of property from “I-1” General Industrial District to “AE-1 S” Arts and Entertainment District with a Specific Use Authorization for Dwelling - 1 Family District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01440-007-0252	NCB 1440, Block 7, The north 40 feet of Lots 25 and 26

The rezoning and reclassification of property from “I-1” General Industrial District to “AE-2” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01439-008-0160	NCB 1439, Block 8, Lot 16 and the west 25 feet of Lot 17
01439-008-0180	NCB 1439, Block 8, Lot 18 and the east 26.6 feet of Lot 17
01439-008-0190	NCB 1439, Block 8, Lot 19
01439-008-0200	NCB 1439, Block 8, Lot 20
01439-008-0210	NCB 1439, Block 8, Lot 21
01439-008-0250	NCB 1439, Block 8, Lots 25 and 26
01439-008-0140	NCB 1439, Block 8, Lots 14 and 15

The rezoning and reclassification of property from “I-1” General Industrial District to “AE-2 S” Arts and Entertainment with a Specific Use Authorization for Auto Paint and Body District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
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01439-008-0220	NCB 1439, Block 8, Lot 22
01439-008-0230	NCB 1439, Block 8, Lot 23
01439-008-0240	NCB 1439, Block 8, Lot 24

The rezoning and reclassification of property from “I-1 EP-1” General Industrial Event Parking Overlay District to “AE-3 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10235-000-0111	NCB 10235, The east irregular 274.37 feet of Lot 11
10578-002-0110	NCB 10578, Block 2, Lot 11
10626-000-0041	NCB 10626, PT of Lot 13 ARB 4
10626-000-0220	NCB 10626, Lot 22
10626-000-0230	NCB 10626, Lot 23

The rezoning and reclassification of property from “I-1 EP-1” General Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Alcohol - Bar and/or Tavern District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10626-000-0010	NCB 10626, The west irregular 236.8 feet of Lot 15

The rezoning and reclassification of property from “I-1 EP-1” General Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Cabinet or Carpenter Shop District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
11674-001-0201	NCB 11674, Block 1, Lot 20

The rezoning and reclassification of property from “I-1 EP-1” General Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Food and Food Products – Processing District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
11674-001-0203	NCB 11674, Block 1, Lot 22
11674-001-0204	NCB 11674, Block 1, Lot 23

The rezoning and reclassification of property from “I-1 EP-1” General Industrial Event Parking Overlay District to “AE-4 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10234-000-0090	NCB 10234, Lot 9

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-3 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10235-000-0111	NCB 10235, The east irregular 274.37 feet of Lot 11
07662-000-0010	NCB 7662
10233-000-0151	NCB 10233, The north irregular 221.07 feet of Lot 15
10233-000-0131	NCB 10233, Lot 13
10233-000-0110	NCB 10233, Lot 11
10233-000-0060	NCB 10233, Lot 6
10233-000-0121	NCB 10233, The north 320.91 feet of Lot 12
10233-000-0071	NCB 10233, The north irregular 358.05 feet of Lot 7
10233-000-0090	NCB 10233, Lot 9A
10235-000-0100	NCB 10235, Lot 10
10235-000-0110	NCB 10235, The west irregular 76.13 feet of Lot 11
10235-000-0030	NCB 10235, Lot 3
10235-000-0070	NCB 10235, Lot 6
10235-000-0080	NCB 10235, Lot 7

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-4 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10234-000-0210	NCB 10234, Lot 21
10234-000-0120	NCB 10234, Lot 12
10234-000-0140	NCB 10234, Lot 14
10234-000-0150	NCB 10234, Lot 15
10234-000-0170	NCB 10234, Lot 17
10234-000-0200	NCB 10234, Lot 20
10234-000-0180	NCB 10234, Lot 18
10234-000-0220	NCB 10234, Lot 22
10234-000-0041	NCB 10234, The southwest irregular 683.93 feet of the northwest irregular 687.16 feet of Lots 4 and 5, and 0.083 acre TR-A ARB A-2
10234-000-0040	NCB 10234, The east irregular 380.79 feet of the south irregular 133 feet of Tract 4
10234-000-0012	NCB 10234, The south irregular 683.93 feet of the north irregular 687.16 feet of Tract A excluding the south 0.083 acres of ARB A-1
10234-000-0166	NCB 10234, The west irregular 210 feet of Lot 16
10234-000-0071	NCB 10234, Lot TR-7A
10234-000-0164	NCB 10234, The east irregular 112 feet of Lot 16
10234-000-0190	NCB 10234, Lot 19

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Warehousing District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10233-000-0152	NCB 10233, The south irregular 548.07 feet of Lot 15

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Beverage - Manufacturing or Processing District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10233-000-0031	NCB 10233, The north 215 feet of Tract 3
10233-000-0032	NCB 10233, The south 610.4 feet of Tract 3

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Laundry – Plant District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10233-000-0100	NCB 10233, Lot 10
10233-000-0080	NCB 10233, Lot 8
10233-000-0120	NCB 10233, The south 300 feet of Lot 12

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Metal Products – Fabrication District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10233-000-0073	NCB 10233, The south 150 feet of Lot 7

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Motor Vehicle Sales (Full Service) District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10233-000-0021	NCB 10233, Lots TR-2 and TR-4

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Fairground and/or Stadium District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
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07663-001-0010 NCB 7663, Block 1, Lot 1
07663-000-0011 NCB 7663, Lot Exposition Park

The rezoning and reclassification of property from “I-2 EP-1” Heavy Industrial Event Parking Overlay District to “AE-4 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Truck Repair & Maintenance District listed below as follows:

Bexar County Property Description
Appraisal District
Account Number

10234-000-0161 NCB 10234, The east irregular 727.66 feet of the west irregular 937.66 feet of Lot 16

The rezoning and reclassification of property from “IDZ CD” Infill Development Zone District with a Conditional Use for Multi Family Dwellings not to exceed 90 units per acre to “AE-1” Arts and Entertainment District listed below as follows:

Bexar County Property Description
Appraisal District
Account Number

00600-004-0110 NCB 600, Block 4, Lot 11
00600-004-0370 NCB 600, Block 4, Lot 37

The rezoning and reclassification of property from “HS IDZ” Historic Significant, Infill Development Zone District to “HS AE-2 S” Historic Significant, Arts and Entertainment with a Specific Use Authorization for Meeting Facility District listed below as follows:

Bexar County Property Description
Appraisal District
Account Number

01386-109-0183 NCB 1386, Block 109, The west 77 feet of Lot 18

The rezoning and reclassification of property from “MF-25 EP-1” Multi Family Event Parking Overlay District to “AE-2 S EP-1” Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Dwelling - Multifamily (25 Units/Acre Maximum) District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01444-017-0290	NCB 1444, Block 17, Lot 29

The rezoning and reclassification of property from “MF-33 EP-1” Multi Family Event Parking Overlay District to “AE-2 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01443-016-0350	NCB 1443, Block 16, Lot 14
01444-017-0170	NCB 1444, Block 17, The north irregular 122.43 feet of Lot 17
01444-017-0180	NCB 1444, Block 17, The north irregular 86.63 feet of Lot 18
01444-017-0010	NCB 1444, Block 17, Lots 1, 2 and the west 38 feet of 3
01444-017-0150	NCB 1444, Block 17, Lot 15 and the west 1 foot of Lot 16
01444-017-0160	NCB 1444, Block 17, The east 49 feet of the north irregular 122.43 feet of Lot 16

The rezoning and reclassification of property from “MF-33 EP-1” Multi Family Event Parking Overlay District to “AE-3 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
10235-000-0111	NCB 10235, The east irregular 274.37 feet of Lot 11
10147-003-0010	NCB 10147, Block 3, Lot 1
10235-000-0100	NCB 10235, Lot 10
10235-000-0110	NCB 10235, The west irregular 76.13 feet of Lot 11

The rezoning and reclassification of property from “HS MF-33 EP-1” Historic Significant, Multi Family Event Parking Overlay District to “HS AE-3 EP-1” Historic Significant, Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
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01447-011-0091 NCB 1447, Block 11, Lots 9, 10, the south irregular 32.34 feet of Lot 4 and the south irregular 34.47 feet of Lot 5

The rezoning and reclassification of property from “HS O-2 EP-1” Historic Significant, Office Event Parking Overlay District to “HS AE-3 EP-1” Historic Significant, Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Property Description
Appraisal District
Account Number

01447-011-0091 NCB 1447, Block 11, Lots 9, 10, the south irregular 32.34 feet of Lot 4 and the south irregular 34.47 feet of Lot 5

The rezoning and reclassification of property from “R-4 EP-1” Residential Single Family Event Parking Overlay District to “AE-3 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Property Description
Appraisal District
Account Number

10235-000-0011 NCB 10235, Lot TR 1
10241-000-0080 NCB 10241, Lot 8

The rezoning and reclassification of property from “HS R-4 EP-1” Historic Significant, Residential Single Family Event Parking Overlay District to “HS AE-3 EP-1” Historic Significant, Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Property Description
Appraisal District
Account Number

10241-000-0060 NCB 10241, The west 550.31 feet of Lot 6

The rezoning and reclassification of property from “R-5 EP-1” Residential Single Family Event Parking Overlay District to “AE-3 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Property Description
Appraisal District
Account Number

10578-000-0081 NCB 10578, Lot 8
10578-000-0090 NCB 10578, Lots P-9 and P-9A

The rezoning and reclassification of property from “RM-4” Residential Mixed District to “AE-1” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00600-004-0160	NCB 600, Block 4, Lot 16 and the east 23.75 feet of 15
00600-004-0170	NCB 600, Block 4, Lots 17 and 18

