

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, June 18, 2013**  
**12:45 PM**

### ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
Dan Martinez – District 2	Billy J. Tiller – District 8
Terry Boyd – District 3	Rick McNealy – District 9
Thomas Lopez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for June 18, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the May 21, 2013 Zoning Commission Minutes and amended June 4, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013134 CD (Council District 6) – CONTINUED PENDING PLAN AMENDMENT CONSIDERATION**  
A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.92 acres out of Lot 3, Block 28, NCB 18698 on a portion of the 8700 Block of Grissom Road.
7. **ZONING CASE NUMBER Z2013072 HL B (Council District 5):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “HL C-3 AHOD” Historic Landmark General Commercial Airport Hazard Overlay District on Lot 13, Block 89, NCB 3681; 3526 West Commerce Street.
8. **ZONING CASE NUMBER Z2013125 CD (Council District 8):** A request for a change in zoning from “C-2 MLOD-1 AHOD” Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 CD MLOD-1 AHOD” Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 0.92 of an acre out of Lot 1, Block 5, NCB 17000 on a portion of 13338 Northwest Military Highway.
9. **ZONING CASE NUMBER Z2013135 CD S (Council District 3):** A request for a change in zoning from “MF-33 H RIO-4 AHOD” Multi-Family Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to “C-2 S H RIO-4 AHOD” Commercial Mission Historic River Improvement

Overlay-4 Airport Hazard Overlay District with a Specific Use for a Bingo Parlor on 0.138 of an acre and “C-2 CD H RIO-4 AHOD” Commercial Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with a Conditional Use for Paintball Hide and Seek Games - Outdoors Permitted on 1.516 acres on 1.654 acres out of Lot 51, NCB A-20 on portions of 1135 Mission Road.

10. **ZONING CASE NUMBER Z2013138 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 20 & 21, Block 6, NCB 7125; 3100 Vera Cruz Street.
11. **ZONING CASE NUMBER Z2013139 (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 6, Block 1, NCB 8790; 505, 509, and 511 Fair Avenue.
12. **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.
13. **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-2013-134 CD

Council District: 6  
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 18698 - BLK 028 - LOT NE IRR 251.87 OF 3

### Legend

- Subject Properties ——— (1.771 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  
 (05/22/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2013134 CD  
Hearing Date: June 18, 2013  
Property Owner: Emerita Salazar and Adrian Hernandez  
Applicant: Villagomez Engineering Company (Jose Villagomez, P. E. )  
Representative: Richard Mireles  
Location: A portion of the 8700 Block of Grissom Road  
Legal Description: 1.92 acres out of Lot 3, Block 28, NCB 18698  
Total Acreage: 1.92  
City Council District: 6  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

#### **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 May 31, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 5, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 14, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 30

**Neighborhood Associations:** None

**Planning Team Members:** 23 - Northwest Community Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in December of 1989 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1990 case, the property was rezoned to “B-2” Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District. The subject property is a portion of a platted lot (Volume 9501, Page 46 of the Deed and Plat Records, Bexar County, Texas) and is undeveloped.

**Topography:** The 1.92 acre site does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

## **Adjacent Zoning and Land Uses**

**Direction:** North  
**Current Base Zoning:** “RM-4”  
**Current Land Uses:** Two-Family Dwellings

**Direction:** East  
**Current Base Zoning:** “C-2” and “R-6”  
**Current Land Uses:** Vacant Land and Single-Family Dwellings

**Direction:** South  
**Current Base Zoning:** “R-6”  
**Current Land Uses:** Little League Baseball Field

**Direction:** West  
**Current Base Zoning:** “C-3R”  
**Current Land Uses:** Automotive Repair

**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:** Grissom Road  
**Existing Character:** Primary Arterial Type A; two lanes in each direction with a center turn lane  
**Proposed Changes:** None known

**Public Transit:** The VIA number 610 bus line operates along Grissom 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:** Auto and Light Truck Repair - Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay. Maximum Parking Allowance: 1 space per 375 square feet of GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

As shown on the Conditional Use site plan, the applicant proposes approximately twenty-eight (28) parking spaces, including two (2) ADA-accessible spaces on the subject property.

## **Staff Analysis and Recommendation: Approval, pending plan amendment**

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

### **1. Consistency:**

The subject property is located within the Northwest Community Plan area, and is identified as High Density Residential in the Future Land Use component of the plan. The High Density Residential designation provides for compact development including apartments, condominiums and assisted living facilities, but does not accommodate the proposed Auto and Light Truck Repair. A plan amendment has been initiated, requesting to change the land use designation to Community Commercial. Staff recommends approval of the plan amendment request. The Planning Commission chose to continue the case to their June 26, 2013 public hearing; therefore, the zoning request will also need to be continued by the Zoning Commission.

The proposed amendment would accommodate appropriately scaled and located community-oriented development to serve properties in the immediate vicinity and throughout the planning area.

### **2. Adverse Impacts on Neighboring Lands:**

Granting of the requested Conditional Use is not likely to have an adverse impact on the neighborhood. The "C-2" base zoning district requires a 15-foot Type B landscape buffer when abutting Residential Single-Family or Residential Mixed zoning districts. The only access to the property is from Grissom Road.

### **3. Suitability as Presently Zoned:**

Both the existing base zoning district and the requested Conditional Use are suitable for the property's location along an arterial thoroughfare.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning and uses along this portion of Grissom Road.

### **5. Public Policy:**

The requested zoning is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

The Northwest Community Plan is supported by Goal 1: Encourage Neighborhood-Friendly Business Development and Strategy 1: Promote more businesses to be neighborhood scaled.

