

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, December 21, 2010
12:00 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Billy J. Tiller – District 8
Jim Myers – District 4	Milton R. McFarland – District 10
Vacant – District 5	Brenna Nava– District Mayor
Susan Wright – District 9	
Chair	

1. **12:00 PM** - Work Session – discussion regarding city-initiated rezoning cases and Council Consideration Requests; briefing regarding updates to the staff recommendation form; discussion regarding motion-making process; briefing on the Old Highway 90 comprehensive rezoning and discussion of policies and administrative procedures and any items for consideration on the agenda for December 21, 2010.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of December 7, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011003:** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District, “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 27 through 44, Block 21, NCB 3815; Lots 1 through 18 and Lots 27 through 44, Block 25, NCB 3819 on multiple properties generally bound by Greer Street, Channing, South Gevers Street, and South Mittman Street. (Council District 3)
7. **ZONING CASE NUMBER Z2011021:** A request for a change in zoning from “C-3NA IH-1 AHOD” General Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District to “C-3NA CD IH-1 AHOD” General Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage - Long Term on Lot 12, Block 40, NCB 17625, 6583 Robards Row (AKA 4421 Robards Row). (Council District 10)
8. **ZONING CASE NUMBER Z2011022 HL:** A request for a change in zoning from “D AHOD RIO-3” Downtown Airport Hazard Overlay River Improvement Overlay District-3, “HE D AHOD RIO-3” Historic Exceptional Downtown Airport Hazard Overlay River Improvement Overlay District-3, “FBZ T4-1 AHOD” Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District, “FBZ T4-2 AHOD”

Form Base Zone Transect Zone 4-2 Airport Hazard Overlay District, “FBZ T5-1 AHOD” Form Base Zone Transect Zone 5-1 Airport Hazard Overlay District, “FBZ T6-1 AHOD RIO-2” Form Base Zone Transect Zone 6-1 Airport Hazard Overlay River Improvement Overlay District-2, “FBZ T6-2 AHOD RIO-2” Form Base Zone Transect Zone 6-2 Airport Hazard Overlay River Improvement Overlay District-2, “FBZ SD-1 AHOD” Form Base Zone Specialized District-1 Airport Hazard Overlay District, and “FBZ SD-1 AHOD RIO-2” Form Base Zone Specialized District-1 Airport Hazard Overlay River Improvement Overlay District-2 to “HL D AHOD RIO-3” Historic Landmark Downtown Airport Hazard Overlay River Improvement Overlay District-3, “HL D AHOD RIO-3” Historic Landmark Downtown Airport Hazard Overlay River Improvement Overlay District-3, “HL FBZ T4-1 AHOD” Historic Landmark Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District, “HL FBZ T4-2 AHOD” Historic Landmark Form Base Zone Transect Zone 4-2 Airport Hazard Overlay District, “HL FBZ T5-1 AHOD” Historic Landmark Form Base Zone Transect Zone 5-1 Airport Hazard Overlay District, “HL FBZ T6-1 AHOD RIO-2” Historic Landmark Form Base Zone Transect Zone 6-1 Airport Hazard Overlay River Improvement Overlay District-2, “HL FBZ T6-2 AHOD RIO-2” Historic Landmark Form Base Zone Transect Zone 6-2 Airport Hazard Overlay River Improvement Overlay District-2, “HL FBZ SD-1 AHOD” Historic Landmark Form Base Zone Specialized District-1 Airport Hazard Overlay District, and “HL FBZ SD-1 AHOD RIO-2” Historic Landmark Form Base Zone Specialized District-1 Airport Hazard Overlay River Improvement Overlay District-2 on multiple properties generally bound by Interstate 35 to the north and northwest; Interstate 37 to the east and northeast; and Richmond Avenue, Auditorium Circle, Jefferson Street, and East Houston Street to the southwest. (Council District 1)

9. **ZONING CASE NUMBER Z2011023:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MH AHOD” Manufacturing Housing Airport Hazard Overlay District on Lots 5 and 6, Block 25, NCB 10907, 410 and 412 Esma Street. (Council District 3)
10. **ZONING CASE NUMBER Z2011024:** A request for a change in zoning from “PUD RM-4” Planned Unit Development Residential Mixed District, “C-3” General Commercial District, “C-2” Commercial District and “MF-33” Multi-Family District to “RM-4” Residential Mixed District on 61.79 acres out of NCB 10847, located northwest of the intersection of Southeast Loop 410 and South WW White Road. (Council District 3)
11. **ZONING CASE NUMBER Z2011025:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on the north 89.3 feet of Lot 73 and Lot 74, Block 3, NCB 6389, 1124 North Zarzamora Street. (Council District 5)
12. **ZONING CASE NUMBER Z2011026:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lots 12, 13, 14 and 15, Block 2, NCB 7830 and 0.731 of an acre out of NCB 8578, 431 and 507 East Mayfield. (Council District 3)
13. **ZONING CASE NUMBER Z2011027:** A request for a change in zoning from “I-2 EP-1 AHOD” Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District to “L EP-1 AHOD” Light Industrial Facility Parking/Traffic Control Airport Hazard Overlay District on Lots 1, 2, 3, 5 and 6, Block 7, NCB 1200 and Lots 10, 11, 12 and 13 and the south 60 feet of Lot 9, Block 1, NCB 1199, 2403, 2407, 2411, 2415, 2419, 2402, 2406, 2410, 2418 and 2422 Dignowity Street. (Council District 2)

14. **ZONING CASE NUMBER Z2011028:** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to “MF-18 AHOD” Multi-Family Airport Hazard Overlay District on Lots 7 and 8 and the south 62 feet of Lots 5 and 6, Block A, NCB 8651, save and except that part of Lots 5 and 6 conveyed to the State of Texas in Volume 1397, Page 356, Deed Records, Bexar County, Texas, 4406 West Commerce Street. (Council District 5)
15. **ZONING CASE NUMBER Z2011029 CD:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home or Undertaking Parlor on Lots 1, 2, 15, 20 and 21, Block 19, NCB 7685, 6108 and 6112 South Flores Street. (Council District 3)
16. **ZONING CASE NUMBER Z2011031:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 2, NCB 10848 (2.224 acres), 5802 Pecan Valley Drive. (Council District 3)
17. **ZONING CASE NUMBER Z2011032 CD:** A request for a change in zoning from “HS IDZ AHOD” Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District and “NC” Neighborhood Commercial District to “HL IDZ AHOD” Historic Landmark Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and “C-2 CD” Commercial District with a Conditional Use for a Tattoo Parlor on Lot 6, Block 5, NCB 1675. 2340 South Presa Street. (Council District 5)
19. **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.
20. **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-2011-003

Council District 3
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 03815 - Block 021 - Lots 27 thru 44 and NCB 03819 - Block 025 - Lots 1 thru 18 and 27 thru 44

Legend

- Subject Property (3.815 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
 (10/15/2010 - E Hart)

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

CASE NO: Z2011003

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Continuance (applicant's request) from 11/2/2010 and 12/7/2010

Council District: 3

Ferguson Map: 651 D2

Applicant Name:
Robert J. Perez

Owner Name:
RJ & P Developments, LLC; Robert C. Flores and Justin D. Martinez

Zoning Request: From "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

Property Location: Lots 27 through 44, Block 21, NCB 3815; Lots 1 through 18 and Lots 27 through 44, Block 25, NCB 3819

Multiple properties generally bound by Greer Street, Channing, South Gevers Street, and South Mittman Street

Along the north side of Channing and both the north and south sides of Cosgrove Street, between South Gevers Street and South Mittman Street

Proposal: To allow single-family residential development on lots 6000 square feet in size

Neigh. Assoc.: Southeast Citizens Committee (Registration Unconfirmed); Highland Park Neighborhood Association is within 200 feet.

Neigh. Plan: Highlands Community Plan

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

Staff Recommendation:

The subject properties are located within the Highlands Community Plan, and are currently designated as Low Density Residential in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

Approval.

The subject properties consist of 3.815 acres of undeveloped land, located on the west side of South Gevers Street between Greer Street and Channing. The properties are located within the City Limits as recognized in 1938. The properties were originally zoned "B" Residence District. In a 2000 case, the properties were rezoned to "B-2NA" Nonalcoholic Sales District, "R-1a" Single Family Residence District, and "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2NA" Commercial Nonalcoholic Sales District, "NP-8" Neighborhood Preservation District, and "R-6" Residential Single-Family District. Surrounding zoning includes a mix of Residential Single-Family, Residential Mixed, and Multi-Family districts to the north, east, and south; with "R-4" Residential Single-Family District, "C-2" Commercial District, "O-2" Office District, and "I-1" General Industrial District to the west across South Gevers Street. Surrounding land uses include single-family residences to the north, east, and south; a church to the north and a small apartment complex to the south; with residences, medical offices, a restaurant, a bakery, and a tavern to the west. Applicant requests "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to allow residential development on lots 6,000 square feet in size.

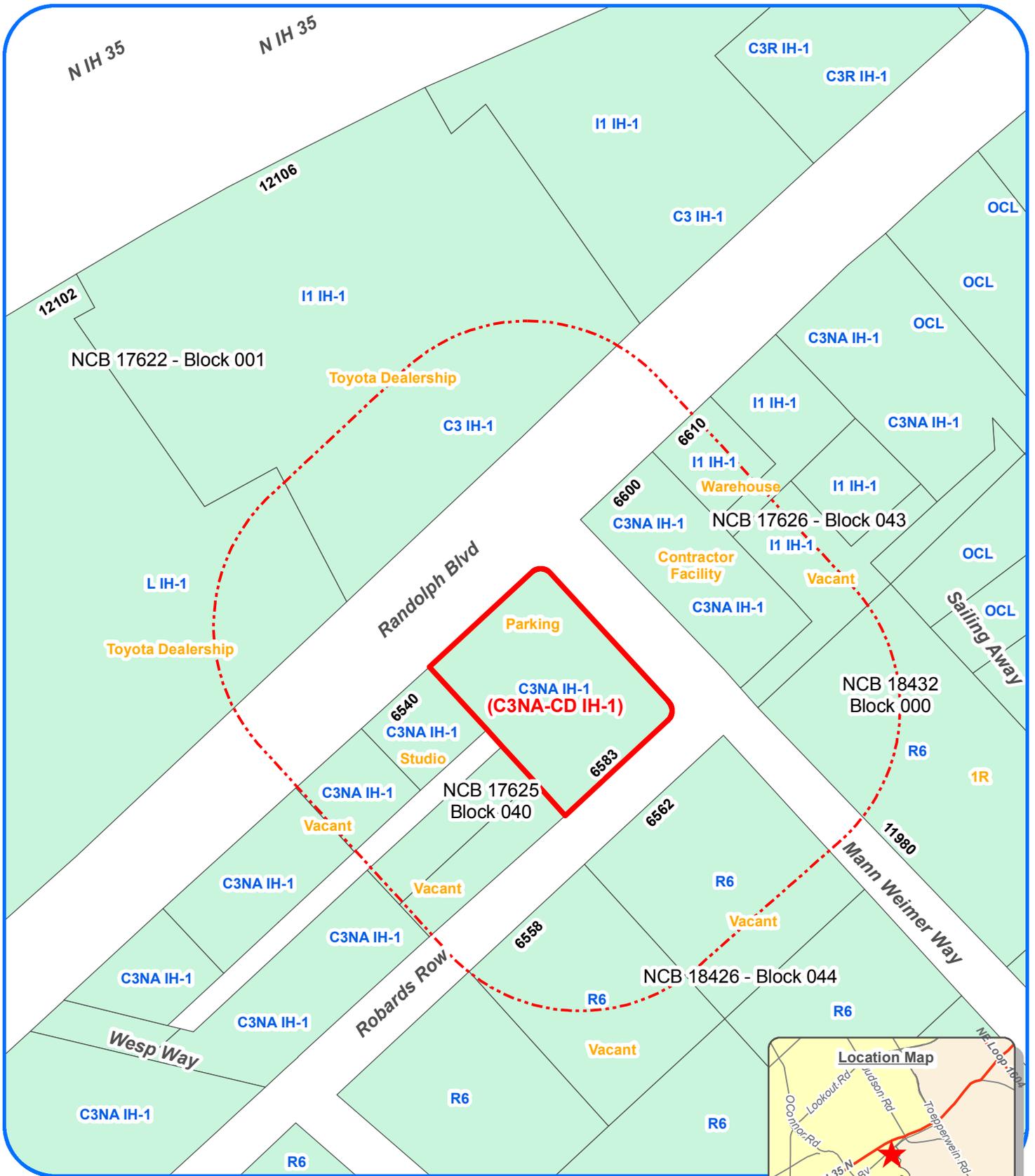
CASE NO: Z2011003

Final Staff Recommendation - Zoning Commission

Staff finds the requested zoning appropriate for the subject properties and surrounding residential neighborhoods. The portions of the subject property currently zoned for commercial uses are not consistent with the future land use plan portion of the Highlands Community Plan. The requested down-zoning will bring these properties into conformance with the adopted Community Plan.

Although the existing "NP-8" zoning district is consistent with the Community Plan, the required 8,000 square-foot lot size is larger than most of the established residential lots in the area. The 6,000 square foot lots permitted in the "R-6" zoning district are consistent with the existing residential development both west and east of South Gevers Street.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z2011021 CD

Council District 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 17625 - Block 040 - Lot 12

Legend

Subject Properties (0.881 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
(11/30/2010 - E Hart)

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

CASE NO: Z2011021 CD

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 10

Ferguson Map: 553 D3

Applicant Name:
Andrew C. Guerrero

Owner Name:
McCombs Family, Ltd.

Zoning Request: From "C-3NA IH-1 AHOD" General Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District to "C-3NA CD IH-1 AHOD" General Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage - Long Term.