The rezoning and reclassification of property from “RM-4” Residential Mixed District to “AE-2” Arts and Entertainment District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01393-000-0391	CB 1393, The east 70 feet of Lot 40
00600-004-0300	NCB 600, Block 4, The east 39.5 feet of Lot 30 and the west 4.6 feet of Lot 31
00600-004-0190	NCB 600, Block 4, Lot 19
00600-004-0210	NCB 600, Block 4, Lot 21 and the east 2.5 feet of Lot 20
00600-004-0220	NCB 600, Block 4, Lot 22
00600-004-0230	NCB 600, Block 4, Lot 23
00600-004-0240	NCB 600, Block 4, Lot 24
00600-004-0250	NCB 600, Block 4, Lot 25
00600-004-0260	NCB 600, Block 4, Lot 26
00600-004-0270	NCB 600, Block 4, Lot 27
00600-004-0280	NCB 600, Block 4, Lots 28, 29, and the west 7.5 feet of 30
00600-004-0320	NCB 600, Block 4, Lot 32
00600-004-0330	NCB 600, Block 4, Lot 33
00600-004-0340	NCB 600, Block 4, Lot 34
00600-004-0350	NCB 600, Block 4, Lot 35
00600-004-0360	NCB 600, Block 4, Lot 36
00600-004-0310	NCB 600, Block 4, The east 43.8 feet of Lot 31
00604-001-0150	NCB 604, Block 1, The east 8.58 feet of Lot 14 and the west 23 feet of Lot 15
00604-001-0060	NCB 604, Block 1, The east 8.8 feet of Lot 5 and the west 25.42 feet of Lot 6
00604-001-0100	NCB 604, Block 1, Lot 10
00604-001-0110	NCB 604, Block 1, Lot 11
00604-001-0120	NCB 604, Block 1, Lot 12
00604-001-0130	NCB 604, Block 1, Lot 13
00604-001-0020	NCB 604, Block 1, Lot 2

00604-001-0030 NCB 604, Block 1, Lot 3
00604-001-0040 NCB 604, Block 1, Lot 4
00604-001-0090 NCB 604, Block 1, Lot 9
00604-001-0140 NCB 604, Block 1, The west 43.5 feet of Lot 14
00604-001-0050 NCB 604, Block 1, The west 44 feet of Lot 5
00604-002-0130 NCB 604, Block 2, The east 26.04 feet of Lot 13 and the west 14 feet of Lot 14
00604-002-0010 NCB 604, Block 2, Lot 1
00604-002-0050 NCB 604, Block 2, The east 26.04 feet of Lot 5 and the west 26.04 feet of Lot 6
00604-002-0040 NCB 604, Block B, Lot 4 and the west 26.04 feet of Lot 5,
00604-002-0120 NCB 604, Block 2, Lot 12, The east 26.04 feet of Lot 11, and the west 26.04 feet of Lot 13

00604-002-0150 NCB 604, Block 2, Lot 15
00604-002-0160 NCB 604, Block 2, Lot 16
00604-002-0020 NCB 604, Block 2, Lot 2
00604-002-0030 NCB 604, Block 2, Lot 3
00604-002-0100 NCB 604, Block 2, The east 26.04 feet of Lot 10 and the west 26.04 feet of Lot 11

00604-002-0060 NCB 604, Block 2, The east 26.04 feet of Lot 6 and the west 26.04 feet of Lot 7
00604-002-0140 NCB 604, Block 2, The east 38.08 feet of Lot 14
00604-001-0012 NCB 604, Block 1, Lot 1
00604-002-0080 NCB 604, Block B, Lot 8 and the east 26.04 feet of Lot 7
00604-002-0090 NCB 604, Block B, Lot 9 and the west 26.04 feet of Lot 10
00608-012-0060 NCB 608, Block 12, Lot 6
00608-012-0070 NCB 608, Block 12, Lot 7
00608-012-0080 NCB 608, Block 12, Lot 8
00609-001-0020 NCB 609, Block 1, Lot 2 and the east 33.33 feet of Lot 1
00609-001-0030 NCB 609, Block 1, Lot 3
00609-001-0040 NCB 609, Block 1, Lot 4
00609-001-0050 NCB 609, Block 1, Lot 5
00609-001-0060 NCB 609, Block 1, Lot 6
00609-001-0010 NCB 609, Block 1, The west 25 feet of Lot 1
00611-014-0040 NCB 611, The east 1/2 of Block 14, Lot 4
01385-001-0090 NCB 1385, Block B, The north 47.37 feet of Lots 8 and 9
01385-001-0010 NCB 1385, Block B, Lot 1 and the west 6 feet of Lot 2
01385-001-0100 NCB 1385, Block B, Lots 10 and 11
01385-001-0120 NCB 1385, Block B, Lot 12
01385-001-0130 NCB 1385, Block B, Lot 13
01385-001-0140 NCB 1385, Block B, Lot 14
01385-001-0150 NCB 1385, Block B, Lot 15
01385-001-0160 NCB 1385, Block B, Lot 16
01385-001-0030 NCB 1385, Block B, Lot 3
01385-001-0040 NCB 1385, Block B, Lot 4
01385-001-0050 NCB 1385, Block B, Lot 5
01385-001-0060 NCB 1385, Block B, Lot 6
01385-001-0070 NCB 1385, Block B, Lot 7
01385-001-0020 NCB 1385, Block B, The east 40 feet of Lot 2

01385-001-0180 NCB 1385, Block B, The north 37 feet of the west 20.84 feet of Lot 17 and the north 37 feet of Lot 18
01385-001-0080 NCB 1385, Block B, The south 47.37 feet of Lots 8 and 9
01385-002-0010 NCB 1385, Block C, Lot 1
01385-002-0130 NCB 1385, Block C, Lot 13
01385-002-0150 NCB 1385, Block C, Lot 15
01385-002-0160 NCB 1385, Block C, Lots 16 and 17B
01385-002-0020 NCB 1385, Block C, Lot 2
01385-002-0030 NCB 1385, Block C, Lot 3 and the north 2.38 feet of Lot 4
01385-002-0050 NCB 1385, Block C, Lot 5
01385-002-0080 NCB 1385, Block C, Lot 8 and the west 4 feet of Lot 9
01385-002-0070 NCB 1385, Block C, The east 42 feet of Lot 7
01385-002-0090 NCB 1385, Block C, The north 49.75 feet of Lot 10 and the east 42 feet of Lot 9
01385-002-0171 NCB 1385, Block C, The north 94.75 feet of Lot 17
01385-002-0110 NCB 1385, Block C, The north PT of Lots 11 and 12
01385-002-0040 NCB 1385, Block C, The south 45 feet of Lot 4
01385-002-0120 NCB 1385, Block C, The south PT of Lots 11 and 12
01385-002-0173 NCB 1385, Block C, The west 41 feet of the south 60 feet of Lot 17 and the west 29 feet of the north 34 feet of the south 94 feet of Lot 17
01385-002-0140 NCB 1385, Block C, Lot 14
01385-002-0060 NCB 1385, Block C, Lot 6 and the west 4.7 feet of Lot 7
01386-109-0170 NCB 1386, Block 109, Lot 17
01386-109-0220 NCB 1386, Block 109, Lot 22
01386-109-0230 NCB 1386, Block 109, Lot 23
01386-109-0270 NCB 1386, Block 109, Lot 27
01386-109-0280 NCB 1386, Block 109, Lot 28
01386-109-0181 NCB 1386, Block 109, The east 43 feet of Lot 18
01386-109-0193 NCB 1386, Block 109, The north 46.4 feet of Lot 19
01386-109-0251 NCB 1386, Block 109, The north 50.4 feet of Lot 25
01386-109-0241 NCB 1386, Block 109, The north 51.3 feet of Lot 24
01386-109-0210 NCB 1386, Block 109, The south 109.17 feet of Lot 21
01386-109-0191 NCB 1386, Block 109, The south 121 feet of Lot 19
01387-000-0120 NCB 1387, The north irregular 31.21 feet of Lot 12
01387-000-0100 NCB 1387, Lot 10 and 11
01387-000-0040 NCB 1387, Lot 4
01387-000-0050 NCB 1387, Lot 5
01393-000-0240 NCB 1393, Lot 24 except the northwest triangular 15 feet
01393-000-0323 NCB 1393, The east 71 feet of Lot 32
01393-000-0321 NCB 1393, The west 64 feet of Lot 32
01393-000-0400 NCB 1393, The west 70 feet of Lot 40
01394-000-0011 NCB 1394, The west 78 feet of the north 49 feet of Lot 1
01394-000-0010 NCB 1394, The east 54 feet of the north 49 feet of Lot 1
01394-016-0160 NCB 1394, Block 16, Lot 16
01395-002-0050 NCB 1395, Block 2, Lot 5
01395-002-0060 NCB 1395, Block 2, Lot 6
01395-002-0010 NCB 1395, Block 2, The east 40 feet of Lots 1 and 3
01395-002-0021 NCB 1395, Block 2, The east 56 feet of Lots 2 and 4