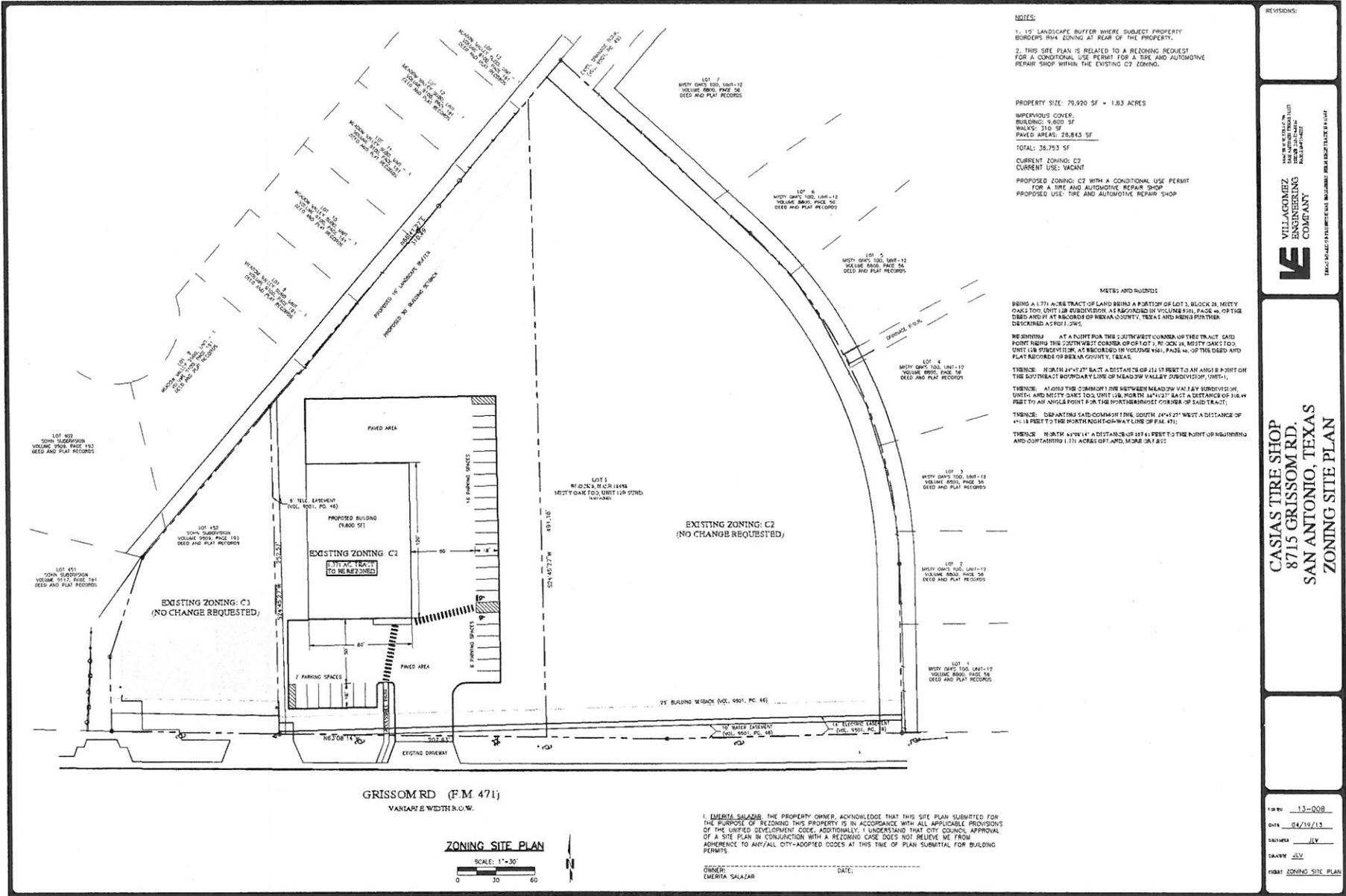
### **6. Size of Tract:**

The subject property is sufficient size to accommodate the requested conditional use, as shown on the requisite site plan.

### **7. Other Factors:**

Staff finds this request reasonable due to the location of the subject property and the existing similarly zoned properties in the immediate area. The Conditional Use zoning request would allow the property owners to expand their tire and automotive shop business, currently located at 8715 Grissom Road

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Auto and Light Truck Repair) approving the conditional zoning district.





## Zoning Case Notification Plan

### Case Z-2013-072 B

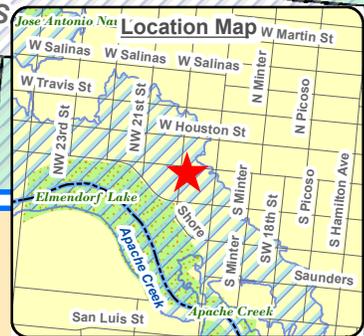
Council District: 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03681 - BLK 089 - LOT 013

#### Legend

- Subject Properties ——— (0.263 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  
(03/22/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013072 HL B

Hearing Date: June 18, 2013

Property Owner: May Sung Ng

Applicant: San Antonio Office of Historic Preservation

Representative: San Antonio Office of Historic Preservation

Location: 3526 West Commerce Street

Legal Description: Lot 13, Block 89, NCB 3681

Total Acreage: 0.263

City Council Districts: 5

Case Manager: Brenda V. Martinez, Planner

Case History: This is the fourth public hearing for this zoning case. The rezoning request was continued from the March 5, 2013, April 2, 2013 and May 21, 2013 Zoning Commission public hearings.

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### **Proposed Zoning Change**

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

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 14, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 31

**Neighborhood Associations:** Prospect Hill Neighborhood Association

**Planning Team Members:** None

**Applicable Agencies:** City of San Antonio Office of Historic Preservation

## **Property Details**

**Property History:** The property is located within the City Limits as they were recognized in 1938, and was originally zoned "H" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The subject property is developed with a commercial structure measuring approximately 4400 square-feet in size that was built in 1930.

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

## **Adjacent Zoning and Land Uses**

**Direction:** West, North and East

**Current Base Zoning:** "I-1" and "C-3"

**Current Land Uses:** Vacant Commercial Building, Vacant Land, Single-Family Residences, Motel, Offices, Fence Company and Auto Repair

**Direction:** South

**Current Base Zoning:** "C-3" and "R-4"

**Current Land Uses:** Single-Family Residences

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

## **Transportation**

**Thoroughfare:** West Commerce Street

**Existing Character:** Primary Arterial Type B Street; 1 lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** SW 20<sup>th</sup> Street

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None Known

**Public Transit:** The nearest VIA bus lines are the 75 and 275, which operate along West Commerce Street.

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

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

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

Requests for Historic Landmark designations do not change the existing base zoning district; therefore, a finding of consistency is not required.

### **2. Adverse Impacts on Neighboring Lands:**

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the base zoning district. However, historic designation will regulate the exterior aesthetic of the structure. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits.

### **3. Suitability as Presently Zoned:**

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

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

Property size is not a factor for Historic Landmark designations.

### **7. Other Factors:**

On January 16, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to the subject property is specified in the attached Certificate of Appropriateness.

The property owner is opposed to the Historic Landmark Designation.

Z2013072



# CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION  
 CERTIFICATE OF APPROPRIATENESS

January 16, 2013

**HDCR CASE NO:** 2013-023

**ADDRESS:** Multiple Locations

**APPLICANT:** Office of Historic Preservation 1901 S. Alamo

**OWNER:**

**TYPE OF WORK:** Finding of Historic Significance for multiple properties on the Westside

**REQUEST:**

The applicant is requesting a Finding of Historic Significance for twenty-four properties that were surveyed as part of the Westside Cultural Resource Survey and identified as architecturally, historically and culturally significant. The Office of Historic Preservation held several public meetings as part of this process to solicit public feedback and to determine which properties were potentially eligible for landmark designation. The Westside Cultural Resource Survey initiative began in 2011 to identify, document, and protect places of significance on the Westside as a way of celebrating the rich history and cultural heritage of this part of San Antonio. In response to the recent loss of historic structures and efforts by the community to promote historic preservation, the OHP has partnered with a number of community organizations and volunteers to identify places that are significant to San Antonio's Westside. Community partners include the Westside Preservation Alliance, the Esperanza Peace and Justice Center, the San Antonio Conservation Society, the Westside Development Corporation, and the Old Spanish Trail Centennial (OST 100). The properties identified as eligible for landmark designation here include both commercial and residential buildings.

The properties proposed for a Finding of Historic Significance are:

NCB 2342 BLK 7 LOT 1  
 NCB 2332 BLK 18 LOT 6 & W 30 FT OF 5  
 NCB 8177 BLK 113 LOT 16, 17, 18 & P-105 (PT OF CLOSED ALLEY)  
 NCB 11250 BLK LOT 5  
 NCB 2072 BLK 4 LOT 1-2- 3  
 NCB 2437 BLK D LOT 50 PLAZA GUADALUPE UNIT-4  
 NCB 2437 BLK D LOT 49 PLAZA GUADALUPE UNIT-4  
 NCB 2437 BLK D LOT W 43 FT OF 1 & W 43 FT OF N 22.9 FT OF 2  
 NCB 2444 BLK 1 LOT 19 AND 20  
 NCB 2158 BLK 3 LOT S 79.87 FT OF 24  
 NCB 1013 BLK 3 LOT 25 ROBERT M ESCAMILLA SUBD  
 NCB 2444 BLK 1 LOT S 37.75 FT OF 39 & 40 & LOT IRR SE 0.06 ACRES OF 42  
 NCB 2440 (EL RINCONCITO SUBDIVISION), BLOCK 2 LOT 19  
 NCB 2324 BLK 3 LOT S 60 FT OF 1 AND 2  
 NCB 2322 BLK 1 LOT 7&8 AND 9  
 NCB 2349 BLK 4 LOT 23 AND 24  
 NCB 2302 BLK 4 LOT E IRR 42 FT OF 5 & NE TRI 26 FT OF 6  
 NCB 2316 BLK 11 LOT 1 THRU 12 (97% OF TOTAL PROPERTY) REEFER TO 02316-011-0010 and NCB 2316 BLK 11 LOT 1 THRU 12 (3% OF TOTAL PROPERTY) REEFER TO 02316-011-0011  
 NCB 2287 BLK 2 LOT 18, 19, 20, 21, & 22  
 NCB 3681 BLK 89 LOT 13  
 NCB 1041 BLK 4 LOT 20 NE TRI 21 FT OF 18 & E IRR 20.47 FT OF 19 AT 1619 POPLAR ST W  
 NCB 2439 BLK 3 LOT 8  
 NCB 2439 BLK 3 LOT 7  
 NCB 2436 BLK B LOT 28B

2013-023  
1/16/13

**FINDINGS:**

- a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.
- b. Over the course of the last year, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 24 potential landmarks identified for designation here represent the first phase of landmark designation.
- c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012.
- d. As documented in the report titled "Westside Potential Landmark Designation Initiative Phase I" prepared by OHP staff, each of these twenty-four properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

**RECOMMENDATION:**

Staff recommends approval of a Finding of Historic Significance for the twenty-four properties specified above.