Property Location: Lot 12, Block 40, NCB 17625

6583 Robards Row (AKA 4421 Robards Row)

At the northwest corner of Robards Row and Mann Weimer Way

Proposal: To allow long-term parking and vehicle storage

Neigh. Assoc.: Randolph Hills Civic Club

Neigh. Plan: None

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

Staff Recommendation:
Approval.

The subject property is 0.881 of an acre in size and is currently used as an employee parking lot for an adjacent vehicle sales lot and service center. The property was annexed in 1984, per Ordinance 59767; and was originally zoned "B-3NA" Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current base zoning district of "C-3NA" General Commercial Nonalcoholic Sales District. In June 2004, the "IH-1" Northeast Gateway Corridor Overlay District was added to the subject property. Surrounding zoning includes a mix of "C-3NA", "C-3" General Commercial District, "L" Light Industrial District, and "I-1" General Industrial District to the southwest, northwest, and northeast; with "R-6" Residential Single-Family District to the south and southeast. Surrounding land uses include undeveloped land, mobile homes and a media studio to the southwest; auto sales and service center to the north and northwest; a contractor's facility and warehouse uses to the northeast; with a single-family residence and undeveloped land to the east and south. The applicant requests "C-3NA CD IH-1 AHOD" General Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District with a Conditional Use for Auto Parking and/or Storage – Long Term to allow storage of inventory vehicles.

Staff finds the requested zoning appropriate for the subject property due to the property's location, the existing use, and the surrounding pattern of development. The property is has frontage on three streets, including Randolph Boulevard which is identified as a Primary Arterial "Type A" roadway in the City's Major Thoroughfare Plan. The property is located less than 600 feet from the Interstate 35 access road, and is separated from the expressway by a very large vehicle dealership and service center. The majority of surrounding developed properties are light-industrial in character. The subject property is currently developed as a gated parking lot. Improvements made to the subject property, including work associated with the proposed conditional use, will be required to comply with the Northeast Gateway Corridor Overlay standards relating to screening of outdoor storage uses, landscaping, and lighting.

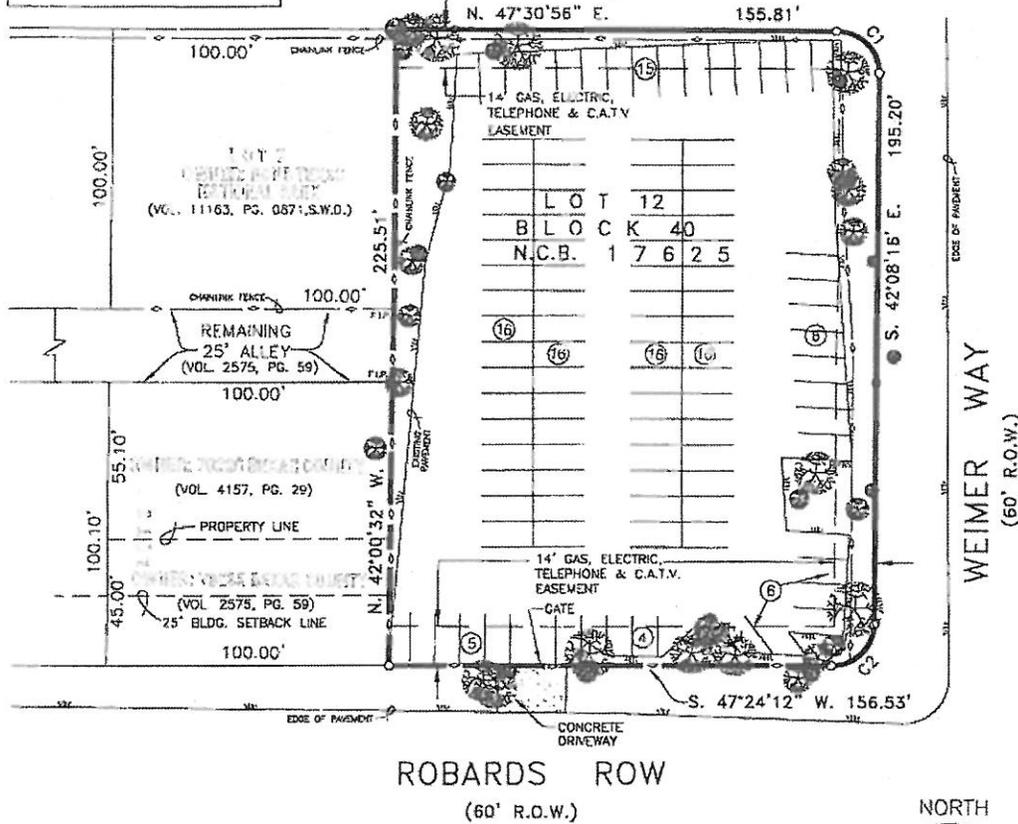
CASE MANAGER: Micah Diaz 207-5876

Z2011021

Z2011 C-3 to C-3 CD FOR A AUTOMOBILE STORAGE

TOTAL PARKING SPACES: 102
 PARKING SPACE DIMENSION: 9' X 18'
 PAVED SURFACE AREA: 31,315 SQ. FT.

RANDOLPH BLVD.
 (120' R.O.W.)



RUIZ & ASSOCIATES SURVEYING, INC.
 4414 CENTERVIEW, SUITE 211 * SAN ANTONIO, TX. 78228
 Phone (210) 735-8514 Fax: (210) 738-2835
 Email: ruizandassociates@sbcglobal.net
 Web: www.ruizassociatesurveying.com

CURVE DATA				
NO	DELTA	RADIUS	LENGTH	TANGENT
C1	80°20'48"	15.00'	23.65'	15.09'
C2	89°32'28"	15.00'	23.44'	14.88'



STATE OF TEXAS SCALE: 1" = 50'
 COUNTY OF BEXAR:

ZONING CHANGE REQUEST: FROM C-3 TO C-3 CD

SITE MAP
 FOR

SITE ADDRESS: 4421 ROBARDS ROW

BEING LOT 12, N.C.B. 17625, BLOCK 40, McCOMBS
 FAMILY, LTD. SUBDIVISION, RECORDED IN VOL. 9577,
 PG. 54, PLAT RECORDS, BEXAR COUNTY, TEXAS.

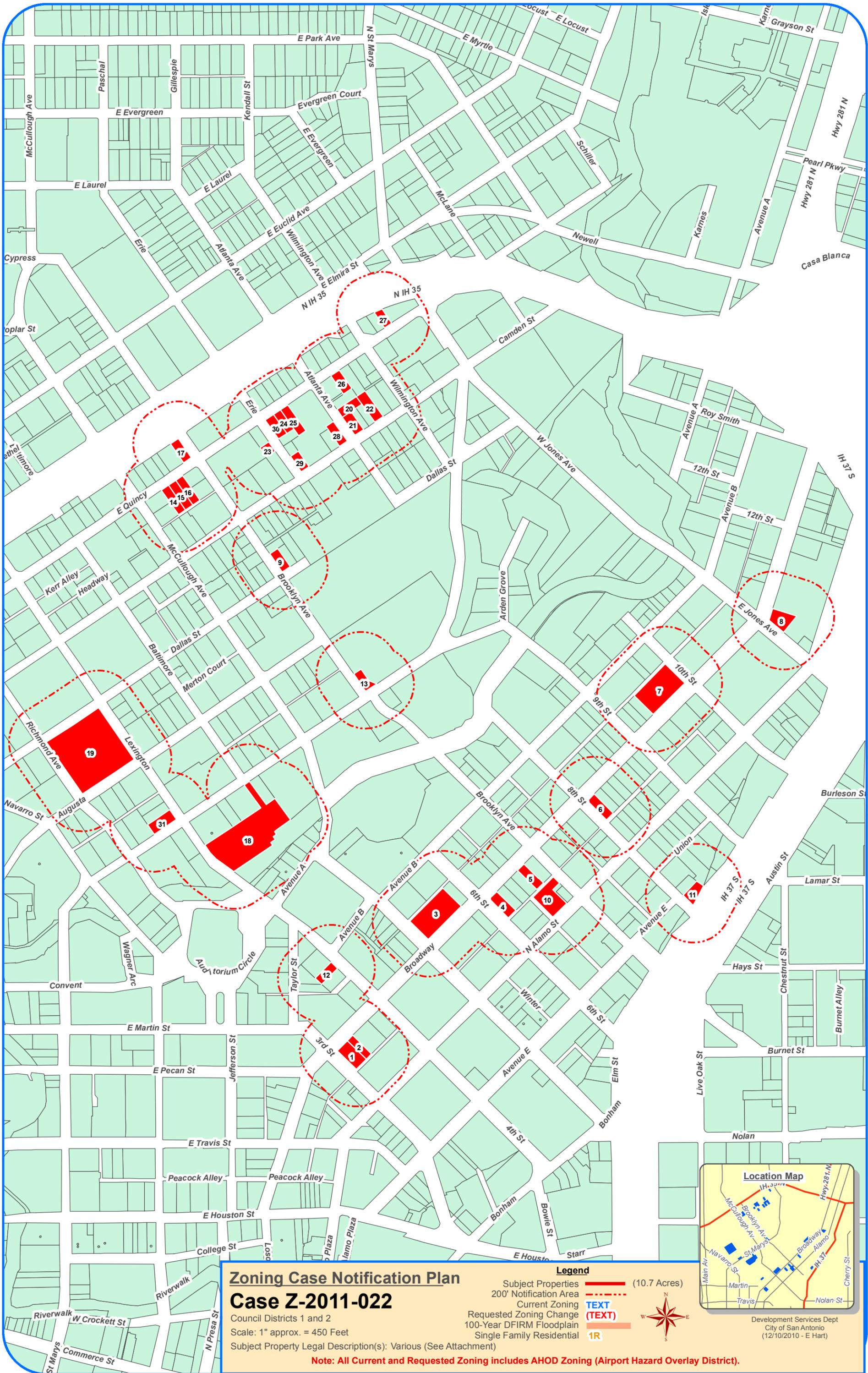
I HEREBY CERTIFY THAT THE ABOVE
 PLAT IS TRUE AND CORRECT ACCORDING
 TO AN ACTUAL SURVEY MADE ON THE
 GROUND UNDER MY SUPERVISION.

SURVEYED ON THIS THE 25TH DAY OF
 OCTOBER, 2010 A.D.

Ramon M. Ruiz
 Ramon M. Ruiz, RPLS #3976

I, McCombs Family, LTD., 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 of the time of plan submittal for building permits.

PAS NO. 2010-058



Zoning Case Notification Plan
Case Z-2011-022

Council Districts 1 and 2
 Scale: 1" approx. = 450 Feet
 Subject Property Legal Description(s): Various (See Attachment)

- Legend**
- Subject Properties (10.7 Acres)
 - 200' Notification Area
 - Current Zoning
 - Requested Zoning Change
 - 100-Year DFIRM Floodplain
 - Single Family Residential

Location Map

Development Services Dept
 City of San Antonio
 (12/10/2010 - E Hart)

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

CASE NO: Z2011022 HL

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 1

Ferguson Map: 616 F4

Applicant Name:
City of San Antonio Office of Historic
Preservation

Owner Name:
Multiple Owners

Zoning Request: From "D AHOD RIO-3" Downtown Airport Hazard Overlay River Improvement Overlay District-3, "HE D AHOD RIO-3" Historic Exceptional Downtown Airport Hazard Overlay River Improvement Overlay District-3, "FBZ T4-1 AHOD" Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District, "FBZ T4-2 AHOD" Form Base Zone Transect Zone 4-2 Airport Hazard Overlay District, "FBZ T5-1 AHOD" Form Base Zone Transect Zone 5-1 Airport Hazard Overlay District, "FBZ T6-1 AHOD RIO-2" Form Base Zone Transect Zone 6-1 Airport Hazard Overlay River Improvement Overlay District-2, "FBZ T6-2 AHOD RIO-2" Form Base Zone Transect Zone 6-2 Airport Hazard Overlay River Improvement Overlay District-2, "FBZ SD-1 AHOD" Form Base Zone Specialized District-1 Airport Hazard Overlay District, and "FBZ SD-1 AHOD RIO-2" Form Base Zone Specialized District-1 Airport Hazard Overlay River Improvement Overlay District-2 to "HL D AHOD RIO-3" Historic Landmark Downtown Airport Hazard Overlay River Improvement Overlay District-3, "HL D AHOD RIO-3" Historic Landmark Downtown Airport Hazard Overlay River Improvement Overlay District-3, "HL FBZ T4-1 AHOD" Historic Landmark Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District, "HL FBZ T4-2 AHOD" Historic Landmark Form Base Zone Transect Zone 4-2 Airport Hazard Overlay District, "HL FBZ T5-1 AHOD" Historic Landmark Form Base Zone Transect Zone 5-1 Airport Hazard Overlay District, "HL FBZ T6-1 AHOD RIO-2" Historic Landmark Form Base Zone Transect Zone 6-1 Airport Hazard Overlay River Improvement Overlay District-2, "HL FBZ T6-2 AHOD RIO-2" Historic Landmark Form Base Zone Transect Zone 6-2 Airport Hazard Overlay River Improvement Overlay District-2, "HL FBZ SD-1 AHOD" Historic Landmark Form Base Zone Specialized District-1 Airport Hazard Overlay District, and "HL FBZ SD-1 AHOD RIO-2" Historic Landmark Form Base Zone Specialized District-1 Airport Hazard Overlay River Improvement Overlay District-2.

Property Location: Multiple properties generally bound by Interstate 35 to the north and northwest; Interstate 37 to the east and northeast; and Richmond Avenue, Auditorium Circle, Jefferson Street, and East Houston Street to the southwest

Proposal: To designate as Historic Landmarks

Neigh. Assoc.: Downtown Residents Association

Neigh. Plan: River North Master Plan portion of the Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required as there is no proposed change in use (historic designation).

Staff Recommendation:
Approval.

