

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, January 4, 2011
12:45 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. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for January 4, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of December 21, 2010 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011030:** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “R-4 AHOD” Residential Single Family Airport Hazard Overlay District on 2.539 acres out of NCB 3175, 4018 South Presa Street. (Council District 3)
7. **ZONING CASE NUMBER Z2011036:** A request for a change in zoning from “I-1 RIO-1 AHOD” General Industrial River Improvement Overlay Airport Hazard Overlay District to “C-2 RIO-1 AHOD” Commercial River Improvement Overlay Airport Hazard Overlay District on east 98.93 feet of the north 66.7 feet of Lot 13, Block 18, NCB 964, 400 Pearl Parkway. (Council District 1)
8. **ZONING CASE NUMBER Z2011037:** A request for a change in zoning from “R-6 AHOD” Residential Single Family Airport Hazard Overlay District and “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 30, NCB 7899, 737 Pleasanton Road. (Council District 5)
9. **ZONING CASE NUMBER Z2011038 HL:** A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “HL RM-4 AHOD” Residential Mixed Historic Landmark Designation Airport Hazard Overlay District on Lots 8 thru 20, Block 2, NCB 1404, 935 Iowa Street. (Council District 2)

10. Consideration of a resolution recommending additional notification procedures for city-initiated rezoning cases consisting of five or less properties.
11. **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.
12. **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 Z2011030

Council District 3
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 03175 - Block 001 - Lots 1 thru 7 & W Irr 283.48 ft of A-28

Legend

- Subject Properties (Red Solid Line) (2.539 Acres)
- 200' Notification Area (Red Dashed Line)
- Current Zoning (Blue Text)
- Requested Zoning Change (Red Text)
- 100-Year DFIRM Floodplain (Orange Shaded Area)
- 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).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011030
Hearing Date: January 4, 2011
Property Owner: New Frontiers Charter School, Inc.
Applicant: Brown & Ortiz, P. C.
Representative: Brown & Ortiz, P. C.
Location: 4018 South Presa Street
Legal Description: 2.539 acres out of NCB 3175
Total Acreage: 2.539
City Council District: 3
Case Manager: Micah Diaz
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 16, 2010. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 22, 2010. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 30, 2010, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 57

Neighborhood Associations: Riverside South Neighborhood Association (within 200 feet)

Planning Team Members: 16 (South Central San Antonio Community Planning Team)

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North, south, and west (along South Presa Street)	"I-1"	Mix of single- and multi-family residential, retail, and service uses
Northeast, east, southeast, and west (along Fair Avenue, Ward Avenue, Zapata, Caldwell, and Dimmitt Street)	"R-4"	Single-family residences

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

Transportation

Thoroughfare	Existing Character	Proposed Changes
Presa Street	Minor arterial; one lane in each direction	None known.
Fair Avenue	Minor arterial; one lane in each direction	None known
Ward Avenue	Local street; one-way abutting the subject property, otherwise one lane in each direction	None known

Public Transit: VIA bus lines 36 and 242 run along South Presa Street; with multiple bus stops abutting and adjacent to the subject property.

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

Parking Information: Grade schools (public and private, including charter schools) are required to provide one parking space per classroom. As the zoning request does not require submittal of a site plan, staff cannot calculate future parking requirements for the subject property.

Staff Analysis and Recommendation

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

Property History: The subject property is currently developed. According to the Bexar County Appraisal District, the 49,005 square-foot building was constructed in 1955; however, a plaque on the building indicates the year of construction as 1921. There are also approximately twelve temporary classroom structures on the property. The property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District and "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "R-4" Single-Family Residence District. The southern portion of the subject property was platted in 1907 (volume 105, page 89); the remaining northern portion of the property is not platted. The subject property includes a portion of an alley that was abandoned by the City of San Antonio per Ordinance 85302.

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan, and is currently designated as "Mixed Use" 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. Staff and Planning Commission recommend approval of the plan amendment.

2. Adverse Impacts on Neighboring Lands:

None. The requested zoning is consistent with other public schools in the City of San Antonio. While schools are permitted in all residential, office and commercial zoning districts, the single-family residential districts are preferred as they restrict possible future uses. Denial of the zoning request could lead to future development of industrial uses on the subject property.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The industrial/residential split-zoning is the result of out-dated zoning practices that were once very common, and that continue to affect the entire surrounding neighborhood. Current zoning practices would not place intense industrial zoning in or near established residential neighborhoods.

