

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

Cliff Morton Development and Business Services Center  
1901 S. Alamo  
Board Room, First Floor

**August 21, 2007**  
**Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Michael Westheimer – District 1	Jody Sherrill – District 7
Barbara Hawkins – District 2	Rolando H. Briones, Jr. – District 8
Don Gadberry – District 3	Susan Wright – District 9
Joe Valadez – District 5	Robert R. Robbins – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Henry Avila – District 4 Chairman	

1. **11:30 A.M. - Work Session presentation by staff to discuss zoning case recommendations and all other items for consideration on agenda for August 21, 2007, in the Tobin Room, 1901 S. Alamo, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of August 7, 2007 Minutes.
7. **ZONING CASE NUMBER Z2007076:** The request of Federico Calvo Galindo, Applicant, for Federico Calvo Galindo, Owner(s), for a change in zoning from “MF-33” Multi-Family District to “O-1” Office District on Lots 1, 2 and 3, Block 14, NCB 14724, 11714 Vance Jackson.  
(Council District 8) Pg. 6
8. **ZONING CASE NUMBER Z2007198:** The request of Brown, P.C., Applicant, for Bernardo and Rocio Artola, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to PUD “MF-25” Planned Unit Development Multi-Family District on P-123A, NCB 18553 (2.20 acres), 8900 Guilbeau Road. (Council District 7) Pg. 8
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
9. **ZONING CASE NUMBER Z2007234:** The request of Marcus Spitzer, Applicant, for Marcus Spitzer, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to PUD “R-5” Planned Unit Development Residential Single-Family District on Lot 8A, NCB 12061, 1175 E. Bitters Road.  
(Council District 9) Pg. 12

10. **ZONING CASE NUMBER Z2007237 CD:** The request of South Blanco Group, Applicant, for South Blanco Group, Owner(s), for a change in zoning from "R-6" "NCD-5" Residential Single-Family Neighborhood Conservation District-5 to "R-6" "NCD-5" (CD - Multi-Family Dwelling) Residential Single-Family Neighborhood Conservation District-5 with a Conditional Use for a Multi-Family Dwelling at a Density of 12 dwelling units per acre with a maximum of 6 dwelling units on Lots 18, 19, and 20, Block 2, NCB 3031, 1118 West French Place. (Council District 1) Pg. 16

11. **ZONING CASE NUMBER Z2007250:** The request of Robert S. Gonzales, Applicant, for Robert S. and Oralia R. Gonzales, Jr., Owner(s), for a change in zoning on 2.122 acres out of NCB 6326, 212 Newell Avenue from "C-3NA" "RIO-2" Commercial District, Nonalcoholic Sales River Improvement Overlay District 2 to "IDZ" "RIO-2" Infill Development Zone River Improvement Overlay District-2 with uses permitted in "C-3" General Commercial District, "D" Downtown District, "MF-50" Multi Family District and the following additional uses: 1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling. 2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile. 3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility. 4. The fabrication of glass and metal products. (Council District 1) Pg. 20

12. **ZONING CASE NUMBER Z2007252 S:** The request of Bobby Perez, Applicant, for Brooks Development Authority, Owner(s), for a change in zoning from "R-4" Residential Single Family District to "C-3" S General Commercial District with a Specific Use Permit for a Correction Institution on 1.041 acres out of NCB 10934, 5000 Block of South Presa Street. (Council District 3) Pg. 24

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

13. **ZONING CASE NUMBER Z2007251 CD:** The request of Jose A. Alfaro, Applicant, for Jose A. and Gricelda Alfaro, Owner(s), for a change in zoning from "R-6" Single-Family Residential District to "R-6" (CD- Multi-Family Dwellings) Single-Family Residential District with a Conditional Use for Multi-Family Dwellings not exceeding 13 units per acre or a total of 3 units on Lot 25, NCB 6539, 734 E. Ashby Place. (Council District 1) Pg. 28

14. **ZONING CASE NUMBER Z2007254:** The request of Albert Uresti, Applicant, for Albert and Elsie Uresti, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "C-3R" Commercial District, Restrictive Alcohol Sales on Lots 9, 10 and 11, Block 48, NCB 7967, 902 Milvid Avenue. (Council District 5) Pg. 32

- A. Finding of consistency with Master Plan.
- B. Recommendation on zoning change request.

15. **ZONING CASE NUMBER Z2007255 S:** The request of Andrea Bachmann, Applicant, for Charles Owens, Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "R-5" S Residential Single-Family District with Specific Use Permit for a Licensed Child Care Home on Lot 95, Block 10, NCB 18179, 8330 Northaven Drive. (Council District 2) Pg. 36

16. **ZONING CASE NUMBER Z2007256 CD:** The request of Earl & Associates, P. C., Applicant, for Hold'em Investments, LP, Owner(s), for a change in zoning from "RP" Resource Protection District and "FR" Farm and Ranch District to "R-4" (CD-Two-Family Dwelling) Residential Single-Family District with a Conditional Use for Two-Family Dwellings at a density not to exceed 7 units per acre on 51.898 acres out of CB 4191 on 51.898 acre tract of land out of CB 4191, 3000 Block of West Jett Road. (Council District 4) Pg. 42
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2007258 CD:** The request of Brad Sand, Applicant, for Brad Sand, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "R-4" (CD - Multi-Family Dwellings) Residential Single Family District with a Conditional Use for Multi-Family Dwellings not exceeding 39 units per acre or a total of 6 units on South 132.5 feet of Lot 10, Block 59, NCB 7193, 1102 and 1104 Fresno. (Council District 1) Pg. 46
18. **ZONING CASE NUMBER Z2007262:** The request of City of San Antonio, Historic Preservation Officer, Applicant, for Multiple Owners, Owner(s), for a change in zoning from "R-4" Residential Single Family District, "MF-33" Multi Family District, "O-2" Office District, "C-2" Commercial District, and "C-3" General Commercial District to "R-4" "H" Residential Single Family Historic District, "MF-33" "H" Multi-Family Historic District, "O-2" "H" Office Historic District, "C-2" "H" Commercial Historic District and "C-3" "H" General Commercial Historic District on Multiple Lots Contained Within Block 15, NCB 9003; Block 2, NCB 9004; Block 3, NCB 9005; Block 14, NCB 9006; Block 4, NCB 9008; Block 6, NCB 9012; Block 7, NCB 9013; Block 8, NCB 9016 and Block 9, NCB 9017, 101 through 292 Lovera Boulevard; 201 through 281 Hermine Boulevard; 201 through 291 W. Mariposa; 201 through 291 W. Wildwood; 226 through 293 W. Hermosa; 4950, 5000, 5018, 5322, 5326, 5330, 5402 and 5410 San Pedro Avenue. (Council District 1) Pg. 50
19. **ZONING CASE NUMBER Z2007271 CD:** The request of San Antonio Public Library Foundation, Applicant, for San Antonio Public Library Foundation, Owner(s), for a change in zoning from "R-5" "H" Residential Single-Family Historic District to "R-5" "H" (CD-Library Foundation Office) Residential Single-Family Historic District with a Conditional Use for a Library Foundation Office on Lot 6 and the South 15 Feet of the North 105 feet of the east 147 feet of Lot 2, NCB 6120, 625 Shook Avenue. (Council District 1) Pg. 58
20. **ZONING CASE NUMBER Z2007261:** The request of Adrian Ismail, Applicant, for Culebra Business Park, LLC, Owner(s), for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on 4.25 acres out of NCB 18082, 7000 Block of Culebra Road. (Council District 6) Pg. 62
21. **ZONING CASE NUMBER Z2007263:** The request of Kaufman & Associates, Inc., Applicant, for Landford Parnters, Ltd., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on 11.995 acres out of NCB 14915, 3360 West Loop 1604 North. (Council District 6) Pg. 64
22. **ZONING CASE NUMBER Z2007197:** The request of Jay Khadem, Applicant, for Jay Khadem, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "C-3" General Commercial District (17.59 acres) and "MF-33" Multi-Family District (10.34 acres) on 27.75 acres out of NCB 17639, 9936 Culebra Road. (Council District 6) Pg. 68

23. **ZONING CASE NUMBER Z2007270 CD:** The request of United Bilt Homes, Inc., Applicant, for United-Bilt Homes, Inc., Owner(s), for a change in zoning from "R-5" Residential Single Family District to "C-2" (CD-Modular Housing Sales) Commercial District with a Conditional Use for Modular Housing Sales on 2.227 acres out of NCB 12886, 1722 Semlinger Road. (Council District 2) Pg. 72
24. **ZONING CASE NUMBER Z2007253:** The request of Debra Sauer, Applicant, for Main Street Properties, Owner(s), for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on Southeast 250.37 feet of Lot 2, Block 3, NCB 14160 (2.6786 acres), 5455 Evers Road. (Council District 7) Pg. 74
25. **ZONING CASE NUMBER Z2007266:** The request of Brown, P. C., Applicant, for Interpark Associates, Ltd., Owner(s), for a change in zoning from "I-1" General Industrial District to "C-2" Commercial District on 52.093 acres out of NCB 12059, 100 Block of Interpark Boulevard. (Council District 9) Pg. 76
26. **6:00 PM - Public hearing and briefing on proposed Unified Development Code (UDC) Amendment adding a definition and use for Human Services Campus and ZONING CASE NUMBER Z2007217 S:** The request of City of San Antonio, Applicant, for City of San Antonio, Owner(s), for a change in zoning from "I-1" General Industrial District and "I-2" Heavy Industrial District to "C-3NA" S General Commercial Nonalcoholic Sales District with Specific Use Permit for a Human Services Campus on 11.372 acres out of NCB 197, NCB 198, NCB 219, NCB 220 and NCB 250, 717 North Frio Street; 524 Leal Street; 1301 West Martin Street; 519 North Medina; 722, 801, 825 and 903 Morales; 523 and 615 Perez Street; 727 North Salado Street and 626 North San Marcos. (Council District 5) Pg. 78
27. Appointment of Zoning Commission Member to PC TAC (Planning Commission Technical Advisory Committee).
28. Election of Officers.
29. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
30. **ADJOURNMENT**

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245





# CASE NO: Z2007076

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007  
**Council District:** 8  
**Ferguson Map:** 549 A3

**Applicant Name:** Federico Calvo Galindo  
**Owner Name:** Federico Calvo Galindo

**Zoning Request:** From "MF-33" Multi-Family District to "O-1" Office District.

**Property Location:** Lots 1, 2 and 3, Block 14, NCB 14724  
11714 Vance Jackson  
Southeast Corner of Sunburst Lane and Vance Jackson

**Proposal:** To Allow an Office Complex

**Neigh. Assoc.** Vance Jackson Neighborhood Association

**Neigh. Plan** None

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

**Staff Recommendation:**  
Approval

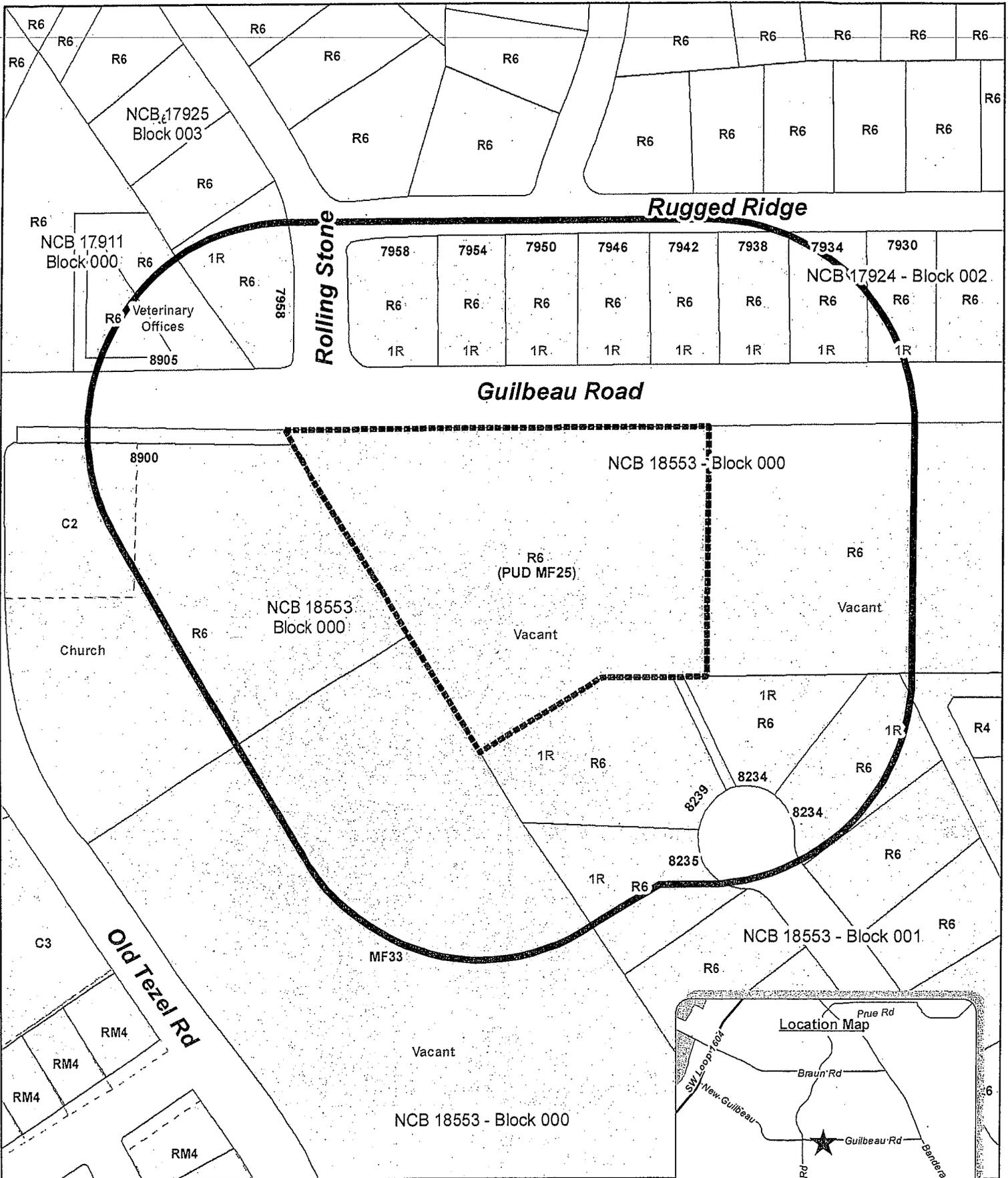
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The subject properties are located at the intersection of Vance Jackson, a Secondary Arterial "Type B," and Sunburst Lane, a local street. Multi-family zoning surrounds the subject properties in all directions. There is single-family residential to the northeast and southeast of the subject properties, with condominiums and apartments to the northwest and southwest.

The applicant is requesting a zoning change in order to develop professional offices. This zoning request has been amended on two (2) separate occasions as compromises with neighborhood groups. The initial zoning request was for the MXD - Mixed Use District; however, the applicant did not have the required site plan. The applicant amended their request to C-1, which would have allowed a caretaker unit along with the office use, followed by a second amendment to O-1.

Staff finds the request for the O-1 zoning district to be appropriate given its location off of a major thoroughfare and the prevalence of multi-family zoning on Vance Jackson. The purpose of the O-1 district is to accommodate well-designed development sites that provide adequate transportation access; make the most efficient use of existing infrastructure and provides for orderly transitions and buffers between uses. O-1 districts are acceptable along major thoroughfares and arterials, such as Vance Jackson, and may serve to provide needed services for residents in the immediate area. Additionally, the O-1 district is an appropriate buffer adjacent to multi-family zoning.

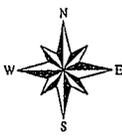
**CASE MANAGER :** Matthew Taylor 207-5876



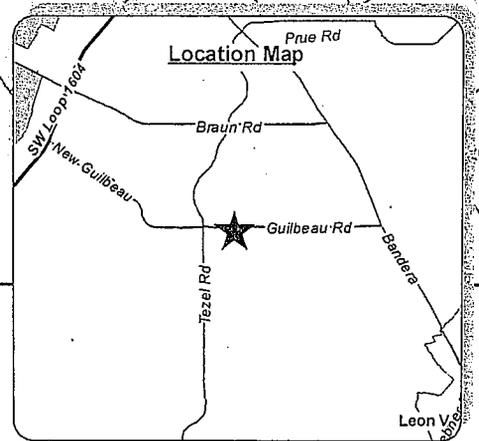
**Zoning Case Notification Plan**

**Case Z-2007-198**

Council District 7  
 Scale: 1" approx. = 120'



- Legend**
- Subject Property
  - 200' Notification Buffer
  - Property Address **12345**
  - Current Zoning **Blue Text**
  - Requested Zoning Change **(Red Text)**
  - Land Use **Orange Text**
  - NCB - Block **NCB 11111 - Block 222**
  - 100-Year FEMA Floodplain



# CASE NO: Z2007198

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007 Zoning Commission Continuance from June 5, 2007 and July 17, 2007 (Applicant Request)

**Council District:** 7

**Ferguson Map:** 547 B7

**Applicant Name:** Brown, P.C. **Owner Name:** Bernardo and Rocio Artola

**Zoning Request:** From "R-6" Residential Single-Family District to PUD "MF-25" Planned Unit Development Multi-Family District.

**Property Location:** P-123A, NCB 18553 (2.20 acres)  
8900 Guilbeau Road  
Southside of Guilbeau Road between Old Tezel Road and Olde Village Drive

**Proposal:** Townhome development

**Neigh. Assoc.** Braun Station West and Village in the Woods

**Neigh. Plan** Northwest Community Plan

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

### Staff Recommendation:

Inconsistent

The Northwest Community Plan designates the subject property as Low Density Residential. The applicant has submitted a plan amendment, which was heard by the Planning Commission on May 23, 2007. Planning Commission Recommendation: Approval of Alternative Recommendation to change the land use to Medium Density Residential.

Denial

Inconsistent with The Northwest Community Plan. The project site is located on the northwest side of San Antonio, approximately 0.06 miles east of Old Tezel Road. The site is bound by vacant lots to the east, single-family dwellings to the south, the Northwest Community Evangelical Free Church to the west and single-family dwellings across Guilbeau Road to the north. The project site contains 2.20 acres of undeveloped land zoned "R-6" Residential Single-Family District. The applicant is requesting a change from "R-6" Residential Single-Family District to PUD "MF-25" Planned Unit Development Multi-Family District for the development of a Townhome Community.

The density permitted in PUD "MF-25" is 25 units per acre. Density limits can be imposed with the granting of the PUD zoning.

The PUD planned unit development district is established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. To encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. To encourage infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. To provide for a more efficient arrangement of land uses, buildings, circulation

# **CASE NO: Z2007198**

## **Final Staff Recommendation - Zoning Commission**

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systems and infrastructure. To allow for private streets and gated entrances for new subdivisions. The PUD plan shall incorporate any conditions imposed with the granting of the PUD zoning.

**CASE MANAGER :** Pedro Vega 207-7980

**City of San Antonio Planning and Community Development Department**  
**Plan Amendment Recommendation**

Comments: Secondary arterials call for a limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials and activity centers of medium density. Although a Secondary Arterial Type A may generally be able to support higher density residential development, access to/from Guilbeau could be limited, in which case, a high density residential development could cause significant congestion near the Guilbeau Road access point.

Minimal Impact     Impact can be mitigated     Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Falcone Park is less than a mile to the East/Northeast and New Territories Park is less than a mile to the West. VIA bus stops for route 606 are situated adjacent to the subject parcel on Guilbeau.

Comments:

Minimal Impact     Impact can be mitigated     Significant Impact

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval     Denial     Alternate Recommendation: Medium Density Residential

Comments: Guilbeau Road is a highly trafficked arterial which could support development with greater density than single family. Medium density residential is appropriate along arterials and would provide a buffer from Guilbeau Road to the single family developments to the south of the subject parcel.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 23, 2007

Approval of Alternative Recommendation to change the land use to **Medium Density Residential**  
 Denial     Resolution Attached

Newspaper Publication Date of Public Hearing: May 4, 2007

No. Notices mailed 10 days prior to Public Hearing: 57

Registered Neighborhood Association(s) Notified: Braun Station West, Village in the Woods, Northwest Crossings HOA Inc., Braun Station East, New Territories HOA, Braun's Farm HOA, Misty Oaks HOA, Guilbeau Park Owners Assn., Great Northwest Comm. Imp. Assn., Inc., Stonefield Assn., Inc., Northchase HOA, Silverbrook Assn., Inc., The Crossing at Quail Creek, Saddlebrook, Hidden Meadow Comm., Wildwood West NA, Braun Hollow HOA

Comments: 2 notices returned as undeliverable. 1 call received in opposition.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2007198**

Current zoning district: R-6

Proposed zoning district: PUD MF-25

Zoning Commission Public Hearing Date: 6/5/2007

Approval     Denial

**Planning Department Staff:**

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Andrea Gilles

Sr. Planner

Phone No.: 207-2736



# CASE NO: Z2007234

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

Applicant Postponement from July 17, 2007 Zoning Commission

**Council District:** 9

**Ferguson Map:** 551 A1

**Applicant Name:**

Marcus Spitzer

**Owner Name:**

Marcus Spitzer

**Zoning Request:** From "R-5" Residential Single-Family District to PUD "R-5" Planned Unit Development Residential Single-Family District.