**COMMISSION ACTION:**

Approval for a Finding of Historic Significance for the twenty-four properties specified above.



for  
Shanon Shea Miller  
Historic Preservation Officer



Jan Woo Grocery Store  
3526 W. Commerce

### History

*From interview by Kamala Platt, WPA: I introduced myself to the clerk at the Jan Woo Store on a Sunday in late February with "I'm David's neighbor." My neighbor spends a lot of time at "Chino's" so I figured correctly that this would give me a friendly introduction. Following are reports from my conversations at the store and later in the day with my neighbor at my house on Martin St. (a few blocks away).*

The grandfather of the man I was speaking with built and started the grocery store in 1948. He had come from China as a 13 year old, to California. He had a brother (not biological) who helped him immigrate, and after some years, he went back to China to get married and then came back and put in the paperwork for his wife to also immigrate. Previous to the store on Commerce, he had a store on El Paso & Zarzamora where the Medical Center is now. That store building was knocked down and he came to Commerce where they have run the Jan Woo Store ever since. The store still uses the original meat counter, shelving and many other features. The couple had one child--the clerk's mother—and she had six children. Many members of the community come to the store to visit, and on any given day there will be 15-20 people hanging out at the store, which sells sandwiches in addition to the meat market and other groceries one can buy there.

I bought fortune cookies from a jar on the clerk's counter and as I was leaving stopped to chat with a woman named Joanne who has been coming to the store since '83. When I mentioned my neighbor, she said "Oh, Rock n Roll David" (he is a musician and his band Southern Rail plays at many of the cantinas and ice houses). David Ortega returned my call, and once he knew I wanted to follow up on my visit to Chino's he came right over. He remembered that at one time Jack's Ice House was quite nearby and was an indoor outdoor gathering place with garage doors that lifted when the weather was good. He said originally Chino's sold Chinese plates (broccoli and rice) and wonderful, thick steaks... Someone reported them as not up to the standards and the plates were closed down.

When I asked David how he started going there, he said their father went there to enjoy a beer. David said it has been one of those rare places where one could drink beer inside and out—it was grandfathered in when laws about this changed—like Burro Land (on Woodlawn). These are hangouts where one can order sandwiches – you can still do that, even though other food and things were cut off. David described how they keep the atmosphere one that is friendly and respectful. David said in the 90's, the Mom of the family was in the store all the time and then there was a time when they thought they might close (not sure why anymore). The siblings now run the store, though Mom still comes in too. David also mentioned other cultural contributions that the family has made to San Antonio—participating in the Folk Life Fest, the kids (great grandchildren?) drumming and dancing with dragons at Hemisphere Park..... David said in the old days, especially when they were cooking food to go, the wives of the brothers were there from opening to closing...

David reminisced about the early years when the store was a meeting place between boys' gangs, "La Lake" (his cousins were in this because they lived near OLLU) and La Martín, which was/is where his family lives. He said that now there are about 10 of the people who hang out there who are "originals," and that others who spend time there now fell in afterwards. The originals are in their 50s and 60s, and some of their dad's were the first generation in this community gathering place.

Diagonally across the street from Jan Woo Store, which sits on the corner of Commerce and NW 20th St. is a small lot, which is occasionally used for neighborhood events such as cooking out. David has previously shown me around there (because of my interest in gardens...) and around the Jan Woo Store, with so much original wood that it does feel like walking into another era when one enters.

**Public Comments**

- One of the last original Chinese groceries. There were at least 3 in my immediate neighborhood.
- Ethnic Texas history
- History of structure and age
- Chinese influence
- There used to be a lot more in the Westside.
- I remember 3 Chinese stores in my neighborhood when I was growing up. This is the last, at least with the same name.
- Fond memories also of Dusty's nearby. Important remnant of not only SA but American history.
- Great front tiling – rare Asian presence.

**Eligibility Criteria**

**Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1]** its association with Chinese Americans, lengthy service as a local grocery market to the Westside community, and as one of the few remaining Chinese groceries in an area once populated with many such establishments;

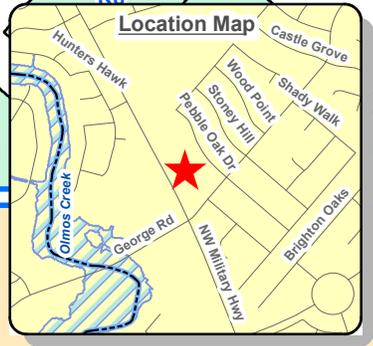
**Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3]** its association with Chinese immigrants and Chinese Americans who once were a larger part of the Westside population.

**Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian or commercial structure [35-5607(b)6]** a largely intact example of an early 20<sup>th</sup> century local grocery store, including historic pole signage;

**Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]** its long time service as a grocery/market along the busy commercial corridor of W. Commerce Street;

**It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11];** reflection of the type of local commercial structure that has historically served the Westside community;

**It is an important example of a particular architectural type or specimen [35-607(b)12]** one of the few remaining examples of an early 20<sup>th</sup> century Chinese Grocery in an area once populated with many such establishments.



## Zoning Case Notification Plan

### Case Z-2013-125 CD

Council District: 8  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 17000 - BLK 005 - LOT 001 Northwesterly 0.92 acres

Legend	
Subject Properties	(0.920 Acres)
200' Notification Area	
Current Zoning	<b>TEXT</b>
Requested Zoning Change	<b>(TEXT)</b>
100-Year DFIRM Floodplain	
Single Family Residential	<b>1R</b>



Development Services Dept  
 City of San Antonio  
 (05/09/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013125 CD

Hearing Date: June 18, 2013

Property Owner: Northwest George, Ltd. (by James E. Sullivan, Jr., Manager, Northwest George, GP, LLC, General Partner)

Applicant: Bridgestone Retail Operations, LLC (by Kenton Girard, Director, Real Estate Assessts & New Store Development)

Representative: Brown & Ortiz, P.C. (Kenneth W. Brown)

Location: A portion of 13338 Northwest Military Highway

Legal Description: 0.92 of an acre out of Lot 1, Block 5, NCB 17000

Total Acreage: 0.92

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. The rezoning request was continued from the May 21, 2013 Zoning Commission public hearing.

### Proposed Zoning Change

**Current Zoning:** "C-2 MLOD-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-2 CD MLOD-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

### 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 May 3, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 8, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 14, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 24

**Neighborhood Associations:** Castle Hills Forest Home Owners Association is located within 200 feet.

**Planning Team Members:** San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

**Applicable Agencies:** City of San Antonio Aviation Department

## Property Details

**Property History:** The subject property was annexed in May of 1980 and was originally zoned “Temporary R-1” Temporary Single Family Residence District. In a 1991 case, the property was rezoned to “B-2” Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District. The subject property is a portion of a platted lot (Volume 9593, Page 109 Deed and Plat Records, Bexar County, Texas) and is undeveloped.