4. Health, Safety and Welfare:

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

5. Public Policy:

The portion of South Presa Street that includes the subject property is also the subject of an upcoming City Council initiated zoning case that aims to remove the existing inappropriate industrial and intense commercial zoning, while also creating a corridor overlay district to preserve the distinct character of the corridor. The effort was initiated by Resolution 2010-03-18-0018R.

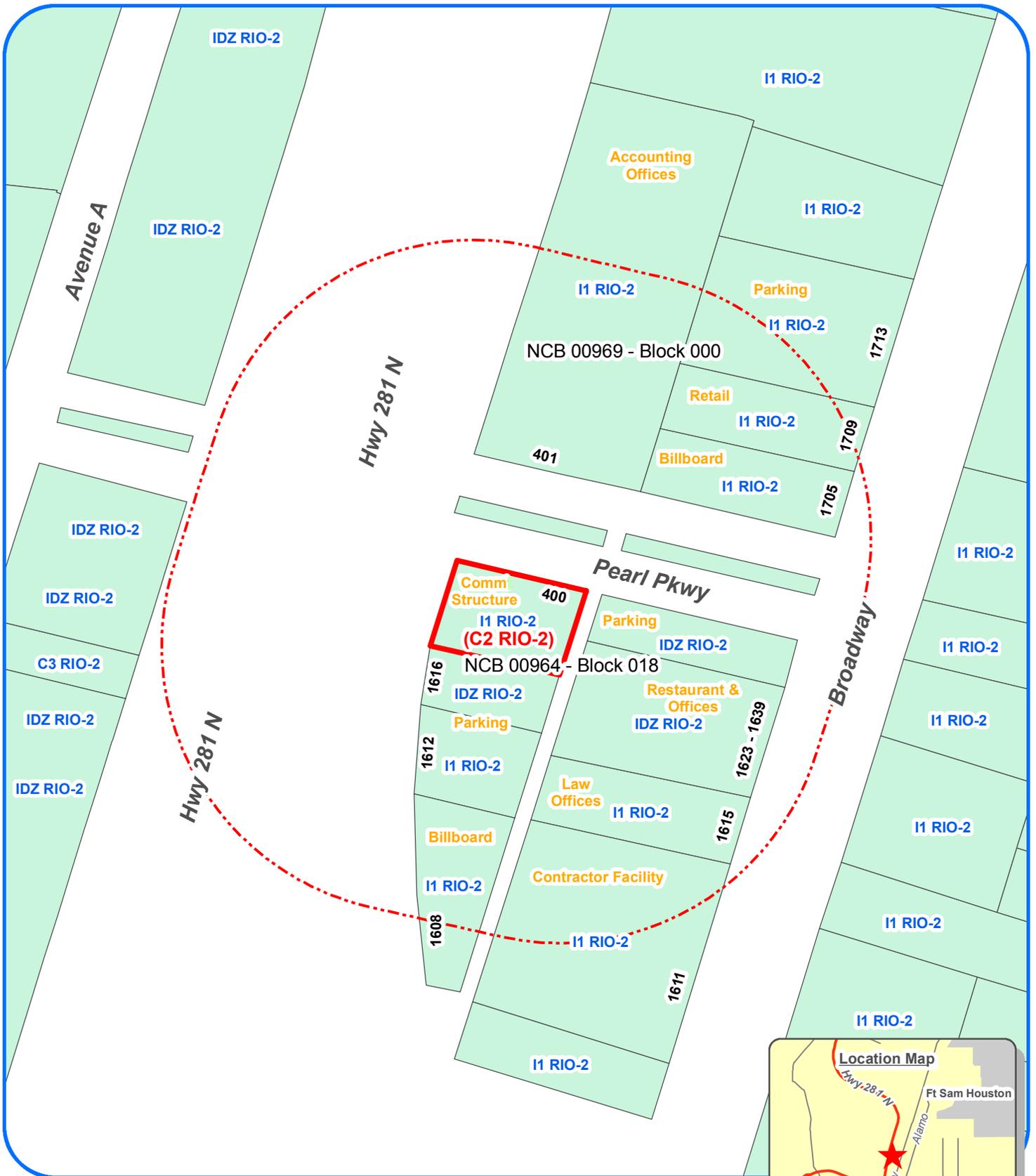
6. Size of Tract:

The 4.539 acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed use.