**Property Location:** Lot 8A, NCB 12061

1175 E. Bitters Road

Approximately 120 feet north of the intersection of E. Bitters Road and Blanche Coker

**Proposal:** To Allow for a Single-Family Residential Planned Unit Development

**Neigh. Assoc.** The Countryside San Pedro Neighborhood Association is within 200ft.

**Neigh. Plan** None

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

**Staff Recommendation:**

Denial

The subject property was annexed in 1952 and totals approximately 1.694 acres. The subject property is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing R-5 zoning converted from the previous A zoning. The R-5 district does allow a single-family use by right. R-5 Residential Single-Family District zoning currently exists to the east and west of the subject property. Property to the north is zoned R-5 Residential Single-Family District. Property to the south across East Bitters Road is R-5 Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of single-family homes to the east and west and single-family homes to the north. There are single-family homes to the south across East Bitters Road.

Staff does not support the request being that the requested zoning is inappropriate for the subject property location. The applicant has applied for the zoning change in order to develop a single-family community. The applicant had originally requested a change to PUD R-4 and has since amended the requested zoning. The amended request of PUD R-5 will allow for a density of 10 single-family units with a private street on 1.694 acres. The proposed residential planned unit development is not in character with established residential uses in the surrounding area. Lots within the Blue Ridge Estates neighborhood are typically large lots (one to five acres) with single-family homes. Also, there are no existing residential developments of similar densities in the immediate area and the number of lots being requested will significantly impact the adjacent residences.

If the requested zoning district were denied, the current zoning of R-5 would allow for a density of approximately 15 units and the applicant would be required to abide by the conventional subdivision development standards set forth in the UDC. If the requested residential single-family planned unit development zoning is approved, a PUD plan must be reviewed and approved by the Planning Commission.

The PUD Planned Unit Development District is established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties and to encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography,



# CASE NO: Z2007234

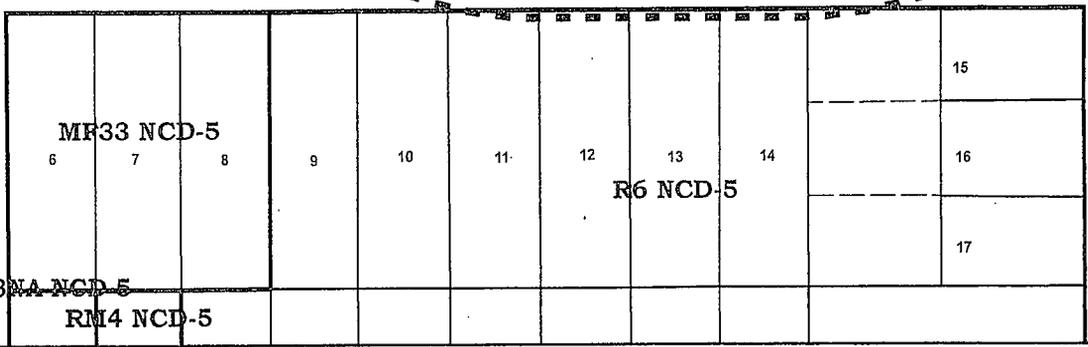
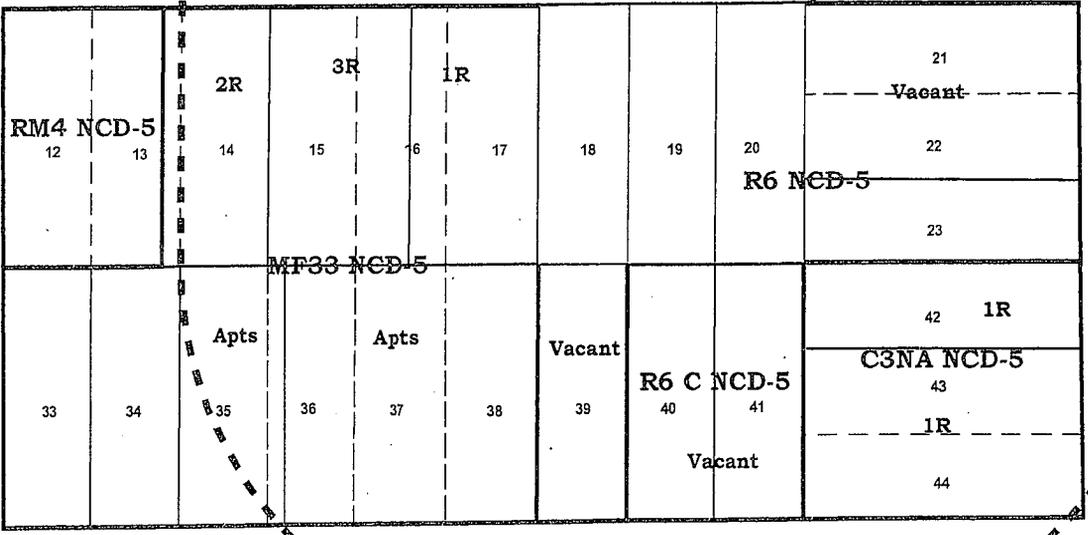
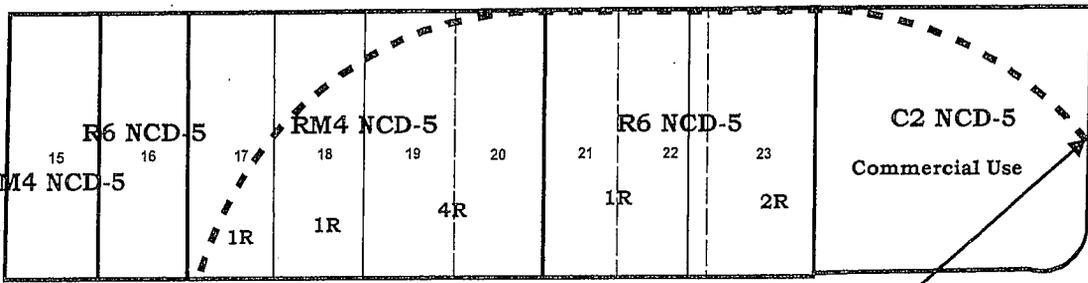
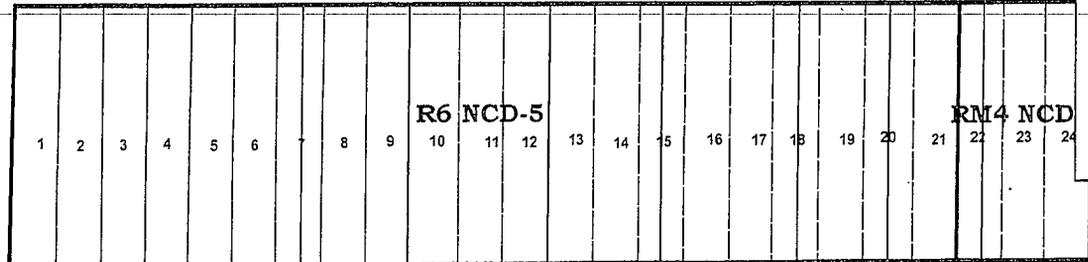
## Final Staff Recommendation - Zoning Commission

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shape and size; and to provide for a minimum amount of open space. In addition, the Planned Unit Development District is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure and it allows for private streets and gated entrances for new subdivisions.

**CASE MANAGER :** Leslie Zavala 207-0215

----- Notices Mailed  
 ----- In Opposition  
 ----- In Favor



BLANCO RD

W FRENCH PLACE

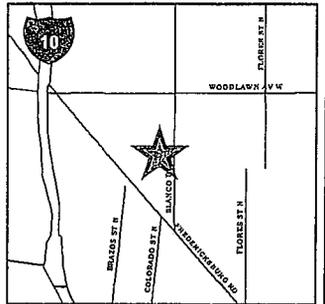
W ASHBY PLACE

200'

# ZONING CASE: Z2007-237

City Council Change NO. 1  
 Requested Zoning Change  
 From : "R-6" NCD-5  
 To : "R-6" NCD-5 CD  
 Date: August 21, 2007  
 Scale: 1' = 100"

- Subject Property
- 200' Notification



# CASE NO: Z2007237 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007  
**Council District:** 1  
**Ferguson Map:** 616 D1  
**Applicant Name:** South Blanco Group  
**Owner Name:** South Blanco Group  
**Zoning Request:** From "R-6" NCD-5 Residential Single-Family Neighborhood Conservation District-5 to "R-6" NCD-5 (CD - Multi-Family Dwelling) Residential Single-Family Neighborhood Conservation District-5 with a Conditional Use for a Multi-Family Dwelling at a Density of 12 dwelling units per acre with a maximum of 6 dwelling units.  
**Property Location:** Lots 18, 19, and 20, Block 2, NCB 3031  
1118 West French Place  
Southwest of the intersection of West French Place and Blanco Road  
**Proposal:** To allow a multi-family residential development  
**Neigh. Assoc.** Beacon Hill Neighborhood Association  
**Neigh. Plan** Midtown Neighborhood Plan  
**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

A finding of consistency is not required because no change to the base zone is being requested. The Midtown Neighborhood Plan designates the subject property as low-density residential. Low-density residential uses include single-family houses on individual lots. Low density residential uses also can include a limited number of duplexes and granny flats or garage apartments.

Approval.

The subject property consists of a vacant residential dwelling with direct access to West French Place. The property is adjacent to R-6, RM-4, and C-2 zoning to the north, MF-33 and RM-4 zoning to the west, C-3 and R-6 zoning to the east and R-6 and MF-33 zoning to the south. The surrounding land uses consist of single-family and multi-family dwellings to the north, south, east and west as well as a commercial use to the north.

The applicant is requesting a rezoning in order to allow a multi-family dwelling. The requested R-6 CD zoning is compatible with the surrounding neighborhood and will not be out of character with the existing lots in the area, as there is already a mix of single and multi-family dwellings in this general area. It is the applicant's intention to rehabilitate the existing structure and utilize it as a six family dwelling.

Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Blanco Road (a Secondary Arterial "Type B" street) to the east and IH 10 (a Freeway) to the west. There is also access to VIA bus depots along Blanco Road.

**CASE MANAGER :** Brenda Valadez 207-7945



# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2007237

**Existing Zoning:** R-6

**Requested Zoning:** R-6 C- six family

**Registered Neighborhood Association(s):**

Beacon Hill Neighborhood Association

**Neighborhood/Community/Perimeter Plan:**

Midtown Neighborhood Plan

**Future Land Use for the site:**

Low-Density Residential Land Use

**Other Comments:**

Currently the base zoning is R-6, which conforms to the Land Use Plan. The request does not change the base zoning and therefore the issue of the base zoning having consistency with the Land Use Plan is not being addressed.

The Midtown Community Plan does state that the highest priority for the neighborhood is the conservation of the existing housing stock. The applicant states that they do not want to compromise the architectural features of the house through their rehabilitation.

The plan also states that while the neighborhood recognizes the varying densities in the neighborhood they would prefer that houses used as single-family homes be returned to its original single family use. However, this structure is unique in its size as its over 8,000 square feet and sits on three lots. The applicant is asking for a density that is equivalent to putting duplexes on each lot. The street that the property is on has numerous multi-family properties and rehabilitating this property into a multi-family lot would not be out of character for this block.

**Analysis:**

- Request conforms to Land Use Plan       Request does not conform to Land Use Plan  
 Not applicable because base zoning is not being altered

**Staff Recommendation:**

- Supports       Recommends Denial

The applicant should be aware the property is in Neighborhood Conservation District 5- the Beacon Hill Neighborhood Conservation District and that any alterations to the exterior of the structure (including windows) will need to be approved the Neighborhood and Urban Design division of the Planning and Community Development Department.

**Reviewer:** Beth Johnson

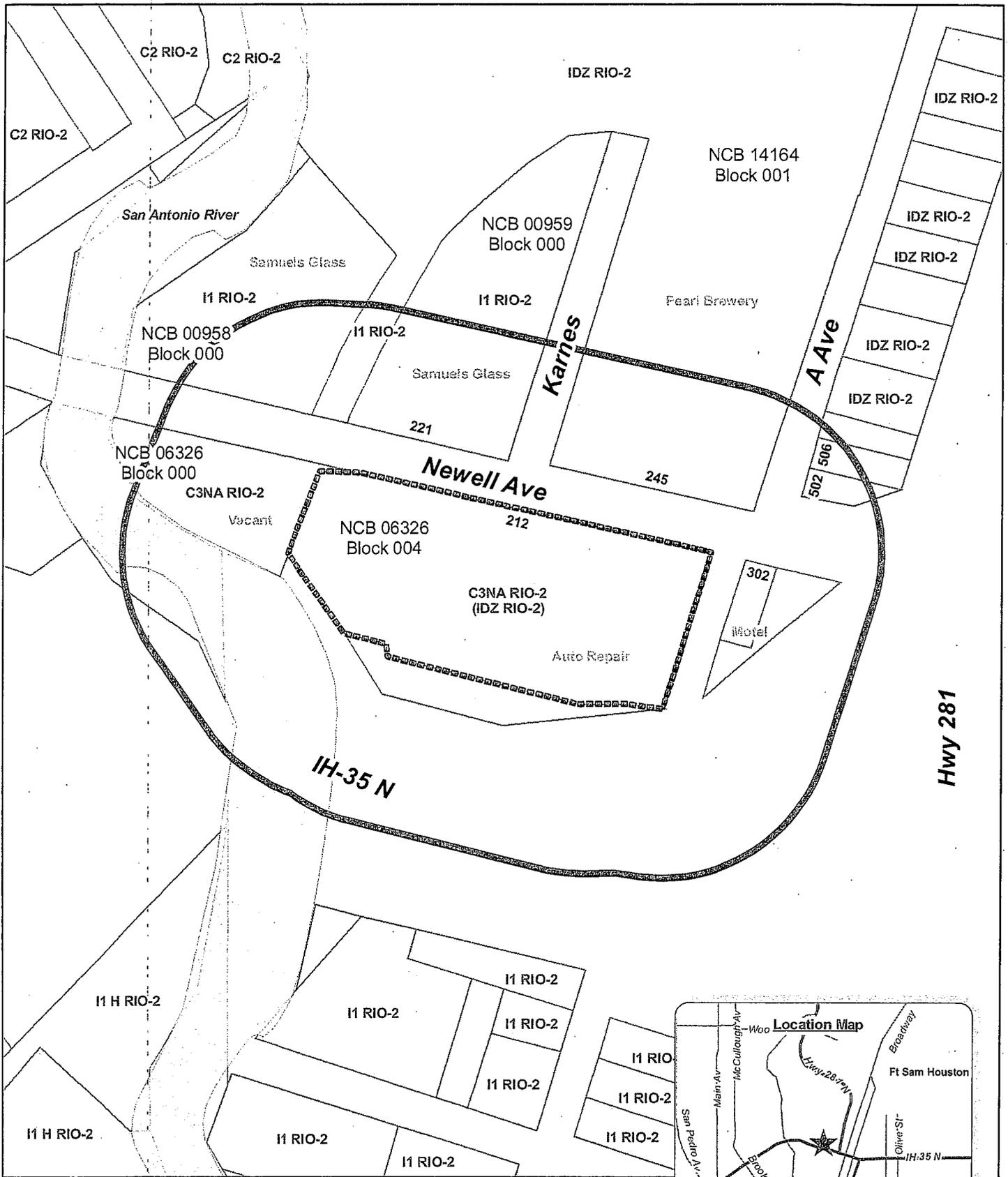
**Title:** Planner II

**Date:** 6/21/07

**Manager Review:** Nina Nixon-Mendez

**Date:** 6/22/07

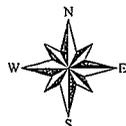
12/30/04



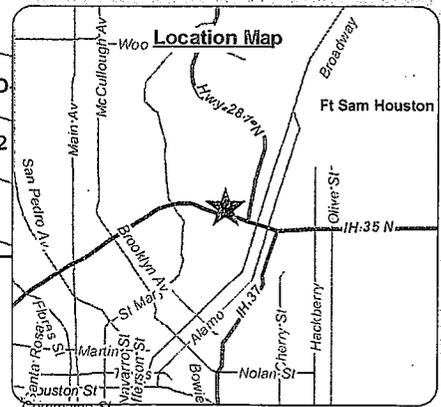
**Zoning Case Notification Plan**

**Case Z2007250**

Council District 1  
 Scale: 1" approx. = 150'



- Legend**
- Subject Property
  - 200' Notification Buffer
  - Current Zoning
  - Requested Zoning Change
  - 100-Year FEMA Floodplain
- R6 (R6)**



Produced by the City of San Antonio  
 Development Services Department  
 (07/09/2007)

# CASE NO: Z2007250

## Final Staff Recommendation - Zoning Commission

**Date:** August 21, 2007  
**Council District:** 1  
**Ferguson Map:** 617 A3  
**Applicant Name:** Robert S. Gonzales  
**Owner Name:** Robert S. and Oralia R. Gonzales, Jr.  
**Applicant Postponement from August 7, 2007 Zoning Commission**

**Zoning Request:** From "C-3 NA" RIO-2 Commercial District, Nonalcoholic Sales River Improvement Overlay District 2 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay District 2 with uses permitted in "C-3", General Commercial District, "D" Downtown District, "MF-50" Multi Family District and the following additional uses: 1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling. 2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile. 3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility. 4. The fabrication of glass and metal products.

**Property Location:** 2.122 acres out of NCB 6326

212 Newell Avenue

Southwest corner of Newell Avenue and Avenue A

**Proposal:** To Allow For Residential, Commercial and Industrial Uses

**Neigh. Assoc.** Tobin Hill Neighborhood Association and Tobin Hill Residents Association

**Neigh. Plan** Tobin Hill Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required for IDZ per UDC Article III, Division 5, Section 35-343 (e)

**Staff Recommendation:**

A finding of consistency is not required. The Tobin Hill Neighborhood Plan shall be used only as a guide in decision-making by the Zoning Commission pursuant to the Unified Development Code. The plan calls for Industrial uses at this location.

**Approval**

The subject property is part of the original 1936 City Limit and totals approximately 2.122 acres. The subject property is currently being used as auto repair and tow service facility. The property was zoned B-3NA by City Council on December 14, 1995 (Ordinance #83331.) In 2002 following the adoption of the Unified Development Code, the C-3NA zoning converted from the previous B-3NA zoning.

Property to the north across Newell Avenue is zoned IDZ RIO-2, Infill Development Zone, River Improvement Overlay District 2 and I-1 RIO-2, General Industrial, River Improvement Overlay District 2. Property to the east of the subject property is zoned C-3 RIO-2 General Commercial District, River Improvement Overlay District 2. Property to the west is zoned C-3NA RIO-2 General Commercial Nonalcoholic Sales District, River Improvement Overlay District 2. The IH 35 Expressway is located to the south of the subject property. Land uses immediately adjacent to the proposed development consist of the Pearl Brewery development and Samuels Glass to the north across Newell Avenue. There is an operating motel to the east of the subject property and undeveloped land to the west. The IH 35 Expressway is located to the south of the subject property.

# CASE NO: Z2007250

## Final Staff Recommendation - Zoning Commission

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Staff supports the request being that the requested zoning is appropriate for the subject property location. The subject property is located within an area where an adaptive re-use of property is encouraged. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures within existing developed areas. Given the existing mixed-use development pattern in the area, and the location of the subject property, the requested zoning and proposed infill development is appropriate for and suitable to the area.

The purpose of the Infill Development Zone is to provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this Section.

**CASE MANAGER :** Leslie Zavala 207-0215

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007250

**Existing Zoning:** C-3 NA RIO2

**Requested Zoning:** IDZ RIO2 plus all uses allowed  
in C-3, D, MF50

**Registered Neighborhood Association(s):** Tobin Hill Alliance, Tobin Hill Resident's Association

**Neighborhood/Community/Perimeter Plan:** Tobin Hill Neighborhood Plan (1987)

**Future Land Use for the site:** Industrial

The future land use for this site is designated as Industrial.

**Other Comments:**

While the Plan identifies the site for industrial uses, the Tobin Hill Neighborhood Plan does not require a finding of consistency. Conditions in the area have changed since the plan was adopted in 1987 including a major public investment in extending the San Antonio River Walk and making other improvements to the San Antonio River corridor up through the Tobin Hill Neighborhood. Page 12 of the Tobin Hill Neighborhood Plan indicates, "Provide for major development activity along the San Antonio River Corridor Linear Park, with respect to river scale and project relationships to the setting." The Tobin Hill Neighborhood Plan is currently undergoing an update.

The applicant is proposing to develop a mixed use site that would include residential, commercial, and institutional uses. The requested zoning would allow uses that would retain the current allowed commercial intensity on the property as well as high density residential uses. The subject property sits directly south of the Pearl Brewery Redevelopment, which is also a mixed use development that has uses allowed in C-3 and MF-50. The rezoning and redevelopment of the subject property is complimentary to the public and private revitalization efforts that have already started in that area.

