

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room

Tuesday, December 20, 2011

12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Dan Martinez – District 2	David Christian – District 7
Gerard P. Clancy – District 3	Rick McNealy – District 9
Orlando Salazar – District 4	Milton R. McFarland – District 10
Rachel Flores – District 5	Brenna Nava – District Mayor
Billy J. Tiller – District 8 Chairman	

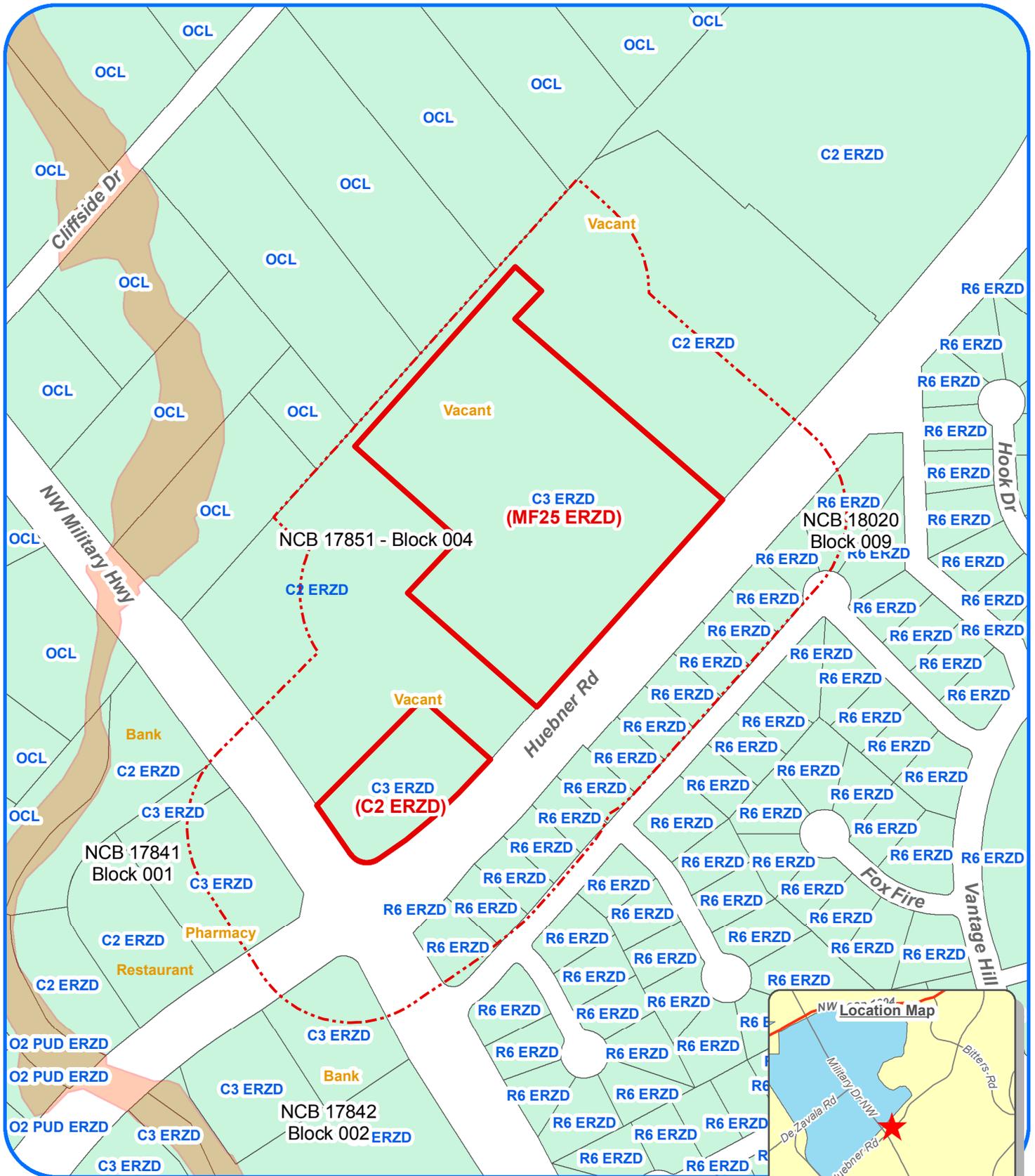
1. **12:45 PM** - Work Session - discussion of policies and administrative procedures, and any items for consideration on the agenda for December 20, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of December 6, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011167 ERZD (Council District 8):** A request for a change in zoning from “C-3 AHOD MLOD ERZD” General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “C-2 AHOD MLOD ERZD” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and “MF-25 AHOD MLOD ERZD” Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lots 1, 2 and 4, Block 4, NCB 17851, located at the northeast corner of the intersection of Huebner Road and Northwest Military Highway.
7. **ZONING CASE NUMBER Z2011197 (Council District 1):** A request for a change in zoning from “C-1” Light Commercial District and “C-1 S” Light Commercial District with a Specific Use Authorization for a Hospital to “C-3” General Commercial District on a portion of Lots 11 and 14, NCB 11687, 4330 Vance Jackson.
8. **ZONING CASE NUMBER Z2012018 (Council District 1):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District on Lot 12, Block 4, NCB 830, 311 McLane Drive.
9. **ZONING CASE NUMBER Z2012020 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses allowed in “NC” Neighborhood Commercial District, “R-6” Residential Single-Family District and a Reception Hall on the east 95.1 feet of Lot 14, Block A, NCB 1006, 1030 Burleson Street.

10. **ZONING CASE NUMBER Z2012021 (Council District 2):** A request for a change in zoning from “I-2 EP-1” Heavy Industrial Facility Parking/Traffic Control Overlay District to “R-4 EP-1” Residential Single-Family Facility Parking/Traffic Control Overlay District on Lot 16, Block 50, NCB 1242, 431 Muegge.
11. **ZONING CASE NUMBER Z2012022 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 1, Block 64, NCB 15369, 7801-7805 West Military Drive.
12. **ZONING CASE NUMBER Z2012023 (Council District 6):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “C-3NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on a portion of Lots 45 and 46, Block 33, NCB 8115, 743 Cupples Road.
13. **ZONING CASE NUMBER Z2012024 CD (Council District 10):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 AHOD CD” Commercial Airport Hazard Overlay District with a Conditional Use for a Motor Vehicle Sales on Lot 14, Block 37, NCB 11837, 1638 Northeast Loop 410.
14. **ZONING CASE NUMBER Z2012025 S (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use for a bar/tavern (without cover charge 3 or more days a week) on a portion of Lot 9, Block 1, NCB 9566, 108 Goliad Road (also known as 110 and 114 Goliad Road).
15. **ZONING CASE NUMBER Z2012026 (Council District 5):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District on Lot 1, Block 2, NCB A-62, 2618 South Zarzamora Street.
16. **ZONING CASE NUMBER Z2012027 (Council District 8):** A request for a change in zoning from “PUD C-2 MLOD-1” Planned Unit Development Commercial Camp Bullis Military Lighting Overlay District, “PUD C-2 GC-1 MLOD-1” Planned Unit Development Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “H C-3 GC-1 MLOD-1” Leon Springs Historic General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “MF-18 MLOD-1” Limited Density Multi-Family Camp Bullis Military Lighting Overlay District, “MF-18 GC-1 MLOD-1” Limited Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “H MF-18 GC-1 MLOD-1” Leon Springs Historic Limited Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on A portion of NCB 34732 and NCB 34752, southeast of the intersection of Interstate 10 West and Boerne Stage Road.
17. **ZONING CASE NUMBER Z2012028 S (Council District 1):** A request for a change in zoning from “C-2 S” Commercial District with a Specific Use Authorization for a Medical-Hospital and “C-2 AHOD S” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 111.53 feet on a 0.061 acre tract of land out of Lot 9, Block 9, NCB 842 to “C-2 S” Commercial District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 105.43 on 0.241 acre tract of land out of Lot 9, Block 9, NCB 842 and Lot 17, Block 20, NCB 393, 1310 McCullough Avenue and 308 East Evergreen Court.
18. **ZONING CASE NUMBER Z2012029 HL (Council District 1):** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “RM-4 AHOD HL” Residential Mixed Airport Hazard Overlay Historic and Landmark District East 30 feet of Lot 14 and west 30 feet of Lot 15, Block B, NCB 2559, 117 Sweet Street.

19. **ZONING CASE NUMBER Z2012030 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2.00 acres out of the south 287 feet of Block 2, NCB 8243, 5700 Block of West Commerce Street.
20. **ZONING CASE NUMBER Z2012031 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “MF-33 IDZ AHOD” Multi-Family Infill Development Zone Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses and live-work units at a density not to exceed 25 units per acre on a portion of Lots 7, 8 and 9, Block 11, NCB 1749, 623 Ogden Street, 120 East Myrtle Street and part of 619 Ogden Street.
21. **ZONING CASE NUMBER Z2012033 HL (Council District 1):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “HL R-5 AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 1, Block 33, NCB 8569, 3510 North Main Avenue.
22. **ZONING CASE NUMBER Z2012034 HL (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “HL MF-33 AHOD” Historic Landmark Multi-Family Airport Hazard Overlay District on Lots 10 and 11, Block 7, NCB 1729, 823 Ogden Street.
23. **ZONING CASE NUMBER Z2012035 HL (Council District 1):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “HL I-1 AHOD” Historic Landmark General Industrial Airport Hazard Overlay District on Lots 18, 19 and 20, Block 3, NCB 2105, 1402 North Zarzamora.
24. **ZONING CASE NUMBER Z2012036 HL (Council District 1):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD HL” General Commercial Airport Hazard Overlay Historic and Landmark District on Lot 1, Block 2, NCB 2216, 1124 Perez Street.
25. **ZONING CASE NUMBER Z2012037 HL (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single Family Airport Hazard Overlay District to “R-6 AHOD HL” Residential Single-Family Airport Hazard Overlay Historic and Landmark District on Lot 18, Lot 19 and Lot 20, Block 335, NCB 9428, 435 West Hutchins Place.
26. **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.
27. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z-2011-167 ERZD

Council District 8
 Scale: 1" approx. = 250 ft.
 Subject Property Legal Description(s): NCB 17851 - Block 004 - Lots 1, 2 and 4

Legend

- Subject Properties (7.203 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ———
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (12/02/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District) and MLOD (Military Lighting Overlay District)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2011167 ERZD

Hearing Date: December 20, 2011

Property Owner: HEB Grocery Company

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond

Location: Located at the northeast corner of the intersection of Huebner Road and Northwest Military Highway.

Legal Description: Lots 1, 2 and 4, Block 4, NCB 17851

Total Acreage: 7.203

City Council District: 8

Case Manager: Brenda V. Martinez, Planner

Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3 AHOD MLOD ERZD" General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 AHOD MLOD ERZD" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "MF-25 AHOD MLOD ERZD" Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Neighborhood Associations: Oak Meadow Homeowner's Association

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1985 and was originally zoned "Temp R-1 ERZD" Temporary Single-Family Residence Edwards Recharge Zone District.

- In a 1986 rezoning case (Z86065), the subject property was rezoned from "Temp R-1" Temporary Single-Family Residence District to "B-3 ERZD" Business Edwards Recharge Zone District.
- Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3 ERZD" General Commercial Edwards Recharge Zone District

The applicant is requesting a zoning change in order to allow a multi-family and commercial development.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: OCL

Current Land Uses: City of Shavano Park

Direction: South

Current Base Zoning: R-6 and C-3

Current Land Uses: Single-Family Residences and Commercial Uses

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-2 and C-3

Current Land Uses: Vacant land and Commercial Uses

Overlay and Special District Information: All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Northwest Military Highway

Existing Character: Primary Arterial Type A; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A; 2 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 97 line, which operates along North West Military Highway and Huebner Road.

Traffic Impact: A Traffic Impact Analysis is required.

Parking Information: The zoning request generally refers to proposed retail commercial uses. Parking requirements are determined by use and, often by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate a commercial structure and parking. The requested zoning district does not carry specific locational requirements for parking.

The minimum parking requirement for multi-family dwellings in a MF-25 zoning designation is 1.5 per unit and the maximum parking requirement is 2 per unit.

Staff Analysis and Recommendation: Approval pending the plan amendment

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Neighborhood Commercial” in the Future Land Use Plan. The zoning request is inconsistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to “Mixed Use”. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested C-2 zoning change on neighboring properties. The requested C-2 is an expansion of the current C-2 located north of the subject property. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present.

3. Suitability as Presently Zoned:

The subject property’s current zoning is appropriate for the subject property. The uses permitted in the “C-3” district are typically considered “regional commercial” uses, and are most appropriately located at the intersections of arterial thoroughfares and expressways, on large-acreage lots in an effort to minimize the impact of increased traffic, noise, and lighting on surrounding properties by ensuring sufficient area to accommodate building setbacks and landscape buffer requirements. Further, the existing zoning is not consistent with the adopted San Antonio International Airport Vicinity Land Use Plan.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is south of Loop 1604.

6. Size of Tract:

The subject property that is proposed to be rezoned to MF-25 measures 6.5 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 156 dwelling units.

7. Other Factors:

SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% for commercial development on Lots 1 and 2 and the impervious cover shall not exceed 50% for the multi-family development on Lot 4.

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

RECEIVED
11 NOV -4 PM 3: 20

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Environmental Protection Specialist III, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2011167 (HEB Grocery Co.)

LAND DEVELOPMENT
SERVICES DIVISION

Date: November 3, 2011

SUMMARY

A request for a change in zoning has been made for an approximate 7.204-acre tract located on the city's north west side. A change in zoning from "C-3 AHOD MLOD-1 ERZD" to "C-2 AHOD MLOD-1 & MF-25 AHOD MLOD-1 ERZD" is being requested by the applicant Kaufman & Killen, Inc. The change in zoning has been requested to allow for commercial development on Lots 1 and 2 (0.953 acre), and a multi-family development on Lot 4 (6.25 acres). The property is classified as a Category 1.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, northeast of the intersection of N.W. Military Highway and Huebner Rd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "C-3 AHOD MLOD-1 ERZD" to "C-2 AHOD MLOD-1 & MF-25 AHOD MLOD-1 ERZD" and will allow for commercial and multi-family development. Currently, the 7.204-acre site is undeveloped.

2. Surrounding Land Uses:

N.W. Military Hwy. borders west of the subject tract. City of Shavano Rosewood Gardens neighborhood bound the northern portion of the subject site. Huebner Rd. borders the south. Currently undeveloped land lies to the east of the subject site.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on July 7, 2011, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as two sublots of undeveloped property within a parent parcel, approximately 7.2 acres in area. The subject property was observed to be vacant and heavily vegetated throughout.

Moderate to good exposure of bedrock was observed throughout the subject site. Soil cover within the site appeared to be few to several inches thick, with most observed rock exposure consisting of detached float rock. An asphalt road bisects the northern site in a north-south direction. Some amounts of promiscuous dumping were observed along this road. No significant geologic features were observed within the property extents.

The site appeared to slope gently to the east. Stormwater occurring on the subject site would drain to the west and southwest into an unnamed tributary to Salado Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick.

- C. No significant or sensitive geologic features were observed within the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 65% for the commercial development on Lots 1 and 2 (0.953 acre), and the impervious cover shall not exceed 50% for the multi-family development on Lot 4 (6.250 acres).
2. The land uses within the zoned area shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
3. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.

5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.

4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
5. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade or subsurface basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
7. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

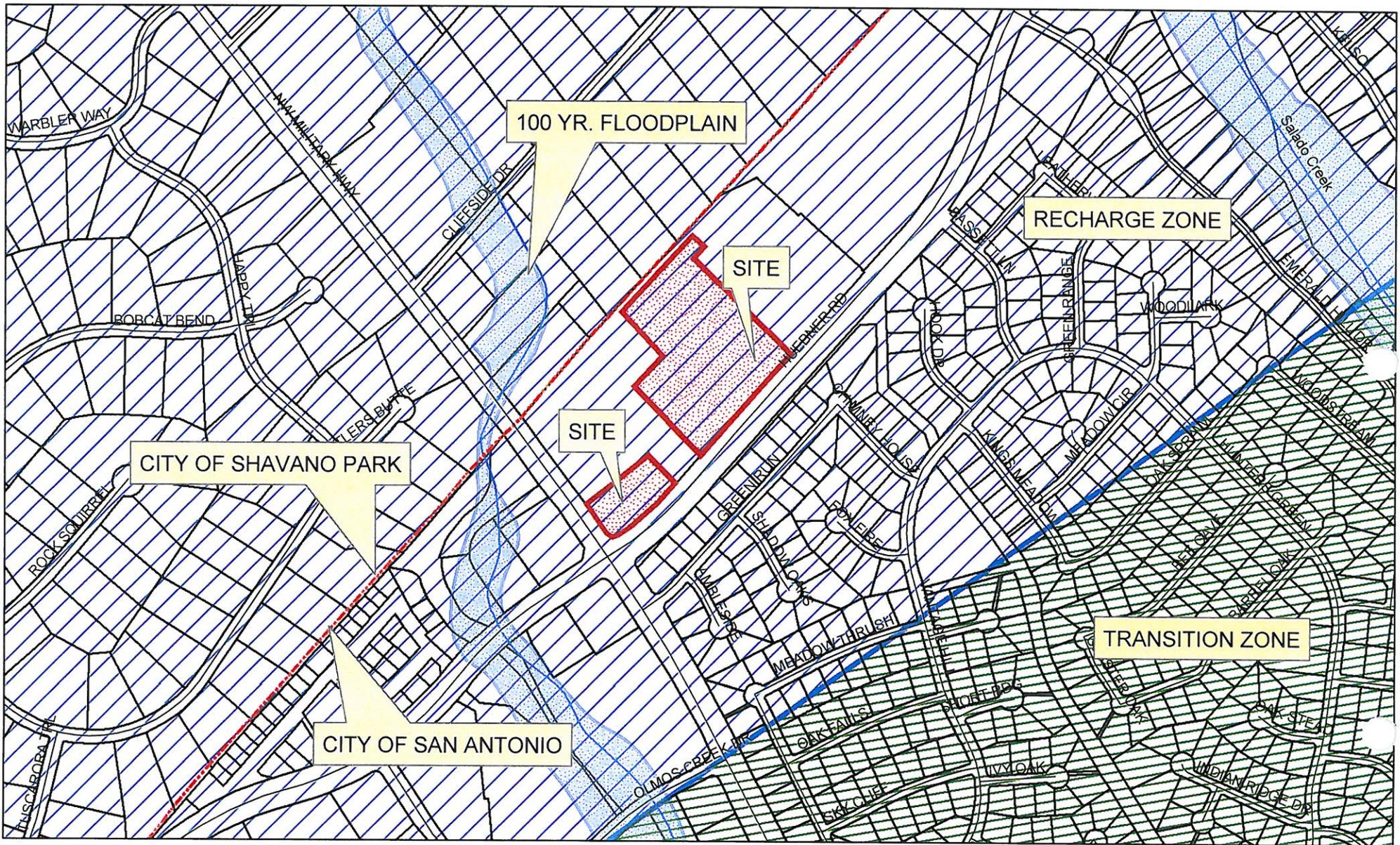

Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MAE



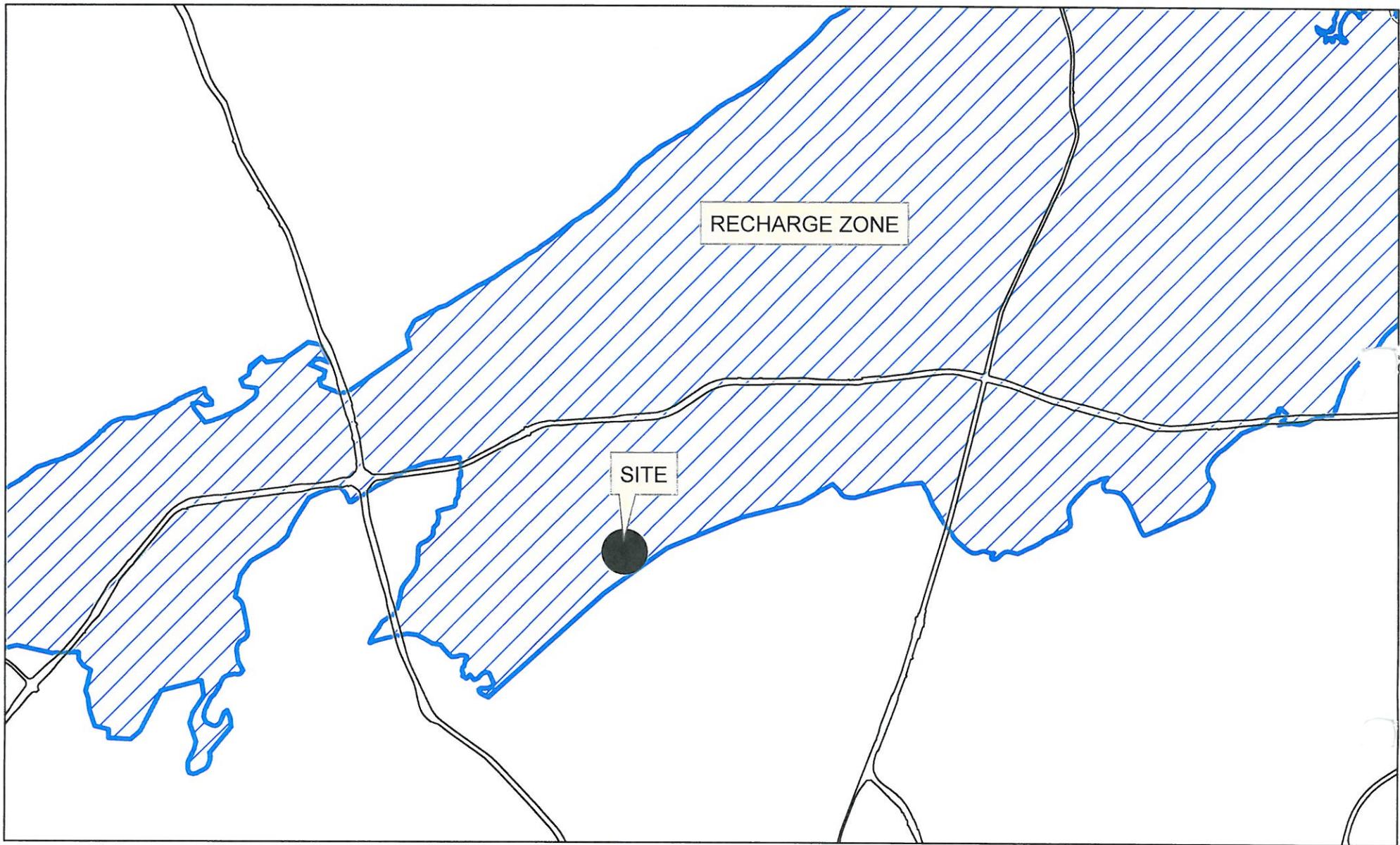
ZONING FILE: HEB GROCERY CO. (FIGURE 2)