7. Other Factors:

None.

Staff Recommendation: Approval, pending plan amendment.



Zoning Case Notification Plan

Case Z-2011-036

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00964 - Block 018 - E 98.93 ft of N 66.7 ft of Lot 13

Legend

- Subject Properties (0.15 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
(12/06/2010 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011036
Hearing Date: January 4, 2011
Property Owner: Robert F. Collins and Barbara P. Collins
Applicant: Robert F. Collins
Representative: None
Location: 400 Pearl Parkway
Legal Description: East 98.93 feet of the north 66.7 feet of Lot 13, Block 18, NCB 964
Total Acreage: 0.15
City Council District: 1
Case Manager: Pedro Vega
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District.

Requested Zoning: "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 21. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 16. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 30, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: None

Planning Team Members: Tobin Hill Neighborhood Plan

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
Southwest	"IDZ RIO-2 AHOD"	Parking
Southeast	"IDZ RIO-2 AHOD"	Restaurant, Offices
Northeast	"I-1 RIO-2 AHOD"	Warehouse

Overlay and Special District Information: The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982). It is hereby found that an airport hazard endangers the lives and property of the users of San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base, Randolph Air Force Base and of the occupants of land in the vicinity thereof, and also, if of the obstruction type, such hazard reduces the size of the area available for the landing, taking-off and maneuvering of aircraft, thus tending to destroy or impair the utility of these airports and the public investment therein. "RIO" River Improvement Overlay Districts. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The San Antonio River is a unique and precious natural, cultural and historic resource that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations. The districts cover a total of six (6) geographic areas spanning the river from its northern boundary, near Hildebrand Avenue, to a southern boundary near Mission Espada and the southern city limits.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Pearl Parkway	2-lanes in each direction	None
Avenue B	1-lane in each direction	None

Public Transit: The nearest VIA bus line runs along Broadway Street.

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

Parking Information: Parking requirements are determined by use and, often, size of the development; therefore, staff cannot calculate future parking requirements for the subject property.

Staff Analysis and Recommendation

Physical Features: The subject property is occupied by a commercial building that measures approximately 6056 square feet, constructed in 1984.

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "J" Commercial District and "K" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District.

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

1. Consistency:

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as "High Density Mixed Use" in the Future Land Use Plan. The requested "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District is consistent with the Tobin Hill Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

Will not have an Adverse Impacts on Neighboring Lands.

3. Suitability as Presently Zoned:

The current industrial zoning on the subject property is not appropriate for the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects.

