CITY OF SAN ANTONIO
Zoning Commission Agenda

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

Tuesday, March 5, 2013
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM -** Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for March 5, 2013.

2. **1:00 P.M.** Board Room– Call to Order.

3. Roll Call.

4. Pledge of Allegiance.

5. Approval of the February 19, 2013 Zoning Commission Minutes.

6. **ZONING CASE NUMBER Z2012175 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 12.25 acres out of Parcel 104, NCB 10934 on a portion of 6402 South New Braunfels Avenue.

7. **ZONING CASE NUMBER Z2013053 (Council District 4):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 15A, Block 88, NCB 11063, 803 Rockwell.

8. **ZONING CASE NUMBER Z2013064 (Council District 5):** A request for a change in zoning from "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 24, Block 1, NCB 7944, 418 Somerset Road.

9. **ZONING CASE NUMBER Z2013030 (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential uses at a density not to exceed 65 units per acre on Lots 3, 4, 5, 6 and 14, Block 3, NCB 1726, 211, 215, 219 East Courtland Place, 2003 and 2011 McCullough Avenue.

10. **ZONING CASE NUMBER Z2013045 HL (Council District 1):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "HL C-3 AHOD" Historic Landmark General Commercial Airport Hazard Overlay District on 0.3485 of an acre out of Lots 68, 69, & 70, Block 2, NCB 3099, 2801, 2803, 2805, 2809, and 2811 North St. Mary's Street.

11. **ZONING CASE NUMBER Z2013066 S (Council District 10):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Gymnasium-Commercial on Parcel 60, NCB 17726, 16080 O'Connor Road.

12 **ZONING CASE NUMBER Z2013072 HL (Council District 5 and 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Facility/Reception Hall, "C-2P IDZ AHOD" Commercial Pedestrian Infill Development Zone Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint & Body Shop, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to add the "HL" Historic Landmark designation to the existing zoning districts, all other base, special, and overlay districts remain unchanged on NCB 1013, Block 3, Lot 25; NCB 1041, Block 4, Lot 20, the northeast triangular 21 feet of Lot 18, & the east irregular 20.47 feet of Lot 19; NCB 2072, Block 4, Lots 1, 2, & 3; NCB 2158, Block 3, the south 79.87 feet of Lot 24; NCB 2287, Block 2, Lots 18, 19, 20, 21 & 22; NCB 2302, Block 4, the east irregular 42 feet of Lot 5 & the northeast triangular 26 feet of Lot 6; NCB 2316, Block 11, Lots 1 thru 12; NCB 2322, Block 1, Lots 7, 8 & 9; NCB 2324, Block 3, the south 60 feet of Lots 1 & 2; NCB 2332, Block 18, Lot 6 & the west 30 feet of Lot 5; NCB 2342, Block 7, Lot 1; NCB 2349, Block 4, Lots 23 & 24; NCB 2436, Block B, Lot 28B; NCB 2437, Block D, Lots 49, 50, the west 43 feet of Lot 1, the west 43 feet of the north 22.9 feet of Lot 2; NCB 2439, Block 3, Lot 7; NCB 2440, Block 2, Lot 19; NCB 2444, Block 1, Lots 19, 20, the south 37.75 feet of Lots 39 & 40 & the irregular southeast 0.06 acres of Lot 42; NCB 3681, Block 89, Lot 13; NCB 8177, Parcel 102; NCB 8177, Block 113, Lots 16, 17, 18, 20, 21, Parcel 105 and the east 10 feet of Lot 19; and NCB 11250, Block, Lot 5; 1001 North San Marcos (AKA 401 Arbor Place); 1619, 1623 & 1625 North San Marcos; 1619 West Poplar Street; 1107 Culebra Road; 1617, 2300, 3103, 3115 & 3526 West Commerce Street; 115 South Zarzamora; 107 South Elmendorf; 1202, 2322 Buena Vista Street; 215 & 913 South Brazos Street; 1403 Saunders; 1105, 1107 1300, 1302, 1304 & 1601 Guadalupe Street; 816 & 827 South Colorado Street; 1408, 1412 & 1426 El Paso Street; 429, 433 & 445 Castroville Road; and 911 (AKA 915) Castroville Road.

13. **ZONING CASE NUMBER Z2013073 (Council District 1):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.3172 of an acre out of Lots 13, 14, 15 & 16, NCB 2829 and Parcel 100, Block 3, NCB 2572; and "R-6 IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District on 0.1943 of an acre out of Lot 4, Block 3, NCB 2572 and Lot 3, Block 3, NCB 2572 save and except that portion conveyed to the City of San Antonio (Volume 4146, Page 949-951 of the Deed Records of Bexar County) on 0.3172 of an acre out of Lots 13, 14, 15 & 16, NCB 2829; Parcel 100, Block 3, NCB 2572; 0.1943 of an acre out of Lot 4, Block 3, NCB 2572; and Lot 3, Block 3, NCB 2572 save and except that portion conveyed to the City of San Antonio (Volume 4146, Page 949-951 of the Deed Records of Bexar County), 213 and 217 Stark, a

portion of the 200 Block of West LaChappelle, and a portion of the 400 Block of West Cevallos Street.

14. **ZONING CASE NUMBER Z2013075 S (Council District 4):** A request of Bret Walker, Applicant, for Bret Walker, Owner(s), for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance on Parcel 13B, NCB 14567, 9700 South Interstate Highway 35.

15. **ZONING CASE NUMBER Z2013077 S (Council District 3):** A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Electronic Component Manufacturing on 14.767 acres out of NCB 10879. Located at the southern corner of South New Braunfels Avenue and Research Plaza.

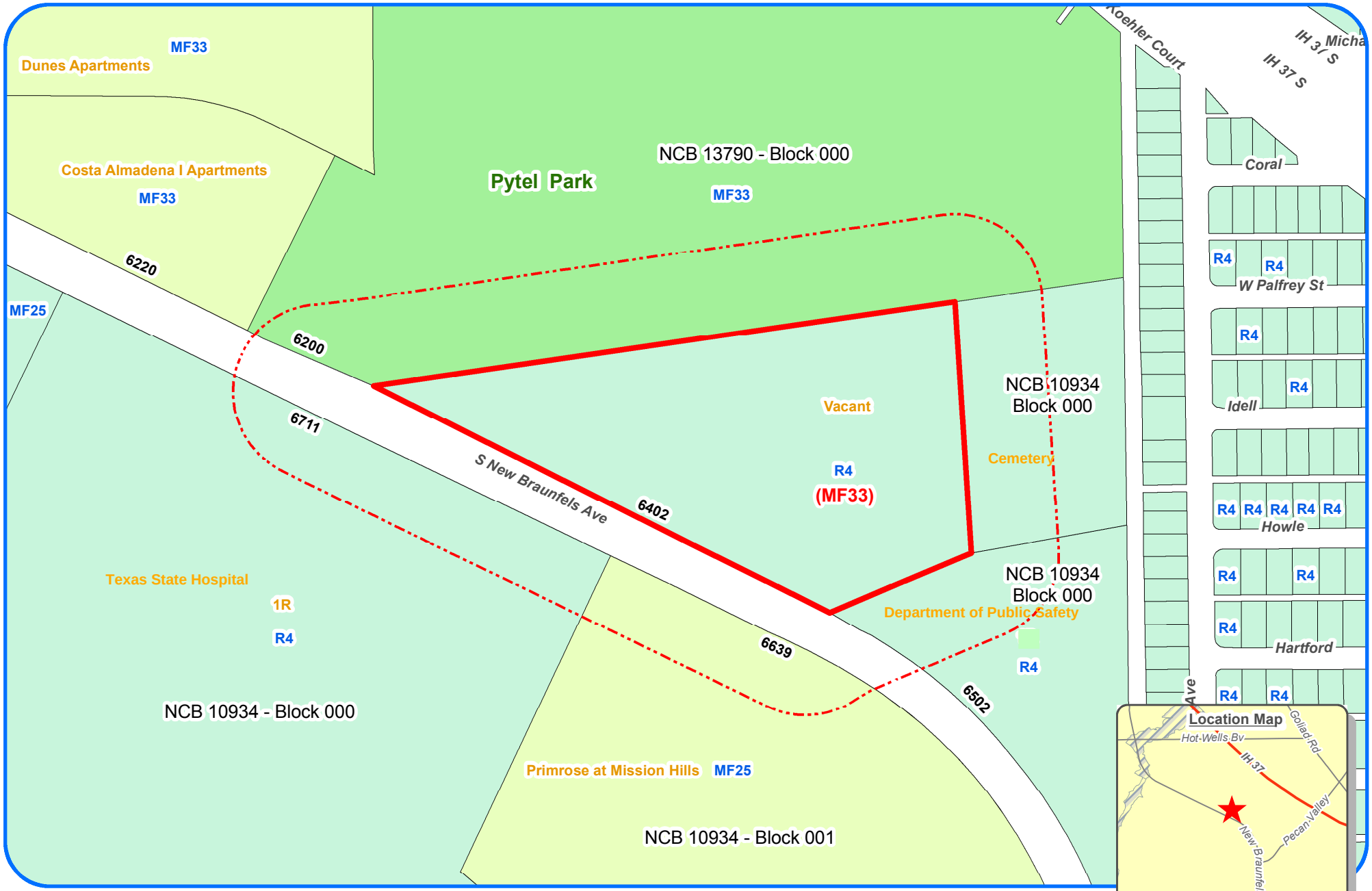
16. **ZONING CASE NUMBER Z2013078 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "O-2" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 16 & 17, Block 1, NCB 15586, 2303 & 2307 Westward Drive.

17. **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.

18. **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-2012-175

Scale: 1" approx. = 300 Feet
Council District 3
Subject Property Legal Description(s): NCB 10934 BLK LOT P-104A

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

Legend

Subject Properties	(12.250 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
(07/20/2012 - R Martinez)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2012175
Hearing Date:	March 5, 2013
Property Owner:	David Shulder and Samuel Panchevre
Applicant:	David Shulder and Samuel Panchevre
Representative:	P.W. Christensen, P.C. (Patrick Christensen)
Location:	A portion of 6402 South New Braunfels Avenue
Legal Description:	Being 12.250 acres out of Parcel 104, NCB 10934
Total Acreage:	12.250
City Council District:	3
Case Manager:	Pedro Vega, Planner
Case History:	This is the fifth public hearing for this zoning request. The case was continued from the September 4, 2012 and September 18, 2012 Zoning Commission public hearing. Subsequently, the applicant postponed the case. On February 5, 2013 the Zoning Commission held a public hearing and were unable to reach a majority vote. This necessitated an automatic continuance. The case was subsequently continued from the February 19, 2013 public hearing at the applicant's request.

Proposed Zoning Change

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

Requested Zoning: "MF-33 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). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 17, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: Highland Hills Neighborhood Association; the Hot Wells Neighborhood Association is located within 200 feet of the subject property.

Planning Team Members: 33 (Highlands Community Plan)

Applicable Agencies: None

Property Details

Property History: The subject site is currently undeveloped. The subject property was annexed in 1952 and was originally zoned "B" Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

Topography: The property is relatively flat and has a descending slope running east to west. The property does not include inclusion in a flood plain, and has no physical characteristics that are likely to affect the use or development.

Adjacent Zoning and Land Uses

Direction: East
Current Base Zoning: "R-4" Residential Single-Family District
Current Land Uses: Cemetery

Direction: Southeast
Current Base Zoning: "R-4" Residential Single-Family District
Current Land Uses: Texas Department of Public Safety

Direction: North
Current Base Zoning: "MF-33" Multi-Family District
Current Land Uses: Pytel Park and Apartments

Direction: Southwest across South New Braunfels Avenue
Current Base Zoning: "R-4" Residential Single-Family District and "MF-33" Multi-Family District
Current Land Uses: Apartments and Texas State Hospital

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

Transportation

Thoroughfare: South New Braunfels Avenue
Existing Character: Primary Arterial Type B; one lane in each direction
Proposed Changes: None known.

Public Transit: VIA bus lines 20 and 36 operate along South New Braunfels Avenue with a bus stop immediately south of the subject property.

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

Parking Information: Multi-Family Dwellings (33 units maximum) - Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

<u>Staff Analysis and Recommendation:</u> Approval. Pending Master 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 Highlands Community Plan and is currently designated as "Medium Density Residential" in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to "High Density Residential". Staff and Planning Commission recommend approval of the plan amendment request.

According to the Highlands Community Plan, the high density residential land use classification should be located along or near major arterials or collectors. This land use classification may be used as a transitional buffer between lower density residential uses and nonresidential uses.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The 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 existing zoning is appropriate for the subject property's location along and between major thoroughfares. Both the current and requested zoning districts will allow development that is consistent with the existing pattern of development in the area.

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:

Goal 4 of the Highlands Community Plan calls for an increase in the variety of new housing choices while preserving the character of the existing neighborhoods. The proposed "MF-33" Multi-Family District would increase the diversity of the housing stock in the area by providing additional housing options for residents within the planning area.

6. Size of Tract:

The property is 12.250 acres, which should be able to accommodate proposed multi-family residential development with adequate parking.

7. Other Factors:

The subject property is located within the South New Braunfels Avenue Corridor portion of the State Hospital Master Plan. The South New Braunfels Avenue Corridor is primarily focused on commercial development, however, it acknowledges that all residential densities, including high density residential uses, are appropriate for the corridor.

Zoning Case Notification Plan

Case Z-2013-053

Council District: 4

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11063 - BLK 088 - LOT 15A

Legend

Subject Properties	(.2539 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(01/03/2013 - R Martinez)

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013053
Hearing Date:	March 5, 2013
Property Owner:	David Q. Loredo
Applicant:	David Q. Loredo
Representative:	David Q. Loredo
Location:	803 Rockwell
Legal Description:	Lot 15A, Block 88, NCB 11063
Total Acreage:	0.2539
City Council District:	4
Case Manager:	Osniel Leon, Planner
Case History:	This is the second public hearing for this zoning case. The case was continued from the February 5th meeting.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Gillette Area Neighborhood Association

Planning Team Members: 35 (West/Southwest Sector Plan)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115), and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is currently developed as a single-family residence, measuring approximately 440 square feet, that was constructed in 1958. The property is not platted.

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

Adjacent Zoning and Land Uses

Direction: North, East
Current Base Zoning: "C-2", "R-4"
Current Land Uses: Single-family residences, vacant residential, undeveloped land

Direction: South, West
Current Base Zoning: "R-4"
Current Land Uses: Single-family residences

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

Transportation

Thoroughfare: Gillette Boulevard
Existing Character: Secondary Arterial Type A: 1 lane in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: Rockwell Boulevard
Existing Character: Local Street; 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 520, which operates along Zarzamora Street west 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: Dwelling, 4 Family – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

<u>Staff Analysis and Recommendation:</u> 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 in the West/Southwest Sector Plan, and is designated General Urban Tier in the future land use component of the plan. The requested zoning is consistent with the adopted land use designation.

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

   The subject property is located in an area primarily composed of single-family residential development. The residential mixed districts are typically intended for areas with a mixture of single-family, two-family, and multi-family development patterns. The requested zoning would allow an increase in density that is not typical with the surrounding neighborhood.