The subject properties consist of 31 separate parcels, totaling approximately 11 acres in the River North area. Approximately half of the properties are currently used as single- or multi-family residences. The remaining properties are commercial structures. The properties are located within the River North District Master Plan and the Downtown Residents Association. Most subject properties and surrounding properties are currently zoned "FBZ" Form Based Zoning District; while a small number are zoned "D" Downtown District. There are also various zoning overlay districts applicable to each property. No changes are proposed to the existing base zoning or overlay districts; and therefore, there will be no effect on the possible permitted uses or nonconforming use status of any subject property.

CASE NO: Z2011022 HL

Final Staff Recommendation - Zoning Commission

The Office of Historic Preservation recommends Historic Landmark designations based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On September 15, 2010, the Historic and Design Review Commission issued a Certificate of Appropriateness for each of the thirty-one properties, recommending approval of a finding of Historic Significance. This zoning case was initiated by City Council resolution 2010-10-21-0047R . As there is no proposed change to the land use of the subject property, Zoning Staff recommends approval. A number of subject property owners have voiced opposition to the designation of their properties.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

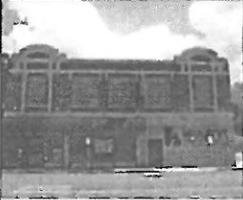
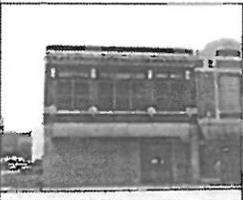
CASE MANAGER: Micah Diaz 207-5876

Properties for Landmark Designation in River North Area

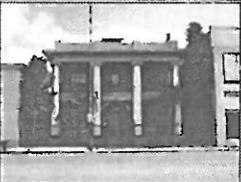
	Address	Building Name/Use	Legal Description	Council District
1	212 3rd Street - (300-302, 304 Broadway)	Former Buick Automobile Building	NCB 429 BLK 19 LOT 1 & SW 25 FT OF 2	1
2	310 Broadway	Former Firestone Tire and Rubber Building	NCB 429 BLK 19 LOT N 25 FT OF 2 & S 15 FT OF 3	1
3	501 Broadway - (501-507 Broadway)	Former San Antonio Buick Building (now KLRN)	NCB 438 BLK 10 LOT 15 (ALAMO PUBLIC TELECOMM UT-1)	1
4	600 Broadway - (602 Broadway)	Commercial structure	NCB 441 BLK 7 LOT 1 & SW IRRG 1.5 FT OF 2	1
5	620 Broadway	Painted Lady Bed & Breakfast	NCB 441 BLK 7 LOT W IRR 47.81 FT OF 5	1
6	800 Broadway	Commercial structure	NCB 451 BLK 29 LOT 1	1
7	931 Broadway - (929-931 Broadway)	Former Buick Motor Building	NCB 455 BLK 33 LOT 17 & 18 SAWCO SUBD	1
8	1100 Broadway	Former Sanderson Motors and Southern Music Building	NCB 463 BLK 43 LOT W 1.6 FT OF S 111.71 FT OF 3, S IRR 111.6 OF 4, S IRR 65 OF 5	2
9	802 Brooklyn	St. Joseph's Credit Union	NCB 837 BLK 11 LOT S 120 FT OF 14 & S 120 FT OF W 2.62 FT OF 13	1
10	621 N Alamo	Former Zander Building	NCB 441 BLK 7 LOT 7 & 13	1
11	502 8 th Street	Residence	NCB 452 BLK 30 LOT SW IRR 77.5 FT OF 10	1
12	219 4th St	Residence	NCB 430 BLK 8 LOT 2	1
13	1201 N St Mary's	Former Griffith Texaco Station	NCB 835 BLK 15 SW IRR 68.3 FT OF A2 FORM SW IRR 70.4 FT OF A2	1
14	510 Quincy	Residence	NCB 823 BLK 16 LOT 2 W 21.4 FT OF 1	1
15	512 Quincy	Former Cleveland Apartments	NCB 823 BLK 4 LOT A4	1
16	516 Quincy	Residence	NCB 823 BLK 4 LOT A5	1
17	523 Quincy	Former Manhoff Medical Building	NCB 824 BLK 3 LOT S 128 FT OF H	1
18	110 Lexington	El Tropicano Hotel (main structure only)	NCB 804 BLK 32 LOT A5, A8	1
19	317 Lexington	Former Goad Motor Company Building (now Cadillac Lofts)	NCB 803 BLK 22 LOT 1 THRU 6	1
20	414 Atlanta	Residence	NCB 855 BLK 21 N 50 FT OF 6 & 7 ARB A12	1
21	901 Camden	Residence	NCB 855 BLK 21 S 117.9 FT OF 6 ARB A6	1
22	911 Camden	Residence	NCB 855 BLK 21 LOT 8	1
23	515 Erie	Residence	NCB 838 BLK 9 LOT S 50 FT OF 6	1
24	706 Quincy	Residence	NCB 847 BLK 10 E 46.33 FT OF N 124.8 FT OF 11	1
25	708 Quincy	Residence	NCB 847 BLK 10 LOT 10	1
26	808 Quincy	Residence	NCB 855 BLK 21 LOT E & E 14 FT OF F	1
27	911 Quincy	Residence	NCB 833 BLK 7 LOT W 45.1 FT OF S IRR 124.19 FT OF 9 OR A9	1
28	823 Camden	Residence	NCB 847 BLK 10 S 115.4 FT OF 6	1
29	801 Camden	Residence	NCB 847 BLK 10 S 108.9 FT OF 7	1
30	702 Quincy	Residence	NCB 847 BLK 10 N 120.9 FT OF 12 & W 1 FT OF N 120.9 FT OF 11	1
31	833 N. St Mary's - (841-845 N. St Mary's)	Former Oakland Pharmacy	NCB 801 BLK 27 LOT S 58 FT OF 14	1

22011022

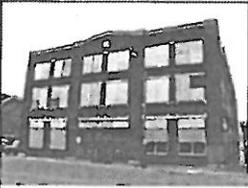
Properties for Landmark Designation in River North
Attachment A

	Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff Recommendation	HDRC Recommendation	Owner Response	Council District
1	212 3rd Street (300-302, 304 Broadway) Former Buick Automobile Building		The two-story brick commercial building at 212 3 rd Street (at the corner of 3 rd Street and Broadway) was constructed in 1917 and designed by architect H.A. Reuter. Reuter also designed the adjoining building at 310 Broadway at the same time. The structure at 212 3 rd Street originally served as the Buick Motor Company building. In the late 1920s it was the Gene Meador Packard car dealership and Western Auto Supply, a motor parts facility. In 1940 it functioned as the General Oldsmobile Company. By the 1950s it was converted to an office supply company. Although somewhat modified on the ground floor, the upper floor maintains high architectural integrity of design, materials, and workmanship, featuring original metal windows, decorative concrete stringcourses and detailing, and arched parapets. The building has historically served as part of the thriving automobile corridor along Broadway that developed in the early twentieth century and continues to convey its architectural significance today.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and early 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile corridor of Broadway; part of the early 20th century commercial development of the Broadway corridor; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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; automobile industry (culture) and early 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction	X	X	Owner opposed	1
2	310 Broadway Former Firestone Tire and Rubber Building		The two-story brick commercial building at 310 Broadway adjoins the neighboring property at 212 3 rd Street. Both buildings were constructed in 1917 and designed by architect H.A. Reuter. The building functioned as the Firestone Tire and Rubber and later Firestone Tire Auto Supply through at least 1935. Although the ground floor façade has been enclosed, the upper floor retains architectural integrity of design, materials, and workmanship with decorative pilasters at either edge of the ground floor façade, a decorative cornice with heavy dentils, and decorative concrete elements between the windows of the upper floor. The building reflects the early automotive history of the Broadway corridor and continues to convey its architectural significance as an early twentieth century commercial structure.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and early 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile corridor of Broadway; part of the early 20th century commercial development of the Broadway corridor; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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; automobile industry (culture) and early 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction	X	X		1
3	501 Broadway (501-507 Broadway) Former San Antonio Buick Building		The three-story commercial building at 501 Broadway (at the corner of Broadway and McCullough) was constructed in 1924 and designed by the prolific San Antonio architectural firm of Adams & Adams. From the 1920s through about 1950 the building served as the San Antonio Buick Company. Today, it is home to San Antonio's KLRN television station. The building features elements of the Spanish Revival style with delicate columns and finials and has relief ornament at two of the window bays. A stringcourse of ornamental swags, medallions over the upper floor windows, small curved parapets, and tile coping also reflect the Spanish Revival influence. The architectural firm of Adams and Adams designed buildings in San Antonio and throughout Texas in the early to mid-twentieth century, including Jefferson High School on the city's near northwest side. The building retains high architectural integrity of design, materials, and workmanship.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and early 20 th century commercial development; 35-607 (b) 4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation: Adams & Adams; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile corridor of Broadway; part of the early 20th century commercial development of the Broadway corridor; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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; automobile industry (culture) and early 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction	X	X	Owner opposed	1

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	Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff Recommendation	HDRC Recommendation	Owner Response	Council District
4	600 Broadway (602 Broadway)		The one-story commercial structure at the corner of Broadway and 6 th Street was constructed ca. 1925. In the late 1920s it functioned as a Goodyear Service Station operated by the Swinbroad Auto Supply Company. It continued to operate as a filling station into the 1950s. The building features fluted pilasters at the angled corner entrance and building corners, a decorative organic-themed stringcourse, and a geometric swag cornice below the roofline. Like many of its neighbors, the building functioned as part of the automobile corridor of Broadway in the early to mid-twentieth century. It retains high architectural integrity of design, materials, and workmanship.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and early 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile corridor of Broadway; part of the early 20th century commercial development of the Broadway corridor; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: automobile industry (culture) and early 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction	X	X		1
5	620 Broadway		The two-story Classical Revival style building at 620 Broadway was constructed ca. 1910. It functioned as an apartment house with "Modern Flats to Rent" in 1913, and in the late 1920s it was known as the Elter Apartments. Today, the building serves as the Painted Lady Inn Bed and Breakfast. The building retains high architectural integrity of design, materials, and workmanship, and it is one of the few surviving residential structures along this commercial section of Broadway.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential construction; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the early 20 th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential construction (Classical Revival)	X	X	Owner supports	1
6	800 Broadway		The austere, stone-paneled commercial building at 800 Broadway was constructed in 1951 for Dean & Company, an auto finance company. It was designed by San Antonio architects Phelps, Dewees & Simmons, whose local work, in conjunction with other architects, included the Freeman Coliseum and Jefferson High School (Phelps & Dewees), among others. The "ultramodern...cut stone edifice," as described in early accounts, remains largely unchanged today. The clock on the facade is also original. When constructed, a newspaper article touted the building as "one of the most modern and attractive completed anywhere in recent years." At the time of construction, the building featured air-conditioning, two full stories, and a basement. In addition to its relationship with the automobile industry along the Broadway corridor, the building remains an outstanding example of mid-twentieth century modern commercial design and retains high architectural integrity of design, materials, and workmanship.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and mid 20 th century commercial development; 35-607 (b) 4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation: Phelps, Dewees, & Simmons 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile corridor of Broadway; part of the mid 20th century commercial development of the Broadway corridor; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: automobile industry (culture) and mid 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: mid 20 th century commercial construction	X	X	Owner opposed	1

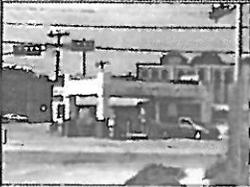
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	Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff Recommendation	HDRC Recommendation	Owner Response	Council District
7	931 Broadway (929-931 Broadway) Former Buick Motor Building		The three-story brick commercial building at Broadway and 10th Street was constructed in 1927 for Buick Motor Company. The letter "B" for Buick is incorporated into the decorative iron supports at the front entrance awning. The windows along the ground floor have been replaced, but the upper story windows are covered with metal louvers and may have been retained. The window opening configuration, however, including original transoms at the ground floor, has not been altered. The building features simple concrete finials, a small, gabled parapet, and concrete coping. Its massing, location, and relatively intact façade continue to convey architectural significance as an early twentieth century commercial structure. It is significant also for its association with the early twentieth century automobile industry that developed along the Broadway corridor.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and early 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile corridor of Broadway; part of the early 20th century commercial development of the Broadway corridor; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, and workmanship; 35-607 (b) 11. 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: automobile industry (culture) and early 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction	X	X		1
8	1100 Broadway Former Sanderson Motors - Southern Music Building		The three-story brick commercial building at the corner of Broadway and Jones Avenue was constructed ca. 1926. It originally served as the Sanderson Motor Company building, a Hudson and Essex automobile dealership and showroom. It is best known, however, as the home of Southern Music, which occupied the space beginning in 1950. The company sold a very large catalog of sheet music, as well as owning, publishing, printing, and packaging their own music. Southern Music held over 5000 music titles. Southern Music featured a hallmark sign, now removed, of a giant neon music note on the Broadway façade. The building features Gothic-revival influenced detailing such as the shields over the window openings and geometric terra-cotta motifs on the brick pilasters and above the third floor windows. Although the ground floor windows have been replaced, the two upper floors have retained their original metal windows. Overall, the property retains high architectural integrity of design and workmanship. It is also significant for its association with both the early twentieth century automobile industry along the Broadway corridor as well as its lengthy association with Southern Music.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and early 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile corridor of Broadway; part of the early 20th century commercial development of the Broadway corridor; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, and workmanship; 35-607 (b) 11. 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: automobile industry (culture) and early 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction	X	X	Owner opposed	2
9	802 Brooklyn		The two-story mid-twentieth century commercial structure at Brooklyn and Dallas Street was constructed ca. 1965. It was purchased by St. Joseph's Credit Union in 1977, and the credit union remains in the building today. Indicative mid-twentieth century features of the building include the mosaic tile on the second floor façade, the flat roof and cantilevered entrance awning, and the horizontal bands of windows. The building retains high architectural integrity of design, materials, and workmanship, and it remains an intact example of 1960s commercial design.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: mid 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the mid 20th century commercial development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: mid 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: mid 20 th century commercial construction	X	X		1