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01395-002-0030 NCB 1395, Block 2, The south 45 feet of the west 72 feet of Lot 3
 01395-002-0013 NCB 1395, Block 2, The west 72 feet of Lot 1 and the north 1.55 feet of the west 72 feet of Lot 3
 01395-002-0023 NCB 1395, Block 2, The west 56 feet of Lots 2 and 4
 01396-001-0011 NCB 1396, Block 1, The south 65.2 feet of Lot 1
 01396-001-0010 NCB 1396, Block 1, The north 79.3 feet of Lot 1
 01396-001-0020 NCB 1396, Block 1, Lot 2
 01396-001-0030 NCB 1396, Block 1, Lot 3
 01396-001-0040 NCB 1396, Block 1, Lot 4
 01396-001-0070 NCB 1396, Block 1, The north 96 feet of Lot 7
 01396-001-0053 NCB 1396, Block 1, The south 47 feet of Lots 5, 6 and 7
 01385-001-0170 NCB 1385, Block B The south irregular 57.75 feet of the west 20.84 feet of Lot 17 and the south irregular 57.75 feet of Lot 18
 01385-002-0100 NCB 1385, Block C, The south 45 feet of Lot 10
 01386-109-0200 NCB 1386, Block 109, Lot 20
 01386-109-0212 NCB 1386, Block 109, The north 50 feet of Lot 21
 01386-109-0260 NCB 1386, Block 109, Lot 26
 01386-109-0253 NCB 1386, Block 109, The south 84.6 feet of the east 1.4 feet of Lot 24 and Lot 25 ARB 24A and 25A
 01386-109-0243 NCB 1386, Block 109, The south 84.6 feet of the west 48.6 feet of Lot 24 ARB 24B
 01387-000-0061 NCB 1387, The north irregular 6.07 feet of Lot 6
 01396-001-0051 NCB 1396, Block 1, The north 97.5 feet of Lot 5
 01396-001-0060 NCB 1396, Block 1, The north 97.5 feet of Lot 6
 00600-004-0200 NCB 600, Block 4, The west 45 feet of Lot 20
 00609-001-0070 NCB 609, Block 1, Lot 7
 00609-001-0080 NCB 609, Block 1, Lot 8
 00610-014-0010 NCB 610, the west half of Block 14, Lots 1 and 2
 00610-014-0030 NCB 610, the west half of Block 14, Lot 3
 00610-014-0040 NCB 610, the west half of Block 14, Lot 4
 00610-014-0050 NCB 610, the west half of Block 14, Lot 5
 00610-014-0060 NCB 610, the west half of Block 14, Lot 6
 00610-014-0070 NCB 610, Block W 1/2 14, Lot 7
 00610-014-0081 NCB 610, Block W 1/2 14, Lot N 78.9 FT OF 8
 00610-014-0083 NCB 610, Block W 1/2 14, Lot S 60 FT OF 8
 00611-014-0020 NCB 611, Block E 1/2 14, Lot 2
 00611-014-0030 NCB 611, Block E 1/2 14, Lot 3
 00611-014-0050 NCB 611, Block E 1/2 14, Lot 5 and W 3 FT OF 6
 00611-014-0070 NCB 611, Block E 1/2 14, Lot 7
 00611-014-0060 NCB 611, Block E 1/2 14, Lot E 50.45 FT OF 6
 00611-014-0082 NCB 611, Block E 1/2 14, Lot N 24.6 FT OF W 29.5 FT OF 8
 00611-014-0083 NCB 611, Block E 1/2 14, Lot N IRR 93 FT OF 8
 00611-014-0081 NCB 611, Block E 1/2 14, Lot S IRR 45.7 FT OF 8

The rezoning and reclassification of property from “RM-4 EP-1” Residential Mixed Event Parking Overlay District to “AE-2 EP-1” Arts and Entertainment Event Parking Overlay District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
01443-016-0300	NCB 1443, Block 16, Lot E 10.41 FT OF 9 and W 29.1 FT OF 10
01443-016-0310	NCB 1443, Block 16, Lot E 20.9 FT OF 10 and W 20 FT OF 11
01443-016-0320	NCB 1443, Block 16, Lot E 30 FT OF 11 and W 13 FT OF 12
01443-016-0330	NCB 1443, Block 16, Lot E 34.5 FT OF 12 and W 8.7 FT OF 13
01443-016-0340	NCB 1443, Block 16, Lot E 41.3 FT OF 13
01443-016-0290	NCB 1443, Block 16, Lot W 39.59 FT OF 9
01443-016-0050	NCB 1443, Block 16, Lot 5
01443-016-0060	NCB 1443, Block 16, Lot 6
01443-016-0070	NCB 1443, Block 16, Lot 7
01443-016-0031	NCB 1443, Block 16, Lot E 13 FT OF 3 and W 18.5 FT OF 4
01443-016-0081	NCB 1443, Block 16, Lot E 25 FT OF 8
01443-016-0040	NCB 1443, Block 16, Lot E 31.5 FT OF 4
01443-016-0021	NCB 1443, Block 16, Lot N 72 FT OF 1 and 2
01443-016-0011	NCB 1443, Block 16, Lot S 58 FT OF 1 and 2
01443-016-0083	NCB 1443, Block 16, Lot W 25 FT OF 8
01443-016-0033	NCB 1443, Block 16, Lot W 37 FT OF 3

The rezoning and reclassification of property from “H RM-4” Residential Mixed Dignowity Hill Historic District to “H AE-1 S” Arts and Entertainment Dignowity Hill Historic with a Specific Use Authorization for Hotel District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00590-003-0321	NCB 590, Block 3, LOT 32

The rezoning and reclassification of property from “H RM-4” Residential Mixed Dignowity Hill Historic District to “H AE-1 S” Arts and Entertainment Dignowity Hill Historic with a Specific Use Authorization for Mini Warehouse District listed below as follows:

Bexar County Appraisal District Account Number	Property Description
00590-003-0130	NCB 590, Block 3, Lots 13, 14 and the east 60.16 feet of Lot 12, and the east 183.1 feet of Lot 7 and Lot 9

SECTION 2. The City Council finds as follows:

- A. The specific use will not be contrary to the public interest.
- B. The specific use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific use will be in harmony with the spirit and purpose as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-423, Specific Use Authorization, of the Unified Development Code.
- E. The specific use will not adversely affect the public health, safety and welfare.

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 Development Services 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 December 14, 2008.

PASSED AND APPROVED this 4th day of December 2008.


M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney
fa



Request for
**COUNCIL
ACTION**



Agenda Voting Results - Z-14

Name:	Z-14
Date:	12/04/2008
Time:	05:45:47 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2009010 S (District 2): An Ordinance amending various Zoning District Boundaries to “AE-1”, “AE-2”, “AE-3”, and “AE-4” Arts and Entertainment Districts with various Specific Use Authorizations, retaining “EP-1” Event Parking Overlay District-1 and Historic zoning district boundaries, on a tract of land generally bound by Belmont Street, Rio Grande Drive and Rosa Parks to the North; IH-35 to the East, Commerce Street, Como Street, Springsdale Avenue, Martin Luther King Drive, Walters Street, and Montana Street on the South, and New Braunfels Street on the West; and a tract of land generally bound by Center Street and East Commerce Street on the North, Palmetto Street on the East, Wyoming Street on the South, and North Cherry Street on the West. Staff recommends approval pending plan amendments. Zoning Commission recommendation pending the December 2, 2008 public hearing.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1	x					
Sheila D. McNeil	District 2		x			x	
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9	x					
John G. Clamp	District 10		x				x