ZONING ID: Z2011167

MAP PAGE: 515, E7

Map Prepared by Aquifer Protection & Evaluation MAE 8/3/2011





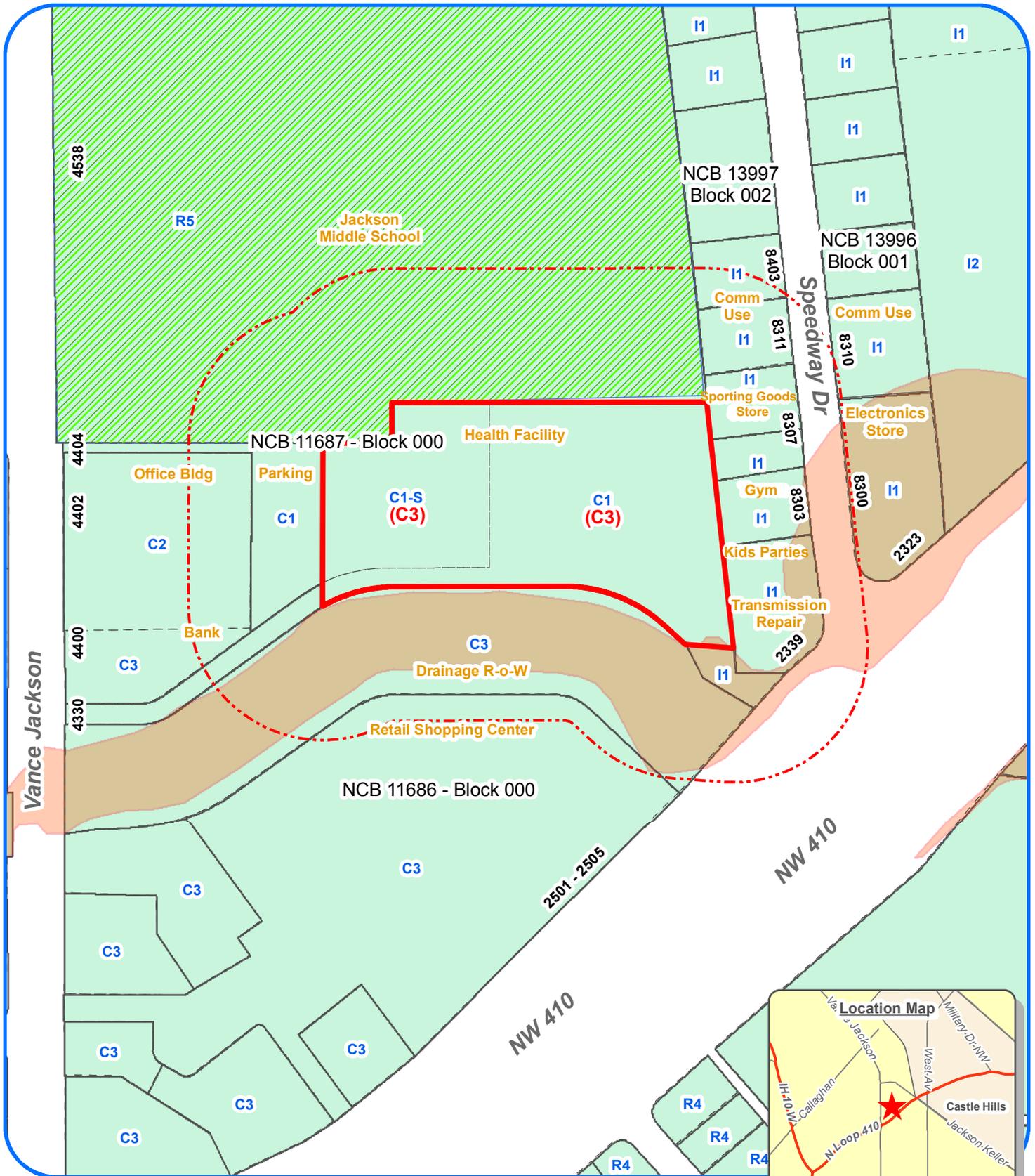
ZONING FILE: HEB GROCERY CO. (FIGURE 1)

ZONING ID: Z2011167

MAP PAGE: 515, E7

Map Prepared by Aquifer Protection & Evaluation MAE 7/5/2011





Zoning Case Notification Plan

Case Z2011197

Council District 1

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 11687 - Block 000 - Lot 14 & E Irr 102.73 ft of Lots 11 & 11B

Legend

- Subject Properties (3.830 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(09/29/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011197
Hearing Date: December 20, 2011
Property Owner: NSHC Properties, LLC
Applicant: Martin & Drought, P.C.
Representative: Ryan Sweeney
Location: 4330 Vance Jackson
Legal Description: A portion of Lots 11 and 14, NCB 11687
Total Acreage: 3.83
City Council District: 1
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-1" Light Commercial District and "C-1 S" Light Commercial District with a Specific Use Authorization for a Hospital

Requested Zoning: "C-3" General Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: None

Planning Team Members: 41 - North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "A" Single Family Residence District. In a 1968 case, the property was rezoned to "R-3" Multi-Family Residence District (Ordinance 36653). In 1970, the eastern portion of the subject property was rezoned to "B-1" Business District (Ordinance 38843). In a 1986 case, the western portion of the subject property was rezoned to "B-1 C.C." Business

District with City Council Approval for a Hospital. Upon adoption of the 2001 Unified Development Code, the previous "B-1" and "B-1 C.C." districts converted to the current "C-1" Light Commercial District and "C-1 S" Light Commercial District with a Specific Use Authorization for a Hospital. The property includes portions of two platted lots which were established in 1968 (volume 5940, page 69) and 1970 (volume 6400, page 91). According to the Bexar County Appraisal District records, the existing hospital was built in 1971, was expanded in 1987 and measures approximately 49,157 square feet in size.

The applicant requests a zoning change to bring the existing nonconforming hospital use into compliance with zoning regulations while allowing future expansion of the facility.

Topography: The subject property abuts Rock Creek, a drainage right-of-way and flood plain. The property slopes slightly to the south toward the drainage area.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5" Residential Single-Family District

Current Land Uses: Jackson Middle School

Direction: East

Current Base Zoning: "I-1" General Industrial Zoning District

Current Land Uses: Auto repair, children's party facility, gym, sporting goods retail, offices, and electronics retail

Direction: South

Current Base Zoning: "C-3" General Commercial District

Current Land Uses: Drainage right-of-way and a retail shopping center

Direction: West

Current Base Zoning: "C-1" Light Commercial District, "C-2" Commercial District and "C-3"

Current Land Uses: Vacant bank, office building and a parking lot

Overlay and Special District Information: None.

Transportation

Thoroughfare: Vance Jackson

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Loop 410

Existing Character: Expressway; five lanes in each direction with two-lane access roads

Proposed Changes: None known

Thoroughfare: Speedway Drive

Existing Character: Local street; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 96, 550, 551 and 651 operate in the immediate vicinity of the subject property, along Vance Jackson, Loop 410 and Jackson Keller.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements for hospitals are determined by gross floor area of the facility. Minimum requirement: 1 space per 400 square feet; maximum allowance: 1 space per 100 square feet.

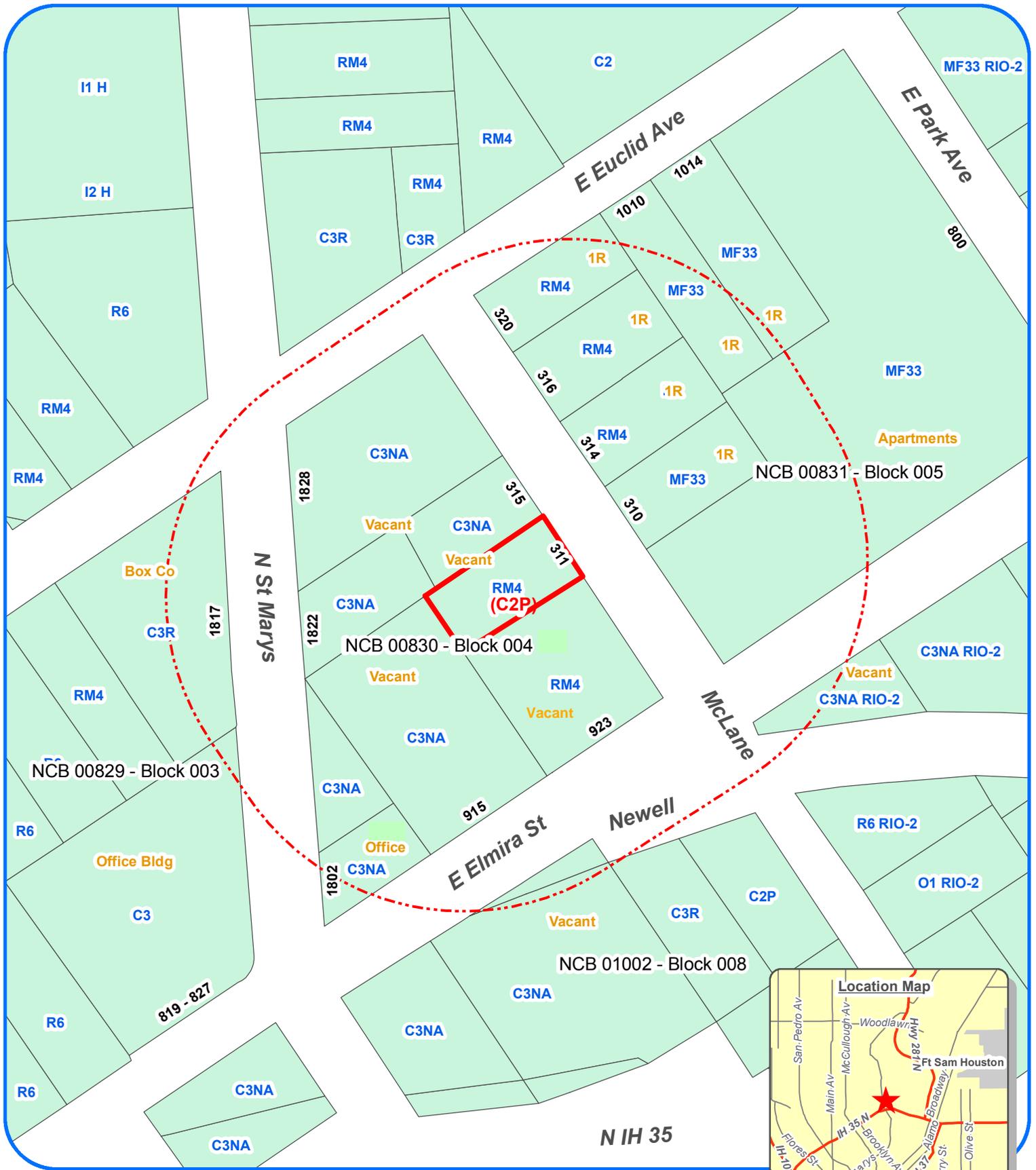
Staff Analysis and Recommendation:

This zoning request requires an amendment to the North Sector Plan.

The related plan amendment case was heard by the Planning Commission on December 12th. The Commission did not issue a recommendation on the request, instead choosing to continue the case to the January 6th public hearing.

Per Section 35-421(d)(1), the requested rezoning shall not be considered by the zoning commission until the planning commission has considered the plan amendment request.

Therefore, staff recommends the zoning case be continued to the January 17, 2012 public hearing; and staff reserves the final zoning recommendation until that time.



Zoning Case Notification Plan

Case Z-2012-018

Council District 1
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): NCB 00830 - Block 004 - Lot 12

- Legend**
- Subject Properties (0.1274 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/22/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012018
Hearing Date: December 20, 2011
Property Owner: Generations Community Federal Credit Union
Applicant: Kimley-Horn & Associates, Inc. (Brian J. Parker)
Representative: Kimley-Horn & Associates, Inc. (Brian J. Parker)
Location: 311 McLane Drive
Legal Description: Lot 12, Block 4, NCB 830
Total Acreage: 0.1274
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 1, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 12 (Tobin Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "D" Apartment District. In a 1995 City-initiated case, the subject property was zoned "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: "C-3NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: Southwest

Current Base Zoning: "C-3NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: Southeast

Current Base Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: Northeast

Current Base Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: McLane Drive

Existing Character: Local Access Street one lane in each direction.

Proposed Changes: None known.

Public Transit: The VIA number 7 and 8 bus lines operate along North St. Mary's Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is required because traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 200 sf GFA for the portion of building used by the financial institution and 1 per 300 sf of GFA of office lease space. Maximum Parking Requirement: 1 per 100 sf GFA for the portion of building used by the financial institution and 1 per 300 sf of GFA of office lease space

Staff Analysis and Recommendation: Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as "Low-Density Mixed Use". The current "Low-Density Mixed Use" land use category includes residential and commercial uses (adjacent lots, or integrated in one structure). Therefore, the "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District is consistent with the Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property has long been undeveloped.

3. Suitability as Presently Zoned:

The property's current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District is not appropriate as the property is not likely to be used for residential development. Further, being that the current use of the property is vacant, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The subject property measures 5,550 square feet and will be part of a proposed new Credit Union (Generations Federal Credit Union). The development site is bounded on the southeast by East Elmira Street, North St. Mary's Street to the southwest, East Euclid to the northeast and McLane Street to the northeast.

7. Other Factors:

In the "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District, no outdoor storage or display of goods shall be permitted except for outdoor dining. The maximum front setback in a "C-2P" district is thirty-five (35) feet and parking shall be located in the rear of the principal use or principal building.

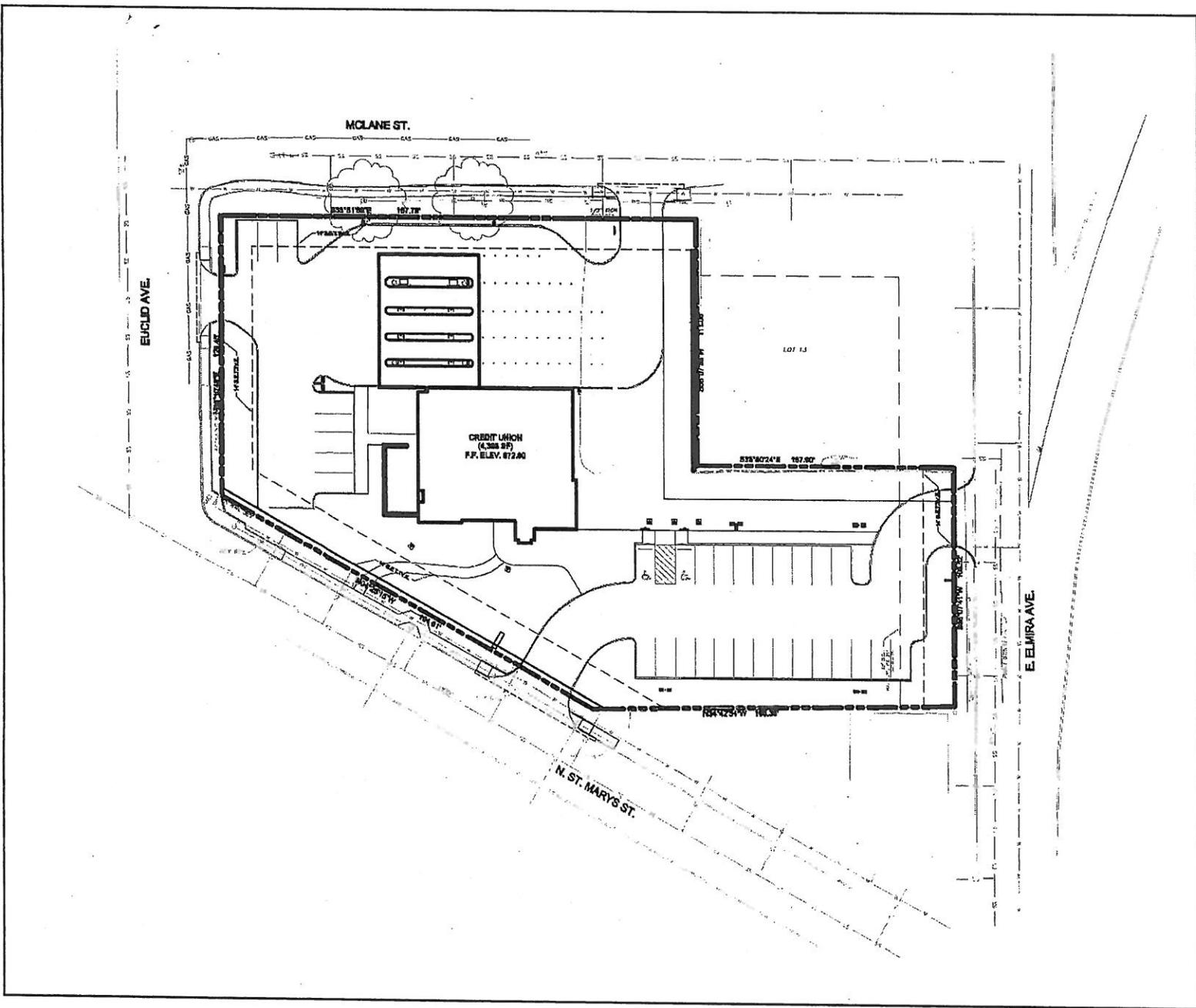


FIGURE
3

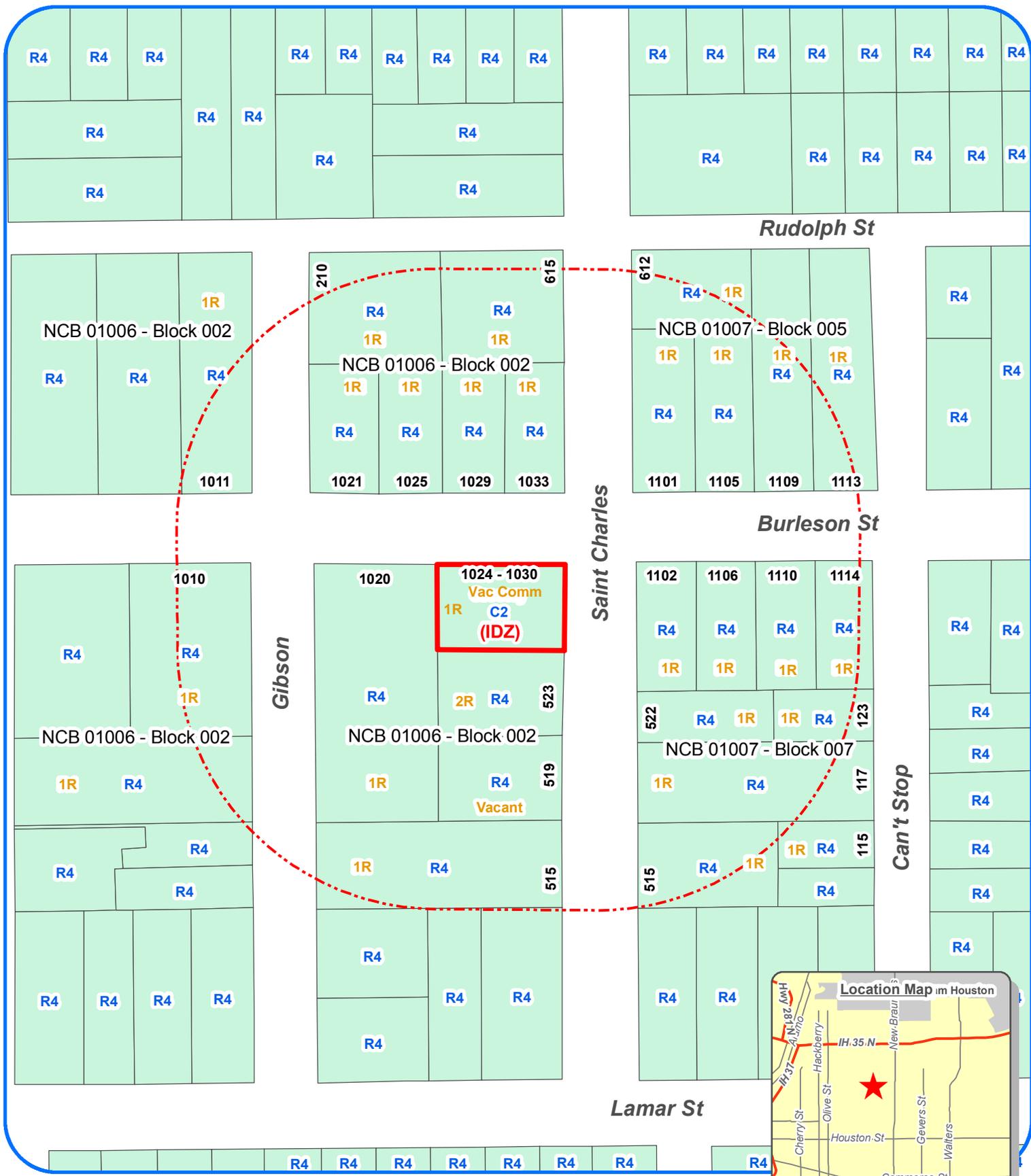
Site Plan

Generations Federal Credit Union -
N. St. Mary's
San Antonio, Texas



**Kimley-Horn
and Associates, Inc.**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Zoning Case Notification Plan

Case Z-2012-020

Council District 2
 Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 01006 - Block A - E 95.1 ft of Lot 14

Legend

- Subject Properties (0.1447 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/21/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012020
Hearing Date: December 20, 2011
Property Owner: Rogelio & Ana B. Cruz
Applicant: Rogelio & Ana B. Cruz
Representative: Rogelio & Ana B. Cruz
Location: 1030 Burleson Street
Legal Description: The east 95.1 feet of Lot 14, Block A, NCB 1006
Total Acreage: 0.1447
City Council District: 2
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses allowed in "NC" Neighborhood Commercial District, "R-6" Residential Single-Family District and a Reception Hall

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Dignowity Hill Neighborhood Association

Planning Team Members: 25 (Dignowity Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a residential structure measuring 504 square feet and a commercial structure measuring 1,608 square feet. According to the Bexar County Appraisal District, the 1,608 square foot commercial structure was constructed in 1950.

The property is located within the City Limits as they were recognized in 1936, and was originally zoned "C" Apartment District. In a 1968 case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Duplex, Vacant Land and Single-Family Residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Burleson Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Saint Charles

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 20 line, which operates along Burleson Street and North New Braunfels Avenue.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Single-Family Residence – Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A.

The UDC does not list parking requirements specifically for reception halls. The closest listing similar to a reception hall would be dance hall – Minimum: 1 per 2 seats; Maximum: 1 per 1.5 seats

The "IDZ" Infill Development Zone District eliminates off-street parking requirements.

Staff Analysis and Recommendation: Approval of IDZ with uses allowed in NC and R-6 and Denial of the Reception Hall

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Dignowity Hill Neighborhood Plan and is currently designated as “Low Density Residential” in the Future Land Use Plan. According to the Dignowity Hill Neighborhood Plan, the Low Density Residential land use classification includes single-family residential development on individual lots. Further, pre-existing commercial buildings 3,000 square feet or less located at the corners of residential streets may be used for neighborhood commercial purposes.