3. **Suitability as Presently Zoned:**

   Both the existing and requested zoning districts are appropriate for the subject property and are consistent with the adopted land use designation. Although many of the surrounding properties are zoned and used for single-family residences, the majority of properties located at the intersection of Gillette and Rockwell are zoned for commercial uses. The surrounding zoning pattern and location at the intersection of an arterial and local street makes the property suitable for an increase in density.

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

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

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.2539 of an acre in size, which is sufficient to accommodate the uses permitted in the "RM-4" district.

7. **Other Factors:**

   None.

Zoning Case Notification Plan

Case Z-2013-064

Council District: 5

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.363 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
(01/25/2013 - R Martinez)

Subject Property Legal Description(s): NCB 07944 - BLK 001 - LOT 024

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013064
Hearing Date:	March 5, 2013
Property Owner:	Edgardo C. Franco
Applicant:	Edgardo C. Franco
Representative:	Francisco Franco
Location:	418 Somerset Road
Legal Description:	Lot 24, Block 1, NCB 7944
Total Acreage:	0.363
City Council District:	5
Case Manager:	Osniel Leon, Planner
Case History:	This is the second public hearing for this zoning case. The case was continued from the February 19, 2013 Zoning Commission public hearing.

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" 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 February 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 7, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Neighborhood Associations: Quintana Community Neighborhood Association

Planning Team Members: 33 – Kelly/South San Pueblo Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The property was annexed in 1944 and was originally zoned under the 1938 zoning code. In a 1997 City-initiated large-area case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3" General Commercial District. In a 2009 City-initiated large-area case, the property was rezoned to the current "C-2P" Commercial Pedestrian District.

The subject site was platted into its current configuration in 2012 (volume 9636; page 111 Deed Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: North and West
Current Base Zoning: "C-2P", "L"
Current Land Uses: Undeveloped properties

Direction: South and East
Current Base Zoning: "C-2P", "R-6"
Current Land Uses: Undeveloped properties, single-family residences, restaurant, auto parts retail

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: Somerset Road
Existing Character: Secondary Arterial Type A; 2 lanes in each direction with sidewalks.
Proposed Changes: None known

Thoroughfare: Fitch Street
Existing Character: Local Street; 1 lane in each direction with no sidewalks.
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 51, which operates along Somerset Road with a stop north of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Rezoning requests for the "IDZ" district are exempt from TIA requirements.

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

Parking requirements for Auto Tire Repair (auto and small truck sale and installation only, no mechanical service permitted) are determined by the size of the structures, including service bays, wash tunnels and retail areas.

Minimum Parking Requirement: 1 vehicle space per 500 square feet of Gross Floor Area

Maximum Parking Requirement: 1 vehicle space per 375 square feet of Gross Floor Area

Staff Analysis and Recommendation: Denial

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

1. **Consistency:**

   The subject property is located within the Kelly/South San Pueblo Community Plan, and is identified as Mixed Use in the Future Land Use component of the Plan. The "IDZ" base zoning district is consistent with the adopted land use designation.

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

   Granting of the "IDZ" base zoning district could have an adverse impact on the neighborhood. The subject site abuts directly to single-family residential zoned properties and removing the development guidelines of the "C-2P" could potentially provide negative impacts to the neighborhood.

3. **Suitability as Presently Zoned:**

   Both the existing "C-2P" district and the requested "IDZ" district are consistent with the adopted land use plan. Mix Use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

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

   The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements. However, the "IDZ" district is not meant to relax development standards to the detriment of surrounding residences.

5. **Public Policy:**

   The applicant intends to develop a tire shop on the subject property. The Kelly South San Pueblo Community Plan Action Step 3.2.1 discourages an overabundance of auto-related business in the area; however, the existing "C-2P" zoning district will allow the proposed use while also imposing development standards such as building setbacks, landscape buffers, and location requirements for parking that are intended to create pedestrian-oriented development and protect surrounding residential uses.

6. **Size of Tract:**

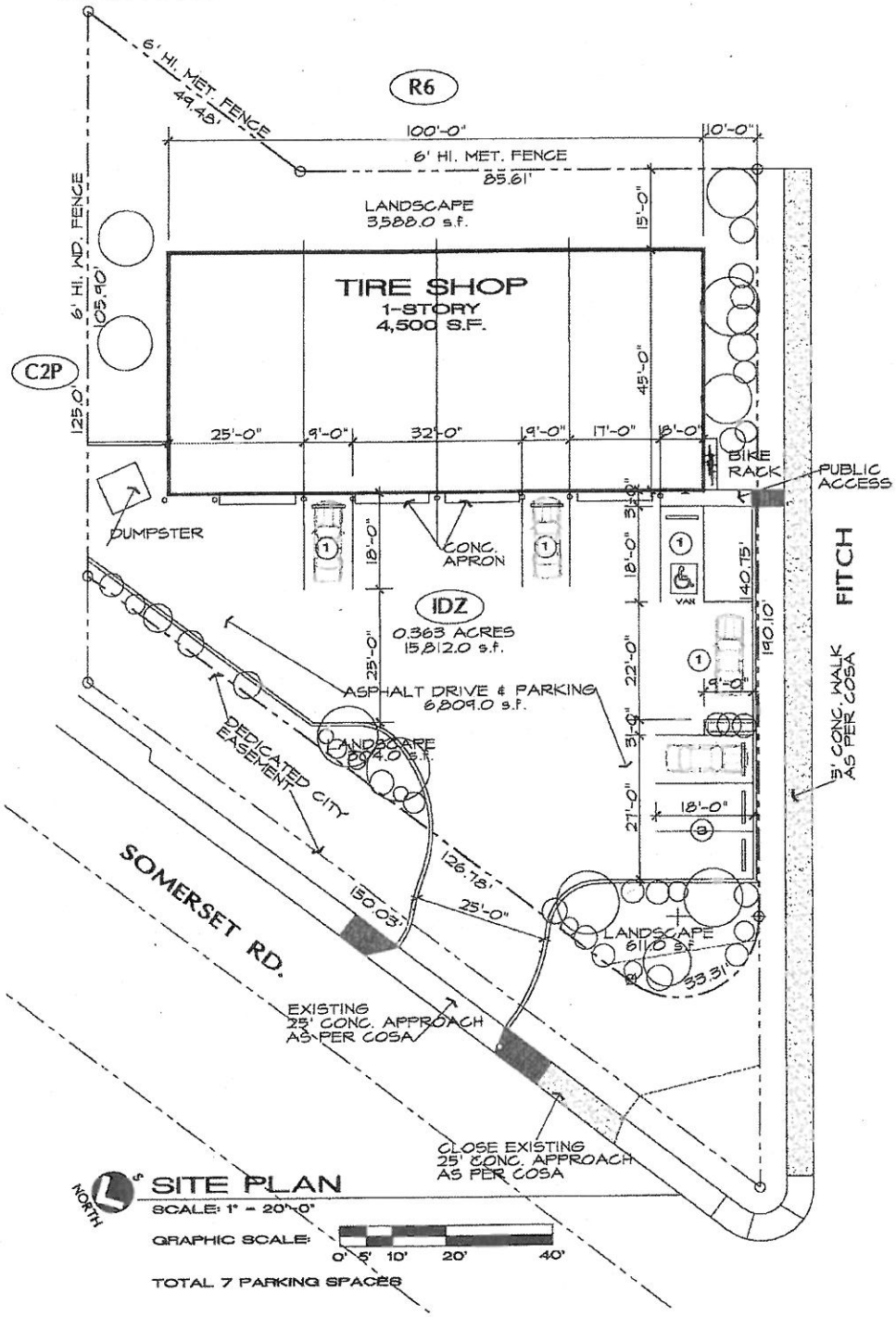
   The subject property measures 0.363 of an acre and would appear to be of sufficient size to accommodate the proposed use with the flexibility offered by the "IDZ" district.

7. **Other Factors:**

   None.

Z2013064

THE FOLLOWING STATEMENT: " I Edgardo Franco, 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 DEVELOPEMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE 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 PERMIT.



Zoning Case Notification Plan

Case Z-2013-030

Council District: 1

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(.7995 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(11/28/2012 - R Martinez)

Subject Property Legal Description(s): NCB 01726 - BLK 003 - LOTS 3, 4, 5, 6 and 14

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013030
Hearing Date:	March 5, 2013
Property Owner:	John Steinke (by Paul Steinke, Attorney-In-Fact)
Applicant:	Carlos Lomelin
Representative:	Hector Islas, GKW Inc.
Location:	211, 215, 219 East Courtland Place, 2003 and 2011 McCullough Avenue
Legal Description:	Lots 3, 4, 5, 6 and 14, Block 3, NCB 1726
Total Acreage:	0.7995
City Council District:	1
Case Manager:	Brenda V. Martinez, Planner
Case History:	This is the second public hearing for this zoning request. The case was continued from the January 15th meeting. Subsequently, the applicant postponed the case and amended the rezoning request.

Proposed Zoning Change

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family Residential uses at a density not to exceed 65 units per acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 42

Neighborhood Associations: Tobin Hill Community Association; The Monte Vista Historical Association is located within 200 feet of the subject property.

Planning Team Members: 13 (Tobin Hill Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "D" Apartment District and "F" Local Retail District. In a 1995 City-initiated case, the property was rezoned to "R-3" Multiple-Family Residence District and "B-3" Business District (Ordinance 83331). Following the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MF-33" Multi-Family District and "C-3" General Commercial District, respectively. The subject property includes two single-family residential structures, both of which were constructed in 1929 and are approximately 2,000 square feet in size. The remainder of the subject property is undeveloped. The properties are platted, although not in their current configuration (volume 368, page 38 of the Bexar County Deed and Plat Records).

Topography: The property is relatively flat and 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: "MF-33", "O-1", "C-3"
Current Land Uses: Retail store, gas station, office, duplexes

Direction: South, West
Current Base Zoning: "MF-33", "C-2", "C-3NA"
Current Land Uses: Tire shop, duplexes, apartments, vacant land

Direction: East
Current Base Zoning: "C-3", "C-3NA"
Current Land Uses: Car wash, bar, 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: McCullough Avenue
Existing Character: Secondary Arterial Type B; 2 lanes in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: East Courtland Place, Ogden Street
Existing Character: Local Street; 1 lane in each direction with sidewalks
Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 5, which operates along McCullough Avenue.

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. Although "IDZ" waives minimum parking requirements, the requested multi-family use would normally be required to meet the following parking standards:

Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Allowance: 2 spaces per unit.

<u>Staff Analysis and Recommendation:</u> 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, and is currently designated as Low Density Mixed Use in the future land use section of the plan. The zoning request is not consistent with the future land use designation. A plan amendment has been submitted, requesting to change the future land use designation to High Density Mixed Use. Planning Staff and Planning Commission recommend approval of the plan amendment request.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located on an arterial thoroughfare, near established commercial nodes, in an area that includes a wide range of residential densities. Furthermore, the subject property is in close proximity to both San Antonio College and the Metropolitan Methodist Hospital and Cancer Center.

3. **Suitability as Presently Zoned:**

   The existing "MF-33" and "C-3" zoning districts are not consistent with the adopted future land use designation; although the surrounding commercial and multi-family land uses and zoning districts are consistent with the subject property's current zoning.

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

   Staff has found no indication of likely adverse effects on the public health, safety or welfare. Although "IDZ" waives off-street parking requirements, preliminary designs offered by the applicant do include significant parking on the ground floor of the development. In addition to the proposed parking, the subject property is located in an area with ample access to public transit, and within walking distance of local institutional and commercial nodes.

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:**

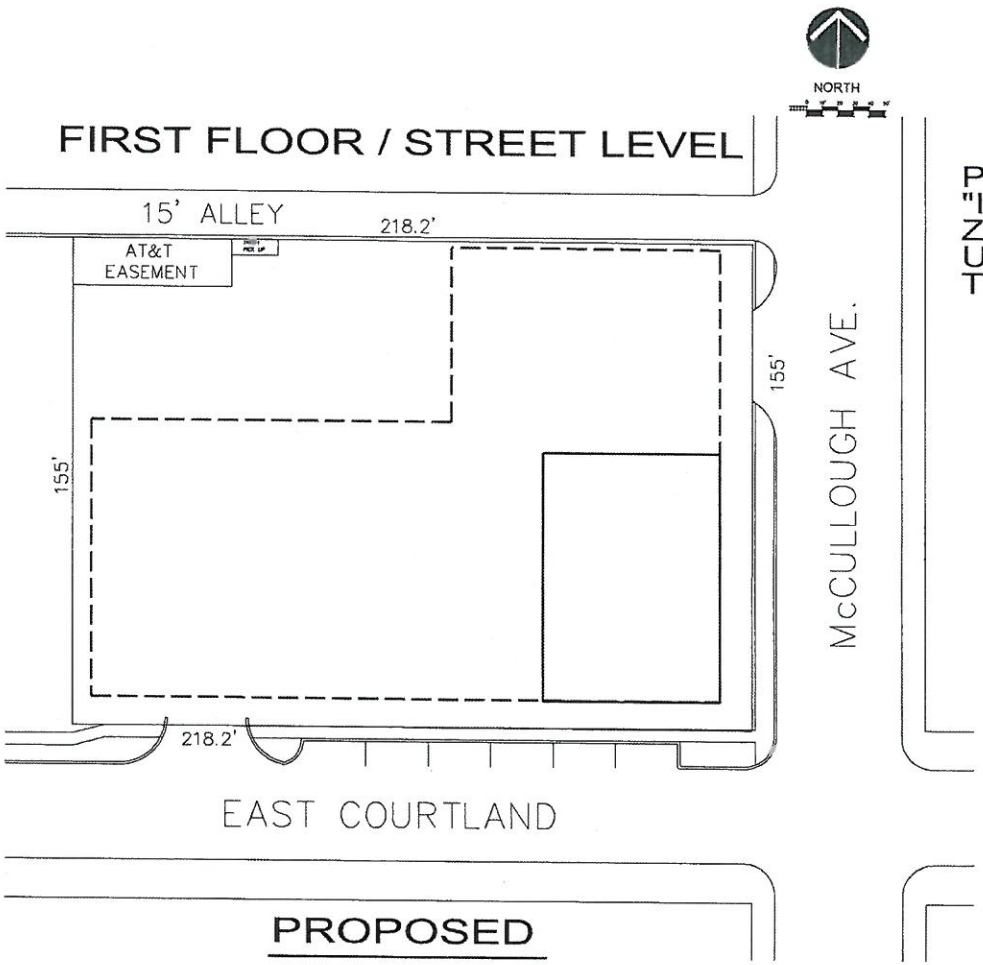
   The subject property is approximately 0.7995 acres in size which should be able to accommodate the proposed multi-family use with the flexibility offered by the "IDZ" district. Should the requested zoning be approved, the lot size will accommodate a maximum of 51 dwelling units.