Zoning Case Notification Plan

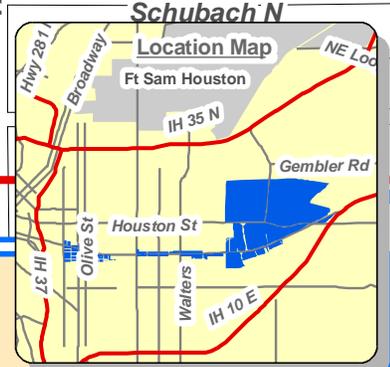
Case Z-2009-010

Sheet 1 of 7

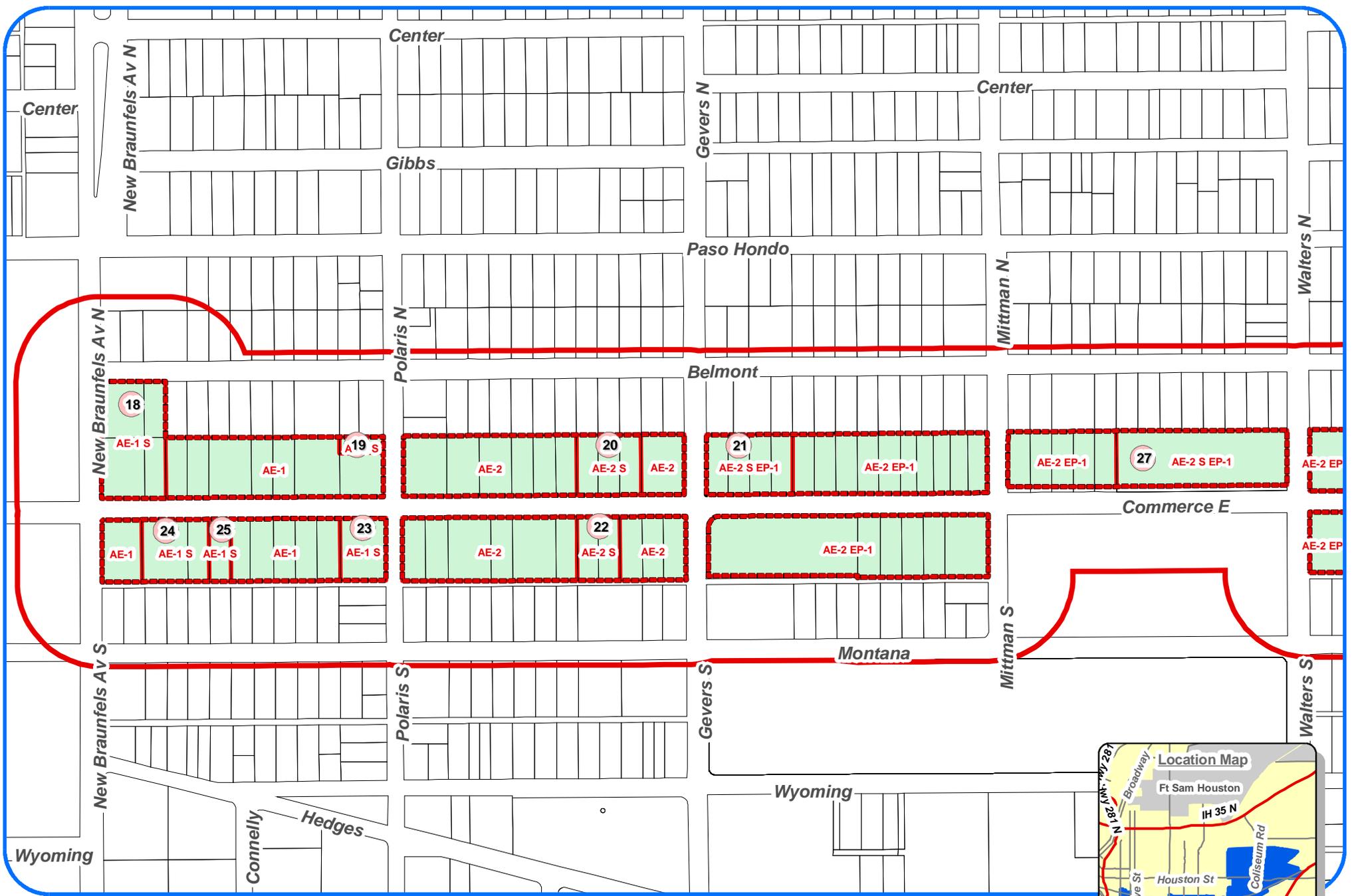
Council District 6

Legend

- Subject Property (952.4 Acres)
- 200' Notification Buffer
- Proposed Zoning Change R6
- Specific Use Index 1
- Scale: 1" approx. = 200'



Planning and Development Services Dept
City of San Antonio
(11/04/2008)



Zoning Case Notification Plan

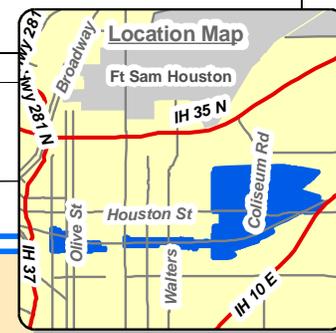
Case Z-2009-010

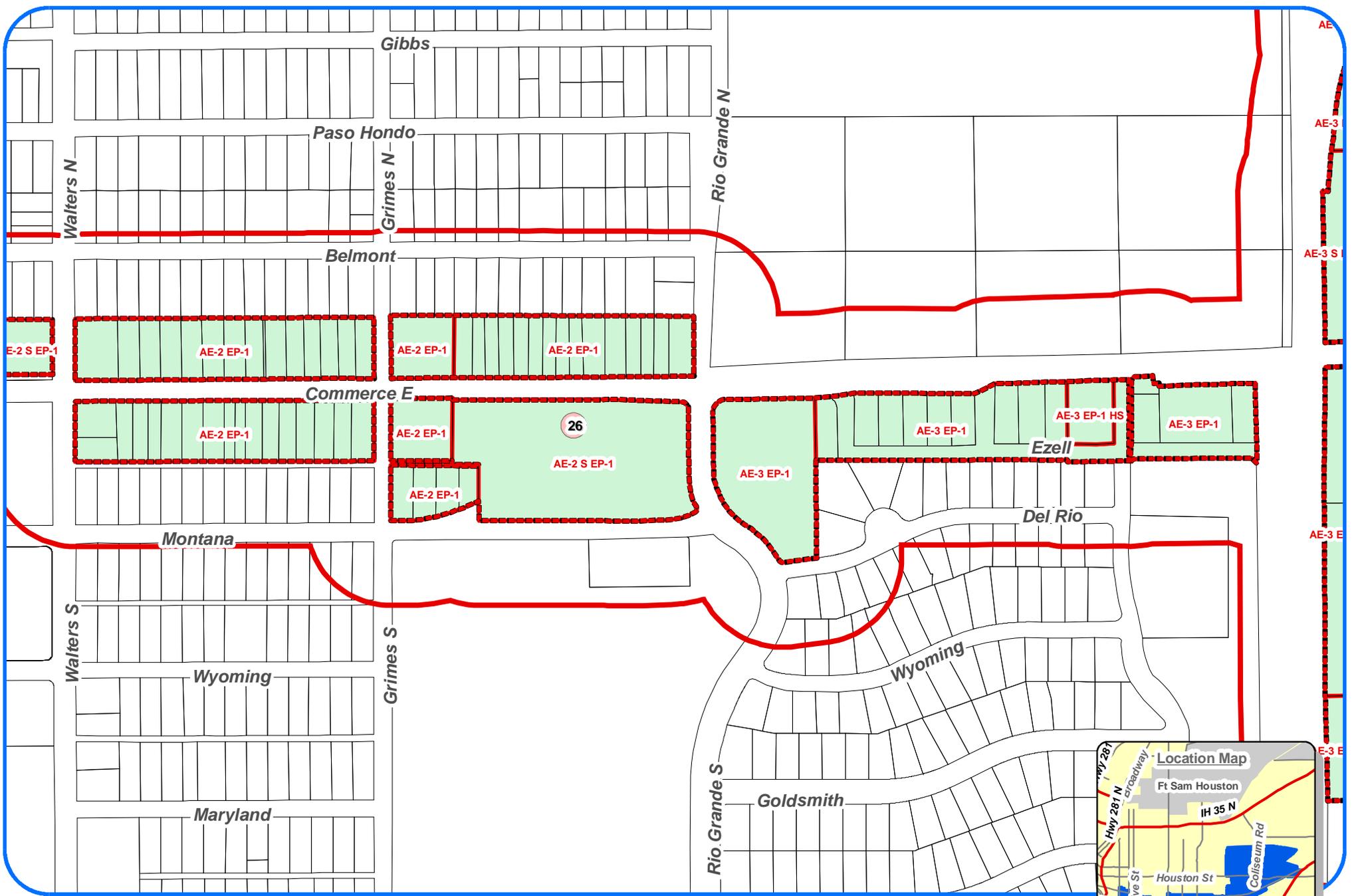
Sheet 3 of 7

Legend

- Subject Property (952.4 Acres)
- 200' Notification Buffer
- Proposed Zoning Change **R6**
- Specific Use Index **1**

Council District 6
Scale: 1" approx. = 300'





Zoning Case Notification Plan

Case Z-2009-010

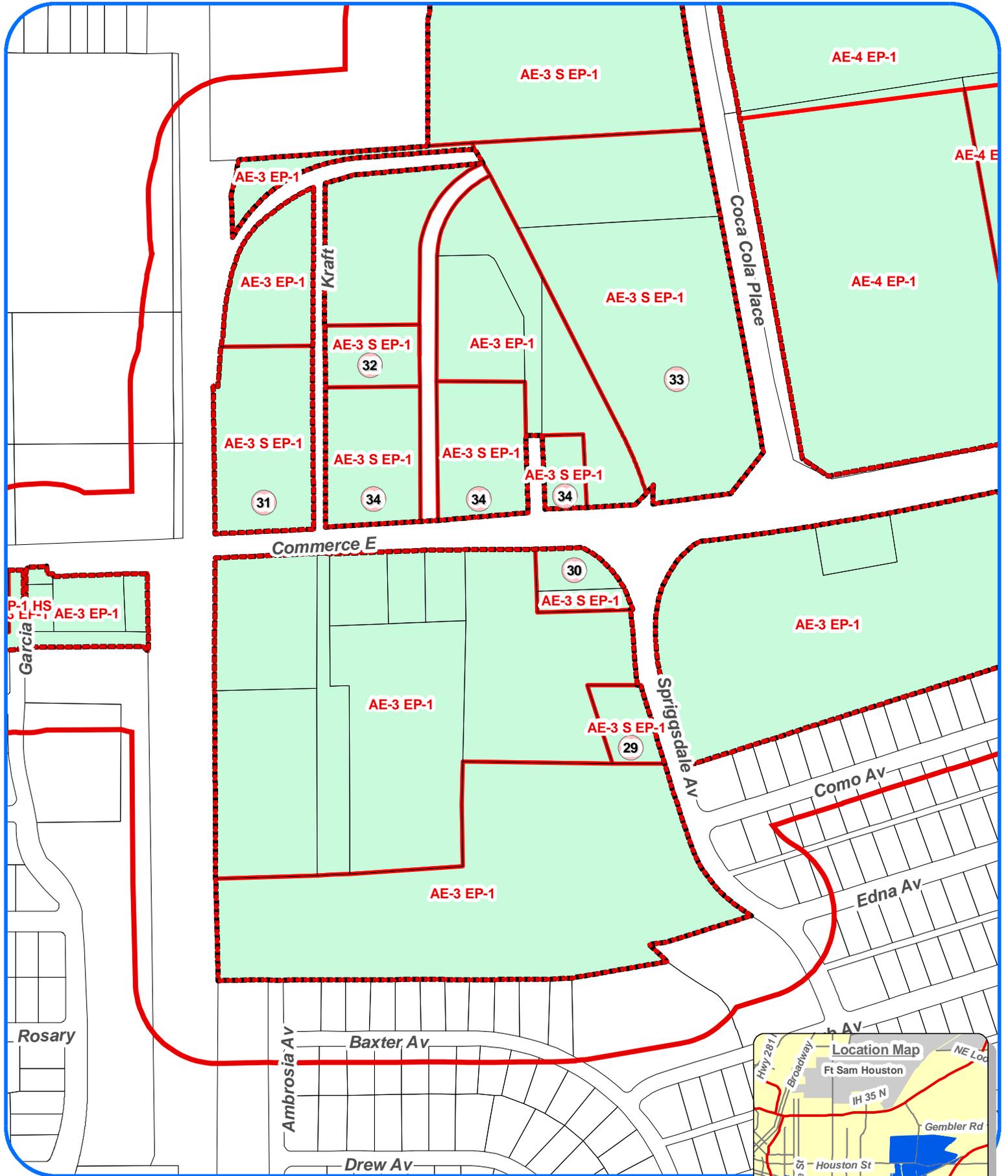
Sheet 4 of 7

Legend

- Subject Property (952.4 Acres)
- 200' Notification Buffer
- Proposed Zoning Change **R6**
- Specific Use Index **1**