The zoning request for a Reception Hall is inconsistent with the Future Land Use designation. A plan amendment has been initiated to change the land use designation on this property to “Low Density Mixed Use”. Staff and Planning Commission recommend denial of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The subject property is surrounded by residential uses. The subject property’s location is more appropriate for Neighborhood Commercial uses, which is consistent with the requested “NC” District. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses.

The proposed Reception Hall will have an adverse impact on the adjacent properties due to its incompatibility with the less intense single-family residential uses. In particular, with the “IDZ” Infill Development Zone District, the proposed Reception Hall will be allowed on the subject property with no off-street parking requirements, setback or landscape buffer restrictions required to protect the single-family residential uses from the more intense commercial use. A Reception Hall is a use that is permitted by-right in the “C-3” zoning district.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The “C-2” district allows a wide range of retail, office, and service uses that typically generate increased levels of traffic, noise, and lighting. The current commercial zoning is the result of out-dated zoning practices that were once common. Current zoning practices would not place intense commercial zoning near established residential neighborhoods. Further, the uses permitted in the existing “C-2” district carry off-street parking requirements, which the subject property cannot accommodate.

4. Health, Safety and Welfare:

The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements. However, the “IDZ” district is not meant to allow overly intense uses to the detriment of surrounding residences. By adding the reception hall use to the subject property, the zoning request amounts to a significant increase in zoning intensity without the normally required protective development standards.

5. Public Policy:

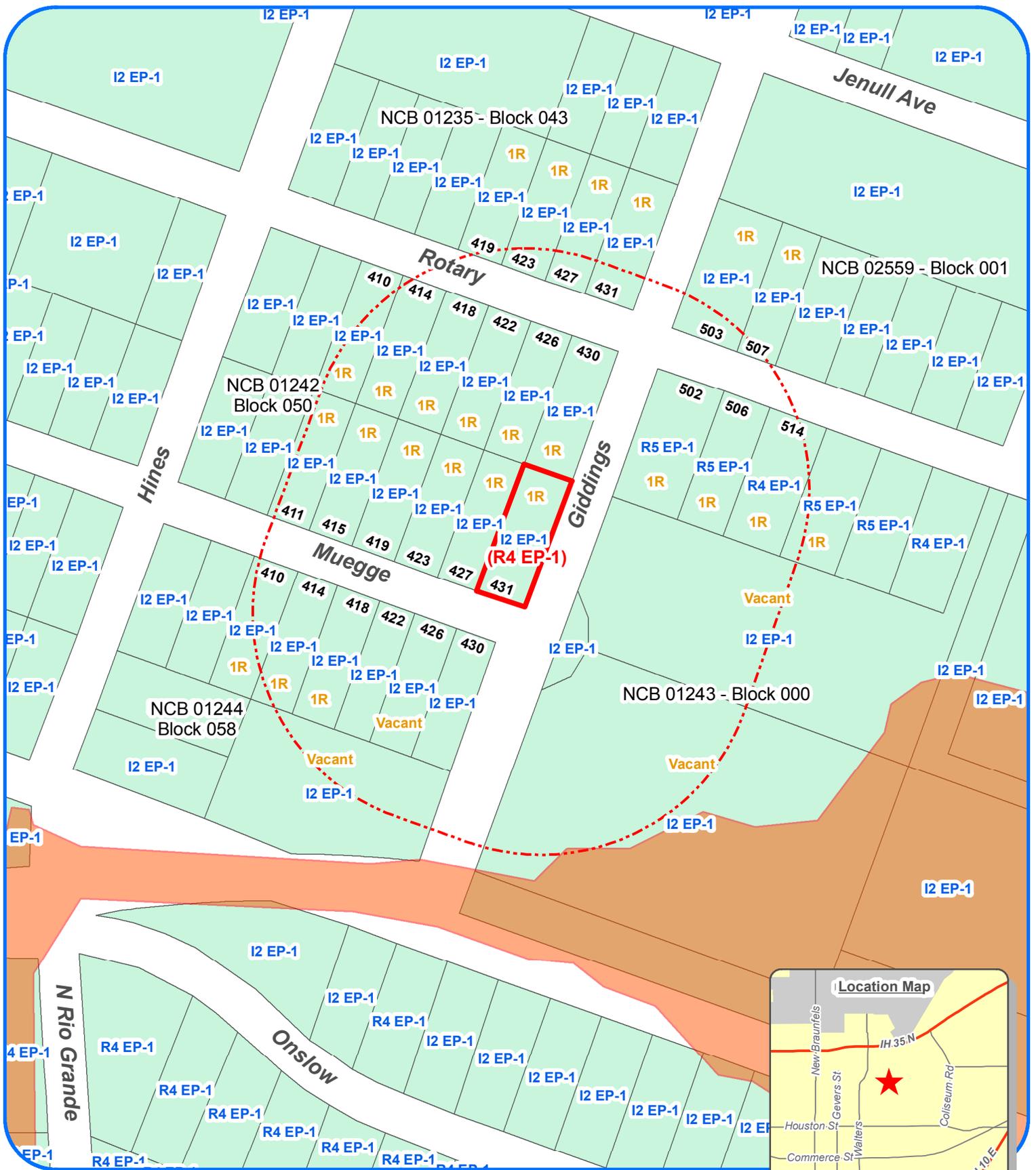
The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The subject property measures 6,303 square feet and would appear to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district.

7. Other Factors:

Pursuant to a City Council Request initiated by the District 2 Council Office (Resolution approved by City Council on December 15, 2011) a comprehensive rezoning has been initiated for properties located within the Dignowity Neighborhood Plan area. The purpose of this comprehensive rezoning is to rezone properties to appropriate zoning districts that are consistent with the Dignowity Hill Neighborhood Plan.



Zoning Case Notification Plan

Case Z-2012-021

Council District 2

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 01242 - Block 050 - Lot 16

Legend

- Subject Properties (0.1157 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
City of San Antonio
(12/02/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012021
Hearing Date: December 20, 2011
Property Owner: Henry Solar
Applicant: Henry Solar
Representative: Henry Solar
Location: 431 Muegge
Legal Description: Lot 16, Block 50, NCB 1242
Total Acreage: 0.1157
City Council District: 2
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control Overlay District

Requested Zoning: "R-4 EP-1" Residential Single-Family Facility Parking/Traffic Control Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Harvard Place/Eastlawn Neighborhood Association

Planning Team Members: 24 (Arena District Eastside Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property is located within the City Limits as they were recognized in 1936, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. The applicant is requesting a zoning change in order to allow the construction of a single-family residence.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: I-2

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-2

Current Land Uses: Single-Family Residences and Vacant Land

Direction: East

Current Base Zoning: I-2, R-4 and R-5

Current Land Uses: Vacant Land and Single-Family Residences

Direction: West

Current Base Zoning: I-2

Current Land Uses: Single-Family Residences

Overlay and Special District Information: All surrounding properties carry the "EP-1" Facility Parking/Traffic Control Overlay District, which establishes regulations to regulate parking and traffic in and around large facilities that attract large amounts of vehicle traffic.

Transportation

Thoroughfare: Muegge

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Giddings

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 24 line, which operates along North Rio Grande and Gabriel.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Arena District Eastside Community Plan and is currently designated as “Medium Density Residential” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Denial of the zoning request could lead to future development of industrial uses on the subject property. Staff supports this request in order to further protect adjacent uses.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The current industrial zoning is the result of out-dated zoning practices that were once common. Current zoning practices would not place intense industrial zoning in or near established residential neighborhoods.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request.

5. Public Policy:

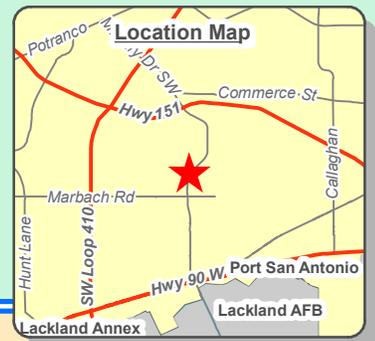
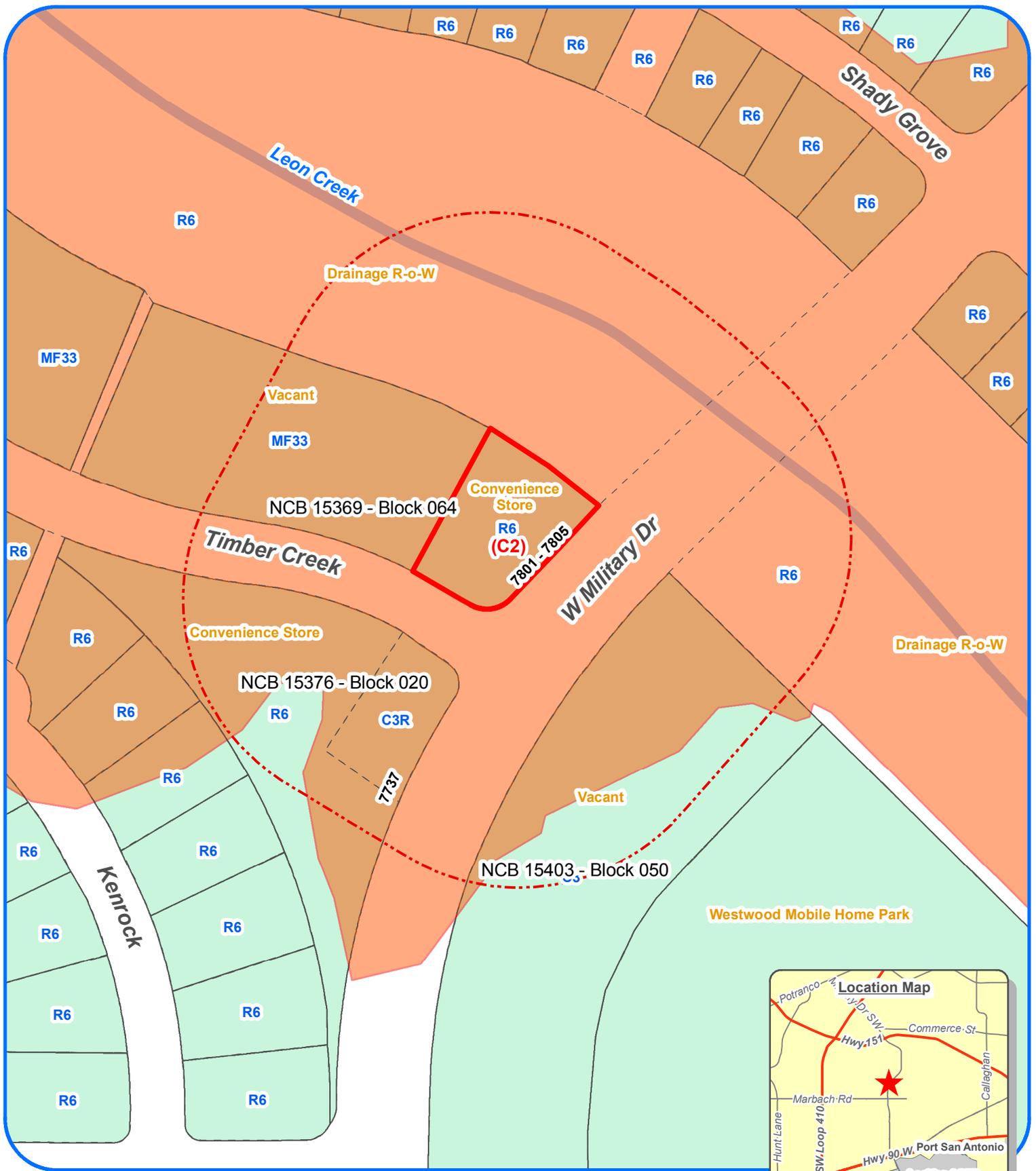
The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The 5,040 square foot tract of land is of sufficient size to accommodate the requested zoning and use.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2012-022

Council District 6

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 15369 - Block 064 - Lot 1 /C/

Legend

- Subject Properties (0.3099 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
City of San Antonio
(11/28/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012022
Hearing Date: December 20, 2011
Property Owner: Antonio Rodriguez (EZ Shop Laredo, Inc.)
Applicant: Antonio Rodriguez
Representative: Robert R Saldana or Lisa Ann Rodriguez-Saldana
Location: 7801 and 7805 West Military Drive
Legal Description: Lot 1, Block 64, NCB 15369
Total Acreage: 0.3099
City Council District: 6
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 1, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Neighborhood Associations: Meadow Village Neighborhood Association within 200 feet and United Westwood Resident Organization within 200 feet

Planning Team Members: 37 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently a single commercial building with two addresses. 7801 West Military Drive is an existing Convenience Store and 7805 West Military Drive is vacant. According to the Bexar County Appraisal District, the structure was constructed in 1972. The subject property was annexed in December of 1972 and was originally zoned Temporary "R-1" Single Family Residence District. Upon adoption of the 2001

Unified Development Code, the previous zoning district converted to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

Topography: The subject property is relatively flat and according to the most recent 100-year FEMA flood map, the subject property is located entirely within the 100-year floodplain.

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Current Land Uses: Vacant Land

Direction: Southeast across West Military Drive

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Single-Family Dwellings and Motor Vehicle Sales

Direction: Southwest across Timber Creek

Current Base Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District

Current Land Uses: Convenience Store

Direction: North

Current Land Uses: Leon Creek

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Military Drive

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks.

Proposed Changes: None known.

Thoroughfare: Timber Creek Drive

Existing Character: Collector Street one lane in each direction.

Proposed Changes: None known.

Public Transit: The VIA number 612 bus line operates along West Military Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 6 per 1,000 sf GFA. Maximum Parking Requirement: 10 per 1,000 sf GFA

Staff Analysis and Recommendation: Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as "General Urban Tier". The current "General Urban Tier" land use category includes Medium to High Density residential uses and Community Commercial. Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small

businesses are appropriate. The "C-2 AHOD" Commercial Airport Hazard Overlay District is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property has long been use as a Convenience Store and Retail Store.

3. Suitability as Presently Zoned:

Staff supports rezoning the property to a commercial designation. The property's current "R-6 AHOD" Residential Single Family Airport Hazard Overlay District is not appropriate as the property is not likely to be used for residential development. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. No outdoor storage or display of goods shall be permitted, except for outdoor dining.

5. Public Policy:

The "C-2 AHOD" Commercial Airport Hazard Overlay District is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The subject property is 0.3099 acres in size, which is adequate to accommodate the existing use and proposed retail uses.

7. Other Factors:

Staff finds the requested "C-2 AHOD" Commercial Airport Hazard Overlay District to be appropriate for the subject property due to its position within the floodplain and surrounding uses. The applicant is seeking a zoning change to "C-2 AHOD" Commercial Airport Hazard Overlay District to bring existing use into compliance with the UDC.



Zoning Case Notification Plan

Case Z2012023

Council District 6
 Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 08115 - Block 033 - N 69.1 ft of S 149.1 ft of E 98.36 ft of Lot 45 and N 75 ft of S Irrg 110 ft of Lot 46

Legend

- Subject Properties ——— (0.3227 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/28/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012023
Hearing Date: December 20, 2011
Property Owners: Richard Gonzalez, Jose Gonzalez and Alma Delia Gonzalez
Applicant: Richard Gonzalez
Representative: Claudia Gonzalez
Location: 743 Cupples Road
Legal Description: A portion of Lots 45 and 46, Block 33, NCB 8115
Total Acreage: 0.3227 of an acre
City Council District: 6
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single Family Airport Hazard Overlay District

Requested Zoning: "C-3NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115) and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is not platted. According to the Bexar County Appraisal District, the existing residential structure measures 1, 208 square feet in size and was built in 1953.

The applicant requests a zoning change to allow a tire repair shop.

Topography: The subject property does not include any abnormal features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-3" General Commercial District and "I-1" General Industrial District

Current Land Uses: Auto paint and body repair, ceramics retail and a restaurant

Direction: East

Current Base Zoning: "MF-33" Multi-Family District, "C-2" Commercial District and "C-3R"

Current Land Uses: Medical office, single-family residences and vacant land

Direction: South and West

Current Base Zoning: "R-4" Residential Single-Family District

Current Land Uses: Single-family residences

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Cupples Road

Existing Character: Secondary Arterial Type B; two lanes in each direction with side walks

Proposed Changes: None known

Thoroughfare: Brady Boulevard

Existing Character: Local street serves as access road for Highway 90; one lane in each direction

Proposed Changes: None known

Thoroughfare: State Highway 90

Existing Character: Expressway; three to five lanes plus entrance and exit ramps

Proposed Changes: None known

Public Transit: There are no public transit lines in the immediate area of the subject property. The nearest VIA bus lines operate along Ceralvo Street, north of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements for tire repair uses are determined by the gross floor area of all service bays, wash tunnels and retail areas. Minimum requirement: 1 space per 500 square feet; maximum allowance: 1 space per 375 square feet.

Staff Analysis and Recommendation: Denial of “C-3NA” General Commercial Nonalcoholic Sales District with an alternate recommendation of Approval for “C-2NA” Commercial Nonalcoholic Sales District.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within an adopted Land Use Plan area. Although the requested zoning is consistent with the non-residential zoning pattern located to the north along Cupples Road, it is not consistent with the surrounding pattern of residential zoning and development located to the east and west along Brady Boulevard and Patton Boulevard.

2. Adverse Impacts on Neighboring Lands:

The requested “C-3NA” district typically allows intense commercial uses which are considered regional commercial land uses as they serve a region-wide customer base and generate increased levels of noise, light, and traffic. Therefore, regional commercial development should be located in nodes at the intersections of major arterial thoroughfares, with ample access to mass transit systems, on large acreage lots with adequate buffers to protect neighboring residential uses.

Although a significant amount of intense zoning and uses exist along Cupples Road, they are the result of out-dated zoning practices. Current zoning practices discourage the establishment intense commercial or industrial zoning near residential neighborhoods unless significant mitigating measures are in place. Staff does not support continuing the pattern of overly intense commercial and industrial zoning that is common along portions of Cupples Road.

3. Suitability as Presently Zoned:

The existing residential single-family zoning is not entirely appropriate for the subject property’s location on an arterial thoroughfare near the intersection with an expressway. Although there are a number of other residential properties along Cupples Road and Brady Boulevard, staff supports transitioning the area away from the past pattern of residential uses that existed prior to construction of Highway 90. Given their locations, the subject property and some other surrounding residential properties may be appropriate for community commercial uses which are permitted in the “C-2NA” zoning district.

4. Health, Safety and Welfare:

When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The “C-3NA” zoning district requires 30-foot side and rear building setbacks which would render a significant portion of the subject property unusable. The “C-2NA” district also requires a 30-foot rear setback, but requires only a 10-foot side setback, creating a significantly larger useable portion of the property. Both commercial zoning districts require a 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.

5. Public Policy:

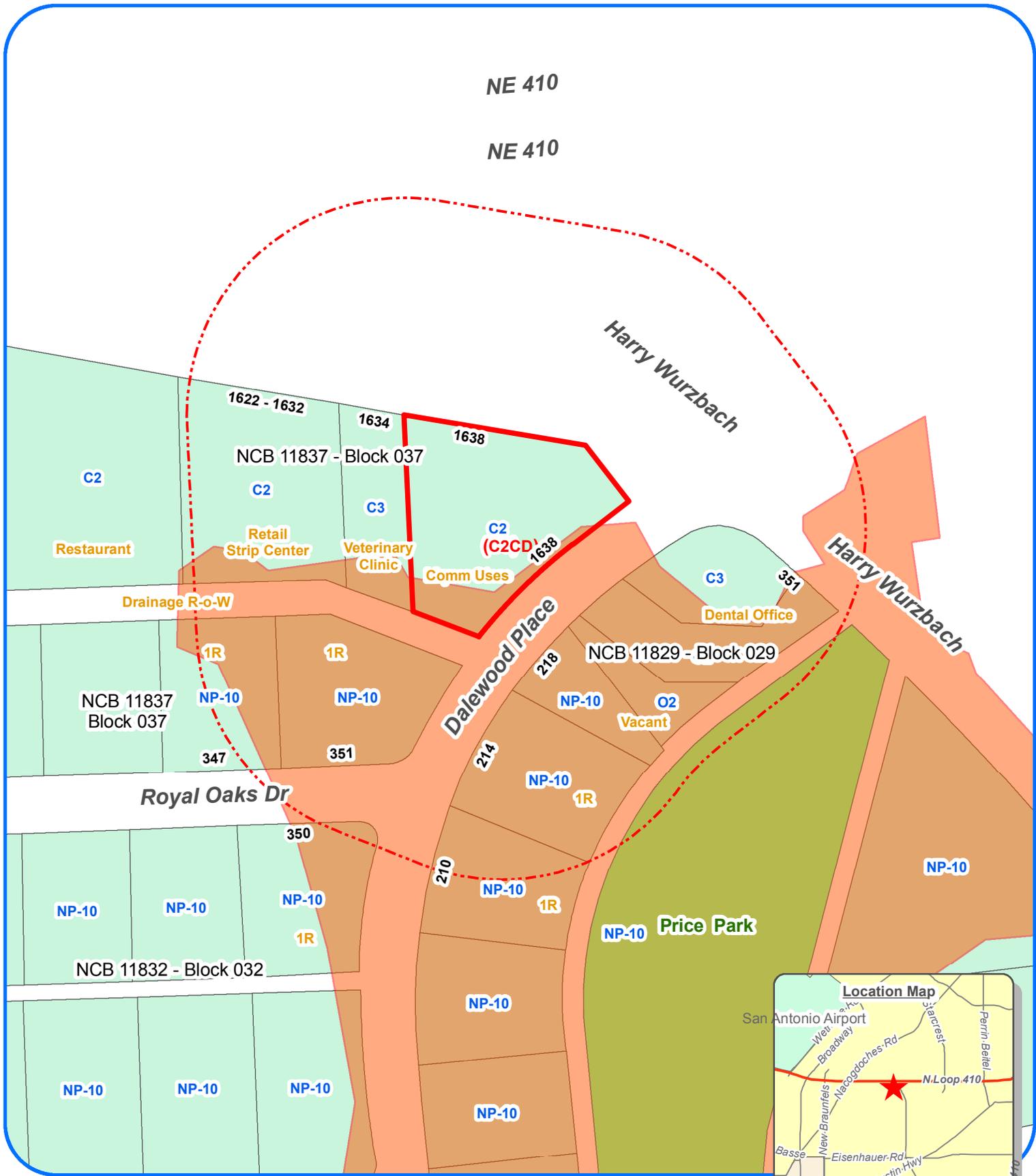
The zoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is narrow and deep, and abuts residential uses to the south and west. As the abutting zoning districts will not require building setbacks or landscape buffers along the northern property line, the subject property should be able to reasonably accommodate the proposed use and required parking.