**Analysis:**

- Request conforms to Land Use Plan                       Request does not conform to Land Use Plan  
 Not applicable- Not a consistency Plan

**Staff Recommendation:**

- Approval     Denial  
 Alternate Recommendation

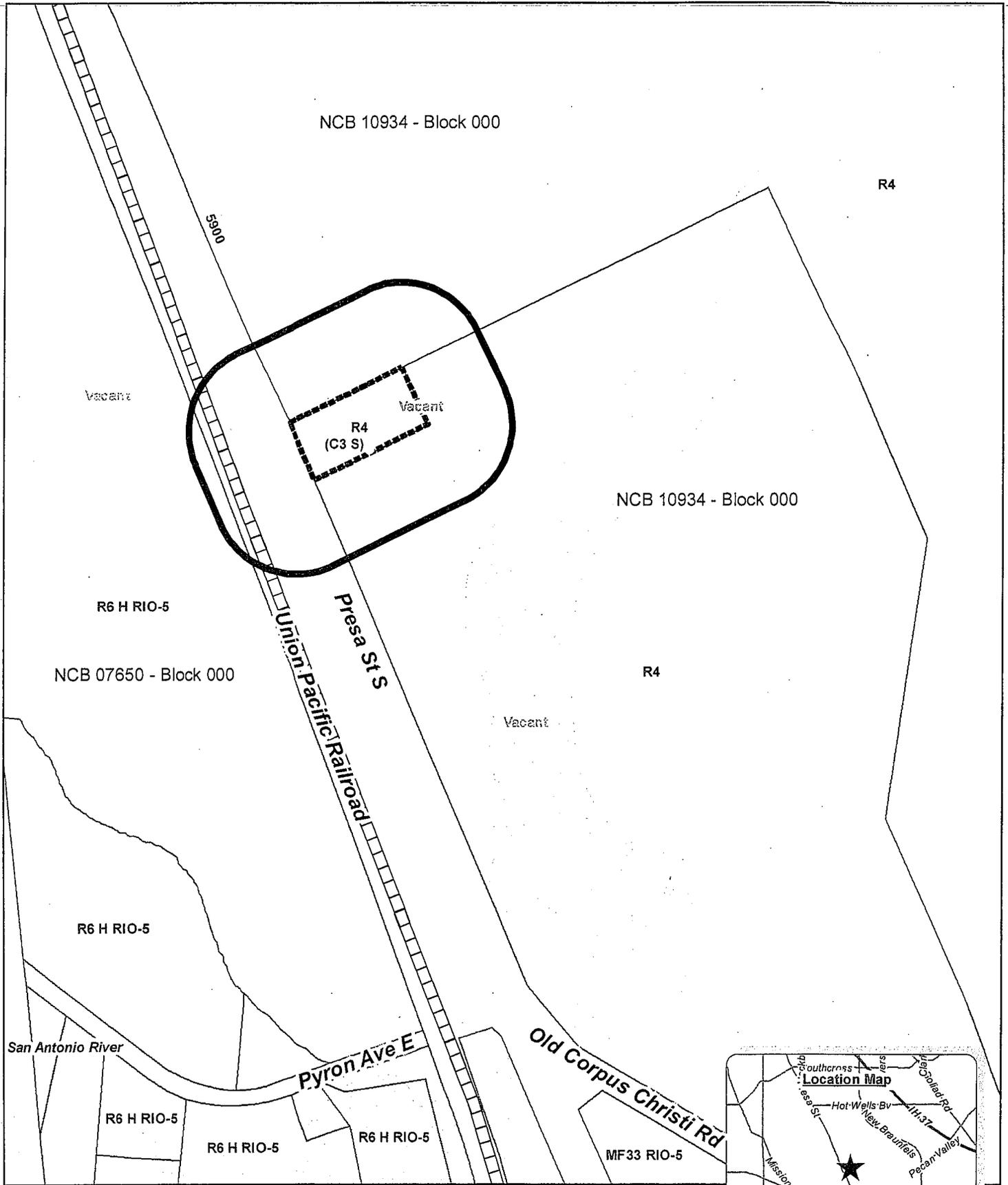
**Reviewer:** Beth Johnson

**Title:** Planner II

**Date:** 07/05/07

**Manager Review:** Nina Nixon-Mendez, AICP

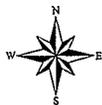
**Date:** 07/05/07



**Zoning Case Notification Plan**

**Case Z-2007-252**

Council District 3  
 Scale: 1" approx. = 300'  
 Subject Property Legal Description(s): Part of NCB 10934, P-100



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
 Development Services Department  
 (08/09/2007)

# CASE NO: Z2007252 S

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 3

**Ferguson Map:** 651 C7

**Applicant Name:**

Bobby Perez

**Owner Name:**

Brooks Development Authority

**Zoning Request:** From "R-4" Residential Single Family District to "C-3" S General Commercial District with a Specific Use Permit for a Correction Institution.

**Property Location:** 1.041 acres out of NCB 10934

5000 Block of South Presa Street

West of the intersection of South Presa Street and Old Corpus Christi Road

**Proposal:** To allow a residential facility for juveniles

**Neigh. Assoc.** East Pyron/Symphony Lane Neighborhood Association and Mission San Jose Neighborhood Appearance and Safety Committee within 200 feet

**Neigh. Plan** South Central San Antonio Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Inconsistent

The South Central San Antonio Community Plan designates the subject property as Mixed Use. This land use designation provides for a concentrated blend of residential, retail, and professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. The applicant submitted a plan amendment to change the land use designation on August 3, 2007 and it will be heard by the Planning Commission on September 12, 2007.

Approval contingent on plan amendment to Public/Institutional

The subject property consists of undeveloped land with frontage on South Presa Street. The property is adjacent to R-4 zoning to the north, east and west as well as R-6 zoning to the south. The surrounding land uses consist of the San Antonio State Hospital and School to the north, east and west as well as undeveloped land to the south.

The applicant is requesting C-3 zoning to allow a juvenile residential facility. Staff finds the request for commercial zoning to be appropriate given the subject property's location off of a major thoroughfare and the prevalence of public/institutional uses to the north, east and west which consist of the San Antonio State Hospital, School and the Texas Center for Infectious Diseases. C-3 zoning is most appropriate at the intersections or along the frontages of major thoroughfares, arterials or commercial nodes. The subject property has frontage on South Presa Street (a Secondary Arterial "Type B" street) commercial districts are encouraged along such streets. The undeveloped subject property was annexed into the City of San Antonio in 1952 and totals approximately 1.033 acres. The current R-4 zoning was a conversion of the former B district, a residential district established by the 1938 zoning code.

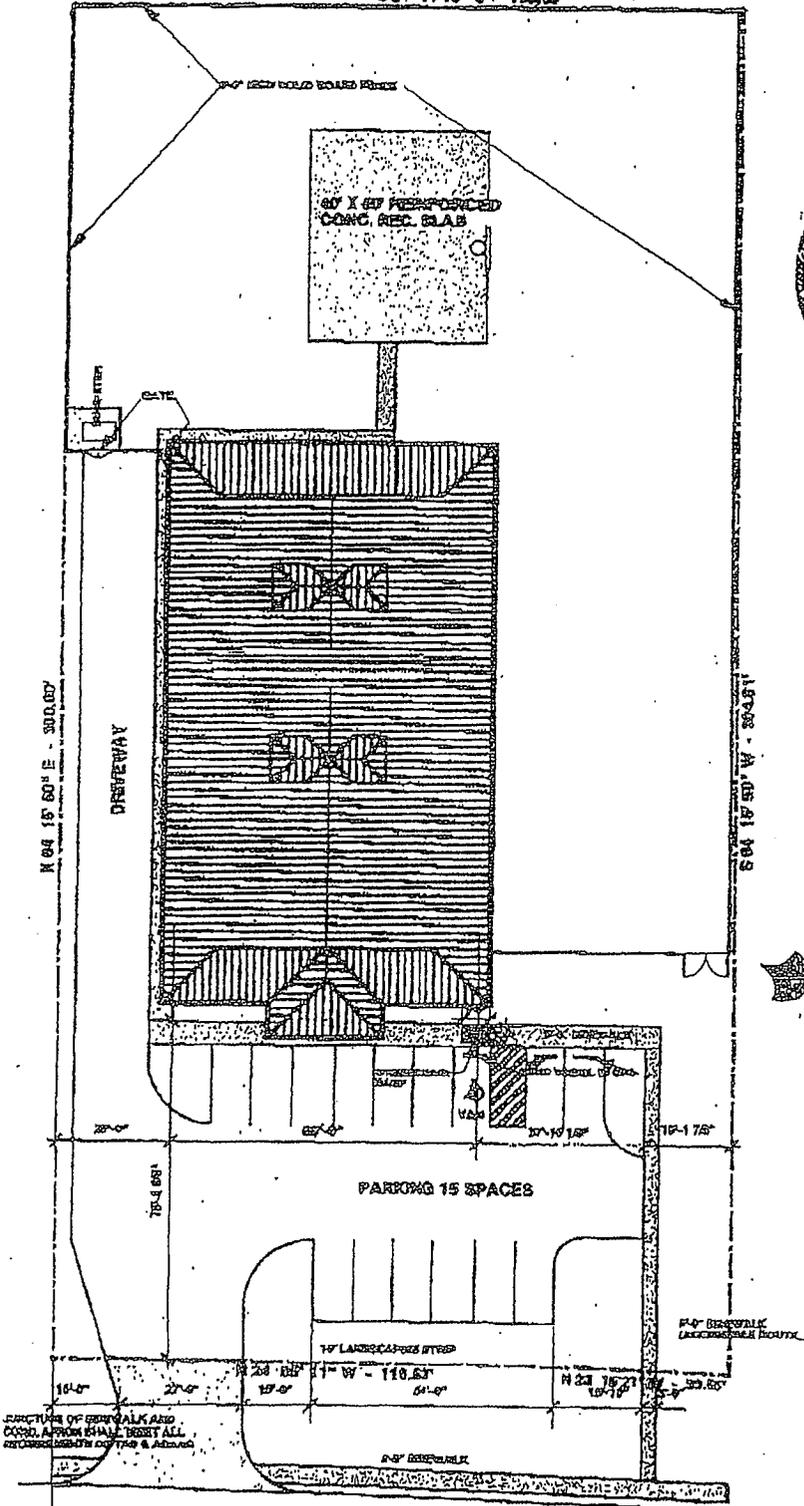
**CASE MANAGER :** Brenda Valadez 207-7945

S 94 44'10" E - 150.00'

STEWART B. LAMBERT  
& ASSOCIATES  
124 COMFORT VALLEY LANE  
CORPUS CHRISTI, TX 78411  
(409) 626-6586



ELV. 7/24/08



**SITE PLAN**

**SOUTH PRESA**

SCALE 1" = 30'-0"

**LEGAL DESCRIPTION**

A 1.611 ACRES OR 44,322 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF A CALLED 25.727 ACRES TRACT RECORDED IN VOLUME 15886, PAGE 424-429 OF THE PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE A. GALLAGHER SURVEY NO. 25, ABSTRACT 202, NEW CITY BLOCK (MCH) 10824

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2007252

**Existing Zoning:** R-4

**Requested Zoning:** C-3 S Juvenile Correction/Residential Facility

**Registered Neighborhood Association(s):**

East Pyron-Symphony Lane/ Mission San Jose

**Neighborhood/Community/Perimeter Plan:**

South Central San Antonio Community Plan

**Future Land Use for the site:**

Mixed Use

**Other Comments:**

The Mixed Use category provides for a concentrated blend of residential, retail, and professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. The plan further states that a mix of commercial/office uses is envisioned along S. Presa and Corpus Christi Road within walking distance to serve adjacent residential areas.

The proposed use of a Juvenile Correction facility would not be a commercial/office use that would be able to serve adjacent residential areas. Rather this use is quasi-public in nature and would be better classified under the Public/Institutional Land Use

The associated zoning for the Mixed-Use category allows for commercial districts except for C-3. The requested zoning will require a Land Use Plan Amendment.

**Analysis:**

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

**Staff Recommendation:**

Supports

Recommends Denial

Alternate Recommendation

Zoning change contingent on approval of plan amendment to Public/Institutional use. Public/Institutional is consistent with the area as the State Hospital and State School are adjacent to the property and the proposed use of a Juvenile Correction Facility is a quasi-public use.

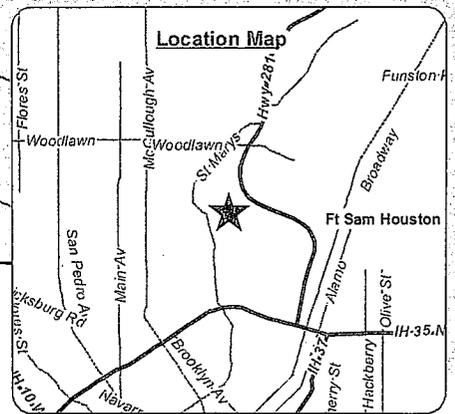
**Reviewer:** Beth Johnson

**Title:** Planner II

**Date:** 8/14/2007

**Manager Review:** Nina Nixon-Mendez

**Date:** 8/14/2007



**Zoning Case Notification Plan**

**Case Z2007251 CD**

Council District 1  
 Scale: 1" approx. = 100'



**Legend**

Subject Property	-----
200' Notification Buffer	-----
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	-----

Produced by the City of San Antonio  
 Development Services Department  
 (07/10/2007)

# CASE NO: Z2007251 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 1

**Ferguson Map:** 616 F2

**Applicant Name:**

Jose A. Alfaro

**Owner Name:**

Jose A. and Gricelda Alfaro

**Zoning Request:** From "R-6" Single-Family Residential District to "R-6" (CD- Multi-Family Dwellings) Single-Family Residential District with a Conditional Use for Multi-Family Dwellings not exceeding 13 units per acre or a total of 3 units.

**Property Location:** Lot 25, NCB 6539

734 E. Ashby Place

Approximately 1100 feet east of E. Ashby Place and North St. Mary's Street

**Proposal:** To Allow for Multi-Family Residential Uses

**Neigh. Assoc.** Tobin Hill Neighborhood Association and Tobin Hill Residents Association

**Neigh. Plan** Tobin Hill Neighborhood Plan

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

### Staff Recommendation:

The Tobin Hill Neighborhood Plan shall be used as a guide in decision-making and does not require a finding of consistency by the Zoning Commission pursuant to the UDC. The subject property is in the Housing Protection Zone. The Housing Protection Zone calls for single-family development.

### Approval

The subject property is part of the original 1936 city limit and totals approximately .2277 acres. The subject property is currently undeveloped. The subject property was zoned "R-1" by City Council on December 14, 1995, (Ordinance #83331.) In 2002 following the adoption of the Unified Development Code, R-6 zoning converted from the previous R-1 zoning. Property to the east and west of the subject property is zoned "R-6" Single-Family Residential District. Property to the north across East Ashby Place is zoned "MF-33" Multi-Family District. Property to the south is zoned "C-3NA" General Commercial, Nonalcoholic Sales District. Land uses immediately adjacent to the proposed development consist of single-family residences to the east and west, as well as a duplex and fourplex across E. Ashby Place to the north. To the south of the property is outside storage for Flasher Equipment Company.

Staff supports the request being that the requested zoning is appropriate for the subject property location. The applicant has applied for R-6 CD in order to develop three dwelling units: one single-family residence and a duplex in the rear of the property. The proposed use and zoning district are compatible with the neighborhood, as there is an existing mix of single and multi-family dwellings and zoning districts in the general area. While the immediate properties to the east and west are single-family homes, there is a duplex and fourplex located immediately to the north across E. Ashby Place. The proposed development would maintain the character of the neighborhood seeing that a single-family residence would be constructed on the north portion of the property, which fronts E. Ashby Place. The duplex would be constructed in the rear, and would resemble an apartment garage with two floors.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but, due to individual site consideration or unique development requirements,

# CASE NO: Z2007251 CD

## Final Staff Recommendation - Zoning Commission

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may be compatible with adjacent land uses under given conditions. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting, setbacks and the issuance of building and other supplemental permits.

**CASE MANAGER :** Leslie Zavala 207-0215

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2007251

**Existing Zoning:** R6

**Requested Zoning:** R-6 CD mf dwelling not to exceed 13 du/acre

**Registered Neighborhood Association(s):** Tobin Hill Alliance, Tobin Hill Resident's Association

**Neighborhood/Community/Perimeter Plan:** Tobin Hill Neighborhood Plan (1987)

**Future Land Use for the site:** Low Density Residential

The future land use plan identifies the property for residential land use under the "Housing Protection Zone."

### Other Comments:

Although, the subject property is included within the housing protection zone, with an objective to preserve single family development, the Tobin Hill Neighborhood plan also indicates as a goal to encourage new housing construction for all income groups to include elderly housing, multi-family housing, single family dwellings and to protect from commercial encroachment.

The applicant is proposing to develop a high density residential land use that will consist of a single family residence and duplex in the rear of the property. The current zoning allows for the proposed intensity on the subject property at a regional commercial scale, which could be problematic to the existing neighborhood if developed within a primarily residential development. The subject property sits directly across from high density residential development (MF-33), neighboring low density residential developments (R-6) and abuts regional commercial land use to the rear (C-3). The rear property is within the Housing Redevelopment Zone that encourages the renewal of medium to high density housing, detached, townhouses or multi-family.

The subject property is a vacant lot with no existing structure and can be developed within the neighborhood and because of its surrounding development of commercial, high density residential and low density residential use, it would be appropriate to allow for a higher residential density.

### Analysis:

Request conforms to goals; consistency with the plan is not required.

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency Recommendation is not required

### Staff Recommendation:

Approval

Denial

Alternate Recommendation

**Reviewer:** Irene Avina

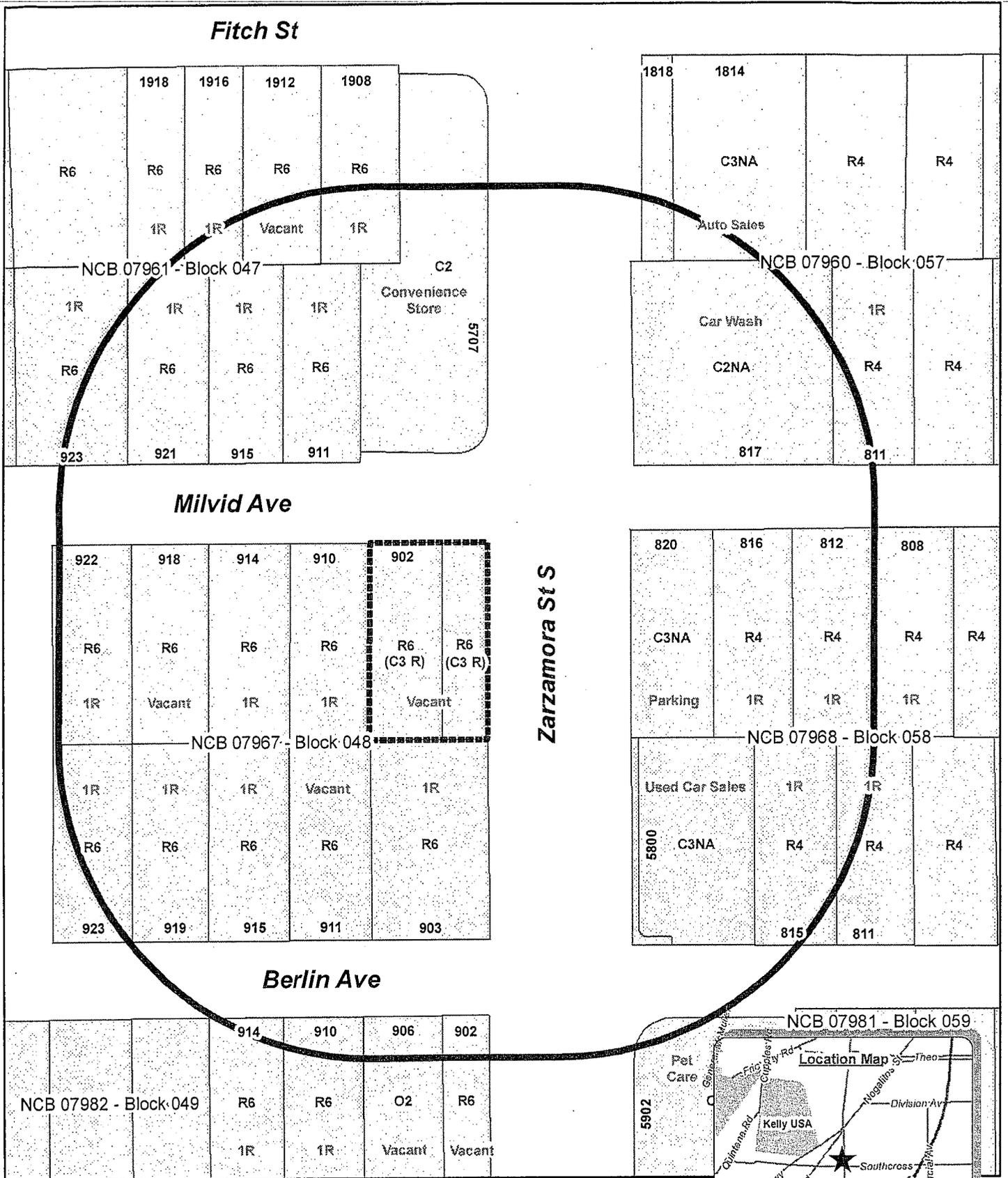
**Title:** Planner II

**Date:** 07/06/07

**Manager Review:** Nina Nixon-Mendez

**Date:** revised 8/7/07

12/30/04

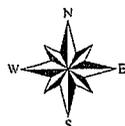


**Zoning Case Notification Plan**

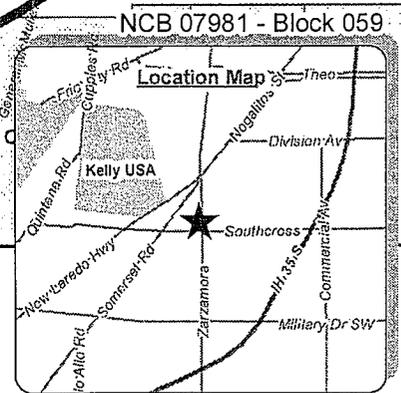
**Case Z2007254**

Council District 5

Scale: 1" approx. = 80'



- Legend**
- Subject Property [dotted pattern]
  - 200' Notification Buffer [thick solid line]
  - Current Zoning **R6**
  - Requested Zoning Change **(R6)**
  - 100-Year FEMA Floodplain [stippled pattern]



Produced by the City of San Antonio  
Development Services Department  
(07/12/2007)

# CASE NO: Z2007254

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 5

**Ferguson Map:** 649 F5

**Applicant Name:**

Albert Uresti

**Owner Name:**

Albert and Elsie Uresti

**Zoning Request:** From "R-6" Residential Single Family District to "C-3 R" Commercial District, Restrictive Alcohol Sales.