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10	621 N Alamo Former Zander Building		The single-story, mid-twentieth century commercial structure at 621 N Alamo was constructed ca. 1958 for Liston Zander Credit Company, an auto finance company that served the automobile corridor along Broadway. Indicative mid-twentieth century features of the façade include the flat roof, low horizontal massing, flat portico roof extending from the entrance, and decorative screening wall. The building retains high architectural integrity of design, materials, and workmanship, and it remains an intact example of mid-twentieth century modern commercial construction.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and mid 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile corridor of Broadway; part of the mid 20 th century commercial development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: automobile industry (culture) and mid 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: mid 20 th century commercial construction	X	X	Owner opposed	1
11	502 8 th Street		The Queen Anne style residence at 502 8 th Street appears to have been documented on a 1904 Sanborn map, but the deed records suggest construction after 1917. The structure remains a residence and maintains a high degree of architectural integrity of design, materials, and workmanship. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the early 20 th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Queen Anne)	X	X	Owner supports	1
12	219 4th St		The former residence at 219 4 th Street was constructed ca. 1885 and is documented on an 1896 Sanborn map. The lot was sold to Olive Coulson in 1885, with a mechanic lien issued that same year. The property was sold to Francis Smith in 1892. It was then sold to Mary A. Rigsby in 1899. Mrs. Mary Rigsby lived at the house in 1915. Mary Rigsby was the mother of William C. Rigsby and Nellie Rigsby (Mrs. Ben Hammond). Prominent San Antonio merchants William Rigsby and Ben Hammond were major investors in the development of the Highland Park area. Rigsby and Hammond streets are named for them. The property was owned by the Rigsby family until 1944. Despite asbestos siding, the house retains a high degree of architectural integrity of design and workmanship, and it is one of the oldest surviving residences identified within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: late 19 th /early 20 th century residential development; 35-607 (b) 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation (Rigsby family); 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the late 19 th /early 20 th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of design, and workmanship; 35-607 (b) 11. 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: late 19 th /early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: late 19 th /early 20 th century residential construction and one of oldest remaining homes within the area	X	X		1

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	Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff Recommend	HDRC Recommend	Owner Response	Council District
13	1201 N St Mary's Former Griffith Texaco Station		The former gas station at 1201 N. St. Mary's was constructed ca. 1930. In 1931 the Texas Company leased the property from Johnson Griffith, who had purchased it in 1928. The lease was renewed several times. In 1948 the property was sold to Abe Ellen Efron and Texas Co. leased the property from Efron beginning in 1958. It is documented as a filling station on a 1951 Sanborn map. The property retains architectural integrity of design and workmanship, and it continues to convey its significance as an early twentieth century corner gas station that would have been common throughout the city.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: development of the automobile transportation industry and early 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the early 20 th century commercial development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, and workmanship; 35-607 (b) 11. 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: automobile industry (culture) and early 20 th century commercial development; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction (one of the remaining corner gas stations that were once prevalent throughout the city)	X	X		1
14	510 Quincy		The two-story, Colonial Revival style house at 510 Quincy appears to have been constructed ca. 1935. The lot was purchased in 1908 by Hannah Blum, but it contained a structure with a different footprint per Sanborn maps. The property was sold by Blum in 1934. The existing house was either constructed shortly after this time or the original house on the property, was extensively remodeled. By 1951, the existing property was identified as apartments. The house remains one of three examples of early twentieth century residential construction remaining within this block of Quincy. It retains high architectural integrity of design, materials, and workmanship, with original wood siding and wood windows. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20 th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Colonial Revival)	X	X		1
15	512 Quincy Former Cleveland Apartments		The two-story, Classical Revival style residence at 512 Quincy was constructed ca. 1915 apparently as an apartment house. It was reportedly built for Mary Elizabeth Cleveland, who was identified as the owner in 1920. Renters were also identified for the property at that time. The 1927-28 City Directory identifies it as the Cleveland Apartments. According to a newspaper article, it was the first apartment house constructed in San Antonio. The house is one of three examples of early twentieth century residential construction remaining within this block of Quincy. It retains high architectural integrity of design, materials and workmanship, with original wood siding, mostly original wood windows, original door surrounds (with side lights and transoms) at both levels, and original wood columns and roof balustrade. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20 th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Classical Revival)	X	X		1

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	Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff Recommendation	HDRC Recommendation	Owner Response	Council District
16	516 Quincey		The two-story Colonial Revival style residence at 516 Quincey was constructed ca. 1900. It is documented on 1904 and 1912 Sanborn maps but appears to have been significantly modified after this time. The property was occupied by renters from 1920-1924, and in 1927-28 it was owned by H.L. Miller, son-in-law of Mary Elizabeth Cleveland who owned the property next door at 512 Quincey. In 1951 the property is identified as apartments. Despite early twentieth century modifications, the building remains an intact example of the Colonial Revival style and is one of three examples of early twentieth century residential construction remaining within this block of Quincey. It retains high architectural integrity of materials and workmanship, with original wood siding, wood windows, and an original wood door surround. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Colonial Revival)	X	X		1
17	523 Quincey Former Manhoff Medical Building		According to a newspaper article and deed research, the mid-twentieth century commercial building was constructed in 1960 to serve as medical offices for L. J. Manhoff & C. M. Manhoff. Indicative mid-twentieth century features of the building include the flat roof, low profile, and decorative concrete screening walls on the façade. The property retains high architectural integrity of design, materials, and workmanship. It remains an intact and significant example of mid-twentieth century modern commercial design.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: mid 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the mid 20th century commercial development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: mid 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: mid 20 th century commercial construction	X	X		1
18	110 Lexington El Tropicano Hotel		The El Tropicano Hotel was constructed in 1962 for real estate developer R.E. Dumas Milner of Jackson, Mississippi. A newspaper article in 1962 noted that the luxury "Motor-Hotel" featured a nine-story street-side façade, a 15,000 square foot pool deck at the second story level, the Cascades main dining room, a Petit Café snack bar, the Fontana Club (a private dining club), the Continental Ballroom, three convention rooms, a children's nursery with a registered nurse on staff, and a palm tree lined arcade of shops on the ground floor facing the San Antonio River with a stream meandering through the building. The area proposed for landmark designation does not include the non-contributing parking garage. Today, despite interior alterations over time, the building continues to remain an intact example of mid-twentieth century modern hotel design and still functions as the Holiday Inn El Tropicano Hotel.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: tourism industry and mid 20 th century commercial development along the River; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the mid 20th century commercial development of the area and River; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: tourism industry (culture); mid 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: mid 20 th century commercial construction	X	X		1

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Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff	HDRC	Owner	Council
				Recommend	Recommend	Response	District
19 317 Lexington Former Goad Motor Company Building		The former Goad Motor Company Building was constructed in 1927 for Thomas Jefferson Goad (1887-1970) as a Cadillac-LaSalle auto dealership. It was the first Cadillac dealership in San Antonio and served continuously in this capacity, although under different ownership, until 1996. The building was designed by San Antonio architect Harvey P. Smith (known for such projects as the Sunken Garden Theater in Brackenridge Park and restoration of the Spanish Governor's Palace and Missions San Jose and Espada in the 1930s). Today, the Goad Motor Company Building has been converted into the Cadillac Lofts, so called for its automobile heritage. The property is listed in the National Register of Historic Places. It remains an intact and significant example of early twentieth century commercial construction that has been adapted to modern residential use.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: automobile industry and early 20 th century commercial development; 35-607 (b) 4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation: Harvey P. Smith 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the automobile industry, part of the early 20 th century commercial development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: automobile industry (culture) and early 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction	X	X	Owner supports	1
20 414 Atlanta		The bungalow residence at 414 Atlanta was constructed ca. 1910 and is identified on a 1912 Sanborn map. The house retains high architectural integrity of design, materials, and workmanship, with original wood siding, wood windows, and original doors surrounds (side lights and transoms). It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20 th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (bungalow)	X	X		1
21 901 Camden		The Folk Victorian style residence at 901 Camden was constructed ca. 1910. City directories indicate it was a rental property from 1911 through much of the early twentieth century. The house retains high architectural integrity of design, materials, and workmanship, with original wood siding, wood windows, and decorative dentils at the gable end. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20 th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Folk Victorian)	X	X		1

Z2011022

Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff Recommendation	HDRC Recommendation	Owner Response	Council District
22 911 Camden		The Queen Anne style residence at 911 Camden was constructed ca. 1910 and appears on a 1912 Sanborn map. The house retains high architectural integrity of design, materials, and workmanship, with original wood siding and wood windows. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Queen Anne)	X	X	Owner supports	1
23 515 Erie		The Queen Anne style residence at 515 Erie appears to have been constructed ca. 1915, as it does not appear on a 1912 Sanborn map. It is identified in the 1915 City Directory. The house retains high architectural integrity of design, materials, and workmanship, with original wood siding, wood windows, original front door and transom, and metal roof. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Queen Anne)	X	X	Owner opposed	1
24 706 Quincy		The two-story residence with Craftsman-style influences at 706 Quincy was constructed ca. 1910 and appears on a 1912 Sanborn map. The lot was purchased in 1909 and a mechanics lien issued in 1910. The 1927 City Directory identifies it as a rental property. It was initially built as a single-family home but was converted to apartments sometime before 1950. The house retains high architectural integrity of design, materials, and workmanship, with original wood siding on the first floor, wood shingle siding on the second floor, wood windows, and Craftsman-style capitals on the porch posts. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Craftsman)	X	X		1

22011022

	Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff Recommend	HDRC Recommend	Owner Response	Council District
25	708 Quincy		The two-story residence at 708 Quincy appears to have been constructed ca. 1915. It does not appear on a 1912 Sanborn map, but it is identified in the 1915 City Directory. By 1927, the property was owned by Mrs. Lena Heye. Mrs. Heye was a pianist and music teacher, and recitals were held at the home. She was chairman of the Fifth District of Junior Composers of Texas and active in San Antonio music clubs. Mrs. Heye lived and taught at the home as late as 1965 at the age of 88. Despite the replacement of both doors on the façade, the house retains high architectural integrity of design and workmanship, with original wood siding, wood windows, original porch columns, and metal roof. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design	X	X		1
26	808 Quincy		The bungalow at 808 Quincy was constructed ca. 1925. An earlier home existed at the rear of the lot in 1912 facing Atlanta (per a 1912 Sanborn map), but this lot and the adjoining lot at 802 Quincy were reoriented toward Quincy sometime after 1912. The bungalow retains high architectural integrity of design, materials, and workmanship, with original wood siding, wood shingle skirting, wood windows, and battered porch supports. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (bungalow)	X	X		1
27	911 Quincy		The Queen Anne style residence at 911 Quincy was constructed ca. 1910 and appears on a 1912 Sanborn map. Based on City Directories, the house was a rental property in the early twentieth century. The house retains high architectural integrity of design, materials, and workmanship, with original wood siding, wood windows, and metal roof. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Queen Anne)	X	X	Owner opposed	1
28	823 Camden		The two-story residence at 823 Camden appears to have been constructed ca. 1906 by J.F. Garland as a single-family home. It was sold in 1907, and the house appears on a 1912 Sanborn map. During the 1920s it was a rental property. In 1933, J.B. Rive's Radio Service Laboratory was located here. It was converted to multi-family by the 1940s. Despite both the upper and lower porch being enclosed with screens and most of the façade clad with asbestos, the house retains architectural integrity of design and workmanship, with original wood siding on the front façade, original wood windows, and an original front door and transom on the first floor. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design	X	X		1

22011022

	Property Address	Photo	Summary and Recommendation	Eligibility Criteria	OHP Staff Recommend	HDRC Recommend	Owner Response	Council District
29	801 Camden		The two-story residence with Craftsman-style influences at 801 Camden was constructed ca. 1920 and replaced an earlier home identified on the lot in a 1912 Sanborn map. The single-family home was converted to apartments by 1950. The house retains high architectural integrity of design, material, and workmanship with original wood siding, wood windows, brackets, and battered Craftsman-style porch supports. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Craftsman)	X	X		1
30	702 Quincy		The one-and-a-half-story Craftsman style residence at 702 Quincy was constructed ca. 1910. It is identified on a 1912 Sanborn map. Initially built as a single family home, it was converted to apartments before 1950. Although replacement asbestos siding has been added on the exterior, the house retains architectural integrity of design and workmanship, with original wood windows, original wood brackets, some remaining Craftsman-style window screens on the side elevation, and wood porch supports and railing. It remains an intact and architecturally significant example of the type of early twentieth century residences that developed within the area.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century residential development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: early 20th century residential development of the area; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, and workmanship; 35-607 (b) 11. 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: early 20 th century residential development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century residential design (Craftsman)	X	X	Owner opposed	1
31	833 N. St Mary's (841-845 N. St Mary's) Former Oakland Pharmacy		The two-story commercial structure at 833 (841-845) N. St. Mary's at the corner of St. Mary's and Lexington Avenue was constructed ca. 1920. The address changed from 129 Oakland to N. St. Mary's about 1925. According to an advertisement, the building served as the Oakland Drug Company, Oakland Pharmacy in the 1920s. Features include an original awning, original wood windows on the second floor, decorative tile banding below the roofline, and decorative urns supported by brackets along the façade. The building reflects a Spanish Eclectic influence. Modifications to the building include the enclosure of many of the window bays and the incorporation of modern replacement windows on the ground floor. Despite these alterations, the building represents a sophisticated example of early 20 th century commercial design.	35-607 (b) 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event: early 20 th century commercial development; 35-607 (b) 5. 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) 7. Its unique location or singular physical characteristics that make it an established or familiar visual feature: part of the early 20th century commercial development of the area and its prominent corner location; 35-607 (b) 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; 35-607 (b) 11. 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: early 20 th century commercial development of the city; 35-607 (b) 12. It is an important example of a particular architectural type or specimen: early 20 th century commercial construction (Spanish Eclectic influence)	X	X		1

20221022

CASE NO: Z2011023

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 3

Ferguson Map: 684 B3

Applicant Name:
Tony and Jolene Silva

Owner Name:
Tony and Jolene Silva

Zoning Request: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufacturing Housing Airport Hazard Overlay District.