7. **Other Factors:**

   The "IDZ" Infill Development Zone is meant to provide flexible standards for the development and reuse of underutilized parcels. Any new buildings within the "IDZ" district must be compatible in massing to buildings on abutting lots and abutting block faces. At the time of applying for building permits, the applicant will be required to meet design criteria specified in Section 35-343 of the UDC.

Z2013030

LOT 3, 4, 5, 6, AND 14
BLOCK 3
NCB 1726



PROPOSED ZONING:
"IDZ" INFILL DEVELOPMENT ZONE WITH MULTI-FAMILY USES AT A DENSITY NOT TO EXCEED 65 UNITS/ACRE

TOTAL
50 UNITS
62 Parking Spaces
6 Guest Park Spaces

I, JOHN STEINKE, 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.

REV NO	DATE	DESCRIPTION	BY

GKW ENGINEERING
GONZALEZ, KYPUROS AND WHITE
3463 MAGIC DR., SUITE 350
SAN ANTONIO, TEXAS 78229
210-582-8870 FAX 210-582-5872
WWW.GKW-INC.COM FIRM No. TX - 4532

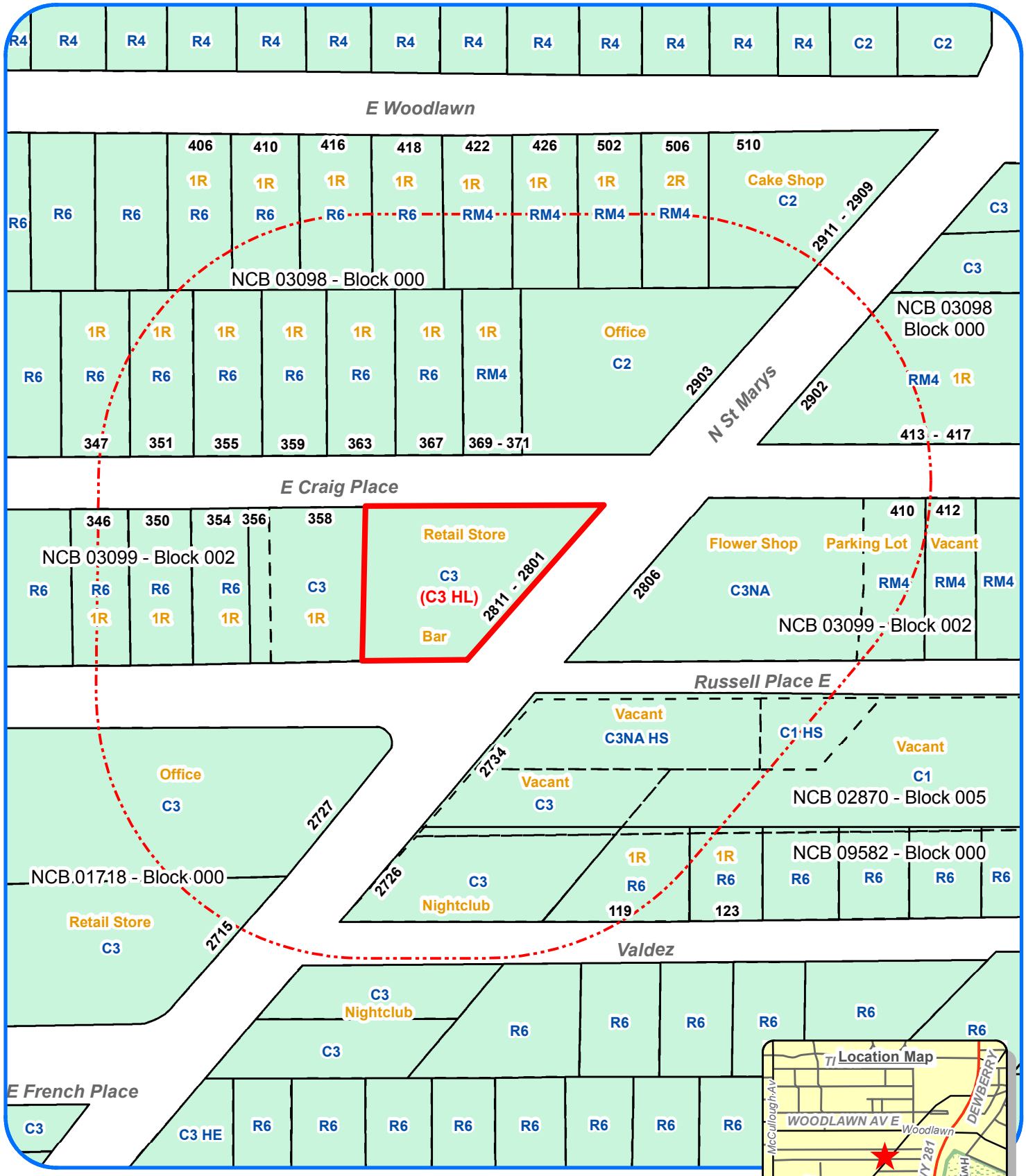
CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

McCULLOUGH APARTMENTS
McCULLOUGH/EAST COURTLAND
SITE PLAN

SHEET NO. 1 OF

DRWN. BY: JSS	PROJECT NO.: 40-00059	DATE:
	DSGN. BY: / CKKD. BY:	SHEET:

SITE PLAN 2.dgn



Zoning Case Notification Plan

Case Z-2013-045

Council District: 1

Scale: 1" approx. = 100 Feet

Legend

Subject Properties	(0.348 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

Development Services Dept
City of San Antonio
(12/19/2012 - R Martinez)

Subject Property Legal Description(s): NCB 03099 - BLK 002 - LOT E IRR 178 OF 68,E IRR 140 OF 69 & E IRR 90 FT OF 70

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013045 HL
Hearing Date:	March 5, 2013
Property Owner:	Santos Holdings, Inc. (Casey Lange, President)
Applicant:	City of San Antonio Office of Historic Preservation
Representative:	City of San Antonio Office of Historic Preservation
Location:	2801, 2803, 2805, 2809, and 2811 North St. Mary's
Legal Description:	0.3485 of an acre out of Lots 68, 69, and 70, Block 2 NCB 3099
Total Acreage:	0.3485
City Council District:	1
Case Manager:	Ian Benavidez, Planning Technician
Case History:	This is the first public hearing for this zoning request.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 20, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: The Tobin Hill Community Association

Planning Team Members: Tobin Hill Planning Team (13)

Applicable Agencies: San Antonio Office of Historic Preservation and City of San Antonio Aviation Department

Property Details

Property History: The subject property is located within the city limits as recognized in 1938. The property was originally zoned “F” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. According to the Office of Historic Preservation the existing structure appears to have been constructed between 1920 and 1940 and serves a role in the city’s cultural heritage.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "C-2", “R-6”, “RM-4”
Current Land Uses: Office, single- and multi-family residences

Direction: East
Current Base Zoning: "C-3NA", “RM-4”
Current Land Uses: Vacant commercial structure, multi-family residences

Direction: South
Current Base Zoning: "C-3", "C-3NA"
Current Land Uses: Office, retail store, nightclub

Direction: West
Current Base Zoning: "C-3", “R-6”
Current Land Uses: Office, 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 St. Mary’s Street, East Craig Place, East Russell Place
Existing Character: Local Streets with one lane in each direction with sidewalks.
Proposed Changes: None known.

Public Transit: The VIA number 8 bus line operates along North St. Mary’s Street, with multiple stops near the subject property.

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

Parking Information: The zoning change request will not affect the range of allowable uses and there is no proposed change in use; therefore there is no change in the parking requirement.

<u>Staff Analysis and Recommendation:</u> Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on November 21, 2012.

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by the 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.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The size of the subject property is 0.3485 of an acre in size; however, property size is not a contributing factor for Historic Landmark designation.

7. Other Factors:

On November 21, 2012, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness.

The property owner supports Historic Landmark designation.

Z2013045

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS
November 21, 2012

HDRC CASE NO:	**2012-308**
ADDRESS:	2801 N. St. Mary's St.
LEGAL DESCRIPTION:	NCB 3099 BLK 2 LOT E 178 OF 68,E IRR 140 OF 69 & E IRR 90 FT OF 70
APPLICANT:	Sarah Z. Gould 502 Furr Dr. #3
TYPE OF WORK:	Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the Saluté International Bar at 2801 N. St. Mary's St. This establishment is part of a commercial block addressed from 2801 to 2811 N. St. Mary's St. The building was constructed between 1920 and 1940 and represents a typical San Antonio commercial strip of this time. The structure has a unique and prominent front entrance due the triangular form of the block. Saluté International Bar, which occupied part of this building from 1987 to 2012 was a venue for musical performance, visual art, and important community events, hosting many well known artists, particularly Latino artists, and being featured on MTV and National Public Radio.

RECOMMENDATION:

FINDINGS:

The Designation and Demolition Committee performed a site visit to this property on November 14, 2012, at which time the committee found that the existing building is in good shape physically and serves an important role in the city's cultural heritage.

Staff finds that the Saluté International Bar meets four of the UDC's specified criteria for a finding of historic significance in the process of seeking designation as a local historic landmark as referenced above. In order to be eligible for landmark designation, a property must meet at least three of the criteria. Staff also finds that there has been considerable support, including support from the building's owner, for landmark designation of this property.

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

Approved as submitted.

Anna Hudson

for Shanon Shea Miller
Historic Preservation Officer

Statement of Significance for 2801-2811 N. St. Mary's
San Antonio, Texas

The commercial block consisting of 2801, 2803, 2805, 2809, and 2811 was constructed between 1920 and 1940 and represents a typical commercial strip of San Antonio during this era. The structure, which takes up the entire block, has a unique prominent front entrance due to the triangular configuration of the block and the building's orientation.

The structure was designed in a subtle Spanish Eclectic/ Mission/ Spanish Colonial Revival design, with Baroque detailing over the main entrance, parapet walls, and tile detailing on the ridgeline.

The front portion of the structure containing the building's "main entrance" was once the location of the Salute International Bar from 1987 to 2012. Salute was one of San Antonio's most important Latino cultural institutions and was a venue for musical performance, visual art, and important community events. Salute fostered the growth of artists and offered a space for their expression. Performers at Salute have included musicians, writers, and visual artists like Flaco Jiminez, Jesse Trevino, and many other well known Latino artists. Salute also took its place in the larger picture of Latino pop culture and was featured on MTV and National Public Radio.

In the largely male dominated music industry, Salute was operated by a woman, Azaneth Dominguez. Through her vision, Salute fostered young talent in the Latino arts community in San Antonio.

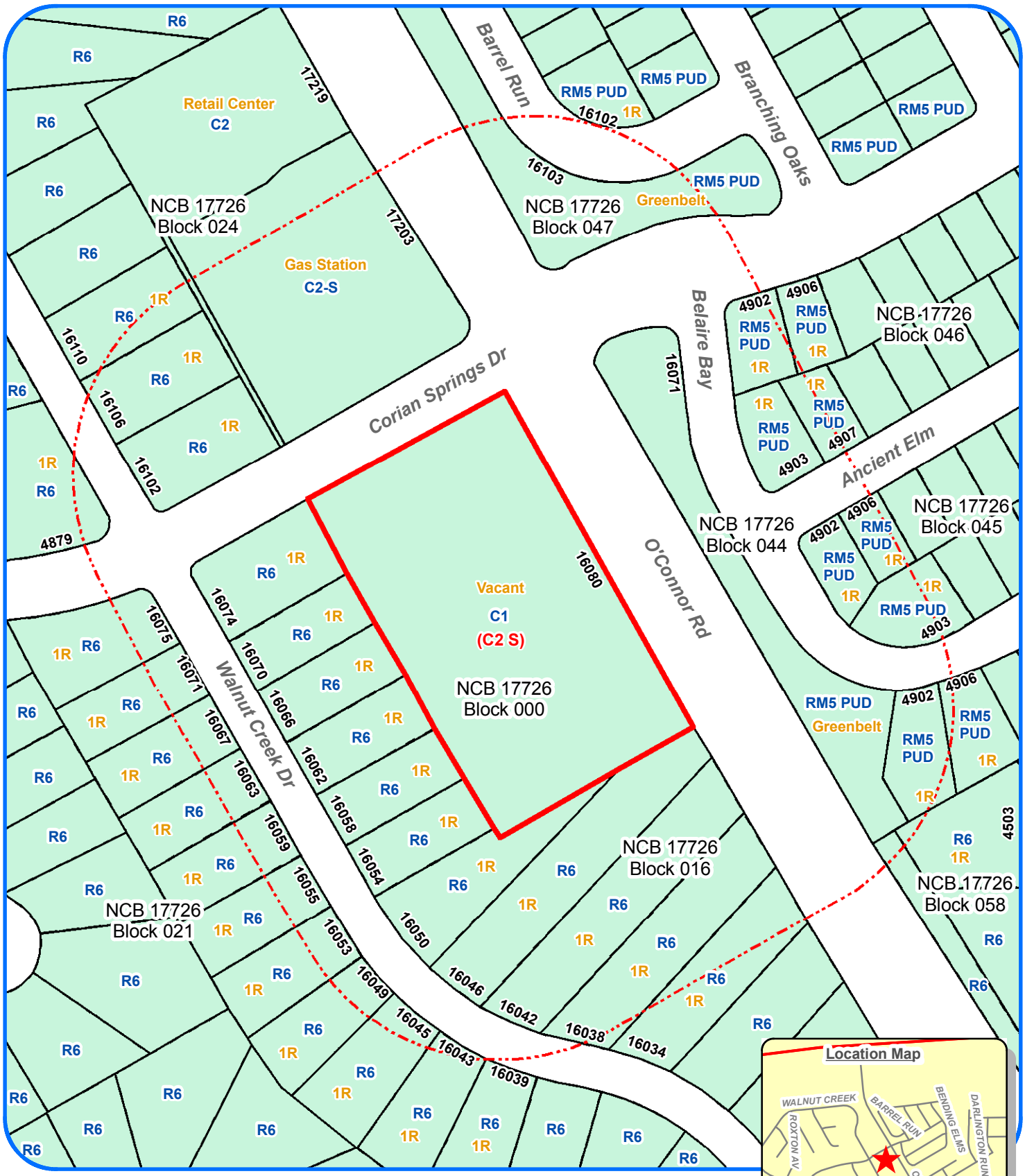
The property at 2108-2811 N. St. Mary's meets the following criteria for local landmark designation:

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1]; 2801-2811 N. St. Mary's was the former site of the Salute International Bar, an important cultural and community center for Latin-American arts in San Antonio.

Its location as a site of a significant local, county, state, or national event [35-607(b)2]; The Salute International Bar was the site of many nationally renowned Latin-American cultural events, including performances by Flaco Jimenez and art shown by Jesse Trevino. The site also hosted such nationally know cultural distributors such as National Public Radio and MTV.

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]; The commercial block at 2801-2811 N. St. Mary's was designed in the Spanish Colonial Revival/ Spanish Eclectic/ Mission style and represents the Revivalist commercial structures that were built around San Antonio before WWII.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; The Salute International Bar was an important cultural and community center for Latin-American arts in San Antonio.