7. Other Factors:

The proposed use is permitted by-right in the “C-2NA” zoning district; therefore, the requested “C-3NA” zoning district is not necessary to allow the proposed development. Both the “C-2NA” and “C-3NA” districts prohibit outside storage.



Zoning Case Notification Plan

Case Z-2012-024 CD

Council District 10

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 11837 - Block 037 - Lot 14

Legend

- Subject Properties ——— (0.6416 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(11/28/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012024 CD
Hearing Date: December 20, 2011
Property Owner: Patricia L. Staglik
Applicant: Patricia L. Staglik
Representative: Earl & Associates, P.C.
Location: 1638 Northeast Loop 410
Legal Description: Lot 14, Block 37, NCB 11837
Total Acreage: 0.6416
City Council District: 10
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Motor Vehicle Sales

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 1, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: Oak Park/Northwood Neighborhood Association

Planning Team Members: 40 (Northeast Inner Loop Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1952 and was originally zoned "F" Local Retail. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-2 AHOD" Commercial Airport Hazard Overlay District.

Topography: The property does include abnormal physical features such as slope and small inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Veterinary Clinic

Direction: South

Current Base Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Current Land Uses: Single-Family Dwellings

Direction: Southeast across Dalewood Place

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Dental Office

Direction: North

Current Land Uses: Interstate Highway 410 Northeast

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Interstate Highway 410 Northeast

Existing Character: Expressway

Proposed Changes: None known.

Thoroughfare: Dalewood Place

Existing Character: Collector Street; one lane in each direction

Proposed Changes: None known.

Public Transit: The VIA number 509 bus line operates along Harry Wurzbach.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 500 sf GFA of sales and service building. Maximum Parking Requirement: 1 per 375 sf GFA of sales and service building.

Staff Analysis and Recommendation: Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Northeast Inner Loop Neighborhood Plan and is currently designated as "Regional Commercial". Regional Commercial provides for offices, professional services and retail uses that draw on the customer base of a region. Permitted zoning districts: NC, C-1, C-2, C-2P, C-3, O-1, O-2, UD, and Commercial Retrofit Use Pattern. Therefore, the requested zoning district is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

The granting of the Conditional Use for a Motor Vehicle Sales will not have an adverse impact on the neighborhood. Further, the current base zoning is not changing.

3. Suitability as Presently Zoned:

The base zoning district will remain "C-2 AHOD" Commercial Airport Hazard Overlay District, which is suitable for the property. The Conditional Use for a Motor Vehicle Sales is also suitable.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The "C-2 AHOD CD" Commercial Airport Hazard Overlay District with a Conditional Use for a Motor Vehicle Sales is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

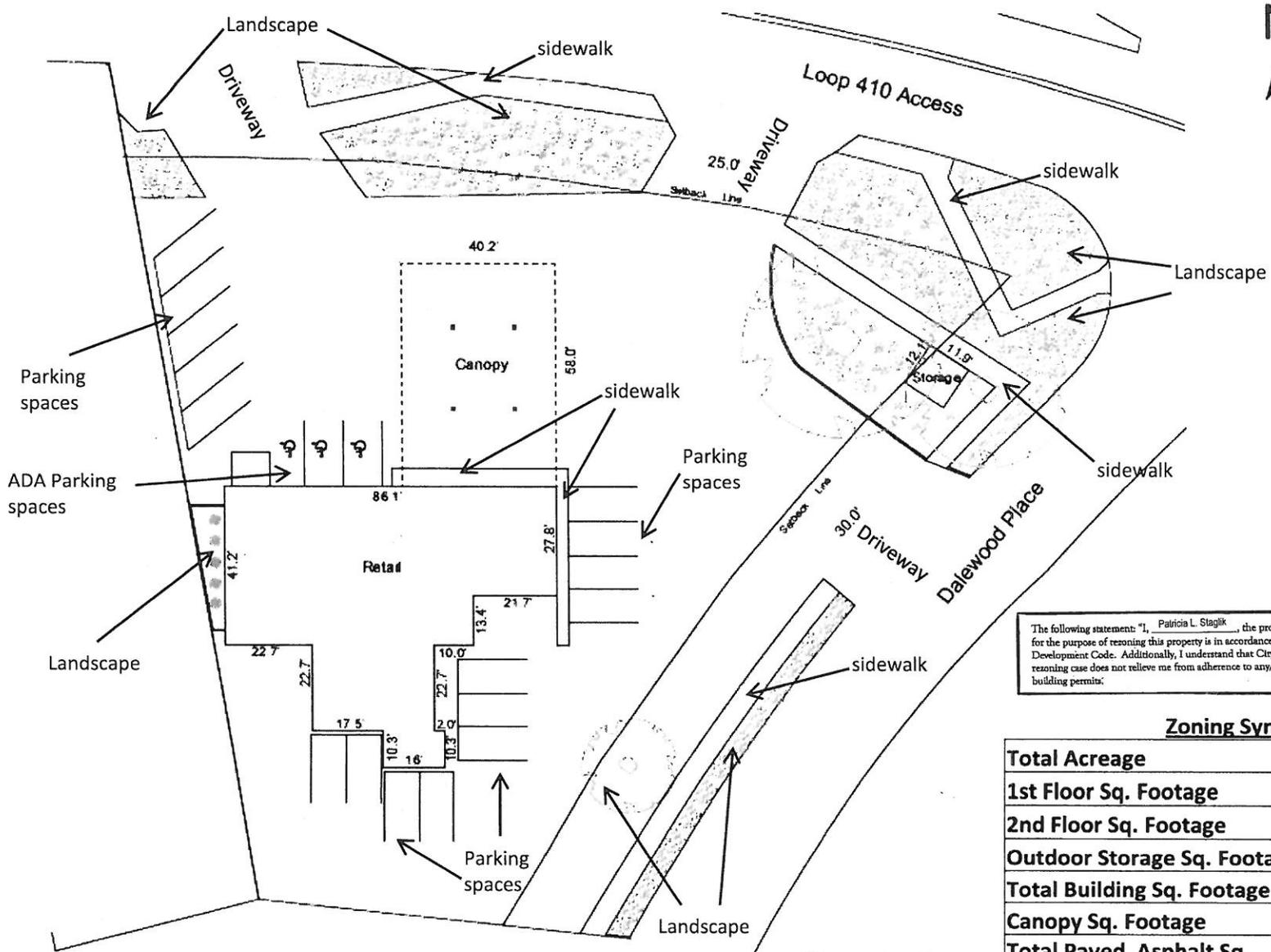
6. Size of Tract:

The property is currently developed with a 3,904 square foot commercial building built in 1991 on a 0.6416 acre tract. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.

7. Other Factors:

Staff finds this request reasonable due to the location of the subject property and the existing similarly zoned properties in the immediate area.

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 considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Motor Vehicle Sales) approving the conditional zoning district.



The following statement: "I, Patricia L. Staglik, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

Zoning Synopsis

Total Acreage	0.6416
1st Floor Sq. Footage	3,976
2nd Floor Sq. Footage	359
Outdoor Storage Sq. Footage	144
Total Building Sq. Footage	4,479
Canopy Sq. Footage	4,332
Total Paved Asphalt Sq. Footage	10,347
Designated Parking Spaces	16
ADA Parking Spaces	3

1638 NE Loop 410
San Antonio, TX 78209
Zoning Case#Z2012024
C2 to C2 Conditional Use for Auto sales



***No construction will occur on site. We are using the building as is.**



Zoning Case Notification Plan

Case Z2012025 S

Council District 3
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): NCB 09566 - Block 001 - SE Irr 331.13 ft of Lot 9

Legend

- Subject Properties (2.086 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (11/29/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012025 S
Hearing Date: December 20, 2011
Property Owner: Revo Capital 108 Goliad, Ltd.
Applicant: Pulman, Cappuccio, Pullen & Benson, L. P. (Devin "Buck" Benson)
Representative: Pulman, Cappuccio, Pullen & Benson, L. P. (Devin "Buck" Benson)
Location: 108 Goliad Road (also known as 110 and 114 Goliad Road)
Legal Description: A portion of Lot 9, Block 1, NCB 9566
Total Acreage: 2.086
City Council District: 3
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a bar/tavern (without cover charge 3 or more days a week)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: The subject property is located within the Highland Hills Neighborhood Association and is located within 200 feet of the Highland Park Neighborhood Association and the Southeast Citizens Committee.

Planning Team Members: 33 – Highlands Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property was platted in 1948 (volume

2575, page 42), and was later divided into two parcels but was not re-platted. According to the Bexar County Appraisal District, the existing shopping center was constructed in 1960 and measures 27,200 square feet in size.

The applicant requests a zoning change to bring the existing nonconforming use (retail center) into compliance with zoning regulations while also allowing a billiard hall with alcohol sales (which is considered a bar/tavern).

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2NA" Commercial Nonalcoholic Sales District and "C-3NA" General Commercial Nonalcoholic Sales District

Current Land Uses: Medical facility, self-storage facility and a tree service contractor

Direction: East and South

Current Base Zoning: "R-4" Residential Single-Family District

Current Land Uses: Single-family residences

Direction: West

Current Base Zoning: "I-1" General Industrial District

Current Land Uses: Restaurant, retail center and a convenience store

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Goliad Road and Fair Avenue

Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: South Gevers Street

Existing Character: Collector; one lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: South Mittman Street

Existing Character: Local residential street; one lane in each direction without sidewalks

Proposed Changes: None known.

Public Transit: VIA bus lines 34 and 232 operate south of the subject property, along Ada Street and Goliad Road; however, there are no stops immediately adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The subject property includes an existing auto parts retailer and a discount store; the applicant proposes an additional use of a billiard hall with alcohol sales. The Specific Use Authorization site plan shows 106 typical parking spaces with 10 ADA-accessible spaces.

Auto Parts Retail: Minimum – 1 space per 500 square feet of Gross Floor Area (GFA); Maximum – 1 space per 375 square feet of GFA

Retail Store: Minimum – 1 space per 300 square feet of GFA; Maximum – 1 space per 200 square feet of GFA

Bar/Tavern: Minimum – 1 space per 100 square feet of Gross Square Footage; Maximum - 1 space per 75 square feet of Gross Square Footage

Staff Analysis and Recommendation: Approval of the “C-2” base zoning district for the entire subject property and approval of the “S” Specific Use Authorization for a Bar/Tavern (without cover charge 3 or more days per week) limited to a single suite identified through a metes-and-bounds (survey field notes) description provided by the applicant.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Highlands Community Plan and is designated as Community Commercial in the future land use component of the plan. The requested zoning is consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Denial of the request could allow industrial uses on the subject property. The Specific Use Authorization for a bar/tavern does not permit live entertainment.

3. Suitability as Presently Zoned:

The existing shopping center is a nonconforming use due to the adoption of the 2001 Unified Development Code. Prior to May 2011, multi-tenant shopping centers could be registered as a specific type of nonconforming use that allowed easy change of use (new tenants) for individual suites within the center. However, this multi-tenant provision has expired. Now, nonconforming use registrations apply only to individual uses and are terminated if the individual use stops operating for a period of twelve months or more. Although legal nonconforming uses are recognized by the City of San Antonio, having the zoning changed or the uses brought into compliance with existing zoning is preferred.

The existing industrial zoning district does not typically allow retail or service uses; therefore, denial of the base district zoning change request will likely lead to long-term commercial vacancy or the establishment of new industrial uses that are not compatible with the surrounding community.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request. Should the property be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property’s proximity to residential uses.

5. Public Policy:

The existing industrial zoning is not consistent with the adopted land use designation, which is a component of the City’s Master Plan.

6. Size of Tract:

The subject property is of sufficient size to accommodate the existing retail uses, the additional proposed use, as well as required parking.

7. Other Factors:

The applicant has requested a Specific Use Authorization for a Bar/Tavern (without cover charge three or more days per week) in order to establish a billiard hall with alcohol sales. In the “C-2” district, such a use is considered a bar with pool tables. Staff is not supportive of applying the Specific Use to the entire subject property area; limiting the Specific Use Authorization to a single suite is preferred. However, to make such an amendment, the applicant will be required to provide a metes-and-bounds description of the single-suite and edit the requisite site plan accordingly.

Should the requested Specific Use Authorization be approved, staff recommends the following condition:

1. The bar/tavern use shall be limited to a single suite within the retail center, at any given time.



Zoning Case Notification Plan

Case Z-2012-026

Council District 5
 Scale: 1" approx. = 150 ft.
 Subject Property Legal Description(s): NCB A-62 - Block 002 - Lot 1

Legend

- Subject Properties (1.812 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/29/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012026
Hearing Date: December 20, 2011
Property Owner: Exxon Corporation
Applicant: Speedy Stop Food Stores, LLC (Carlton LaBeff, President)
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: 2618 South Zarzamora
Legal Description: Lot 1, Block 2, NCB A-62
Total Acreage: 1.812
City Council District: 5
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: None

Planning Team Members: 40 (Kelly/South San Pueblo Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently developed with a structure measuring 4,343 square feet. According to the Bexar County Appraisal District, the 4,343 square foot structure was constructed in 1999. The property is located within the City Limits as they were recognized in 1936. The property was previously zoned "B-3NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: N/A
Current Land Uses: Highway 90 West

Direction: South
Current Base Zoning: R-4
Current Land Uses: Single-Family Residences

Direction: East
Current Base Zoning: R-4 and C-2
Current Land Uses: Single-Family Residences and Apartments

Direction: West
Current Base Zoning: C-2 and C3
Current Land Uses: Liquor Store, Auto Sales and Tire Shop

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: South Zarzamora
Existing Character: Primary Arterial Type B; 3 lanes in each direction
Proposed Changes: None known

Thoroughfare: Frio City Road
Existing Character: Secondary Arterial Type B; 2 lanes in each direction
Proposed Changes: None known

Thoroughfare: Highway 90 West
Existing Character: Freeway; 6 lanes in each direction
Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 520 line, which operates along South Zarzamora and the number 62, which operates along Frio City Road.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Minimum Parking Requirement: 6 per 1,000 sf GFA
Maximum Parking Requirement: 10 per 1,000 sf GFA

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Kelly/South San PUEBLO Plan area, and is identified as Regional Commercial in the Future Land Use component of the Plan. The zoning request is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested zoning designation to be appropriate as the subject property will maintain the current "C-3" district (which is consistent with the community plan). The subject property does not directly abut any neighboring parcels; being bound by roadways on all three sides.

3. Suitability as Presently Zoned:

The subject property's current "C-3" zoning is consistent with the Kelly/South San PUEBLO Community Plan's future land use designation. The uses permitted in the "C-3" zoning district are typically considered "regional commercial" uses and are most appropriate on large-acreage lots located at the intersections of and with direct access to expressways and arterial thoroughfares that can accommodate high levels of traffic generated by a regional customer base. The subject property meets the criteria for "Regional Commercial" designation within the Kelly/South San PUEBLO Community Plan. Therefore, the existing "C-3" zoning district is suitable for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request.

5. Public Policy:

The request is consistent with the Community Plan, which is a component of the City's Master Plan.

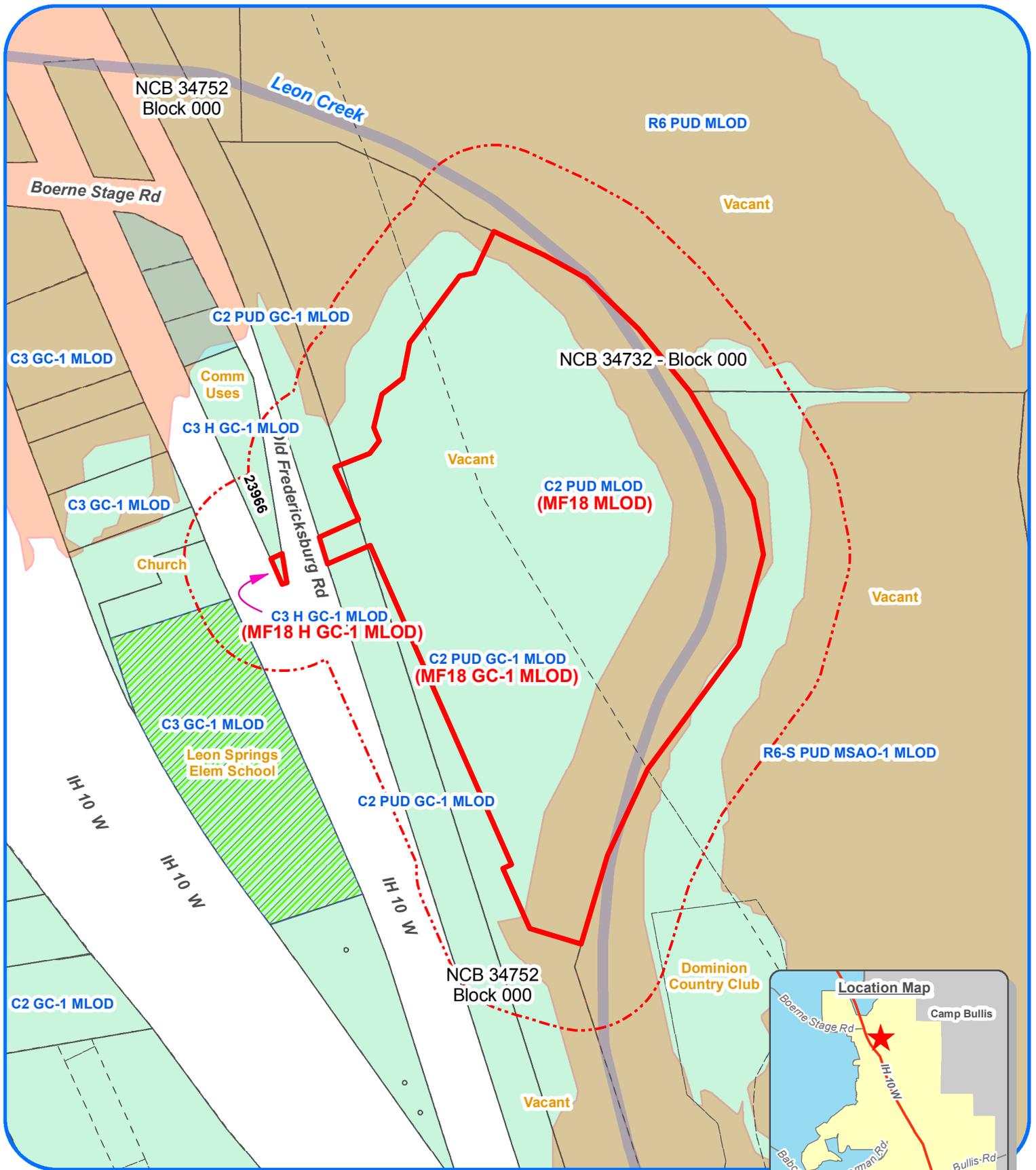
6. Size of Tract:

The subject property is 1.812 acres, which is of sufficient size to accommodate the existing commercial use.

7. Other Factors:

The property is located at the intersection node of South Zarzamora, Highway 90 West and Frio City Road and is segregated from residential uses by wide rights of way as well as nonresidential land uses.

The "NA" Nonalcoholic Sales designation prohibits the sale of alcoholic beverages. The "R" Restrictive Alcohol Sales designation prohibits the sale of alcoholic beverages for on-premise consumption.



Zoning Case Notification Plan

Case Z2012027

Council District 8

Scale: 1" approx. = 300 ft.

Subject Property Legal Description(s): A Portion of NCB 34752 - Block 000 - Parcel P-100, P-1A, P-1B, & P-1D and A Portion of NCB 34732 - Block 000 - Parcel P-18C, & P-2D

Legend

- Subject Properties ——— (21.279 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/07/2011 - E Hart)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012027

Hearing Date: December 20, 2011

Property Owners: Leon Creek, Ltd. and Financial Resource, Ltd.

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc.

Location: located southeast of the intersection of Interstate 10 West and Boerne Stage Road, along Old Fredericksburg Road

Legal Description: A portion of NCB 34732 and NCB 34752

Total Acreage: 21.279

City Council District: 8

Case Manager: Micah Diaz, Interim Senior Planner

Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: “PUD C-2 MLOD-1” Planned Unit Development Commercial Camp Bullis Military Lighting Overlay District, “PUD C-2 GC-1 MLOD-1” Planned Unit Development Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “H C-3 GC-1 MLOD-1” Leon Springs Historic General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

Requested Zoning: “MF-18 MLOD-1” Limited Density Multi-Family Camp Bullis Military Lighting Overlay District, “MF-18 GC-1 MLOD-1” Limited Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “H MF-18 GC-1 MLOD-1” Leon Springs Historic Limited Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: The Dominion Homeowners Association, Inc.

Planning Team Members: 41 – North Sector Planning Team

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The subject property was annexed in 1998 (Ordinance 88824), and was originally zoned “Temp R-1” Temporary Single Family Residence District. The property has been through many rezoning cases as part of the Dominion development; however, the property has not ever been platted or developed. A majority of the subject property lies to the east of Old Fredericksburg Road; a very small portion is situated between Old Fredericksburg Road and the IH-10 access road.

The applicant requests the zoning change in order to allow development of multi-family uses on the property.

Topography: The subject property is bound by Leon Creek to the east, and slopes in that general direction. A significant amount of the eastern and southern portion of the property is located within the 100-year floodplain.

Adjacent Zoning and Land Uses

Direction: North and South

Current Base Zoning: “C-2” Commercial District

Current Land Uses: Undeveloped

Direction: East

Current Base Zoning: “R-6” Residential Single-Family District, with specific use authorizations for a golf course and private club house

Current Land Uses: undeveloped, golf course and the Dominion Country Club

Direction: West

Current Base Zoning: “C-2” and “C-3” General Commercial District

Current Land Uses: Undeveloped land, office and service uses

Overlay and Special District Information: The Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A Certificate of Compliance review is performed by the Planning & Community Development Department.

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Old Fredericksburg Road

Existing Character: Local street; one lane in each direction without curbs or striping.

Proposed Changes: Possible right-of way abandonment and street closure

Thoroughfare: IH-10 West

Existing Character: Access Road; one lane in each direction with access to on-street parking

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but can be deferred to the platting phase. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: Off-street parking requirements for multi-family uses are determined by the number of dwelling units. Minimum – 1.5 spaces per dwelling unit; Maximum – 2 spaces per dwelling unit.

Staff Analysis and Recommendation: Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the North Sector Plan and is identified as being in the Suburban Tier in the future land use component of the plan. The requested zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands related to the requested zoning change.