5. Public Policy:

None

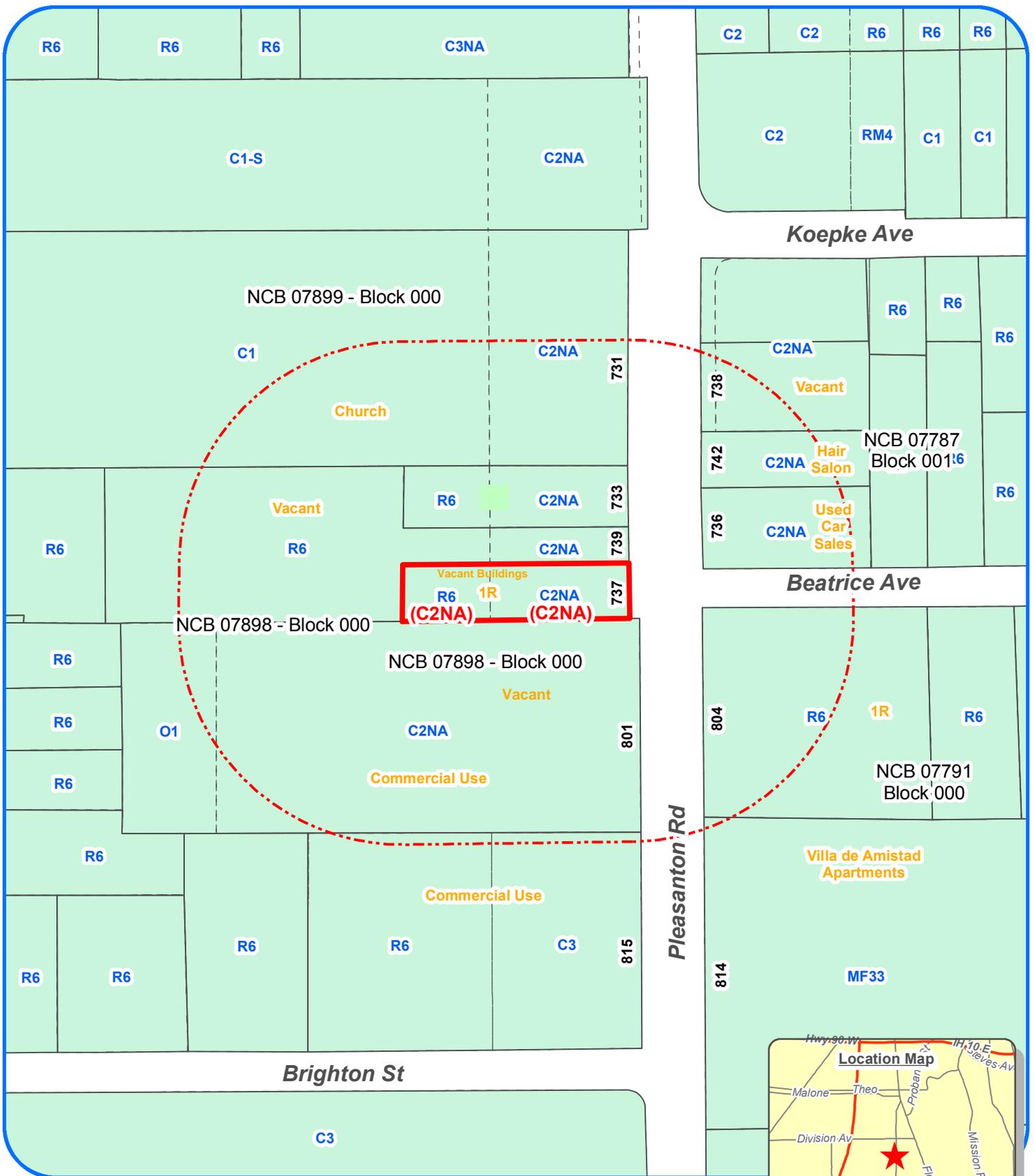
6. Size of Tract:

0.1499 acres

7. Other Factors:

The "C-2" Commercial District would lessen a potential intensity increase of uses offered by the existing "I-1" General Industrial District.

Staff Recommendation: Approval. Staff finds the request for "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to be appropriate given the subject property's location and the prevalence of commercial uses. Furthermore, commercial uses would be compatible at this location rather than industrial uses because the existing use patterns in this area are mostly commercial in nature.



Zoning Case Notification Plan

Case Z-2011-037

Council District 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 07899 - Block 000 - Lot 30

Legend

- Subject Properties (Red solid line) (0.259 Acres)
- 200' Notification Area (Red dashed line)
- Current Zoning (Blue TEXT)
- Requested Zoning Change (Red TEXT)
- 100-Year DFIRM Floodplain (Orange shaded area)
- Single Family Residential (R6)
- 1R



Development Services Dept
City of San Antonio
(12/16/2010 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011037
Hearing Date: January 4, 2011
Property Owner: Solara Behavioral Health San Antonio, L. L. P.
Applicant: Express Permit Services (Lori Orr)
Representative: Express Permit Services (Lori Orr)
Location: 737 Pleasanton Road
Legal Description: Lot 30, NCB 7899
Total Acreage: 0.2592
City Council District: 5
Case Manager: Pedro Vega
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

Requested Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 21. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 16. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 30, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: None

Planning Team Members: South Central San Antonio Community Plan

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"C-2NA AHOD"	Vacant
South	"C-2NA AHOD"	Commercial Use
North	"R-6 AHOD"	Vacant
West	"R-6 AHOD"	Vacant

Overlay and Special District Information: The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982). It is hereby found that an airport hazard endangers the lives and property of the users of San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base, Randolph Air Force Base and of the occupants of land in the vicinity thereof, and also, if of the obstruction type, such hazard reduces the size of the area available for the landing, taking-off and maneuvering of aircraft, thus tending to destroy or impair the utility of these airports and the public investment therein.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Pleasanton Road	2-lanes in each direction	None

Public Transit: The VIA bus line runs along Pleasanton Road.