**Topography:** The subject property has an abundance of trees and grasses. The property slopes from east to the west. The property is not included in a floodplain.

## Adjacent Zoning and Land Uses

**Direction:** Northwest  
**Current Base Zoning:** “C-2”  
**Current Land Uses:** Vacant Land and Office

**Direction:** Northeast  
**Current Base Zoning:** “R-6”  
**Current Land Uses:** Single-Family Dwellings

**Direction:** Southeast  
**Current Base Zoning:** “C-2”  
**Current Land Uses:** Vacant Land

**Direction:** Southwest across Northwest Military Highway  
**Current Base Zoning:** “C-3NA” and “C-2NA”  
**Current Land Uses:** Learning Center and Office

**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.

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

## Transportation

**Thoroughfare:** Northwest Military Highway  
**Existing Character:** Primary Arterial Type A; two lanes in each direction with a center turn lane and sidewalks  
**Proposed Changes:** None known.

**Public Transit:** The VIA number 604 bus line operates along Northwest Military Highway, northeast of the subject property.

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

**Parking Information:** Minimum Parking Requirement: 1 per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay. Maximum Parking Requirement: 1 per 375 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

As shown on the Conditional Use site plan, the applicant proposes approximately twenty-eight (28) parking spaces and two (2) handicap spaces on the subject property.

## **Staff Analysis and Recommendation: Approval.**

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

### **1. Consistency:**

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested base zoning district is consistent with the adopted land use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Granting of the requested Conditional Use is not likely to have an adverse impact on the neighborhood. The existing 22 foot alley to the northeast will serve as a buffer between the residential neighborhood and subject property. The only access to the property is from Northwest Military Highway.

### **3. Suitability as Presently Zoned:**

The existing base zoning district is suitable for the property's location along an arterial thoroughfare. The Conditional Use for an Auto and Light Truck Repair is also suitable.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning and uses along this portion of Northwest Military Highway.

### **5. Public Policy:**

The requested zoning is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

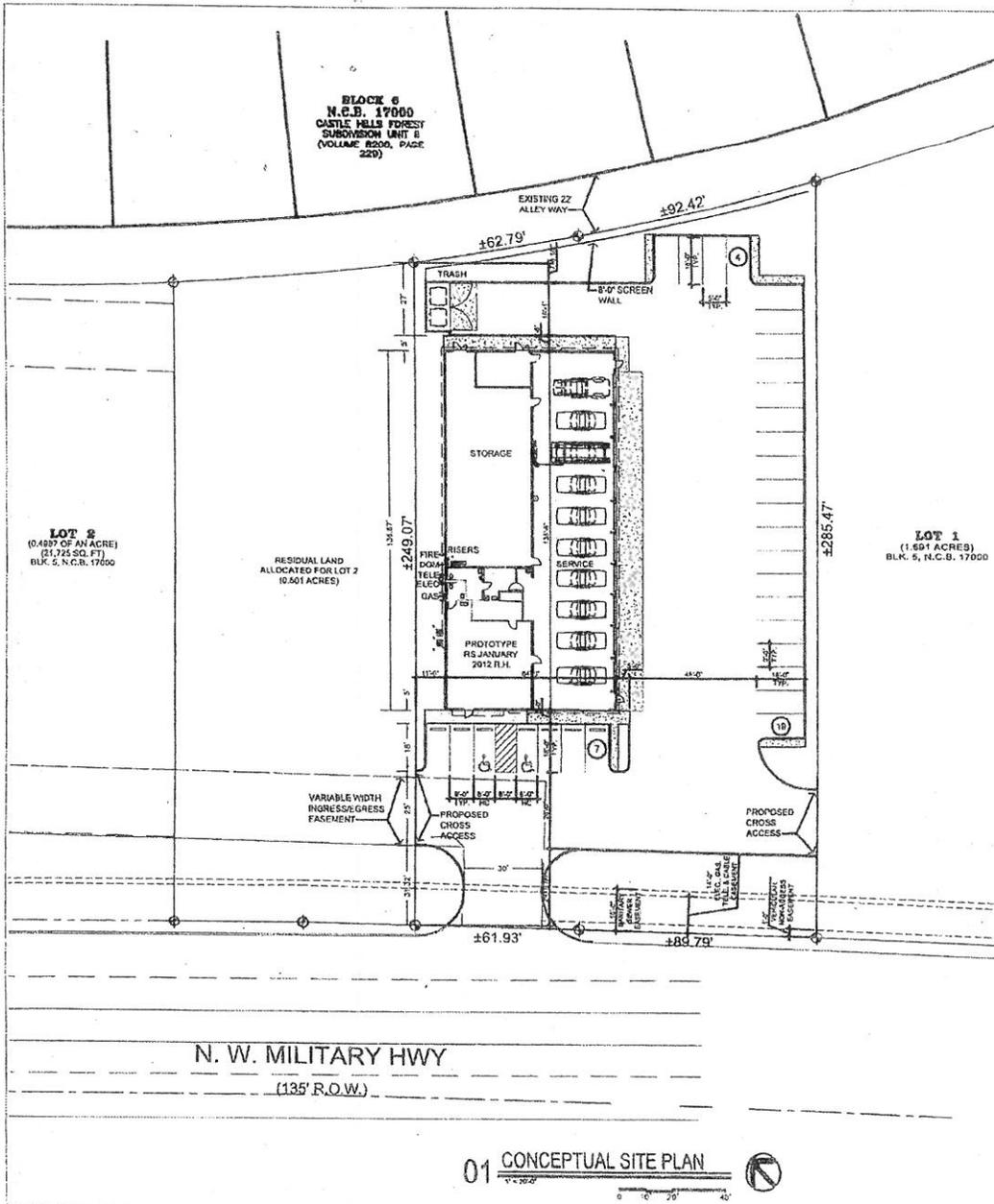
### **6. Size of Tract:**

The subject property is sufficient size to accommodate the requested conditional use, as shown on the requisite site plan.

### **7. Other Factors:**

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

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Auto and Light Truck Repair) approving the conditional zoning district.



**BLOCK 6**  
**N.C.B. 17060**  
**CASTLE HILLS FOREST**  
**SUBDIVISION UNIT B**  
**(VOLUME 8200, PAGE 220)**

**LOT 2**  
 (0.4897 OF AN ACRE)  
 (21,725 S.G. FT.)  
 B.L.K. 5, N.C.B. 17060

RESIDUAL LAND  
 ALLOCATED FOR LOT 2  
 (0.501 ACRES)

**LOT 1**  
 (1.691 ACRES)  
 B.L.K. 5, N.C.B. 17060

**N. W. MILITARY HWY**  
 (135' R.O.W.)

**01 CONCEPTUAL SITE PLAN**



VICINITY MAP

TIRE CAPACITY:	1,860 TIRES
PARTS SHELVES:	645 L.F.
BUILDING AREAS:	
CUSTOMER WAITING:	1,210 S.F.
SERVICE AREA:	4,444 S.F.
INVENTORY:	2,350 S.F.
USED INVENTORY:	288 S.F.
ACCESSORY USE AREAS:	506 S.F.
<b>TOTAL</b>	<b>8,638 S.F.</b>

SITE AREA:	±40,218 SF (±0.92 AC)
LOT COVERAGE:	21.9%
PARKING REQ'D:	OWNER - 30 MIN. TO 40 MAX SPACES** AHJ - TBD DEVELOPER - TBD **40 SPACES MAX., UNLESS REQUIRED BY DEVELOPER OR AHJ
PARKING PROVIDED:	28 SPACES 2 H.C. SPACES
A SHARED PARKING AGREEMENT WILL BE EXCLUDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.	
	30 TOTAL SPACES

**SITE DATA**

SITE AREA	0.92 ACRE (40,075 S.F.)
OPEN SPACE AREA	0.30 ACRE (13,143 S.F.)
HARD SURFACE AREA	0.51 ACRE (22,269 S.F.)