3. Suitability as Presently Zoned:

Both the existing “C-2” district and requested “MF-18” district are suitable for the subject property. Medium Density residential uses should be located along arterial thoroughfares at the periphery of single-family residential neighborhoods and can be an appropriate transition between commercial development and low-density residential uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

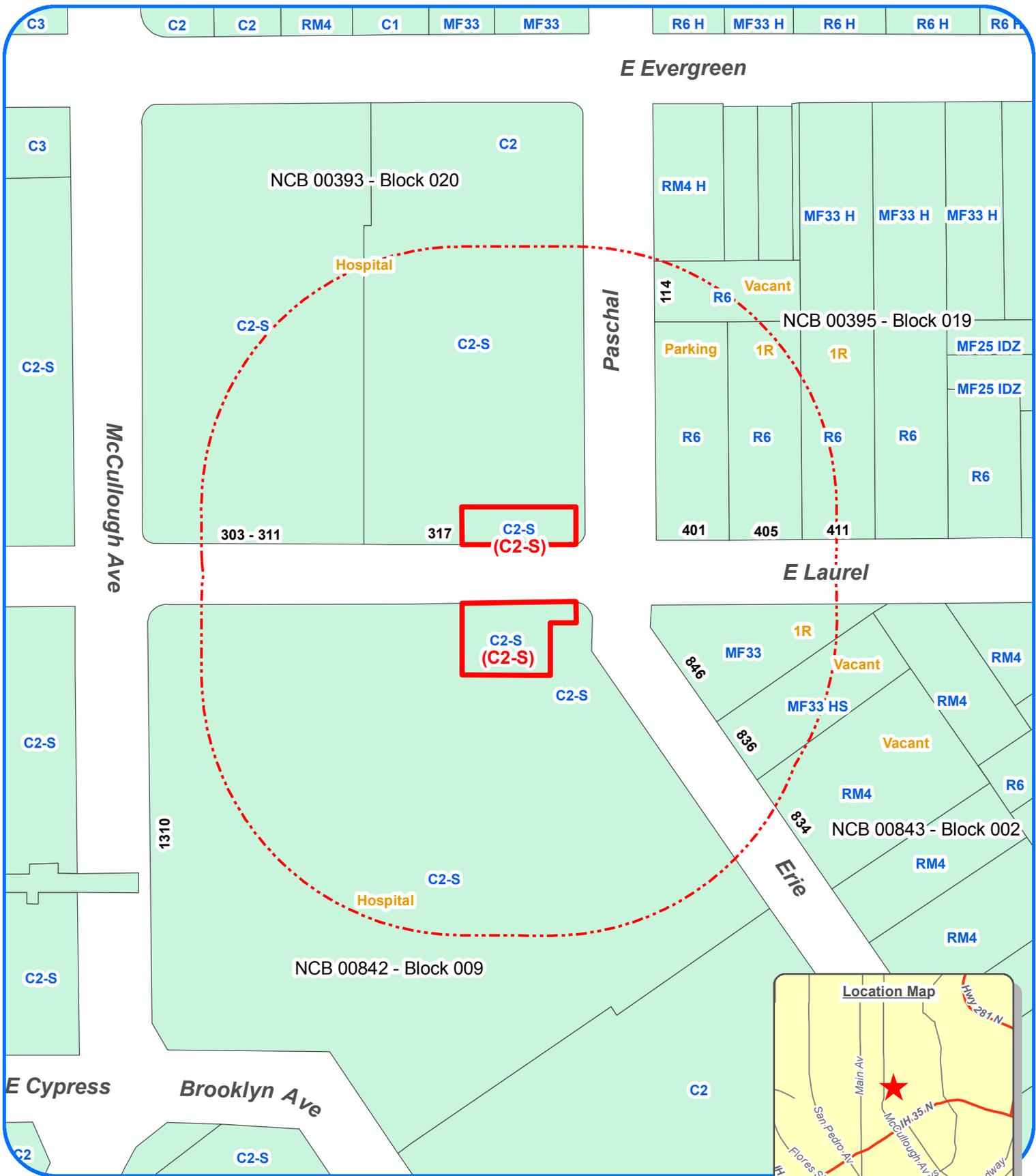
The request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

6. Size of Tract:

The subject property measures 21.279 acres in size. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 383 dwelling units.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. The Military’s comments are limited to slight concerns with traffic congestion along Ralph Fair Road, Boerne Stage Road, and the access road to the Dominion development. The proposed project will require a Traffic Impact Analysis prior to platting and permitting.



Zoning Case Notification Plan

Case Z-2012-028 S

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): A Portion of NCB 00393 - Block 020 - Lot 17 and A Portion of NCB 00842 - Block 009 - Lot 9

Legend

- Subject Properties ——— (0.241 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain ———
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/01/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012028 S

Hearing Date: December 20, 2011

Property Owner: Methodist Healthcare System of San Antonio, Ltd., L. L. P.

Applicant: Methodist Healthcare System of San Antonio, Ltd., L. L. P.

Representative: Golden, Steves, Cohen and Gordon, L. L. P.

Location: 1310 McCullough Avenue and 308 East Evergreen Court

Legal Description: A 0.241 acre tract of land out of Lot 9, Block 9, NCB 842 and Lot 17, Block 20, NCB 393

Total Acreage: 0.241

City Council District: 1

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital and "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 111.53 feet on a 0.061 acre tract of land out of Lot 9, Block 9, NCB 842.

Requested Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 105.43 feet.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 1, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 13 (Tobin Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "E" Office District and "D" Apartment District. In September of 1990, this property was the subject of zoning case Z90108, in which the applicant was granted "B-2 CC" Business District with City Council approval for a Medical-Hospital. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital. In June of 2011, the subject property was part of a rezoning that changes the zoning to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 111.53 feet on a 0.061 acre tract of land out of Lot 9, Block 9, NCB 842.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital

Current Land Uses: Metropolitan Methodist Hospital Parking Garage

Direction: South

Current Base Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital

Current Land Uses: Metropolitan Methodist Hospital

Direction: West

Current Base Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital

Current Land Uses: Metropolitan Methodist Hospital

Direction: East

Current Base Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital

Current Land Uses: Metropolitan Methodist Hospital

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: East Laurel Street

Existing Character: Collector Street; one lane in each direction

Proposed Changes: None known.

Public Transit: VIA bus lines 5 and 204 operate along McCullough Avenue; with multiple bus stops in close proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum Parking Requirement: 1 per 400 sf of GFA. Maximum Parking Requirement: 1 per 100 sf of GFA.

Staff Analysis and Recommendation: Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as "Public/Institutional". Public, quasi-public and institutional uses that deliver local, state or national governmental or non-profit services. Therefore, the requested zoning district is consistent with the plan. Goals and Objective 10.2: Improve quality and accessibility of hospital facilities, equipment and health care providers in the planning area.

2. Adverse Impacts on Neighboring Lands:

The granting of the Specific Use Authorization for a Medical-Hospital with a maximum height of 105.43 feet will not have an adverse impact on the neighborhood. The Metropolitan Methodist Hospital currently exists on the subject property and has maintained a long-term presence in the Tobin Hill Neighborhood.

3. Suitability as Presently Zoned:

The base zoning district will remain "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital, which is suitable for the property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Considering the current location of the hospital and the importance of such emergency facilities to the benefit of public health, the rezoning request shall not adversely affect the surrounding community. The Specific Use Authorization is critical to updating and expanding the Intensive Care Unit services to provide life saving services to the community.

5. Public Policy:

The "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 105.43 feet is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The proposed structure will be 59, 443 square feet in size. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

7. Other Factors:

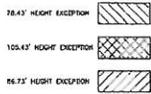
A Specific Use Authorization is requested to allow additional height in the current "C-2 AHOD S" zoning district to accommodate a vertical expansion of a portion of the existing Metropolitan Methodist Hospital.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

TABULATED SITE DATA

TOTAL SITE ACREAGE:	3.15 ACRES
SPECIFIC USE REQUEST:	0.241 ACRE
NUMBER OF LOTS:	1 LOT
OPEN SPACE AREA:	0.346 ACRES
STRUCTURE SQUARE FOOTAGE:	388,305 SF (EXISTING)
	52,443 SF (PROP. ADDITION)
IMPERVIOUS COVER:	2.618 ACRES
FRONT SETBACK REQUIREMENT:	0 FEET
SIDE SETBACK REQUIREMENT:	0 FEET
REAR SETBACK REQUIREMENT:	0 FEET
NUMBER OF STANDARD PARKING SPACES:	UNKNOWN
NUMBER OF ACCESSIBLE PARKING SPACES:	UNKNOWN
TOTAL NUMBER OF PARKING SPACES:	1588 (EXISTING)
ACCESSIBLE STALL DIMENSIONS:	8' X 18' WITH 5' AISLE
STANDARD STALL DIMENSIONS:	8' X 18'
PARKING AREA AISLE WIDTH:	24'
PARKING AREA LANDSCAPING:	N/A (EXISTING GARAGE)
LANDSCAPING OUTSIDE PARKING AREAS:	N/A (EXISTING GRASS)

LEGEND



NOTE:
AVERAGE GROUND PLANT ELEVATION = 6.43' BELOW FIRST FLOOR.



OWNER'S STATEMENT:

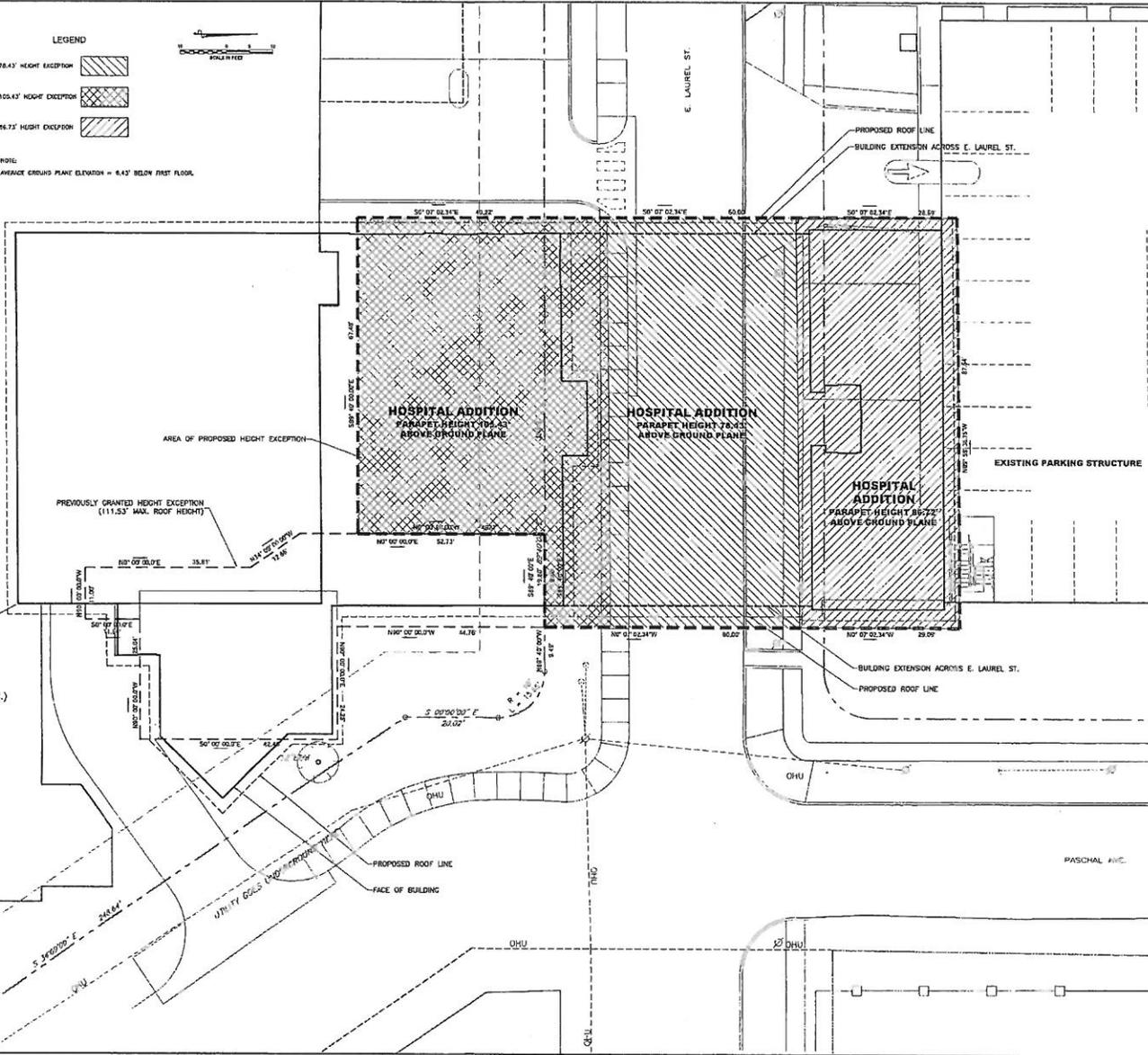
I, _____, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY AND ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

[Signature]
SIGNATURE

11/18/11
DATE

METROPOLITAN METHODIST HOSPITAL

AREA OF EXCEPTION REQUESTED = 10,484.82 S.F. (0.241 AC.)





**LITTLEJOHN
ENGINEERING
ASSOCIATES**

1335 31ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
T 615.385.6114 F 615.385.6020 WWW.LEANCO.COM

METROPOLITAN METHODIST HOSPITAL *

ICL MRI PACU AND LABORATORY
ADDITIONS AND RENOVATIONS

*A Methodist Hospital Facility

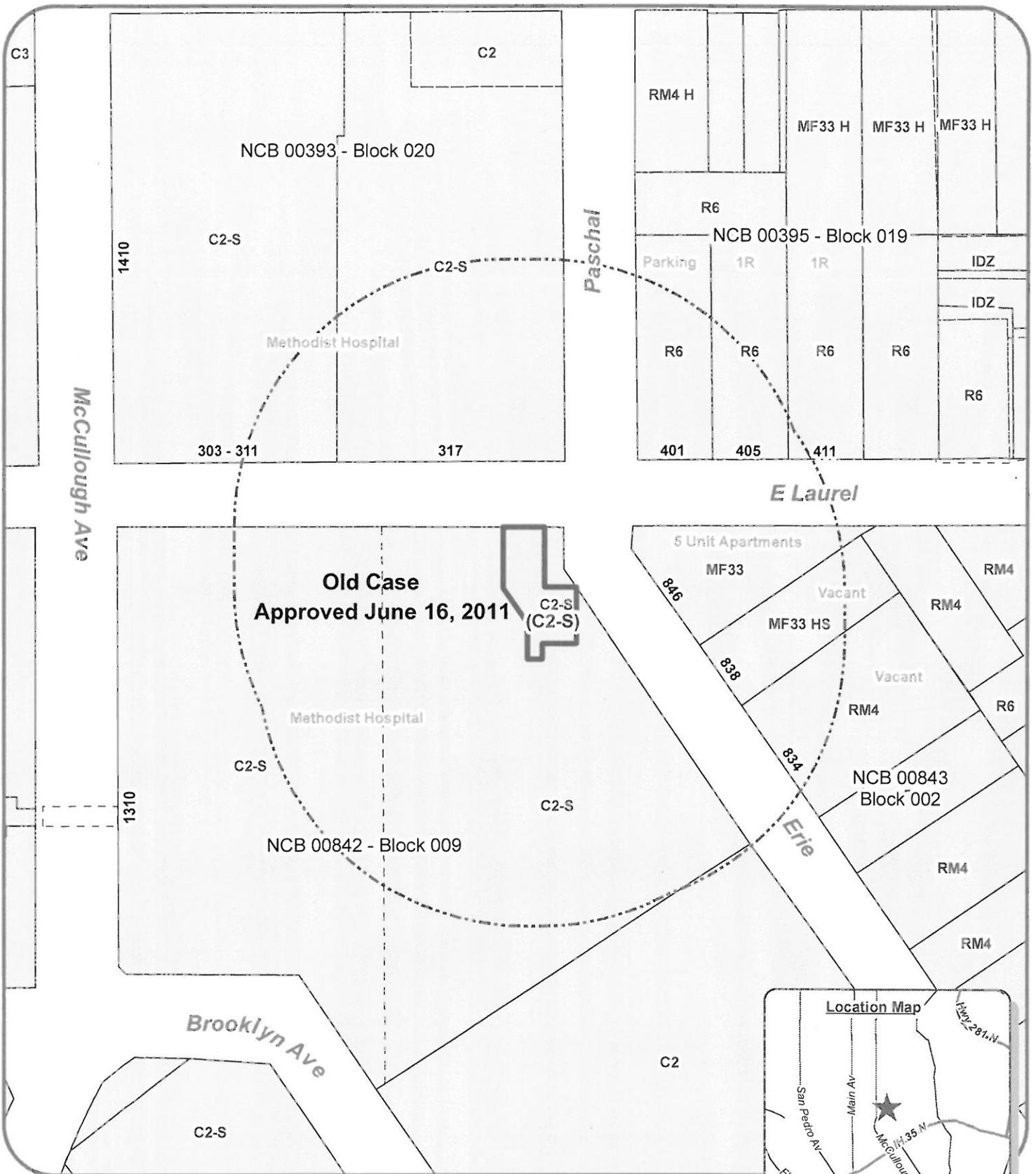
REVISION	
DATE	DESC.

3-17-10 No. 29143

**AREA OF HEIGHT
EXCEPTION**

C:\Users\j2000\Documents\2011\13 Site Plan - height var\Height-Height Exception Nov 17, 2011 - 1:10pm.dwg

2012085



Zoning Case Notification Plan

Case Z-2011-110 S

Council District 1
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): A Portion of NCB 00842 - Block 009 - Lot 9

Legend

- Subject Properties (0.061 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

TEXT
 (TEXT)
 1R



Development Services Dept
 City of San Antonio
 (04/18/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



Zoning Case Notification Plan

Case Z-2012-029 HL

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 01749 - Block 011 - N 90.8 ft of Lots 7 & 8 and Lot 9

Legend

- Subject Properties (0.1102 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/02/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012029 HL
Hearing Date: December 20, 2011
Property Owner: Walter and Elizabeth Wilson
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 117 Sweet Street
Legal Description: The east 30 feet of Lot 14 and the west 30 feet of Lot 15, Block B, NCB 2559
Total Acreage: 0.1102
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "HL RM-4 AHOD" Historic Landmark Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 1, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: King William Association

Planning Team Members: 67 (Downtown Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938. The property was originally given zoning under the city's 1938 zoning code ("C" Apartment District). In a 1991 City-initiated case, the property was rezoned to "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District. According to the Office of Historic Preservation the existing structure appears to have been constructed ca 1904.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the existing use.

Adjacent Zoning and Land Uses

Direction: Southeast

Current Base Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Direction: Northeast

Current Base Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Direction: Northwest

Current Base Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Direction: Southwest across Sweet Street

Current Base Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Sweet Street

Existing Character: Local Access Street one lane in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: The VIA number 43, 44, 62 and 243 bus lines operate along South Flores Street

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on September 21, 2011.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the "Downtown Neighborhood Plan" and is currently designated as "Mixed Use". The current "Mixed Use" land use category allows for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian oriented environment.

The applicant has requested adding a Historic Landmark designation to the property which does not affect the base zoning, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation would not have an adverse impact on the neighborhood, but does regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation. Further, the current base zoning is not changing.

3. Suitability as Presently Zoned:

The current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and proposed Historic Landmark designation are both appropriate for the subject property. Staff believes the proposed Historic Landmark designation will not change the overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request.

5. Public Policy:

The City's Office of Historic Preservation began a public initiative, the City's Cultural Resource Survey, aimed at identifying structures of architectural and/or cultural significance throughout the City's neighborhoods. The subject property was identified as a candidate for Historic Designation through this initiative.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of Historic Landmark designation. The house remains in its original location, has experienced few alterations, retains high integrity of original materials, and was executed with a high level of craftsmanship.

7. Other Factors:

On September 21, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The five criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property owner supports Historic Landmark designation.

2011089

**Statement of Significance for 117 Sweet Street
San Antonio, Texas**

The Folk Victorian style house at 117 Sweet Street appears to have been constructed ca. 1904. The address was first identified in the 1903-04 City Directory (based on information compiled in 1902), but the address was not listed in the following 1904-05 directory. W.C. Gebhardt was listed as the resident at 117 Sweet Street in 1903-04. However, research indicates that the initial 117 address was changed shortly after in January 1904 to 119 Sweet Street (where Gebhardt resided) when the property was divided. The divided portion of the property took on the new address of 117 Sweet Street and construction of the house at that location commenced. The house at 117 Sweet Street appears to have been built as rental property, with Gebhardt living next door at 119 Sweet Street. Both addresses appear in all subsequent City Directories. The property was advertised in local newspapers as a rental property from March 1, 1911 until October 8, 1953. It was first identified on a Sanborn map in 1912.

The single-story home at 117 Sweet Street is a Folk Victorian style house with a unique Mansard roof reflecting the late 19th century Second Empire style. The house is of frame construction with wood clapboard siding, a wrap-around porch with wood columns and a dentil cornice, original one-over-one wood sash windows, and an interior brick chimney. The Mansard roof is an unusual feature on a single-story home of this style and is not commonly seen on other Folk Victorian homes of this era in San Antonio.

The property located at 117 Sweet Street meets the following criteria for local landmark designation:

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5];

The house embodies distinguishing characteristics of the Folk Victorian and Second Empire styles from the turn of the 19th century.

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7];

The house has a unique Mansard roof, which is an uncommon feature of single-story Folk Victorian style homes in San Antonio.

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8];

The house remains in its original location, has experienced few alterations, retains high integrity of original materials, and was executed with a high level of craftsmanship.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11];

2201 2089

This Folk Victorian is distinctive in character because of its unique Mansard roof. It exemplifies the cultural, economic and social heritage of San Antonio through its history as a working class rental property.

It is an important example of a particular architectural type or specimen [35-607(b)12];

The house is an excellent, intact example of an early 20th century Folk Victorian style home with Second Empire influences exhibited in the unique Mansard roof.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

September 21, 2011

23012029

HDRC CASE NO: 2011-185
ADDRESS: 117 Sweet St
LEGAL DESCRIPTION: NCB 2559 BLK B LOT E 30 FT OF 14 & W 30 FT OF 15
APPLICANT: Walter Wilson 117 Sweet St
OWNER: Walter & Elizabeth Wilson
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The property owner is requesting a Finding of Historic Significance for the property at 117 Sweet St.

RECOMMENDATION:

Staff recommends a finding of historic significance.

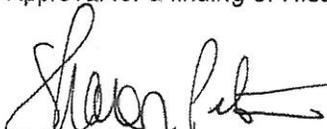
The Folk Victorian style house at 117 Sweet Street appears to have been constructed ca. 1904. The address was first identified in the 1903-04 City Directory (based on information compiled in 1902), but the address was not listed in the following 1904-05 directory. W.C. Gebhardt was listed as the resident at 117 Sweet Street in 1903-04. However, research indicates that the initial 117 address was changed shortly after in January 1904 to 119 Sweet Street (where Gebhardt resided) when the property was divided. The divided portion of the property took on the new address of 117 Sweet Street and construction of the house at that location commenced. The house at 117 Sweet Street appears to have been built as rental property, with Gebhardt living next door at 119 Sweet Street. Both addresses appear in all subsequent City Directories. The property was advertised in local newspapers as a rental property from March 1, 1911 until October 8, 1953. It was first identified on a Sanborn map in 1912.