**Property Location:** Lots 9, 10 and 11, Block 48, NCB 7967

902 Milvid Avenue

Southwest Corner of Milvid Avenue and South Zarzamora Street

**Proposal:** To Allow Motor Vehicle Sales

**Neigh. Assoc.** None

**Neigh. Plan** Kelly / South San PUEBLO Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Inconsistent

The requested zoning district is a regional commercial zoning district and inconsistent with the future land use designation identified in the Kelly / South San PUEBLO Community Plan. The future land use identified for the subject property is Neighborhood Commercial. The O-1, NC, and C-1 zoning districts are consistent with this land use designation, and approval of C-1 with a conditional use for Motor Vehicle Sales may be found consistent with the Plan and allow the requested use.

Denial

The requested C-3 zoning district is a regional district most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and freeways. Additionally, since motor vehicle sales requires a C-3 district to be allowed by right, this use may be considered a regional commercial use and inappropriate given the property's location and the extensive residential development in the area. The most appropriate non-residential use would likely be a low intensity office use, preferably as a conditional district under the current residential zoning.

The subject property was annexed into the city in September of 1944 and is currently undeveloped. The property consists of three platted lots located within the Harlandale residential subdivision and totals just under 9,500 square feet. These lots are addressed on Milvid Avenue, a local street, and have secondary frontage on South Zarzamora Street, which is identified as a Type A Primary Arterial in the city's Major Thoroughfare Plan. The proposal is to establish a used motor vehicle sales lot on the site.

Lots to the west and south of the subject property have R-6 zoning and existing single family dwellings, although some of these lots have remained undeveloped. Those immediately adjacent to the property, to the west and south, do have existing residences, and most of the dwellings in this area date to the 1930's and 1940's. There is an operational convenience store to the north, across Milvid, that dates to 1980, the C-2 zoning dating to 1977. All parcels fronting on the east side of Zarzamora have existing commercial zoning.

# CASE NO: Z2007254

## Final Staff Recommendation - Zoning Commission

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These districts range from C-2 NA to C-3 NA and current uses include two used automobile lots, a car wash and a vehicle inspection station. Residential development continues eastward from these commercial uses.

Future construction on the site may require the applicant to re-plat these lots, and a Type C landscape buffer will be required along the west and south property lines if the applicant's request is approved since the adjacent parcels have existing residential zoning. An approval of lesser districts, including O-1, NC and C-1, will require a Type B landscape buffer along these property lines.

**CASE MANAGER :** Matthew Taylor 207-5876

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007254

**Address:** 902 Milvid

**Existing Zoning:** R-6

**Requested Zoning:** C-3 R

**Registered Neighborhood Association(s):** None

**Neighborhood/Community/Perimeter Plan:** Kelly/ South San P.U.E.B.L.O. Community Plan

**Future Land Use for the site:** Neighborhood Commercial

Neighborhood Commercial land use provides for smaller intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barbers shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

### Other Comments:

In Chapter 3 Objective 3.2 page 34 of the community plan, the plan discourages an over abundance of auto related businesses in the area. In Chapter 3 Objective 3.2.4 page 35 of the community plan, the plan discourages types of businesses that detract from the desired pedestrian quality of the street and expressed that auto repair shops was one of those types of businesses. After proceeding through a public process, this plan was recently adopted February 15, 2007.

In general, Regional Commercial land uses include high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size. Examples of regional commercial uses include "big box" retail, large shopping centers like malls and "lifestyle centers", large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, auto sales lots, and automotive repair centers.

### Analysis:

Request conforms to Land Use Plan                       Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

### Staff Recommendation:

Approval                       Denial

Alternate Recommendation: NC, C-1, or O-1 would be more appropriate for this area.

**Reviewer:** Tamara Palma

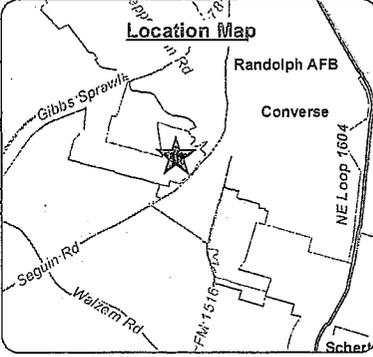
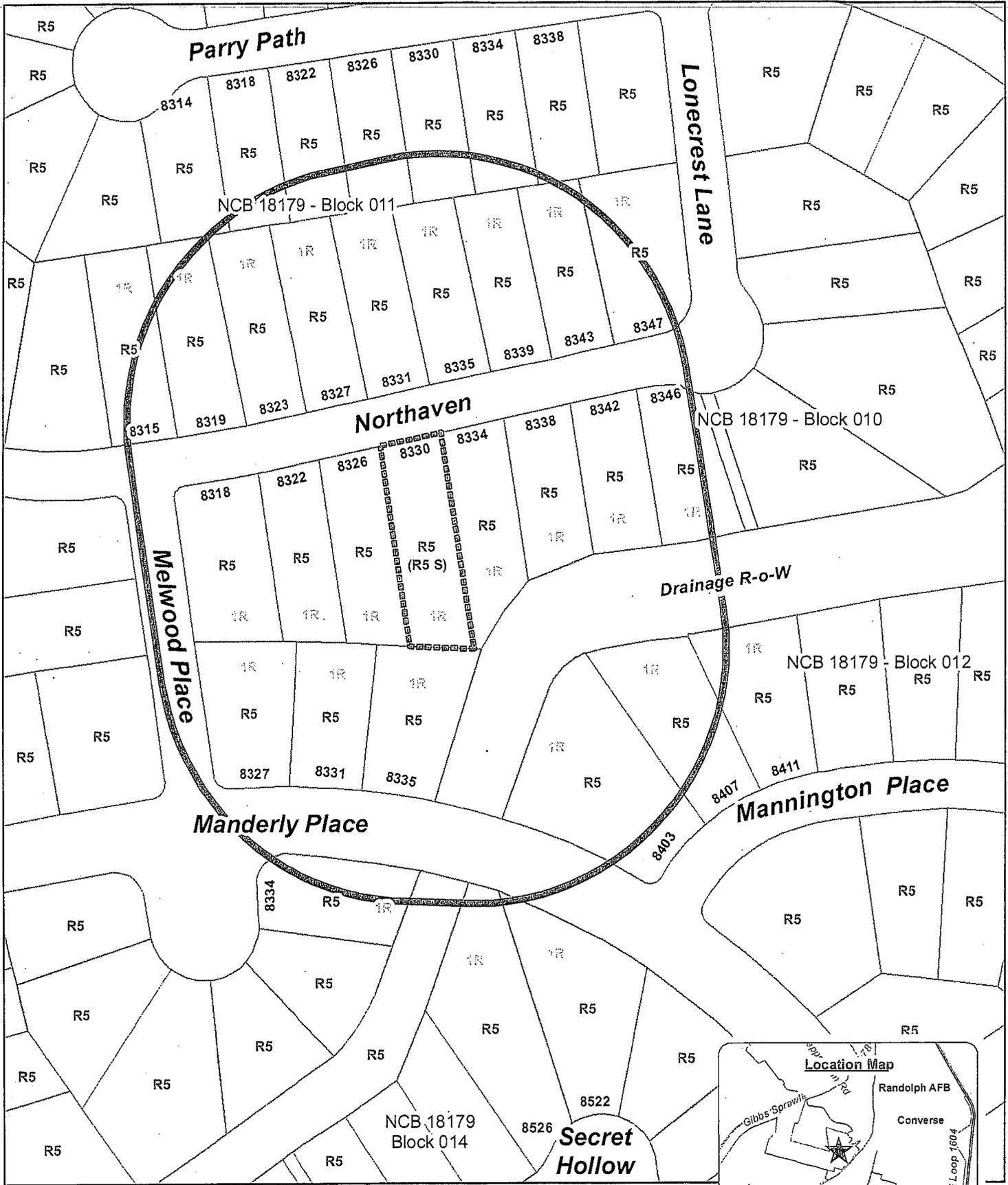
**Title:** Planner II

**Date:** revised 08/13/2007

**Manager Review:** Nina Nixon-Mendez

**Date:** 08/13/2007

12/30/04



**Zoning Case Notification Plan**

**Case Z-2007-255 S**

Council District 2  
 Scale: 1" approx. = 100'  
 Subject Property Legal Description(s): Lot 95 - NCB 18179 - Block 010



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain

Produced by the City of San Antonio  
 Development Services Department  
 (07/24/2007)

# CASE NO: Z2007255 S

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 2

**Ferguson Map:** 586 D1

**Applicant Name:**

Andrea Bachmann

**Owner Name:**

Charles Owens

**Zoning Request:** From "R-5" Residential Single-Family District to "R-5" S Residential Single-Family District with Specific Use Permit for a Licensed Child Care Home.

**Property Location:** Lot 95, Block 10, NCB 18179

8330 Northaven Drive

Approximately 200 feet east of the intersection of Northaven Drive and Melwood Place.

**Proposal:** To allow a licensed child care home.

**Neigh. Assoc.** Property Owners of Northhampton

**Neigh. Plan** IH 10 East Corridor Perimeter Plan

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

### Staff Recommendation:

A finding of consistency is not required because this zoning request does not include a change to the base zoning district. The IH 10 East Corridor Perimeter Plan designates the future land use for this area as Single-Family Residential. The Single-Family Residential category provides for single-family homes on individual lots.

Denial as requested and approval of "R-5" S Residential Single-Family District with Specific Use Permit for a Registered Child Care Home.

The subject property is located in a single-family residential neighborhood on the City's far northeast side. This lot is situated on the south side of Northaven Drive and is occupied by a single-family residence. The lots to the north, south, east and west are currently zoned R-5 and are also occupied by single-family residences. The majority of these homes were built in the early 2000s. The area including the subject lot was annexed by the City of San Antonio on December 30, 1985 by ordinance 61618. The original Temp R-1 zoning was changed to R-5 by ordinance 63447, approved August 14, 1986.

The applicant is requesting a specific use permit to allow a licensed child care home on the subject property. According to Texas Department of Family and Protective Services, a licensed child care home is a child-care operation in which "the primary caregiver provides care in the caregiver's own residence for children from birth through 13 years. The total number of children in care varies with the ages of the children, but the total number of children in care at any given time, including the children related to the caregiver, must not exceed 12." The following standards also apply to day care facilities within residential districts as per 35-375 of the UDC:

- 1) outdoor play space shall not be permitted within the front yard area,
- 2) no signs shall be permitted except for a name plate not exceeding one (1) square foot in size and attached flat to the main structure,
- 3) the outdoor play space for group day care homes which abut or are located within a residential zoning district shall be enclosed by a six-foot tall solid fence and
- 4) the provision of day care in a single-family home which may be permitted by a specific use permit shall

# CASE NO: Z2007255 S

## Final Staff Recommendation - Zoning Commission

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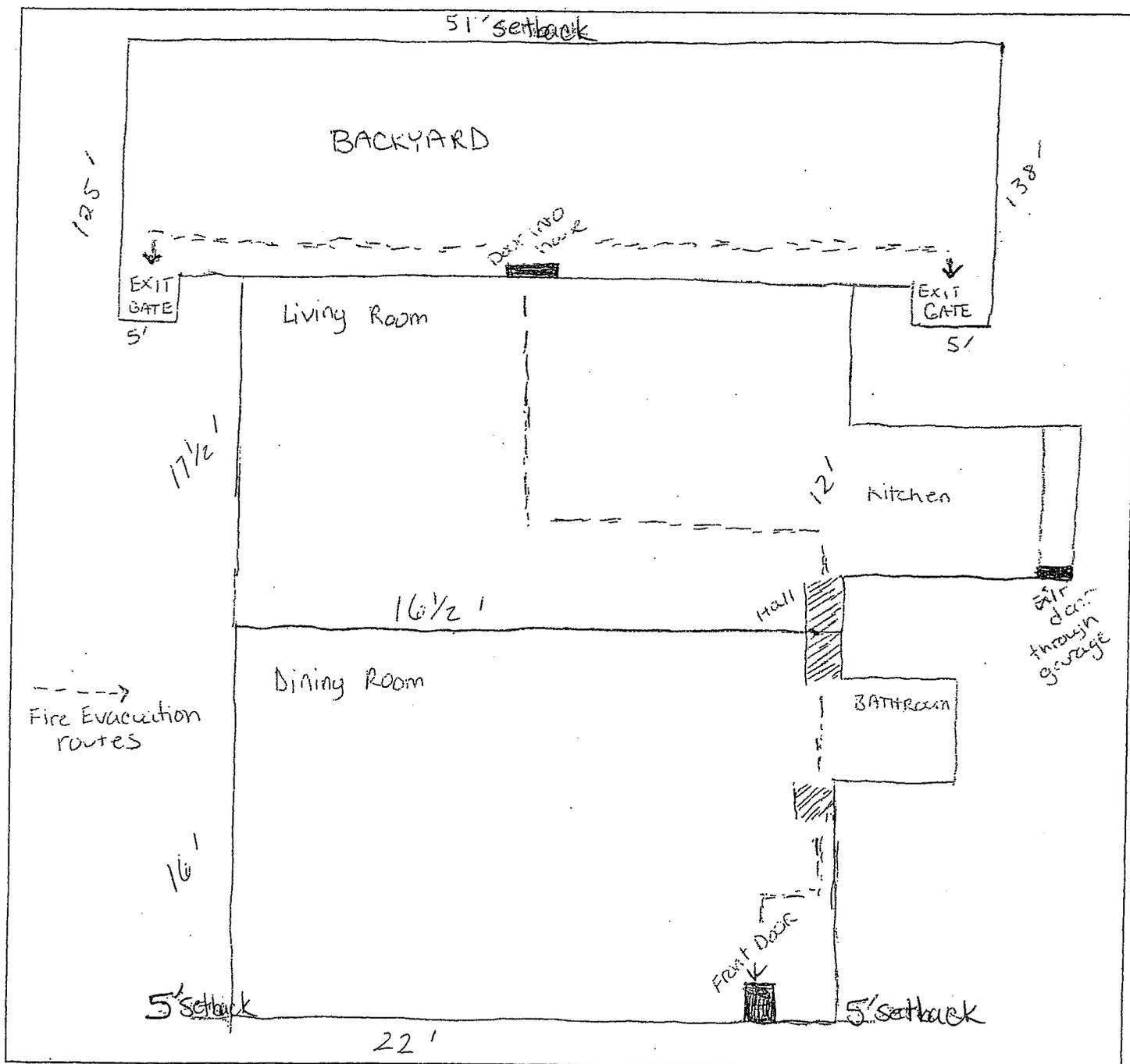
require that the owner of the property in question occupy as their primary residence the home providing said day care services.

The applicant's request to allow a licensed childcare home is inappropriate for this location. This lot abuts or is adjacent to single-family residences on all four sides and is located on a block entirely occupied by single-family residences. Given the size of the lots in this area and the spacing between homes it would seem likely the proposed use will conflict with the adjoining single-family residential uses. The noise and vehicular traffic typically generated by a day-care operation of this scale does not seem well suited to this neighborhood.

Alternatively, staff would support a request for a registered child care home. A registered child care home allows a caregiver to provide regular care for not more six children from birth through 13 years. (Child day care can be provided for six additional school aged children before and after the customary school day, however the total number of children in care at any given time, including the children related to the caregiver, must not exceed 12.) A child care operation of this smaller scale would seem more appropriate for this location and could provide a valuable service for the residents in the area. Registered child care homes are allowed by-right in the R-6 zoning district but require a specific use authorization in R-5 zoning districts.

**CASE MANAGER :** Michael Taylor 207-0132

22007255





# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007255

**Existing Zoning:** R-5

**Requested Zoning:** R-5 S for day care center

**Registered Neighborhood Association(s):**  
Property Owners of North Hampton

**Neighborhood/Community/Perimeter Plan:**  
IH 10 East Corridor Perimeter Plan

**Future Land Use for the site:**  
Single Family Residential land use

**Other Comments:**

Single Family Residential land use allows single family homes on individual lots. Although the base zoning is not changing, the intended use of a day care center is not appropriate for this location, as the subject parcel is adjacent to single family residential on three sides, and is within a solidly residential block.

**Analysis:**

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency review not required – base zoning not changing

**Staff Recommendation:**

Supports

Recommends Denial

Alternate Recommendation

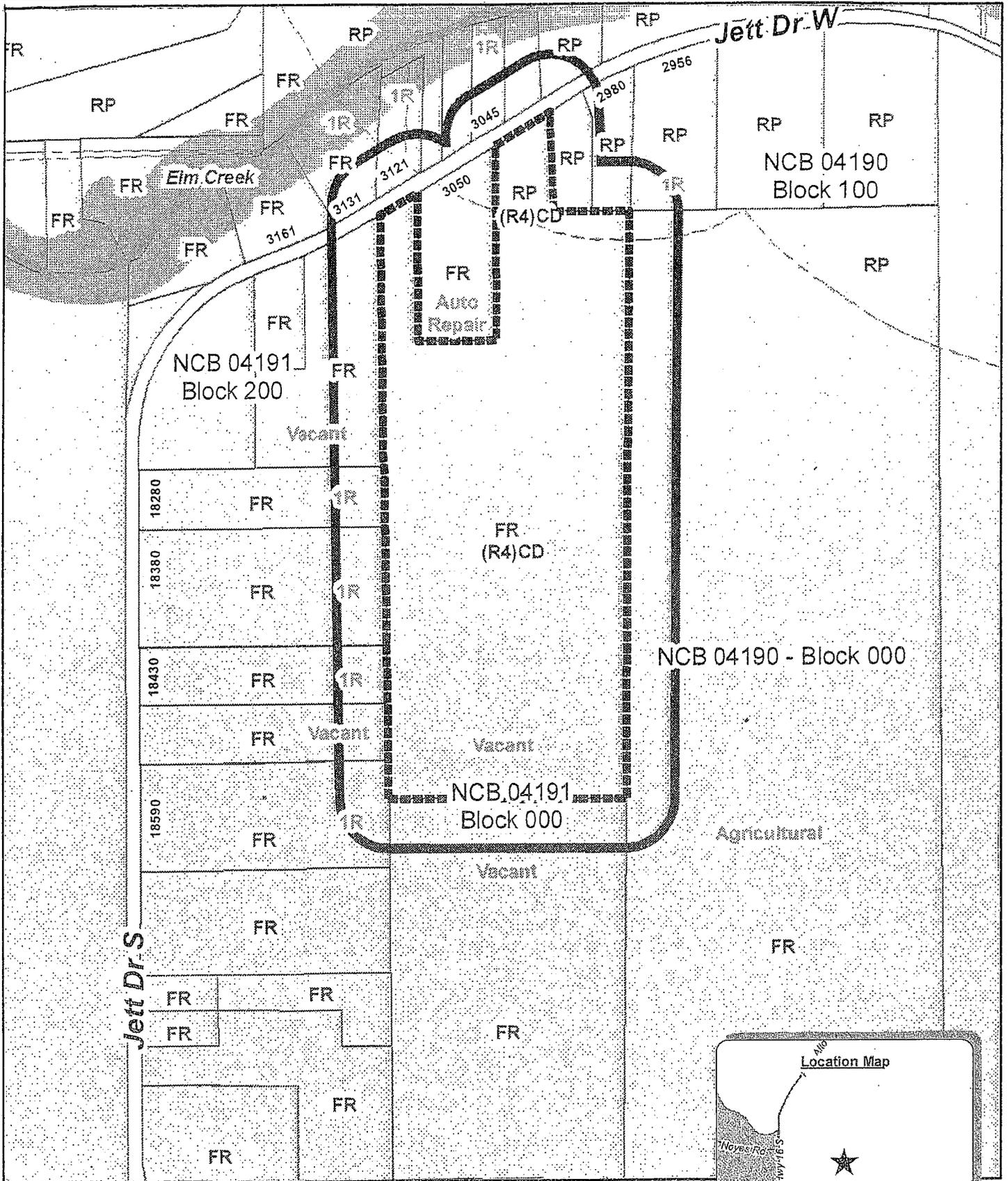
**Reviewer:** Zenon F. Solis

**Title:** Sr. Planner

**Date:** 7/05/2007

**Manager Review:** Nina Nixon-Mendez

**Date:** updated 8/13/07



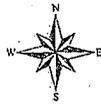
**Zoning Case Notification Plan**

**Case Z-2007-256CD**

Council District 4

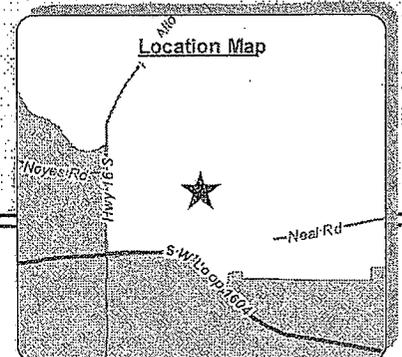
Scale: 1" approx. = 700'

Subject Property Legal Description(s): CB 4191 P-32 - Abstract 823  
 CB 4191 P-32D - Abstract 823



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
 Development Services Department  
 (07.25.2007)

# CASE NO: Z2007256 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 4

**Ferguson Map:** 749 B1, 715 B8

**Applicant Name:**

**Owner Name:**

Earl & Associates, P. C.