Zoning Case Notification Plan

Case Z-2013-066

Council District: 5

Scale: 1" approx. = 120 Feet

Legend

Subject Properties	(1.580 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
(02/14/2013 - R Martinez)

Subject Property Legal Description(s): NCB 17726 - BLK 000 - LOT P-60 (REASSIGNED P-6) "LONGS CREEK" ANNEXATN

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013066 S
Hearing Date:	March 5, 2013
Property Owner:	Johnny W. & Rebecca Kay O'Neal
Applicant:	Jing Zhou
Representative:	Jing Zhou
Location:	16080 O'Connor Road
Legal Description:	Parcel 60, NCB 17726
Total Acreage:	1.58
City Council District:	10
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Gymnasium-Commercial

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 42

Neighborhood Associations: Longs Creek HOA

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1995, and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In 1997, the property was rezoned to "O-1" Office District as part of a city-initiated large-area case. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "O-2" High Rise Office District. In 2006 the subject property was rezoned to "C-1" Commercial District. The property is not platted and is currently undeveloped.

Topography: The subject property slopes from west to east and is not located within a floodplain.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "C-2 S", "RM-5 PUD" and "R-6"
Current Land Uses: Gas station, greenbelt and single-family residences

Direction: West and south
Current Base Zoning: "R-6"
Current Land Uses: Single-family residences

Direction: East
Current Base Zoning: "RM-5 PUD" and "R-6"
Current Land Uses: Greenbelt and single-family residences

Overlay and Special District Information: The subject property and 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: O'Connor Road
Existing Character: Secondary Arterial Type A 86'; two lanes in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: Corian Springs Drive, Belaire Bay, Walnut Creek Drive and Barrel Run
Existing Character: Local; one lane in each direction with sidewalks
Proposed Changes: None known

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

Traffic Impact: A TIA report is not required. The traffic generated by the proposed development does not exceed the thresholdrequirements.

Parking Information: Off-street vehicle parking requirements are typically determined by building size and use.

Gymnasium

Minimum requirement: 1.5 spaces per 1,000 square feet of Gross Floor Area

Maximum allowance: 10 spaces per 1,000 square feet of Gross Floor Area

<u>Staff Analysis and Recommendation:</u> 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 property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the Neighborhood Commercial land use designation. The applicant has applied for a plan amendment to change the future land use designation to Community Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Community commercial uses may provide an appropriate transition between low-density residential uses and major arterial thoroughfares. The subject property's location at the periphery of an established residential subdivision and between a secondary arterial, makes the property suitable for commercial uses.

3. **Suitability as Presently Zoned:**

   Both the existing "C-1"and requested zoning district are appropriate for the subject property due to the property's location and significant frontage along O'Connor Road. Current planning practices encourage more intense uses such as the proposed commercial development to be located along secondary arterial road. The existing "C-1" district limits individual building size to 5,000 square feet, which is rather small for the 1.58-acre lot.

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

   Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Commercial development on the subject property will trigger building setbacks and landscape buffers that are meant to mitigate the impact of development on surrounding residential uses.

5. **Public Policy:**

   The request does not appear to conflict with any public policy objective, should the plan amendment request be approved.

6. **Size of Tract:**

   The subject property is 1.58 of an acre in size, which should be able to reasonably accommodate the proposed gymnasium (as shown on the requisite Specific Use Authorization site plan), as well as other commercial uses permitted in the "C-2" district.

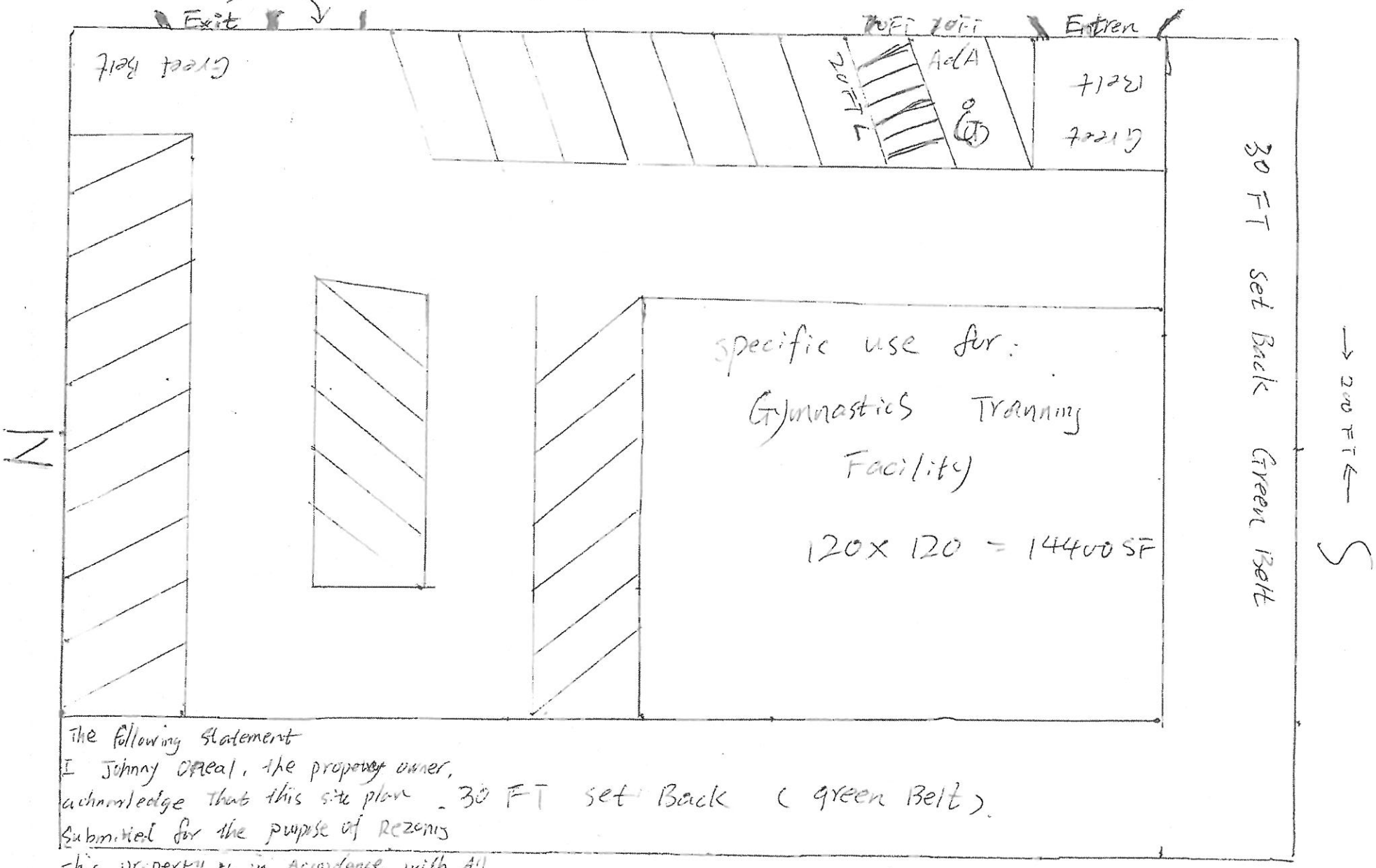
7. **Other Factors:**

   None

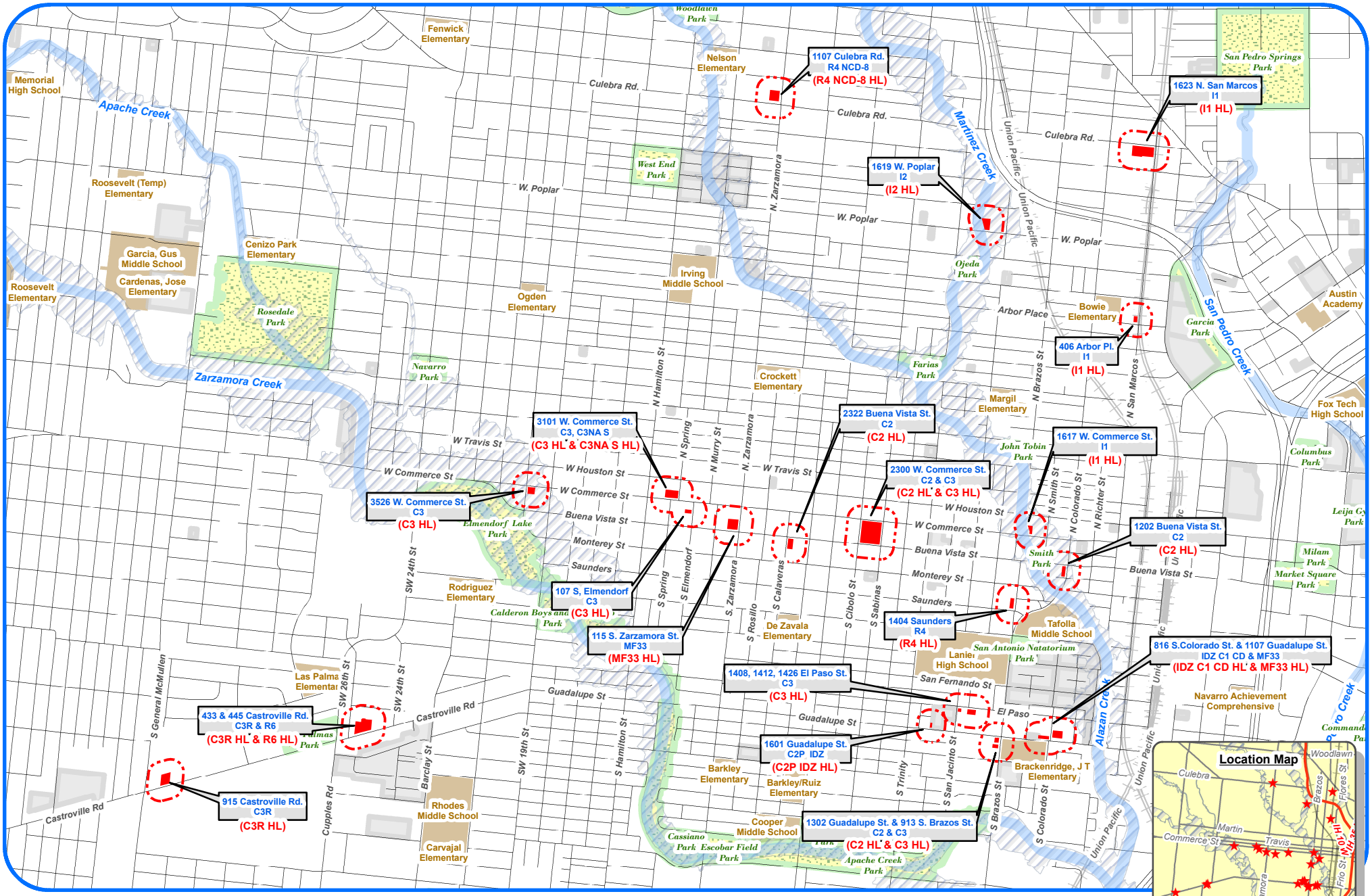
Z2013066S

W

O'connor RD



The following statement
I Johnny O'Neal, the property owner,
acknowledge that this site plan 30 FT set Back (green Belt).
Submitted for the purpose of Rezoning
this property is in Accordance with All
applicable provisions of the unified → 350 FT
Development code. Additionally, I understand that city council approval of the site plan in conjunction
with a Rezoning case does not relieve me from adherence to any city adopted codes at the time of plan
for building permits.



Zoning Case Notification Plan

Case Z-2013-072

Council District 1 & 5

Scale: 1" approx. = 2000 Feet

Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

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

Legend

Subject Properties	(9.813 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
(02/06/2013 - R Martinez)

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013072 HL
Hearing Date:	March 5, 2013
Property Owner:	Multiple
Applicant:	San Antonio Office of Historic Preservation
Representative:	San Antonio Office of Historic Preservation
Location:	1001 North San Marcos (AKA 401 Arbor Place); 1619, 1623 & 1625 North San Marcos; 1619 West Poplar Street; 1107 Culebra Road; 1617, 2300, 3103, 3115 & 3526 West Commerce Street; 115 South Zarzamora; 107 South Elmendorf; 1202, 2322 Buena Vista Street; 215 & 913 South Brazos Street; 1403 Saunders; 1105, 1107, 1300, 1302, 1304 & 1601 Guadalupe Street; 816 & 827 South Colorado Street; 1408, 1412 & 1426 El Paso Street; 429, 433 & 445 Castroville Road; and 911 (AKA 915) Castroville Road.
Legal Description:	NCB 1013, Block 3, Lot 25; NCB 1041, Block 4, Lot 20, the northeast triangular 21 feet of Lot 18, & the east irregular 20.47 feet of Lot 19; NCB 2072, Block 4, Lots 1, 2, & 3; NCB 2158, Block 3, the south 79.87 feet of Lot 24; NCB 2287, Block 2, Lots 18, 19, 20, 21 & 22; NCB 2302, Block 4, the east irregular 42 feet of Lot 5 & the northeast triangular 26 feet of Lot 6; NCB 2316, Block 11, Lots 1 thru 12; NCB 2322, Block 1, Lots 7, 8 & 9; NCB 2324, Block 3, the south 60 feet of Lots 1 & 2; NCB 2332, Block 18, Lot 6 & the west 30 feet of Lot 5; NCB 2342, Block 7, Lot 1; NCB 2349, Block 4, Lots 23 & 24; NCB 2436, Block B, Lot 28B; NCB 2437, Block D, Lots 49, 50, the west 43 feet of Lot 1, the west 43 feet of the north 22.9 feet of Lot 2; NCB 2439, Block 3, Lot 7; NCB 2440, Block 2, Lot 19; NCB 2444, Block 1, Lots 19, 20, the south 37.75 feet of Lots 39 & 40 & the irregular southeast 0.06 acres of Lot 42; NCB 3681, Block 89, Lot 13; NCB 8177, Parcel 102; NCB 8177, Block 113, Lots 16, 17, 18, 20, 21, Parcel 105 and the east 10 feet of Lot 19; and NCB 11250, Block, Lot 5
Total Acreage:	9.0831
City Council Districts:	1 and 5
Case Manager:	Ian Benavidez, Planning Technician
Case History:	This is the first public hearing for this zoning case. The case has been expedited to City Council for consideration on March 21, 2013.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Facility/Reception Hall, "C-2P IDZ AHOD" Commercial Pedestrian Infill Development Zone Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint & Body Shop, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: To add the "HL" Historic Landmark designation to the existing zoning; all other base, special, and overlay districts remain unchanged

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Subject Property Owners: 24

Owners of Property within 200 feet: 472

Neighborhood Associations: Avenida Guadalupe Neighborhood Association, Five Points Neighborhood Association, Gardendale Neighborhood Association, Prospect Hill Neighborhood Association, and Woodlawn Lake Community Association

Planning Team Members: Guadalupe Westside Community Plan (22), Near Northwest Community Plan (18), Midtown Neighborhood Plan (11)

Applicable Agencies: City of San Antonio Aviation Department and City of San Antonio Office of Historic Preservation

Public Transit: There are a multiple bus lines available along the subject properties including the 68 along Guadalupe Street, the 66 and 70 along Buena Vista Street, and the 60 and 70 along West Commerce Street.