Council District 6
Scale: 1" approx. = 300'





Zoning Case Notification Plan

Case Z-2009-010

Sheet 5 of 7

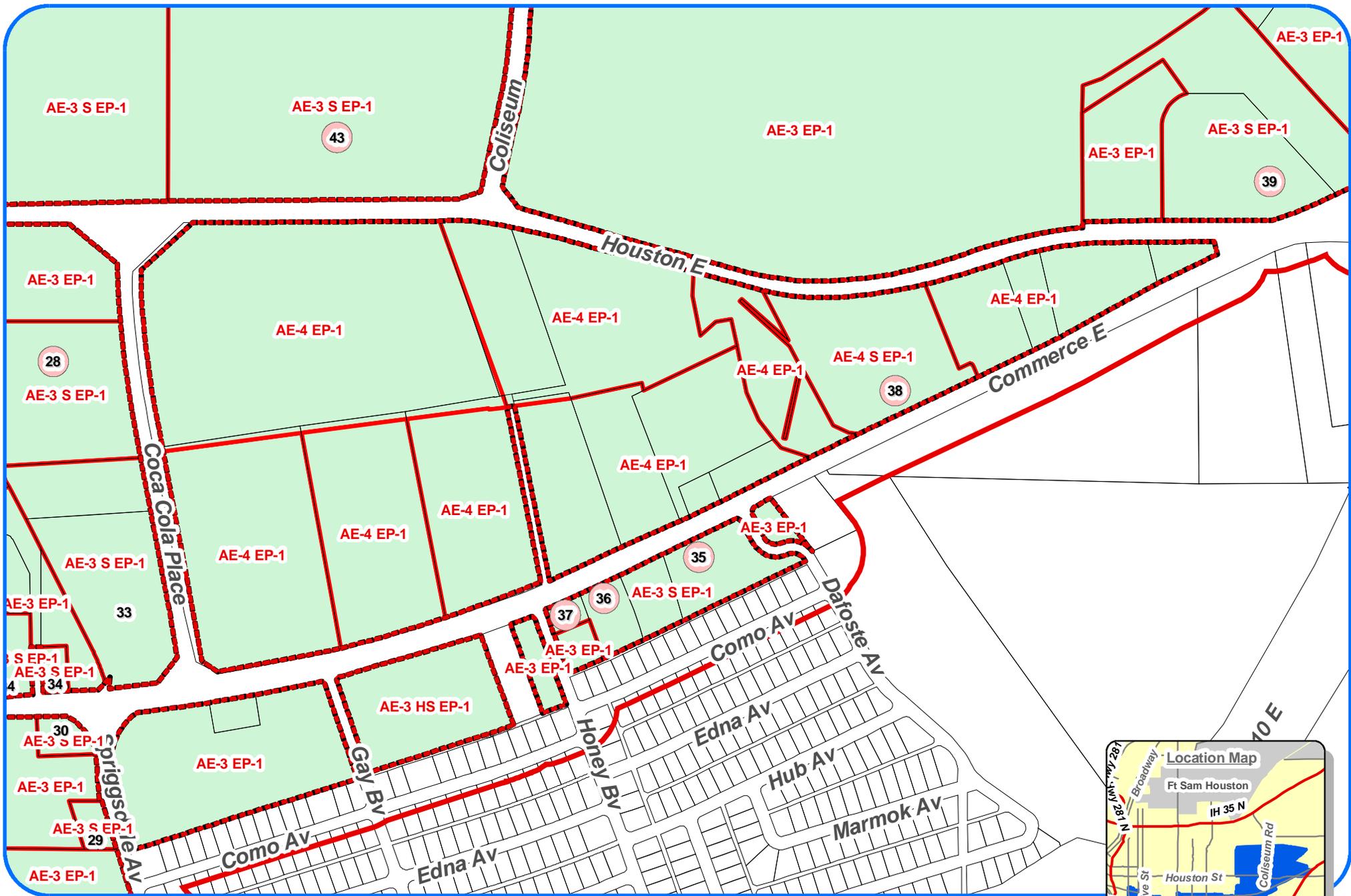
Council District 6

Legend

- Subject Property (952.4 Acres)
- 200' Notification Buffer
- Proposed Zoning Change **R6**
- Specific Use Index **1**



Scale: 1" approx. = 300'



Zoning Case Notification Plan

Case Z-2009-010

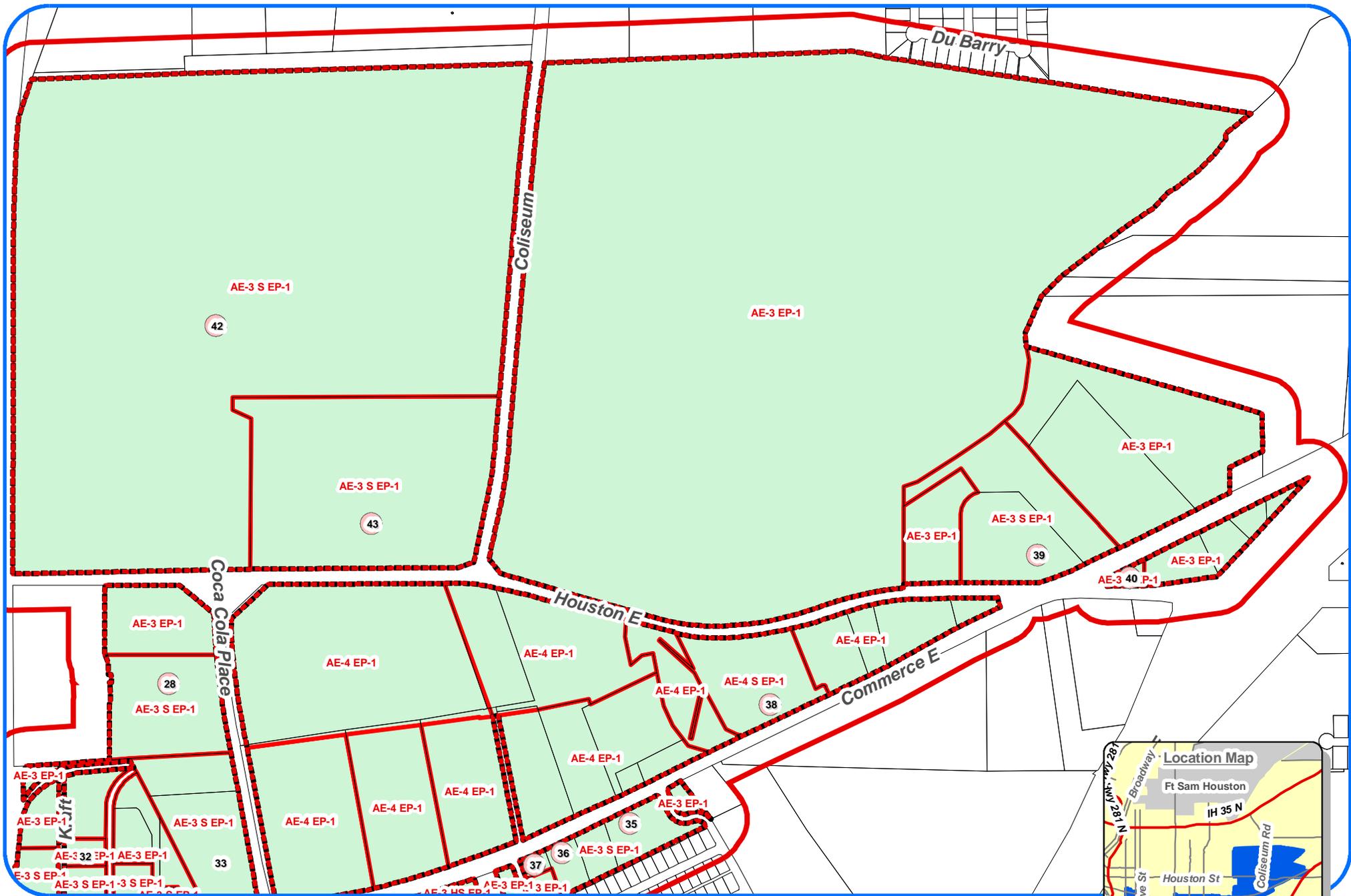
Sheet 6 of 7

Legend

- Subject Property (954.2 Acres)
- 200' Notification Buffer
- Proposed Zoning Change **R6**
- Specific Use Index **1**

Council District 6
Scale: 1" approx. = 500'





Zoning Case Notification Plan

Case Z-2009-010

Sheet 7 of 7

Legend

- Subject Property (954.2 Acres)
- 200' Notification Buffer
- Proposed Zoning Change **R6**
- Specific Use Index **1**

Council District 6
Scale: 1" approx. = 700'





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

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2007 SEP 19 PM 12: 24

TO: Mayor & City Council

FROM: Councilwoman Sheila McNeil

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; T.C. Broadnax, Assistant City Manager; Chris Callanen, Assistant to the City Council

SUBJECT: Request for Placement of Item on City Council Meeting Agenda

DATE: September 13, 2007

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:

I am respectfully requesting that the Planning and Community Development Department, and the Development Services Department, take appropriate steps in bringing forward to the Zoning Commission and Planning Commission for their recommendations, and to City Council for final action, an amendment of the Unified Development Code that would include either a modification of the existing "ED" Entertainment District zoning district, or the creation of a new zoning district, that would include an arts and entertainment component with appropriate development standards, pursuant to HB 2514, and not require the existence of a theme park for such designation.