Hold'em Investments, LP

**Zoning Request:** From "RP" Resource Protection District and "FR" Farm and Ranch District to "R-4" (CD-Two-Family Dwelling) Residential Single-Family District with a Conditional Use for Two-Family Dwellings at a density not to exceed 7 units per acre.

**Property Location:** 51.898 acre tract of land out of CB 4191

3000 Block of West Jett Road

Southside of West Jett Road

**Proposal:** Two-family dwellings

**Neigh. Assoc.** None

**Neigh. Plan** City South Community Plan

**TIA Statement:** A Level 1 Traffic Impact Analysis (TIA) will be required at platting/permitting.

### **Staff Recommendation:**

Inconsistent

The "R-4" (CD-Two-Family Dwelling) Residential Single-Family District with a Conditional Use for Two-Family Dwellings at a density not to exceed 7 units per acre is inconsistent with the land use designation identified in the City South Community Plan. The Plan designates the subject property for Agriculture and Resource Protection. The applicant filed a plan amendment which was heard by the Planning Commission on August 8, 2007. The Planning Commission recommended a continuance to August 22, 2007.

The City South Management Authority (CSMA) Board will consider this zoning change request during their August 28, 2007 meeting.

Denial

The requested rezone is inconsistent with the land use designation identified in the City South Community Plan. Additionally, given the rural character of the immediate area, which consists of agricultural uses and single family dwellings on lots in excess of one acre along with the presence of the new Toyota plant just over one mile to the northeast, a residential development with a density of two dwellings per acre is not appropriate.

The subject property consists of about 51.898 acres and is generally undeveloped. A small portion of this property, along Jett Road, was annexed into the city in January of 2003 and later zoned Resource Protection District. The remainder of the property was annexed in June of 2004 and later zoned Farm and Ranch District by the City Council on September 23, 2004. The property is within a limited annexation area and, while development and land uses are subject to the city's building codes and the Unified Development Code, access to city services may be limited. The subject property fronts on Jett Road and is located approximately one mile east of Highway 16.

# CASE NO: Z2007256 CD

## Final Staff Recommendation - Zoning Commission

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The Farm and Ranch district "FR" is intended to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses. The "FR" district provides areas for agricultural operations and natural resource industries. These districts are composed primarily of large tracts of land that are vacant or in agricultural uses and may contain a minimal number of dwellings and accessory structures. "FR" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, preserves rural areas, and identifies areas appropriate for agricultural preservation. The "FR" district may be used to establish and buffer low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

Purpose: the "RP" resource protection) district provides areas for agricultural operations and natural resource industries. These districts are composed mainly of unsubdivided lands that are vacant or in agricultural uses with some dwellings and some accessory uses. "RP" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, and identifies areas appropriate for agricultural preservation. The "RP" district may be used to establish a buffer of low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

**CASE MANAGER :** Pedro Vega 207-7980

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007256 CD

**Address:** Jett Rd. and Loop 1604

**Existing Zoning:** FR and RP

**Requested Zoning:** R-4 CD and C-2

**Registered Neighborhood Association(s):** McCreless Meadows NA and South Southwest NA

**Neighborhood/Community/Perimeter Plan:** City South Community Plan

**Future Land Use for the site:** Agriculture and Resource Protection

Agriculture land use for the subject parcel which includes single family residential uses related to agricultural lands, limited commercial, ranching, and farming.

Resource Protection/Open Space land use includes both public and private lands, should preserve neighborhoods and promote economic vitality and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection and promote tourism opportunities.

**Other Comments:**

This proposal will encourage commercial strip development along Loop 1604; and is not in keeping with the desired commercial/light industrial node at Loop 1604 and Applewhite Road. The transportation infrastructure is inadequate for the proposed development and the area is not served by sewer and water infrastructure.

**Analysis:**

- Request conforms to Land Use Plan                       Request does not conform to Land Use Plan
- Consistency not required because base zoning not changing

**Staff Recommendation:**

- Approval                       Denial
- Alternate Recommendation

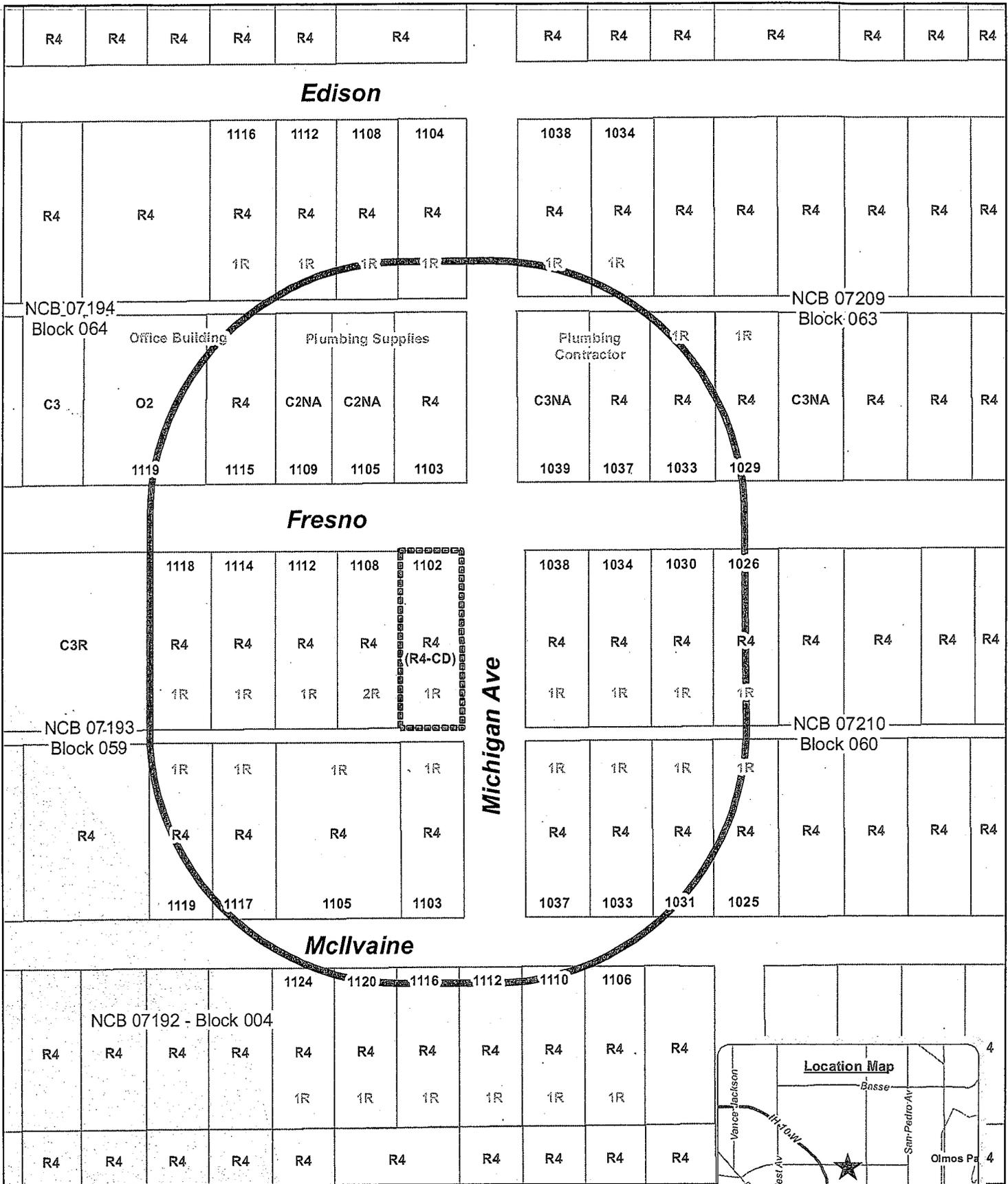
**Reviewer:** Tamara Palma

**Title:** Planner II

**Date:** 07/25/2007

**Manager Review:**

**Date:**



**Zoning Case Notification Plan**

**Case Z2007258 CD**

Council District 1  
 Scale: 1" approx. = 100'  
 Subject Property Legal Description(s): S 132.5 ft of Lot 10 - NCB 07193 - Block 059



- Legend**
- Subject Property
  - 200' Notification Buffer
  - Current Zoning **R6**
  - Requested Zoning Change **(R6)**
  - 100-Year FEMA Floodplain



Produced by the City of San Antonio  
 Development Services Department  
 (07/31/2007)

# CASE NO: Z2007258 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 1

**Ferguson Map:** 582 C6

**Applicant Name:**

Brad Sand

**Owner Name:**

Brad Sand

**Zoning Request:** From "R-4" Residential Single-Family District to "R-4" (CD - Multi-Family Dwellings) Residential Single Family District with a Conditional Use for Multi-Family Dwellings not exceeding 39 units per acre or a total of 6 units.

**Property Location:** South 132.5 Feet of Lot 10, Block 59, NCB 7193

1102 and 1104 Fresno

Southwest Corner of Fresno and Michigan Avenue

**Proposal:** To Allow for 6 Residential Units

**Neigh. Assoc.** Northwest Los Angeles Heights Neighborhood Association

**Neigh. Plan** Greater Dellview Neighborhood Plan

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

### **Staff Recommendation:**

A finding of consistency is not required because there is no change to the base zone. The Greater Dellview Community Plan designates the subject property as Low Density Residential. Low Density Residential uses mainly include single-family houses on individual lots.

Denial as requested with an alternate recommendation of R-4 (CD-Three Dwellings) Single-Family Residential District with a Conditional Use for three dwelling units.

The subject property was annexed in 1940 and totals approximately .1515 acres. There is an existing single-family residence on the subject property that measures approximately 1568 square feet and was constructed in 1947, as well as an existing garage apartment that measures approximately 896 square feet. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous B zoning.

Property to the north across Fresno is zoned R-4 Single-Family Residential District and C-2NA Commercial, Nonalcoholic Sales District. Property to the west and to the east across Michigan Avenue is zoned R-4 Single-Family Residential District. R-4 Single-Family Residential District zoning exists to the south of the subject property. Land uses immediately adjacent to the proposed development consist of a duplex to the west and a single-family residence to the east across Michigan Avenue. There is a plumbing supplies facility to the north across Fresno and a single-family residence to the south.

The applicant has applied for the R-4 (CD – Multi-Family Dwelling) zoning in order to bring an existing fourplex and duplex use into compliance. The requested rezoning is an increase in density from the current R-4 Single-Family Residential designation and would not be appropriate at this location. The subject property, which is 6600 square feet, is one parcel occupied by a one-story single-family home and an apartment garage. The applicant wishes to allow for the existing single-family home to operate as a fourplex and to allow for a duplex in the garage apartment structure.

The alternate recommendation would allow for a total of three dwelling units on the subject property. The

# **CASE NO: Z2007258 CD**

## **Final Staff Recommendation - Zoning Commission**

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single-family residence would be allowed to operate as a duplex, consistent with the existing duplex to the west of the subject property at 1108 Fresno. The apartment garage would serve as the third dwelling unit. Seeing as there is an existing mix of uses and zoning districts in the general area, a conditional use for three dwelling units would be compatible with the surrounding neighborhood. Three dwelling units would be an appropriate use for the subject property.

Medium density residential uses are most appropriately placed at the perimeter of a neighborhood's low-density core, and are recommended on roads designated as collectors or higher. Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. Fresno is considered a Secondary Arterial Type B road and various commercial facilities are available along Fresno between IH10 and Blanco Road. Public transportation (VIA Metropolitan Transit stop) is available for use by the potential residents at the intersection of Fresno and Michigan Avenue.

**CASE MANAGER :** Leslie Zavala 207-0215

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007258

**Address:** 1102/1104 Fresno

**Existing Zoning:** R-4

**Requested Zoning:** R-4C

**Registered Neighborhood Association(s):** None

**Neighborhood/Community/Perimeter Plan:** Greater Dellview Community Plan

**Future Land Use for the site:** Low Density Residential

This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single-family districts. However, if there are existing multi-family uses that were built as single family structures, the preference is that the structure return to a low density residential use whenever feasible. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

## Other Comments:

While the existing base zoning does not conflict with the Land Use Plan found in the Greater Dellview; the requested conditional use conflicts with the community's preference of reducing density by returning single-family residential structures being used as multi-family structures to their original intended use. This requested conditional use is contrary to that concept discussed in the Land Use Plan, and is noted in the Low Density Residential category description (p. 40).

## Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

## Staff Recommendation:

Approval

Denial

Alternate Recommendation

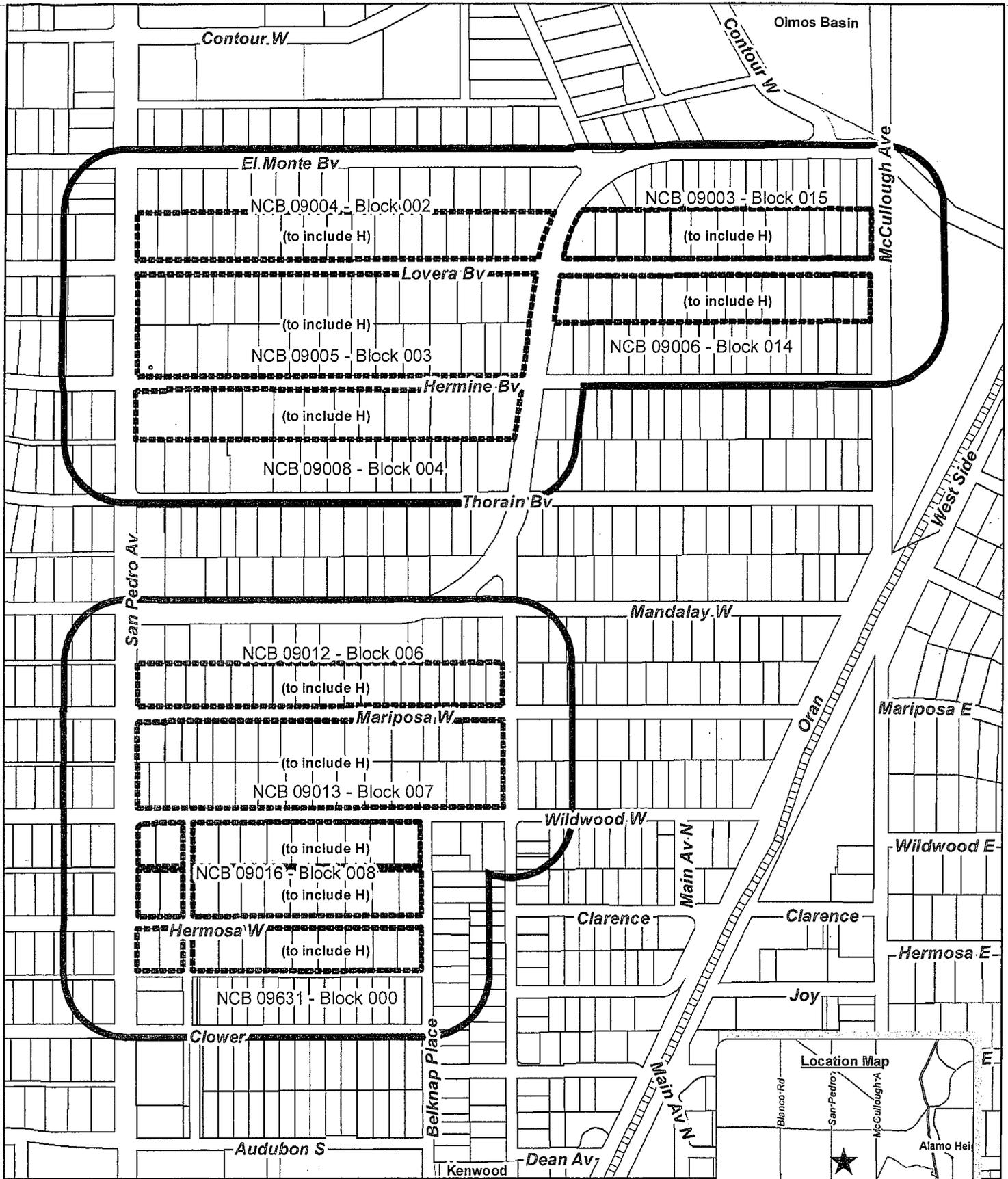
**Reviewer:** Christopher J. Garcia, AICP **Title:** Sr. Planner

**Date:** 07/10/2007

**Manager Review:** Nina Nixon-Mendez, AICP

**Date:** 07/17/07

12/30/04



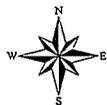
**Zoning Case Notification Plan**

**Case Z-2007-262**

Council District 1

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Various



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
Development Services Department  
(08/01/2007)

# CASE NO: Z2007262

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 1

**Ferguson Map:** 582 D4/5 E4/5

**Applicant Name:**

**Owner Name:**

City of San Antonio, Historic Preservation  
Officer

Multiple Owners

**Zoning Request:** From "R-4" Residential Single Family District, "MF-33" Multi Family District, "O-2" Office District, "C-2" Commercial District, and "C-3" General Commercial District to "R-4" H Residential Single Family Historic District, "MF-33" H Multi-Family Historic District, "O-2" H Office Historic District, "C-2" H Commercial Historic District and "C-3" H General Commercial Historic District.

**Property Location:** Multiple Lots Contained Within Block 15, NCB 9003; Block 2, NCB 9004; Block 3, NCB 9005; Block 14, NCB 9006; Block 4, NCB 9008; Block 6, NCB 9012; Block 7, NCB 9013; Block 8, NCB 9016 and Block 9, NCB 9017

101 through 292 Lovera Boulevard; 201 through 281 Hermine Boulevard; 201 through 291 W. Mariposa; 201 through 291 W. Wildwood; 226 through 293 W. Hermosa; 4950, 5000, 5018, 5322, 5326, 5330, 5402 and 5410 San Pedro Avenue

Generally Bound by Lovera Boulevard to the north, W. Hermosa to the south, McCullough Avenue to the east and San Pedro Avenue to the west

**Proposal:** To Designate a Historic District

**Neigh. Assoc.** Olmos Park Terrace NA / Edison and Northmoor Neighborhood Associations are within 200 feet

**Neigh. Plan** North Central Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Consistent.

A finding of consistency is not required because no change to the base zone is being requested. The North Central Neighborhoods Community Plan designates the subject properties as low-density residential per the Land Use Plan found on page 51 of the plan document. Low-density residential uses include single-family houses on individual lots. Low density residential uses also can include a limited number of duplexes and granny flats or garage apartments. The request to add a historic overlay designation to this area does not conflict with the future land use plan found in the North Central Neighborhoods Community Plan.

**Approval**

The subject property, known as the Olmos Park Terrace Neighborhood, is encompassed by El Monte Boulevard to the north, McCullough Avenue to the east, San Pedro Avenue to the west and West Hermosa to the south. This area consists largely of R-4 residential single family zoning. Along the western portions of the subject properties exists C-2 and C-3 commercial zoning along with MF-33 and O-2 zoning.

A petition in favor of the district has been signed by over 51% of owners of property within the proposed district boundaries. The area qualifies as a City of San Antonio Historic District according to the following criteria of the Historic and Design Section of the Unified Development Code.

A. Properties that are part of a cluster which provide a specific representation of an architectural era (35-

# CASE NO: Z2007262

## Final Staff Recommendation - Zoning Commission

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607, c-1A);

B. Buildings which constitute a particular or unique example of architectural type or historic period (35-607, c-1C);

C. Buildings that physically and spatially comprise a specific historic or architectural environment of related buildings that represent the standards and tastes of a specific segment of a community or neighborhood (35-607, 3-A);

D. Resources that contribute significantly to the historic character of the scene (35-607, 3-D); and

E. Resources which establish a neighborhood identity by creating a continuity within an area (35-607, 3-E).

Zoning staff supports the designation of subject properties within the Olmos Park Terrace Neighborhood as historic. Additionally, the intent to designate properties in this area as historic are supported by Goals 3 and 6 found in the North Central Neighborhoods Community Plan which were written to help preserve and maintain the quality of the existing residential and commercial properties of this neighborhood and create a positive community image.

**CASE MANAGER :** Brenda Valadez 207-7945

Aug 1, 2007

Z2007262

**HISTORIC AND DESIGN REVIEW COMMISSION**

~~July 18, 2007~~

Agenda Item No: 23

**HDRC CASE NO:** 2007-192

**IDENTIFIER:** Olmos Park Terrace

**ADDRESS:**

**LEGAL DESCRIPTION:** 100 Block of Lovera, 200 Block of Lovera, 200 Block of Hermine, 200 Block of Mariposa, 200 Block of Wildwood, 200 Block of Hermosa

**ZONING:**

**CITY COUNCIL DIST.:** 1

**PUBLIC PROPERTY:**

**DISTRICT:** Olmos Park Terrace Historic District

**LANDMARK:**

**APPLICANT:** San Antonio Historic Preservation Officer

**OWNER:** Various

**TYPE OF WORK:** Historic District Designation

**REQUEST:**

The Historic Preservation Officer is requesting a Certificate of Appropriateness for a finding of historic significance for Olmos Park Terrace Historic District. The Historic Preservation Officer is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of Historic District for Olmos Park Terrace. Consent forms in favor of the district designation have been signed by over 51% of property owners within the proposed district boundaries.