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

Parking Information: Parking requirements are determined by use and, often, size of the development; therefore, staff cannot calculate future parking requirements for the subject property.

Staff Analysis and Recommendation

Physical Features: The subject property is located south of Downtown, on the west side of Pleasanton Road, north of Brighton Street. The subject property is occupied by two vacant structures that measure approximately 4,028 square feet with ingress/egress on Pleasanton Road.

Property History: The subject property was annexed in 1944 and was originally zoned "J" Commercial District and "B" Residence District. In November of 1996, the parcel was part of a large area rezoning that changed the zoning to "B-2NA AHOD" Business Nonalcoholic Sales Airport Hazard Overlay District and "R-1 AHOD" Single-Family Residence Airport Hazard Overlay District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District.

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is currently designated as "Mixed Use" in the Future Land Use Plan. The requested "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District is consistent with the South Central San Antonio Community Plan.

2. Adverse Impacts on Neighboring Lands:

Will not have an Adverse Impacts on Neighboring Lands.

3. Suitability as Presently Zoned:

The current residential zoning on the subject property is not appropriate for the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects.

5. Public Policy:

None

6. Size of Tract:

0.2592 acres

7. Other Factors:

A significant amount of commercial uses exists within the vicinity of the subject property.

Staff Recommendation: Approval. Staff finds the request for "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to be appropriate given the subject property's location and the prevalence of commercial uses. Furthermore, commercial uses would be compatible at this location rather than residential uses because the existing use patterns in this area are mostly commercial in nature.



Zoning Case Notification Plan

Case Z-2011-038 HL

Council District 2

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 01404 - Block 002 - Lots 8 thru 20

Legend

- Subject Properties (2.1779 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(12/07/2010 - E Hart)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2011038 HL
Hearing Date: January 4, 2011
Property Owner: Friendship Baptist Church
Applicant: City of San Antonio, Office of Historic Preservation
Representative: City of San Antonio, Office of Historic Preservation
Location: 935 Iowa Street
Legal Description: Lots 8 thru 20, Block 2, NCB 1404
Total Acreage: 2.1779
City Council District: 2
Case Manager: Pedro Vega
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 21. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 16. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 30, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 59

Neighborhood Associations: Denver Heights Neighborhood Association

Planning Team Members: The Arena District/ Eastside Community Plan.

Applicable Agencies: None

Adjacent Zoning and Land Uses

Direction	Current Base Zoning	Current Land Uses
North	"RM-4 AHOD"	Single-family Dwellings, Church
South	"RM-4 AHOD"	Single-family Dwellings
East	"RM-4 AHOD"	Single-family Dwellings, Church Parking
West	"RM-4 AHOD"	Single-family Dwellings, Vacant Land

Overlay and Special District Information: The Airport Hazard Overlay District was added by Ordinance #37324 (1969) and Ordinance #55085 (1982). It is hereby found that an airport hazard endangers the lives and property of the users of San Antonio International Airport, Stinson Municipal Airport, Kelly Air Force Base, Randolph Air Force Base and of the occupants of land in the vicinity thereof, and also, if of the obstruction type, such hazard reduces the size of the area available for the landing, taking-off and maneuvering of aircraft, thus tending to destroy or impair the utility of these airports and the public investment therein.

Transportation

Thoroughfare	Existing Character	Proposed Changes
Iowa Street	2-lanes in each direction	None
S Monumental	1-lane in each direction	None
Piedmont Avenue	2-lanes in each direction	None

Public Transit: The VIA bus line runs along Iowa Street.

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

Parking Information: Parking requirements are determined by use and, often, size of the development; therefore, staff cannot calculate future parking requirements for the subject property. Designation as a Historic Landmark will not impact the parking requirements for the subject property.