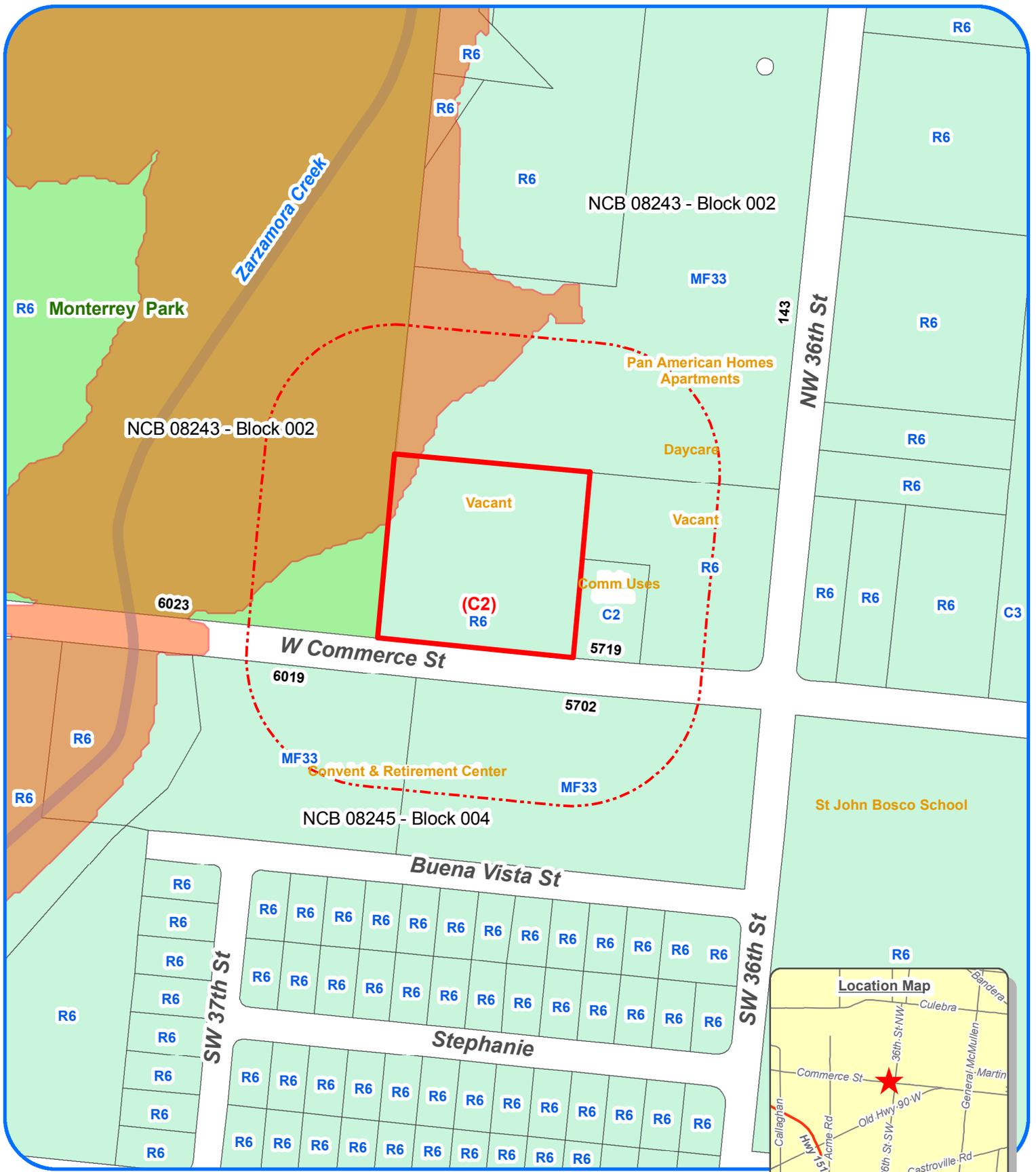
The single-story home at 117 Sweet Street is a Folk Victorian style house with a unique Mansard roof reflecting the late 19th century Second Empire style. The house is of frame construction with wood clapboard siding, a wrap-around porch with wood columns and a dentil cornice, original one-over-one wood sash windows, and an interior brick chimney. The Mansard roof is an unusual feature on a single-story home of this style and is not commonly seen on other Folk Victorian homes of this era in San Antonio.

The structure at 117 Sweet meets the following designation criteria for historic landmark status outlined in UDC Sec.-607 (b).

COMMISSION ACTION:

Approval for a finding of Historic Significance for the property at 117 Sweet Street.


Shaon Peterson
Historic Preservation Officer



Zoning Case Notification Plan

Case Z-2012-030

Council District 5

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): 2.00 acres out of the south 287 feet out of Blk 2, NCB 08243

Legend

- Subject Properties ——— (2.00 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/01/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2012030

Hearing Date: December 20, 2011

Property Owner: San-Tex Lumber Company, Ltd. (Beverly Barshop, V. P.)

Applicant: San-Tex Lumber Company, Ltd. (Beverly Barshop, V. P.)

Representative: Patrick Christensen, P. C.

Location: A portion of the 5700 Block of West Commerce Street

Legal Description: 2 acres out of the south 287 feet of Block 2, NCB 8243

Total Acreage: 2

City Council District: 5

Case Manager: Brenda V. Martinez, Planner

Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: Community Workers Council and Memorial Heights Neighborhood Associations are within 200 feet.

Planning Team Members: 37 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1945 and rezoned to "C" Apartment District in 1948. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2004 case, the property was rezoned to "R-6" Residential Single-Family District. The applicant is requesting a zoning change in order to allow the construction of a retail shopping center.

Topography: The property is relatively flat and a small portion of the subject property appears to be within the 100 year floodplain.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: MF-33
Current Land Uses: Day Care and Apartments

Direction: South
Current Base Zoning: MF-33
Current Land Uses: Convent and Retirement Center

Direction: East
Current Base Zoning: C-2 and R-6
Current Land Uses: Multi-Tenant Shopping Center and Vacant Land

Direction: West
Current Base Zoning: R-6
Current Land Uses: Monterrey Park and Zarzamora Creek

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Commerce Street
Existing Character: Secondary Arterial Type A; 2 lanes in each direction
Proposed Changes: None known

Thoroughfare: NW 36th Street
Existing Character: Secondary Arterial Type B; 2 lanes in each direction
Proposed Changes: None known

Thoroughfare: SW 36th Street
Existing Character: Secondary Arterial Type B; 2 lanes in each direction
Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 75 line and the number 275 line, which operate along West Commerce Street.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: The zoning request generally refers to proposed retail uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate a commercial structure and parking. The requested zoning district does not carry specific locational requirements for parking.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested “C-2” zoning district on neighboring properties. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

3. Suitability as Presently Zoned:

Staff supports rezoning the property to a commercial designation. The property’s current “R-6” designation is not appropriate as the property is not likely to be used for residential development. A “C-2” commercial designation would be more compatible with the surrounding zoning and would allow uses more in character with surrounding development than the existing residential district.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The request is consistent with the adopted Sector Plan and does not appear to conflict with any other public policy objective.

6. Size of Tract:

The subject property is 2 acres, which is of sufficient size to accommodate the proposed commercial development.

7. Other Factors:

The upper northeastern corner of the subject property abuts R-6 zoning and a Type B (15 foot) landscape buffer will be required to screen and separate the requested zoning district from the adjoining single-family residential zoning district.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012031
Hearing Date: December 20, 2011
Property Owner: Urban Grid, LLC
Applicant: Terramark
Representative: Charles H. Turner
Location: 623 Ogden Street, 120 East Myrtle Street and part of 619 Ogden Street
Legal Description: A portion of Lots 7, 8 and 9, Block 11, NCB 1749
Total Acreage: 0.4434 of an acre
City Council District: 1
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 IDZ AHOD" Multi-Family Infill Development Zone Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses and live-work units at a density not to exceed 25 units per acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Tobin Hill Community Association

Planning Team Members: 12 – Tobin Hill Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "D" Apartment District. Between 1977 and 2008, the property was rezoned multiple times, typically fluctuating between commercial and multi-family zoning districts. In 2008, a majority of the subject property was rezoned to "MF-33 IDZ" Multi-Family Infill Development Zone District. The remaining portion of the property is zoned "MF-33" Multi-Family District. The property is not platted or developed; although a small portion is part of a lot that is developed as a duplex. The actual duplex structure is not part of this zoning request.

The applicant requests the zoning change to allow development of eleven single-family residences (with the possibility of live-work units) on individually platted lots.

Topography: The properties do not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33" Multi-Family District, "C-2NA" Commercial Nonalcoholic Sales District and "C-2" Commercial District

Current Land Uses: Single-family residence, offices, bookstore and parking lots

Direction: East

Current Base Zoning: "MF-33" and "O-2" High Rise Office District

Current Land Uses: Single-family homes and a senior care center

Direction: South

Current Base Zoning: "MF-33" and "C-2NA"

Current Land Uses: Apartments, loan office and a video store

Direction: West

Current Base Zoning: "C-2NA"

Current Land Uses: Bookstore and health facility

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Properties located south of the subject property are within the Tobin Hill Historic District.

Transportation

Thoroughfare: East Myrtle, Ogden Street and East Park Avenue

Existing Character: Local streets; one lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: North Main Avenue and McCullough Avenue

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 90 operates along Main Avenue and lines 5 and 204 operate along McCullough Avenue. There are multiple bus stops within a block of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: Single-family residences are typically required to have at least one parking space (no maximum allowance). Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is designated as High Density Mixed Use in the future land use component of the plan. The zoning request and proposed residential density is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The increase in residential use offered by the requested zoning could break the existing pattern of nightclub and office uses, which would contribute to revitalization of the North Main Avenue corridor.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no evidence that approval of the zoning change request will adversely affect the health, safety or welfare of the general public.

5. Public Policy:

Within the Tobin Hill Neighborhood Plan area, the subject property is located within the McCullough Avenue and North Main Avenue Corridor, which is a sub-area identified in the plan. The plan includes individualized guidelines for future development of each sub-area. For the McCullough/Main Corridor, the plan encourages a transition from the higher intensity and density development along Main Avenue (including San Antonio College) and the lower density residential neighborhoods west of McCullough.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is approximately 0.44 of an acre in size. To accommodate the proposed 11 single-family dwellings on individual lots, the property will have to be platted. The "IDZ" zoning district provides the opportunity for live-work units and carries no minimum lot size when used as a base zoning district. The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels.

7. Other Factors:

None.

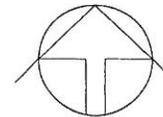
Z2012031

Ogden Court

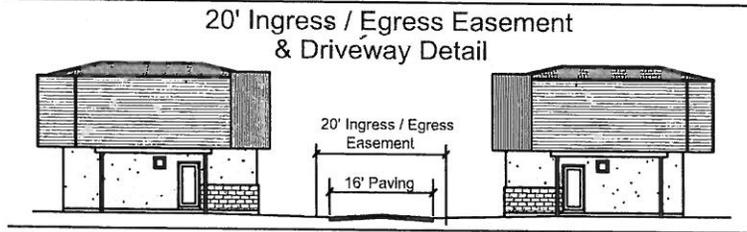
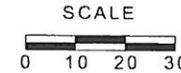
623 Ogden ~ Tobin Hill
San Antonio, Texas

Site Plan

November 17, 2011



NORTH



LEGAL DESCRIPTION:

APPROXIMATELY 0.443 ACRES
BEING LOT 9, & N. 90.8 FEET
OF LOTS 7 & 8, & W. 16.2 FEET
OF SOUTH 70 FEET OF LOT 7,
BLOCK 11, NCB 1749,
SAN ANTONIO, TEXAS

CURRENT ZONING: MF 33

PROPOSED ZONING:

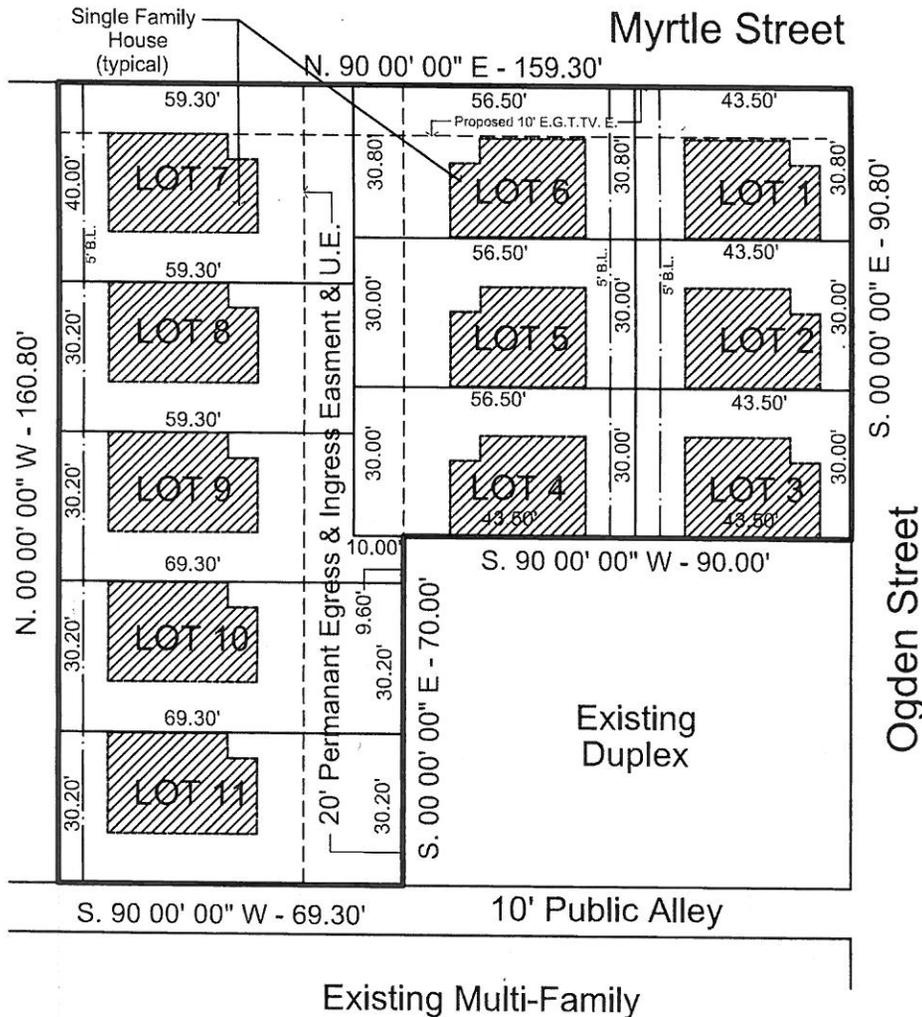
"IDZ" INFILL DEVELOPMENT
ZONE WITH SINGLE FAMILY &
LIVE WORK USES, AT A DENSITY
NOT TO EXCEED 25 UNITS PER
ACRE.

GENERAL NOTES:

1. THIS PROJECT IS PLANNED AS A LOW IMPACT DEVELOPMENT
2. ALL ON-SITE DRIVEWAYS TO BE CONSTRUCTED OF PERVIOUS MATERIALS
3. A 20 FOOT WIDE PERMANENT INGRESS & EGRESS EASEMENT AND AND UTILITY EASEMENT SHALL BE ESTABLISHED BY PLAT FOR THE COMMON USE OF LOTS 4 THRU 11
4. A 3 FOOT WIDE MAINTENANCE EASEMENT WILL ESTABLISHED BY PLAT ADJACENT TO THE SOUTH LOT LINE OF LOTS 1, 2, & 5-10, FOR THE BENEFIT OF THE ADJACENT LOT.

SITE DATA

TOTAL LAND AREA	0.443 AC.
TOTAL PROPOSED LOTS	11
UNITS/ACRE	24.5
AVERAGE LOT SIZE	1,750 SF
AVERAGE HOME	1,000-1,300 SF
PROPOSED PAVED AREA	2,750 SF
TOTAL PERVIOUS AREA	7,500 SF
TOTAL IMPERVIOUS AREA	9,000 SF



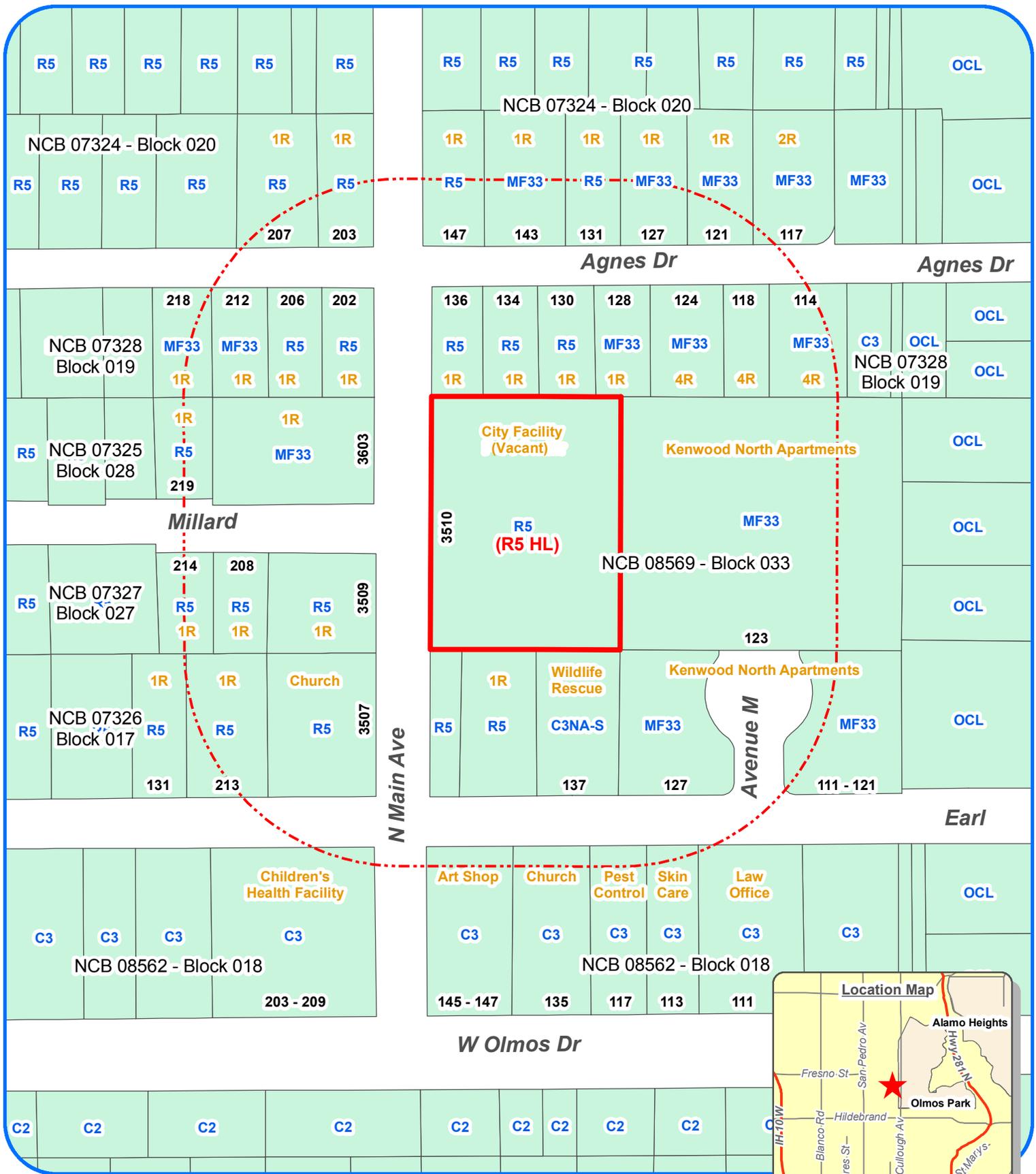
Existing Multi-Family

URBAN GRID, LLC, OWNER OF THE PROPERTY, ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, OWNER, UNDERSTANDS THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE OWNER FROM ADHERENCE TO ANY AND ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

DEVELOPER



TERRAMARK



Zoning Case Notification Plan

Case Z2012033 HL

Council District 1

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 08569 - Block 033 - Lot 1

Legend

Subject Properties ——— (0.937 Acres)

200' Notification Area - - - - -

Current Zoning **TEXT**

Requested Zoning Change **(TEXT)**

100-Year DFIRM Floodplain

Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/02/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012033 HL
Hearing Date: December 20, 2011
Property Owner: City of San Antonio
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 3510 North Main Avenue
Legal Description: Lot 1, Block 33, NCB 8569
Total Acreage: 0.937 of an acre
City Council District: 1
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "HL R-5 AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 40

Neighborhood Associations: None

Planning Team Members: 50 - North Central Community Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed in 1940 (Ordinance 1941). In a 1975 zoning case, the property was zoned "R-5" Single Family Residence District. Upon adoption of the 2001 Unified Development Code the previous base zoning district converted to the current "R-5" Residential Single-Family District. According to research provided by the City's Office of Historic Preservation original construction occurred in 1951 as a school. The property was platted into its current configuration in 1975 (volume 7600, pages 128-129).

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "R-5" Residential Single-Family District and "MF-33" Multi-Family District

Current Land Uses: Single and Multi-family residences

Direction: South

Current Base Zoning: "R-5", "MF-33" and "C-3" General Commercial District, with one specific use authorization for a Veterinary Hospital - Small Animals (No Outside Runs, Pens and Paddocks Permitted).

Current Land Uses: Single-family residences, church, wildlife rescue, offices, medical facilities, retail and service uses

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: North Main Avenue, Earl, Avenue M and Agnes Drive

Existing Character: Local streets; one lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: There are no transit lines in the immediate vicinity of the subject property; however, VIA bus line 5 operates along McCullough Avenue to the east.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The property was previously used as a school; however, it has been vacant for a number of years. Off-street parking requirements are determined by use; therefore, staff cannot calculate likely parking requirements for the subject property.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the North Central Community Plan and is designated as Public/Institutional in the future land use component of the plan.

The zoning request does not include a change to the existing base zoning district; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the property's base zoning district. However, historic designation will regulate the exterior aesthetic of the structure. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

There is no proposed change to the existing "R-5" base zoning district. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. Public Policy:

This rezoning request was initiated by the City of San Antonio City Council via Resolution number 2011-11-03-0031R.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On September 7, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The two criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The subject property is currently owned by the City of San Antonio.

Z2012033



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 07, 2011

HDCR CASE NO: 2011-180
ADDRESS: 3510 N Main Ave
LEGAL DESCRIPTION: NCB 8569 BLK 33 LOT 1
PUBLIC PROPERTY: School Building
APPLICANT: City of San Antonio, Historic Preservation Officer P.O. Box 839966
OWNER: CoSA - CIMS
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance.