**Olmos Park Terrace**

Olmos Park Terrace was platted in 1931 by the Northside Improvement Company, listing developer HC Thorman as president. (Volume 980, Pages 282, 283, 284 and 285.) The plat states residences "shall cost no less than Three Thousand Six Hundred (\$3,600) Dollars." Furthermore, "Block No. 1 lying north of the alley therein and fronting on Contour and Cavalier Drives may be used for business purpose, and also providing that Block no. 16, may be used for hotel or apartments." Portions of the original plat were replatted in 1931, 1946 and 1948 and evaluated to determine the potential historic districts boundaries.

Due to the Great Depression of 1929 construction was slow at first. According to the 1935 Sanborn Fire Insurance Map in 1935 only four streets were listed, by 1938 the remaining four streets were listed in the index. According to Thorman's nephew the street was renamed by HC after his favorite Cigar and other street names or variations of the developer's own name. This short timeframe of construction also coincides with newspapers and advertisements found for Olmos Park Terrace.

"Work on 21 cottages has begun and plans completed for 11 more. All the houses will be of rock veneer with reinforced concrete foundations and thoroughly insulated. The garages will be attached." The 1937 advertisement talks about an extensive building campaign on the 200 block of Granada.

(Granada is now Lovera Street.) A newspaper article, dated 1939, the developer of the Olmos District intended to build more than 100 houses that year and was ahead of schedule. This included Olmos Park and Olmos Park Terrace. The article also stated recent sales with the following located in Olmos Park Terrace, these are 5-room houses of either red or white stone or fieldstone: 281, 275, and 258 W Hermosa, 237 Thorain, and 170 W Lovera. (June 4, 1939, Express News.)

#### HC Thorman

Herman Charles Thorman was born November 26, 1884, in Toledo, Ohio. He was the first generation born American of his German immigrant parents. Before moving to San Antonio, Thorman was a carpenter, builder, then a contractor in Toledo. He began his career as a builder in San Antonio in 1907.

Thorman was a prolific builder. According to a 1922 newspaper article, he built more than 750 dwelling in fourteen years, averaging 20 to 40 houses a year. Some of the neighborhoods he developed were, Olmos Park, Park Hill Estates, HC Thorman's Subdivision, Country Club Place and West Ashby Street in today's Tobin Hill. Newspaper advertisement in the 1920s also indicated he bought lots in built houses in other subdivision such as Kayton Avenue in Highland Park. Olmos Park Terrace shows the evolution of Thorman from a "subdivider" and "home builder" to the "Operative Builder" thus reflecting the evolution of Developers and Development Process in America. (National Register Bulletin: Historic Residential Suburbs.) Thorman died on May 17, 1954.

#### Eligibility

Olmos Park Terrace is eligible for the National Register of Historic Places.

Area of Significance of Community Planning and Development at the Local Level.

Period of Significance: 1931 to 1940 (date of plat to beginning of WWII).

Criterion B: Association with HC Thorman, real estate developer in San Antonio

Criterion C: Buildings which embody distinctive characteristics of a type, period, and method of construction. Thorman's stone cottage is distinctive of its decade and style and marks the timeframe between the Bungalow Style popular in the 1920s and the Minimal Traditional Style of post war construction in the 1940s.

#### UDC

##### 35-607 Final Evaluation

- Properties that are part of a cluster which provide specific representation of an architectural era
- Buildings which constitute a particular or unique example of architectural type or historic period
- Buildings that physically and spatially comprise a specific historic or architectural environment of related buildings that represent the standards and tastes of a specific segment of a community or neighborhood
- Resources that contribute significantly to the historic character of the scene
- Resources which establish a neighborhood identity by creating a continuity within an area

#### North Central Community Plan

- Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.
- Goal 6: Create a positive community image and instill community pride.

The proposed district is shown on the accompanying map and contains the following properties:

- 100 Block of Lovera
- 200 Block of Lovera
- 200 Block of Lovera
- 200 Block of Mariposa

200 Block of Wildwood  
200 Block of Hermosa

Z2007262

**RECOMMENDATION:**

Staff recommends a finding of historic significance for the area as Olmos Park Terrace Historic District. The area clearly meets the criteria of the code for local historic district designation, per Sections 35-607 based on the following:

- Properties that are part of a cluster which provide specific representation of an architectural era
- Buildings which constitute a particular or unique example of architectural type or historic period
- Buildings that physically and spatially comprise a specific historic or architectural environment of related buildings that represent the standards and tastes of a specific segment of a community or neighborhood
- Resources that contribute significantly to the historic character of the scene
- Resources which establish a neighborhood identity by creating a continuity within an area

It is a visible reminder of the architectural heritage of the community and has architectural and cultural integrity of location, design, materials, and workmanship. The proposed historic district is united by the pattern of physical development and architectural character.

**CASE COMMENTS:**



# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007262

**Existing Zoning:** multiple properties

**Requested Zoning:** H (Historic Overlay)

**Registered Neighborhood Association(s):**  
Olmos Park Terrace

**Neighborhood/Community/Perimeter Plan:**  
North Central Community Plan

**Future Land Use for the site:**  
Low-Density Residential

**Other Comments:**

The requested zoning change does not alter the allowable uses within the current base zoning districts. The Historic (H) overlay designation and the current base zoning do not conflict with the Future Land Use Plan found in the North Central Community Plan. The requested zoning change continues implementation of Goal 3 and Goal 6 in the Housing and Economic Development Section of the Community Plan.

Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.  
Goal 6: Create a positive community image and instill community pride.

**Analysis:**

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

**Staff Recommendation:**

Supports

Recommends Denial

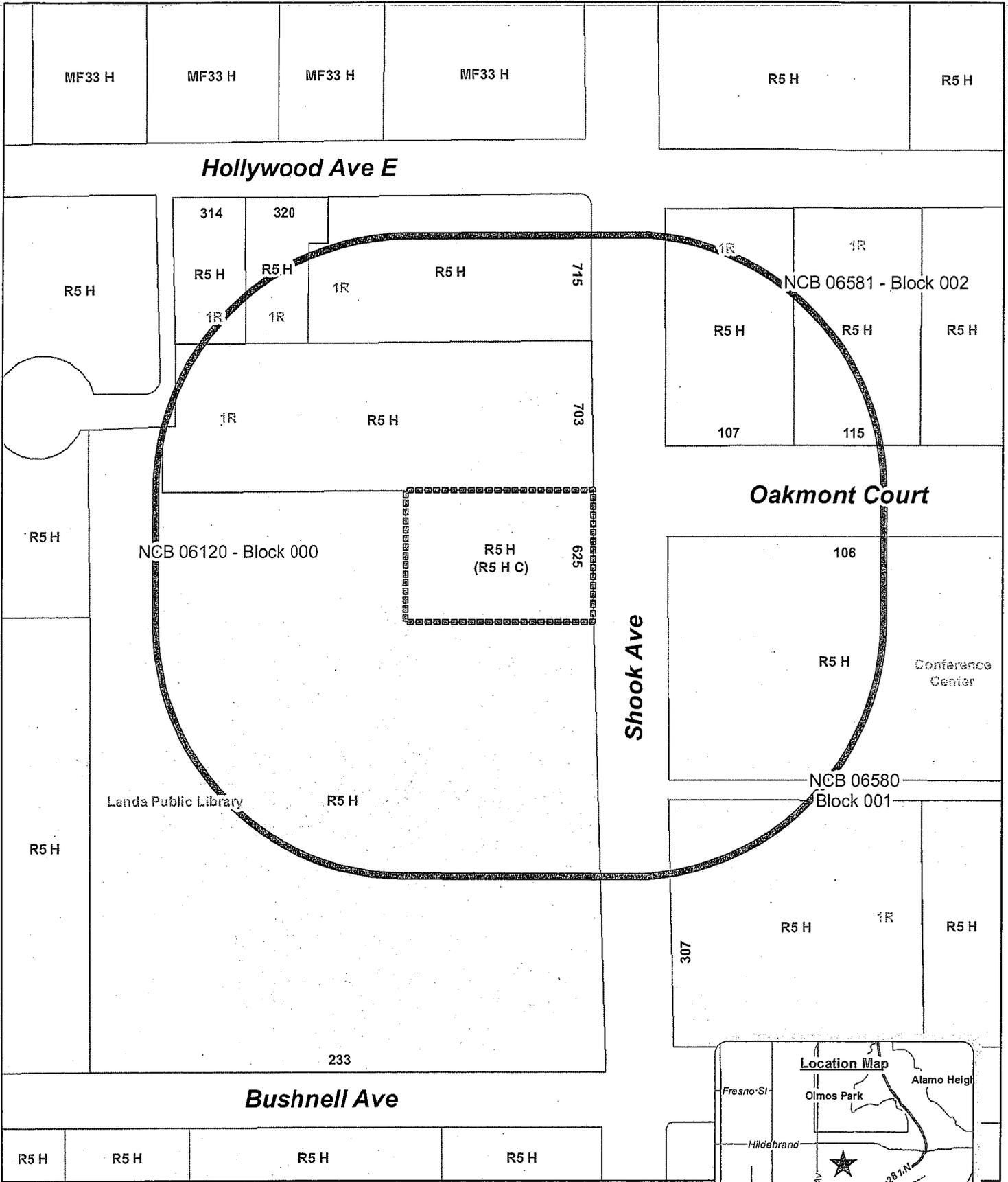
Alternate Recommendation

**Reviewer:** Beth Johnson    **Title:** Planner II

**Date:** 7/26/2007

**Manager Review:** Nina Nixon-Mendez

**Date:** 7/26/07



**Zoning Case Notification Plan**

**Case Z-2007-271 CD**

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 6 & S 15 ft of N 105 ft of E 147 ft of Lot 2 - NCB 06120 - Block 000



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain

Produced by the City of San Antonio  
Development Services Department  
(08/08/2007)

# CASE NO: Z2007271 CD

## Final Staff Recommendation - Zoning Commission

**Date:** August 21, 2007

**Council District:** 1

**Ferguson Map:** 582 F7

**Applicant Name:**

San Antonio Public Library Foundation

**Owner Name:**

San Antonio Public Library Foundation

**Zoning Request:** From "R-5" H Residential Single-Family Historic District to "R-5" H (CD-Library Foundation Office) Residential Single-Family Historic District with a Conditional Use for a Library Foundation Office.

**Property Location:** Lot 6 and the South 15 Feet of the North 105 Feet of the East 147 Feet of Lot 2, NCB 6120

625 Shook Avenue

Shook Avenue, North of Bushnell

**Proposal:** To Allow a Library Foundation Office

**Neigh. Assoc.** Monte Vista Historical Association

**Neigh. Plan** Monte Vista Neighborhood Plan

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

### Staff Recommendation:

A finding of consistency is not required because this zoning request does not include a change to the base zoning district. While the Monte Vista Plan is not a consistency plan, it does serve as a guide for development. This rezoning request is consistent with several of the neighborhood vision items identified in the Monte Vista plan (please see attached Neighborhood and Urban Design Division Zoning Case Review).

### Approval

The subject property is located within the Monte Vista Historic District. This parcel is situated on the west side of Shook Avenue, north of Bushnell Avenue and south of East Hollywood Avenue. The parcel to the north is zoned R-5 H and is occupied by a single-family residence. The parcel to the east is zoned R-5 H and is occupied by the Trinity University Holt Conference Center. The large parcel to the south and west is also zoned R-5 H and is occupied by the Hannah Landa Memorial Branch Library. The original "A" zoning district for the subject property converted to R-5 following the conversion of the zoning districts effective February 4, 2002. The historic designation was applied July 17, 1975 by ordinance 45504. The same applicant applied for O-1 zoning on the subject property in 2004. This rezoning request was subsequently amended to "R-5" H (CD-Library Foundation Office). This case was continued during Zoning Commission hearings in March, April and May before the case was ultimately withdrawn by the applicant.

The applicant is requesting a conditional use to allow a Library Foundation Office. If approved, the existing structure will house the Library Foundation Office while renovations to the structure and grounds are completed. After these renovations are complete, the structure and grounds will be used to support the adjacent Landa Library.

The proposed use is compatible with the existing uses in the surrounding area. The Landa Library and Trinity University are two existing non-residential uses in the immediate vicinity. Because the subject property shares two of its property lines with the Landa Library, the impact on abutting properties should be minimal. To

# CASE NO: Z2007271 CD

## Final Staff Recommendation - Zoning Commission

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protect the residential character of the area, the following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council (UDC 35-422):

- 1) there shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure,
- 2) no construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood and
- 3) business or office house of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

If approved, this conditional zoning district shall run with the land until such time that the zoning is changed or the conditional use granted has been discontinued on the property for a period of twelve (12) months.

**CASE MANAGER :** Michael Taylor 207-0132

# Neighborhood and Urban Design Division Zoning Case Review

**Zoning Case No.:** Z2007271

**Address:** 625 Shook Avenue

**Existing Zoning:** R-5 H

**Requested Zoning:** R-5 HC

**Registered Neighborhood Association(s):** Monte Vista Neighborhood Association

**Neighborhood/Community/Perimeter Plan:** Monte Vista Neighborhood Plan

**Future Land Use for the site:** Single Family Residential

As stated in the plan, this rezoning will be consistent with the neighborhood vision (pages 1-8):

- Promote the general welfare of the community by fostering compatible land uses
- Permit only uses which would be compatible within these districts
- Encourage preservation of neighborhood integrity
- Zoning which preserves existing historic districts, landmarks, architecture, structures, trees, outstanding natural topography, and geologic features

### Other Comments:

The Monte Vista plan is not a consistency plan, but it services as a guide for development. The conditional use is to allow the San Antonio Public Library Foundation offices to be housed temporarily at 625 Shook Ave. while renovations to house and surrounding grounds occur.

### Analysis:

Request conforms to Land Use Plan

Request does not conform to Land Use Plan

Consistency not required because base zoning not changing

### Staff Recommendation:

Approval

Denial

Alternate Recommendation

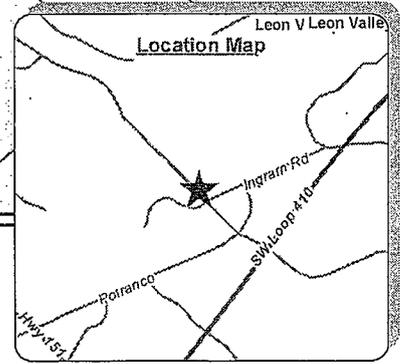
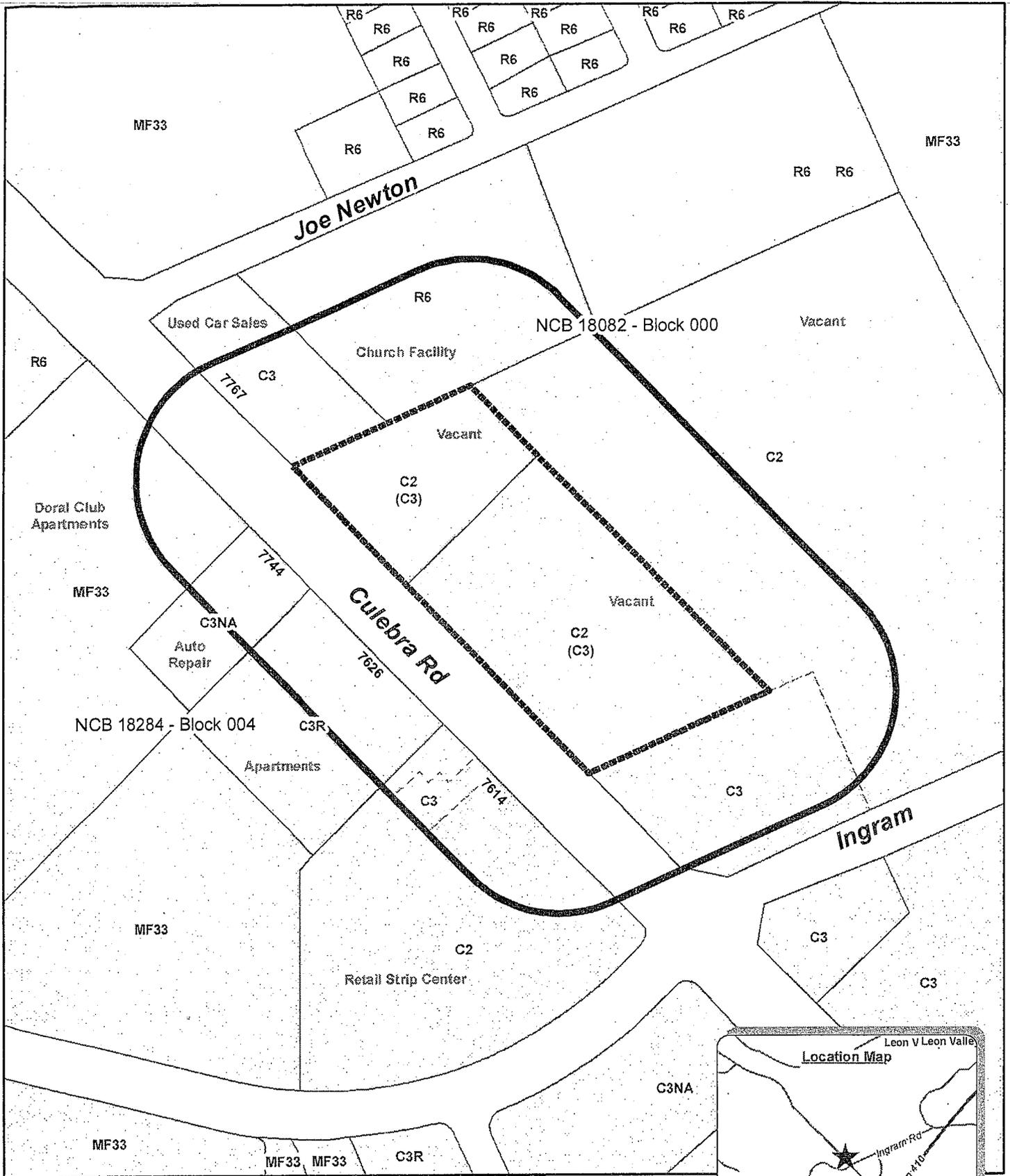
**Reviewer:** Tamara Palma

**Title:** Planner II

**Date:** 07/30/2007

**Manager Review:** Nina Nixon-Mendez

**Date:** 8/1/2007



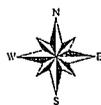
**Zoning Case Notification Plan**

**Case Z-2007-261**

Council District 6

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lots P-56C(2.091AC), P-56D(.865 AC) and P-56E(.186 AC) and part of Lot P-56 (5.553AC), P-56A(4.638 AC) & P-56B (4.867AC) - NCB 18082 - Block 000



**Legend**

- Subject Property [Thick black outline]
- 200' Notification Buffer [Dashed line]
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain [Hatched pattern]

Produced by the City of San Antonio  
Development Services Department  
(07/30/2007)

# CASE NO: Z2007261

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 6

**Ferguson Map:** 579 D8

**Applicant Name:**

Adrian Ismail

**Owner Name:**

Culebra Business Park, LLC

**Zoning Request:** From "C-2" Commercial District to "C-3" General Commercial District.

**Property Location:** 4.25 acres out of NCB 18082  
7000 Block of Culebra Road  
Culebra Road, North of Ingram Road

**Proposal:** To Allow a Shopping Center

**Neigh. Assoc.** Pipers Meadow Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Study may be required with an increase in peak hour trips.

