

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, June 7, 2011**

**12:45 PM**

### ZONING COMMISSIONERS

Mariana Ornelas – District 1

Dan Martinez – District 2

Andrew Anguiano – District 3

Orlando Salazar – District 4

Vacant – District 5

Christopher Martinez – District 6

David Christian – District 7

Rick McNealy – District 9

Milton R. McFarland – District 10

Brenna Nava – District Mayor

Billy J. Tiller – District 8

Chairman

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for June 7, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of May 17, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011134 CD - POSTPONED:** A request for a change in zoning from “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Military Lighting Overlay District to “C-2 CD AHOD MLOD-1” Commercial Airport Hazard Overlay Military Lighting Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.13 acres of Lot 1, Block 5, NCB 17000, 13338 NW Military Highway. (Council District 8)
7. **ZONING CASE NUMBER Z2011092:** A request for a change in zoning from “H R-6 CD AHOD” Residential Single-Family Lavaca Historic Airport Hazard Overlay District with a Conditional Use for multi-family not to exceed three units to “H IDZ AHOD” Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District and “C-1” Light Commercial District on Lot 23, Block 5, NCB 723, 115 Devine Street. (Council District 1)
8. **ZONING CASE NUMBER Z2011114:** A request for a change in zoning from “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes to “MF-25 AHOD” Multi-Family Airport Hazard Overlay District on Parcel 72C, NCB 18557, 7585 Mainland Drive. (Council District 7)

9. **ZONING CASE NUMBER Z2011088 B:** A request for a change in zoning from “C-3R GC-2 AHOD” General Commercial Restrictive Alcohol Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District, “R-4 GC-2 AHOD” Residential Single-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and “C-3 GC-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to “C-1 GC-2 AHOD” Light Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on the south 120 feet of Lots 7 through 9 and the south 120 feet of Lots 12 through 13, Block 12, NCB 8997, 236 & 246 Guthrie Street. (Council District 6)
10. **ZONING CASE NUMBER Z2011106:** A request for a change in zoning from “C-2” Commercial District and “C-3” General Commercial District to “MF-33” Multi Family District on 29.56 acres out of NCB 17636, on the east side of West Loop 1604 North, northeast of Culebra Road. (Council District 6)
11. **ZONING CASE NUMBER Z2011123:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 14, Block 4, NCB 2313, 2006 West Commerce Street. (Council District 5)
12. **ZONING CASE NUMBER Z2011125:** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 1, NCB 18289 save and except that 0.039 acre tract conveyed by Deed to the State of Texas recorded in Volume 4495, Page 1611, Real Property Records of Bexar County, Texas, 8085 Potranco Road. (Council District 6)
13. **ZONING CASE NUMBER Z2011126:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 42, NCB 6461, 914 East Mistletoe. (Council District 1)
14. **ZONING CASE NUMBER Z2011127 CD:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 21, Block 2, NCB 14052, 6611 Topper Ridge. (Council District 10)
15. **ZONING CASE NUMBER Z2011128:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 21, Block 40, NCB 8666, 823 - 827 Southeast. Military Drive. (Council District 3)
16. **ZONING CASE NUMBER Z2011129:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.052 of an acre out of Lots 18, 19 and 20, Block 1, NCB 2100, 1414 N. Zarzamora. (Council District 1)
17. **ZONING CASE NUMBER Z2011131 S:** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Military Lighting Overlay District to “R-6 S MLOD-1” Residential Single-Family Military Lighting Overlay District with a Specific Use for a Wireless Communication System on 0.0574 of an acre out of Parcel 26, NCB 14861 on a portion of the 6900 Block of West Hausman Road (also known as 7022 West Hausman Road). (Council District 8)
18. **ZONING CASE NUMBER Z2011132:** A request for a change in zoning from “C-2 H MC-1 RIO-5 AHOD” Historic Commercial Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and “C-2NA” Commercial Nonalcoholic Sales District to “MF-18 H MC-1 RIO-5 AHOD” Historic Multi-Family Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District on Lot 9 and northwest 10 feet by 157.4 feet of Lot 26, Block 22, NCB 3577, 2126 Roosevelt Avenue. (Council District 3)

19. **ZONING CASE NUMBER Z2011137 HL:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “HL R-4 AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 8C and west 8.33 feet of Lot 8D, Block 4, NCB 2424, 2119 El Paso. (Council District 5)
20. **ZONING CASE NUMBER Z2011138 HL:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “HL C-2 AHOD” Historic Landmark Commercial Airport Hazard Overlay District on Lot 16, Block 1, NCB 2444, 1312 Guadalupe Street. (Council District 5)
21. **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.
22. **ADJOURNMENT.**

**Accessibility Statement**

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



## Zoning Case Notification Plan

### Case Z-2011-092

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00723 - Block 005 - Lot 23

#### Legend

- Subject Properties (0.18 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  
(03/24/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011092

Hearing Date: June 7, 2011

Property Owner: Hilary Scruggs dba Operative Holdings, LLC

Applicant: Hilary Scruggs dba Operative Holdings, LLC

Representative: P.W. Christensen, P.C.

Location: 115 Devine Street

Legal Description: Lot 23, Block 5, NCB 723

Total Acreage: 0.18 of an acre

City Council District: 1

Case Manager: Micah Diaz, Planner

Case History: This is the second public hearing for this zoning request. The case was continued at the May 17<sup>th</sup> Zoning Commission hearing, due to a delay in the related plan amendment case.

### Proposed Zoning Change

**Current Zoning:** "H R-6 CD AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District with a Conditional Use for multi-family not to exceed three units

**Requested Zoning:** "H IDZ AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-1" Light Commercial District

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 29, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 5, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 22

**Neighborhood Associations:** Lavaca Neighborhood Association

**Planning Team Members:** 12 – Lavaca Neighborhood Planning Team

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

### Property Details

**Property History:** The subject property is located within the city limits as recognized in 1938, and was originally zoned "D" Apartment District. In a 1991 case, the property was rezoned to "R2A" Three and Four Family Residence

District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “RM-4” Residential Mixed District. In a 2006 City-initiated large-area rezoning case, the property was given the current “R-6 CD” Residential Single-Family District with a Conditional Use for Multi-Family not to exceed three units. The subject property is located within the Lavaca Historic District, which was adopted in 2004. The property was platted in 2007, and is currently not developed.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-6” Residential Single-Family District

**Current Land Uses:** Single-family residences

**Direction:** East

**Current Base Zoning:** “RM-4” Residential Mixed District

**Current Land Uses:** Single-family residences

**Direction:** South and West

**Current Base Zoning:** “C-3NA” General Commercial Nonalcoholic Sales District, “C-2” Commercial District

**Current Land Uses:** Offices, retail center, commercial uses (under construction)

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

Properties to the north, east, and south east of the subject property are located within the Lavaca Historic District. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City’s Historic and Design Review Commission (HDRC).

Properties to the west of the subject property, located along South Presa Street are located within the South Presa/South St. Mary’s Streets Neighborhood Conservation District (“NCD-1”). Neighborhood Conservation Districts are meant to preserve, protect, enhance and perpetuate the value of unique and distinctive residential neighborhoods or commercial districts.

## **Transportation**

**Thoroughfare:** South Presa Street, South St. Mary’s Street

**Existing Character:** Secondary Arterial Type “B”, one lane in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Devine Street, Eager, Leigh Street

**Existing Character:** Local streets

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 36 and 242 operate along South Presa Street, with three additional lines in operation along South St. Mary’s Street.

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

**Parking Information:** The “IDZ” Infill Development Zone District eliminates off-street parking requirements. The site plan submitted by the applicant shows eight parking spaces, including three covered spaces and five open spaces.

## **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 Lavaca Neighborhood Plan. The property is split by two different land use designations: the front portion of the property is identified as “Mixed Use”, while the back portion is identified as “Low Density Residential”. The applicant is completing the plan amendment process to designate the entire property as “Mixed Use”. Staff and Planning Commission recommend approval of the plan amendment request.

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

Staff has found no evidence of adverse impacts that may be caused by approval of the requested zoning. The requested mix of multi-family and light commercial districts provides an appropriate transition between the single-family residential historic neighborhood to the east and the more intense office uses and commercial corridor to the west.

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

The existing zoning district and conditional use are appropriate for the subject property. However, the Unified Development Code no longer allows approval of conditional uses for additional dwelling units. The existing zoning permits a maximum of three dwelling units on the subject property, and does not allow “live/work” units as proposed by the applicant.

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

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

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

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

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

The subject property is very small, which may present challenges for development of any kind. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels.

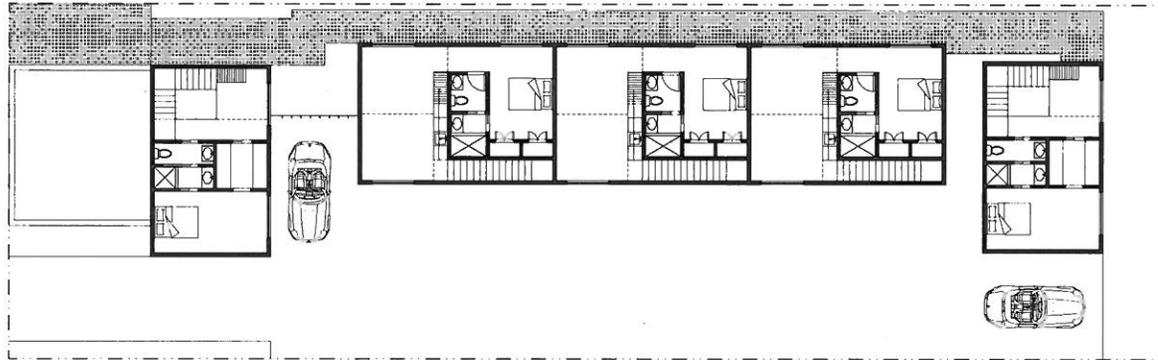
### **7. Other Factors:**

“IDZ” can allow a mix of residential and commercial uses that is not generally possible with conventional zoning districts. Uses permitted in the “MF-33” and “C-1” districts are consistent with the emerging pattern of reuse and redevelopment along the South Presa Corridor.

This zoning change request for “IDZ” as a base zoning district requires submittal of a site plan that will be included in the zoning ordinance if the request is approved. The submitted site plan specifically indicates the use for the proposed development as “live/work units”; therefore, the property would not be eligible for any level of commercial development without the corresponding residential uses.

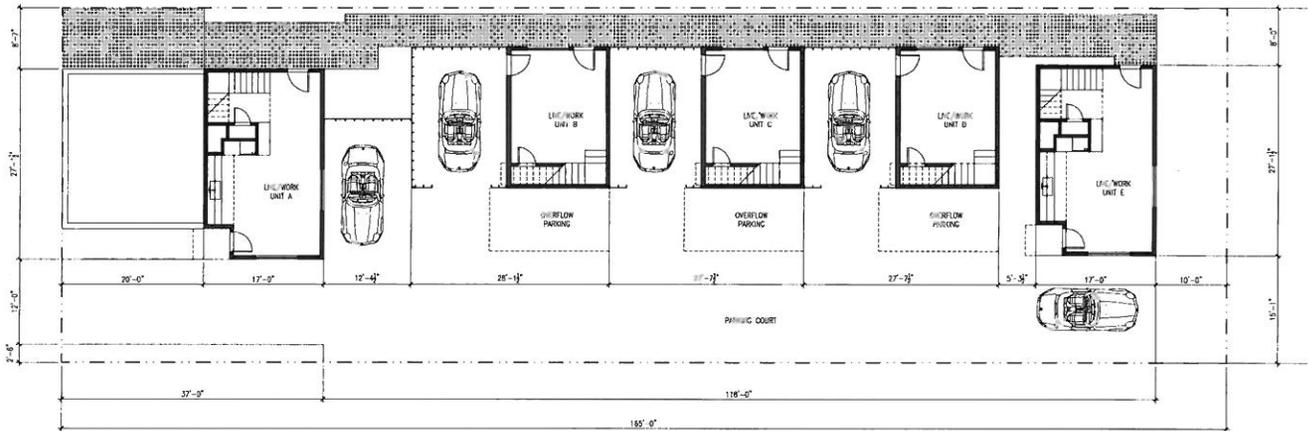
**PRELIMINARY  
NOT FOR CONSTRUCTION**

DEVINE STREET

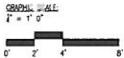


**2 SECOND FLOOR**  
Scale: 1/4" = 1'-0"

DEVINE STREET



**1 FIRST FLOOR**  
Scale: 1/4" = 1'-0"



**Hilary Scruggs Design**

A Limited Liability Company

200 East Oregon Blvd 107  
San Antonio, Texas 78216  
1 (210) 222-8464  
1 (210) 222-8820

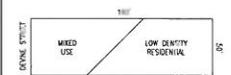
**General Notes**

**PROJECT DATA:**

**ZONING INFORMATION:**  
115 DEVINE STREET  
SAN ANTONIO, TEXAS 78210  
LOT: 17  
BLK: 5  
NEIGH: 213  
SIZE: 18 ACRES  
CURRENT ZONING: RES-14 (10/11)  
REGULATED ZONING: OZ-H (10/11)

**LAND USE DIAGRAM:**

SOURCE: EXISTING LOCAL NEIGHBORHOOD LAND USE PLAN



[DRAWING NOT TO SCALE]

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**OWNER'S STATEMENT:**

HILARY SCRUGGS DESIGN (LOW OPERATING HOLDINGS LLC), THE PROPERTY OWNER, ACKNOWLEDGES THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF RECEIVING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED STATES FEDERAL CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONFORMANCE WITH A PLANNING CODE DOES NOT BESTOW ANY SPECIAL AGREEMENT TO ANY CITY ASSIGNED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

HILARY SCRUGGS, OWNER  
HILARY SCRUGGS DESIGN, LLC

New Construction for  
**[5] New Residences at**  
**115 DEVINE STREET**  
SAN ANTONIO, TX 78210  
HSD PROJECT # 07002

1 March 2011  
Issued for Design Review

**A  
01**



## Zoning Case Notification Plan

### Case Z-2011-114

Council District 7

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 18557 - Block 000 - Parcel P-72C

#### Legend

- Subject Properties (3.121 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  
(04/11/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011114

Hearing Date: June 7, 2011

Property Owner: Virginia & Robert Broll

Applicant: Cassandra C. Ortiz

Representative: Robert J. Perez

Location: 7585 Mainland Drive

Legal Description: Parcel 72C, NCB 18557

Total Acreage: 3.121 acres

City Council District: 7

Case Manager: Micah Diaz, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the May 3<sup>rd</sup> Zoning Commission hearing, due to a delay in the Northwest Community Plan update process.

### Proposed Zoning Change

**Current Zoning:** "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes

**Requested Zoning:** "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 14, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 22, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 23

**Neighborhood Associations:** None registered

**Planning Team Members:** 29 – Northwest Community Plan

**Applicable Agencies:** None

### Property Details

**Property History:** The subject property was annexed in 1992 (Ordinance 76896), and was originally zoned "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2007 case, the property was rezoned to the current

“R-6 CD” Residential Single-Family District with a Conditional Use for Townhomes at a density of 11 units per acre with a maximum of 33 townhomes. The property is undeveloped and unplatted.