Parking Information: The zoning change request will not affect the range of allowable uses and there is no proposed change in use; therefore there is no change in the parking requirement.

<u>Staff Analysis and Recommendation:</u> Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on January 16, 2013.

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

1. **Consistency:**

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

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

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

3. **Suitability as Presently Zoned:**

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

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

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

5. **Public Policy:**

   The subject properties 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 rezoning request includes 24 individual properties, the combined acreage of which is 9.0831 acres. However, the properties are spread through the near Westside of San Antonio.

7. **Other Factors:**

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

   The subject property owners are in support of the Historic Landmark designations.

Z2013072

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMISSION
CERTIFICATE OF APPROPRIATENESS
January 16, 2013

HDRC CASE NO: 2013-023

ADDRESS: Multiple Locations

APPLICANT: Office of Historic Preservation 1901 S. Alamo

OWNER:

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

REQUEST:

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

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

2013-023
1/16/13

FINDINGS:

a. The structures identified here as eligible for historic landmark designation represent important examples of architectural styles and resources of historic and cultural significance. Based on the research conducted and public comments received throughout the process, these resources are valued by the Westside community.

b. Over the course of the last year, more than 90 sites have been identified and researched. The survey is an ongoing initiative, and the 24 potential landmarks identified for designation here represent the first phase of landmark designation.

c. Numerous public meetings have been held as part of this initiative, including a Kick-Off Event for the Westside Cultural Resource Survey in February 2011, a community meeting to solicit public feedback on the over 90 identified sites in August 2012, and a public meeting for property owners of selected potential landmarks in December 2012.

d. As documented in the report titled "Westside Potential Landmark Designation Initiative Phase I" prepared by OHP staff, each of these twenty-four properties meets at least three of the Criteria for Evaluation, referenced above, in accordance with the process for considering designation of a historic landmark, as outlined in the UDC Section 35-607.

RECOMMENDATION:

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

COMMISSION ACTION:

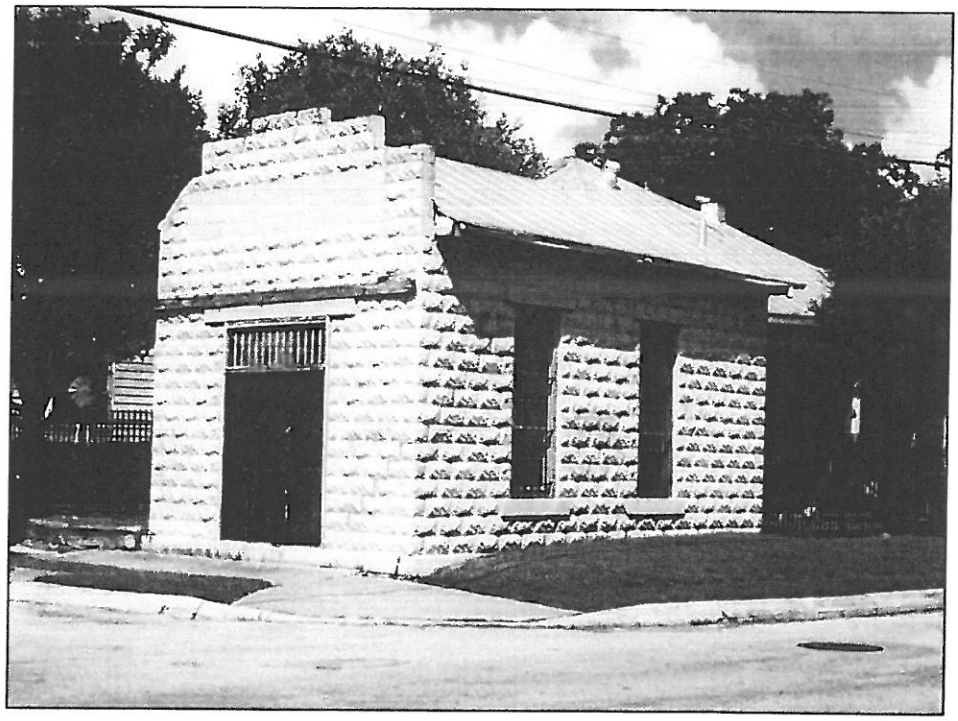
Approval for a Finding of Historic Significance for the twenty-four properties specified above.

Elizabeth Rotenfield

for Shanon Shea Miller
Historic Preservation Officer

Z2013072

Westside Potential Landmark Designation Initiative
Phase I
Office of Historic Preservation
2013



Z2013072

Buena Vista Garden Building
1202 Buena Vista

History

According to research, the building appears to have been constructed ca. 1929-30. The first listing for 1202 Buena Vista in city directories is in 1929-30 under SB Parker. In 1940-41 the property is listed as Buena Vista Gardens (beer). This continues through 1955-56. In 1951 (and 1955-56), a small commercial structure adjoining the building's west well is listed as 1201 ½ Buena Vista, Solis Cruz Radio and Television. In 1960, the main building is listed as Recuerdo Club (beer) with Solis Cruz Radio and Television Service remaining next door at 1202 ½.
Sanborn maps indicate the parcel contained a home in 1912. The 1911-1951 Sanborn map indicates the current building footprint and lists it as "Club House." A filling station was located directly in front of the building at the immediate corner of Buena Vista and S. Colorado.

A 1930 newspaper ad for Nevelow Bros. identifies the Buena Vista Service Station at 1202 Buena Vista (*SA Light*, May 9, 1930). Various newspaper articles in the 1930s and 40s reference dances and wedding receptions held at the building. In 1938, a newspaper article noted that a free dance would be held and "given by Sheriff Will W. Wood, in behalf of his candidacy for reelection (*SA Light*, June 28, 1938). In 1966, a newspaper notice mentioned the Buena Vista Club team meeting at 1202 Buena Vista (*SA Light*, Feb. 27, 1966). In 1974, the property at 1202 Buena Vista is listed as Buena Vista TV in a newspaper ad for Quasar TVs (*Express News*, Apr. 21, 1974). The east exterior wall of the building along S. Colorado features the mural, "Piedad" (Mercy), re-enacting the crucifixion of Jesus Christ in a contemporary setting. Featured in the mural are images of the scene of a spectacle with media, police officers, a worried mother, and a prophesying priest. The text expresses the emotions portrayed by Jesus Christ: mercy, forgiveness and power in graffiti-modern script. Lead muralist: Ruth Buentello, 2003. (Office of Cultural Affairs, San Antonio Neighborhood Tours, *Westside Murals y Mas* available at: http://www.saculturaltours.com)

Public Comments

- Popular music venue and commercial.
- An important meeting place for Mexican American social/political organizations as well as an important salon de baile
- Salon - important structure historically and culturally
- Patio Andaluz across street is also significant
- David Blancos artist did a great job!
- Another popular dance venue. It was a gas station at one time also.
- Cultural legacy
- This building was used for wedding receptions, etc.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its association as a community beer garden and meeting place for events, receptions, dances, etc. throughout the 20th century;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its corner location along the busy commercial corridor of Buena Vista Street at Colorado and the striking *Piedad* mural along the building's east wall;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an intact example of an early 20th century commercial building that served a variety of commercial and entertainment functions within the Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of an early 20th century commercial building that provided community services and meeting space to the Westside community.

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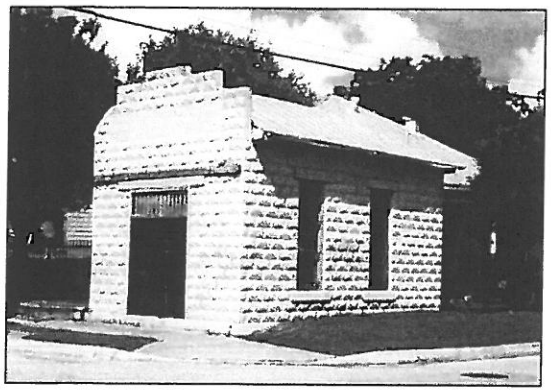

Tiendita
1403 Saunders

History

The small tiendita appears to have been constructed c. 1910. City directory research indicates that RA and Emilia Laechelin were the property owners in 1911. WC Youree was the property owner in 1924-25, along with Fannie Youree who was identified as a renter. In 1927-28, the first reference specifically to the tiendita is identified as Right Place Grocery, WC Youree owner. This remains the same in the 1929-30 directory. In 1940-41 the tiendita is listed as Trevino Romana Grocery. Beginning in 1951 and continuing through at least 1960, it is identified as Esparza's Grocery Store under Juan Esparza and then Jose Esparza. Esparza Grocery was in operation through at least 1970 based on a news paper article mentioning an armed robbery and shooting at the store, under the operation of Jose M. Esparza and wife Ofelia (*SA Light*, Nov. 17, 1970).

Sanborn maps indicate that the tiendita structure was on the site by 1912 (Sanborn Map 1911-1924, vol. 2, 1912, sheet 400). The site is vacant on the 1904 Sanborn. Saunders Street was originally called Matamoras (prior to ca. 1925), and the tiendita was originally addressed as 1401 Matamoras. A 1913 newspaper article identifies 1401 Matamoras as a "butcher outfit" that was for sale (*SA Light*, Oct. 27, 1913). A 1925 newspaper article mentions that the owner of the grocery store at 1401 Saunders "drove three prospective holdup men from his grocery store in front of his home..." (*SA Light*, Sept. 3, 1925). The owner was listed as WC Yuerol (although the City Directory of listed his name as Youree).

Architecturally it is significant as a masonry example of a small early 20th century store with rusticated cmu construction and parapet. It appears to have retained original wood sash windows.

Public Comments

- Preserving tienditas such as this one is very important since they represent a vital part of SA heritage.
- Example of tiendita next to owner's house. Quite typical of era.
- This is a beautiful example of a tiendita. Metal siding looks like pressed tin.
- For the historical flavor it gives the area.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant example of a tiendita, or small corner store, historically serving local Westside neighborhoods;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of a small, local early 20th century masonry commercial structure (tiendita) featuring rusticated cmu and parapet;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its corner location at Saunders and Brazos within a residential neighborhood that it once would have served;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an architecturally significant tiendita or small corner store that was once a common feature in every Westside neighborhood;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example (rusticated cmu masonry) of an early 20th century tiendita.

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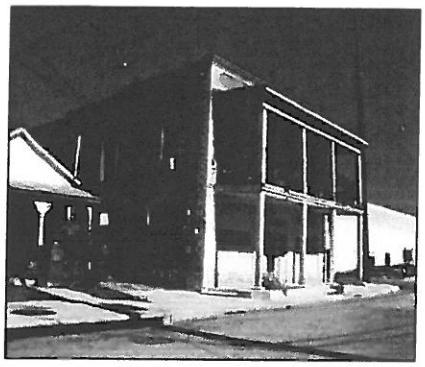


Building
1001 N. San Marcos (401 Arbor Place)

History

Sanborn Maps: - street of Arbor Place formerly known as Lopez.
1911 Sanborn – two one-story dwellings on property (vol. 1, sheet 51) – 401 & 403 Lopez
1951 Sanborn – current building on map, tile with brick along streets, other walls tile, two-story, listed as store, address of 401 Arbor Pl.; one-story dwelling at west on same lot with address of 403 (same footprint as 1911 Sanborn)
City directories: 1929-30: T. Git Ng (Mamie Wah) – gro; 1940-41 Rio Grande Bar; no listing in 1951; 1955 Bertha's Place Bar; 1960 R & L Bar.
Operated as Chinese Grocery (known at Git Grocery) through at least 1931; later references to Git Grocery list it at 3705 W. Commerce.
San Antonio Light 1931-1-14: agents seized "a large quantity of 'bottled in bond' liquor after officers were forced to batter down a door at 401 Arbor Place.
San Antonio Express 1931-2-5: "Action to padlock 401 Arbor Place, where prohibition officers battered in a grated door with an ax on Jan. 7th, has been brought in Federal District Courts.....LeRoy Patten, alias Roy Moore, is the defendant alleged to have been operating the "bar" over the Chinese grocery on Jan. 7. It is alleged in statement by officers that entrance could be gained only by password, and that slot machines and a cash register were among the paraphernalia... Officers said they took a ledger that contained the names of 1,500 customers, and that six other books contained the passwords for 2,000 customers. "

Public Comments

- Definitely KEEP this structure intact/interesting interior, was social center for the neighborhood for decades & basement
- Nice history
- Bookend to residential area. Need to keep. If this building goes the entire block is gone.
- Structure has lots of character.
- "Redeemable" has not been ruined by poor additions, has "charm" and presence
- Favors New Orleans porches!
- Wow! What a checkered past. Important reference to prohibition.
- Interesting relic of prohibition but also areas cherished past (see "West of the Creek")
- Typical of old businesses and boarding houses of past – good history – need more research.

Eligibility Criteria

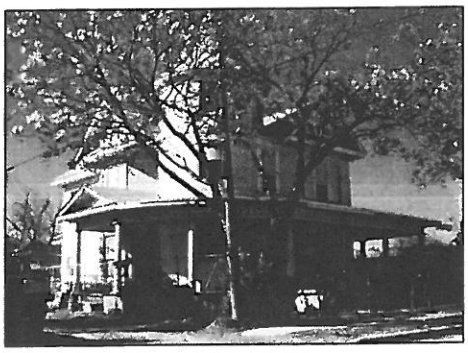
Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its association as a former Chinese grocery store and as a significant early 20th century 2-story commercial structure in a largely residential context;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location along the railroad tracks;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an intact example of an early 20th century commercial building that served a variety of commercial functions, including as a Chinese grocery, within the Westside community;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant remaining example of an early 20th century commercial structure with upper balcony.

Z2013072



107 S. Elmendorf

History

The current owner mentioned a write up about the house when it reached 100 years of age. Built in 1910, the house originally faced W. Commerce St. It was later reoriented to front S. Elmendorf. Per the 1911-24 Sanborn (vol. 4, sheet 393), the property featured the existing 2-story house with porches fronting W. Commerce Street and an address of 3600-3602 W. Commerce. At that time, the property included a 2-story rear stable, which is no longer standing. The 1951 Sanborn (vol. 4, sheet 393) indicated that the house had been moved further south on the lot and reoriented to face Elmendorf (formerly S. Bandera). It was listed in 1951 with an address of 107 Elmendorf and included a new garage outbuilding and a small one-story rear outbuilding. A self-service filling station was located north of house on the same lot along W. Commerce. The rear stable appeared to have been replaced with a small 2-story dwelling with a porch fronting the alley.

City directories of 1911, 1915, and 1924-25 indicate the property as 3602 W. Commerce, owned by John and Mattie Sutcliffe. He was a stone contractor with yards located at SAP Depot and served as secretary of the SA Builder's Exchange. The 1927-28 directory lists only John Sutcliffe as the owner. In 1929-30, a Mrs. Augusta Bachle, widow, is the owner of 3602 W. Commerce. The 1940-41 directory lists the property with its new address of 107 S. Elmendorf under the ownership of Mrs. Irene Abrego. The 1955 and 1960 directories indicate Frank Abrego as the owner. There are numerous references in newspaper archives to 107 S. Elmendorf as rental property in the early 1930s (as early as 1931). Therefore, based on this research, the house on the property must have been reoriented to face S. Elmendorf between 1930 and 1931.