**PROPOSED OWNER STATEMENT:**  
 I, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RECEIVING 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 RESIDING CUE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

**NOTE: SIGN VENDOR**  
 PACKAGE NOT AVAILABLE  
 AT THIS TIME

**PROPOSED USE:**  
 AUTO AND LIGHT TRUCK REPAIR

**LEGAL DESCRIPTION:**  
 A PORTION OF LOT 1, BLOCK 5, NCB 17060

**CIVIL ENGINEER / LANDSCAPE ARCHITECT:**  
 RECYCLED MULCH AND ASSOCIATED ECO-ACTIVITY SIGNS SHALL BE INCORPORATE FOR THIS SITE LOCATION UNLESS SPECIFICALLY RESTRICTED BY THE AHJ OR DEVELOPMENT GUIDELINES. PROJECT CIVIL ENGINEER SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT TO LOCATE THE DESIGNATED AREAS.

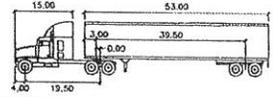
**CIVIL ENGINEER:**  
 ONE HYBRID PARKING STALL AND DESIGNATED SIGN READING "RESERVED FOR HYBRID VEHICLES ONLY" NEAR THE FRONT ENTRY SHALL BE INCORPORATED FOR THIS LOCATION. PROJECT CIVIL ENGINEER SHALL LOCATE ON THEIR CONSTRUCTION DOCUMENTS.

**NOTE:**  
 THIS DRAWING HAS BEEN PROVIDED WITHOUT THE BENEFIT OF A SURVEY, SIR REPORT, CONTACT WITH THE CITY, ETC.

**NOTE:**  
 CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON PROJECT MATES AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION

**GENERAL NOTES**

**PROPOSED SIGANGE**



WB-65	Front	
Tractor Width	: 8.00	Lock to Lock Time : 6.00
Tractor Height	: 8.50	Steering Angle : 28.40
Tractor Track	: 8.00	Articulating Angle : 70.00
Tractor Track	: 8.50	

**TRUCK PROFILE**



**Mays & Company**  
 Real Estate Development  
 10000 North Loop West, Suite 1000  
 Houston, Texas 77037

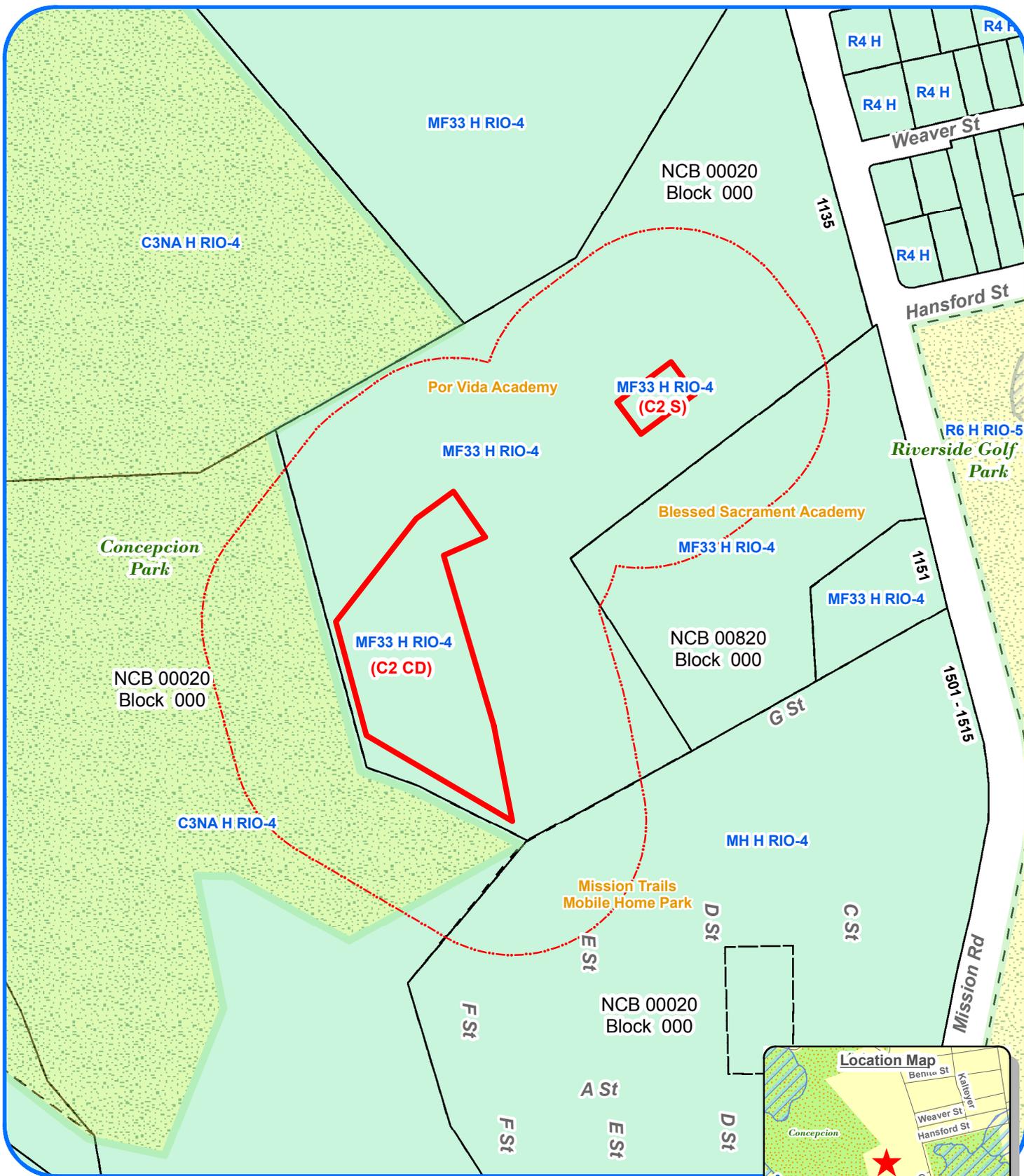
**NEW FCAC STORE**  
 RS MARCH 2011 R.H.  
 N.W. MILITARY HWY & GEORGE RD.  
 SAN ANTONIO, TX 78231

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

DATE	02/02/2013
TIME	10:00 AM
PROJECT NO.	00000
DATE	0000
JOB NO.	0000
FILE NAME	ADD PROJECT NUMBER 000000
TO PRINT	DATE: 04/14/13
DATE	DATE: 04/14/13

**CONCEPTUAL SITE PLAN**

**SHEET NUMBER: CSP-3**



# Zoning Case Notification Plan

## Case Z-2013-135 CD

Council District: 3  
 Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 00020 - BLK 000 - LOT: A PORTION OF 51

Legend	
Subject Properties	(1.654 Acres)
200' Notification Area	(Dotted Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue Hatched Area)
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (06/03/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013135 CD S

Hearing Date: June 18, 2013

Property Owner: Blessed Sacrament Academy, Inc. (by Sister Odilia Korenek, President)

Applicant: Sister Odilia Korenek

Representative: Joseph Rendon

Location: Portions of 1135 Mission Road

Legal Description: 1.654 acres out of Lot 51, NCB A-20

Total Acreage: 1.654

City Council District: 3

Case Manager: Trenton Robertson, Planner

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

### Proposed Zoning Change

**Current Zoning:** "MF-33 H RIO-4 AHOD" Multi-Family Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District

**Requested Zoning:** "C-2 S H RIO-4 AHOD" Commercial Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use for a Bingo Parlor on 0.138 of an acre and "C-2 CD H RIO-4 AHOD" Commercial Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with a Conditional Use for a Paintball Hide and Seek Games - Outdoors Permitted on 1.516 acres

### 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 May 31, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 5, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 14, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 5

**Neighborhood Associations:** Roosevelt Park Neighborhood Association is located within 200 feet of contiguous property owned by the subject property owner.