The former school building at 3510 N. Main is historically significant for its association with African American history and education in San Antonio. The building was originally constructed as the Sojourner Truth Elementary School for African Americans. An earlier Sojourner Truth School was formerly located directly across the street. It no longer appears to be standing but is visible on the 1951 Sanborn map. According to newspaper articles, the earlier Sojourner Truth School, originally called Kenwood School, opened in 1936 in a four-room frame building, although the school existed even earlier in a former church at the same location. The school was determined to be in poor condition by the members of the school survey committee in 1950. It served as an African American public school until the current building was constructed and completed in 1951. The contract for construction of the new school was awarded to Bird Building and Development Company of San Antonio.

The new school building featured eight classrooms, an auditorium-cafeteria, and a home economics room. At the time of opening a description of the interior noted, "Walls are light gray and cream, and floors are covered with asphalt tile. Even the desks are new and modern, and the blackboards are green." Newspaper articles indicate that the school remained in operation until it was closed in 1969. A 1970 newspaper article noted that SAISD turned over the keys of the school to the president of the Kenwood Neighborhood Council. The building was to become the Kenwood Center and would house a community center offering literacy and Head-Start classes. Later, in a 1973 newspaper article, SAISD was coordinating the sale of the school building (along with another school, Hidalgo Elementary at 331 Dora Street) to the San Antonio Development Agency.

The building is of brick construction with a flat roof and original paired metal windows. It is of rectangular shape with a small projecting wing at the south end of the building. The recessed entrance is located near the southern projecting wing and is accessed via concrete steps and a wheel chair ramp. The building appears to have experienced few alterations with the exception of the installation of window units in some of the window frames. It remains an intact example of an early 1950s institutional building.

The school was named for Sojourner Truth (ca. 1797-1883), an African-American activist and abolitionist. Truth was born a slave in upstate New York but escaped to freedom with her young daughter in 1826. Slavery was abolished in New York the following year. She changed her given name of Isabella Baumfree to Sojourner Truth in 1843, became a Methodist, and devoted her life to preaching the abolition of slavery and securing women's rights. She assisted in the recruitment of black troops for the Union Army in the Civil War, and worked to better conditions for all African Americans. Truth also worked for many years, although unsuccessfully, for federal land grants for former slaves.

Z2012033

2011-180
9/7/11

The former Sojourner Truth Elementary School is eligible for landmark designation for its association with African American history and education in San Antonio. It meets the following designation criteria:

- Its value as a visible reminder of the cultural heritage of the community [35-607(b)1]: its association with African American history and education for its former use as a segregated African-American elementary school;
- Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian structure [35-607(b)6]: as an intact example of an early 1950s public institutional facility;

RECOMMENDATION:

Staff recommends a finding of historic significance. The property meets the criteria for individual landmark designation outlined in UDC Sec. 35-607.

COMMISSION ACTION:

Approval for a finding of Historic Significance for the property located at 3510 N. Main.



Shanon Peterson
Historic Preservation Officer

22012033

AZJ: 11-3-11
Item No. 31

A RESOLUTION 2011-11-03-0031R

DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A ZONING DISTRICT BOUNDARY CHANGE TO DESIGNATE 3510 NORTH MAIN AS A HISTORIC LANDMARK (DISTRICT 1).

* * * * *

WHEREAS, the Historic and Design Review Commission approved a finding of Historic Significance and the Office of Historic Preservation is requesting concurrence from City Council to move forward with the historic designation of 3510 North Main; and

WHEREAS, City Council desires to initiate a change in the zoning boundary of property to a zoning compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**,

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

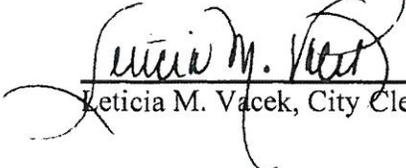
SECTION 1. The City Council hereby directs city staff to initiate a change in the zoning boundary of property located at 3510 North Main for Historic Landmark designation.

SECTION 2. This resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

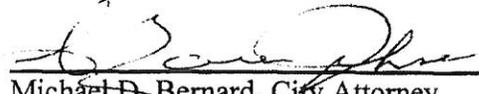
PASSED AND APPROVED this 3rd day of November, 2011.


M A Y O R
Julián Castro

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Michael D. Bernard, City Attorney

3510 N. Main
Sojourner Truth Elementary School
Statement of Significance

The former school building at 3510 N. Main is historically significant for its association with African American history and education in San Antonio. The building was originally constructed as the Sojourner Truth Elementary School for African Americans. An earlier Sojourner Truth School was formerly located directly across the street. It no longer appears to be standing but is visible on the 1951 Sanborn map. According to newspaper articles, the earlier Sojourner Truth School, originally called Kenwood School, opened in 1936 in a four-room frame building, although the school existed even earlier in a former church at the same location.¹ The school was determined to be in poor condition by the members of the school survey committee in 1950.² It served as an African American public school until the current building was constructed and completed in 1951. The contract for construction of the new school was awarded to Bird Building and Development Company of San Antonio.³

The new school building featured eight classrooms, an auditorium-cafeteria, and a home economics room.⁴ At the time of opening a description of the interior noted, "Walls are light gray and cream, and floors are covered with asphalt tile. Even the desks are new and modern, and the blackboards are green."⁵ Newspaper articles indicate that the school remained in operation until it was closed in 1969.⁶ A 1970 newspaper article noted that SAISD turned over the keys of the school to the president of the Kenwood Neighborhood Council. The building was to become the Kenwood Center and would house a community center offering literacy and Head-Start classes.⁷ Later, in a 1973 newspaper article, SAISD was coordinating the sale of the school building (along with another school, Hidalgo Elementary at 331 Dora Street) to the San Antonio Development Agency.⁸

The building is of brick construction with a flat roof and original paired metal windows. It is of rectangular shape with a small projecting wing at the south end of the building. The recessed entrance is located near the southern projecting wing and is accessed via concrete steps and a wheel chair ramp. The building appears to have experienced few alterations with the exception of the installation of window units in some of the window frames. It remains an intact example of an early 1950s institutional building.

The school was named for **Sojourner Truth** (ca. 1797-1883), an African-American activist and abolitionist. Truth was born a slave in upstate New York but escaped to freedom with her young daughter in 1826. Slavery was abolished in New York the following year. She changed her given name of Isabella Baumfree to Sojourner Truth in 1843, became a Methodist, and devoted her life to preaching the abolition of slavery and securing women's rights. She assisted in the recruitment of black troops for the Union Army in the Civil War, and worked to better conditions for all African Americans. Truth also worked for many years, although unsuccessfully, for federal land grants for former slaves.

The former Sojourner Truth Elementary School is eligible for landmark designation for its association with African American history and education in San Antonio. It meets the following designation criteria:

- Its value as a visible reminder of the cultural heritage of the community [35-607(b)1]: its association with African American history and education for its former use as a segregated African-American elementary school;
- Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian structure [35-607(b)6]: as an intact example of an early 1950s public institutional facility;
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8]; and
- It is distinctive in character, interest, or value; strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas, or the United States [35-607(b)11]: its association with African American history and education for its former use as a segregated African American elementary school.

¹ *San Antonio Light*, March 12, 1951.

² *San Antonio Light*, April 4, 1950.

³ *San Antonio Express*, May 11, 1950.

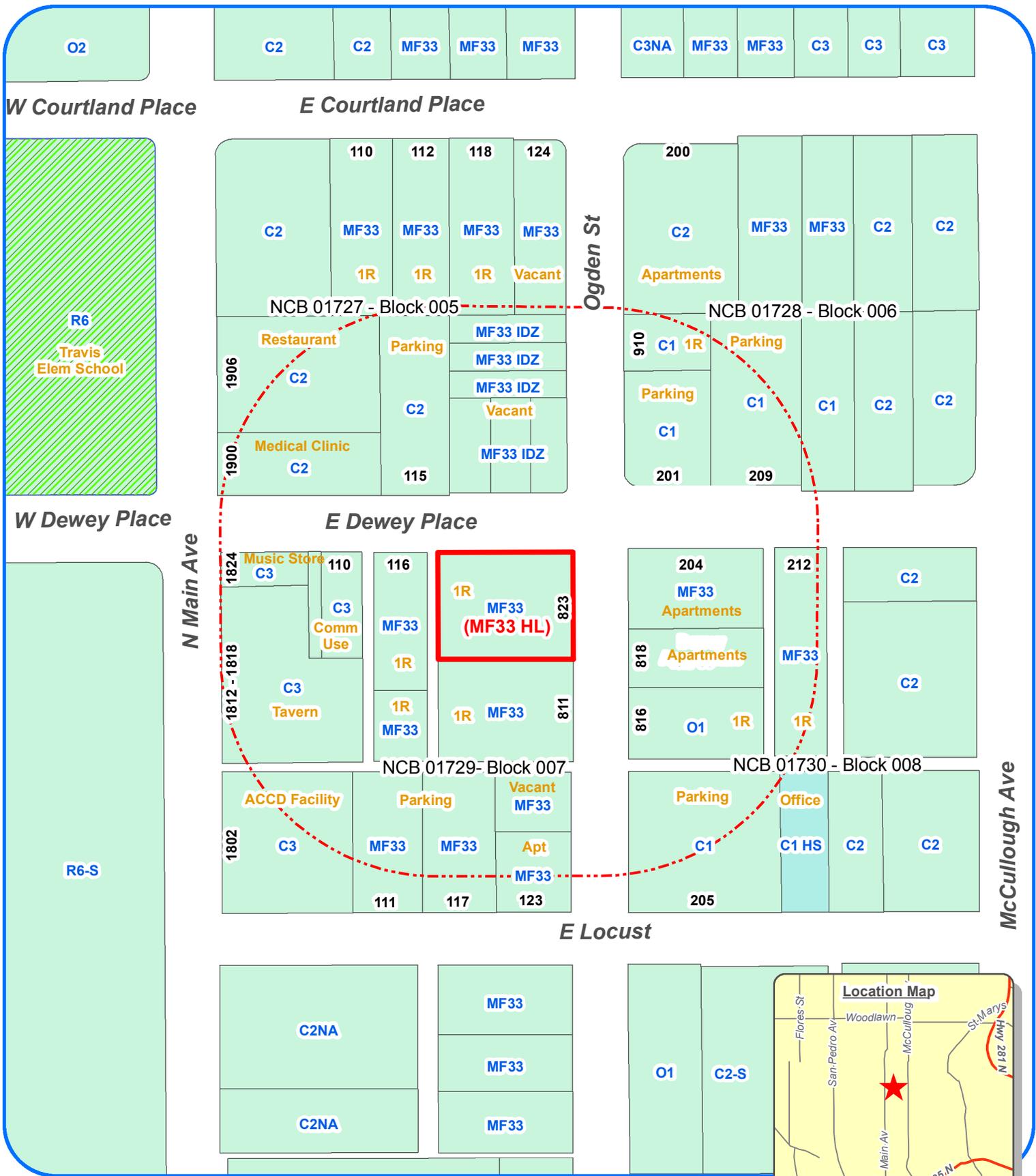
⁴ *San Antonio Light*, March 12, 1951.

⁵ *San Antonio Light*, March 12, 1951.

⁶ *San Antonio Express*, October 12, 1973.

⁷ *San Antonio Express/News*, February 8, 1970.

⁸ *San Antonio Express*, October 12, 1973.



Zoning Case Notification Plan

Case Z-2012-034 HL

Council District 1

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 01729 - Block 007 - Lots 10 and 11

Legend

Subject Properties ——— (0.2755 Acres)

200' Notification Area - - - - -

Current Zoning **TEXT**

Requested Zoning Change **(TEXT)**

100-Year DFIRM Floodplain ———

Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/05/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012034 HL
Hearing Date: December 20, 2011
Property Owner: Kim Walton
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 823 Ogden Street
Legal Description: Lots 10 and 11, Block 7, NCB 1729
Total Acreage: 0.2755
City Council District: 1
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "HL MF-33 AHOD" Historic Landmark Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 37

Neighborhood Associations: Tobin Hill Neighborhood Association

Planning Team Members: 12 (Tobin Hill Neighborhood Plan)

Applicable Agencies: Historic Preservation Office

Property Details

Property History: The subject site is currently developed with a residential structure measuring 2,388 square feet. According to the Bexar County Appraisal District and research provided by the City's Office of Historic Preservation original construction occurred some time between 1906 and 1907.

The property is located within the City Limits as they were recognized in 1936, and was originally zoned "D" Apartment District. In a 1995 case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family Residential District.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 and MF-33

Current Land Uses: Parking Lot and Vacant Land

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residence, Parking Lot, Vacant Land and Apartments

Direction: East

Current Base Zoning: MF-33 and O-1

Current Land Uses: Apartments and a Single-Family Residence

Direction: West

Current Base Zoning: MF-33 and C-3

Current Land Uses: Single-Family Residences and Commercial Uses

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: East Dewey Place

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Ogden Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 5 line, the number 90 line and the number 204 line, which operate along East Dewey Place.

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Tobin Hill Neighborhood Plan, and is designated as “Mixed Use” in the Future Land Use component of the Community Plan.

The zoning request does not include a change to the existing base zoning district; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the property’s base zoning district. However, historic designation will regulate the exterior aesthetic of the structure. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

There is no proposed change to the existing “MF-33” base zoning district. Approval of the “HL” designation will require an additional review process for future exterior rehabilitation.

4. Health, Safety and Welfare:

During staff’s site visit, the property appeared to be dilapidated, with broken and boarded windows and exterior siding damage visible from the surrounding properties.

5. Public Policy:

This rezoning request was initiated by the City of San Antonio City Council via Resolution number 2011-08-04-0022R.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On July 21, 2010, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.



CITY OF SAN ANTONIO

Z2012034

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

July 21, 2010

HDRC CASE NO: 2010-210
ADDRESS: 823 Ogden
LEGAL DESCRIPTION: NCB 1729 BLK 7 LOT 10 AND 11
PUBLIC PROPERTY: NA
HISTORIC DISTRICT: NA
LANDMARK DISTRICT: NA
APPLICANT: City of San Antonio, Historic Preservation P.O. Box 839966
OWNER: Kim Walton
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a finding of historic significance based on the following:

The house at 823 Ogden Street is an early-twentieth century Queen Anne style home located in the Tobin Hill neighborhood at the southwest corner of Ogden and Dewey. The two-story home features a hipped roof with brackets, a two-story, bowed, full front porch with classical columns on the second floor, a dentil cornice on the first story porch, shiplap siding on the first floor, and wood shingles on the second floor and porch skirting. Although the porch skirting is in poor condition, the design, materials, and workmanship of the house remain largely intact.

Alterations include the enclosure of a small rear porch, the former screening of the second floor porch (although screen are no longer present), the replacement of the first floor porch columns, and the conversion of the single family home into a multi-family structure with a second entrance on the front façade.

Based on research, the house was constructed between 1906 and 1907. The lot at Ogden and Dewey was purchased by Guy M. Harcourt in 1905 from Flora Adams, and a mechanics lien with G.M. Harcourt and Clemens Richter was filed in 1906. The house is not shown on the 1904 Sanborn map, but it is identified with its current footprint on the 1911-1924 Sanborn map, with an address of 821 and 825 Ogden. The 1915 city directory lists Guy M. and Jean Harcourt as owners. According to his obituary in 1937, Guy M. Harcourt was a banker associated with the San Antonio National Bank for 30 years. He was also noted as a writer and lyricist and the son of Judge T. Harcourt of Columbus. He was survived by two children. Although Mr. Harcourt lived until 1937, he was no longer living at the 823 Ogden property at that time, as the 1928 city directory lists C.A. Meyer as a renter.

The house is located on a corner lot on a block that has retained a number of houses and structures. The two corner lots opposite the house along Dewey include a vacant parcel and a paved parking lot.

RECOMMENDATION:

The house remains an intact example of an early-twentieth century Queen Anne style residence in what was once a premier residential neighborhood. Staff recommends a finding of historic significance based on the following criteria:

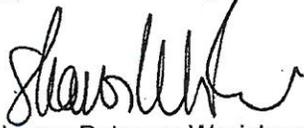
Z2012034

HDRC CASE No. 2010-210
7/21/10

- 1) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction: Queen Anne style residence [35- Officer 607(b)(5)];
- 2) Its unique location or singular physical characteristics that make it an established or familiar visual feature: its corner location at Ogden and Dewey in the Tobin Hill neighborhood [35-607(b)(7)]; and
- 3) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)(8)].

COMMISSION ACTION:

Approval of a finding of historic significance.



Shanon Peterson Wasielewski
Historic Preservation Officer

Statement of Significance for the Property at 823 Ogden Street

The house at 823 Ogden Street is an early-twentieth century Queen Anne style home located in the Tobin Hill neighborhood at the southwest corner of Ogden and Dewey. The two-story home features a hipped roof with brackets, a two-story, bowed, full front porch with classical columns on the second floor, a dentil cornice on the first story porch, shiplap siding on the first floor, and wood shingles on the second floor and porch skirting. Although the porch skirting is in poor condition, the design, materials, and workmanship of the house remain largely intact. Alterations include the enclosure of a small rear porch, the former screening of the second floor porch (although screen are no longer present), the replacement of the first floor porch columns, and the conversion of the single family home into a multi-family structure with a second entrance on the front façade.

Based on research, the house was constructed between 1906 and 1907. The lot at Ogden and Dewey was purchased by Guy M. Harcourt in 1905 from Flora Adams, and a mechanics lien with G.M. Harcourt and Clemens Richter was filed in 1906. The house is not shown on the 1904 Sanborn map, but it is identified with its current footprint on the 1911-1924 Sanborn map, with an address of 821 and 825 Ogden. The 1915 city directory lists Guy M. and Jean Harcourt as owners. According to his obituary in 1937, Guy M. Harcourt was a banker associated with the San Antonio National Bank for 30 years. He was also noted as a writer and lyricist and the son of Judge T. Harcourt of Columbus. He was survived by two children. Although Mr. Harcourt lived until 1937, he was no longer living at the 823 Ogden property at that time, as the 1928 city directory lists C.A. Meyer as a renter.

The house is located on a corner lot on a block that has retained a number of houses and structures. The two corner lots opposite the house along Dewey include a vacant parcel and a paved parking lot. The house remains an intact example of an early-twentieth century Queen Anne style residence in what was once a premier residential neighborhood. The property is eligible for landmark designation based on the following criteria:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction: Queen Anne style residence [35-607(b)(5)];
- Its unique location or singular physical characteristics that make it an established or familiar visual feature: its corner location at Ogden and Dewey in the Tobin Hill neighborhood [35-607(b)(7)]; and
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)(8)].

A RESOLUTION 2011-08-04-0022R

DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A ZONING DISTRICT BOUNDARY CHANGE TO DESIGNATE 823 OGDEN STREET AS HISTORIC SIGNIFICANT (DISTRICT 1).

* * * * *

WHEREAS, the Historic and Design Review Commission approved a finding of Historic Significance and the Office of Historic Preservation is requesting concurrence from City Council to move forward with the Historic Designation of 823 Ogden Street; and

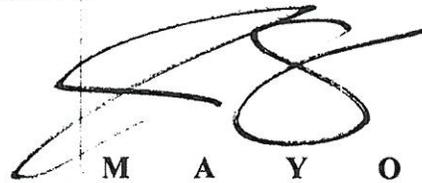
WHEREAS, the City Council desires to initiate a change in the zoning district boundary of property to a zoning district compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE,**

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

SECTION 1. The City Council hereby directs city staff to initiate a change in the zoning district boundary of property located at 823 Ogden Street for Historic Designation.

SECTION 2. This resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

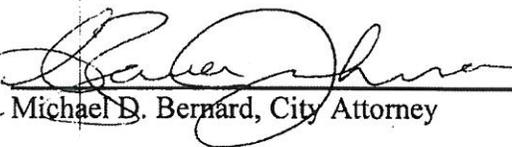
PASSED AND APPROVED this 4th day of August, 2011.

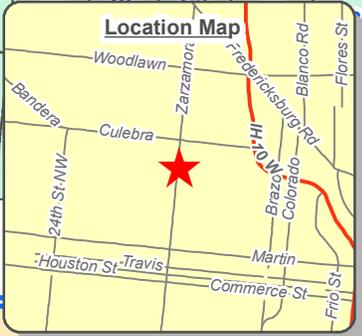

M A Y O R
Julián Castro

ATTEST:


Leticia M. Vadek, City Clerk

APPROVED AS TO FORM:


Michael D. Bernard, City Attorney



Zoning Case Notification Plan

Case Z2012035 HL

Council District 1
 Scale: 1" approx. = 100 ft.
 Subject Property Legal Description(s): NCB 02105 - Block 003 - Lots 18, 19 & 20

Legend

- Subject Properties (0.2076 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain ———
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (12/07/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012035 HL
Hearing Date: December 20, 2011
Property Owner: Antonio C. Ayala, Sr.
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 1402 North Zarzamora
Legal Description: Lots 18, 19 and 20, Block 3, NCB 2105
Total Acreage: 0.2076 of an acre
City Council District: 1
Case Manager: Micah Diaz, Interim Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "HL I-1 AHOD" Historic Landmark General Industrial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 2, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 8, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 48

Neighborhood Associations: Gardendale Neighborhood Association

Planning Team Members: None

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is not platted. According to research provided by the Office of Historic Preservation, the existing structure was built 1910.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: All directions

Current Base Zoning: "MF-33" Multi-Family District and "I-1" General Industrial District

Current Land Uses: Single-family residences, City of San Antonio Literacy Center, retail uses, dry cleaners, auto repair, and offices

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: North Zarzamora

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Micklejohn Street, Menchaca Street and Albert Street

Existing Character: Local streets; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus line 520 operates along Zarzamora with stops directly in front of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The subject property is currently used as a gym. Parking requirements for gym uses are determined by gross floor area (GFA). Minimum – 1.5 spaces per 1000 square feet of GFA; Maximum – 10 spaces per 1000 square feet of GFA.

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area.

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the property's base zoning district. However, historic designation will regulate the exterior aesthetic of the structure. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

There is no proposed change to the existing "I-1" base zoning district. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. Public Policy:

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On September 21, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property owner supports the historic landmark designation.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 21, 2011

HDRC CASE NO: 2011-183
ADDRESS: 1402 N Zarzamora
LEGAL DESCRIPTION: NCB 2105 BLK 3 LOT 18 AND 19 & 20
APPLICANT: Antonio C. Ayala 602 Royston Ave.
OWNER: Antonio C. Ayala
TYPE OF WORK: Finding of Historic Significance

Z2012035

REQUEST:

The property owner is requesting a Finding of Historic Significance for the property at 1402 N Zarzamora.

RECOMMENDATION:

Staff recommends a finding of historic significance.

The structure at 1402 N. Zarzamora Street is representative of the confluence of cultures that defines the Westside of San Antonio and the early 20th century commercial corridor of N. Zarzamora Street. The property has also been a center for local and national events.