Public Comments

- Age; architecture; only house of this style in the area. Same builder as several limestone buildings at Fort Sam.
- Built by John Sutcliffe, immigrant from England to SA. Distinctive design. Sutcliffe ran Redondo Tile as owner.
- Too gorgeous not to keep alive.
- Very special structure/has held up well. Built by my great grandparents/was moved to this location from W. Commerce/I have picture of Mattie feeding chickens in her yard here.
- Most beautiful house in area – <u>must</u> be kept for others to enjoy.
- Beautiful architecture.
- I have a book with a chapter in it re: Sutcliffe family history
- The architecture of the house is like no other on that side of town. A prominent pharmacist (Frank Abrego [?]) lived there and raised his family there. Mr. Abrego owned Walter Pharmacy on Culebra (?) and W. Commerce. Since inheriting the house from my parents, I have raised by son and helped raise my 4 grandchildren. I have opened my home to church activities of Divine Redeemer Presbyterian Church for your groups and bible studies. I, as well as the great-grandchildren of John and Mattie Sutcliffe, am very interested in designation of the home as a Historic Landmark.
- Before my father Frank Abrego inherited the house, his mother Irene Reyna Abrego owned it and another at Idaho and Hackberry that she rented out to boarders. She had been an educator in Monterey area but migrated to avoid the Revolution. Starting over as a domestic, she raised 2 sons who inherited these homes for their own families. She worked for the Denman family – prominent attorneys – and strove to raise her family to its former prominence. The architecture, with the round turret, is quite distinctive. Includes a spiral staircase inside the turret and the top floor of the turret was a finished round bedroom.

Z2013072

Eligibility Criteria

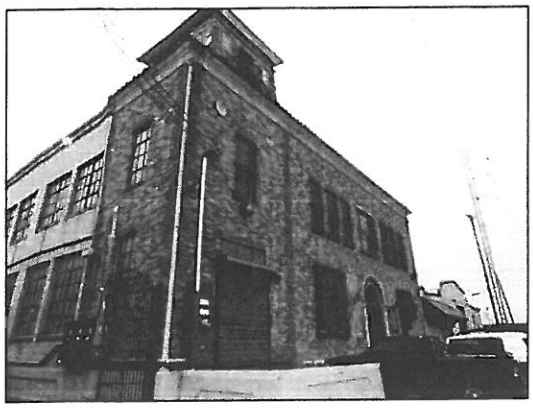
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th century Queen Anne style home and the only home of this size and scale within the surrounding residential neighborhood;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]. the only Queen Anne style home of this size and significance within this residential neighborhood; significant also due it is reorientation on the lot from W. Commerce to the side street of S. Elmendorf;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; a remaining example of an elaborate early 20th century Queen Anne style home;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of the Queen Anne style.

Z2013072



Former Delaware Punch Factory Building
1619 (1623) N. San Marcos

History

Per newspaper ad: "Bottling Plant Contract Awarded....for erection of one-story building....as part of the bottling concern's expansion program. The building will be 70x160 feet and reinforced concrete, hollow tile, steel, and stucco construction." 1927, L. Harrington Company, architects and engineers; contractor Blount and Miller (*SA Express* 1-23-27); per Sanborn map – main two-story building constructed 1925-26 for Delaware Punch Co. of America as their bottling works.

This building was constructed in 1925 for the Delaware Punch Company on a lot adjoining their other one-story building at the corner of San Marcos and Granada (now Culebra). The building contained mixing rooms and offices on the ground floor and laboratories on the 2nd floor. This served as the home plant for the Delaware Punch Company, who by this time had plants all over the United States and in several foreign countries. (SA Express, June 28, 1925). Delaware Punch was "discovered" by chemist Thomas E. Lyons, who began the company in 1913. He named his concoction "Delaware Punch" for Delaware grapes and to appeal to those who wanted a kick (i.e.: alcohol) in their drink, although Delaware Punch was a non-alcoholic soda drink. Lyons began manufacturing Delaware Punch in 1914. At that time it was sold as a concentrate to soda fountain companies and others who actually did the bottling. In 1920, the company began bottling its own product. (SA Light, June 5, 1927). A 1926 newspaper article featured several photos of the interior and exterior of the building (SA Express, June 20, 1926).

Delaware Punch was very successful throughout the United States. Many SA newspapers featured recipes for uses of Delaware Punch (fig preserves, Delaware sweet potatoes, etc.), and Delaware Punch even had a Wednesday night program on WOAI in 1926.

A 1960 newspaper article mentioned that 7-Up bottling of San Antonio was now franchised to bottle Delaware Punch. The building was sold in 1975 to the current owner. It remains a significant example of an early 20th century Spanish Eclectic style industrial and commercial facility.

Public Comments

- Part of Texas beverage history: Dr. Pepper, Big Red, Delaware Punch
- Dr. Pepper/Big Red should see their roots.
- I love Delaware Punch!

Eligibility Criteria

lue as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant cial/industrial building reflecting the early 20th century Spanish Eclectic style and associated for decades with the o Delaware Punch Company, producers of the soft drink Delaware Punch.

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation [35-607(b)3] association with Dr. Lyons and the Delaware Punch Company, a very successful San Antonio manufacturer of the soda beverage Delaware Punch that was sold across the United States and in several other countries throughout much of the 20th century;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th century industrial/commercial building designed in the Spanish Eclectic style;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas, or the United States [35-607(b)11] its lengthy association with the San Antonio Delaware Punch Company manufacturers of the popular soft drink Delaware Punch.

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of early 20th century Spanish Eclectic style institutional architecture.

Z2013072

Malt House Restaurant
115 S. Zarzamora

History

SA Light 1955-4-23: photo of "ultra modern Malt House" and article about "McEwen's Fried Chicken Dinner" – "a package containing a complete, ready prepared, delicious meal that needs only to be heated and served. First package of its kind to originate in the Southwest, it is a product of the ultra-modern Malt House at 115 S. Zarzamora." "in ready prepared packages, the first to offer a complete fried chicken dinner in the southwest is a San Antonio firm...owned and operated by two brothers, D.J. and H.S. McEwen, the Malt House represents 35 years of experience and development in its field.....The Malt House, parent operation, is now located in an attractive new building just completed in January of this year. It had previously been operating on the same corner since 1947."

SA Light 1959-10-31: "McEwen's famous Malt House at 115 S. Zarzamora rocketed to popularity featuring half a fried chicken for 50 cents, which it still does, and has since added a number of equally spectacular dining treats.....any number of fried chicken picnic or party orders...have the equipment and personnel to turn out as many as 400 orders of half a chicken each in less than an hour." (with photo of cooks at vats)

SA Light 1959-5-23: photo of Malt House, "the big, attractive dining room at the Malt House is air-conditioned for the comfort of hundreds of patrons who come to the popular place for regular meals or late evening snacks.... The McEwen brothers have been connected with food preparation and service for many years, having opened the Malt House in 1946.

Public Comments

- Neighborhood gathering place.
- The Malt House has been an important cultural site for fun and socializing – and politicizing! Please save it.
- A favorite for many years.
- Malts, onion rings, and the "fritters" all go hand in hand with this place.
- Favorite – 3 pieces of chicken, fries, biscuit and honey for 45 cents!
- May have history – needs a cleanup in and out!
- Many years of service to the community.
- Great food and inexpensive
- Seems like just about everyone in the Westside has some memory of the Malt House. Place to meet with friends.
- It drove its competitor "Paul Maries" out of business. A testament to the strength of its strong community cultural ties
- Best place to get lunch in the Westside
- Malt House IS the Westside
- Malt House baby – nothing beats it on the Westside – lots of love
- A Westside institution – unico! Lots of history that needs to be written.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its association as a longstanding eating establishment on the city's Westside for over 50 years;

Z2013078

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of S. Zarzamora and the fact that is has remained the same restaurant for over 50 years;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a long-standing restaurant institution on the City's Westside.

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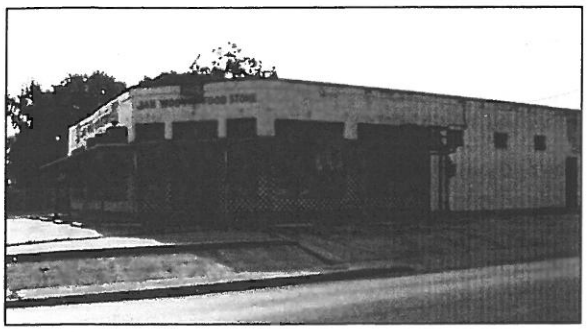

Jan Woo Grocery Store
3526 W. Commerce

History

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

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

I bought fortune cookies from a jar on the clerk's counter and as I was leaving stopped to chat with a woman named Joanne who has been coming to the store since '83. When I mentioned my neighbor, she said "Oh, Rock n Roll David" (he is a musician and his band Southern Rail plays at many of the cantinas and ice houses). David Ortega returned my call, and once he knew I wanted to follow up on my visit to Chino's he came right over. He remembered that at one time Jack's Ice House was quite nearby and was an indoor outdoor gathering place with garage doors that lifted when the weather was good. He said originally Chino's sold Chinese plates (broccoli and rice) and wonderful, thick steaks... Someone reported them as not up to the standards and the plates were closed down.
When I asked David how he started going there, he said their father went there to enjoy a beer. David said it has been one of those rare places where one could drink beer inside and out—It was grandfathered in when laws about this changed—like Burro Land (on Woodlawn). These are hangouts where one can order sandwiches – you can still do that, even though other food and things were cut off. David described how they keep the atmosphere one that is friendly and respectful. David said in the 90's, the Mom of the family was in the store all the time and then there was a time when they thought they might close (not sure why anymore). The siblings now run the store, though Mom still comes in too. David also mentioned other cultural contributions that the family has made to San Antonio—participating in the Folk Life Fest , the kids (great grandchildren?) drumming and dancing with dragons at Hemisphere Park..... David said in the old days, especially when they were cooking food to go, the wives of the brothers were there from opening to closing...

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

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

Public Comments

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

Eligibility Criteria

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

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

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

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

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

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

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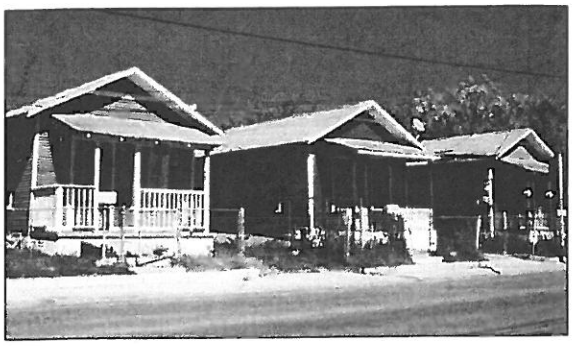

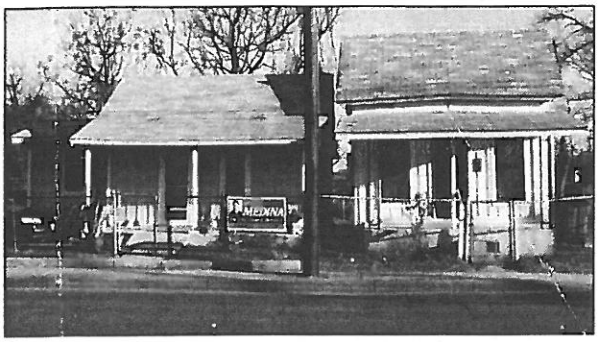

Shotgun Houses
1107 and 1115 Guadalupe Street (827 S. Colorado)

History

The five small shotgun houses and adjacent commercial structure on Guadalupe Street between Colorado and S. Smith represent some of the remaining vestiges of vernacular housing from the early 20th century that have survived along the commercial corridor. Sanborn map research indicates that the larger commercial building near the corner of S. Smith was present by 1912 as a pool hall, along with a smaller corner commercial structure immediately to the west identified as a store. One of the small shotguns nearest the commercial building may have existed at this time. The similar footprint on the Sanborn map of 1912 identifies it as Police Substation No. 2. By 1951, all five small houses are present on the Sanborn map with the addresses of 1105-1115 Guadalupe Street. The larger commercial structure has been attached to the smaller corner commercial building, and at that time served as a dry cleaning business. The properties are significant in that they have survived surrounding infill development and the demolition of many former historic age residences in the vicinity. The cluster of homes along Guadalupe Street serves as a visual reminder of the former residential neighborhood that has largely been razed.
Shotgun houses are one-story, narrow, gable-front residences that are one room wide and several rooms deep, with no interior hallways. This became a prevalent southern urban housing form in the late 19th and early 20th centuries. The narrow homes were well suited to narrow city lots. (McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf, NY 1997). These were simple and inexpensive to construct. Shotgun houses are a rapidly diminishing housing type throughout the inner city of San Antonio.

Public Comments

- Scale. (?) form
- Shotgun houses such as these reflect Westside working class history/heritage. We need to remember how poor people struggled!
- Shotguns typical and no longer preserved in many areas.
- Shotguns are disappearing and this is a nice sample.
- As growing up in the Westside of San Antonio and driving to school it is a reminder one is (?) entering in the area from the bridge by downtown and it is a landmark to the area.
- Inexpensive housing. A lot of homes started as such and were added on to, including mine.
- Reminiscent of the living conditions facing Latinos. The lots had a 25' front. Unbelievably small.
- Importance cultural and historic relics.
- As a reminder to the past and poor – shotgun houses must be preserved and used in creative ways.

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a collection of intact early 20th century shotgun houses, once a prevalent housing type but increasingly disappearing;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] as an intact collection of early 20th century shotgun homes along the busy commercial corridor of Guadalupe Street and part of the "gateway" into the Westside;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; remaining examples of early 20th century shotgun houses once common vernacular worker housing found through San Antonio's Westside and other inner city neighborhoods;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant remaining collection of intact shotgun houses that reflect the vernacular residences of the early 20th century Westside and other inner city San Antonio working-class neighborhoods.

3103 W. Commerce

History

The present building was completed in 1929 for Leppard Motors Co. (Willys-Knight and Whippet dealers) as an auto sales and service facility. J.A. Leppard and his sister operated the dealership and had been in the garage business at a location next door for 13 years prior, known as the Hill Top Garage. The newspaper article included a photo of the exterior and interior showroom with several cars on display. According to the article, the building included a repair shop with car lift, electric car washer and a service/parts department. Per the article, the building announced its new opening on March 5th, 1929. Earlier article (8-12-1928, *San Antonio Express*) mentioned contract was let for $14,875 for construction of new building for Hill Top Garage. H. A. Miller was awarded general contract (?-article very difficult to read, poor quality scan). Possibly says L. Barrington Co. (??) are architects/engineers.