I am also respectfully requesting that the Planning and Community Development Department and the Development Services Department take appropriate steps in bringing forward to the Zoning Commission for recommendation and to City Council for final action, a rezoning case to designate an "arts and entertainment" district to include properties within the vicinity of the Alamodome and the AT&T Center/Freeman Coliseum/Willowsprings Golfcourse area, as well as East Commerce Street between these two areas. I request that Staff research the aforementioned areas to identify the appropriate locations/boundaries for such a zoning district.

Brief Background

Coinciding with the passage into law of HB 2514, relating to the creation of an arts and entertainment district by a populous municipality, the City of San Antonio has a unique opportunity to create an Arts and Entertainment District on the East Side to spur economic development and highlight the numerous venues for entertainment that the City has to offer.

Continues...

Specifically, House Bill 2514 amends the Local Government Code to authorize a municipality with a population of more than one million to designate an area as an arts and entertainment district and develop the area in the district so that it contributes to the public through certain uses. The bill authorizes a municipality to solicit grants and donations to develop the district, provide incentives to persons to develop the area in the district for public purposes, and provide tax breaks to persons to develop the district for public purposes.

Submitted for Council consideration
by:

Janice McNeil
Sponsoring Councilmember

9/18/07

Supporting Councilmembers' Signatures (4 only)	District No.
1. <i>Mary Ann P. Chapman</i>	1
2. <i>Melicia Ferrero</i>	6
3. <i>[Signature]</i>	10
4. <i>[Signature]</i>	9

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2007 SEP 19 / PM 12:24



CITY OF SAN ANTONIO Request for Council Action

Agenda Item # Z-14
Council Meeting Date: 12/4/2008
RFCA Tracking No: R-4212

DEPARTMENT: Planning & Development
Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 2

SUBJECT:
Zoning Case Z2009010 S

SUMMARY:

From "I-2 EP-1" Heavy Industrial Event Parking Overlay District-1, "I-1" General Industrial District, "I-1 EP-1" General Industrial Event Parking Overlay District-1, "IDZ CD" Infill Development Zone with a Conditional Use for Multi Family Dwellings not to exceed 90 units per acre, "HS H IDZ" Historic Significant, Infill Development Zone Dignowity Hill Historic District, "HS IDZ" Historic Significant, Infill Development Zone, "HS IDZ" Historic Significant, Infill Development Zone with uses permitted in "C-1" Light Commercial District and a Meeting Facility, "L EP-1" Light Industrial Event Parking Overlay District-1, "C-3" General Commercial District, "C-3 EP-1" General Commercial Event Parking Overlay District-1, "H C-3" General Commercial Dignowity Hill Historic District, "HS C-3" Historic Significant, General Commercial District, "C-3R" General Commercial District, Restrictive Alcohol Sales, "C-3R EP-1" General Commercial Restrictive Alcohol Sales Event Parking Overlay District-1, "C-3 S" General Commercial District with a Specific Use Authorization for a Pet Cemetery, "C-3NA EP-1" General Commercial Nonalcoholic Sales Event Parking Overlay District-1, "C-2" Commercial District, "C-2 EP-1" Commercial Event Parking Overlay District-1, "C-2NA EP-1" Commercial Nonalcoholic Sales Event Parking Overlay District-1, "C-1 CD EP-1" Light Commercial Event Parking Overlay District-1 with a Conditional Use for a Convenience Store with Gasoline and Carwash, "HS O-2 EP-1" Historic Significant, Office Event Parking Overlay District-1, "MF-33 EP-1" Multi Family Event Parking Overlay District-1, "HS MF-33 EP-1" Historic Significant, Multi Family Event Parking Overlay District-1, "MF-25 EP-1" Multi Family Event Parking Overlay District-1, "RM-4" Residential Mixed District, "RM-4 EP-1" Residential Mixed Event Parking Overlay District-1, "H RM-4" Residential Mixed Dignowity Hill Historic District, "R-4 EP-1" Residential Single Family Event Parking Overlay District-1, "HS R-4 EP-1" Historic Significant, Residential Single Family Event Parking Overlay District-1, and "R-5 EP-1" Residential Single Family Event Parking Overlay District-1 to "AE-1" Arts and Entertainment District, "H AE-1" Arts and Entertainment Dignowity Hill Historic District, "HS AE-1" Historic Significant, Arts and Entertainment District, "HS H AE-1" Historic Significant, Arts and Entertainment Dignowity Hill Historic District, "AE-1 S" Arts and Entertainment District with a Specific Use Authorization, "H AE-1 S" Arts and Entertainment Dignowity Hill Historic District with a Specific Use Authorization, "AE-2" Arts and Entertainment District, "AE-2 EP-1" Arts and Entertainment Event Parking Overlay District-1, "AE-2 S" Arts and Entertainment with a Specific Use Authorization District, "AE-2 S EP-1" Arts and Entertainment Event Parking

Overlay District-1 with a Specific Use Authorization, “HS AE-2 S” Historic Significant, Arts and Entertainment District with a Specific Use Authorization, “AE-3 EP-1” Arts and Entertainment Event Parking Overlay District-1, “HS AE-3 EP-1” Historic Significant, Arts and Entertainment Event Parking Overlay District-1, “AE-3 S EP-1” Arts and Entertainment Event Parking Overlay District-1 with a Specific Use Authorization, “AE-4 EP-1” Arts and Entertainment Event Parking Overlay District-1, “AE-4 S EP-1” Arts and Entertainment Event Parking Overlay District-1 with a Specific Use Authorization. Specific Use Authorizations include: Dry Cleaning - Limited to 5 Employees, Auto Parts Retail, Wireless Communication Systems, Floor Covering – Retail, Dwelling-1 Family, Hotel, Air Conditioning/Refrigeration-Service and Repair, Electric Repair - Light Equipment, Auto Paint & Body – Repair with outside storage of vehicles and parts permitted but completely screened from view of adjacent property owners and public roadways, Auto & Light Truck Repair, Motel, Bail Bond Agency, Mini Warehouse, Antique Store, Meeting Facility, Convenience Store (with gasoline and carwash), School - Private University or College, Dwelling - Multifamily (25 units/acre maximum), Carwash, Auto Upholstery - Sales and Installation Completely Enclosed, Parking & Transient Vehicle Storage, Food & Food Products – Processing, Cabinet or Carpenter Shop, Convenience Store (with gasoline), Alcohol - Bar and/or Tavern, Warehousing, Beverage - Manufacturing or Processing, Laundry – Plant, Metal Products – Fabrication, Motor Vehicle Sales (full service), Fairground and/or Stadium, Office Warehouse (Flex Space) – Outside Storage Not Permitted, Truck Repair and Maintenance.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: December 2, 2008

Applicant: City of San Antonio

Owner: Multiple Property Owners

Property Location: Generally bound by Center Street and East Commerce Street to the north, Palmetto Street to the east, Wyoming Street to the south, and Cherry Street to the west; Belmont Street to the north, Terrell Street to the east, Del Rio and Montana Streets to the south, and New Braunfels Avenue to the east; and Aniol Street and Gembler Road to the north, IH-10 East to the east, Baxter and Como Streets and Hub Avenue to the south, and Onslow Street and a Union Pacific railroad right-of-way to the west.

Proposal: To create an Arts and Entertainment District.

Neighborhood Association: Coliseum-Willow Park Neighborhood Association, Dignowity Hill Neighborhood Association, Downtown Residents Association, Historic Gardens Home Owners Association, Jefferson Heights Association, and Nevada Street Neighborhood Association.

Arena District Neighborhood Association, Coliseum Oaks Neighborhood Association, Harvard Place-Eastlawn Neighborhood Association, and United Homeowners Improvement Association Inc. are within 200 feet.

Neighborhood Plan: Downtown Neighborhood Plan, Arena District/Eastside Community Plan.

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

ISSUE:

Staff is recommending a number of Specific Use Authorizations for properties located within the Arts & Entertainment District boundaries, however, site plans are not required

for large area comprehensive rezoning cases.

ALTERNATIVES:

Should the City Council deny this request, the subject properties would retain the existing zoning classifications and would prohibit the creation of the Arts and Entertainment District.

FISCAL IMPACT:

The applicant is the City of San Antonio. Therefore, zoning fees are not required.