**Staff Recommendation:**

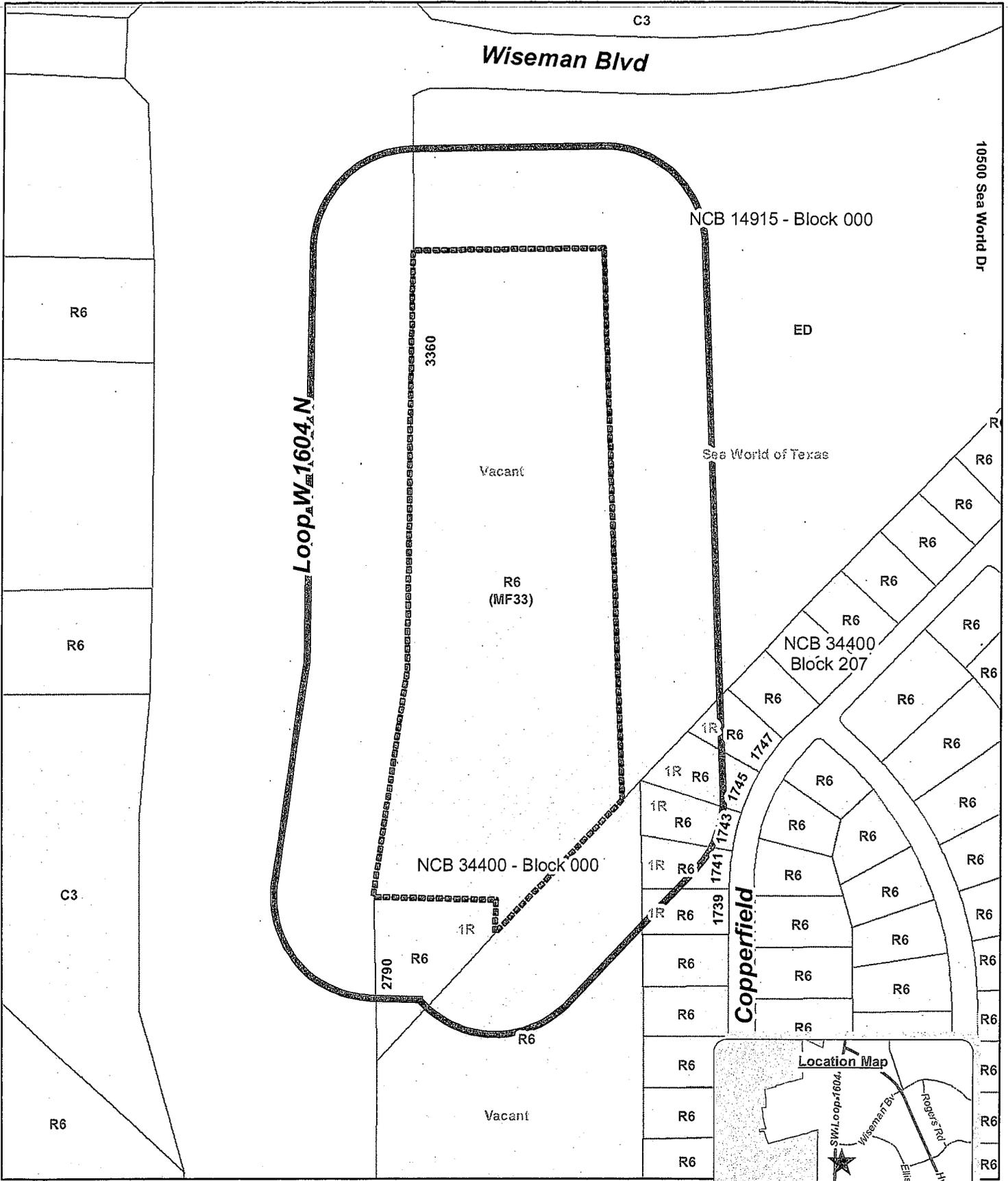
Approval

The requested zoning district is a regional commercial zoning district most appropriate near the intersections of major thoroughfares and established commercial nodes. Given the property's location within a highly commercialized area and the amount of commercial zoning that surrounds a majority of the property, the requested zoning district is compatible and consistent with the current development trends of this area.

The subject property was annexed into the city in December of 1985, totals just over 4 acres and fronts on Culebra Road, which is identified as a Type A Primary Arterial in the city's Major Thoroughfare Plan. There is a multi-unit commercial building currently under construction on the site. The property has existing C-2 zoning that dates to 1999 and the applicants are requesting the C-3 zoning district to allow a wider range of commercial uses and potential future tenants. The property is located near the intersection of Ingram Road, which is identified as a Type A Secondary Arterial by the Plan.

There is a large tract of undeveloped land to the immediate east and an undeveloped parcel to the south. These parcels have existing C-2 and C-3 zoning, respectively, that date to 1999. The parcel to the north has an existing automobile sales lot with C-3 zoning that dates to 1996. There is also a parcel to the north with R-6 zoning, and a Type C landscape buffer will be required along this property line should the requested zoning be approved. To the west, across Culebra Road and at the intersection of Culebra and Ingram, is a retail strip center with C-2 and C-3 zoning dating to the 1990's and uses that include a bakery shop, a hair salon and office uses. Directly west are automotive-related uses with commercial zoning that also dates to the 1990's, both having restrictive alcohol sales designations. Also to the west, is the Doral Club apartment community with multi-family zoning dating to 1992. Many of these uses were established in the 1980's.

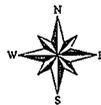
**CASE MANAGER :** Matthew Taylor 207-5876



**Zoning Case Notification Plan**

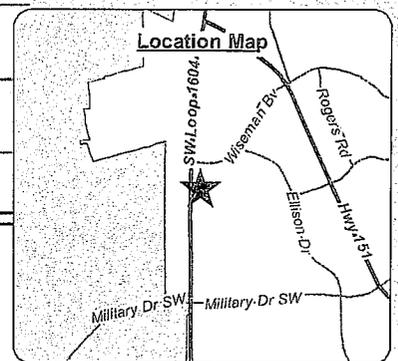
**Case Z-2007-263**

Council District 6  
 Scale: 1" approx. = 250'  
 Subject Property Legal Description(s): Lot P-4 - NCB 34400 - Block 000 "Potranco / FM 1604" Annexation



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
 Development Services Department  
 (08/01/2007)

# CASE NO: Z2007263

## Final Staff Recommendation - Zoning Commission

**Date:** August 21, 2007

**Council District:** 6

**Ferguson Map:** 578 A7

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

Landford Parnters, Ltd.

**Zoning Request:** From "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

**Property Location:** 11.995 acres out of NCB 14915

3360 West Loop 1604 North

Approximately 350 feet south of the intersection of West Loop 1604 North and Wiseman Boulevard.

**Proposal:** To allow a multi-family residential development.

**Neigh. Assoc.** Oak Creek Homeowners Association

**Neigh. Plan** None

**TIA Statement:** A Level 1 Traffic Impact Analysis (TIA) will be required at platting/permitting.

### Staff Recommendation:

#### Approval

The subject property is located on the City's far northwest side. This parcel is situated on the east side of West Loop 1604 North, south of Wiseman Boulevard and north of Southwest Military Drive. The subject property was previously occupied by a single-family residence but is currently vacant. The property to the north and east is part of a large, undeveloped tract that is currently owned by Sea World of Texas. The zoning on this property is "ED" Entertainment District. The parcel to the southwest is zoned R-6 and is occupied by a single-family residence. The property to the southeast is also zoned R-6 and is currently vacant. A single-family residential subdivision does not share a common property line, but lies near the southeastern portion of the subject property. The parcels to the west, across West Loop 1604 north are zoned C-3 or R-6. The area including the subject lot was annexed December 31, 2000 by ordinance 92902. The existing R-6 zoning on the subject lot converted from the original Temp R-1 zoning with the adoption of the current zoning classification system in 2002.

The applicant is requesting MF-33 zoning to allow a multi-family residential development on the subject property. According to the preliminary massing plan, this development would include 12 three-story buildings and a clubhouse. The proposed development would include 282 units, although the requested MF-33 zoning district would allow up to 395 units based on the maximum allowed density. The applicant is proposing to include two vehicular access points along the West Loop 1604 North frontage road – one for resident and visitor use and the second for resident use only.

The requested MF-33 zoning is appropriate at this location. MF-33 uses are to be located near supporting transportation and commercial facilities in a centrally located area or in an area where medium density multi-family use is desired. The recently completed widening of Loop 1604 has increased vehicular capacity and the area is ripe for commercial growth. Many of the vacant parcels along Loop 1604 in this area have been rezoned to C-2 or C-3. An 11.518-acre parcel with frontage on West Loop 1604 North and located approximately 3500 feet south of the subject property was rezoned to C-2 on June 17, 2007. Multi-family residential development in this area will provide for a desired mix of uses and MF-33 zoning will serve as an



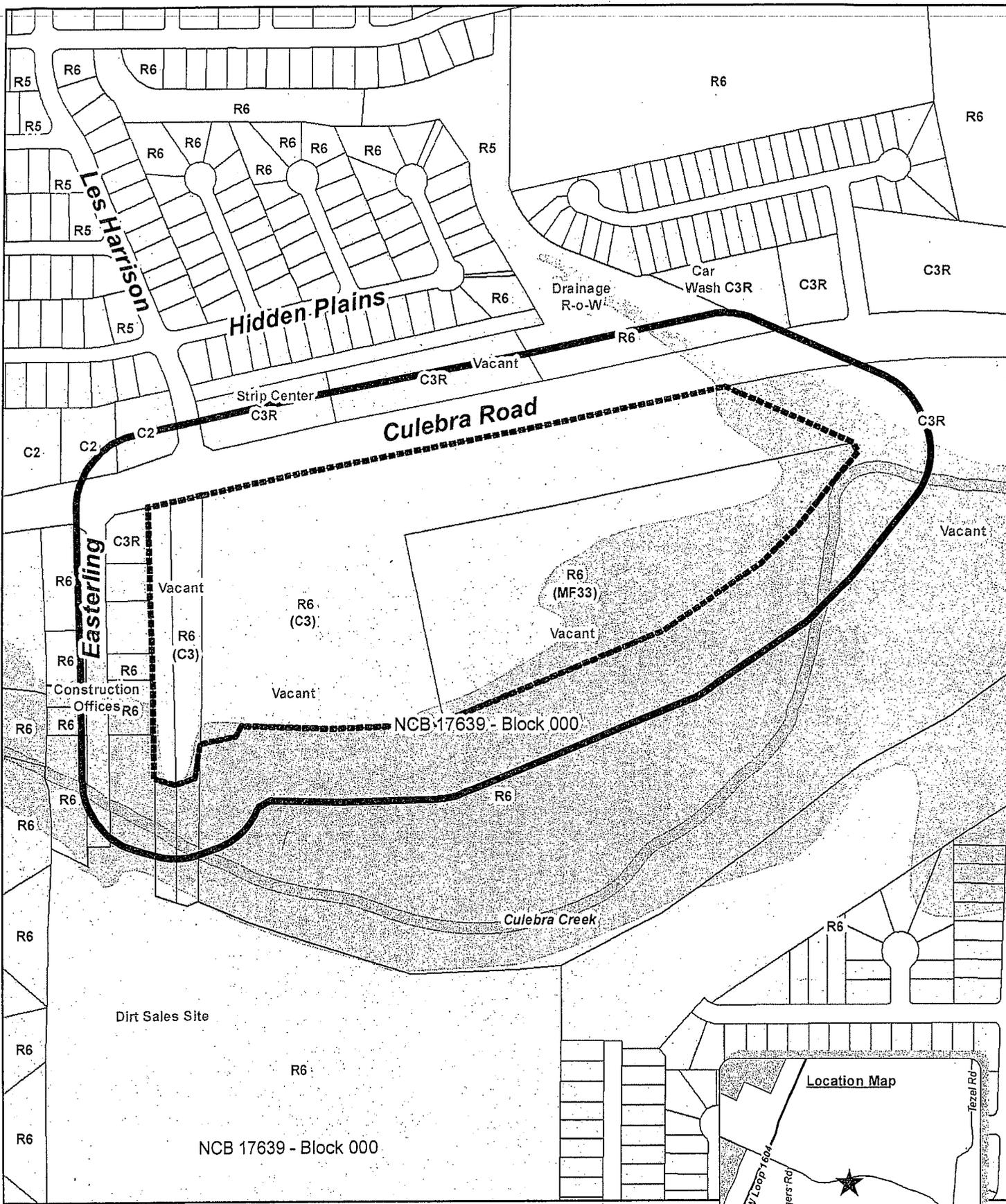
# CASE NO: Z2007263

## Final Staff Recommendation - Zoning Commission

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appropriate transition to the single-family residential uses to the east.

**CASE MANAGER :** Michael Taylor 207-0132



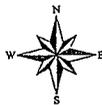
**Zoning Case Notification Plan**

**Case Z-2007-197**

Council District 6

Scale: 1" approx. = 350'

Subject Property Legal Description(s): Part of Lots P-6, P-10, and P-11 - NCB 17639 - Block 000



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
Development Services Department  
(08/06/2007)

# CASE NO: Z2007197

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 6

**Ferguson Map:** 578 D4

**Applicant Name:**

**Owner Name:**

Jay Khadem

Jay Khadem

**Zoning Request:** From "R-6" Residential Single Family District to "C-3" General Commercial District (17.59 acres) and "MF-33" Multi-Family District (10.34 acres).

**Property Location:** 27.75 acres out of NCB 17639

9936 Culebra Road

Southside of Culebra Road

**Proposal:** Commercial and Multi-Family development

**Neigh. Assoc.** San Antonio Creekside and Great Northwest

**Neigh. Plan** None

**TIA Statement:** A Level-3 Traffic Impact Analysis (TIA) will be required at platting/permitting.

### Staff Recommendation:

Approval

The 27.75 acre project site is currently undeveloped and located on the southside of Culebra Road. Culebra Road is shown within the City of San Antonio Major Thoroughfare Plan as an arterial street which accepts traffic flow from collector streets and Type A and Type B residential streets. The proposed 27.75 acre tract will be developed with commercial and multi-family dwellings and consists of 17.59 acres of "C-3" General Commercial District and 10.16 acres of "MF-33" Multi Family District. The remaining acreage will remain as "R-6" Residential Single Family District and is predominantly of floodplain area.

The surrounding land uses are predominantly undeveloped land with the exception of tracts fronting Easterling which are commercial use. The intersecting roadway across from the site is Les Harrison Drive, which is proposed to be extended as part of the 27.75 acre development. Given the existing mixed-use development pattern in the area, and the location of the subject property, the requested zoning is appropriate and suitable to the area. The subject property was annexed in 1989 and totals approximately 27.75 acres. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single Family District converted from the previous Temporary "R-1" Single-Family Residence District.

Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to 33 units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired. An "MF-33" district may be used as a transition between a single family and higher intensity uses.

"C-3" districts are designed to provide for more intensive commercial uses than those located within the NC, C-1, or C-2 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. C-3 districts should also incorporate



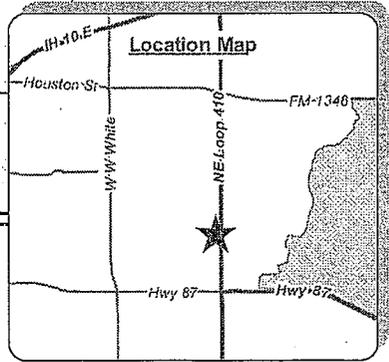
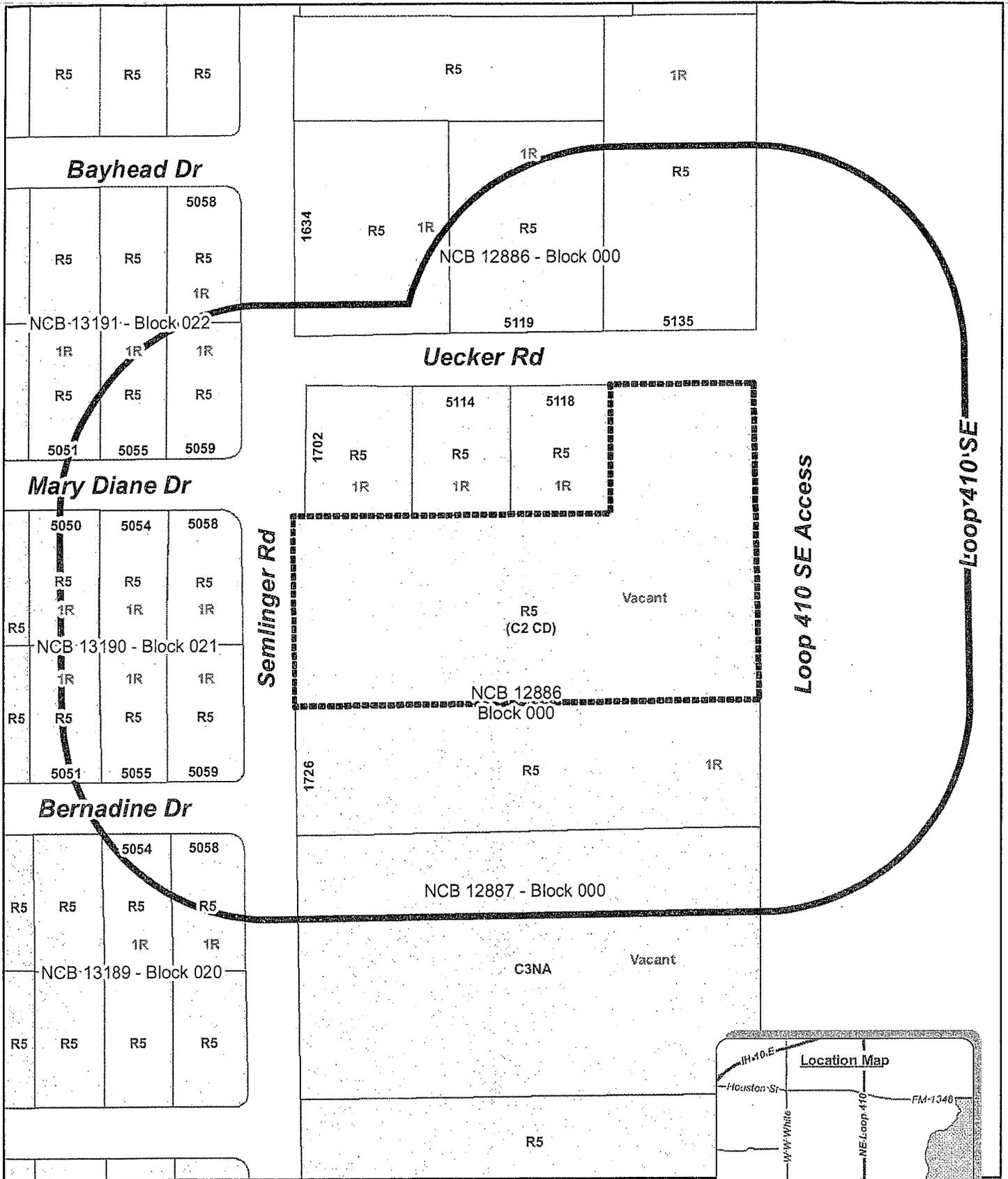
# **CASE NO: Z2007197**

## **Final Staff Recommendation - Zoning Commission**

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shared internal circulation and limited curb cuts to arterial streets.

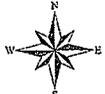
**CASE MANAGER :** Pedro G. Vega 207-7980



**Zoning Case Notification Plan**

**Case Z2007270 CD**

Council District 2  
 Scale: 1" approx. = 120'  
 Subject Property Legal Description(s): W 443.37 of Lot 4 Exc E 305 ft of N 123 ft - NCB 12886 - Block 000



**Legend**

- Subject Property [dashed line]
- 200' Notification Buffer [thick solid line]
- Current Zoning R6 [stippled area]
- Requested Zoning Change (R6) [stippled area]
- 100-Year FEMA Floodplain [dotted area]

Produced by the City of San Antonio  
 Development Services Department  
 (08/08/2007)

# CASE NO: Z2007270 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 2

**Ferguson Map:** 618 F8

**Applicant Name:**  
United Bilt Homes, Inc.

**Owner Name:**  
United-Bilt Homes, Inc.

**Zoning Request:** From "R-5" Residential Single Family District to "C-2" (CD-Modular Housing Sales) Commercial District with a Conditional Use for Modular Housing Sales.

**Property Location:** 2.227 acres out of NCB 12886

1722 Semlinger Road

Southwest Corner of Uecker Road and Southeast Loop 410 Access Road

**Proposal:** To Allow for Modular Housing Sales

**Neigh. Assoc.** Dellcrest Area

**Neigh. Plan** None

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

**Staff Recommendation:**

Approval with Conditions

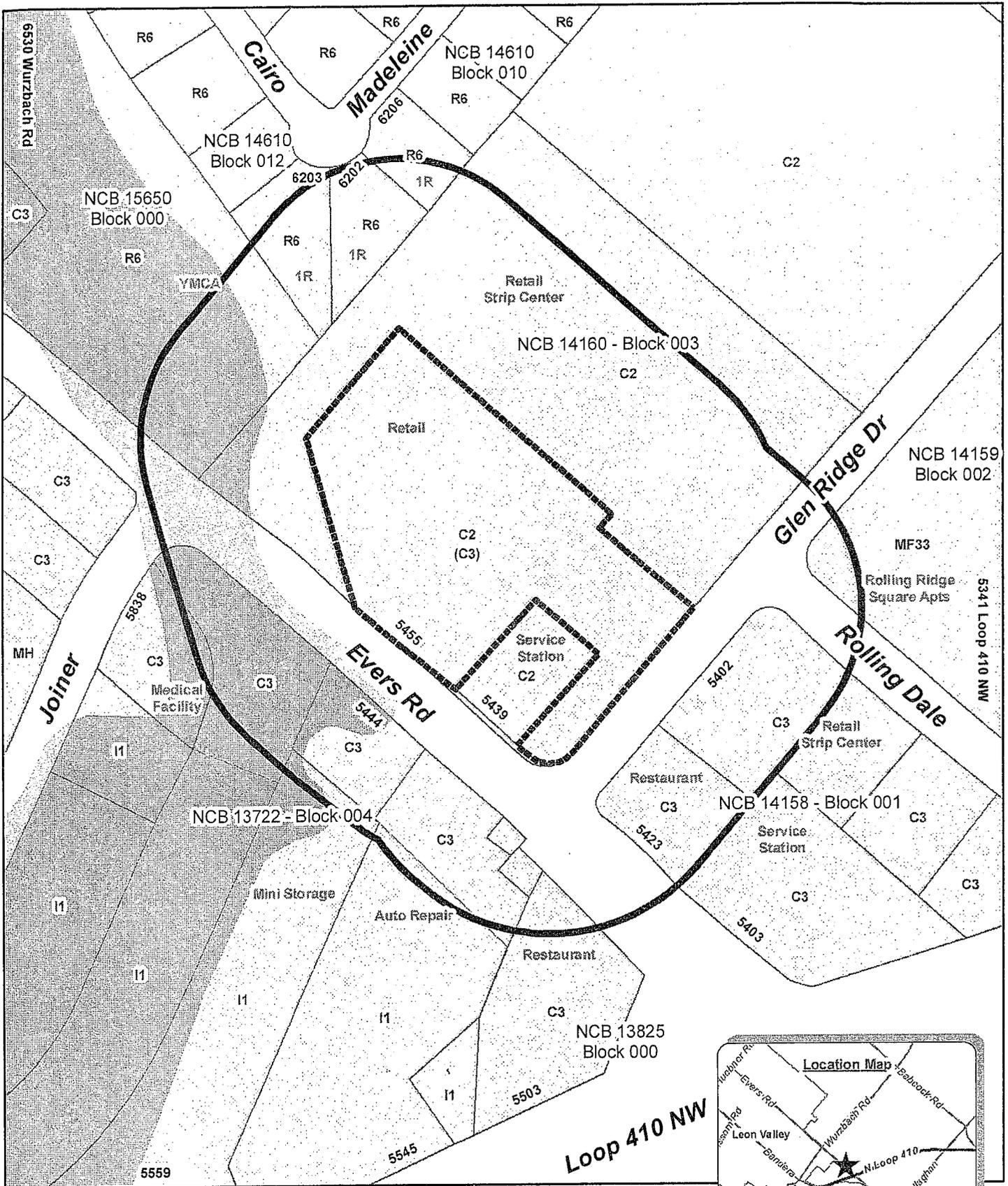
The subject property was annexed in 1957, totals approximately 2.227 acres, and is currently undeveloped. In 2002 following the adoption of the Unified Development Code, the existing R-5 zoning converted from the previous A zoning. Property to the north and south of the subject property is zoned "R-5" Residential Single-Family District. Property to the west across Semlinger Road is zoned "R-5" Residential Single-Family District. Southeast Loop 410 Access Road is to the east of the subject property. Land uses immediately adjacent to the proposed development consist of single-family residences to the north and south of the subject property and single-family residences to the west across Semlinger Road. Southeast Loop 410 Access Road is to the east of the subject property.