**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:** “PUD R-5” Planned Unit Development Residential Single-Family District

**Current Land Uses:** Single-family residences, access/drainage easement

**Direction:** West

**Current Base Zoning:** “R-6” Residential Single-Family District

**Current Land Uses:** Single-family residence

**Direction:** South and East

**Current Base Zoning:** “C-3” General Commercial District and “I-1” General Industrial District

**Current Land Uses:** Northside ISD maintenance facility and child nutrition program

**Direction:** East

**Current Base Zoning:** “C-3NA” General Commercial Nonalcoholic Sales District and “PUD R-4” Planned Unit Development Residential Single-Family District

**Current Land Uses:** Undeveloped parcel and 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:** Mainland Drive

**Existing Character:** Collector; two lanes each direction; partial side walk

**Proposed Changes:** None known. Turn lanes may be required due to limited sight distance.

**Thoroughfare:** Coral Springs

**Existing Character:** Collector; one lane each direction; partial sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Mainland Square and East Melrose Drive

**Existing Character:** Local streets

**Proposed Changes:** None known

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

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

**Parking Information:** Parking requirements for multi-family uses are determined by the number of dwelling units.

Minimum Parking Requirement: 1.5 spaces per unit

Maximum Parking Requirement: 2 spaces per unit

## **Staff Analysis and Recommendation: Approval, pending plan update.**

**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 currently designated as Low Density Residential in the Future Land Use component of the Community Plan. However, the Planning and Community Development staff is completing the 5-year update process for the entire Northwest Community Plan document, including the Future Land Use plan.

Within the proposed update, staff recommends amending the subject property's land use designation to High Density Residential, which is consistent with the zoning change request. The Planning Commission recommended approval of staff's proposal at their May 25, 2011 public hearing.

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

The subject property is an undeveloped parcel, immediately surrounded to the west by additional undeveloped property and to the north by a drainage/access easement and the Mainland Square residential subdivision. The existing platted easement provides a significant buffer between the proposed multi-family uses and the existing single-family neighborhood.

Traffic on Mainland Drive is hazardous due to considerable curves in the roadway that create areas of limited-sight. This situation will be a hurdle for any type of development on the subject property and neighboring parcel. However, improvements to the thoroughfare are unlikely without future development.

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

The existing zoning on the subject property allows residential development of single-family uses or townhomes up to a density of 11 units per acre, along with limited nonresidential uses such as a church, school, or assisted living facility with five or fewer residents.

Although the existing zoning and conditional use may be appropriate for the subject property, staff finds the property's location to also be well-suited for higher-density multi-family development. Multi-family developments should be located in a manner that does not route traffic through other lower-density residential areas; and therefore, are appropriately located along arterial or collector thoroughfares. Additionally, high density residential uses are appropriately located along the periphery of low density residential subdivisions, creating a suitable transition between single-family development and commercial uses.

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

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

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

None.

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

The subject property is approximately 3 acres in size. Should the requested zoning be approved, the property may accommodate multi-family development with as many as 75 total dwelling units.

The current zoning and conditional use allows the development of townhomes with as many as 33 total dwelling units.

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

The Unified Development Code includes the following definitions:

Dwelling, multi-family. A dwelling or group of dwellings on one (1) lot containing separate living units for five (5) or more families, but which may have joint services or facilities.

Townhouse. A building that has one-family dwelling units erected in a row as a single building on adjoining lots, each being separated from the adjoining unit or units by a fire wall (to be constructed in accordance with city codes and ordinances), along the dividing lot line, and each such building being separated from any other building by space on all sides.

The main differences between the two uses are based on platting and building code regulations – not on permitted density, owner occupation, or occupant income/lease value. Additionally, townhomes and other types of single-family structures are permitted uses in the "MF-25" Multi-Family District.



## Zoning Case Notification Plan

### Case Z-2011-088 B

Council District 6

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 08997 - Block 012 - S 120 ft of Lots 7, 8, 9, 12 and 13

#### Legend

- Subject Properties (0.33 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  
(05/24/2011 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011088 B  
Hearing Date: June 7, 2011  
Property Owner: Triple L Vending Inc.  
Applicant: City of San Antonio Development Services Department  
Representative: City of San Antonio Development Services Department Attn: Brenda Valadez  
Location: 236 & 246 Guthrie Street; Located on the south side of Guthrie Street, east of South Acme Road.  
Legal Description: The south 120 feet of Lots 7 through 9 and the south 120 feet of Lots 12 through 13, Block 12, NCB 8997  
Total Acreage: 0.1377  
City Council District: 6  
Case Manager: Brenda Valadez, Planner  
Case History: This is the first public hearing for this zoning request.

## Proposed Zoning Change

**Current Zoning:** "C-3R GC-2 AHOD" General Commercial Restrictive Alcohol Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District, "R-4 GC-2 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-1 GC-2 AHOD" Light Commercial Highway 151 Gateway Corridor Overlay 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 20, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## Notices Mailed

**Owners of Property within 200 feet:** 45

**Neighborhood Associations:** Community Workers Council and Los Jardines Neighborhood Association

**Planning Team Members:** 90 (West/Southwest Sector Plan)

**Applicable Agencies:** None

## Property Details

**Property History:** The subject property located at 246 Guthrie Street is currently developed with a 2,704 square foot vacant structure. According to the Bexar County Appraisal District, the structure was constructed in 1948. The property located at 236 Guthrie Street is also developed with an 864 square foot commercial structure. According to the Bexar County Appraisal District, the structure was constructed in 1960. The property located at 236 Guthrie Street currently is operating as a bar and food catering establishment. Both properties were annexed in 1944 and were originally zoned "B-3" Business District and "R-7" Small Lot Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District and "R-4" Residential Single-Family District. In a 2005 case, the GC-2 Highway 151 Gateway Corridor was applied to properties within 1,000 feet of the Highway 151 right of way between US Highway 90 and Loop 1604.

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

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** R-4 and C-1

**Current Land Uses:** Vacant Land, Auto Repair and Single-Family Residences

**Direction:** East

**Current Base Zoning:** R-4

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

**Direction:** West

**Current Base Zoning:** R-4 and C-2

**Current Land Uses:** Vacant Land and a Cabinet Shop

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

## Transportation

**Thoroughfare:** South Acme Road

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

**Proposed Changes:** None known.

**Thoroughfare:** Guthrie Street

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

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA busline is the number 75 which operates along South Acme Road.

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

**Parking Information:** N/A

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

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the Future Land Use Plan. The proposed C-1 zoning district is consistent with the future land use designation.

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

Denial of the zoning request could lead to additional development in the future of intense commercial uses. Over time, the current zoning pattern has led to commercial encroachment into the residential neighborhoods adjacent to the Old Highway 90 corridor. Additionally, the surrounding residential neighborhoods are not protected or buffered by development standards that would be required of new commercial development since the previous B-3 zoning districts have been in place for a number of decades.

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

The current zoning has allowed intense commercial development that is not compatible with the surrounding residential uses, and which does not conform to the development standards required by the Unified Development Code. Staff supports the rezoning request being that the zoning district proposed is consistent with the area. Heavy commercial uses are not appropriate adjacent to residential neighborhoods.

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

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The proposed zoning would facilitate more neighborhood and community oriented uses that would serve adjacent neighborhood residents.

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

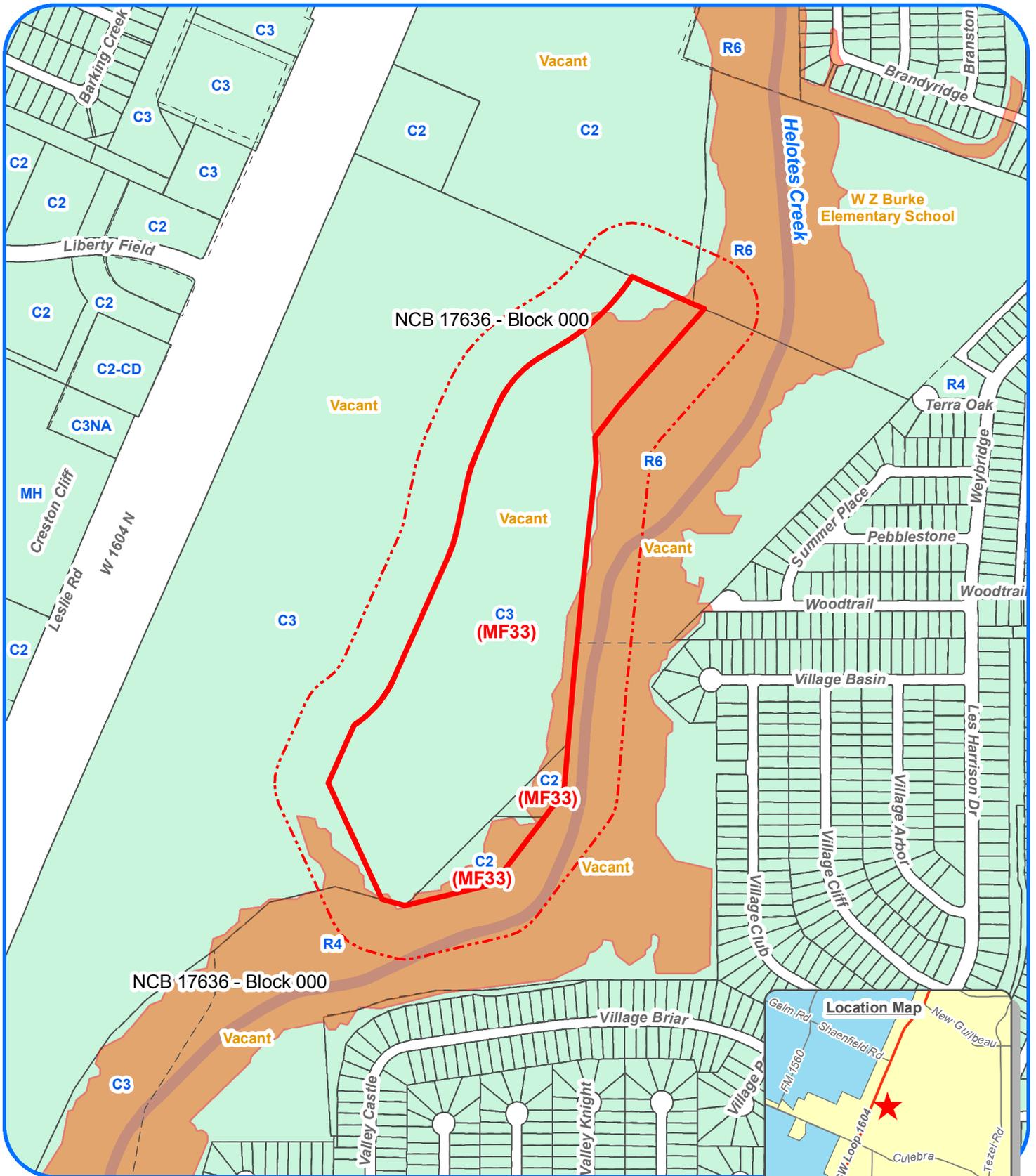
This case is in direct alignment with public policy objectives. This current proposal is a follow up to the Old Highway 90 Corridor Comprehensive rezoning, which was approved by City Council on May 5, 2011. The rezoning request was initiated by the City of San Antonio via Resolution number 2010-08-19-0042R, and properties located along the Old Highway 90 corridor were rezoned to zoning districts compatible with the existing land uses.

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

The subject properties consist of 0.1377 acres.

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

None.



## Zoning Case Notification Plan

### Case Z-2011-106

Council District 6

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): 29.56 acres out of NCB 17636

#### Legend

- Subject Properties ——— (29.56 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  
(04/07/2011 - E Hart)



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011106  
Hearing Date: June 7, 2011  
Property Owner: SLF IV - 1604/Culebra, L. P.  
Applicant: Kaufman & Killen, Inc.  
Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond  
Location: Located on the east side of West Loop 1604 North, northeast of Culebra Road.  
Legal Description: 29.56 acres out of NCB 17636  
Total Acreage: 29.56  
City Council District: 6  
Case Manager: Brenda Valadez, Planner  
Case History: This is the first public hearing for this zoning request.

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## **Proposed Zoning Change**

**Current Zoning:** "C-2" Commercial District and "C-3" General Commercial District

**Requested Zoning:** "MF-33" Multi Family 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 20, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 6

**Neighborhood Associations:** None

**Planning Team Members:** 29 (Northwest Community Plan)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is undeveloped. The northern portion of the subject property was annexed in 1993 and the southern portion was annexed in 1989. The southern portion of the property was originally zoned "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current C-3 General Commercial District. In a 2006 case, the northern portion of the property was rezoned from R-6 to C-3 General Commercial District.

**Topography:** The property is relatively flat with a slight slope, and an abundance of grasses, shrubs and trees. A small portion of the subject property appears to be within the 100 year floodplain.

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2 and R-6

**Current Land Uses:** Vacant Land and Elementary School

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** R-6 and R-4

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

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant Land

**Overlay and Special District Information:** None

## **Transportation**

**Thoroughfare:** West Loop 1604 North

**Existing Character:** Freeway; 6 lanes

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA busline is the number 660 which operates along West Loop 1604 North.

**Traffic Impact:** A Traffic Impact Analysis is required.

**Parking Information:** Minimum Parking Requirement: 1.5 per unit.

Maximum Parking Requirement: 2 per unit.

## **Staff Analysis and Recommendation: Approval, pending plan update.**

**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, which is currently going through the update process. The proposed land use designation for the subject property is High Density Residential Land Use. The requested MF-33 is consistent with the proposed future land use designation. Planning Commission and Planning and Community Development staff recommend approval of the plan update and approval of the High Density Residential land use classification.

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

The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

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

The subject property's current zoning is appropriate. The uses permitted in the "C-3" district are typically considered "regional commercial" uses, and are most appropriately located at the intersections of arterial thoroughfares and expressways, on large-acreage lots in an effort to minimize the impact of increased traffic, noise, and lighting on surrounding properties by ensuring sufficient area to accommodate building setbacks and landscape buffer requirements.

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

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

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

The request does not appear to conflict with any public policy objective. The request is consistent with the proposed Northwest Community Plan Update.

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

The subject property measures 29.56 acres would appear to accommodate the multi-family development with adequate space for parking.

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

None.



## Zoning Case Notification Plan

### Case Z-2011-123

Council District 5

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 02313 - Block 004 - Lot 14

#### Legend

- Subject Properties (0.34 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  
(05/24/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011123  
Hearing Date: June 7, 2011  
Property Owner: American Sunrise  
Applicant: Henry Cisneros  
Representative: Roger A. Perez  
Location: 2006 West Commerce Street  
Legal Description: Lot 14, Block 4, NCB 2313  
Total Acreage: 0.34  
City Council District: 5  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 19, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 29

**Neighborhood Associations:** Avenida Guadalupe Association Inc.

**Planning Team Members:** 22 (Guadalupe Westside Community Plan)

**Applicable Agencies:** None

#### **Property Details**

**Property History:** The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "J" Commercial District. In 2001 following the adoption of the Unified Development Code, the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District converted from the previous "J" Commercial District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** Northwest  
**Current Base Zoning:** "I-1 AHOD"  
**Current Land Uses:**

**Direction:** Southwest  
**Current Base Zoning:** "C-2 AHOD"  
**Current Land Uses:**

**Direction:** Southeast across South Pinto Street  
**Current Base Zoning:** "I-1 AHOD"  
**Current Land Uses:**

**Direction:** Northeast across West Commerce Street  
**Current Base Zoning:** "I-1 AHOD"  
**Current Land Uses:**

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

## **Transportation**

**Thoroughfare:** West Commerce Street  
**Existing Character:** Secondary arterial two lanes in each direction  
**Proposed Changes:** None known.