City directory research indicates that in 1924-25, 3701 and 3705 W. Commerce was Hill Top Garage and Grocery (although this would have been in a previous structure(s) on the site). The property is listed as Leppard Motor Co. from 1929 through at least 1941. At that time and through at least 1961), the adjoining property to the west at 3705 ½ was a 2-story building known as the Prospect Hill Lodge No. 1247 AF & AM (this structure is no longer standing). In 1951, 1955, and 1960 the property at 3701 W. Commerce is listed as Leppard Lumber Co. The structure is not identified on the 1911 Sanborn, but is identified on the 1951 Sanborn (vol. 1, sheet 7) with the former Lodge building adjoining it to the west. The Sanborn shows front canopy and a rear addition that extends to rear edge of lot.

Public Comments

- Beautiful building in the middle of Westside. Love it.
- Great design
- Beautiful architecture. I knew it had been a lumber company at one time. Don't see many buildings like this in the Westside.
- It was the mid-way point for people living around Commerce and Gen. McMullen who walked to town. You could stop and purchase a soft drink and get out of the heat for a while.
- So little is left of the Commerce/Zarzamora intersection that was such a lively place in '50s.
- Great example of drive-thru facility – beautiful architecture.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] an architecturally significant former automobile dealership/garage along the busy commercial corridor of W. Commerce Street and one of the most elaborate of this resource type remaining on the Westside;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of early 20th century Mission/Spanish Eclectic style auto dealership/garage;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its elaborate design and location along the busy commercial corridor of W. Commerce Street;

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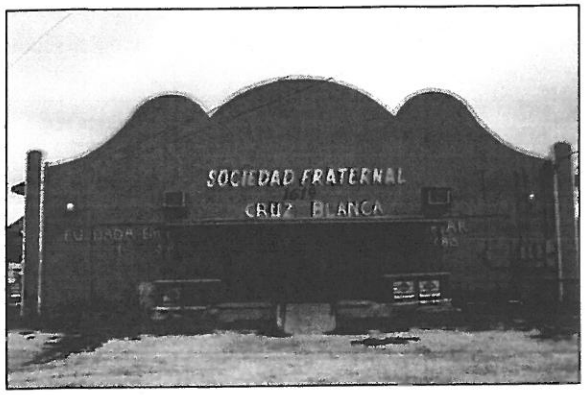
Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an architecturally significant former auto dealership garage along a major Westside commercial corridor;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century Mission/Spanish Eclectic style former garage/auto dealership.



Keyhole Club
1619 W. Poplar

History

This was actually the second Keyhole Club to open. The first one Don Albert opened was at 728 Iowa. It was located in a building previously occupied by the Ritz Theatre. The club operated from 1944 to 1948. It was patronized by a racially mixed crowd which subjected it to constant police harassment.

The second club opened in 1950 in a fairly new building. The owners were Willie "Red" Winner and Don Albert. Don Albert, a Creole trumpeter and bandleader, managed the club. The audience again was an integrated crowd. Police harassment continued. In 1951, Fire and Police Commissioner Roper threatened the club with closure. Reasons cited were faulty roof construction and other safety violations. The owners went to court thus Winner vs. Roper. From a restraining order issued by the 37th District Court of Bexar Co. all the way to the Texas Supreme Court, the case was finally settled in favor of the club. The club continued to be under the constant watch of city officials. This was all before the civil rights movement and tested the racial climate of the city. The club eventually closed in 1964.

File images: Photocopy of folder for souvenir photo taken by Eugene Coleman at Key Hole Club in 1950s. Folder mentions "air conditioned" and "star studded sepia stage show" with images of dancing ladies. Historic photo of Joe Louis and others seated at a table in Key Hole Club ca. 1956. Others in photo include singer Norman Dunlap, Albert ("Don Albert") Dominique and Willie ("Red") Winner, owners of the club, and Eugene Johnson, who seated nightclub customers. Another historic photo shows Nat King Cole and wife, Maria Hawkins Ellington, standing at entrance to Key Hole Club in Nov. 27, 1955. They were at the nightclub gathering following Cole's performance with Duke Ellington at the Majestic Theater for showing of the move "Rock 'N Roll Revue." Another photo from ca. 1940s shows customers standing outside at the ticket window and on the front entrance steps of the club. Key Hole signage, "keyhole" motif, and musical notes in neon adorn the façade. Ca. 1955 photo shows façade and parking lot, with building outlined in neon lights and same signage, "keyhole" motif, and musical notes. (Source ITC).

Public Comments

- Important jazz club. Integrated audience.
- Great design and Texas music history
- Love the curves!
- Jazz in Westside.
- I remember the Keyhole on the front door. Very important because of integration before it became the law.
- It represents San Antonio's cultural link to the jazz greats who performed there....Miles Davis, John Coltrane, etc. The Keyhole is a place of musical memories.
- Arts & race integration history are important to commemorate. We've already lost the Blue Bonnet Hotel.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant part of San Antonio's musical history and its lengthy association with racially mixed audiences prior to the Civil Rights movement.

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as a long-standing San Antonio music venue with a historically racially diverse audience, unusual in the days before the Civil Rights movement.

Z2013072

Former Progresso Drugstore (Guadalupe Cultural Arts Center)
1302 Guadalupe

History

The present appearance of the commercial structure represents the last phase of building on the site that was completed ca. the mid 1940s. The structure represents a "truly unique blend of early 20th century commercial Mexican and American architectural styles." The building is clad with blue glazed tile, providing a unified façade to what is actually a series of construction phases below. Per the 1986 survey, the façade includes a "series of hand painted tile panoramas, 12 tiles each, depicting various unidentified scenes in Mexico." The building is currently owned by the Guadalupe Cultural Arts Center. (*Villa de Guadalupe Historic Resources Assessment*, Andrew Perez Associates, 1986).

Public Comments

- Great example of commercial architecture with Mexican aesthetics
- Architecture and cultural office
- A botica and vital part of commercial area.
- Great façade
- Start of Southwest Voters-2nd floor – Willie Velasquez
- It was also a botica at one time. The building next to it on Brazos looks to have a rooftop patio.
- Gateway to the "Westside." You knew you were home once you saw this uniquely tile building.
- Beautiful tile work and a great place for youth.
- Important site in cultural renaissance of Westside.
- Architecturally very strong presence with a record of great community service to Westside.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] an architecturally significant commercial building at an important "gateway" intersection at Guadalupe and Brazos Streets on San Antonio's near Westside;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] reflection of early 20th commercial design fusing Mexican and American styles, including blue tile cladding, glass block, decorative painted tiles depicting scenes in Mexico, and an awning that wraps the building;

Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian or commercial structure [35-5607(b)6] a unique blending of architectural styles on the building façade providing unity to a collection of separate buildings;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its eclectic design (fusion of Mexican and American styles) and its location at a key "gateway" intersection into San Antonio's Westside;

Z2013072

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as an architecturally significant commercial building reflecting a blending of both Mexican and American styles;

It is an important example of a particular architectural type or specimen [35-607(b)12] an important example of an early 20th century commercial structure fusing Mexican and American styles into a cohesive cladding encompassing a series of separate buildings below.

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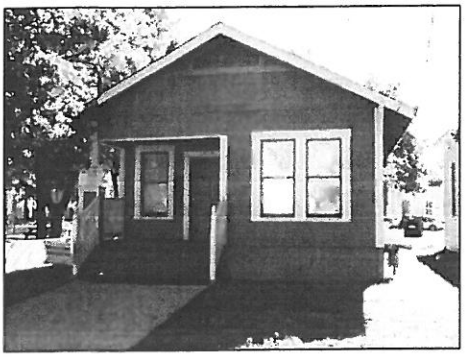


1408 El Paso

History

The house at 1408 El Paso was constructed ca. 1912 and is first identified in the City directories in 1912 under the ownership of Jacobo Ribera. By 1914 it was a rental property, and the house continued to be occupied by a variety of tenants until 1927 when it was owned by Abraham Villa. It appears to have remained within the same family under ownership of other Villa family members for a number of years. City directories indicate it was owned by Anselmo Villa through 1946. From 1948 through at least 1965 the house was owned by Eduardo Villa. By 1975 the property had changed to ownership by Noncio Castano.

Public Comments

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact early 20th century bungalow and one of a small number of such homes remaining within this block of El Paso St.;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] with the other similar structures on the street, it remains a largely intact block of early 20th century residences, reflective of the types of resources that once comprised the entire surrounding vicinity;

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

Z2013072

1412 El Paso

History

The late Victorian, one-story wood frame house was built around 1912 and owned by Anselmo & Delmira Villa from 1921-34. Some residents were drivers for Ulmann, Stern & Krausse, a wholesale grocery company. In the 1970s, the federal government took over the land in this block as part of Urban Renewal. The Plaza Guadalupe and the buildings on the same property were then gifted to the City of San Antonio for the purpose of providing a community space for the neighborhood. The Esperanza Peace and Justice Center has been renting 1412 El Paso since 1995. Other residents included: Juan & Celia Almanza, Pablo & Virginia Almanza, Adolfo & Guadalupe Medellin, Mrs. Petra Porillo, Anastacio & Balsa Guerrero, and Augustin & Isable Cantu.

Public Comments

- Typical '20s home – great condition – reminder of Westside history of residences

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact early 20th century Queen Anne style house and one of a small number of such structures remaining within this block of El Paso St.;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] with the other similar structures on the street, it remains a largely intact block of early 20th century residences, reflective of the types of resources that once comprised the entire surrounding vicinity;

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

Z2013072

1426 El Paso

History

The brick house at 1426 El Paso was constructed ca. 1892 and is first identified in a City directory in 1892-93 as the home of August Robin Jr, proprietor of the Clipper Saloon. The property remained under the ownership of August Robin's widow, Mrs. W.L. Robin, through 1923. Throughout the early 20th century, Robin's widow also resided with Ed and Joe A. Robin, both identified as dairymen (likely her sons). In 1910, a Miss Lillian Robin also resided there. She was later identified as a renter in 1913 and a music teacher. By 1925, the property was under the ownership of Enrique Olivares, listed as a gardener. In 1931, the property was resided in by Mrs. Angelina Perez and Mrs. Feliciana Delgado, both widows. By 1935, the home was owned by Francisco Vasquez. In 1936, Mrs. Antonia R. Martinez (widow) was the listed property owner, and the house was also occupied by renters D.R. and Emilia and Antolin (or Antonio) Martinez. The listed owner in 1938 was Mrs. Felicitas Martinez, and she remained the property owner through at least 1951. From 1954 through at least 1972, the property was listed as under the ownership of Pedro Martinez. The property changed ownership several times after 1972. In 1990 it was listed in directories under ownership of the City of San Antonio. Today, the property is owned by the San Antonio Development Agency.

Public Comments

- One of the oldest brick residences in the neighborhood.
- A Native-American organization operated there at one time.

Eligibility Criteria

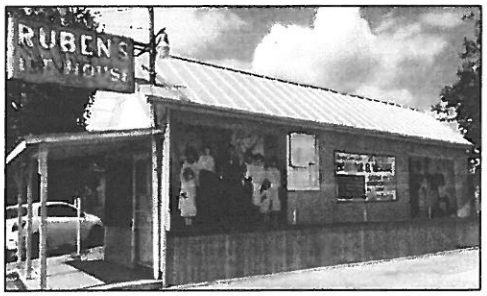
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an intact late 19th century residence, significant as one of the oldest remaining houses within the block and one of the only brick residences in the vicinity; also one of a small number of historic houses remaining within this block of El Paso St.;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] with the other similar structures on the street, it remains part of a largely intact block of early 20th century (and late 19th century) residences, reflective of the types of resources that once comprised the entire surrounding vicinity;

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

Z2013072

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community [35-607(b)15] as a collection, the properties are some of the only remaining examples within this city block of the types of early 20th century residential and commercial buildings that once made up the area.



Rinconcito de Esperanza/Ruben's Ice House
816-820 S. Colorado

History

816 S. Colorado Street: Known as "La Casa de Misericordia" (the house of mercy), where in the 1940s, 50s and 60s, Amalia Sanchez opened her home to those in need of food and shelter. Now known as the Casa de Cuentos (House of Stories), the house has been used for the past 10 years by the Esperanza Peace and Justice Center as a hub for the Arte es Vida (Art is Life) Westside Cultural Project. It has been used for oral history gatherings, outdoor film screenings, bookmaking workshops, live performances, and has been host to various artists.

816 S. Colorado St (rear): a 200-square foot house built ca. 1920s is a typical vernacular Westside dwelling. Known as the Casita will soon be restored and will be used as visiting artist quarters.

820 S. Colorado Street: In 1940-41, the City Directory lists Alfredo Muñoz as the inhabitant. From 1948 - 1951, Catarino Hernandez owned the CBH Café at this location. In 1955-56, Antonio L. Jimenez was living at 820 S. Colorado St and at the rear house, lived Walter Twarowski. By 1957 M&E Grocery and Market was located at 824 S. Colorado St. In 1960 Ruben Reyes was listed as the owner of Ruben's Ice House. In 2007, Esperanza Ctr. acquired Ruben's with the support of the Reyes children.

Public Comments

- Neighborhood gathering place.
- This is truly El Mero Westside.
- History of supporting the community.
- A slice of life in every Westside neighborhood. So grateful the Esperanza is preserving neighborhood history.
- All 3 buildings at the Rinconcito typify the Latino community.
- Vibrant history
- Excellent tiendita structure w/ history significant to Westside

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] as a complex, the properties are some of the few remaining examples within the block of the mixed residential and commercial structures found in every early 20th century neighborhood; Ruben's is also reflective of the early 20th century ice houses that were once important community gathering places;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location as some of the only remaining structures within this former residential block and in proximity to the busy commercial corridor of Guadalupe Street;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a remaining example of an early 20th ice house and local community gathering spot.

Z2013072

Mexican American Unity Council/Former Crockett Elementary
2300 W. Commerce

History

Main building constructed in 1911 of stone, brick and reinforced concrete as Crockett Public School No. 11. (1911-1924 Sanborn, vol. 4, sheet 397). Replaced an earlier one-story David Crockett school on the same site that was there by at least 1904. Large rear 2-story additions added in 1930 (1911-1951 Sanborn, vol. 4, sheet 397). Purchased by Mexican American Unity Council in 1976. In 1977, *the San Antonio Light* mentioned that a new library would be named for the late Isabel Bazan, who had worked at the Main Library for more than 35 years (*SA Light* 3/16/1977). The new Isabel Bazan branch library was located in the Crockett School (*SA Light,* May, 11, 1977).

Public Comments

- School in Prospect Hill area. Education in Westside.
- The MAUC founded many orgs. in town – historic!
- Great example of neoclassical, popular in Mexico before revolution
- Great regal building – none of these left must save
- Schools built with character and developed character!
- They did a wonderful restoration on the building. It's not like any school I ever went to.
- An excellent specimen of its style and a tremendous history as a school, Bazan library, and home to MAUC!
- My youngest brother attended in the '30s.