RECOMMENDATION:

Staff Recommendation:

Approval, pending the Downtown Neighborhood Plan Update and the Arena District/Eastside Community Plan Update

Overview

The requested rezoning would support the creation of the East Commerce Street Arts & Entertainment District. The East Commerce Street Arts & Entertainment District proposal includes an amendment to the Unified Development Code to create 4 new special zoning districts; updates to the Downtown Neighborhood Plan and the Arena District/Eastside Community Plan; and a comprehensive rezoning of the areas around the Alamodome, the AT&T Center and East Commerce Street in between. The East Commerce Street Arts & Entertainment District proposal was initiated via a Council Consideration Request signed September 18, 2007 by District 2 Councilwoman Sheila McNeil.

The Arts and Entertainment Special Zoning Districts are designed to support existing arts and entertainment venues and promote the creation of additional supporting venues and supporting uses. These Special Zoning Districts are appropriate where existing arts and entertainment venues are adjacent to areas with high building and lot vacancy rates where infill development and redevelopment is desired. By creating a distinct area for arts and entertainment venues and supporting uses, this zoning district allows a community to capitalize on nearby venues and draw visitors into the community. The Arts and Entertainment Districts facilitate infill development and redevelopment by creating a consistent pattern of zoning, creating certainty about the form and function of future development and creating an identity that may be utilized to attract investment. The Arts and Entertainment Districts include four unique districts designed to accommodate a range of existing conditions and desired outcomes. All of the Arts and Entertainment Districts require quality building design and materials and a pedestrian-oriented, mixed-use environment.

This rezoning request includes 480 parcels that encompass a total area of approximately 667 acres. Parcels range in size from 0.0018 acres to 197.4493 acres. The median parcel size is 0.1639 acres. Qualifying publicly owned arts and entertainment venues in the vicinity include the Carver Community Cultural Center, AT&T Center, Freeman Coliseum, Alamodome, historic City cemeteries, Fairchild Tennis Center, Willowsprings Golf Course, St. Philip's College Watson Fine Arts Center, and Sunset Station. 354 of the 480 parcels (74%) are located within ¼ mile of one or more of these qualifying publicly owned arts and entertainment venues. All of the 480 parcels (100%) are located within ½ mile of one or more of these qualifying publicly owned arts and entertainment venues. All 480 parcels are located within ½ mile of one or more of the major arterials in the area. East Commerce Street is classified as a Primary Arterial Type B on the Major Thoroughfare Plan. East Houston Street is classified as a Secondary Arterial Type B.

Lot and building vacancy rates in the area are prevalent. The lot and building vacancy rate for the entire area subject to rezoning is approximately 33%. In the individual proposed arts and entertainment districts, lot and building vacancy rates are as high as 52%. The existing pattern of incompatible zoning serves as a barrier to infill development and the redevelopment of underutilized parcels. The proposed zoning will create certainty about the form and function of new development by regulating use and lot and building design standards. This certainty can encourage property owners to make both major and minor improvements.

The Arts & Entertainment Districts include unique use regulations designed to accommodate a range of uses from single-family residential to light industrial. All of the Arts & Entertainment Districts are mixed use and, at a minimum, include residential, office and commercial uses. Because these Districts are true mixed-use districts and they are designed for infill situations, the uses permitted by right are generally the lower intensity uses found in the existing conventional residential, office, commercial and light industrial zoning districts. Higher-intensity uses that may be appropriate within the Districts but which may warrant the imposition of additional requirements by City Council to ensure compatibility are permitted with a Specific Use Authorization. Specific Use Authorizations may also be granted for existing uses that are common in inner-city neighborhoods and do not fit into the overall vision for the Arts and Entertainment Districts, but provide important benefits to the community. The use regulations do not facilitate the creation of additional large arts and entertainment venues; rather they are intended to allow for the creation of a mix of uses that will support existing arts and entertainment venues. The use regulations also do not facilitate the creation of bars or night clubs. Such uses are only permitted with a Specific Use Authorization and only in the AE-3 Zoning District.

The lot and building design standards included in the Arts and Entertainment Districts will ensure that new development or substantial improvements to existing structures are sensitive to the surrounding neighborhood, complement the existing traditional neighborhood design, and support the existing publicly owned arts and entertainment venues. The focus of design is on the streetscape, with requirements for wider sidewalks; storefront glass; covered walkways; street trees; shallow front building setbacks; public/private spaces; reduced signage and the relegation of parking to the side or rear yard. These requirements will create a pedestrian-oriented environment that will serve the surrounding neighborhoods as well as draw visitors and tourists to the area. The Arts and Entertainment Districts also offer incentives to encourage a mix of uses and allows for a reduction in the minimum off-street parking space requirements, and additional building height without increasing building setbacks.

"AE-1" Arts and Entertainment District

The AE-1 district accommodates arts and entertainment venues and supporting uses in a higher density, pedestrian-oriented environment. This district supports infill development and the redevelopment of parcels along an existing arterial where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. The primary goal of this district is to create a mixed-use environment where arts and entertainment venues, commercial, residential and office uses harmoniously co-exist. The focus of design should be on the streetscape, with buildings located close to the front property line to form a street wall and street side public and private spaces adorned with pedestrian amenities.

A change to AE-1 zoning is requested along the north and south sides of E. Commerce Street between Cherry Street and the City Cemeteries and between New Braunfels Avenue and Polaris Street. There are 98 parcels within this area with a total land area of approximately 29.0613 acres. The included parcels range in size from 0.0589 acres to

3.8793 acres. The average parcel size is 0.2965 acres. The existing base zoning in this area includes primarily C-3 zoning with fewer instances of I-1, IDZ, RM-4 zoning. Existing uses in this area include hotels, motels, offices, personal services, small retail, with a limited number of light industrial and single-family residences. Approximately 52% of the lots are vacant or occupied by vacant structures.

C-3 zoning is typically appropriate for regional commercial nodes that are located at the intersection of highways and major arterials or two major arterials. Typical uses include shopping malls, large hotels, home improvement centers, automotive repair shops, automobile sales, and "big box" or "power center" retailers. The location, lot size and existing uses in the area do not match the size and intensity of uses permitted by C-3 zoning. C-3 zoning also does not include site and building design standards. The proposed AE-1 zoning is more in-line with the existing lot size and existing uses and will promote uses and design that are compatible with the surrounding neighborhoods and support the existing public arts and entertainment venues in the area. The AE-1 district is designed to accommodate infill development and the redevelopment of underutilized parcels in an area with a traditional neighborhood design. The focus of design is on the streetscape, with requirements for wider sidewalks; storefront glass; covered walkways; street trees; shallow front building setbacks, public/private spaces; reduced signage and the relegation of parking to the side or rear yard that will create a pedestrian-oriented environment that will serve the surrounding neighborhoods as well as draw visitors and tourists attending events at the arts and entertainment venues into the area. The AE-1 district offers incentives to encourage a mix of uses, and allows for reduced minimum off-street parking requirements and additional building height without increasing setbacks. Specific Use Authorizations are included to ensure businesses that do not necessarily conform

"AE-2" Arts and Entertainment District

The AE-2 district accommodates smaller scale arts and entertainment venues and supporting uses. This district supports infill development and the redevelopment of parcels along existing arterials where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. The primary goal of this district is to create space, in many cases within existing structures, for local artists to live, work, display and sell their artwork. Artists that locate within this district will benefit from the draw of other artists and the collective energy of the area. Corner lots may be utilized for neighborhood based commercial uses including cafes, bakeries, convenience stores and barber/beauty shops. This district is designed to harmoniously co-exist with adjacent single-family residential neighborhoods.

A change to AE-2 zoning is requested along the north and south side of Montana Street between Cherry and Palmetto Streets (Montana Street Area) and along the north and south sides of E. Commerce Street between Polaris and Rio Grande Streets (E. Commerce Street Area).

Montana Street Area

The Montana Street Area includes 195 parcels with a total land area of approximately 25.2019 acres. Included parcels range in size from 0.0189 acres to 0.3319 acres. The average parcel size is 0.1292 acres. The existing base zoning in this area includes primarily RM-4 zoning with C-2 and C-3 zoning found in the blocks between E. Cherry Street and S. Mesquite Street and on a few other various parcels. Existing uses in this area include primarily 1-4 family dwellings. Approximately 24% of the lots in the Montana Street Area and the E. Commerce Street Area are vacant or occupied by vacant structures.

RM-4 zoning allows single-family residences, duplexes, triplexes and fourplexes. Certain

non-residential activities such as schools, places of worship, and parks are also permitted in this zoning district. The existing RM-4, C-2 and C-3 zoning often does not reflect the existing use, historic use and/or highest and best use. Many of the single-family residences in the blocks between E. Cherry Street and S. Mesquite Street are zoned C-2. Many of the corner lots that have historically accommodated neighborhood commercial uses and which are occupied by small commercial buildings are zoned RM-4. The existing zoning, which in many instances is incompatible with the existing use, historic use, and/or highest and best use, acts as a barrier to infill development, redevelopment and even the maintenance of existing structures.

The proposed AE-2 zoning would allow RM-4 uses on interior lots plus artisan studios and professional offices. Corner lots could be utilized for neighborhood commercial and RM-4 uses, artisan studios, and professional offices. This collection and distribution of permitted uses more closely matches the historic development pattern and highest and best use of property and will allow for the reestablishment of neighborhood commercial uses. The proposed AE-2 zoning will also promote uses and designs that are compatible with the surrounding neighborhoods and support the existing public arts and entertainment venues in the area. The AE-2 district is designed to accommodate infill development and the redevelopment of underutilized parcels in an area with a traditional neighborhood design, as is found in this area.