**Thoroughfare:** South Pinto Street  
**Existing Character:** Secondary arterial two lanes in each direction  
**Proposed Changes:** None known.

**Public Transit:** The VIA number 75 and 275 bus lines operate along West Commerce 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:** Minimum Parking Requirement: 1 per 375 sf GFA. Maximum Parking Requirement: 1.5 per 375 sf GFA.

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

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

### **1. Consistency:**

The subject property is located within the Guadalupe Westside Community Plan and is currently designated as "Mixed Use" which includes well planned and integrated blend of higher density residential with retail, office, entertainment or other land uses. The zoning request is consistent with the Future Land Use designation.

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

The granting of the "C-1 AHOD" Light Commercial Airport Hazard Overlay District will not have an adverse impact on the neighborhood.

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

Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan and downzones the inappropriate "I-1" district.

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

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

**5. Public Policy:**

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

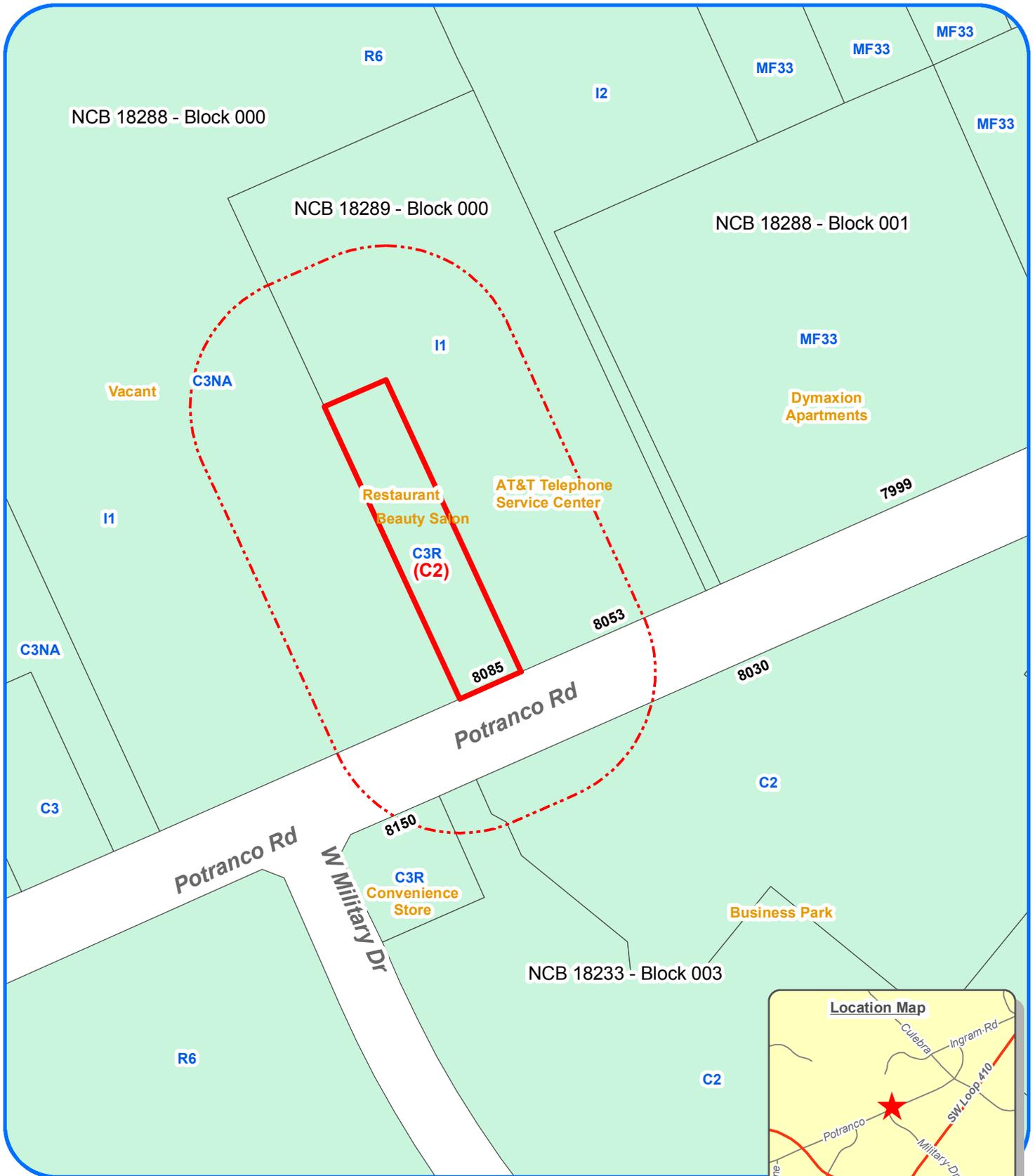
**6. Size of Tract:**

The subject property is 0.34 acres in size, which is adequate to accommodate a Day Care Center.

**7. Other Factors:**

The property is currently developed with a 4,160 square foot two story single-family dwelling (Year Built 1920) and 2,084.5 square foot detached one story single-family dwelling (Year Built 1940).

Should the requested zoning be approved, the structures will be required to meet commercial building code standards in order to obtain a certificate of occupancy for a non-residential use.



**Zoning Case Notification Plan**

**Case Z-2011-125**

Council District 6

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 18289 - Block 000 - Lot 1

**Legend**

- Subject Properties ——— (1.1012 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  
(05/09/2011 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011125  
Hearing Date: June 7, 2011  
Property Owner: Douglas E. & Maria D. Hatton  
Applicant: Douglas & Maria Hatton  
Representative: Douglas & Maria Hatton  
Location: 8085 Potranco Road; Located on the north side of Potranco Road, east of West Military Drive.  
Legal Description: Lot 1, NCB 18289 Save and Except that 0.039 acre tract conveyed by Deed to the State of Texas recorded in Volume 4495, Page 1611, Real Property Records of Bexar County, Texas.  
Total Acreage: 1.1012  
City Council District: 6  
Case Manager: Brenda Valadez, Planner  
Case History: This is the first public hearing for this zoning request.

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## **Proposed Zoning Change**

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

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

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 20, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 6

**Neighborhood Associations:** None

**Planning Team Members:** 90 (West/Southwest Sector Plan)

**Applicable Agencies:** None

## Property Details

**Property History:** The subject site is currently developed with a multi-tenant structure. According to the Bexar County Appraisal District, the structure was constructed in 1965. The property was annexed in 1990 and was originally zoned "B-3 R" Restrictive Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The following uses are currently located on the subject site: a restaurant and beauty salon.

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

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** I-1 and R-6

**Current Land Uses:** Vacant Land

**Direction:** South

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

**Current Land Uses:** Offices and Convenience Store

**Direction:** East

**Current Base Zoning:** I-1 and MF-33

**Current Land Uses:** AT&T Telephone Service Center and Apartments

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant 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:** Potranco Road

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

**Proposed Changes:** None known.

**Thoroughfare:** West Military Drive

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

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA busline is the number 620 line which operates along Potranco Road.

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

**Parking Information:** Parking requirements are determined by use and, often, size of the development. The property is already developed with sufficient parking to accommodate the established uses.

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

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

**1. Consistency:**

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

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

Staff has found no evidence of likely adverse impacts on surrounding properties. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

**3. Suitability as Presently Zoned:**

The existing zoning is not appropriate for the subject property. The C-3 zoning district is typically considered a Regional Commercial land use, which is most appropriately located on large-acreage lots at intersections of highways and major arterials. The requested C-2 commercial designation would be more compatible with the surrounding zoning and would allow uses more in character with surrounding development than would C-3.

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

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

**5. Public Policy:**

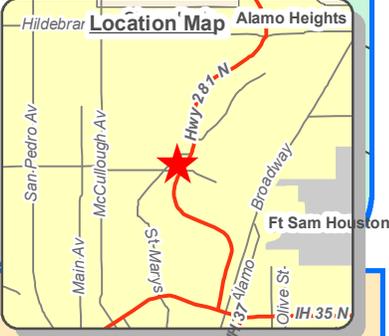
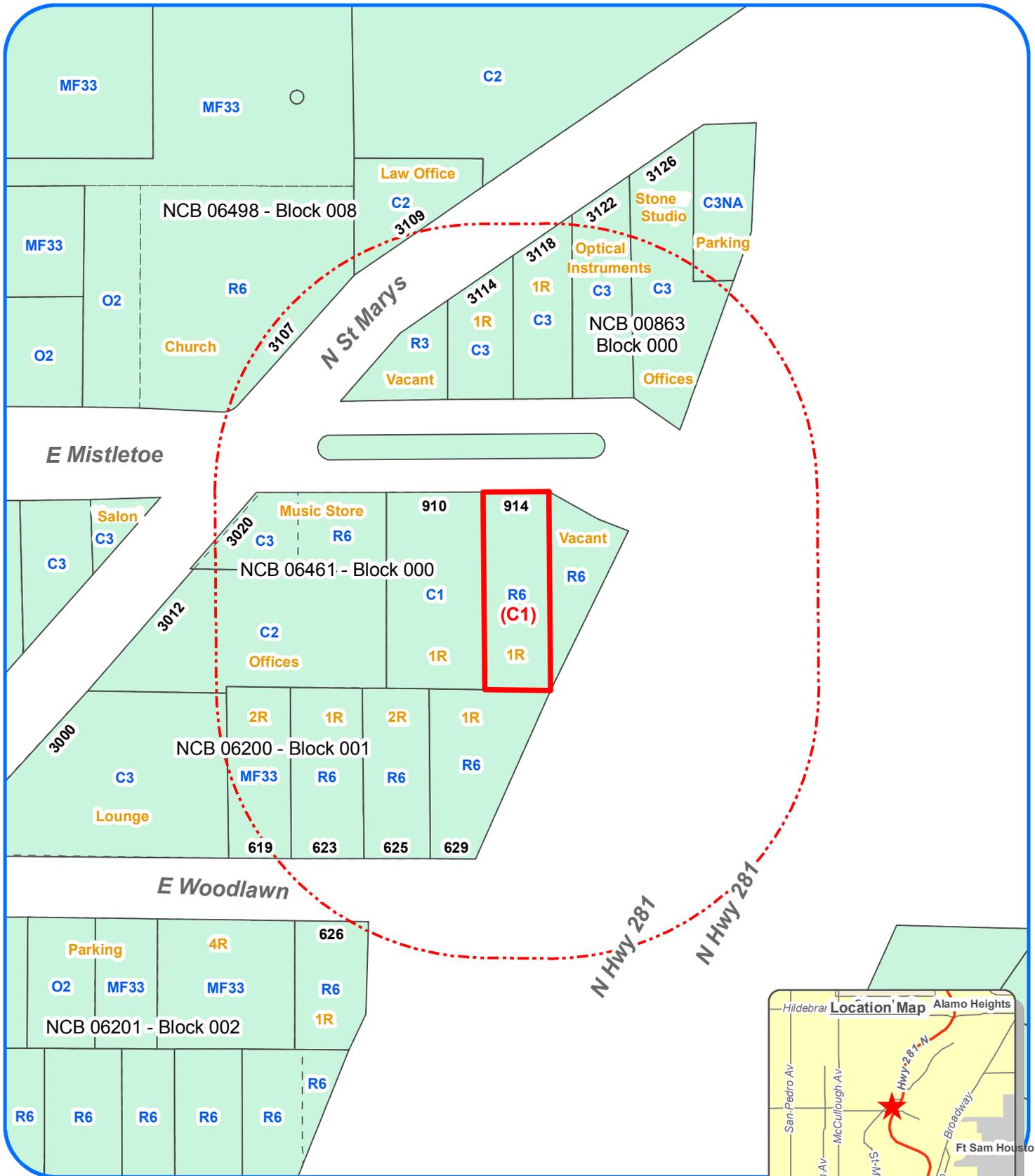
The request is consistent with the Sector Plan, which is a component of the City's Master Plan.

**6. Size of Tract:**

The subject property is 1.1012 acres, which should be able to reasonably accommodate the proposed commercial use.

**7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z2011126

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 06461 - Block 000 - Lot 42

#### Legend

- Subject Properties ——— (0.1687 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  
(05/09/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011126  
Hearing Date: June 7, 2011  
Property Owner: Veriena Braune  
Applicant: Bradley Braune  
Representative: Bradley Braune  
Location: 914 East Mistletoe  
Legal Description: Lot 42, NCB 6461  
Total Acreage: 0.1687 of an acre  
City Council District: 1  
Case Manager: Micah Diaz, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District  
**Requested Zoning:** "C-1 AHOD" Light 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 19, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 19  
**Neighborhood Associations:** Tobin Hill Community Association  
**Planning Team Members:** 14 - Tobin Hill Neighborhood Planning Team  
**Applicable Agencies:** None

#### **Property Details**

**Property History:** The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "B" Residence District. In a 1995 City-initiated case, the property was rezoned to "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property's current configuration dates to a plat document filed with Bexar County in 1926. According to Bexar County Appraisal District records, the existing single-family residence was constructed in 1950 and measures 1125 square feet in size.

**Topography:** The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain. However, the property is located on a short block which dead-ends into a cul-de-sac that blocks access to US Highway 281. The subject property is located approximately 135 feet from the US Highway 281 access road.

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-3" Residential Single-Family District, "C-2" Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, and "C-3" General Commercial District

**Current Land Uses:** Undeveloped land, single-family residences, optical instrument retail and service, stonework studio, offices, and parking

**Direction:** West

**Current Base Zoning:** "R-6" Residential Single-Family District, "C-1" Light Commercial District, "C-2" and "C-3"

**Current Land Uses:** Live/work unit (single-family and art studio), music store, offices, church, and salon

**Direction:** South

**Current Base Zoning:** "R-6", "MF-33" Multi-Family District, and "C-3"

**Current Land Uses:** Single-family residences, duplexes, 4-unit residence, bar/lounge

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** undeveloped land, expressway (US Highway 281)

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

## **Transportation**

**Thoroughfare:** East Mistletoe

**Existing Character:** Local street; one lane in each direction separated by a landscaped median; dead-end/cul-de-sac

**Proposed Changes:** None known.

**Thoroughfare:** North St. Mary's Street

**Existing Character:** Collector street; one lane in each direction

**Proposed Changes:** None known.

**Thoroughfare:** US Highway 281

**Existing Character:** Expressway; three lanes in each direction plus two-lane access roads (one-way) in each direction

**Proposed Changes:** None known.

**Public Transit:** VIA bus line 8 operates along North St. Mary's Street; and bus line 7 operates along Stadium Drive (US Highway 281 access Road) north of the subject property.

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

**Parking Information:** The applicant is proposing a bed and breakfast on the subject property. Parking requirements for a bed and breakfast use are determined by the number of guest rooms plus one additional space for the owner/operator. Additional use and parking regulations are included in Section 35-374.

## **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 Tobin Hill Neighborhood Plan area, and is currently designated for “Low Density Residential” uses in the Future Land Use component of the plan. The applicant has applied to amend the future land use designation to “Low Density Mixed Use” for the subject property as well as the neighboring property which is currently zoned “C-1”. Staff and Planning Commission recommend approval of the plan amendment request.

The proposed plan amendment and requested zoning are consistent with the surrounding uses and emerging pattern of mixed-use redevelopment occurring along the North St. Mary’s Street corridor, and more specifically along both the north and south sides of the 900 Block of Mistletoe.