Property Location: Lots 5 and 6, Block 25, NCB 10907

410 and 412 Esma Street

Southside of Esma Street between Calera and Loop 410 access road

Proposal: To allow for a manufactured home

Neigh. Assoc.: None

Neigh. Plan: Stinson Airport Vicinity Land Use Plan

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

Staff Recommendation:
Approval.

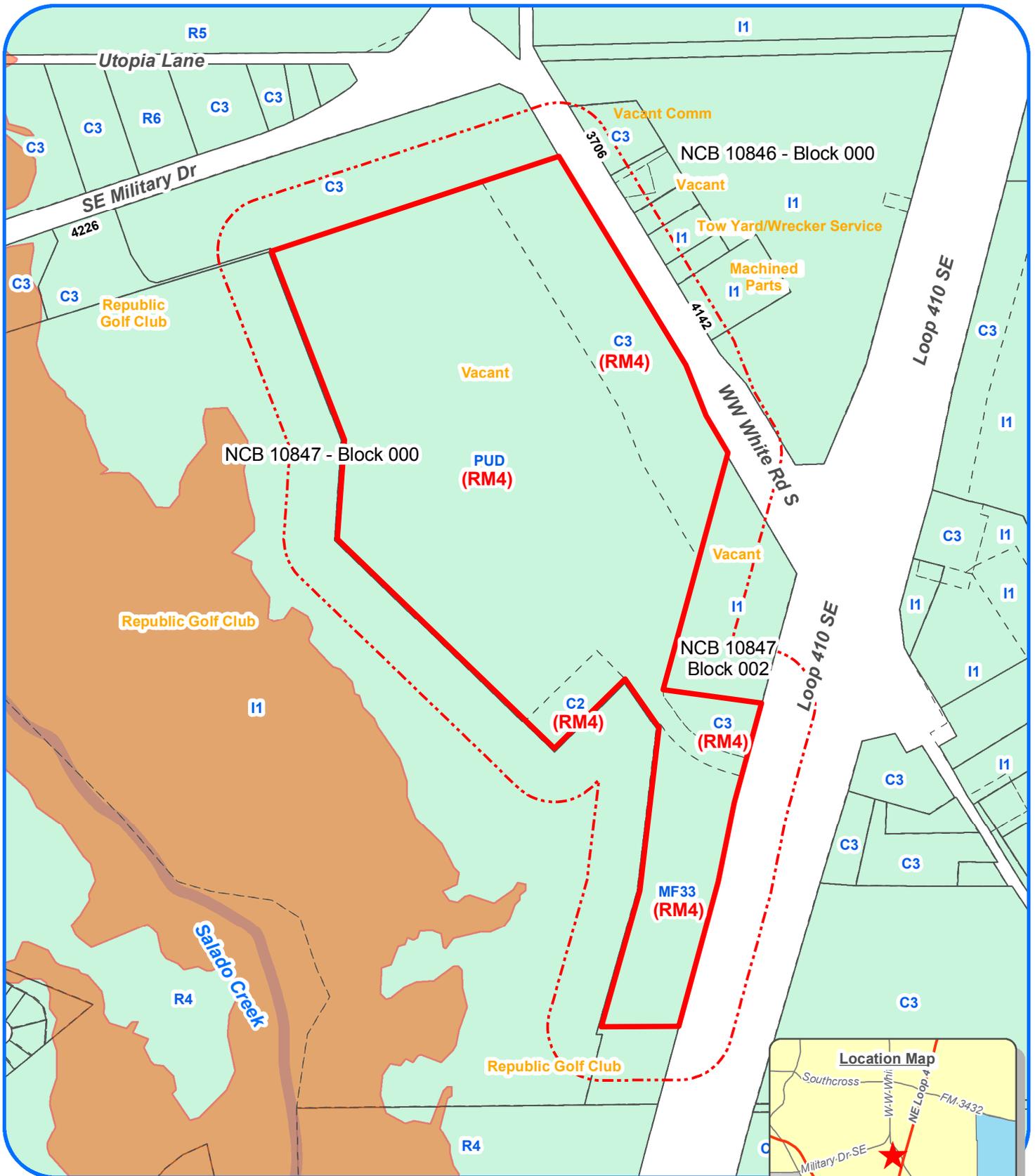
This request is consistent with the Stinson Airport Vicinity Land Use Plan. The subject property is classified as Low-Density Residential in the future land use plan. This classification allows single-family residences on individual lots. Certain lower impact community service uses such as schools, churches, park or community center are also appropriate. A manufactured home on an individual lot is considered a low density residential use.

The subject property is located on the southeast side of San Antonio and contains 0.321 of an acre of undeveloped land. The surrounding zoning consists of "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to the east, west and across Esma Street to the north with "MH AHOD" Manufacturing Housing Airport Hazard Overlay District across the alley to the south. The site is bound by single-family dwellings, manufactured homes and vacant lots. Over a number of years (many of which were pre-2001), manufactured homes have become a fixture on these "R-4" zoned lots. The proposed "MH" Manufactured Housing District is appropriate for the site since there is an existing mix of residential housing types, including manufactured homes, in the general area. The districts are intended to provide suitable locations for HUD-code manufactured homes on individual lots.

The 0.321 of an acre site was annexed into the City of San Antonio in March of 1957. In 2002 following the adoption of the Unified Development Code, the existing "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District converted from the previous "B" Residence District.

HUD-code manufacture homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition they shall be subject Section 35-354 - Manufactured Housing District

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2011-024

Council District 3

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): 61.79 acres out of NCB 10847

Legend

- Subject Properties (61.79 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
(11/16/2010 - E Hart)

CASE NO: Z2011024

Final Staff Recommendation – Zoning Commission

Date: December 21, 2010

Council District: 3

Ferguson Map: 652 D7

Applicant Name:
Velma Development, LLC

Owner Name:
Velma Development, LLC

Zoning Request: From "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi-Family District and "PUD RM-4" Planned Unit Development Residential Mixed District to "RM-4" Residential Mixed District.

Property Location: 61.79 acres out of NCB 10847

Property bound by Southeast Military Drive to the north, South WW White to the east and Southeast Loop 410 to the south.

Located northwest of the intersection of Southeast Loop 410 and South WW White Road.

Proposal: To allow residential development.

Neigh. Assoc.: Pecan Valley Neighborhood Association is within 200 feet.

Neigh. Plan: None

TIA Statement: A Traffic Impact Analysis is required.

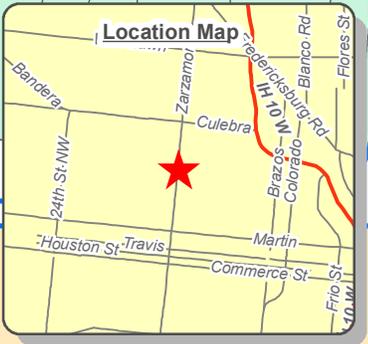
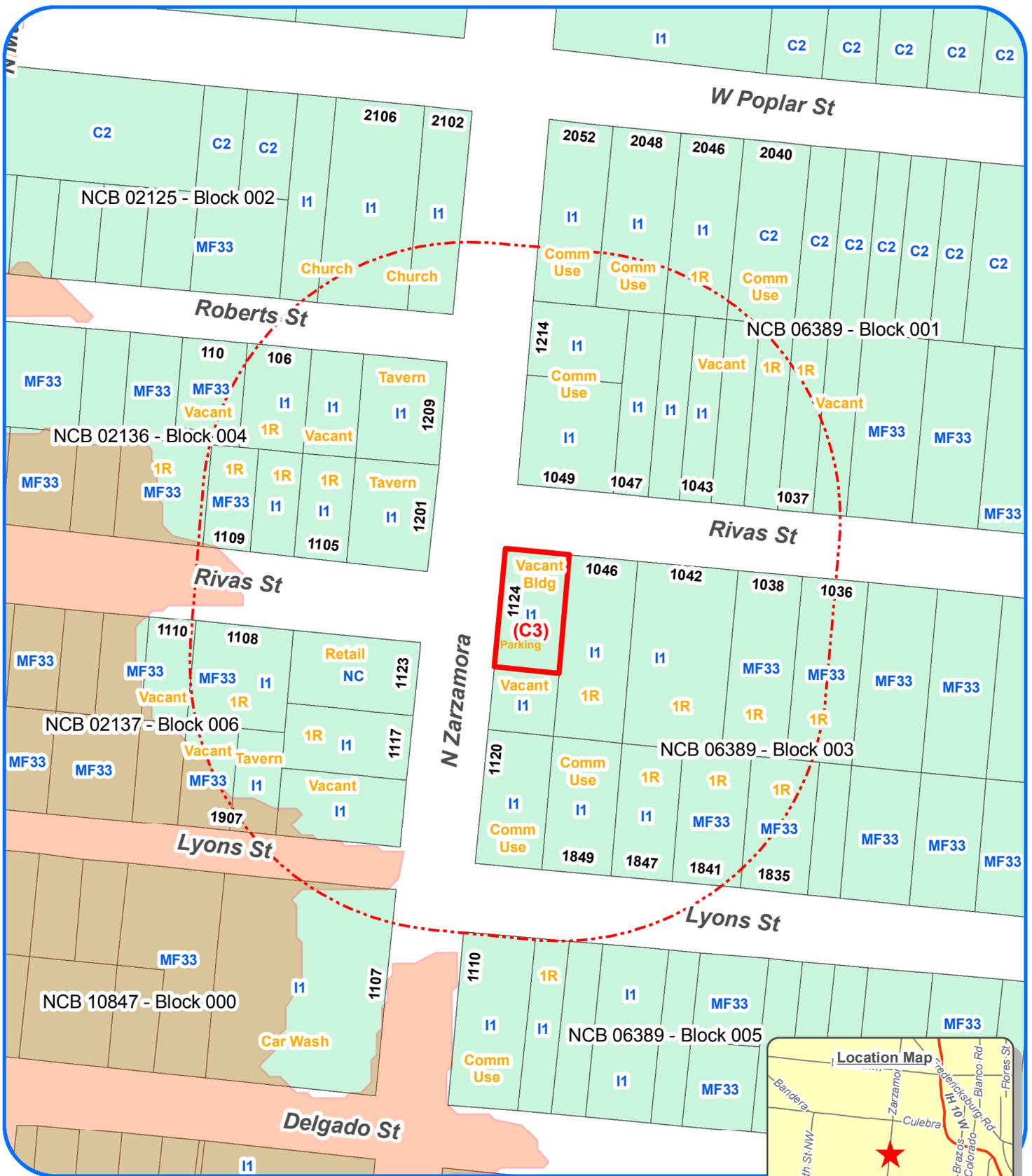
Staff Recommendation:
Approval.

The subject property consists of 61.79 acres of undeveloped land, located northwest of the intersection of Southeast Loop 410 and South W. W. White Road. A portion of the subject property was annexed in 1952, per ordinance 18115 and the remainder was annexed in 1957, per ordinance 25568. The property is adjacent to "C-3" zoning to the north, "I-1" and "C-3" zoning to the northeast, "I-1" zoning to the west, and "R-4" and "I-1" zoning to the south and southwest. The surrounding land uses consist of undeveloped land and commercial uses to the north and northeast, and the Republic Golf Course to the west and southwest. The applicant requests "RM-4" Residential Mixed District to allow development of single-family residences.

Staff supports the requested zoning for the subject property based on the emerging pattern of development along Southeast Military Drive. Southeast Military Drive is identified as a Primary Arterial "Type A" roadway in the City's Major Thoroughfare Plan. Typically, residential development is not encouraged with frontage on major arterial streets; however, the subject property is large enough to accommodate a residential subdivision with internal streets. The development pattern along this portion of Southeast Military Drive consists of single-family residential neighborhoods.

Additionally, a "RM-4" development consisting of 10 or more lots in any one project shall have no more than 80 percent of the lot consisting of one type of housing. The remaining 20 percent of the lots may be developed in any combination of one or more of the housing types not used in the 80 percent as outlined in Section 35-310.06, §§ (b)(1). A housing site plan will also have to be submitted during platting.

CASE MANAGER: Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2011-025

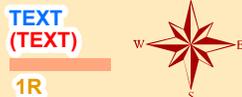
Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06389 - Block 003 - N 89.5 ft of Lots 73 & 74

Legend

- Subject Properties (0.038 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential



Development Services Dept
City of San Antonio
(11/29/2010 - E Hart)

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

CASE NO: Z2011025

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 5

Ferguson Map: 616 A3

Applicant Name:
Emil Moncivais

Owner Name:
Salvadore Gonzalez

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Property Location: The north 89.3 feet of Lot 73 and Lot 74, Block 3, NCB 6389

1124 North Zarzamora Street

Southeast corner of North Zarzamora Street and Rivas Street

Proposal: To allow for an Auto and Light Truck Repair Facility

Neigh. Assoc.: Prospect Hill Neighborhood Association

Neigh. Plan: None

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

Staff Recommendation:

Denial as requested; approval of an alternate recommendation of "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair.