Staff Analysis and Recommendation

Physical Features: The subject property is located east of Downtown, on the north side of Iowa Street between South Monumental Street and Piedmont Avenue. The subject property is currently the home of Friendship Missionary Baptist Church.

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

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

1. Consistency:

The subject property is located within the Arena District/ Eastside Community Plan and is currently designated as "Medium Density Residential" in the Future Land Use Plan. The requested "HL RM-4 AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District is consistent with the Arena District/ Eastside Community Plan.

2. Adverse Impacts on Neighboring Lands:

Will not have an Adverse Impacts on Neighboring Lands.

3. Suitability as Presently Zoned:

The current residential zoning on the subject property is appropriate for the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects.

5. Public Policy:

None

6. Size of Tract:

2.1779 acres

7. Other Factors:

The applicant is requesting a Finding of Historic Significance.

Staff Recommendation: Approval. 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 November 17, 2010, the Historic and Design Review Commission issued a Certificate of Appropriateness for 935 Iowa Street, recommending approval of a finding of Historic Significance. This zoning case was initiated by City Council. As there is no proposed change to the land use of the subject property. 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.



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

November 17, 2010

HDRC CASE NO: 2010-412
ADDRESS: 935 Iowa St
LEGAL DESCRIPTION: NCB 1404 BLK 2 LOT 8 THRU 20
APPLICANT: Rev. R. L. Archield, Sr. 2619 Lakeledge
OWNER: Friendship Baptist Church
TYPE OF WORK: Historic Landmark Designation

REQUEST:

The applicant is requesting a Finding of Historic Significance.

The former African American Cuney Elementary School at 935 Iowa on the city's near east side is an Art Deco style brick building that is currently the home of Friendship Missionary Baptist Church. The name Cuney School remains carved into cast stone above the main entrance.

RECOMMENDATION:

Staff recommends a finding of historic significance. The former Cuney Elementary (now Friendship Missionary Baptist Church) meets the following criteria for landmark designation:

Its value as a visible reminder of the cultural heritage of the community or national event [35-607(b)1]: its lengthy association with African American education on the city's eastside and the Friendship Missionary Baptist Church.

Its identification as the work of a master builder, designer, or architect whose individual work has influenced the development of the community, county, state, or nation [35-607(b)4]: local architects Harvey P. Smith, Emmett T. Jackson, and Phelps and DeWees;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]: an excellent example of Egyptian-influenced Art Deco style architecture applied to a school building;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: its prominent location at the corner of Iowa and Piedmont

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8]: Despite side additions and the covering of some of the windows, the main structure continues to convey its historical significance as a former early 20th century public school building and to reflect its original Art Deco design.

COMMISSION ACTION:

Approval for a finding of historic significance for 935 Iowa.

Sharon Peterson Wasielewski
 Sharon Peterson Wasielewski
 Historic Preservation Officer

**ZONING COMMISSION
CITY OF SAN ANTONIO, TEXAS**

RESOLUTION NO. 11-01-04

NOTIFICATION OF CITY-INITIATED REZONING CASES

* * * * *

Whereas, §35-421(b) of the Unified Development Code authorizes the City Council to initiate rezoning of property through a resolution; and

Whereas, §35-403(b) of the Unified Development Code provides notification procedures for rezoning requests; and

Whereas, §35-421(d) of the Unified Development Code directs the City's Zoning Commission to make recommendations on rezoning requests; and

Whereas, the Zoning Commission finds that the staff of the City of San Antonio generally makes a strong effort to provide for public involvement in large-area rezoning cases, historic designations, corridors, conservation districts and other long-term efforts;

Whereas, the Zoning Commission finds that additional efforts to notify record property owners is warranted for rezoning requests limited to five parcels or less initiated by the City San Antonio; and

Therefore be it resolved, based on these facts and discussion amongst and between the commissioners that the Zoning Commission recommends that upon resolution of the City Council on any zoning case consisting of five or less properties that the City of San Antonio Development Services Department should notify property owners by Certified and First Class USPS mail. This recommendation does not apply to large-area cases that provide a public involvement element, including but not limited to historic cases, corridor and conservation districts.

PASSED AND APPROVED THIS 4th DAY OF January OF 2011.

APPROVED:

Susan Wright, Zoning Commission Chair

ATTEST:

Executive Secretary