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

Staff had found no evidence of adverse impacts on the surrounding neighborhood. The existing single-family home has recently been renovated; improving the subject property, the small off-shoot block along North St. Mary’s Street, and the neighborhood as a whole.

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

Although other single-family residences are present in the area, the subject property’s proximity to an expressway and an established commercial corridor reduce the likelihood of reuse as a residence. Many of the properties in this area are transitioning from residential to light commercial or mixed-use developments.

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

Staff has found no evidence of adverse impacts on the health, safety, or welfare of the surrounding community.

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

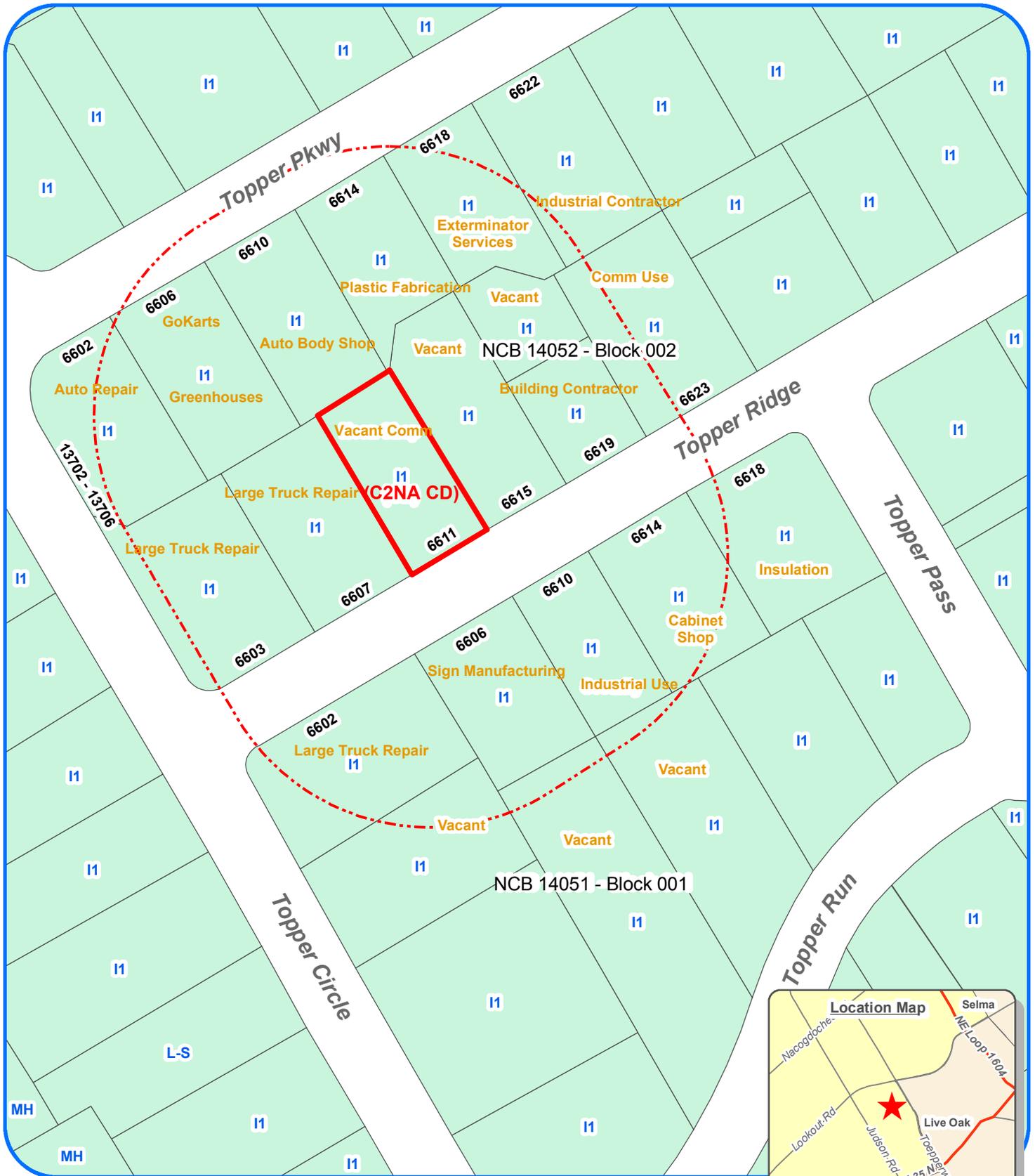
The Tobin Hill Neighborhood Plan identifies the North St. Mary’s Street corridor as a link between Downtown and tourist attractions such as Brackenridge Park, encourages commercial development in scale with the surrounding residential neighborhoods, in an effort to create a destination place for both tourists and neighborhood residents.

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

The capacity of the proposed use, as well as the potential impact of the other possible uses permitted in the ‘C-1’ district, are limited by the small size of the subject property and the existing structure.

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

None.



## Zoning Case Notification Plan

### Case Z-2011-127 CD

Council District 10

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 14052 - Block 002 - Lot 21

#### Legend

- Subject Properties (0.3012 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  
(05/09/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011127 CD

Hearing Date: June 7, 2011

Property Owner: Peter E. & Elisabeth A. Englefield

Applicant: Veronica Reyes

Representative: Veronica Reyes

Location: 6611 Topper Ridge; Located on the northwest side of Topper Ridge, east of Topper Circle.

Legal Description: Lot 21, Block 2, NCB 14052

Total Acreage: 0.3012

City Council District: 10

Case Manager: Brenda Valadez, Planner

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

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-2 NA CD AHOD" Commercial Nonalcoholic Sales 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 20, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 21

**Neighborhood Associations:** None

**Planning Team Members:** 42 (North Sector Plan)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject site is currently developed with a structure measuring 2,250 square feet in total. According to the Bexar County Appraisal District, the 2,250 square foot structure was constructed in 1995. The subject property was annexed in 1993. The property was originally zoned "I-1" Light Industry District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

**Current Land Uses:** Auto Body Shop, Plastic Fabrication, Go Kart Sales and Service, Greenhouse Sales and Accessories

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Large Truck Repair, Sign Manufacturing and Cabinet Shop

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Land and Building Contractor Facility

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Large Truck 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:** Topper Ridge

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

**Proposed Changes:** None known.

**Thoroughfare:** Topper Circle

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

**Proposed Changes:** None known.

**Public Transit:** There is no mass transit service currently available to the subject property.

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

**Parking Information:** Minimum Parking Requirement: 1 space per 500 square feet including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay

Maximum Parking Requirement: 1 space per 375 square feet including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay

## **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, as well as the industrial park in its entirety, is located within the North Sector Plan and is currently designated as “Suburban Tier” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

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

Staff has found no evidence of likely adverse impacts on surrounding properties. Changing the zoning from an industrial zoning district to a medium intensity commercial district will support the North Sector land use plan and ensure appropriate development adjacent to the other established commercial and industrial uses.

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

The property is currently appropriately zoned for industrial use, as it is located in an established industrial park. However, the Sector Plan supports a conversion in uses in this general area to a less intense commercial character.

### **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 Sector Plan, which is a component of the City’s Master Plan.

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

The subject property is 0.3012 acres, which should be able to reasonably accommodate the proposed commercial use with adequate spaces for parking and loading (see site plan).

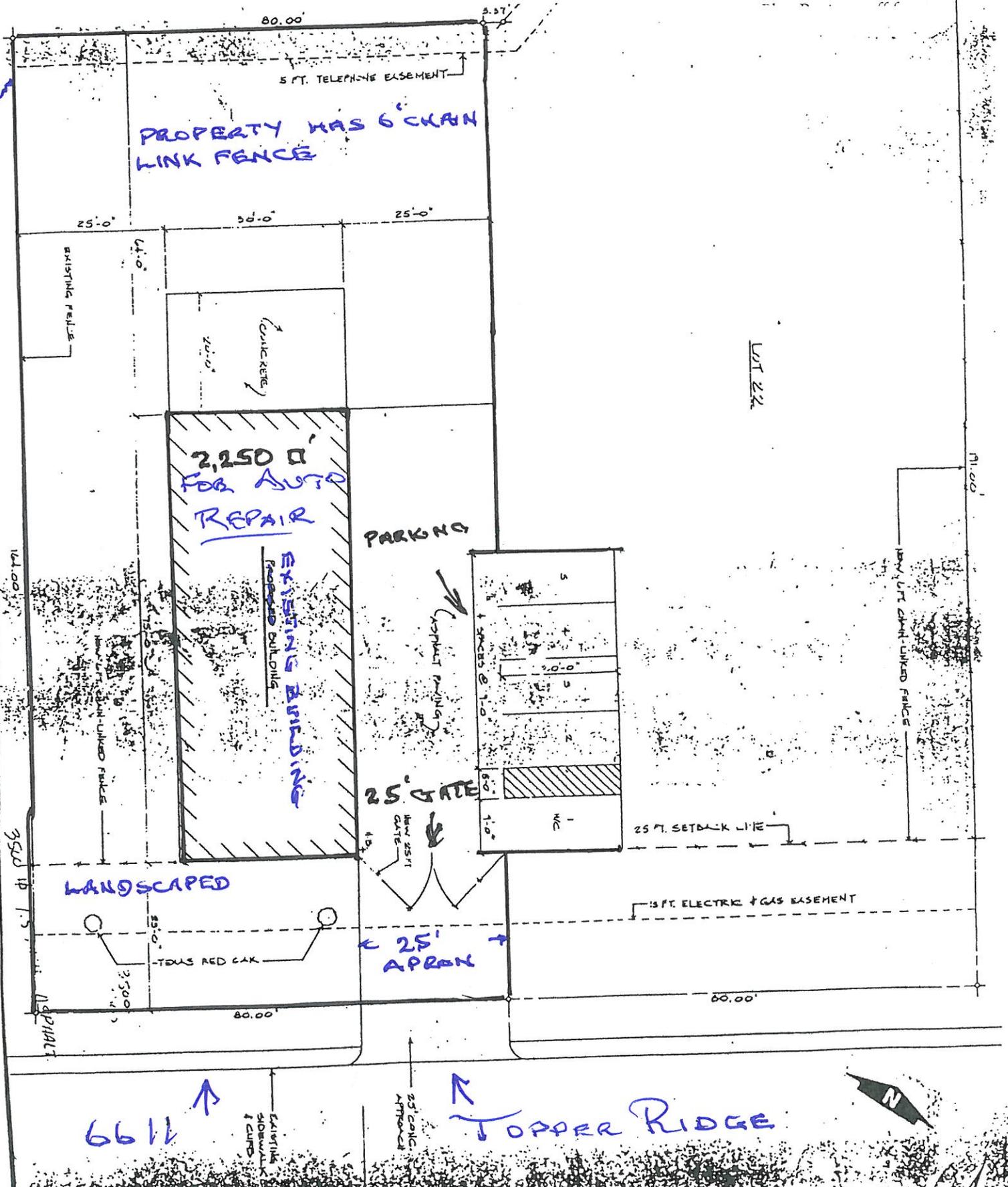
### **7. Other Factors:**

While the down-zoning of this single property could impose buffer requirements on new development of surrounding properties, most of these properties are already developed. Existing properties are not required to conform to the buffer regulations unless new construction occurs.

# PLAT MAP

51.65  
72011197

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





## Zoning Case Notification Plan

# Case Z-2011-128

Council District 3

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 08666 - Block 040 - Lot 21

### Legend

- Subject Properties (0.426 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  
(05/10/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011128  
Hearing Date: June 7, 2011  
Property Owner: Dennis and Art Stein  
Applicant: Trent Stein  
Representative: Trent Stein  
Location: 823 - 827 Southeast. Military Drive  
Legal Description: Lot 21, Block 40, NCB 8666  
Total Acreage: 0.4261  
City Council District: 3  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

**Current Zoning:** "I-1 AHOD" General Industrial 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 19, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:**

**Neighborhood Associations:** Mission San Jose Neighborhood Association and Harlandale Park Neighborhood Association within 200 feet.

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

**Applicable Agencies:** None

#### **Property Details**

**Property History:** The subject property was annexed in 1947 and was originally zoned "J" Commercial District. In 2001 following the adoption of the Unified Development Code, the existing "I-1 AHOD" General Industrial Airport Hazard Overlay District converted from the previous "J" Commercial District.

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

## Adjacent Zoning and Land Uses

**Direction:** East  
**Current Base Zoning:** "C-3 AHOD"  
**Current Land Uses:** Pawn Shop

**Direction:** West  
**Current Base Zoning:** "I-1 AHOD"  
**Current Land Uses:** Auto Sales

**Direction:** North  
**Current Base Zoning:** "MF-33 AHOD"  
**Current Land Uses:** Single-Family Dwellings

**Direction:** South across Southeast. Military Drive  
**Current Base Zoning:** "C-3NA AHOD"  
**Current Land Uses:** Auto 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:** Southeast. Military Drive  
**Existing Character:** Secondary arterial two lanes in each direction  
**Proposed Changes:** None known.

**Public Transit:** The VIA number 43, 243, 550 and 551 bus lines operate along Southeast. Military Drive.

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

**Parking Information:** Minimum Parking Requirement: 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.

## 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 South Central San Antonio Community Plan and is currently designated as "Regional Commercial" in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

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

The granting of the "C-3 AHOD" General Commercial Airport Hazard Overlay District will not have an adverse impact on the neighborhood.

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

The existing industrial zoning is not appropriate for the subject property and is not consistent with the future land use plan. Current zoning practices would not place intense industrial zoning along a commercial corridor 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 request does not appear to conflict with any established public policy.

**6. Size of Tract:**

The subject property is 0.4261 acres in size, which is adequate to accommodate an Auto and Light Truck Repair.

**7. Other Factors:**

Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan and downzones the inappropriate "I-1" district.

The property is currently developed with a 4,788 square foot commercial building that was built 1986.



## Zoning Case Notification Plan

### Case Z-2011-129

Council District 1

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): 0.052 of an acre out of 18, 19, and 20, NCB 2100

#### Legend

- Subject Properties ——— (0.052 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **I1R**



Development Services Dept  
City of San Antonio  
(05/10/2011 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011129  
Hearing Date: June 7, 2011  
Property Owner: Chas Luna & Sons Auto Parts Inc.  
Applicant: Roberto Rebollar  
Representative: Roberto Rebollar  
Location: 1414 North Zarzamora; Located northeast of the intersection of North Zarzamora and Micklejohn Street.  
Legal Description: 0.052 of an acre out of Lots 18, 19 and 20, Block 1, NCB 2100  
Total Acreage: 0.052  
City Council District: 1  
Case Manager: Brenda Valadez, Planner  
Case History: This is the first public hearing for this zoning request.

## Proposed Zoning Change

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

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

## Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 20, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## Notices Mailed

**Owners of Property within 200 feet:** 35

**Neighborhood Associations:** Gardendale Neighborhood Association

**Planning Team Members:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject site is currently developed with a multi-tenant structure measuring 10,132 square feet in total. According to the Bexar County Appraisal District, the 10, 132 square foot structure was constructed in 1928 with additions made in 1964. The property is located within the City Limits as they were recognized in 1936, and was originally zoned "J" Commercial District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The following uses are currently located on the subject site: auto repair, botanica and a tax office.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain. The property is currently almost 100% pavement with little vegetation.

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

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

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Auto Body Shop and Gym

**Direction:** East

**Current Base Zoning:** MF-33

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

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Land, Auto Repair, Auto Sales and 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:** North Zarzamora

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

**Proposed Changes:** None known.

**Thoroughfare:** Micklejohn Street

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

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA busline is the number 520 which operates along North Zarzamora.

**Traffic Impact:** A Traffic Impact Analysis is required.

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

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

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

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

**1. Consistency:**

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

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

Denial of the zoning request could lead to future development of industrial uses on the subject property. Staff supports this request in order to further protect adjacent uses. The subject property's location is more appropriate for Community Commercial uses, which is consistent with the requested C-2 Commercial District.

**3. Suitability as Presently Zoned:**

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

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Staff believes that the removal of the industrial zoning would advance public safety in this area, as this type of zoning would introduce heavy vehicles, noise and potential noxious odors to this neighborhood.

**5. Public Policy:**

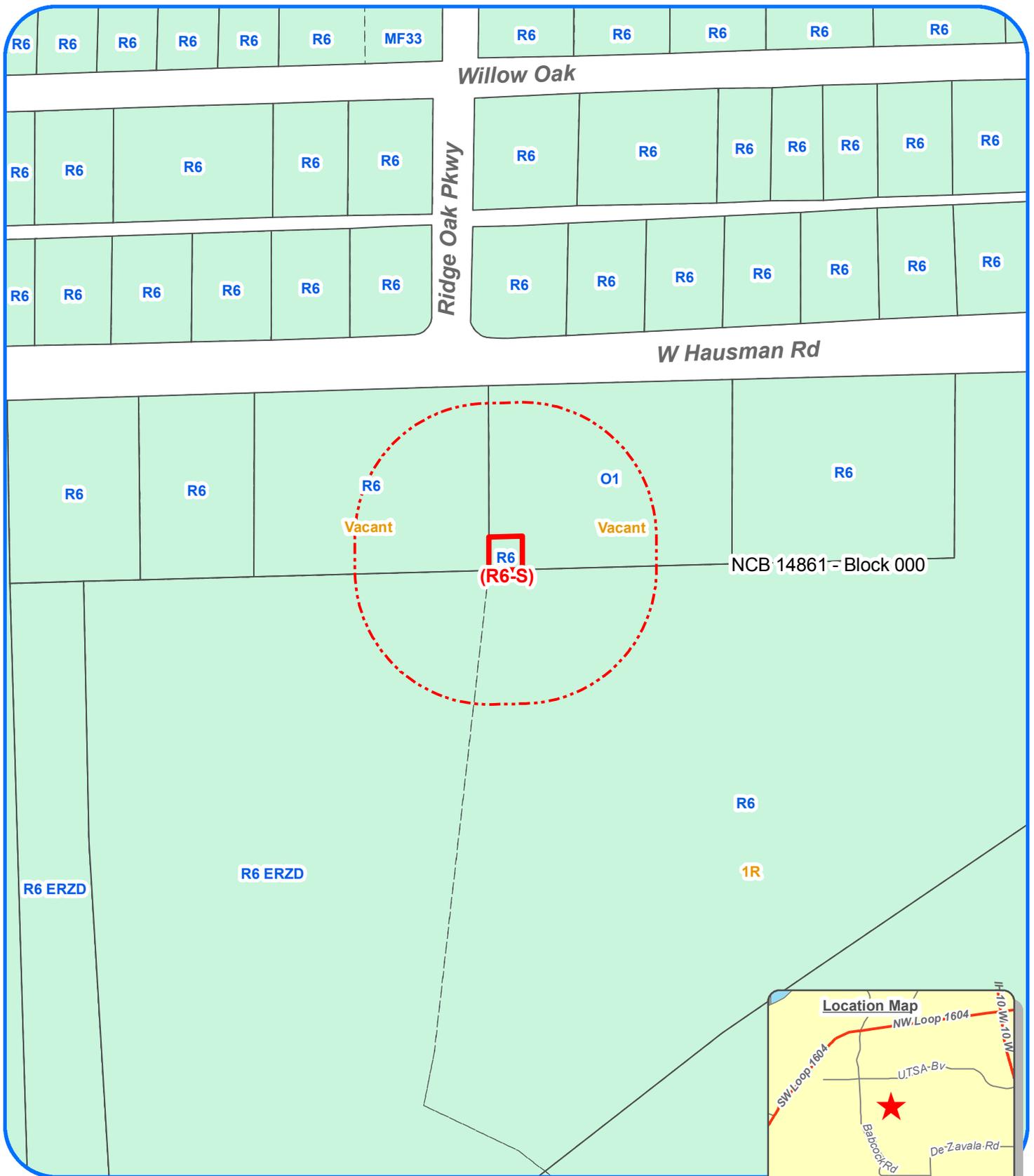
The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 0.052 of an acre in size, however the entire tract of land measures 0.2768 of an acre, which should be able to accommodate the commercial use with adequate space for parking.

**7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z2011131 S

Council District 8

Scale: 1" approx. = 200 ft.

Subject Property Legal Description(s): NCB 14861 - Block 000 - Parcel P-26

#### Legend

- Subject Properties (0.057 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  
(05/10/2011 - E Hart)

**Note: All Current and Requested Zoning includes MLOD Zoning (Military Lighting Overlay District).**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011131 S

Hearing Date: June 7, 2011

Property Owner: Martha J Droby, Independent Executrix of the Estate of Maria G Alonzo

Applicant: Vincent Gerard & Associates (Ron Williams)

Representative: Vince Huebinger

Location: A portion of the 6900 Block of West Hausman Road (also known as 7022 West Hausman Road); located on the south side of West Hausman Road, at Ridge Oak Parkway

Legal Description: A portion of Parcel 26, NCB 14861

Total Acreage: 0.0574 of an acre

City Council District: 8

Case Manager: Micah Diaz, Planner

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

### Proposed Zoning Change

**Current Zoning:** "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District

**Requested Zoning:** "R-6 S MLOD-1" Residential Single-Family Military Lighting Overlay District with a Specific Use for a Wireless Communication System

### 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 19, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 4

**Neighborhood Associations:** None

**Planning Team Members:** 42 - North Sector Planning Team

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1971 (Ordinance 39169) and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The existing wireless communication system tower is a nonconforming, as the City had no related zoning requirements when the tower was originally constructed.

The property is not platted and is the remaining portion of a 2.5 acre parcel, the other 2.243 acres of which was recently sold to a separate land owner and rezoned.

**Topography:** The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain. However, the lot is landlocked and is accessible only by an access easement and gravel driveway through the larger parcel.

## **Adjacent Zoning and Land Uses**

**Direction:** North and east

**Current Base Zoning:** "O-1" Office District

**Current Land Uses:** Undeveloped

**Direction:** West and south

**Current Base Zoning:** "R-6" Residential Single-Family District

**Current Land Uses:** Undeveloped and single-family residential/agricultural uses

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

## **Transportation**

**Thoroughfare:** West Hausman Road

**Existing Character:** Secondary Arterial Type A; one lane in each direction with a right turn lane onto Ridge Oak Parkway; partial curbs and no sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Ridge Oak Parkway

**Existing Character:** Local street

**Proposed Changes:** None known

**Public Transit:** VIA bus line 605 operates west of the subject property, along West Hausman Road and Babcock Road

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

**Parking Information:** Wireless Communication Systems are required to provide one parking space per service employee.

## **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 North Sector Plan identifies the subject property as being within the "Suburban Tier" which includes a range of use classifications from low density residential to community commercial uses. Therefore, both the existing and requested zoning districts are consistent with the plan.

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

Staff finds no evidence of likely adverse impacts on neighboring properties, as a wireless communication system is already developed on the subject property. The applicant intends to extend the existing structure with approximately 20 feet of additional height to accommodate collocation of second antenna and add an additional equipment shelter.

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

The subject property is landlocked, and is therefore not suitable for residential development. The requested specific use authorization will allow the current nonconforming use to become conforming, bringing the structure into compliance with current development regulations.

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

The portion of the subject property housing all proposed wireless communication system structures is entirely enclosed with a six-foot tall chain link fence, restricting access to authorized personnel only.

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

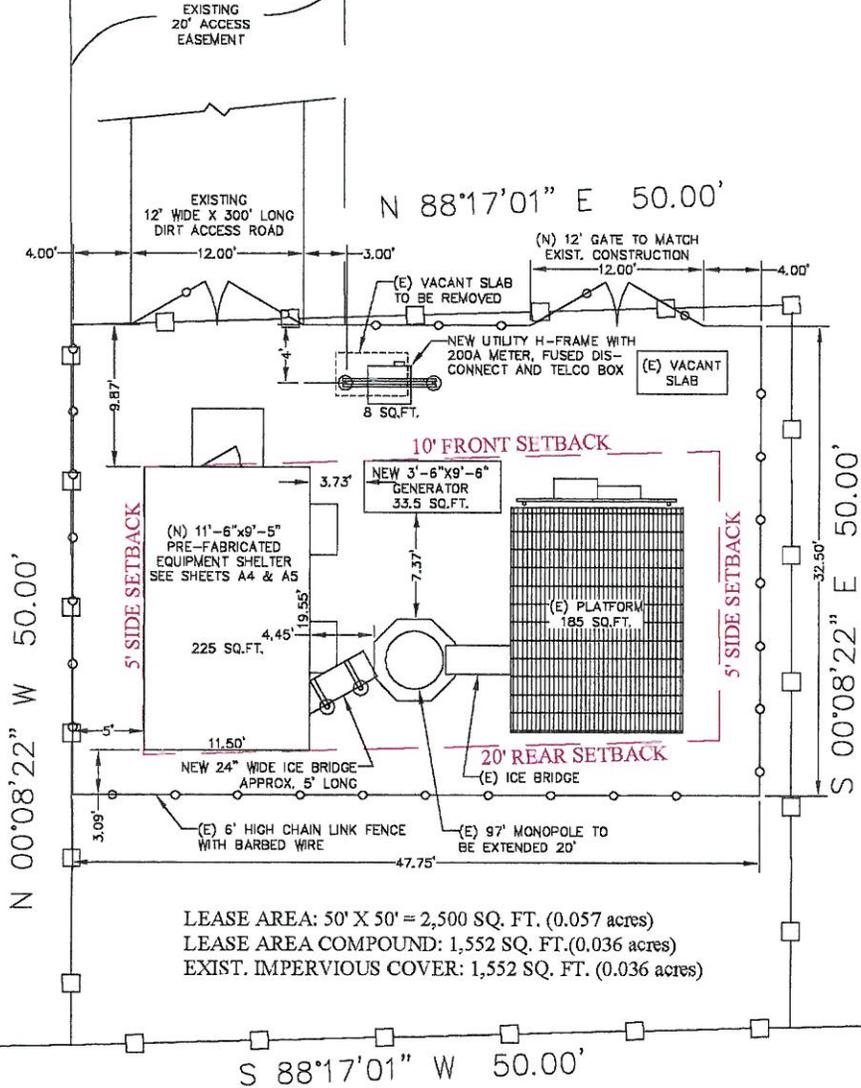
The City of San Antonio encourages collocation of communication system antennae. Current development codes require new structures be built to accommodate at least two antennae.

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

As demonstrated on the requisite site plan, the subject property is of sufficient size to accommodate the proposed construction while meeting all required building setbacks.

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

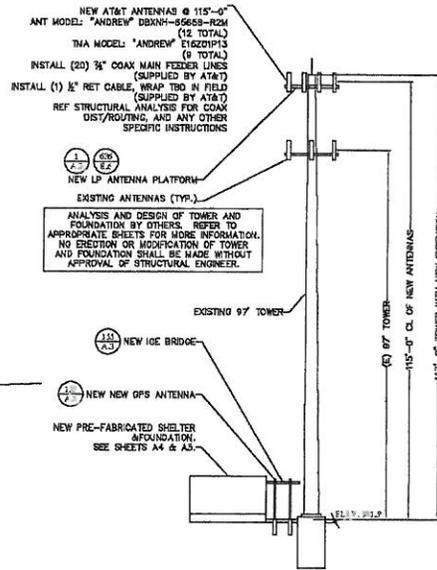
The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is smaller than 10 acres, is not immediately adjacent to Camp Bullis, and is located south of Loop 1604.



LEASE AREA: 50' X 50' = 2,500 SQ. FT. (0.057 acres)  
 LEASE AREA COMPOUND: 1,552 SQ. FT. (0.036 acres)  
 EXIST. IMPERVIOUS COVER: 1,552 SQ. FT. (0.036 acres)

0.057 acre out of Parcel 26, NCB 14861

SITE PLAN



SITE ELEVATION (NOT TO SCALE)

**PROJECT INFORMATION**

SITE NAME: O'NEIL FORD  
 SITE NUMBER: 880039  
 OWNER'S NAME: CROWN CASTLE USA  
 SITE ADDRESS: 7022 W HAUSMAN ROAD  
SAN ANTONIO, TEXAS 78249  
 LATITUDE: 29° 50' 17.24" LONGITUDE: 98° 37' 27.23"  
 ORIGINAL ELEVATION: 881.5'  
 COUNTY: BEXAR  
 JURISDICTION: CITY OF SAN ANTONIO  
 EXISTING USE: 97' TEL COMMUNICATIONS FACILITY  
 PROPOSED USE: 117' TEL COMMUNICATIONS FACILITY  
 ZONE: NOT IN BRZD (Bexar's Redevelopment Zone District)

**SETBACKS:**

Front: 10'  
 Side: 5'  
 Rear: 20'  
 Accessory Structure: (3' if no projecting features) 5'

**IMPERVIOUS COVER:**

Lease Area: 50' x 50' = 2,500 sq. ft. (0.057 acres)  
 Lease Area Compound: 47,75' x 32.5' = 1,552 sq. ft.  
 Exist. Imp. Cover: 47,75' x 32.5' = 1,552 sq. ft.  
 Prop. Imp. Cover: 0 sq. ft.  
 Total: (Computed Gravel Comp. cov.) 1,552 sq. ft.  
 1,552 \ 2,500 = 62.08%

**PARKING:**

Accessory Use: N/A  
 (Secondary or incidental to primary use)  
 Use Case: N/A  
 (Where less communication systems)  
 Provided: 0  
 Required: 0

**PROPERTY OWNER**

MARTELA DROBY  
 EXECUTOR TO THE ESTATE OF GENEVIEVE V. ALONSO  
 1124 LACALWOOD DRIVE  
 TULSA, TX 74103  
 918.316.0391

**PROPERTY MANAGER**

CROWN CASTLE USA  
 4150 FREDERICK LAK. BLDG. II  
 AUSTIN, TX 78744  
 JERRY BALLEW  
 512.328.0288

**APPLICANT**

Vincent Gerard & Associates  
 1715 CAPITAL OF TEXAS HWY. #1  
 Box 307  
 Austin, TX 78746  
 512.438.2020

**TOWER OWNER**

CROWN CASTLE USA  
 4150 FREDERICK LAK. BLDG. II  
 AUSTIN, TX 78744

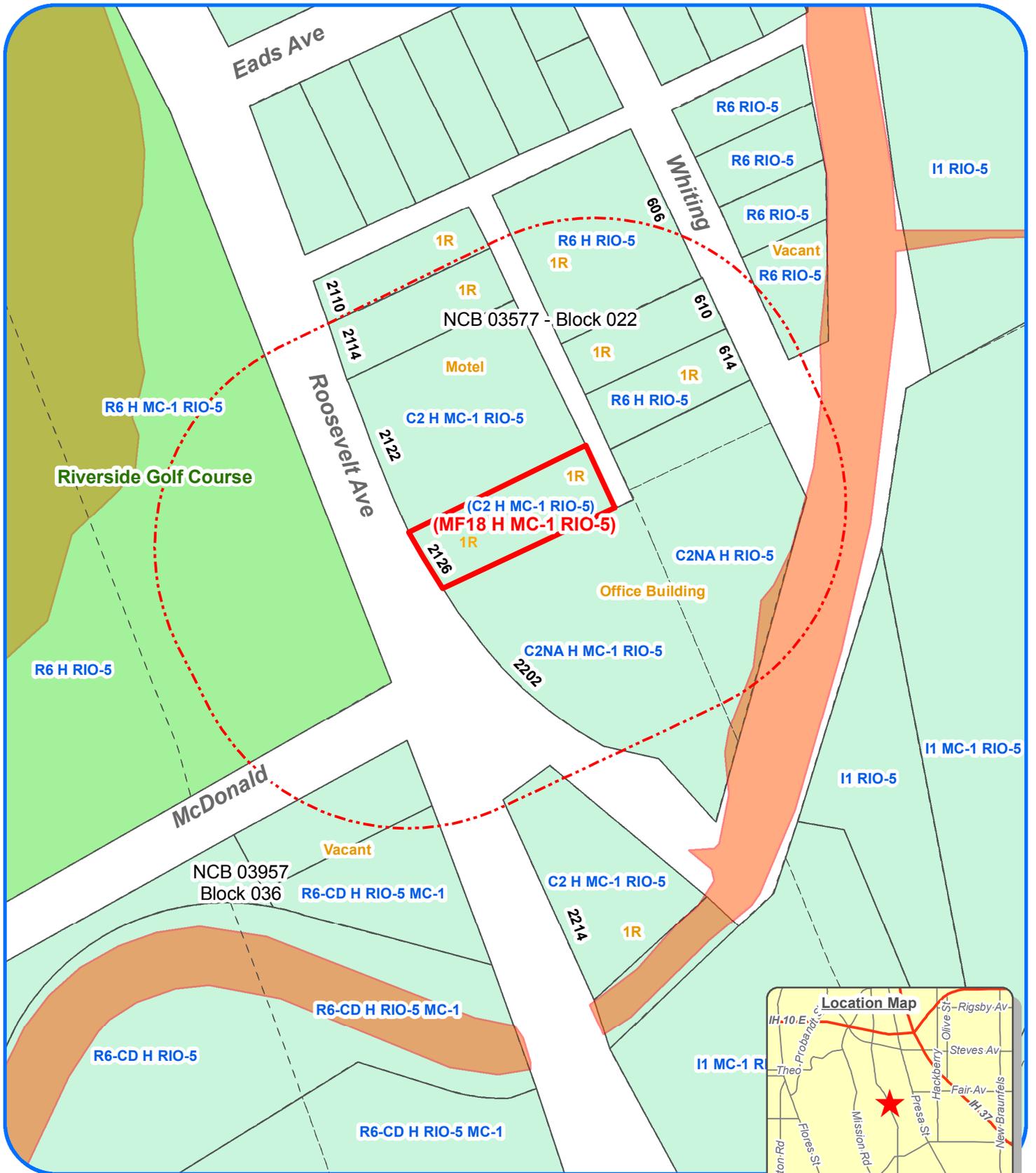
**STATEMENT**

I, MARTELA DROBY, THE PROPERTY OWNER, ACKNOWLEDGE THE PROPERTY PLAN IS SUBMITTED FOR THE PURPOSE OF RECEIVING THE PROPERTY PLAN IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A ZONING CASE DOES NOT RELIEVE THE PROPLER FROM THE CITY ADOPTED ORDINANCES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

**FLOOD ZONE**

This property identified above appears on the National Flood Management Agency Flood Insurance Rate Map, FIRM 48068C002, Effective Date September 29, 2010. This property does not appear to be in a FLOOD HAZARDOUS AREA shown on the map. No warranty is expressed or implied in making this statement.

S:\Jobs\SITE TOWERS\Oneil Ford\Oneil Ford - Crown 880039.dwg, 5/3/2011 4:04:38 PM, 1:3.30678  
 SITE PLAN - O'NEIL FORD  
 EXISTING 97' TOWER  
 PROP. 20' EXTENSION & CO-LOCATION  
 7022 W HAUSMAN ROAD  
 SAN ANTONIO, TEXAS 78249  
**VINCENT GERARD & ASSOCIATES**  
 LAND PLANNING & ZONING CONSULTANTS  
 1715 CAPITAL OF TEXAS HIGHWAY SOUTH, SUITE 207  
 AUSTIN, TEXAS  
 (512) 528-2020  
 EMAIL: ADDRESS@VGAERIALS.COM  
**7201131**  
 1 OF 1  
 DATE: 04-26-2011



## Zoning Case Notification Plan

### Case Z-2011-132

Council District 3

Scale: 1" approx. = 120 ft.

Subject Property Legal Description(s): NCB 03577 - Block 022 - Lot 9 and NW 10 ft x 157.4 ft of Lot 26

#### Legend

- Subject Properties ——— (0.2166 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  
(05/10/2011 - E Hart)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2011132  
Hearing Date: June 7, 2011  
Property Owner: Christopher V. Stubbs  
Applicant: Christopher V. Stubbs  
Representative: Christopher V. Stubbs  
Location: 2126 Roosevelt Avenue  
Legal Description: Lot 9 and northwest 10 feet by 157.4 feet of Lot 26, Block 22, NCB 3577  
Total Acreage: 0.2166  
City Council District: 3  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

## **Proposed Zoning Change**

**Current Zoning:** "C-2 H MC-1 RIO5 AHOD" Historic Commercial Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2NA H MC-1 RIO5 AHOD" Historic Commercial, Nonalcoholic Sales Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District.

**Requested Zoning:** "MF-18 H MC-1 RIO-5 AHOD" Historic Multi-Family Metropolitan Corridor 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 May 25, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 19, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 15

**Neighborhood Associations:** Riverside South Neighborhood Association

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as recognized in 1938. The subject property was originally zoned "F" Local Retail. In a 1981 case, the "F" Local Retail on Lot 9 was rezoned to "B-3R AHOD" Restrictive Business Airport Hazard Overlay District. In a 1985 case, the "F" Local Retail on Lot 26 was rezoned to "B-3NA AHOD" Nonalcoholic Sales Airport Hazard Overlay District. In 2001 following the adoption of the Unified

Development Code, , the previous base zoning districts converted to “C-3R AHOD” General Commercial, Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-3NA AHOD" General Commercial, Nonalcoholic Sales Airport Hazard Overlay District. In October of 2009, Lot 9 and northwest 10 feet by 157.4 feet of Lot 26 was part of a rezoning that changed the zoning to "C-2 H MC-1 RIO5 AHOD" Historic Commercial Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2NA H MC-1 RIO5 AHOD" Historic Commercial, Nonalcoholic Sales Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District

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

## **Adjacent Zoning and Land Uses**

**Direction:** Northwest

**Current Base Zoning:** "C-2 H MC-1 RIO5 AHOD"

**Current Land Uses:** Motel

**Direction:** Southeast

**Current Base Zoning:** "C-2NA H MC-1 RIO5 AHOD"

**Current Land Uses:** Office Building

**Direction:** Northeast

**Current Base Zoning:** "R-6 H RIO5 AHOD"

**Current Land Uses:** Alley

**Direction:** Southwest across Roosevelt Avenue

**Current Base Zoning:** "R-6 H MC-1 RIO5 AHOD"

**Current Land Uses:** Golf Course

**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.

**Metropolitan Corridors:** These corridors shall follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features and preservation of developed areas of the city.

**River Improvement Overlay District “RIO 5”:** 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.

**Mission Historic District:** The boundaries of the Mission Historic District were designed primarily to include the lower four missions in the San Antonio area (Listed from north to south: Concepcion, San Jose, San Juan Capistrano, and Espada), their *acequias* and fields, and secondarily the significant preserved historic and prehistoric sites in the area. These boundaries represent an area less impacted than most areas of San Antonio by urban development.

## **Transportation**

**Thoroughfare:** Roosevelt Avenue

**Existing Character:** Secondary arterial one lane in each direction

**Proposed Changes:** None known.

**Public Transit:** The VIA number 42 and 242 bus lines operate along Roosevelt 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:** Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

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

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

**1. Consistency:**

The subject property is located within the South Central San Antonio Community Plan and is currently designated as “Mixed Use and Transit Oriented Development” which includes Multi-Family Residential Districts. Therefore, the current and requested zoning district is consistent with the plan.

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

The "MF-18 H MC-1 RIO-5 AHOD" Historic Multi-Family Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District is a downzoning from the current "C-2 H MC-1 RIO5 AHOD" Historic Commercial Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2NA H MC-1 RIO5 AHOD" Historic Commercial, Nonalcoholic Sales Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District. The granting of the zoning request will not have an adverse impact on the neighborhood.

**3. Suitability as Presently Zoned:**

The current commercial zoning and proposed multi-family zoning are both appropriate for the area.

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

**6. Size of Tract:**

The subject property measures 9,433 square feet would appear to accommodate the expansion of existing residential dwellings with adequate space for parking.

**7. Other Factors:**

The property is currently developed with a 1,526 square foot single-family dwelling and 896 square foot detached single-family dwelling, both built in 1940.

Based on the total square footage of the subject property, the "MF-18 H MC-1 RIO-5 AHOD" Historic Multi-Family Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District would allow three dwelling units total.

The Office of Historic Preservation (OHP) will assist with the application process for proposed exterior alterations to properties within historic districts. All proposed work must be approved by the Office of Historic Preservation (OHP) or the Historic and Design Review Commission (HDRC). Approval by the OHP or the HDRC does take the place of any type of City permit.



## Zoning Case Notification Plan

### Case Z2011137 HL

Council District 5

Scale: 1" approx. = 80 ft.

Subject Property Legal Description(s): NCB 02424 - Block 004 - Lot 8C and W 8.33 ft of Lot 8D

#### Legend

- Subject Properties ——— (0.059 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  
(05/12/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011137 HL

Hearing Date: June 7, 2011

Property Owner: Dora Morales

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 2119 El Paso Street; located on the north side of El Paso Street, between South Chupaderas and South Navidad

Legal Description: Lot 8C and the west 8.33 feet of Lot 8D, Block 4, NCB 2424

Total Acreage: 0.0587 of an acre

City Council District: 5

Case Manager: Victor Caesar, Planning Intern and Micah Diaz, Planner

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

**Requested Zoning:** "HL R-4 AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 20, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 54

**Neighborhood Associations:** Avenida Guadalupe Association, Inc.

**Planning Team Members:** 22 - Guadalupe Westside Community Plan

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

## **Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938. The property was originally given zoning under the city's 1938 zoning code. In a 1991 City-initiated 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. According to Bexar County Appraisal District records, the existing structure measures approximately 933 square feet, was built in 1938, and was most recently used as a residence. According to the Office of Historic Preservation the existing structure was constructed circa 1920. Sanborn map research identified a small single story dwelling on the property in 1924, with an address of 2019 El Paso. A smaller rear structure was also identified with an address of 2019-1/2, and may have been a garage utilized as living space.

**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 Directions

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

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

**Direction:** West, on the northwest corner of El Paso Street and South Chupaderas

**Current Base Zoning:** "C-3NA" General Commercial Non-Alcoholic Sales District

**Current Land Uses:** Auto Sales

**Direction:** East, on the northwest corner of El Paso Street and S Navidad

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

**Current Land Uses:** Convenience Store

**Direction:** South

**Current Base Zoning:** "R-4" and "R-4 CD" With a conditional use for an art studio/office

**Current Land Uses:** Cultural arts center and a duplex

**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:** El Paso Street, South Chupaderas, Torreon, and South Navidad

**Existing Character:** Local streets; one lane in each direction

**Proposed Changes:** None known

**Public Transit:** Multiple VIA Bus lines operate on Guadalupe Street, located south of the subject property.

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

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

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

**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 with the Guadalupe Westside Community Plan, and is designated as Low Density Residential in the Future Land Use component of the plan.

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

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

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

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

The base zoning for the property will remain the same. In addition to single-family residential uses, the base zoning allows limited non-residential uses such as churches and schools.

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

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

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

In February 2011, the City's Office of Historic Preservation began a public initiative, the Westside Cultural Resource Survey, aimed at identifying structures of architectural and/or cultural significance throughout the City's Westside neighborhoods. The subject property was identified as a candidate for historic designation through this initiative.

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

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

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

Code Enforcement Services Department reviewed the subject property and determined that the structure is in need of leveling. Enforcement officers were unable to enter the structure but witnessed interior deterioration visible through the windows. The officer's report recommends demolition of the structure. The subsequent demolition request prompted the current historic landmark designation request.

On February 2, 2011 the Historic and Design Review Commission granted a Finding of Significance for the property on the basis that the building represents an intact example of a 1920s neighborhood commercial structure; the building has historical, architectural, or cultural integrity of location, design, materials, and workmanship; and the building has come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years.

Multiple attempts have been made to contact the property owner regarding code enforcement violations and the proposed historic designation. City staff has received no response or communication from the property owner.



# CITY OF SAN ANTONIO

Z2011137

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 02, 2011

**HDRC CASE NO:** 2011-028  
**ADDRESS:** 2119 El Paso  
**LEGAL DESCRIPTION:** NCB 2424 BLK 4 LOT 8C, & W 8.33 FT OF 8D  
**APPLICANT:** City of San Antonio, Historic Preservation Officer P.O. Box 839966  
**OWNER:** Dora Morales  
**TYPE OF WORK:** Finding of Historic Significance

**REQUEST:**

The applicant is requesting a Finding of Historic Significance.

The small former commercial structure at 2119 El Paso appears to have been constructed ca. 1920. The façade is constructed of brick with a rectangular pediment, brick corner posts, and brick coping. A recessed former sign-plate with a brick border is located below the parapet. The symmetrical façade features a central double-door entrance with original paneled and glass wood doors, and a large window on either side of the entrance. There is evidence of a former awning or canopy extending across the width of the façade. The side elevations are constructed of what appears to be terra cotta tile. The structure was originally single-storied, but it appears that the roof has been raised slightly over the parapet wall. The roof is composed of corrugated sheet metal with exposed rafter tails. Smaller single-sash wood windows are located along both side elevations. A single-story rear addition appears to have been added in the mid 20th century.

Sanborn map research identified a small single-story dwelling on the property in 1924, with an address at that time of 2019 El Paso. A smaller rear structure was also identified with an address of 2019-1/2, and may have been a garage utilized as living space. The 1928 City Directory listing for the property was Mrs. E. Cardenas (owner) and Donato Limon. By 1951, the present commercial structure is identified on the Sanborn map, with what appears to be the same rear outbuilding then identified as a garage. The rear addition on the commercial structure is also present at that time. Although it is difficult to determine due to corrections on the 1951 Sanborn map, it appears that the original single-story dwelling on the property in 1924 remains in place, with the existing commercial structure built around it.

**RECOMMENDATION:**

Staff recommends a Finding of Historic significance based on the following criteria for landmark designation outlined in UDC Sec. 35-607.

**COMMISSION ACTION:**

Approval for a finding of historic significance for 2119 El Paso.

Shanon Peterson Wasielewski  
Historic Preservation Officer

22011137

## 2119 El Paso Statement of Significance

The small former commercial structure at 2119 El Paso appears to have been constructed ca. 1920. The façade is constructed of brick with a rectangular pediment, brick corner posts, and brick coping. A recessed former sign-plate with a brick border is located below the parapet. The symmetrical façade features a central double-door entrance with original paneled and glass wood doors, and a large window on either side of the entrance. There is evidence of a former awning or canopy extending across the width of the façade. The side elevations are constructed of what appears to be terra cotta tile. The structure was originally single-storied, but it appears that the roof has been raised slightly over the parapet wall. The roof is composed of corrugated sheet metal with exposed rafter tails. Smaller single-sash wood windows are located along both side elevations. A single-story rear addition appears to have been added in the mid 20<sup>th</sup> century.

Sanborn map research identified a small single-story dwelling on the property in 1924, with an address at that time of 2019 El Paso. A smaller rear structure was also identified with an address of 2019-1/2, and may have been a garage utilized as living space. The 1928 City Directory listing for the property was Mrs. E. Cardenas (owner) and Donato Limon. By 1951, the present commercial structure is identified on the Sanborn map, with what appears to be the same rear outbuilding then identified as a garage. The rear addition on the commercial structure is also present at that time. Although it is difficult to determine due to corrections on the 1951 Sanborn map, it appears that the original single-story dwelling on the property in 1924 remains in place, with the existing commercial structure built around it.

Although little historical information was uncovered on the property, the building represents an intact example of a 1920s neighborhood commercial structure that would have provided store space at the street façade and living space for the owner behind. These structures, often originating as homes with commercial space added over time, were once a vital local resource in nearly every San Antonio neighborhood. These small "mom-and-pop" businesses once flourished throughout the city and catered locally to the surrounding community. These structures would have served neighbors and pedestrians within walkable proximity. Fewer and fewer of these small establishments survive into the 21<sup>st</sup> century, and the brick façade and detail of construction of this structure make it a significant example of this type of historic resource within the neighborhood.

The property at 2110 El Paso meets the criteria for local landmark designation based on the following criteria:

- Its historical, architectural, or cultural character as a particularly fine or unique example of an utilitarian structure: a 1920s commercial store front and residence [35-607(b)(6)];
- Its unique location or singular physical characteristics that make it an established or familiar visual feature: its location within a residential neighborhood [35-607(b)(7)];
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship: an intact example of a 1920s neighborhood commercial structure [35-607(b)(18)]; and
- Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years:



# CITY OF SAN ANTONIO

Code Enforcement Services Department

## Officer's Report Form – Abatement of Dangerous Premises

Action No.: 21305174 Date of Inspection: 10/7/2010

Location: 2119 El Paso CCL District: 05

NCB: 2424 BLK: 4 LOT: 8C, & W 8.33 FT OF 8D

C.A.N. 02424-004-0260 Zoning: R4

Residential  Main  Accessory - Unit #

Commercial Building: of

Owner or Agent: Dora Morales

Mailing Address: 2119 El Paso SAT 78207

Mortgage Company: None

Other: None

|                                       |   |
|---------------------------------------|---|
| Foundation: Grade on Slab<br>Remarks: | <input type="checkbox"/> Sound condition <input type="checkbox"/> Listing <input type="checkbox"/> Deterioration of floor joist <input type="checkbox"/> Cracks<br><input checked="" type="checkbox"/> Needs leveling <input type="checkbox"/> Needs extensive repairs <input type="checkbox"/> Fire Damage |
|---------------------------------------|---|

|                                   |  |
|-----------------------------------|--|
| Exterior Walls: Brick<br>Remarks: | <input type="checkbox"/> Sound condition <input type="checkbox"/> Deteriorated wood members <input type="checkbox"/> In need of paint <input type="checkbox"/> Listing<br><input checked="" type="checkbox"/> Cracks <input type="checkbox"/> Loose members <input type="checkbox"/> Loose plaster <input checked="" type="checkbox"/> Holes in the walls<br><input type="checkbox"/> Fire damage: % |
|-----------------------------------|--|

|                            |  |
|----------------------------|--|
| Roof: Built up<br>Remarks: | <input type="checkbox"/> Sound condition <input type="checkbox"/> Collapsed <input type="checkbox"/> Deteriorated rafters <input type="checkbox"/> Deteriorated ceiling joist<br><input type="checkbox"/> Deteriorated overhang <input type="checkbox"/> Needs complete reconstruction <input type="checkbox"/> Holes in the roof<br><input type="checkbox"/> Sagging <input type="checkbox"/> Deteriorated roof covering <input type="checkbox"/> Fire Damage % |
|----------------------------|--|

|                                 |   |
|---------------------------------|---|
| Interior Walls: N/A<br>Remarks: | <input type="checkbox"/> Sound condition <input type="checkbox"/> Leaning studs <input type="checkbox"/> Deteriorated studs <input type="checkbox"/> Interior vandalized<br><input type="checkbox"/> Broken sheet rock <input type="checkbox"/> Water damage <input type="checkbox"/> Holes in the walls <input type="checkbox"/> Fire damage % <input checked="" type="checkbox"/><br><input type="checkbox"/> Structure is secure <input checked="" type="checkbox"/> Unable to enter |
|---------------------------------|---|

|                         |   |
|-------------------------|---|
| Floors: N/A<br>Remarks: | <input type="checkbox"/> Sound condition <input type="checkbox"/> Deteriorated wood members <input type="checkbox"/> Floor covering damage<br><input type="checkbox"/> Holes in the floor <input type="checkbox"/> Water damage <input type="checkbox"/> Vandalized <input type="checkbox"/> Fire damage %<br><input checked="" type="checkbox"/> Structure is secure <input checked="" type="checkbox"/> Unable to enter |
|-------------------------|---|

Fire Damage: 0 % of entire structure.

Remarks: This is a two story structure that is in need of leveling. Deterioration on the interior can be seen through the windows. There are large severe cracks on the exterior brick siding. The roof is built up.

Recommend demolition per Chapter 6-156, subsections: 7,8,9,11,12,15,& 17

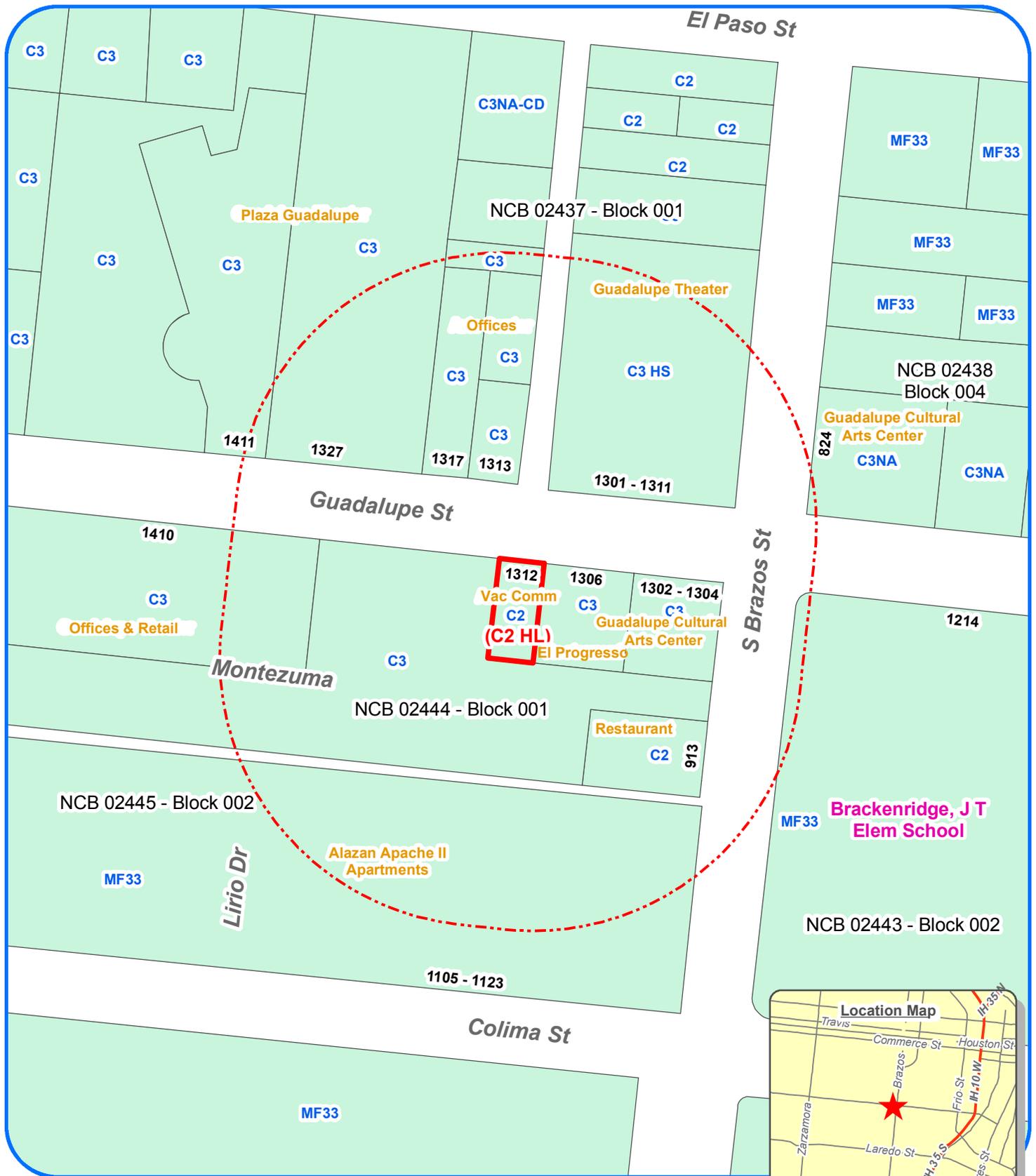
Gas Meter No: None Requested removal and kill at main  Y  N

Electric Meter No: None Requested removal and cut at pole  Y  N

Posted DP Sign: Photos taken: 10/7/2010 Video Taken:

CHAPTER 6 –157

Officer's Signature: \_\_\_\_\_



## Zoning Case Notification Plan

### Case Z2011138 HL

Council District 5

Scale: 1" approx. = 100 ft.

Subject Property Legal Description(s): NCB 02444 - Block 001 - Lot 16

#### Legend

- Subject Properties (0.058 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  
(05/12/2011 - E Hart)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011138 HL

Hearing Date: June 7, 2011

Property Owner: Avenida Guadalupe Association, Inc.

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 1312 Guadalupe Street

Legal Description: Lot 16, Block 1, NCB 2444

Total Acreage: 0.0575 of an acre

City Council District: 5

Case Manager: Micah Diaz, Planner

Case History: This is the first public hearing for this zoning case. The case has been expedited, and is scheduled to be considered by the City Council on June 16, 2011.

### Proposed Zoning Change

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

**Requested Zoning:** "HL C-2 AHOD" Historic Landmark 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 19, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 25, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 3, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 15

**Neighborhood Associations:** Avenida Guadalupe Association, Inc.

**Planning Team Members:** 22 - Guadalupe Westside Community Plan

**Applicable Agencies:** None

### Property Details

**Property History:** The subject property is located within the city limits as recognized in 1938. In a 1991 City-initiated case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. According to Bexar County Appraisal District records, the existing structure measures approximately 2,754 square feet in size, includes

both retail space and multi-family residential space, and was built in 1940. However, research provided by the City's Office of Historic Preservation indicates original construction occurred between 1919 and 1924.

**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, west, and east

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

**Current Land Uses:** Plaza Guadalupe, Guadalupe Cultural Arts Center, Guadalupe Theater, El Progreso Hall, and multi-tenant retail and office buildings

**Direction:** South

**Current Base Zoning:** "MF-33" Multi-Family District and "C-2"

**Current Land Uses:** Apartments, restaurant

**Direction:** East

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Brackenridge Elementary School

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

The Guadalupe Theater, north of the subject property, carries the "HS" Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure when improvements are proposed.

## **Transportation**

**Thoroughfare:** Guadalupe Street

**Existing Character:** Secondary Arterial Type B; one lane in each direction with bike lanes, designated on-street parking, and sidewalks

**Proposed Changes:** None known

**Thoroughfare:** South Brazos Street

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 66, 68, and 268 operate along Guadalupe Street and each stop within one block of the subject property.

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

**Parking Information:** Parking requirements are determined by the use proposed for a property. As the structure is currently vacant and the zoning request includes no specified use, parking requirements cannot be determined at this time.

**Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on March 16, 2011.**

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

**1. Consistency:**

The property is located within the Guadalupe Westside Community Plan, and is designated as “Low Density Mixed Use” in the Future Land Use component of the Community Plan.

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

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

This zoning case was initiated in response to a request for a demolition permit sought by the property owner. The proposed demolition is part of a planned redevelopment project which includes multiple properties in the area.

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

Approval of the historic landmark designation may impede or significantly alter the proposed redevelopment project. However, approval of the designation recognizes the cultural significance of the property as part of a historic commercial center as well as a gathering place for political organizing (as explained in the attached Certificate of Appropriateness).

**3. Suitability as Presently Zoned:**

There is no proposed change to the existing “C-2” base zoning district. This commercial district allows a wide range of office and retail uses. Approval of the “HL” designation will require an additional review process for future exterior rehabilitation, and will severely limit the prospect of demolition.

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

During staff’s site visit, the property appeared to be in a state of disrepair, with broken and boarded windows, roof and exterior siding damage visible from the surrounding properties. However, there have been no Code Enforcement citations or Dangerous Structure reports issued by the City for the subject property.

**5. Public Policy:**

In February 2011, the City’s Office of Historic Preservation began a public initiative, the Westside Cultural Resource Survey, aimed at identifying structures of architectural and/or cultural significance throughout the City’s westside neighborhoods. The Maldonado Building (also called “The Pink Building”) was identified as a culturally significant landmark through this initiative.

**6. Size of Tract:**

The subject property is very small and the existing structure occupies the entire lot, leaving no space for parking. However, the surrounding area includes parking lots as well as access to public transit. Lot size and lack of parking will be an issue regardless of the historic landmark status of the property.

**7. Other Factors:**

On March 16, 2011, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The eight criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The subject property owner is opposed to the proposed historic designation. Final approval by the City Council will require a super-majority vote.

Z2011138



# CITY OF SAN ANTONIO

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

March 16, 2011

**HDRC CASE NO:** 2011-051  
**ADDRESS:** 1312 Guadalupe  
**LEGAL DESCRIPTION:** NCB 2444 BLK 1 LOT 16  
**APPLICANT:** Westside Historic Preservation Group 816 S Colorado  
**OWNER:** Avenida Guadalupe Association Inc  
**TYPE OF WORK:** Finding of Historic Significance

### REQUEST:

The applicant is requesting a Finding of Historic Significance based on the following criteria for evaluation listed in Sec. 35-607 of the Unified Development Code:

Sec. 35-607 (b)1 Its value as a visible reminder of the cultural heritage of the community;  
Sec. 35-607 (b)2 Its location as a site of a significant local event;  
Sec. 35-607 (b)3 Its identification with a person or persons who significantly contributed to the development of the community;  
Sec. 35-607 (b)7 Its unique location or singular physical characteristics that make it an established or familiar visual feature;  
Sec. 35-607 (b)8 Its historical and cultural integrity of location, design, and materials;  
Sec. 35-607 (b)11 It is distinctive in character, interest and value and strongly exemplifies the cultural, economic, social, ethnic and historical heritage of San Antonio  
Sec. 35-607 (b)12 It is an important example of a particular architectural type; and  
Sec. 35-607 (b)13 It bears an important and significant relationship to other distinctive structures by contributing to the overall character of the area based on architectural, historic or cultural motif.

In addition, the Maldonado Building is included in four of the categories of "properties eligible for historic designation" defined in section 35-607(b): 1. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years; 3. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event; 6. Markets and commercial structures or blocks which are important to the cultural life of San Antonio and groups of buildings, structures and/or sites representative of, or associated with particular social, ethnic or economic groups during a particular period; and 8. Buildings that physically and spatially comprise a specific historical or architectural environment or clusters of historically, architecturally, or culturally related buildings that represent the standards and tastes of a specific segment of a community or neighborhood.

### Application of the Historic Designation Criteria.

#### (b)1 - The Maldonado Building's value as a visible reminder of the cultural heritage of the community.

The Maldonado Building is a visual reminder of the Westside of San Antonio. The simple, wood frame commercial structures built in the early 1920's once lined Guadalupe Street. The few two-story wood frame structures stood out as important landmarks and symbols of neighborhood's increasing vitality and maturity as a Mexican-American urban center. Spurred by a large influx of Mexican immigrants between 1910 and 1925, Guadalupe Street became the commercial center of the San Antonio's Mexican-American community. Wood-frame commercial structures served both the commercial and housing needs of their owners. The Maldonado Building is prototypical of this development pattern, having been used by the Maldonado family for residential and commercial purposes throughout the family's 87 year ownership. Today, 1312 Guadalupe St. is the only wood-frame structure remaining in the central area of Guadalupe and Brazos, and it is only one of two two-story wood-frame structures still standing on the whole length of Guadalupe Street, making the Maldonado Building a significant example of the community and commerce of an earlier era. Historic Record, A-6, A-7, A-9, A-13

**(b)2 - The Maldonado Building's location as a site of significant local events.**

The Maldonado building was a central location for community and political organizing in San Antonio's Mexican-American community during one of the most important periods in its history, the 1940s through the 1960s. Prior to the 1940s, Mexican-American citizens were effectively excluded from all elections for public office, both as voters and as candidates. The repeal of all-white primaries in 1946 presented the first opportunity, albeit meager, for twentieth-century Mexican-Americans to participate meaningfully in democratic governance. Historical Record B1-B2.

1312 Guadalupe served as a community gathering place during the late 1930s and early 1940s when Bill Maldonado used it as the home base for his work as a founder of the Spanish Baseball league in 1937, as manager of the winning Progreso Club team, and as a leader in the league's campaign for political and social justice. Historical Record, B-11, B-12, B-13.

In the decades of Mexican-American enfranchisement following repeal of the "all-white primaries," the Maldonado Building became the Westside Headquarters for an emerging group of Progressive Democrats. As Bill Sinkin described the situation: "We were all active people, a heavy group trying to organize a good liberal organization... I don't think that they, (Democrats) had organized a good liberal organization before then. But he, (William) started it in the Westside." Historical Record, B-16

Among the activities headquartered at the Maldonado Building during these years were: Bill Maldonado's 1948 campaign for county commissioner, in which he was one of the first Mexican-Americans to seek the Democratic Party nomination in the twentieth century; the Westside portion of Adlai Stevenson's 1952 Democratic Presidential Campaign (managed by Bill Maldonado, Pete Torres, Willie Macias, and Alex Ramirez); the 1954 campaign to recall the Mayor and other council members. Historical Record, B-7, B-12, B-18.

**(b)3 - The Maldonado Building's identification with a person or persons who significantly contributed to the development of the community.**

The Maldonado family owned the Building at 1312 Guadalupe Street from 1910 through 1997. Members of the Maldonado family lived in the building off and on during these years, the family used the building for commercial purposes, and, most notably, the family made the Maldonado Building available as a central location for community and political organizing that would transform the lives and aspirations of Mexican-Americans living in the Villa Guadalupe area, in South Texas, and eventually throughout the United States. Historic Record, A-3, B-8

The historical record first identifies Bill Maldonado in 1937, as one of the founders of the highly regarded and influential Spanish American Baseball League. Historical Record, B-3, B-4

Following repeal of the "all-white primary" system in 1946, Bill Maldonado developed into one of the most important leaders of the newly enfranchised Westside Mexican-American community. In 1948, Bill Maldonado became the only Mexican-American candidate for county commissioner in the Bexar County Democratic Party primary and one of only three Mexican-American (out of a total of 100 candidates) standing for election in Texas. From the late 1940s until 1959, Maldonado served as President of the Hod Carriers, Building and Common Laborers' Local No. 93 Union, and as head of the negotiating team, fought for fair pay and safe working conditions for more than 3000 union workers. Historical Record, B-7, B-8, B9, B-10

In 1952, Maldonado, together with Pete Torres, Willie Macias and Alex Ramirez, ran the Westside portion of Adlai Stevenson's Presidential Campaign, converting 1312 into a bustling political campaign headquarters. In May of that year, as a delegate to the State Democratic Party Convention, Maldonado joined Maury Maverick, Sinkin, Lifshutz, Voigt and 15 other liberal Democrats in a walkout to protest the regressive platform being promoted by Texas Democratic Party insiders. Historical Record, B-12, B-14

On June 28, 1952, William Maldonado was appointed to the board of commissioners of the San Antonio Housing Authority. By 1952, he was elected Vice Chair of the Board of Commissioners. Other members include Chairman Bill Sinkin and Henry Castillo. Historical Record, B-11

In 1954, Bill Maldonado and other progressive Democratic leaders lead a campaign to repeal the poll tax and the Maldonado Building served as the Westside Headquarters of the campaign. This campaign created a lasting network of progressive Mexican-American activists in the Westside and established a presence in the Democratic Party that would lead to a fundamental reorganization of the political party. Historical Record, B-18

Throughout these years, Bill Maldonado worked with numerous significant political leaders, including Maury Maverick, Bill Sinkin, Kathleen Voigt, G. J. Sutton, Alonso Perales, Albert Peña and Bernard Lifshutz. Historical Record, B-14, B-19

For the liberal Democrats like Bill Sinkin, the Westside was where the liberal votes were to be found and if they were going to win a citywide election, they had to reach out to the most liberal voters in the Westside. Historical Record, B-15

Although William Maldonado became a well-known leader in his own time, perhaps his most important lasting contribution to San Antonio was the provision of a physical site for progressive political work that enabled Mexican-Americans in San Antonio to forge an ethnic identity and a vision of democratic participation that has become a significant element in contemporary political life throughout the United States. Among Mexican-Americans, San Antonio has long been identified as the "capital" of Mexican America" because of the crucial role that the San Antonio's near Westside has played in the development of Mexican-American political life. Bill Maldonado played a very significant part in shaping the post-WWII Mexican American constituency, and the Maldonado Building played a critical role as a central base for community organizing, a gathering place for debate and strategic planning, and a safe location for a wide variety of political and community development work.

**(b)7 - The Maldonado Building's unique location or singular physical characteristics that make it an established or familiar visual feature**

For residents of the near Westside, the three block stretch on Guadalupe St. from Brazos to Trinity has been the center of commercial, political, and cultural activity for as far back as anyone can remember. The Maldonado Building is one of the most distinctive and familiar visual features of this important locus of community activity. Historic Record, A-5

**(b) 8 - The Maldonado Building's historical and cultural integrity of location, design, and materials.**

The building is close to 90 years in age. It is a vernacular building, with a simplicity that reflects the era of construction and the ethnic community it served. The fact that it has remained, with little alteration except for the front facade, is testimony to both the integrity of the original construction and the impoverishment of the surrounding area, which suffers from the persistent lack of resources for building maintenance and repair. The Maldonado Building maintains its architectural integrity on 3 facades. The stuccoed front facade while not original is a typical pattern of remodel for the neighborhood, but the integrity of the 80% of the building is still intact. Historic Record, A-9

**(b)11 - The Maldonado Building is distinctive in character, interest and value and strongly exemplifies the cultural, economic, social, ethnic and historical heritage of San Antonio.**

The Maldonado Building is located in a historically poor neighborhood of San Antonio, historically under-served in terms of historic landmark designations. There are very few, if any designated landmarks of this architectural type in the area. Nor are their designated landmarks of vernacular structures related to the Mexican revolution, the consequential immigration influx to the west side, and the impact of the influx on the commercial built environment. This building has distinctive value to the community as a whole because it typifies an under-served, under-designated cultural and ethnic heritage. Historic Record, A-3

**(b)12 - The Maldonado Building is an important example of a particular architectural type.**

The architectural type, and the flexibility of the construction and layout allowed for a series of varied uses over its 90-year history. This type of architecture is representative of commercial structures that once existed on the street. Because this modest wooden structure predates the more prominent and important buildings on the block, its significance becomes even more profound. It is the last remnant of an architectural type from an earlier time and place in history that is rapidly disappearing. Historic Record, A-6, A-7, A-13

**(b)13 - The Maldonado Building bears an important and significant relationship to other distinctive structures ... by contributing to the overall character of the area ... based on architectural, historic or cultural motif.**

The Maldonado house is next door to the Progreso Theater, the Progreso Drugstore and across the street from the Guadalupe Theater. For over 70 years, these four structures have stood side by side and defined a striking visual of the diverse architectural styles found within the Villa Guadalupe. The Maldonado house, which is a simple, two-story wood structure, built in the 1930s represents a working class family's residential/commercial structure, as does the simple two-story height Progreso Theater, which catered to the poor and working class Mexican and Mexican-American families of the 1930s and 40s. Finally, the corner buildings of the Progreso Drugstore and Guadalupe Theater, built in the 1940s, were built to showcase the cultural pride of the Mexican and Mexican-American community of San Antonio. These last two buildings used Mexican craftsmen and laborers to construct the building and Mexican tiles were used to emphasize the relationship to the roots this community has in Mexico. Historic Record, A-8, A-10, A-11, A-12

**RECOMMENDATION:**

In accordance with UDC Sec. 35-607, structures shall be evaluated for landmark designation using the criteria listed in subsection b and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three of the criteria listed by the UDC.

On February 11, 2011, the applicant met with staff and members of the Designation and Demolition Committee on site to assess the existing condition of the building. At that time, the Committee deferred discussion until materials submitted by the applicant could be reviewed. The Committee met again on February 18 and March 2, 2011, to discuss the applicant's request. The Committee found that the architectural integrity of the structure had been eroded by unsympathetic alterations and by the documented substandard condition of the building. Due to the loss of integrity, the Committee determined that the structure was not eligible for designation based on architectural significance. The erosion of the surrounding context and its impact on the significance of the structure was also discussed. Some committee members felt that the loss of context further eroded the significance of the building. Others felt that the loss of context enhanced the structure's significance as one of the few remaining historic resources along the 1300 block of Guadalupe Street. The Committee agreed that the building may be eligible for designation based on cultural significance, but determined that more historical information was needed to determine if the structure met the criteria for designation. If designation does not occur, the Committee recommended that the building be thoroughly documented (professional photo documentation, architectural measured drawings, documented historical narrative, and deed history) prior to demolition. The applicant submitted additional material regarding the historical and cultural significance of the building on March 8 and March 10, 2011.

Staff finds that the applicant has provided evidence that 1312 Guadalupe meets the following criteria for landmark designation:

- Sec. 35-607 (b)1 Its value as a visible reminder of the cultural heritage of the community;
- Sec. 35-607 (b)2 Its location as a site of a significant local event;
- Sec. 35-607 (b)3 Its identification with a person or persons who significantly contributed to the development of the community;
- Sec. 35-607 (b)7 Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- Sec. 35-607 (b)11 It is distinctive in character, interest and value and strongly exemplifies the cultural, economic, social, ethnic and historical heritage of San Antonio;
- Sec. 35-607 (b)13 It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.

According to staff research, the lot was purchased by Albino Maldonado in 1909 and subsequently transferred to Moses Maldonado in 1935. The building was constructed between approximately 1919 and 1924. The Maldonado family continued to reside in the building through at least 1953, based on newspaper and city directory research. In 1950, a permit was issued for the property for a Progresso Bar sign, and the building was referenced that same year as the Acme Meat Market. Most significantly, the 1312 Guadalupe building was utilized in 1952 as the Adlai Stevenson voting headquarters for the Westside of San Antonio.

Page 5  
2011-051  
3/16/11

Political activity continued at the building in 1954 when it was used as the Westside offices for signing of recall petitions for "San Antonio voters joining in the move to oust the Mayor (Boss) White faction from City Hall" (San Antonio Express, 8/26/1954, 3A). In the late 1960s through at least the early 1970s, the property was used as a Goodwill Store. Later, the building operated as Speedy's hamburger restaurant. No evidence was found that the building was the headquarters for the Poll Tax Recall Headquarters in 1954.

With the Guadalupe Theater, El Progreso, and the Guadalupe Cultural Arts Center (formerly the Progreso Drugstore), the building remains one of only a small number of historic age resources within this block of Guadalupe Street. Despite alteration of the original façade and lack of architectural significance, the building continues to reflect the typical type of early 20th century commercial/residential mixed-use development that once characterized the community through the scale, massing, location, and variety of commercial uses over its lifetime. Based on the building's association with political activity in the mid 20th century, and its lengthy association with William "Bill" Maldonado and his political and community efforts within the Westside of San Antonio through much of the 20<sup>th</sup> century, the building is identified with significant events and persons within the local Mexican American community. It remains a familiar visual feature within this block of Guadalupe Street, and along with the Guadalupe Theater, Guadalupe Cultural Arts Center, and El Progreso, it continues to convey the cultural and historical heritage of the City's Westside.

Given this information, staff finds that 1312 Guadalupe is eligible for designation as a Historic Landmark (HL) with the stipulation that the applicant provide staff with copies of the cited historical documents that demonstrate the property meets at least three of the sixteen criteria as required by the UDC.

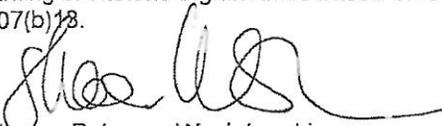
Staff concurs with the Committee's finding that 1312 Guadalupe Street is not eligible for designation based on architectural significance. The structure has been altered by the incorporation of a non-historic storefront façade, including the addition of stucco over original wood siding, alteration of the original entrances and front window openings, and removal of the sidewalk awning. Due to the complete alteration of the original commercial façade (the primary elevation that composes the streetscape), the structure's architectural and contextual integrity has been compromised to a degree that it is no longer eligible for designation based on its historical integrity of location, design and materials (criteria 8) or as an important example of a particular architectural type (criteria 12).

Due to the loss of architectural significance and historic integrity, it may be determined that designation is infeasible. If the HDRC does not recommend a finding of historic significance for the property at 1312 Guadalupe Street due to the loss of historic integrity or the structure is not ultimately designated as a Historic Landmark by City Council, OHP staff recommends that documentation of the structure is required prior to demolition (professional photo documentation and architectural measured drawings) and that this information be filed with the Office of Historic Preservation, the San Antonio Conservation Society, and other interested parties for posterity. Given the documented cultural significance to the community, OHP staff also recommends that the structure and its history should be interpreted for the public onsite using photographs and historic documentation.

This recommendation is consistent with UDC Sec. 35-607.

**COMMISSION ACTION:**

Finfing of Historic Significance based on staff recommendations and UDC Sec. 35-607(b)1, 35-607(b)11 and 35-607(b)13.



Sharon Peterson Wasielewski  
Historic Preservation Officer