**Planning Team Members:** 15 - South Central San Antonio Community Plan

**Applicable Agencies:** The Office of Historic Preservation

## **Property Details**

**Property History:** The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1985 City-initiated large-area case, the property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The property was platted into its current configuration in 2003 (volume 9559, page 59 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed as a school.

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

## **Adjacent Zoning and Land Uses**

**Direction:** All  
**Current Base Zoning:** "MF-33"  
**Current Land Uses:** School facilities

**Direction:** South  
**Current Base Zoning:** "MH"  
**Current Land Uses:** Mobile Home Park

**Direction:** West  
**Current Base Zoning:** "C-3 NA"  
**Current Land Uses:** Concepcion Park

**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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. 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.

The surrounding properties are located in the Mission Historic District, which was adopted in 1977. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

## **Transportation**

**Thoroughfare:** Mission Road  
**Existing Character:** Local B; one lane in each direction with bike lanes  
**Proposed Changes:** None known

**Public Transit:** VIA bus lines 42 and 242 operates along Mission Road, east of the subject property.

**Traffic Impact:** TIA report is required. A traffic engineer shall be present at the Zoning Commission public hearing.

**Parking Information:** Bingo Parlor – Minimum Parking Requirement: 5 vehicle spaces per 1,000 square feet of GFA. Maximum Parking Requirement: 6 vehicle spaces per 1,000 square feet of GFA.

Outdoor Hide and Seek Games – Minimum Parking Requirement: 1 space per 6 seats or 1 space per 30 square feet of Gross Floor Area (GFA) if no permanent seats. Maximum Parking Requirement: 1 space per 4 seats or 1 space per 50 square feet of GFA if no permanent seats.

The proposed outdoor paint ball park will not have any permanent seating or permanent structure, thus nullifying the UDC's parking requirements.

Both proposed uses will be located on the same grounds as the school and will utilize the school's parking during non-school hours.

## **Staff Analysis and Recommendation: Approval, pending plan amendment**

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

### **1. Consistency:**

The subject property is located within the South Central Community Plan and is currently designated as Public Institutional in the Future Land Use Plan. The Public/Institutional land use designation is meant to accommodate public, quasi-public, utility and institutional uses including schools and religious facilities. Although the proposed uses will be operated by a school, they are not intrinsic to the school use; therefore, the uses are not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Mixed Use. Staff and Planning Commission recommend approval of the related plan amendment request.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject properties are small portions of an 11.79-acre lot that is currently developed as a charter school. The proposed uses are meant to create additional income for the school.

### **3. Suitability as Presently Zoned:**

Both the current and requested zoning districts are appropriate for the subject property. This area has been established as an institutional facility with commercial uses. The surrounding uses are consistent with the proposed Bingo Parlor and outdoor Paintball Hide and Seek Games.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

The subject property is 1.654 acres out of an 11.79-acre tract. The property is of sufficient size to reasonably accommodate the proposed uses and required parking.

### **7. Other Factors:**

None

72013135

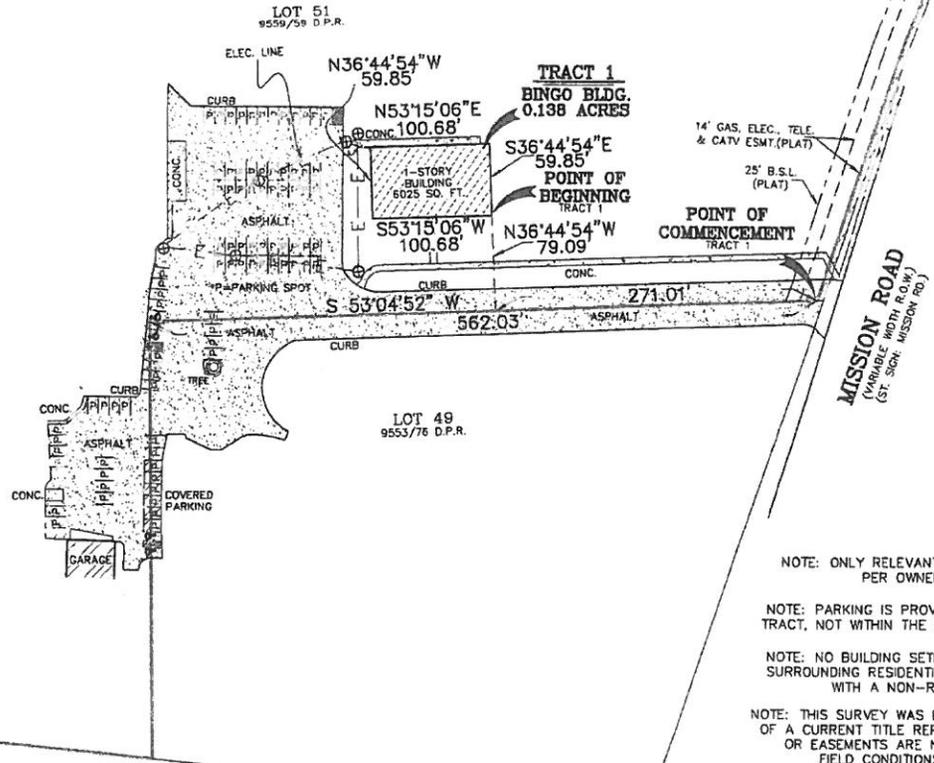
*L. Odilia Kowalski*

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

# BINGO HALL

**PARKING (90 TOTAL)**  
 86-PARKING SPACES  
 4-HANDICAP SPACES

**IMPERVIOUS COVER**  
 100% BINGO HALL-6025 SQ. FT.

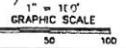


NOTE: ONLY RELEVANT IMPROVEMENTS SHOWN PER OWNERS REQUEST.

NOTE: PARKING IS PROVIDED WITHIN THE PARENT TRACT, NOT WITHIN THE SUBJECT PROPERTY AREA.

NOTE: NO BUILDING SETBACK REQUIRED BECAUSE SURROUNDING RESIDENTIAL ZONING IS DEVELOPED WITH A NON-RESIDENTIAL USE.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. CONFLICTS IN TITLE OR EASEMENTS ARE NOT CERTIFIED HEREON. FIELD CONDITIONS ARE AS SHOWN.



**LEGEND:**

-W- = WOOD FENCE	⊗ = FC MER POLE
-C- = CHAIN LINK FENCE	⊕ = FIRE HYDRANT
-B- = BARBED WIRE FENCE	○ = FND 3/4" IRON ROD
-I- = WROUGHT IRON FENCE	⊙ = PROP. CORNER
■ = FND FENCE POST	✕ = SET "X" ON CONC.

OWNER: BLESSED SACRAMENT ACADEMY  
 ADDRESS: 1135 MISSION ROAD

TITLE COMPANY: ~ G.F. NO.: ~

LOT: 51 BLOCK: ~ N.C.B.: N.C.B. A-20

SUBDIVISION: BLESSED SACRAMENT AND INCARNATE WORD CONVENT SUBDIVISION

CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS

PLAT RECORDED IN: VOLUME 9559 PAGE 59 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)

VOLUME -- PAGE -- DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



P.O. BOX 100442  
 SAN ANTONIO, TEXAS 78201  
 PHONE: 210-534-6700  
 FAX: 210-534-9673  
 DRAWN BY: G.F.

**PERMIT/ZONE CHANGE EXHIBIT**

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS THE 23<sup>rd</sup> DAY OF APRIL 2013, A.D.