The brick commercial structure appears to have been constructed ca. 1910. The property first appears in the 1911 City Directory as 1404 N. Zarzamora Street and is one of only nine total addresses listed in the 35 blocks of N. Zarzamora Street at the time. The property is first identified on a Sanborn map in 1924 as a masonry store with an awning at the northeast corner of N. Zarzamora and Menchaca. A Transfer of Liens filed in Bexar County on July 28, 1925 indicates the site contained "a business building located at Nos. 1406-1408 North Zarzamora Street..." The 1402 N. Zarzamora Street building is an excellent example of an early 20th century neighborhood corner store, a building type that once lined N. Zarzamora Street. Its original commercial form remains intact with no significant additions. The original masonry exterior remains relatively unaltered, with the exception of paint. It is unclear whether or not the original doors and windows exist under the present security bars, grating and plywood.

According to the 1929-1930 City Directory, the property served as the Sang Wah Company Grocers. It appears to have functioned as a Chinese grocery store from the late 1920s until at least 1960. Chinese grocery stores were prevalent on the Westside of San Antonio in the early to mid twentieth century. Between 1907 and 1949, there were 120 Chinese groceries listed in the San Antonio city directories, with the first ones originating on the Westside. By 1960, the property was identified in city directories as the Asia Food Market.

In more recent years, the structure was converted into a boxing gym by current owner Tony Ayala. It opened as the Zarzamora Street Gym in 1987 to train professional boxers, both male and female. The gym has been the training facility for three world champion boxers, including the only female world boxing champion. Additionally, the gym has also functioned as a valuable community center for disadvantaged children. It has also been the site of a number of films, television shows and commercials. It remains an active gym today.

Z2012035

2011-183
9/21/11

The structure at 1402 N Zarzamora meets the following designation criteria for historic landmark status
Outlined in UDC Sec.-607 (b).

COMMISSION ACTION:

Approval for a finding of Historic Significance for the property at 1402 N. Zarzamora Street.

A handwritten signature in black ink, appearing to read "Shanon Peterson", with a long horizontal flourish extending to the right.

Shanon Peterson
Historic Preservation Officer

22012035

**Statement of Significance for Zarzamora Street Gym
1402 N. Zarzamora Street
San Antonio, Texas**

The structure at 1402 N. Zarzamora Street is representative of the confluence of cultures that defines the Westside of San Antonio and the early 20th century commercial corridor of N. Zarzamora Street. The property has also been a center for local and national events.

The brick commercial structure appears to have been constructed ca. 1910. The property first appears in the 1911 City Directory as 1404 N. Zarzamora Street and is one of only nine total addresses listed in the 35 blocks of N. Zarzamora Street at the time. The property is first identified on a Sanborn map in 1924 as a masonry store with an awning at the northeast corner of N. Zarzamora and Menchaca. A Transfer of Liens filed in Bexar County on July 28, 1925 indicates the site contained "...a business building located at Nos. 1406-1408 North Zarzamora Street..." The 1402 N. Zarzamora Street building is an excellent example of an early 20th century neighborhood corner store, a building type that once lined N. Zarzamora Street. Its original commercial form remains intact with no significant additions. The original masonry exterior remains relatively unaltered, with the exception of paint. It is unclear whether or not the original doors and windows exist under the present security bars, grating and plywood.

According to the 1929-1930 City Directory, the property served as the Sang Wah Company Grocers. It appears to have functioned as a Chinese grocery store from the late 1920s until at least 1960. Chinese grocery stores were prevalent on the Westside of San Antonio in the early to mid twentieth century. Between 1907 and 1949, there were 120 Chinese groceries listed in the San Antonio city directories, with the first ones originating on the Westside.¹ By 1960, the property was identified in city directories as the Asia Food Market.

In more recent years, the structure was converted into a boxing gym by current owner Tony Ayala. It opened as the Zarzamora Street Gym in 1987 to train professional boxers, both male and female. The gym has been the training facility for three world champion boxers, including the only female world boxing champion. Additionally, the gym has also functioned as a valuable community center for disadvantaged children. It has also been the site of a number of films, television shows and commercials. It remains an active gym today.

The property at 1402 N. Zarzamora Street meets the following criteria for local landmark designation:

Its value as a visible reminder of the cultural heritage of the community or national event [35-607(b)1]; for its long-term association with Chinese-owned grocery stores on the City's Westside;

¹ Jacqueline Warner, Chinese Grocery Stores, p.8

Its location as a site of a significant local, county, state, or national event [35-607(b)2]: for its more recent association with professional boxing as the site of the training of three world champions, the only female world boxing champion, and many nationally renowned boxers, as well as the site of many movie, television show, and commercial filmings;

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3]: its lengthy association with the Chinese community as a Chinese-owned grocery store and later its association with the local Mexican-American community through the sport of boxing;

Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure [35-607(b)6]: as an intact example of an early 20th century neighborhood corner store that was once a prevalent building type lining the commercial corridor and linking the neighboring residential areas to the commercial and social hub of N. Zarzamora Street;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: Its corner location at N. Zarzamora and Menchaca establishes it as a natural gathering place and focal point for the community, reflected in its original corner entry door that physically unites the residential and commercial areas of this neighborhood;

Its historical, architectural, or cultural integrity of location, design, materials and workmanship [35-607(b)8]: The property remains in its original historic location with no significant additions to the original commercial form. It has experienced relatively few alterations and remains a significant presence on the corner today, where it is still utilized by the community and retains the spirit of the original “corner store”;

Its distinctive in character, interest or value; it strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]: identification with the local Chinese community through its service as a Chinese grocery store from the late 1920s through at least 1960 and its identification with the local Mexican-American community through its service as a world champion boxing gym and community center;

It is an important example of a particular architectural type or specimen [35-607(b)12]: one of the few remaining examples of an early 20th century community store and market along N. Zarzamora Street, and one of only ten original Chinese-owned grocery stores along this corridor.



Zoning Case Notification Plan

Case Z-2012-036 HL

Council District 1
 Scale: 1" approx. = 100 ft.
 Subject Property Legal Description(s): NCB 02216 - Block 002 - Lot 1

Legend

- Subject Properties (0.1646 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (12/05/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2012036 HL
Hearing Date: December 20, 2011
Property Owner: Jose Miguel Munoz and Estate of Jose Maria Munoz/Maria Del Socorro Munoz
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: Lot 1, Block 2, NCB 2216
Legal Description: 1124 Perez Street
Total Acreage: 0.1646
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "HL C-3 AHOD" Historic Landmark General Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 1, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 60

Neighborhood Associations: Gardendale Neighborhood Association

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938. The property was originally given zoning under the city's 1938 zoning code ("H" Local Retail). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Topography: The subject property is relatively flat and has physical characteristics that are likely to affect development. The overall scale of any development will be somewhat limited due to the presence of Alazan Creek and the resulting flood plain. According to the most recent 100-year FEMA flood map, the subject property is located entirely within the floodplain.

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Direction: South across Guerra Street

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Direction: North across Perez Street

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Direction: West across North Pinto Street

Current Base Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Perez Street

Existing Character: Local Access Street one lane in each direction.

Proposed Changes: None known.

Thoroughfare: North Pinto Street

Existing Character: Local Access Street one lane in each direction.

Proposed Changes: None known.

Public Transit: There are no public transit lines in the immediate vicinity.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: Required parking is dependent upon the use of the property. The subject property is vacant and has no proposed use; therefore, parking requirements cannot be determined.

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on September 21, 2011.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area.

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation would not have an adverse impact on the neighborhood, but does regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation. The property at 1124 Perez Street is a ca.1910 tiendita, or small dwelling with a commercial store front. Further, the current base zoning is not changing.

3. Suitability as Presently Zoned:

The current "C-3 AHOD" General Commercial Airport Hazard Overlay District and proposed Historic Landmark designation are both appropriate for the subject property. Staff believes the proposed Historic Landmark designation will not change the overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request.

5. Public Policy:

The City's Office of Historic Preservation began a public initiative, the City's Cultural Resource Survey, aimed at identifying structures of architectural and/or cultural significance throughout the City's neighborhoods. The subject property was identified as a candidate for Historic Designation through this initiative.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of Historic Landmark designation. The building is significant as a surviving example of an early 20th century combination store and dwelling.

7. Other Factors:

On September 21, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) 1 of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property owner supports Historic Landmark designation.

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1124 Perez Statement of Significance

The property at 1124 Perez Street is a ca. 1910 *tiendita*, or small dwelling with a commercial store front. It is first identified on a 1912 Sanborn Map as a store. The property is located at the corner of Perez and Pinto Streets on the City's near Westside. The building represents an intact example of an early 20th century neighborhood commercial structure that would have provided store space along the street façade and living space for the owner behind. These structures, often originating as homes with commercial space added over time, were once a vital local resource in nearly every San Antonio neighborhood. These small "mom-and-pop" businesses once flourished throughout the city and catered locally to the surrounding community. These structures would have served neighbors and pedestrians within walkable proximity. Fewer and fewer of these small establishments survive into the 21st century.

Research indicates that the property served a variety of owners and tenants over the course of the 20th century. It was listed as a rental house and "grocery" in the 1924-25 City Directory. By 1940-41, the City Directory listed the property as the Cantu Grocery, operated by Mrs. Rafaela Cantu. The Cantu Grocery was noted as having a softball team in 1950. In 1955-56 the property was identified as the Lamar Grocery, owned by Nacario Garcia. After that time, according to City Directory research, the property housed a number of tenants and residents. The ca. 1936 Sanborn Map identifies the structure in the same location as the 1912 Sanborn, but it appears that the building had been enlarged with a possible rear addition. An awning also wrapped around the front façade. A small rear dwelling was also identified on the ca. 1936 map and remains on the property today. It appears to have been enlarged and modified and is still used as a residence.

The *tiendita* at 1124 Perez Street is a wood framed structure with a front gabled roof and stepped parapet on the façade. The gabled roof is clad with corrugated sheet metal over asbestos shingles and features an interior brick chimney. The front parapet is of clapboard siding. The building is sheathed in board and batten siding, and many of the windows are enclosed with wooden board shutters. The original double-door front entry appears to have been partially enclosed. The windows that are not enclosed with shutters feature exterior metal security bars and screens and the original window material is not evident. A shed roof stoop has been added to the rear elevation.

The exterior of the property appears to remain in fair physical condition. The building is significant as a surviving example of an early 20th century combination store and dwelling. This type of structure was once very common in residential neighborhoods, but many have ceased to exist. As part of the Office of Historic Preservation's Westside Cultural Resource Survey initiative undertaken this year, the property is worthy of landmark designation as a representative example of a working-class structure that once served both a commercial and residential need.

The property is eligible for landmark designation based on the following criteria:

- Its value as a visible reminder of the cultural heritage of the community [35-607(b)1]: an intact example of an early 20th century working-class store and dwelling that was once a common building type within residential neighborhoods;

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- Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: its corner location within a residential neighborhood and its historical function as a “mom-and-pop store” that would have served the community;
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8]; and
- It is distinctive in character, interest, or value; strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio: [35-607(b)11]: an intact example of an early 20th century working-class store and dwelling that was once a common building type within residential neighborhoods



Zoning Case Notification Plan

Case Z-2012-037 HL

Council District 3

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 09428 - Block 335 - Lots 18, 19 and 20

Legend

- Subject Properties (0.4821 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/05/2011 - E Hart)

Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2012037 HL
Hearing Date: December 20, 2011
Property Owner: Carlos L and Eufemia B Flores (Nationstar Mortgage, LLC)
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 435 West Hutchins Place
Legal Description: Lots 18, 19 and 20, Block 335, NCB 9428
Total Acreage: 0.4821
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "HL R-6 AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 7, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 1, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 16, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: None

Planning Team Members: 58 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in March of 1947. The property was originally given zoning under the city's 1938 zoning code ("C" Apartment District). In a 1991 City-initiated case, the property was rezoned to "R-1 AHOD" Single-Family Residence Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. According to Bexar County Appraisal District records, the existing structure measures approximately 3,596 square feet, was built in 1900, and was most recently used as a residence.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District

Current Land Uses: Single-Family Dwelling

Direction: West across Garnett Avenue

Current Base Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Current Land Uses: Multi-Family Dwellings

Direction: South across West Hutchins Place

Current Base Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District

Current Land Uses: Middle School

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Hutchins Place

Existing Character: Secondary Arterial Type B; two lanes in each direction.

Proposed Changes: None known.

Thoroughfare: Garnett Avenue

Existing Character: Local Access Street one lane in each direction.

Proposed Changes: None known.

Public Transit: There are no public transit lines in the immediate vicinity.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: Required parking is dependent upon the use of the property. The subject property is vacant and has no proposed use; therefore, parking requirements cannot be determined.

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on September 21, 2011.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as "General Urban Tier". The current "General Urban Tier" land use category includes small tract detached single family housing, multi-family including apartments, quadplexes, triplexes, duplexes and townhomes (condominiums).

The applicant has requested adding a Historic Landmark designation to the property which does not affect the base zoning, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation would not have an adverse impact on the neighborhood, but does regulate the exterior aesthetic of the structure. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation. Further, the current base zoning is not changing.

3. Suitability as Presently Zoned:

The current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and proposed Historic Landmark designation are both appropriate for the subject property. Staff believes the proposed Historic Landmark designation will not change the overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request.

5. Public Policy:

The City's Office of Historic Preservation began a public initiative, the City's Cultural Resource Survey, aimed at identifying structures of architectural and/or cultural significance throughout the City's neighborhoods. The subject property was identified as a candidate for historic designation through this initiative.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of Historic Landmark designation. The home reflects a Colonial Revival design with simplified Spanish Eclectic influences.

7. Other Factors:

On September 21, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The five criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property is currently in foreclosure and is being handled by Nationstar Mortgage, LLC, Bankruptcy Department.

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435 W. Hutchins Place Statement of Significance

The property at 435 Hutchins Place has historical significance for its association with the Stumberg family, co-founders of Patio Frozen Foods and a pioneer family of San Antonio. It is also architecturally significant as an intact example of a noteworthy ca. 1930s home.

The Stumberg family immigrated to the United States from Germany in the 19th century, making their way to San Antonio where they ran a general store near the Alamo for decades.¹ Henry E. Stumberg, who resided in the home at 435 Hutchins Place, was the son of Henry Stumberg and Louisa Allardyce. Louisa was born in San Antonio in 1863 and was described as a "pioneer resident of San Antonio."²

In 1911, Henry E. Stumberg married Leonora Booth, also of San Antonio. The two married in Hutchinson, Kansas, where Henry worked temporarily as an electrician.³ Their brief time in Hutchinson is believed to be the inspiration for the street, Hutchins Place. They had two sons, with whom Stumberg would establish the Patio Frozen Foods Company.

In the late 1920s Henry E. Stumberg and his wife moved to Terrell Wells, the area south of the city where the 435 W. Hutchins Place house would be built. It was home to Terrell Wells Bathing Beach (swimming pool) and Terrell Wells Inc., of whom Mr. Stumberg was president. Newspaper ads from the late 1928s indicate that many improvements were planned to expand the hot springs into a hotel into a health resort.⁴ The pool was located at 422 Hutchins Place, very near the family home at 435 Hutchins. It was later purchased by the Harlandale Independent School District in 1957.⁵

Research did not indicate how long Henry E. Stumberg was associated with Terrell Wells, but in 1946 he founded Alamo Frosted Foods Company on S.W. Military Drive, along with his sons, Henry Stumberg Jr. and Louis. Originally operating as a freezing company for fruits and vegetables, it quickly expanded into the production of frozen tamales and Mexican food, known as Patio Foods.⁶ Within two years the company included a 22,000 square foot main plant, a 14,000 square foot canning plant, and a 20,000 square foot warehouse, with production of 8,000 dozen tamales a day. Patio Foods was recognized as the leading manufacturer of frozen Mexican foods in the United States in 1960.⁷

Henry E. Stumberg and his family lived in the home at 435 W. Hutchins Place from at least 1951 to 1966⁸ during the formative years of Patio Foods, Inc. Stumberg passed away in 1966 and this is the last record that places the family in the home. His wife later passed away in 1973, but resided at a different location at the time of her death. The house was sold in 1967 by the H. E. Stumberg, Sr. Orphans, Crippled Children, and Handicapped Persons Trust, and was advertised as a "2-story rock home, full basement, 4 bedrooms, 2½ tile baths, 2 living rooms, dining room, breakfast room, big kitchen with butler's pantry, 2 marble wood burning fireplaces, crystal chandeliers, double garage, quarters with bath..."⁹

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The home at 435 W. Hutchins Place reflects a Colonial Revival design with simplified Spanish Eclectic influences. The house appears to have been constructed ca. 1935. It was first identified in a 1940 newspaper advertisement on a one-acre lot with a listing price of \$22,000.¹⁰ The two-story house features stone cladding and a side-gabled roof of red Spanish tile. A single-story gabled projection at the front entrance includes an arched entranceway and front door and an uncovered tile stoop. The façade is symmetrical with both one-over-one and six-over-six wood sash windows. Arched stone surrounds adorn the first floor window openings. A formerly detached stone garage is located behind the house but has been altered by a rear addition and the incorporation of a later connector to the rear of the main house. The house is located on a nearly half acre corner lot with a decorative stone wall at the perimeter of the property. The house remains in good condition with very few visible alterations. It is one of the only identified homes of this size and scale within the surrounding area and appears to be of earlier construction than much of the surrounding neighborhood.

The property meets the following criteria for landmark designation:

- Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3]: its association with Henry E. Stumberg, founder of Patio Frozen Foods (a leading manufacturer of frozen Mexican foods in the United States);
- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]: as an intact example of a ca. 1935 Colonial Revival style home with Spanish Eclectic influences;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: its prominent location on a large corner lot and one of the few homes of this age and scale within the surrounding neighborhood;
- Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8]; and
- It is an important example of a particular architectural type or specimen [35-607(b)12]: as an intact example of a noteworthy ca. 1935 Colonial Revival style home with Spanish Eclectic influences.

1 *The New York Times*, May 7, 2011

2 *San Antonio Evening News*, 1923-01-29, pg. 2

3 *Hutchinson News*, 1911-07-18, pg. 9

4 *The San Antonio Light*, 1-28-05-13, pg. 2 (part 7)

5 *San Antonio Express News*, 1963-01-17, pg. 47

6 *The San Antonio Light*, 1947-01-10, pg. 4 (part 7) & *The San Antonio Light*, 1947-11-28, pg. 1, Sec. C

7 *The San Antonio Light*, 1949-02-06

8 San Antonio City Directories

9 *The San Antonio Light*, 1967-11-21, pg. 19

10 *The San Antonio Light*, 1940-07-07, pg. 4 (part 7)



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 21, 2011

2011-168

HDRC CASE NO: 2011-168

ADDRESS: 435 W Hutchins Place

LEGAL DESCRIPTION: NCB 9428 BLK 335 LOT 18, 19 & 20

APPLICANT: City of San Antonio, Historic Preservation Officer P.O. Box 839966

OWNER: Carlos & Eufemia Flores

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The Office of Historic Preservation is requesting a Finding of Historic Significance for the property at 435 W Hutchins Place.

RECOMMENDATION:

Staff recommends a finding of historic significance.

The property at 435 W. Hutchins Place has historical significance for its association with the Stumberg family, co-founders of Patio Frozen Foods and a pioneer family of San Antonio. It is also architecturally significant as an intact example of a noteworthy ca. 1930s home.

The Stumberg family immigrated to the United States from Germany in the 19th century, making their way to San Antonio where they ran a general store near the Alamo for decades. Henry E. Stumberg, who resided in the home at 435 Hutchins Place, was the son of Henry Stumberg and Louisa Allardyce. Louisa was born in San Antonio in 1863 and was described as a pioneer resident of San Antonio.

In 1911, Henry E. Stumberg married Leonora Booth, also of San Antonio. The two married in Hutchinson, Kansas, where Henry worked temporarily as an electrician. Their brief time in Hutchinson is believed to be the inspiration for the street, Hutchins Place. They had two sons, with whom Stumberg would establish the Patio Frozen Foods Company.

In the late 1920s Henry E. Stumberg and his wife moved to Terrell Wells, the area south of the city where the 435 W. Hutchins Place house would be built. It was home to Terrell Wells Bathing Beach (swimming pool) and Terrell Wells Inc., of whom Mr. Stumberg was president. Newspaper ads from the late 1928s indicate that many improvements were planned to expand the hot springs into a hotel into a health resort. The pool was located at 422 Hutchins Place, very near the family home at 435 Hutchins. It was later purchased by the Harlandale Independent School District in 1957.

Research did not indicate how long Henry E. Stumberg was associated with Terrell Wells, but in 1946 he founded Alamo Frosted Foods Company on S.W. Military Drive, along with his sons, Henry Stumberg Jr. and Louis. Originally operating as a freezing company for fruits and vegetables, it quickly expanded into the production of frozen tamales and Mexican food, known as Patio Foods. Within two years the company included a 22,000 square foot main plant, a 14,000 square foot canning plant, and a 20,000 square foot warehouse, with production of 8,000 dozen tamales a day. Patio Foods was recognized as the leading manufacturer of frozen Mexican foods in the United States in 1960.

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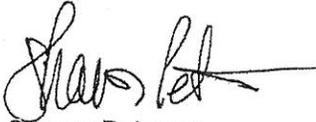
Henry E. Stumberg and his family lived in the home at 435 W. Hutchins Place from at least 1951 to 1966 during the formative years of Patio Foods, Inc. Stumberg passed away in 1966 and this is the last record that places the family in the home. His wife later passed away in 1973, but resided at a different location at the time of her death. The house was sold in 1967 by the H. E. Stumberg, Sr. Orphans, Crippled Children, and Handicapped Persons Trust, and was advertised as a "2-story rock home, full basement, 4 bedrooms, 2½ tile baths, 2 living rooms, dining room, breakfast room, big kitchen with butler's pantry, 2 marble wood burning fireplaces, crystal chandeliers, double garage, quarters with bath."

The home at 435 W. Hutchins Place reflects a Colonial Revival design with simplified Spanish Eclectic influences. The house appears to have been constructed ca. 1935. It was first identified in a 1940 newspaper advertisement on a one-acre lot with a listing price of \$22,000.¹⁰ The two-story house features stone cladding and a side-gabled roof of red Spanish tile. A single-story gabled projection at the front entrance includes an arched entranceway and front door and an uncovered tile stoop. The façade is symmetrical with both one-over-one and six-over-six wood sash windows. Arched stone surrounds adorn the first floor window openings. A formerly detached stone garage is located behind the house but has been altered by a rear addition and the incorporation of a later connector to the rear of the main house. The house is located on a nearly half acre corner lot with a decorative stone wall at the perimeter of the property. The house remains in good condition with very few visible alterations. It is one of the only identified homes of this size and scale within the surrounding area and appears to be of earlier construction than much of the surrounding neighborhood.

The property meets the following criteria for individual landmark designation outlined in UDC Sec. 35-607.

COMMISSION ACTION:

Approval for a finding of Historic Significance for the property at 435 W. Hutchins Place.



Shanon Peterson
Historic Preservation Officer