E. Commerce Street Area

The E. Commerce Street Area includes 102 parcels with a total land area of approximately 22.4217 acres. Included parcels range in size from 0.0018 acres to 3.4771 acres. The average parcel size is 0.2198 acres. The existing base zoning in this area includes primarily C-2 zoning mixed with blocks with I-1 zoning, C-3 zoning and RM-4 zoning. MF-25 and MF-33 zoning may also be found. Existing uses in this area include 1-4 family dwellings, small retail, offices, personal services, and light industrial uses. Approximately 24% of the lots in the Montana Street Area and the E. Commerce Street Area are vacant or occupied by vacant structures.

The existing mix of incompatible zoning districts (commercial, mixed-residential, multi-family residential, industrial) creates a great deal of uncertainty about the future form of development along this section of East Commerce Street. Additionally, the existing zoning often does not match the existing use, historic use, and/or highest and best use. The existing zoning acts as a barrier to infill development, redevelopment and even the maintenance of existing structures.

The proposed AE-2 zoning would allow RM-4 uses on interior lots plus artisan studios and professional offices. Corner lots could be utilized for neighborhood commercial and RM-4 uses, artisan studios, and professional offices. This collection and distribution of permitted uses more closely matches the historic development pattern and highest and best use of property and will allow for the reestablishment of neighborhood commercial uses. The proposed AE-2 zoning will also promote uses and designs that are compatible with the surrounding neighborhoods and support the existing public arts and entertainment venues in the area. The AE-2 district is designed to accommodate infill development and the redevelopment of underutilized parcels in an area with a traditional neighborhood design, as is found in this area.

"AE-3" Arts and Entertainment District

The AE-3 district accommodates arts and entertainment venues and supporting uses in a town center pattern. This district supports infill development and the redevelopment of larger parcels with frontage along existing arterials. This district is appropriate where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. This district is designed to bring residential,

commercial and office development within a town center located immediately adjacent to an existing large entertainment venue with a regional draw. The town center should offer event goers dining and shopping opportunities in a pedestrian-oriented town center accessible via a short walk or ride on a trolley or other form of public transit from the entertainment venue main parking areas. A healthy mix of residential, commercial and office space will ensure this town center continues to function even on nights when there are no events at the large entertainment venue.

A change to AE-3 zoning is requested along the south sides of E. Commerce Street between Rio Grande and Terrell Streets, the north and south sides of E. Commerce Street between Terrell Street and Coca-Cola Place, the south side of E. Commerce Street between Coca-Cola Place and Salado Creek, and the north side of E. Houston Street between Onslow Street and IH-10. There are 68 parcels within this area with a total land area of 497.7453 acres. These parcels range in size from 0.058 acres to 197.4493 acres. The average parcel size is 7.3198 acres. The existing base zoning in this area includes primarily I-2 zoning with fewer instances of I-1, C-3, C-2, O-2, MF-33, R-5, and R-4 zoning. Existing uses in this area include light and heavy industrial, multi-family housing, retail, office, and institutional. Approximately 51% of the lots are vacant or occupied by vacant structures.

I-2 zoning includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses are typically concentrated at arterials, expressways, and railroad lines. The location, lot size and existing uses in this area do not correspond with the size and intensity of uses permitted by I-2 zoning. Many of the properties zoned I-1 and I-2 abut properties with less intense zoning which limits the industrial development potential. Pedestrian and vehicular traffic associated with the existing arts and entertainment venues and residential uses in the area also limit the potential to establish heavy industrial uses. Finally, the I-1 and I-2 zoning districts do not include lot and building design standards to ensure that new buildings are designed in a manner that respects the high visibility of the area to tourists and visitors. The proposed AE-3 zoning is more in-line with the existing conditions and will promote uses and design that are compatible with the surrounding neighborhoods and support the existing public arts and entertainment venues in the area. Furthermore, the AE-3 district is designed to accommodate infill development and the redevelopment of underutilized parcels to form a symbiotic relationship with the existing arts and entertainment venues. The larger lots and high vacancy rates offer the opportunity to create new mixed-use developments that benefit from the draw of the arts and entertainment venues, but include a diverse assemblage of uses (office, commercial, residential) that function even when there are not events at the arts and entertainment venues. Finally, the AE-3 district offers incentives to encourage a mix of uses, and allows for reduced minimum off-street parking requirements and additional building height without increasing setbacks.

"AE-4" Arts and Entertainment District

The AE-4 district accommodates light industrial uses that are located near existing arts and entertainment venues. This district provides lot and building standards to ensure compatibility with adjacent uses and sensitivity to the high visibility of the area to visitors. Structures should be designed within a campus or park setting.

A change to AE-4 zoning is requested for an area bound by E. Houston Street to the north, the intersection of E. Houston Street and E. Commerce Street to the east, E. Commerce Street to the south, and Coca-Cola Place to the west. There are 17 parcels within this area with a total land area of approximately 92.0751 acres. These parcels range in size from 0.3797 acres to 23.7763 acres. The average parcel size is 5.4162 acres. All of the parcels in this area have I-2 base zoning. Existing uses include a range of light and heavy industrial uses. Approximately 22% of the lots are vacant or occupied by vacant structures.

I-2 zoning includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses are typically concentrated at arterials, expressways, and railroad lines. I-2 zoning does not include lot and building design standards to ensure that new buildings are designed in a manner that respects the high visibility of the area to tourists and visitors. The AE-4 Zoning District was developed in recognition of the important benefits industrial uses provide to the community and City as a whole in the form of jobs, tax revenue, and a diversified economic base. The AE-4 permits a range of light to heavy industrial uses that may be compatible with adjacent arts and entertainment venues with the imposition of appropriate lot and building design regulations. The proposed AE-4 zoning is more in-line with the existing conditions and will promote uses and design that are compatible with the surrounding neighborhoods and support the existing public arts and entertainment venues in the area.

Prior Planning & Public Process

The Arts and Entertainment Districts implement the following goals and objectives of the Downtown Neighborhood Plan:

- Transform Carver Center/Friedrich Building/East Cemeteries area into an education-arts-medical mixed use district
- Develop E. Commerce St. as a mid-rise metropolitan boulevard with cultural and historical walkways, mixed uses and landscape improvements
- Create design standards and a model downtown neighborhood
- Market east neighborhoods to increase the desirability of the neighborhood
- Develop and rehabilitate housing, parks and businesses in existing neighborhoods

The Districts also implement the following goals and objectives of the Arena District/Eastside Community Plan:

- Create a mixed use town center south of the AT&T Center
- Institute a comprehensive rezoning for the entire plan area
- Concentrate industrial uses
- Recommend Commerce from IH-37 to Houston for a "feature street" incorporating trees, on-street parking and wider sidewalks

Finally the Districts implement the following goals of the St. Paul Gateway District Urban Land Institute Advisory Services Panel Report (Nov. 14-19, 2004):

- Comprehensive rezoning to create two incentive zoning districts, one for commercial development and one for mixed use development
- Establishment of common design themes and elements that are consistently applied throughout the neighborhoods.
- Design elements that reflect the history and context of the neighborhood should be used
- Adopt a set of design standards for the area
- Build on the community's existing assets
- Create a new sense of place/identity within an existing community/district
- Establish a design review process to assure high-quality, contextually sensitive development

The East Commerce Street Arts & Entertainment District was developed through a

community participation process that included 4 public meetings; individual meetings with property owners, business owners, and elected officials; and briefings to local boards and commissions. The process began with a Visioning Workshop in February. Community members were invited to share their vision for an Arts & Entertainment District and identify boundaries, acceptable and unacceptable uses and appropriate site and building design standards. Based on the information provided by the participants, staff returned to the community in March with an initial proposal that included 4 distinct districts with unique boundaries, permitted uses, and site and building design standards. Based on the comments received at this meeting, the proposal was further refined and an updated proposal was presented to the community during an Open House in April. Also during this meeting, property owners were provided information about the UDC amendment, rezoning and plan amendment processes. Over the next several months, staff solicited additional comment on the proposal through meetings with business owners, property owners, and elected officials; presentations to boards and commissions; review by the City Attorney's Office and other City departments; and review by the Planning Commission Technical Advisory Committee. During the fourth public meeting in August 2008, property owners within the proposed boundaries of the East Commerce Street Arts & Entertainment Districts were invited to learn more about the UDC amendment, rezoning and plan amendment processes and discuss the potential impacts to their properties.

The proposed E. Commerce Arts and Entertainment District is in a strategic location to take advantage of several potential city incentives, including the Tax Increment Reinvestment Zone (TIRZ #11), the Federal Empowerment Zone, and the State Enterprise Zone. A portion of the district falls within the EastTown @ Commerce Neighborhood Commercial Revitalization Area. This district will ensure private development reflects the public investment in the area and that new uses are compatible with the surrounding neighborhood. The E. Commerce Street Arts and Entertainment District comprehensive rezoning is a vital component of a larger effort to spur reinvestment on the near Eastside. Staff recommends **approval** of this rezoning.

ATTACHMENT(S):

File Description	File Name
Location Map 1	Z2009-010Sht1.pdf
Location Map 2	Z2009-010Sht2.pdf
Location Map 3	Z2009-010Sht3.pdf
Location Map 4	Z2009-010Sht4.pdf
Location Map 5	Z2009-010Sht5.pdf
Location Map 6	Z2009-010Sht6.pdf
Location Map 7	Z2009-010Sht7.pdf
Specific Use Authorization Table	SUA Table.xls
City Council Request	CCR.pdf
Voting Results	
Ordinance/Supplemental Documents	200812041128.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Planning & Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager