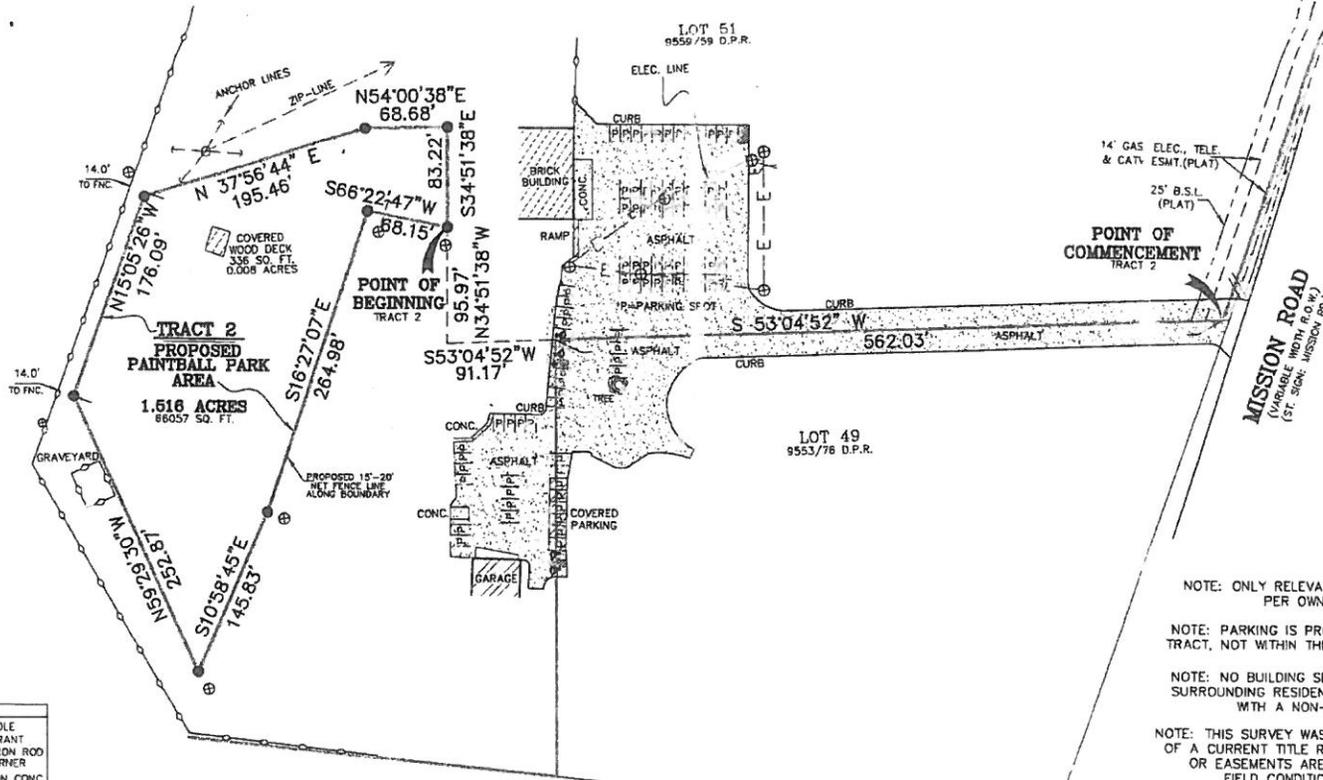
*Peter Aguirre*  
 PETER A. AGUIRRE, R.P.L.S. 5464

JOB NO: 13-0074-001

FIELD WORK COMP.: APRIL 19, 2013

# PAINTBALL PARK

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



PARKING (90 TOTAL)  
 86-PARKING SPACES  
 4-HANDICAP SPACES  
 IMPERVIOUS COVER

PAINTBALL PARK-336 SQ. FT.  
 COVERED WOOD DECK

FENCING: A 15'-20' NET FENCE WILL BE INSTALLED ALONG PERIMETER AS SHOWN

NOTE: ONLY RELEVANT IMPROVEMENTS SHOWN PER OWNERS REQUEST.  
 NOTE: PARKING IS PROVIDED WITHIN THE PARENT TRACT, NOT WITHIN THE SUBJECT PROPERTY AREA.  
 NOTE: NO BUILDING SETBACK REQUIRED BECAUSE SURROUNDING RESIDENTIAL ZONING IS DEVELOPED WITH A NON-RESIDENTIAL USE.  
 NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. CONFLICTS IN TITLE OR EASEMENTS ARE NOT CERTIFIED HEREON. FIELD CONDITIONS ARE AS SHOWN.

**LEGEND:**

- - -	WOOD FENCE	⊗	POWER POLE
⊕	CHAIN LINK FENCE	⊕	FIRE HYDRANT
- - -	BARBED WIRE FENCE	○	END 2" IRON ROD
⊕	WROUGHT IRON FENCE	⊕	PROP. CORNER
⊕	END FENCE POST	⊗	SET "X" ON CONC.

OWNER: BLESSED SACRAMENT ACADEMY	
ADDRESS: 1135 MISSION ROAD	
TITLE COMPANY: ~	G.F. NO.: ~
LOT: 51	BLOCK: ~ N.C.B. A-20
SUBDIVISION: BLESSED SACRAMENT AND INCARNATE WORD CONVENT SUBDIVISION	
CITY: SAN ANTONIO	COUNTY: BEXAR STATE: TEXAS
PLAT RECORDED IN: VOLUME 9559 PAGE 59 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)	
VOLUME -- PAGE -- DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME -- PAGE -- REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



P.O. BOX 100442  
 S-N ANTONIO, TEXAS 73201  
 PHONE: 210-534-6700  
 FAX: 210-534-9673

DRAWN BY: G.F.

**PERMIT/ZONE CHANGE EXHIBIT**

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCRoACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 25th DAY OF APRIL 2013, A.D.

*Peter Aguirre*  
 PETER A. AGUIRRE, R.P.L.S. 5464

JOB NO: 13-0074-001

FIELD WORK COMP.: APRIL 19, 2013



## Zoning Case Notification Plan

### Case Z-2013-138

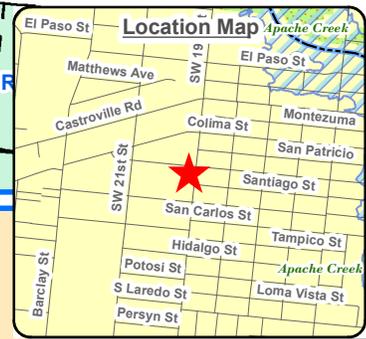
Council District: 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07125 - BLK 006 - LOT 20 AND 21

#### Legend

- Subject Properties ——— (0.239 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  
(06/10/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2013138  
Hearing Date: June 18, 2013  
Property Owner: Rafael Gallegos  
Applicant: Rafael Gallegos  
Representative: Rafael Gallegos  
Location: 3100 Vera Cruz Street  
Legal Description: Lots 20 & 21, Block 6, NCB 7125  
Total Acreage: 0.2391  
City Council District: 5  
Case Manager: Osniel Leon, Planner  
Case History: This is the first public hearing for this zoning case.

---

#### **Proposed Zoning Change**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District  
**Requested Zoning:** "RM-4 AHOD" Residential Mixed 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 May 31, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 5, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 14, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 51  
**Neighborhood Associations:** None  
**Planning Team Members:** None  
**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject site is currently developed with two residential structures measuring 2,967 square feet and 728 square feet in size that were built in 1942 and 1982, respectively. The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1992 City-initiated large-area case, the property was rezoned to "R-7" Small Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** All

**Current Base Zoning:** "R-4", "C-2"

**Current Land Uses:** Single-family residences, grocery store, undeveloped land

**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:** Vera Cruz Street, Southwest 19<sup>th</sup> Street, Chihuahua Street, Santiago Street, and San Patricio

**Existing Character:** Local Streets; 1 lane in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are number 68 and 268, which operate along Castroville Road, north of the subject property.

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

**Parking Information:** Dwelling 4-Family Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

## **Staff Analysis and Recommendation: Denial**

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

### **1. Consistency:**

The subject property is not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required.

### **2. Adverse Impacts on Neighboring Lands:**

Granting the "RM-4" Residential Mixed District could have an adverse impact in the area by allowing an increase in density not compatible with the surrounding neighborhood. The subject property is located in a residential area, developed primarily with single-family uses.