The subject property currently contains a 1,080 square foot vacant commercial structure that, according to the Bexar County Appraisal District, was erected in 1948. The property has primary frontage on North Zarzamora Street, a Primary Arterial "Type A" roadway. Surrounding base zoning districts include "I-1" General Industrial District to the south, east, west across North Zarzamora Street, and north across Rivas Street. The property is located within the City Limits as recognized in 1938. The property 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 applicant requests "C-3 AHOD" General Commercial Airport Hazard Overlay District to allow auto and light truck repair. The "C-3" district permits regional commercial activities such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. Staff does not believe that the requested district is appropriate at this location or in this general area. The most appropriate location for the requested zoning district is at the intersections of major thoroughfares such as Zarzamora and Culebra, which is this neighborhood's regional commercial node. While a down-zoning of this property and the neighboring parcels would customarily be recommended, the C-3 district is too intense considering the size of the subject property and the abutting residential uses.

While staff recognizes that the development pattern along this roadway is primarily commercial, the appropriate precedent of less intense commercial districts exists. In a rezoning case in 2005 (Z2005238) 1123 Zarzamora, located directly across the street, was rezoned to the more appropriate "NC" Neighborhood Commercial District. Given the width of the street right-of-way and the size of the parcels along this portion of Zarzamora, the less-intense commercial districts are most appropriate. Staff recommends a conditional use be granted in order to allow a small-scale auto repair facility. Should the Zoning Commission recommend approval of the alternate recommendation, staff recommends the following conditions to mitigate the potential impacts of the business on the surrounding residential neighborhood:

CASE NO: Z2011025

Final Staff Recommendation - Zoning Commission

- 1) Hours of operation shall not exceed Monday through Saturday from 8:00 AM - 8:00 PM.
- 2) All exterior lighting shall utilize 90 degree cutoff fixtures.
- 3) No vehicles for repair shall be placed in any portion of a public right-of-way.

In addition to the aforementioned conditions, all other requirements for a Conditional Use request shall be fulfilled before this case is scheduled for City Council consideration.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2011026

Council District 3

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 07830 - Block 002 - Lots 12 thru 15 and NCB 08578 - Block 003 - Lots F & G

Legend

- Subject Properties (1.41 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential

TEXT
(TEXT)



Development Services Dept
City of San Antonio
(11/29/2010 - E Hart)

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

CASE NO: Z2011026

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 3

Ferguson Map: 650 A6

Applicant Name:
James Parsons

Owner Name:
Juvenile Outreach and Vocational/Educational Network
(JOVEN) Inc.

Zoning Request: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

Property Location: Lots 12, 13, 14 and 15, Block 2, NCB 7830 and 0.731 of an acre out of NCB 8578

431 and 507 East Mayfield

At the northwest and northeast corners of East Mayfield and Hancock

Proposal: To allow an after-school care educational facility

Neigh. Assoc.: None

Neigh. Plan: South Central San Antonio Community Plan

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

Staff Recommendation:

The subject properties are located within the South Central San Antonio Community Plan, and are currently designated as Low Density Residential in the Future Land Use Plan. The zoning request is not consistent with the Future Land Use designation; therefore, the property owner is also seeking a plan amendment to the "Public/Institutional" land use designation. The request is scheduled to be heard by the Planning Commission on December 22, 2010. Staff recommends approval.

Approval.

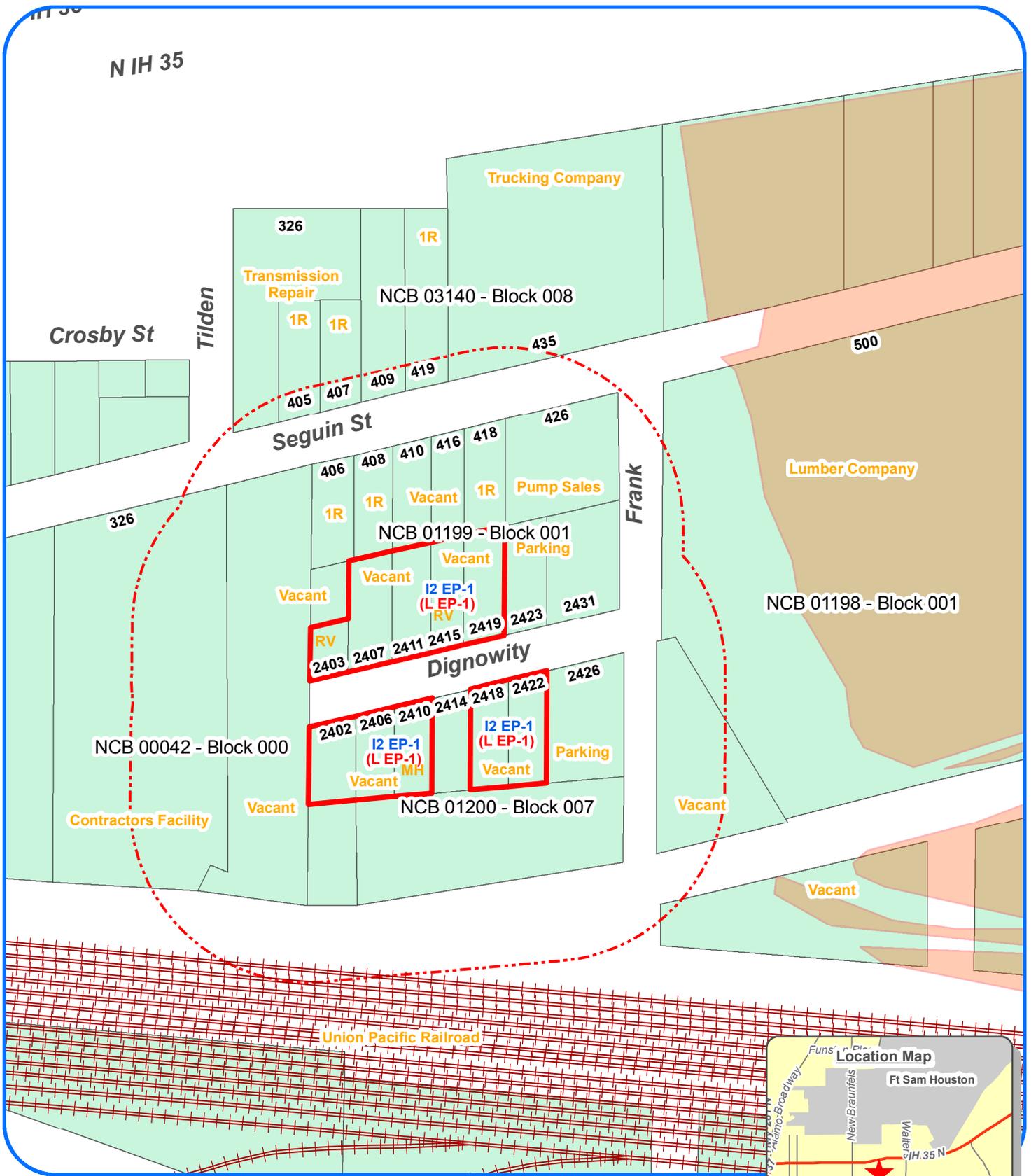
The subject properties consist of two parcels, totaling 1.41 acres in size, located on the north side of East Mayfield approximately one block west of South Flores Street. The eastern parcel was developed as a church, which was constructed in 1960 and measures approximately 13,300 square feet. The western parcel consists of parking and a smaller church annex building that also was constructed in 1960 and measures approximately 2,800 square feet. Subject properties were annexed in 1944, per Ordinance 1391; and were originally zoned "D" Apartment District. In a 1996 City-initiated case, the properties were rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject properties are surrounded by "R-6", with a small number of lots zoned "RM-4" Residential Mixed District located to the north. Additionally, some commercial and multi-family zoning exists east of the subject properties, along South Flores Street. Surrounding land uses primarily include single-family residences, with an apartment complex and an adult daycare facility located to the east at the intersection of East Mayfield and South Flores Street. Applicant requests "C-1 AHOD" Light Commercial Airport Hazard Overlay District to allow after-school educational services for youth from the surrounding community.

CASE NO: Z2011026

Final Staff Recommendation - Zoning Commission

Staff finds the zoning request appropriate for the subject properties. Although the properties are located within a residential neighborhood, they are not likely to be developed as residential uses. The existing church structures lend themselves to re-use by organizations that will serve and be supported by the immediate surrounding community. When operated by non-profit organizations, such uses can be consistent with the Public/Institutional land use designation. While places of worship are permitted in all zoning districts, other service organizations that re-use existing church buildings will typically require office or commercial zoning. Therefore, in an effort to create a functional community space and allow the adaptive re-use of an existing structure, staff recommends approval of the zoning request.

CASE MANAGER: Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2011-027

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 01199 - Block 001 - Lots 10 thru 13 and S 60 ft of Lot 9 and NCB 01200 - Block 007 - Lots 1, 2, 3, 5 and 6

Legend

- Subject Properties (1.083 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
(11/29/2010 - E Hart)

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

CASE NO: Z2011027

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 2

Ferguson Map: 617 D3

Applicant Name:
R & G Quality Contractors, Inc.

Owner Name:
R & G Quality Contractors, Inc.

Zoning Request: From "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District to "L EP-1 AHOD" Light Industrial Facility Parking/Traffic Control Airport Hazard Overlay District.

Property Location: Lots 1, 2, 3, 5 and 6, Block 7, NCB 1200 and Lots 10, 11, 12 and 13 and the south 60 feet of Lot 9, Block 1, NCB 1199

2403, 2407, 2411, 2415, 2419, 2402, 2406, 2410, 2418 and 2422 Dignowity Street

Northside and southside of Dignowity Street, west of Frank Street

Proposal: To allow for a Recreational Vehicle Park and light industrial uses

Neigh. Assoc.: Government Hill Alliance

Neigh. Plan: Government Hill Neighborhood Plan

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

Staff Recommendation:
Approval.

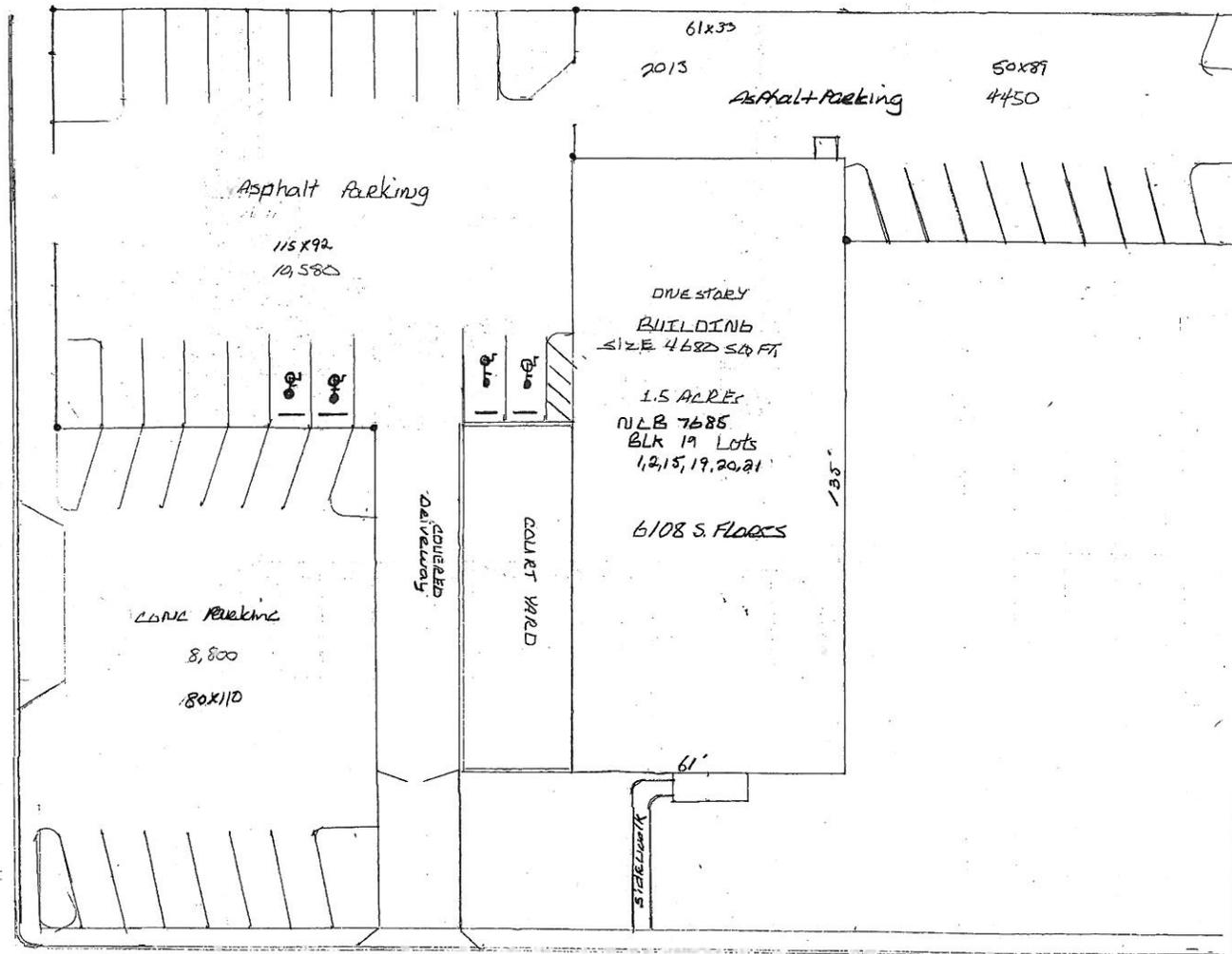
The subject properties consist of 10 parcels of land that total 1.0828 acres and are located on the City's east side and within the City Limits as they were recognized in 1938. Three of the parcels are currently occupied, one with a manufactured home and two with recreational vehicles. The properties are located along a portion of Dignowity Street, this is a portion that only has Frank Street as a connecting street. The properties were originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District. The "EP-1" Facility Parking/Traffic Control District was applied to the 1.0828 acre area on September 12, 2002. The purpose of this district is to establish regulations to regulate parking and traffic in and around large facilities that attract large amounts of vehicle traffic. Surrounding zoning includes "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control Airport Hazard Overlay District to the north, east, west and south.

The applicant would like to downzone the subject properties to allow for a Recreational Vehicle Park and a wider range of permitted uses. The applicant purchased the subject parcels from the San Antonio Development Agency and proceeded to place manufactured homes on the subject parcels. The applicant was subsequently cited by the Development Services Department which resulted in this formal request for a change in zoning. The property is now intended for a recreational vehicle park, which is identified in the UDC as a use requiring an "L" Light Industrial District in order to be permitted as a matter of right. The requested "L EP-1 AHOD" Light Industrial Facility Parking/Traffic Control Airport Hazard Overlay District allows for a mix of light manufacturing uses, office park uses, and limited retail and service uses that support the industrial uses. The requested "L EP-1 AHOD" Light Industrial Facility Parking/Traffic Control Airport Hazard Overlay District would not be out of character with the commercial and industrial uses in the general area. Approval of the rezoning will continue the desired orderly development and concentration of industrial and manufacturing uses.

The subject properties are located within the Government Hill Neighborhood Plan and are currently classified as Industrial in the Future Land Use Plan, which makes this request consistent.

CASE MANAGER: Pedro Vega 207-7980

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S. FLORES

PAVED SURFACE AREA: 25,843

Parking Spaces 37

ADA Spaces 4

PARKING SPACES DIMENSIONS 9x18

ZONING CHANGE REQUEST FROM I-1 TO C-2: Conditional Use For Funeral Home

I, Rozi P. GUAYARDO, the property owner, acknowledge that this site plan submitted for the purpose of rezoning 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 submitted for building permits.



Zoning Case Notification Plan

Case Z-2011-028

Council District 5
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 08651 - Block A - Lots 7 and 8, and S 62 ft of Lots 5 and 6

Legend

- Subject Properties (0.2009 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
 (12/02/2010 - E Hart)

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

CASE NO: Z2011028

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 5

Ferguson Map: 615 D4

Applicant Name:
Anthony Ramirez

Owner Name:
USA Ram Ltd.

Zoning Request: From "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District.

Property Location: Lots 7 and 8 and the South 62 feet of Lots 5 and 6, Block A, NCB 8651, save and except that part of Lots 5 and 6 conveyed to the State of Texas in Volume 1397, Page 356, Deed Records, Bexar County, Texas

4406 West Commerce Street

On the south side of West Commerce street, east of Panuco.

Proposal: To allow three dwelling units.

Neigh. Assoc.: Prospect Hill Neighborhood Association is within 200 feet.

Neigh. Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

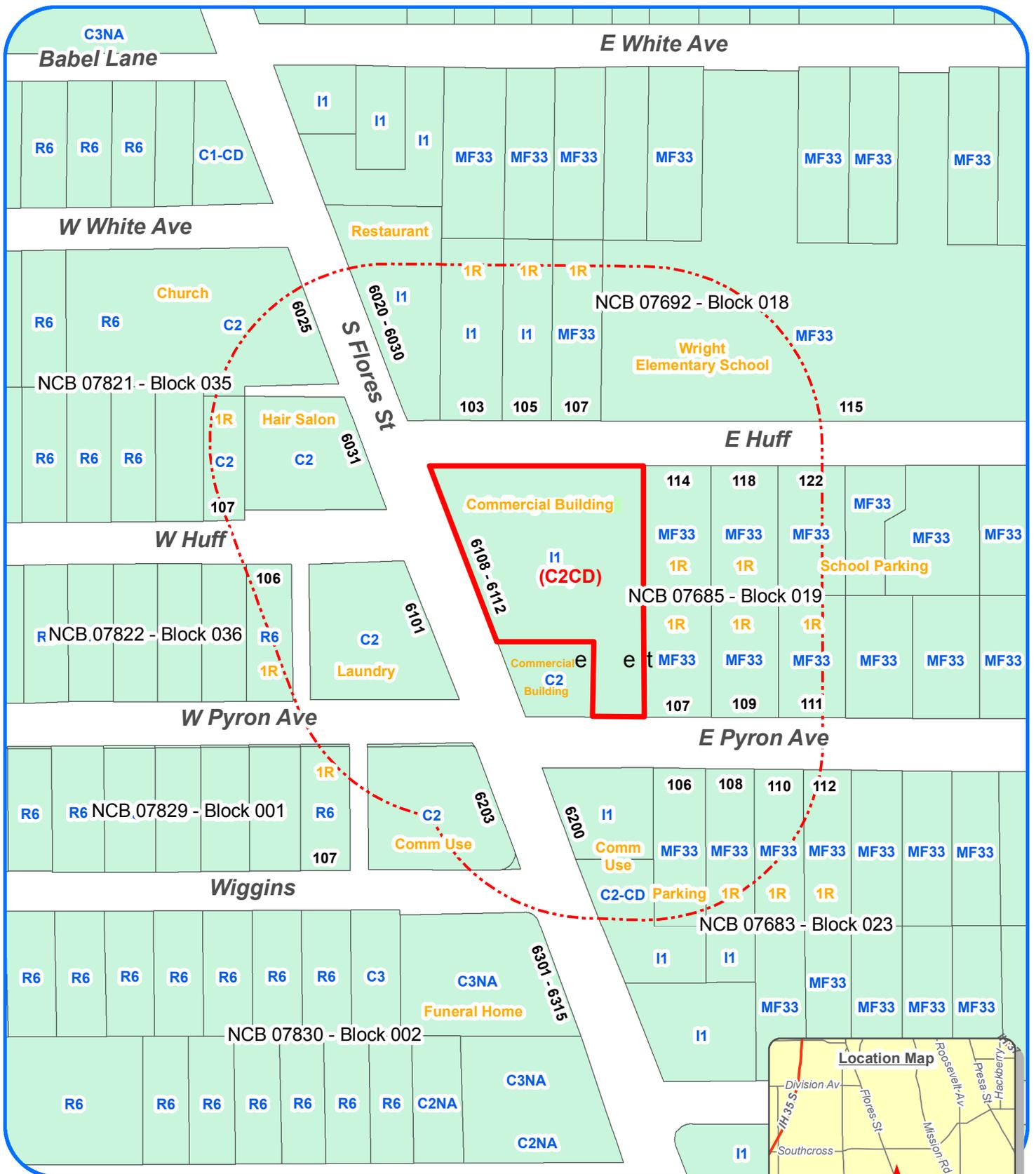
Staff Recommendation:
Approval.

The subject property consists of 0.2009 of an acre and is occupied by a three-family dwelling with frontage on West Commerce Street. The property is adjacent to "I-1" zoning to the north, "C-3" zoning to the east, "C-2" and "C-3" zoning to the west and "C-2" and "R-4" zoning to the south. The surrounding land uses consist of commercial uses to the north, east and west as well as to the south. Another three-family dwelling is located southwest of the subject property.

The applicant is requesting a zoning change to allow additional residential utility meters. The site currently has only one meter loop. The requested multi-family district is appropriate as the subject property fronts on an arterial road, West Commerce Street (a Primary Arterial "Type B" street) and is generally surrounded by commercial zoning. Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, and along arterials or major thoroughfares. Staff finds the requested "MF-18" Multi-Family District to be appropriate for the subject property as it would not alter the character of the neighborhood.

Medium and high density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to a major thoroughfare; West Commerce Street to the north. In addition, there is access to VIA bus stops along West Commerce Street.

CASE MANAGER: Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2011-029 CD

Council District 3
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 07685 - Block 019 - Lots 1, 2, 15, 20 and 21

Legend

- Subject Properties (1.5 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
 (12/02/2010 - E Hart)

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

CASE NO: Z2011029 CD

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 3

Ferguson Map: 650 E6

Applicant Name:
Joseph A. Guajardo

Owner Name:
Rozi P. Guajardo

Zoning Request: From "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home or Undertaking Parlor.

Property Location: Lots 1, 2, 15, 20 and 21, Block 19, NCB 7685

6108-6112 South Flores Street

Southeast corner of South Flores Street and East Huff Avenue

Proposal: To allow for a Funeral Home or Undertaking Parlor

Neigh. Assoc.: Mission San Jose Neighborhood Association

Neigh. Plan: South Central San Antonio Community Plan

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

Staff Recommendation:
Approval.

The subject property is located on the southeast corner of South Flores Street and East Huff Avenue. The subject property is 1.5 acres and is occupied by a vacant commercial building that measures 4680 square feet. The property is adjacent to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District to the east, "C-2 AHOD" Commercial Airport Hazard Overlay District to the south and across South Flores Street to the west. "I-1 AHOD" General Industrial Airport Hazard Overlay District across East Huff Street to the north and across East Pyron Avenue to the south. The surrounding land uses consist of single-family dwellings to the east, auto sales to the south, a convenience store and laundry to the west and a vacant commercial building to the north.

The applicant is requesting this rezoning to allow a Funeral Home. Staff supports down-zoning the subject property from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home or Undertaking Parlor. A significant amount of commercial zoning exists within the vicinity of the subject property. Staff finds the request for "C-2" to be appropriate given the subject property's location off of a major arterial, South Flores Street (a Primary Arterial "Type A" street) and the prevalence of commercial uses to the south and west. Furthermore, commercial uses would be compatible at this location rather than industrial uses because the existing zoning and use patterns in this area are mostly commercial in nature.

A Funeral Home or Undertaking Parlor is identified in the Unified Development Code as a use requiring a "C-3" General Commercial District to be allowed by-right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by-right in the "C-3" General Commercial District may be allowed as a Conditional Use in "C-2" Commercial District. The applicant has submitted a site plan with the required information. All funeral homes must be properly licensed as determined by the Texas Funeral Service Commission.

The South Central San Antonio Community Plan currently designates the future land use for the subject property as Mixed Use. This land use provides for a mix of uses in the same building or in the same development such as small offices, small retail establishments and high density residential uses. The "C-2 CD AHOD" Commercial Airport Hazard Overlay District would lessen a potential intensity increase of uses offered by the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District.

CASE MANAGER: Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2011-031

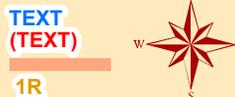
Council District 3

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10848 - Block 000 - Parcel P-2

Legend

- Subject Properties (2.224 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept
City of San Antonio
(12/03/2010 - E Hart)

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

CASE NO: Z2011031

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 3

Ferguson Map: 651 F5

Applicant Name:
Express Permit Services (Lori Orr)

Owner Name:
Daniel R. Ramirez

Zoning Request: From "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

Property Location: Parcel 2, NCB 10848 (2.224 acres)

5802 Pecan Valley Drive

Southeast side of Pecan Valley Drive northeast of Dollarhide Avenue

Proposal: To allow for a Dollar General Store

Neigh. Assoc.: Highland Hills Neighborhood Association

Neigh. Plan: Highlands Community Plan

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

Staff Recommendation:

Approval, pending plan amendment.

The zoning request of "C-2 AHOD" Commercial Airport Hazard Overlay District is inconsistent with the Highlands Community Plan. The Highlands Community Plan designates the Future Land Use of the subject property as High Density Residential. A plan amendment is required in order to establish the "C-2 AHOD" Commercial Airport Hazard Overlay District. The applicant has submitted a Master Plan Amendment to Community Commercial that will be considered by the Planning Commission on December 22, 2010. Should the Plan Amendment be approved, staff would support the requested "C-2 AHOD" Commercial Airport Hazard Overlay District.

The subject property is located southeast of Downtown, on the southeast side of Pecan Valley Drive northeast of Dollarhide Avenue. The property consists of 2.224 acres of undeveloped land. The surrounding zoning includes "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to the northeast and across Pecan Valley Drive to the northwest with "C-2 AHOD" Commercial Airport Hazard Overlay District to the southwest. A 100 foot Drainage easement to the southeast will act as a buffer between the "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and the proposed commercial use. The subject property was originally zoned "A" Single-Family Residence District. In December of 1984, the parcel was part of a rezoning that changed the zoning to "R-3 AHOD" Multi-Family Residence Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33 AHOD" Multi-Family Airport Hazard Overlay District.

The "C-2 AHOD" Commercial Airport Hazard Overlay District for a Dollar General Store is in character with the development pattern along Pecan Valley Drive. Considering the subject property's location within the Pecan Valley Drive/Dollarhide Avenue commercial node, the zoning request is appropriate for the area. The preliminary site plan shows a 9,100 square foot building with a 10 foot setback and 15 foot bufferyard adjacent to the "MF-33 AHOD" Multi-Family Airport Hazard Overlay District. The site will be limited to one driveway along Pecan Valley Drive. "C-2" districts accommodate general commercial and retail uses designed to serve the community.

CASE MANAGER: Pedro Vega 207-7980

PRELIMINARY SITE PLAN

SAN ANTONIO, TX-PECAN VALLEY

Z2011031

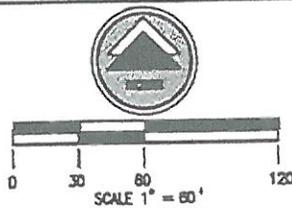
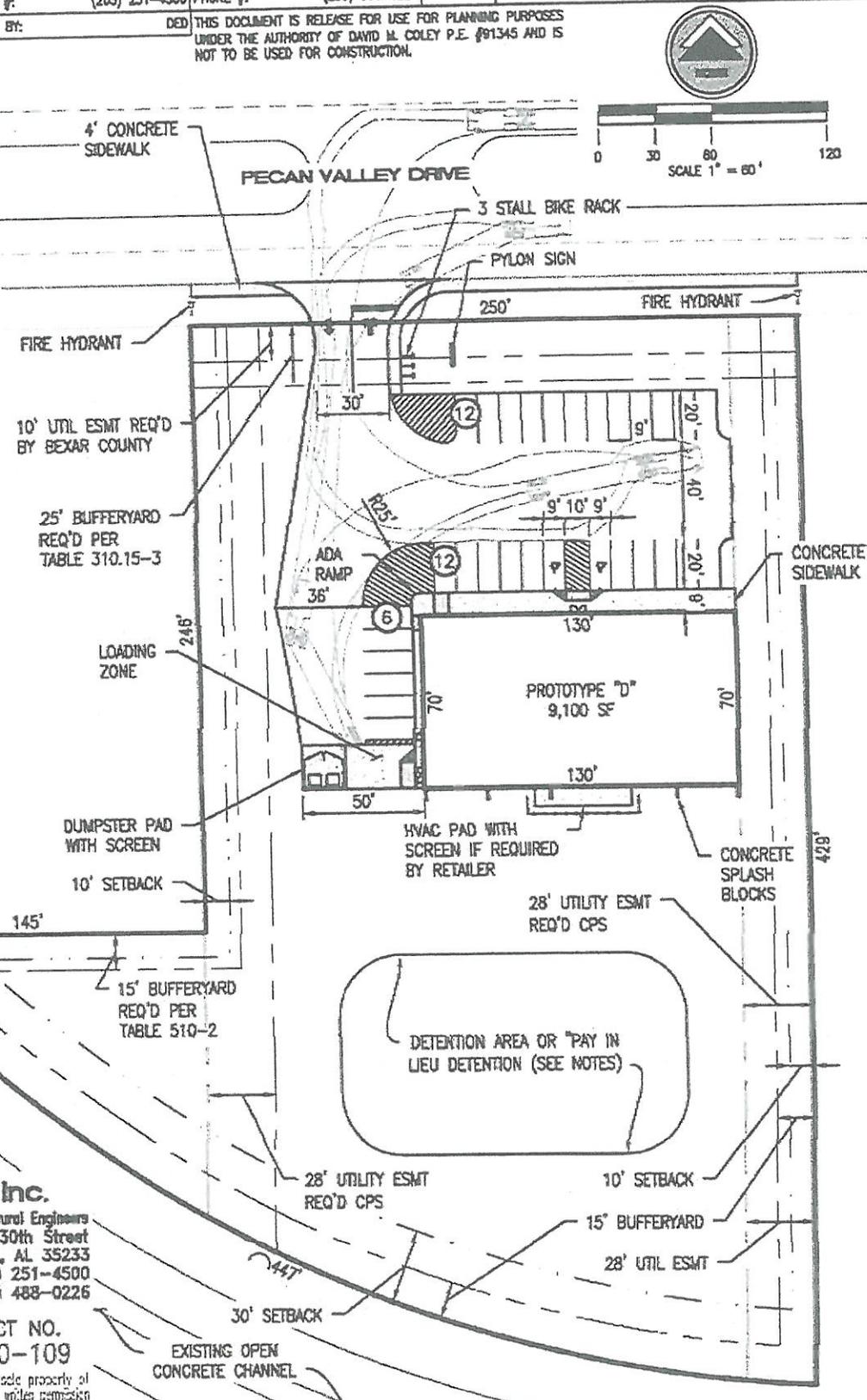
PROTOTYPE:	D	DESIGNER:	LBYP, INC.	DEVELOPER:	CAPITAL GROWTH BUCHALTER, INC.	DATE:	7/22/2010
BLDG / SALES SF:	9,100 / 7,301	COMPANY:	LBYP, INC.	NAME:	ZAC SMITH	NAME:	ROBERT BUCHALTER
ACREAGE:	2.33± AC	PHONE #:	(205) 251-4500	PHONE #:	(205) 968-9220		
PARKING SPACES REQUIRED:	30	DRAIN BY:	DED	THIS DOCUMENT IS RELEASE FOR USE FOR PLANNING PURPOSES UNDER THE AUTHORITY OF DAVID M. COLEY P.E. #91345 AND IS NOT TO BE USED FOR CONSTRUCTION.			
PARKING SPACES PROVIDED:	30						

SITE SUMMARY

SETBACKS - F/S/R:	0-10-30
PROP ZONED:	MES32
ADJ PROP ZONED:	MES3, C2
USE BUFFER REQ'D:	C (10.15-4)
	NA(510-1)
	XXOT
DRIVEWAY PERMIT REQUIRED:	NO
FIRE HYDRANT REQUIRED:	YES, CITY 2

(*) SEE NOTES FOR INFORMATION RELATING TO ZONING.

- NOTES & ASSUMPTIONS:**
- DIMENSIONS NOT BASED ON A SURVEY.
 - STORM WATER DETENTION IS REQUIRED PER SEC 35-504. A STUDY MUST BE PERFORMED TO DETERMINE THE ACTUAL VOLUME REQUIRED FOR DETENTION. AREA SHOWN MAY NOT BE ADEQUATE FOR STORAGE. A "PAY IN LIEU OF DETENTION" MAY BE ALLOWED FOR \$6,990 (\$3,000 PER PARTICIPATING ACRE PER SEC 35-C109) PROJECT LOCATED IN CITY OF SAN ANTONIO, TX PER ONLINE ZONING MAP.
 - LANDSCAPING PLANS AND TREE PRESERVATION REQ'D PER SEC 35-476. OWNER SHOULD REVIEW SECTION TO DETERMINE A BUDGET TO BE INCLUDED IN PROJECT.
 - ASSUMED WATER, ELECTRIC, SANITARY SEWER, AND TELEPHONE UTILITIES ARE AVAILABLE TO THIS SITE.
 - ZONING PER ONLINE ZONING MAP. ZONING ADJUSTMENT REQ'D. ASSUMES PROPERTY CAN BE REZONED C-2.
 - SETBACKS PER TABLE 310-1.
 - PARKING REQUIREMENTS TABLE 528-3A "VARIETY STORE" 1/300 SF GFA. RIGHT-OF-WAY WIDTHS ASSUMED.
 - ASSUMES CITY WILL ALLOW MODIFICATIONS TO ADJACENT ROADWAY AS NEEDED FOR VEHICULAR ACCESS.
 - ASSUMES DRIVEWAY PERMIT CAN BE OBTAINED.
 - PARCEL KEY PER GIS SYSTEM #82676.
 - ASSUMES 2 FIRE HYDRANTS TO BE REQ'D BY CITY OF SAN ANTONIO.



LBYP, Inc.
 Civil and Structural Engineers
 716 South 30th Street
 Birmingham, AL 35233
 Main (205) 251-4500
 Fax (205) 488-0226

LBYP
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PROJECT NO.
 102-10-109

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Zoning Case Notification Plan

Case Z-2011-032 CD

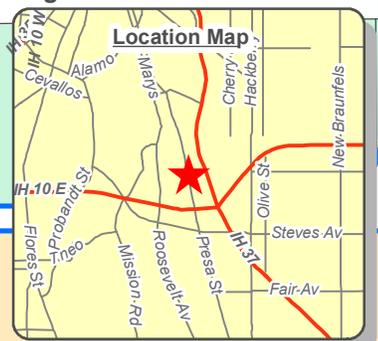
Council District 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01675 - Block 005 - Lot 6

Legend

- Subject Properties (0.226 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
(12/03/2010 - E Hart)

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

CASE NO: Z2011032 CD

Final Staff Recommendation - Zoning Commission

Date: December 21, 2010

Council District: 5

Ferguson Map: 651 A1

Applicant Name:
Robert Alvarado

Owner Name:
Presa Partners (Robert Alvarado)

Zoning Request: From "HS IDZ AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District to "HL IDZ AHOD" Historic Landmark Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-2 CD" Commercial District with a Conditional Use for a Tattoo Parlor.

Property Location: Lot 6, Block 5, NCB 1675

2340 South Presa Street

Located on the east side of South Presa Street between Roseborough Street to the north and Berkshire to the south.

Proposal: To allow a mixed use development with a tattoo parlor.

Neigh. Assoc.: Roosevelt Park Neighborhood Association

Neigh. Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:
Approval.

The subject property is located within the city limits as they were situated in 1936; totals 0.2260 acres and is occupied by a commercial structure that measures 6,700 square feet. In August 2005, this property was the subject of zoning case Z2005148, in which the applicant was granted a zoning change from "HS I-1" Historic Significant General Industrial District to "HS IDZ" Infill Development Zone with uses permitted in "NC" Neighborhood Commercial District and "MF-33" Multi-Family District to allow a mix of uses.

The property is adjacent to "I-1" zoning to the east, west and south and "R-4" zoning to the north. Land uses immediately adjacent to the subject property consist of a church to the north, residential dwellings to the south, east and southwest. There is a vacant commercial structure, a parking lot and an AT&T facility to the northwest.

The applicant is requesting the "IDZ" district with uses allowed in "C-2 CD" and "MF-33" in order to allow a mix of uses to include bicycle repair shop, apartments, offices, a tattoo parlor, café and dance studio. The subject property is located within an area where an adaptive re-use of property is encouraged. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures within existing developed areas. Given the location of the subject property, the requested zoning is appropriate for and suitable to the area.

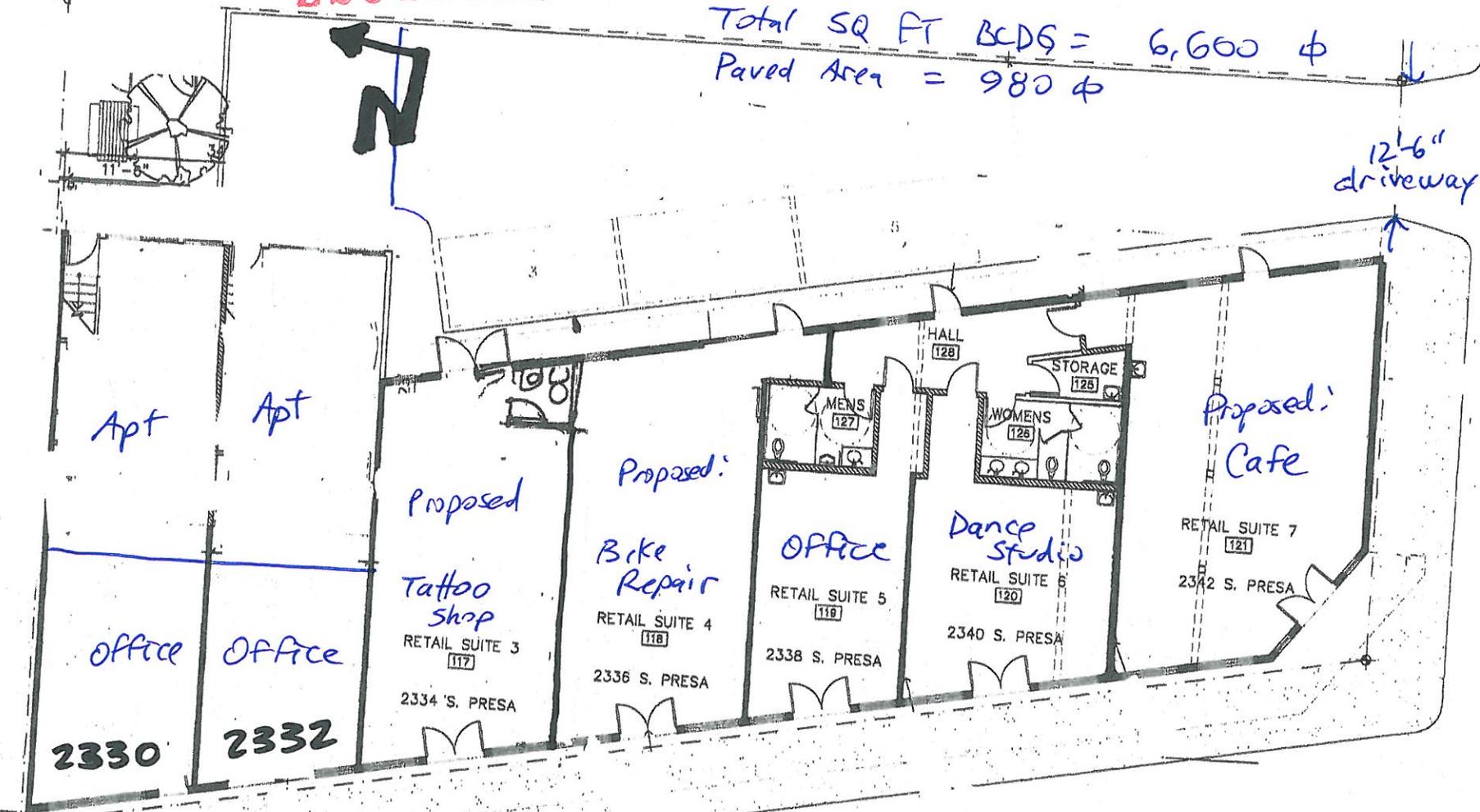
The South Central San Antonio Community Plan currently designates the future land use for the subject property as Mixed Use. The requested IDZ designation is consistent with the South Central San Antonio Community Plan. The Infill Development Zone provides flexible standards for the development and reuse of underutilized parcels. This zoning district is intended to facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built up areas by waiving some standards, including those related to parking, landscaping, buffering, open space and building location.

CASE MANAGER: Brenda Valadez 207-7945

Z2011032

Total SQ FT B.C.D.S = 6,600 ϕ
Paved Area = 980 ϕ

12'-6" driveway



BERKSHIRE

Presa Partners

I, Robert Alvarado, representing the property Owner, acknowledge that this site plan submitted for the purpose of re-zoning this property is in accordance with all applicable provisions of the UDC. 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 submitted for building permits.

ST FLOOR PLAN

2340 S. Presa St.

11/2010

Scale: 1/8" = 1'-0"

Robert Alvarado 4/19/2010