The applicant has applied for C-2 (CD-Modular Housing Sales) in order to allow for custom home models and a sales office on the subject property. The subject property has frontage on Southeast Loop 410 Access Road, Semlinger Road and Uecker Road. There are various residential, commercial and industrial developments along Southeast Loop 410 between Houston Street and Rigsby Avenue. Staff finds this request reasonable at this location given the frontage on a freeway access road and the nearby commercial node at Southeast Loop 410 and Rigsby Avenue (HWY 87).

Should Zoning Commission recommend approval of the requested zoning, Staff would recommend the following conditions:

1. A 25 foot Type D buffer shall be provided along the North, South and East property lines of the subject property, where the subject property abuts existing R-5 single family residential zoning.
2. Commercial access to the subject property shall be limited to the Southeast Loop 410 Access Road. No commercial access shall be allowed via Semlinger Road or Uecker Road.
3. Hours of Operation shall be limited to the hours between 6 a.m. and 8 p.m.

**CASE MANAGER :** Leslie Zavala 207-0215

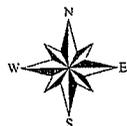


**Zoning Case Notification Plan**

**Case Z-2007-253**

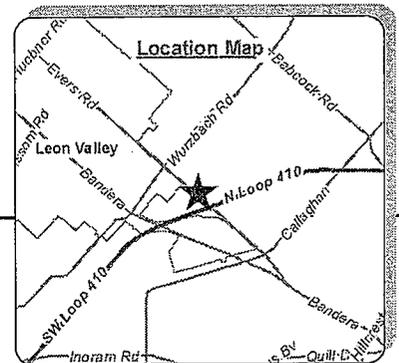
Council District 7

Scale: 1" approx. = 150'



**Legend**

Subject Property	
200' Notification Buffer	
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	



Produced by the City of San Antonio  
Development Services Department  
(07/12/2007)

# CASE NO: Z2007253

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 7

**Ferguson Map:** 580 D4

**Applicant Name:**

**Owner Name:**

Debra Sauer

Main Street Properties

**Zoning Request:** From "C-2" Commercial District to "C-3" General Commercial District.

**Property Location:** Southeast 250.37 feet of Lot 2, Block 3, NCB 14160 (2.6786 acres)

5455 Evers Road

North corner of Evers Road and Glen Ridge Drive

**Proposal:** Banquet Hall to include alcoholic beverages

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Level 1 Traffic Impact Analysis (TIA) will be required at platting/permitting.

**Staff Recommendation:**

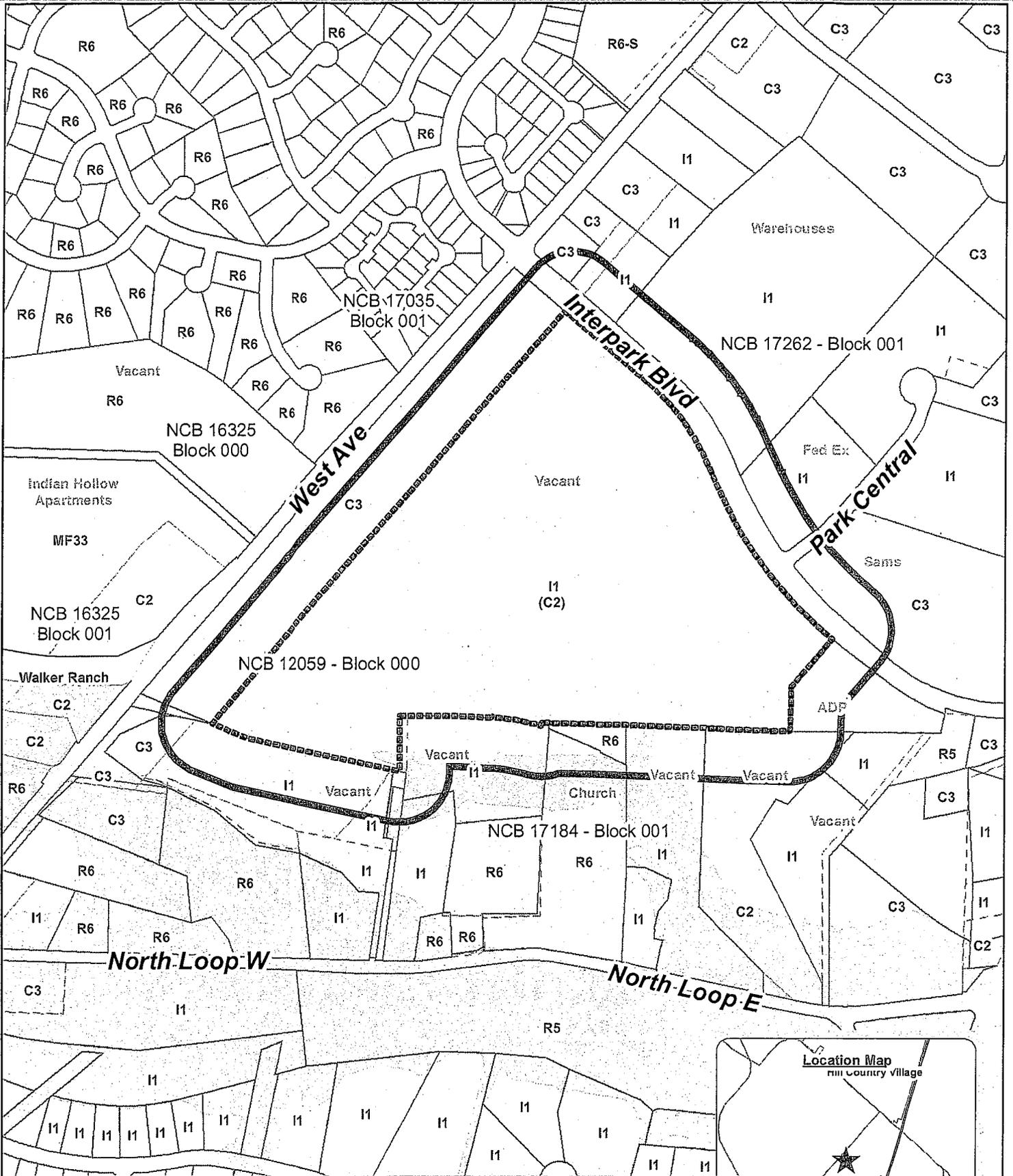
Approval

The subject property consists of a vacant commercial building and part of an existing retail shopping center. The property is adjacent to "C-2" Commercial District to the northeast, northwest and at 5439 Evers Road. Property across Evers Road to the southwest and Glen Ridge Drive to the southeast is zoned "C-3" General Commercial District. The existing building was previously used as a supermarket for many years. The existing "C-2" Commercial District to the northwest, separates the subject property from the existing single-family dwellings. The proposed zoning request would be appropriate at this location and beneficial reuse of the existing vacant building. The zoning request would also help in preserving and enhancing the property.

The general commercial district is a regional commercial district most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and freeways. The subject property has access from Evers Road and Glen Ridge Drive. The "C-3" General Commercial District would compliment the commercial development pattern beginning at the intersection of Evers Road and Northwest Loop 410. The subject property was annexed in 1968 and totals approximately 2.6786 acres. The property was zoned "B-2" Business District by City Council on February 2, 1968 (Ordinance # 36245). In 2002 following the adoption of the Unified Development Code, the existing "C-2" Commercial District converted from the previous "B-2" Business District.

"C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC", "C-1", or "C-2" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should also incorporate shared internal circulation and limited curb cuts to arterial streets.

**CASE MANAGER :** Pedro Vega 207-7980



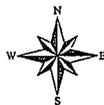
**Zoning Case Notification Plan**

**Case Z2007266**

Council District 9

Scale: 1" approx. = 500'

Subject Property Legal Description(s): Part of Lots P-6A, P-7, P-7B, P-8 & P-8A - NCB 12059 - Block 000



**Legend**

- Subject Property
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



Produced by the City of San Antonio  
Development Services Department  
(08/06/2007)

# CASE NO: Z2007266

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 9

**Ferguson Map:** 550 E1

**Applicant Name:**

Brown, P. C.

**Owner Name:**

Interpark Associates, Ltd.

**Zoning Request:** From "I-1" General Industrial District to "C-2" Commercial District.

**Property Location:** 52.093 acres out of NCB 12059

100 Block of Interpark Boulevard

Approximately 400 feet south of the intersection of Interpark Boulevard and West Avenue

**Proposal:** To Allow for a Commercial/ Retail Shopping Center

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Level 2 Traffic Impact Analysis (TIA) has been submitted for review.

**Staff Recommendation:**

Approval

The subject property was annexed in 1972, totals approximately 52.093 acres and is currently undeveloped. The subject property was zoned I-1, which was approved by the City Council on August 16, 1973 (Ordinance #42652.) In 2002 following the adoption of the Unified Development Code, the existing I-1 zoning converted from the previous I-1 zoning.

Property to the north across Interpark Boulevard is zoned "I-1" General Industrial District and "C-3" General Commercial District. Property to the east is zoned "I-1" General Industrial District and property to the west is zoned "C-3" General Commercial District. Property to the south is zoned "I-1" General Industrial District, "C-2" Commercial District and "R-6" Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of an office and business park to the north across Interpark Boulevard and offices to the south (ADP.) To the west of the subject property sits undeveloped land, which extends to West Avenue. Coker United Methodist Church sits to the south of the subject property, along with a large amount of undeveloped tracts.

The applicant has applied for the C-2 Commercial District in order to develop a commercial/ retail shopping center. The requested rezoning is a reduction in intensity from I-1 to C-2 and would be appropriate at this location. The "I-1" zoning classification is not compatible with the commercial character of Interpark Boulevard, a Collector road, and the adjacent single-family and multi-family residences along West Avenue, a Secondary Arterial Type A road. In addition, heavy industry is inappropriate for this area because of close proximity to Walker Ranch Park. The C-2 zoning request conforms to the general development pattern of Interpark Boulevard and the proposed use is consistent with the established uses in the area. This request, if granted, would allow for a more suitable use and less intense zoning district for the subject property.

**CASE MANAGER :** Leslie Zavala 207-0215



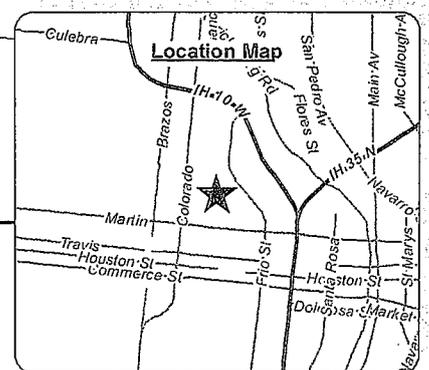
**Zoning Case Notification Plan**

**Case Z-2007-217 S**

Council District 5  
 Scale: 1" approx. = 250'



- Legend**
- Subject Property
  - 200' Notification Buffer
  - Current Zoning **R6**
  - Requested Zoning Change **(R6)**
  - 100-Year FEMA Floodplain



Produced by the City of San Antonio  
 Development Services Department  
 (08/02/2007)

# CASE NO: Z2007217 S

## Final Staff Recommendation - Zoning Commission

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**Date:** August 21, 2007

**Council District:** 5

**Ferguson Map:** 616 C4

**Applicant Name:**

City of San Antonio

**Owner Name:**

City of San Antonio

**Zoning Request:** From "I-1" General Industrial District and "I-2" Heavy Industrial District to "C-3 NA" S General Commercial Nonalcoholic Sales District with Specific Use Permit for a Human Services Campus.

**Property Location:** 11.372 acres out of NCB 197, NCB 198, NCB 219, NCB 220 and NCB 250

717 North Frio Street; 524 Leal Street; 1301 West Martin Street; 519 North Medina; 722, 801, 825 and 903 Morales; 523 and 615 Perez Street; 727 North Salado Street and 626 North San Marcos

Generally bound by Leal Street to the north, West Martin Street to the south, North Salado Street to the east and a railroad right-of-way to the west

**Proposal:** To allow a Human Services Campus

**Neigh. Assoc.** Prospect Hill Neighborhood Association

**Neigh. Plan** None

### Staff Recommendation:

Approval

The subject property consists of 11.372 acres located just west of Downtown. The parcels that comprise the subject property are currently zoned "I-1" or "I-2." The abutting and adjacent properties are primarily zoned "I-1" or "I-2". The lone exception is a parcel across Frio Street that is zoned "MF-33" and that is the location of a public housing community. The parcels included within the subject property are either currently vacant or used for various industrial activities including outside storage, warehousing, and manufacturing.

The applicant is requesting "C-3NA" S zoning to allow the Haven for Hope Human Services Campus. The "C-3" zoning district does not permit a Human Services Campus by right; rather such use may be authorized through the issuance of a Specific Use Authorization by City Council. Specific Use Authorizations are for those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

In January 2005, the City Council adopted a 10-year plan to end chronic homelessness. One of the main components of this plan calls for the development of a human services campus where the housing, workforce, medical, mental health, and substance abuse needs of the homeless may be addressed. On November 30, 2006 City Council approved a conceptual plan for a human services campus and directed staff to study potential locations for the campus, establish the services to be provided at the proposed campus, develop an annual campus operations and maintenance budget and develop a public/private financing plan for the approximated cost of acquiring the land and constructing the campus and associated infrastructure. On April 19, 2007 City Council authorized the acquisition of the subject property so that it may be used as part of the Haven for Hope project.

# CASE NO: Z2007217 S

## Final Staff Recommendation - Zoning Commission

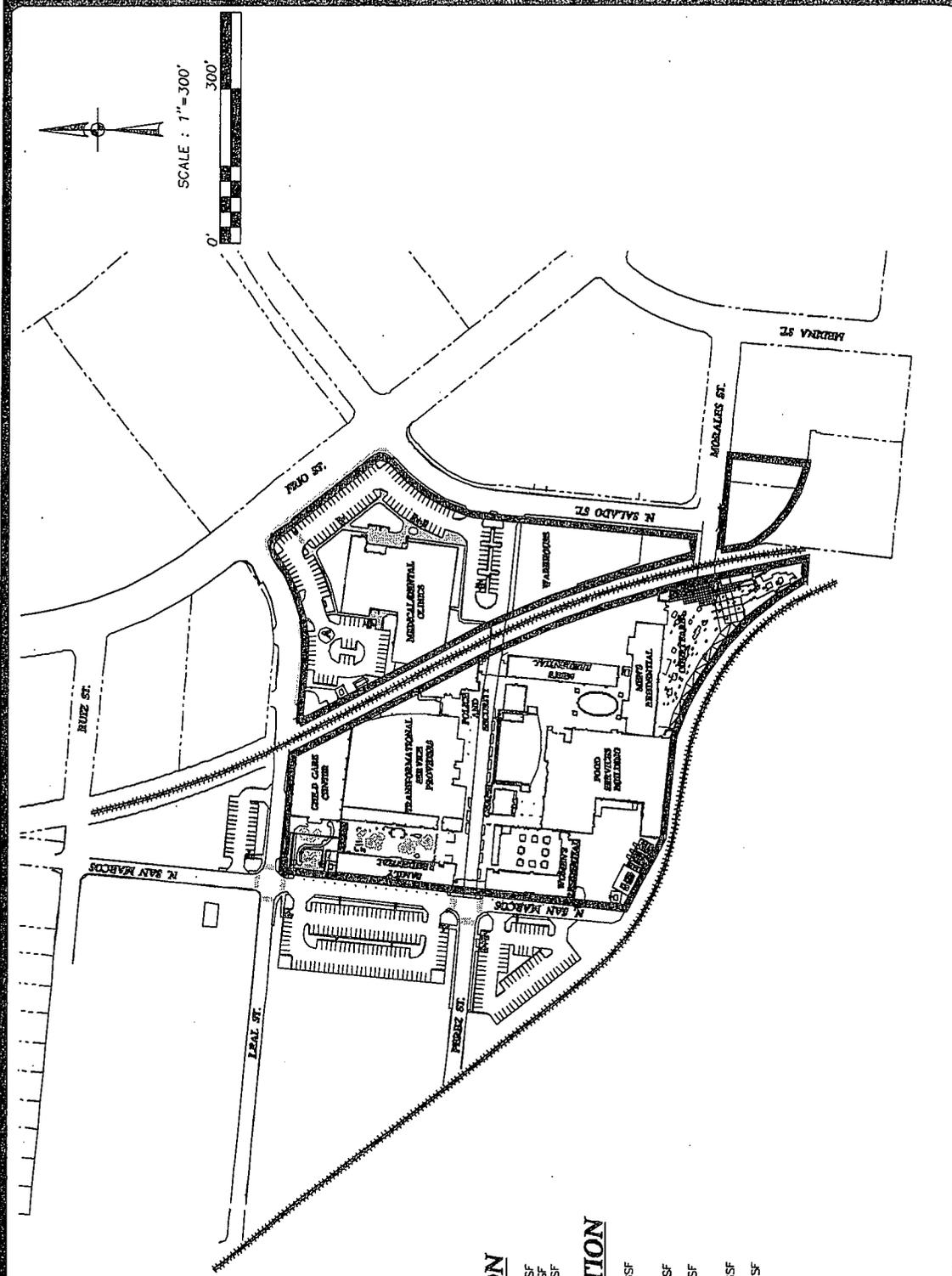
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The City of San Antonio is proposing to redevelop the subject property into the Haven for Hope Human Services Campus. This redevelopment will include the renovation and reuse of 184,727 gross square feet of existing industrial space combined with 113,762 gross square feet of new construction. Proposed uses are to include: men's, women's and family residential areas; a childcare center; dining and food services; space for transportation service providers and medical, dental and intake facilities.

This site is in close proximity to existing public transportation infrastructure, hospitals, clinics and other facilities that provide social services. As evidenced by the vacancy rates, this area is no longer highly desirable for industrial type uses. The evolution of manufacturing, warehousing and other heavy industries has challenged the viability of small, central city parcels with dated infrastructure as the sites for these types of uses. The environmental remediation and redevelopment of the subject property will return this site to productive use. The redevelopment of this property will also serve to reconnect the Prospect Hill neighborhood with Downtown while the separation provided by the abutting public streets and railroads will reduce the impact of this use on adjacent properties.

**CASE MANAGER :** Michael Taylor 207-0132

Date: Aug 16, 2007 10:37am User ID: SMap  
 File: P:\6A\25\00\DESIGN\EXHIBITS\EXH070815-Rev.dwg



**PARKING LOT**

PARKING LOT A  
 REGULAR  
 PROPOSED PARKING = 143  
 LANDSCAPED AREA = +5,310 SQ FT  
 TOTAL PAVEMENT AREA = +67,390 SQ FT

**NEW CONSTRUCTION**

NEW CONSTRUCTION  
 FAMILY RESIDENTIAL 19,800 GSF  
 WOMEN'S RESIDENTIAL 36,921 GSF  
 MEN'S RESIDENTIAL 57,041 GSF

**EXISTING RENOVATION**

EXISTING RENOVATION  
 CHILDCARE CENTER 18,968 GSF  
 TRANSFORMATIONAL SERVICE PROVIDERS 58,030 GSF  
 DINING AND FOOD SERVICES 41,563 GSF  
 MEDICAL, DENTAL, AND INTAKE FACILITY 37,478 GSF  
 WAREHOUSE 28,688 GSF

**LEGEND**

ZONING C3-NA S

JOB NO. 682500  
 DATE AUGUST 2007  
 DESIGNER BJA  
 CHECKED JI DRANN BJA  
 SHEET 1

**HAVEN FOR HOPE  
 SAN ANTONIO, TEXAS  
 PROPOSED SITE PLAN**

**PAPE-DAWSON ENGINEERS**  
 808 EAST BAILEY | SAN ANTONIO, TEXAS 78210 | PHONE 214.525.0000  
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