### **3. Suitability as Presently Zoned:**

The properties in this area are currently zoned "R-4" Single-Family Residential District. The "R-4" district carries a minimum lot size requirement of 4,000 square feet and typically allows single dwelling units on individual lots. The current "R-4" Residential Single-Family Residential District is appropriate for the subject property.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

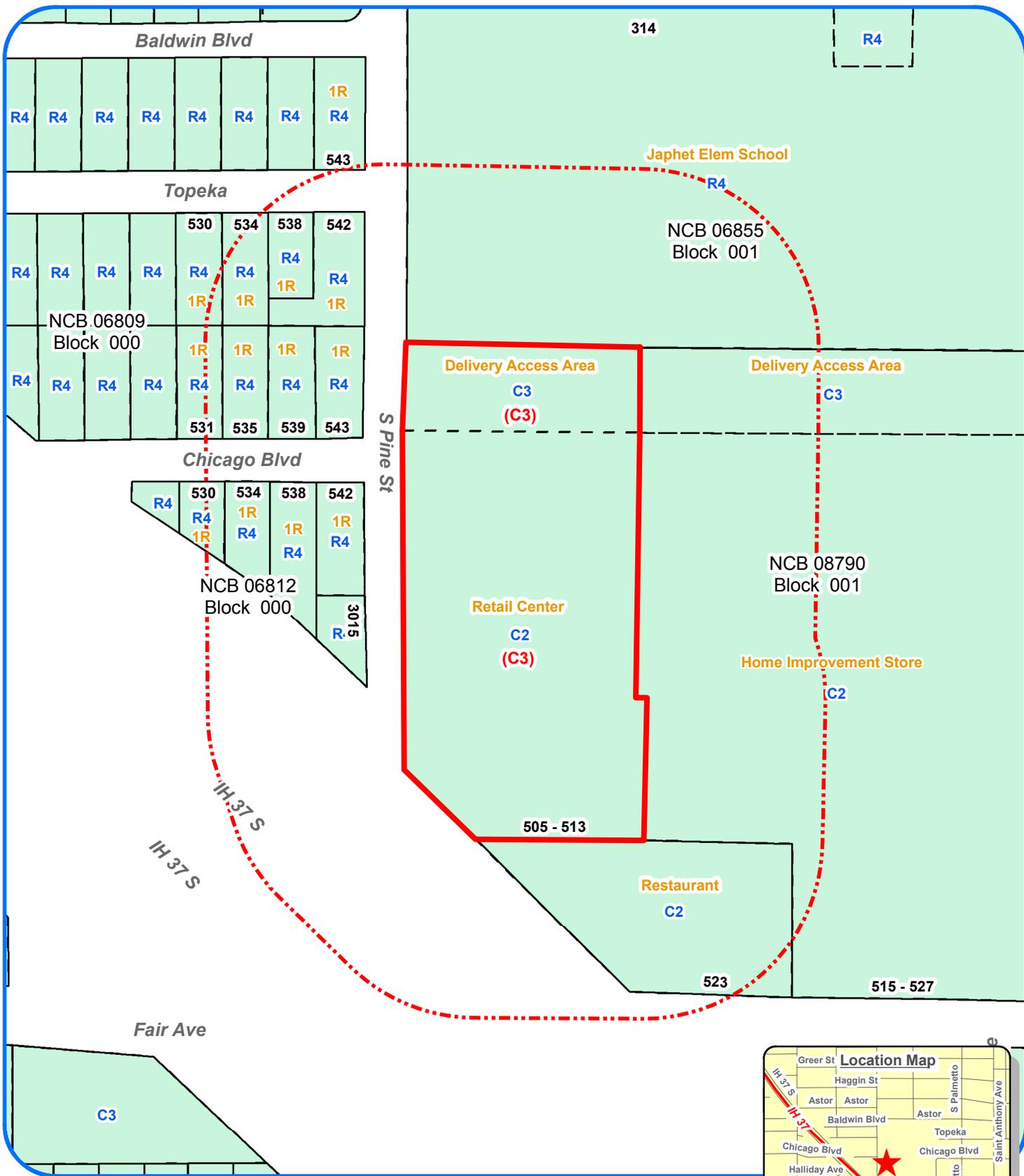
The request does not appear to conflict with any established public policy.

### **6. Size of Tract:**

The subject property is 0.2391 acres, which is of sufficient size to accommodate the uses permitted in the "RM-4" district.

### **7. Other Factors:**

The "RM-4" Residential Mixed District provide areas for medium to high-density residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring certain minimum yard and area standards. Mixed residential districts provide flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.



## Zoning Case Notification Plan

### Case Z-2013-139

Council District: 3  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 08790 - BLK 001 - LOT 006

**Legend**

- Subject Properties ——— (3.192 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  
 (06/03/2013 - R.Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013139

Hearing Date: June 18, 2013

Property Owner: D R M Investments, LLC

Applicant: Richard Gravett, Henry S. Miller Brokerage Austin, Inc.

Representative: Richard Gravett, Henry S. Miller Brokerage Austin, Inc.

Location: 505, 509, and 511 Fair Avenue; located at the northeast corner of Fair Avenue and Interstate Highway 37

Legal Description: Lot 6, Block 1, NCB 8790

Total Acreage: 3.192

City Council District: 3

Case Manager: Tony Felts, Planner

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

#### **Proposed Zoning Change**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3" General Commercial Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 31, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 5, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 14, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 17

**Neighborhood Associations:** Highland Park Neighborhood Association

**Planning Team Members:** 33 - Highlands Planning Team

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property is currently developed with an approximately 37,000 square-foot commercial retail building that was constructed in 1969. The property is located within the original 36 square-mile City Limits as they were recognized in 1938.

The subject property was originally zoned "B" Residence District. In a 1966 case, the property was rezoned to "D" Apartment District and "F" Local Retail District. In a 1969 case, the portion of the property zoned "D" was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District and "C-3" General Commercial District.

The property was platted into its current configuration in 2001 (Book 9549, Page 190).

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-4"

**Current Land Uses:** Elementary School

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Residences

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Restaurant

**Direction:** East

**Current Base Zoning:** "C-2" and "C-3"

**Current Land Uses:** Home Improvement Center

**Overlay and Special District Information:** "AHOD"

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

## **Transportation**

**Thoroughfare:** Interstate Highway 37

**Existing Character:** Freeway; 4 lanes in each direction, divided limited access highway, with 2-lane service roads in each direction, sidewalks on the service road

**Proposed Changes:** None known

**Thoroughfare:** Fair Avenue

**Existing Character:** Secondary Arterial, Type B; 2 lanes in each direction, with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** South Pine Street

**Existing Character:** Local Street; 1 lane in each direction, with sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is number 34, which operates along Fair Avenue.

**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:** Bingo Parlor - Minimum Parking Requirement: 5 spaces per 1000 square feet of gross floor area. Maximum Parking Allowance: 6 spaces per 1000 square feet of gross floor area.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

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

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is already developed as a large-scale shopping center, which is consistent with land uses in the "C-3" district. Additionally, the site is currently split-zoned, with the rear portion of the lot already zoned "C-3". The requested zoning is consistent with the adopted Future Land Plan Component of the Highlands Community Plan, and the subject property's location near the intersection of Interstate Highway 37, an expressway, and Fair Avenue, a secondary arterial, is appropriate for large-scale commercial development.

### **3. Suitability as Presently Zoned:**

Both the existing and requested zoning districts are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

The request is consistent with the Future Land Use Component of the adopted Highlands Community Plan, which is a component of the City's Master Plan; and the request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 3.192 acres in size, and is already developed. At this time, future redevelopment is anticipated to occur within the confines of the existing building, and, as such, the size of the tract is considered to be sufficient.

### **7. Other Factors:**

None.