Eligibility Criteria

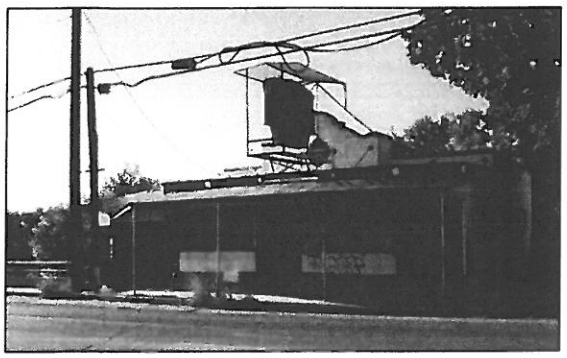
Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history as an educational institution within the Westside community and later for its services provided through the Mexican American Unity Council;
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an outstanding example of the early 20th century Beaux Arts style applied to an educational facility;

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

Its historical and architectural integrity of location, design, materials, and workmanship [35-607(b)8] Despite incorporation of modern replacement windows, the building continues to reflect its original Beaux Arts classicism and remains largely intact on the exterior.

It is an important example of a particular architectural type or specimen [35-607(b)12] an imposing example of Beaux Arts classicism of the early 20th century applied to an educational facility.

Z2013072



Contreras Ice House
1617 W. Commerce

History

Ice houses were once a vital part of every neighborhood. Before refrigeration, blocks of ice were used in ice boxes to extend the life of perishables. Over time, ice house became places to socialize too. There were three ice-manufacturing plants in San Antonio in the 1860s, but many more developed in the later 19th and early 20th centuries.
Contreras Ice House at 1617 W. Commerce Street appears in the 1924-25 City Directory as the Lone Star Ice Company Station, with an address at that time of 2117 W. Commerce. City directory listings continue to identify the site at the Lone Star Ice Company through at least 1941. At that time it was identified as Lone Star Ice Co. Station No. 2. In 1951, the property was identified as the Lone Star Ice Delivery. By 1955 it was known as the Contreras Ice House. On the 1951 Sanborn map, the ice house is identified with its current footprint and a "refrigeration machine" along the west elevation. Contreras Ice House features painting of tuxedo-clad penguin with block of ice (from "Texas Ice Houses Melt Away", the Kitchen Sisters, NPR available at: http://www.npr.org/templates/story/story.php?storyId=5522825).

Public Comments

- Provided neighborhood gathering place. Ice houses sold much needed ice before refrigeration.
- If "San Antonio" Mission Revival is original to the building, this is a significant design feature.
- Ice house typical of area – use typical of Westside
- Gotta keep her – especially neon
- Love the penguin. Another essential part of every neighborhood.
- My dad and I used to deliver blocks of ice here and remember it as a friendly cultural spot to meet
- IMPORTANT cultural space
- Great location next to river – typical ice house open for family use.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] as a remaining example of an early 20th century ice house, once an important resource and gathering place in every neighborhood;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of W. Commerce Street making it an accessible local gathering spot;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a remaining example of an early 20th ice house and local community gathering spot.

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant remaining example of an early 20th century ice house.

Z2013072

Giovanni's
913 S. Brazos

History

Giovanni's Pizzeria and Deli serves fresh, made-to-order entrees and homemade desserts including hand-tossed pizza, fresh calzones and deli sandwiches. Proprietor and head chef John "Giovanni" Gagliano, a Brooklyn, New York native, originally opened the restaurant in El Parian where he taught local youth how to toss pizzas. He moved it in the mid-1990s to its current location, site of an old family grocery store, and backdrop for the *Flower Power* mural.
Formerly, the building housed Courts Food Market. The market provided goods to local residents and was referred to as "Willes" because that was the name of the proprietor, Mr. Hernandez. He and his wife both operated the store. Historic photo available for Courts Market provided by Mr. Hernandez's grandson, William Hernandez Gonzales. Photo is from 1957 and shows signage on building for Royal Crown Cola, school supplies, and ice cream.

Public Comments

- Original Courts Market next to housing project. Part of commercial corridor.
- Continued use to the community.
- Was Courts Food Mkt (Mr./Mrs. Belen/Guillermo Hernandez) for 50+ years and now Giovanni's for 21-22 years. David Blanco's "Guadalupe and La Gloria" mural are on side.
- Reuse of original neighborhood building. Good job, Giovanni!

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] the property remains an actively utilized early 20th century commercial building still serving the needs of the Westside Community though its current use as a pizzeria restaurant;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location just off the busy commercial corridor of Guadalupe Street;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a remaining example of an early 20th commercial building still serving the Westside community and for its *Flower Power* mural on the building's façade;

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community [35-607(b)15] an intact early 20th century commercial structure continuing to provide service to the Westside community through its current use as a restaurant.

Z2013072

1601 Guadalupe St.

History

This property first appears in 1924 and was owned by Jesus & Trinidad Trevino. He was a truck driver and remained the owner/resident until 1929. His wife Trinidad became the owner on his death. In 1934 she was listed as a seamstress for Jos Fallick, who owned a second-hand army goods store on 214 S. Comal. In 1942 she was then listed as a seamstress for Radio Cap Co. In 1946 she was a machine operator at the same location, and in 1948 she was an employee for Ace Manufacturing Company. Trinidad remained the property owner until 1955.
The first appearance of its use as a commercial structure is in 1951. Trinidad remained the owner, but there was the addition of the Paris Barber Shop owned by Diego Arevalo. It remained this way until 1955 when the barber shop changed management/ownership to Jaime Trevino. Also, in 1958 the name changed to Rene Barber shop under Rene Trevino. From 1960 through 1965 it became the Paris Coiffeurs as well as the Rene Barber Shop, both run under the same management. From 1965 to 1970, Paris Coiffeurs disappeared, leaving only the barber shop and Trinidad. By 1970, ownership had finally transferred to Rene, but this only lasted until 1974. In 1974 a Jesus Trevino (or Trevion) became the owner. The barber shop name also changed to Jesus Barber shop, and remained this way until 1983 when it reverted to Rene Barbershop once again. In 1988, Rene Trevino became the property owner again until at least 2002, if not through the present. *(Cultural Survey/Esperanza pg 20)*

Public Comments

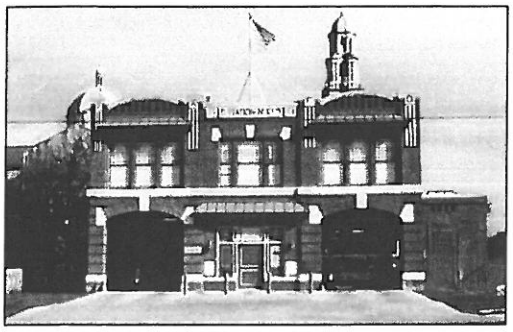
- Commercial corridor of growing community.
- Was Rene's "Paris Barber Shop." He opened it after he returned from WWII. Loved Paris/spoke French and started French club at Brackenridge H.S...has been renovated and will be a mini food establishment – it's gorgeous!
- Shows how buildings served many purposes. They were transformed as needed.
- Nice example of home & business structure of '30s in Westside.

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] as a remaining example of an early 20th century residential turned commercial structure that was once a prevalent building type throughout the Westside;

Its unique location or singular physical characteristics that make if an established or familiar visual feature [35-607(b)7] its location along the busy commercial corridor of Guadalupe Street, and one of the remaining historic residential/commercial structures along this corridor;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; distinctive as a remaining example of an early 20th century residential turned commercial building that has recently been adaptively rehabilitated.



Fire Station No. 10
1107 (1103) Culebra

History

This fire station was built in 1914 at a cost of $17,396.41. It has fireproof construction with reinforced concrete roof and floors and front brick curtain walls and is a two-part commercial block building with Prairie influence. The second story provided sleeping quarters and meeting area and like Station #9 was considered at the time it was built to be one of the most modern and ornamental firehouses in San Antonio replacing the fire station located at Oak and Milam. It was restored in 1999 with minor alterations. Prairie influences.

Public Comments

- Gorgeous architecture
- Ditto!
- Ditto!
- Services the Westside and is very busy intersection
- Beautiful building – stable and utilitarian – still usable

Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a significant early 20th century fire station reflecting San Antonio's history of fire fighting and its continued operation as a functioning fire station;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] a significant example of an early 20th century fire station reflecting Prairie influences;

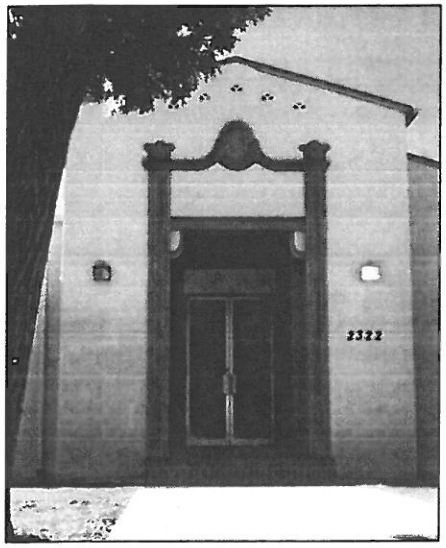
Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its prominent corner location at the busy commercial intersection of Culebra and Zarzamora;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas, or the United States [35-607(b)11] Representative of San Antonio's early fire fighting history and early 20th century Prairie stylistic influences applied to industrial design;

It is an important example of a particular architectural type or specimen [35-607(b)12] a significant example of an early 20th century fire station.

Z2013072



Former Prospect Hill Library
2322 Buena Vista

History

The building opened as the Prospect Hill Library in 1930 (*SA Express*, 9/16/1930). In 1935, the library was enlarged with additions and alterations (*SA Express*, 10/6/1935). In 1950, an article stated that the "Prospect Hill Taxpayers League...will soon complete the deal with the city parks department in regard to obtaining full charge of the Prospect Hill Library and auditorium building" (*SA Express*, 8/11/1950). A new recreation center was opened in the library building in 1951 (*SA Express*, 12/16/51). A 1957 article stated, "City Manager Matthews has promised the Prospect Hill Library auditorium will be cleaned and renovated for use by organizations in that area" (*SA Light* 2/22/1957). In 1962, an article mentioned that "work started in February on a program of remodeling and repairs for the Prospect Hill Branch Library Building" and library operations were to be transferred to a mobile book unit while the repairs and renovations were going on (*SA Light* 4/22/1962). A new library at Las Palmas was completed in 1969 to replace this structure. Beginning in 1980, WIC has had offices in the building. Today it remains the administrative offices of WIC.

The words "San Antonio Public Library Prospect Hill Branch" are embossed on the façade above the main entrance. The building reflects minimal Art Deco stylistic influences.

Public Comments

- Important in the community over many years
- Beautiful building
- Its longstanding use as a community gathering place for learning, recreations, art, and health
- As a very young girl I walked to the library and learned about the beauty of reading.
- Another wonderful building that served the Westside community children – has no obvious reason for destroying.

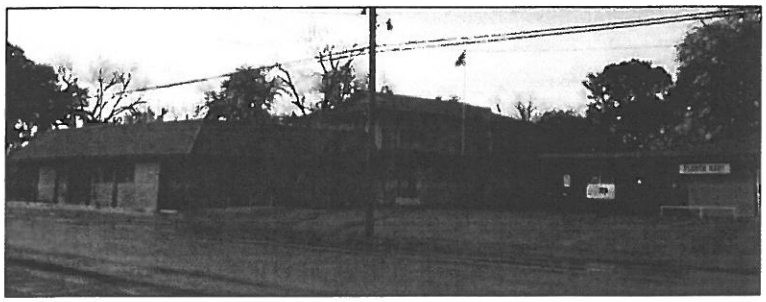
Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] a lasting reminder of the Prospect Hill neighborhood and its history serving the community as a public library;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an example of 1930s institutional architecture reflecting minimal Art Deco influences;

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

Z2013072



Elizondo Flower Shop
433-445 Castroville Road

History

Rachel Delgado, WPA interviewed Olga Elizondo Perez, second generation owner, about the family flower shop. The third generation also helps run the business founded in 1924. Olga said that up to the mid 30s, cattle were still herded down Castroville Rd. on the way to the stockyards. When this happened, they had to rush to bring in the tubs of flowers. The original house was added on to and is part of what is 445 Castroville Rd. The Belgian farms came up to Castroville Rd where the cemetery and the Las Palmas Shopping Center are now.

Olga Elizondo Perez's story (from her email): "Since 1921 when Juan and Margarita Elizondo were forced by Mother Nature (the big flood of September 1921) to move to higher ground. That was a lot on Castroville Rd. which they paid $100 for. Mr. and Mrs. Elizondo had to work pretty hard in order to make the payments. A humble house was built at which Margarita would later add plants and flowers. About that time, San Fernando Cemetery #2 opened. When people visiting the graves saw her yard, they would stop and ask about buying some of her flowers. She would end up selling a big armful of flowers for 5 or 10 cents. So that's how it all started. I say with a lot of pride and love to everything and of serving our community for all this time. We paid our first business license about 1928. Isn't that wonderful. We love San Antonio and our community!"

Public Comments

- Business grew on commercial corridor for Westside community. Three generations.
- It's Westside and supports cemeteries.
- The family service is of great value.
- Thanks to San Antonio and our Westside community for giving the opportunity to serve you with great pride from 1925 to the present, our humble business will be there to carry on. Thanks again, Elizondo's / Alga Elizondo Perez
- The original shotgun house is inside the building. An original wall can be seen from a workroom.
- It exists for our "ante-pasados" who are buried at San Fernando Cemetery. The affordable flowers and wreaths sold at Elizondo's allowed us to show our respect to our deceased relatives and friends.

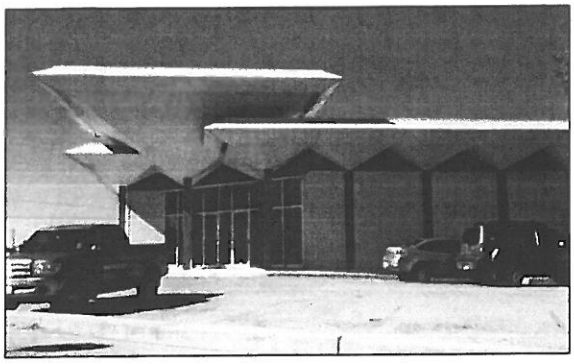
Eligibility Criteria

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1] its lengthy history as a local business providing flowers to the community and for visitors to San Fernando Cemetery No. 2;

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its long time service as a local flower market and its local along the commercial corridor of Castroville Road in close proximity to San Fernando Cemetery No. 2;

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; reflection of the type of local family business that has historically served the Westside community and one that continues to remain in operation;

Z2013072



Former Las Palmas Library
915 (911) Castroville Road

History

The midcentury building was designed by architect Paul Garcia. The library was built in 1969 on land adjacent to the Las Palmas Shopping Center donated by the Las Palmas Group. It replaced the Prospect Hill Library on Buena Vista St. There were several hurdles before its construction. The Library Board was concerned about its location near a gas station and cemetery. There was also little room for expansion. The Fine Arts Commission rejected the plan citing it as a supermarket concept. In 1994, the library moved to 515 Castroville Rd. A Metro Health clinic now occupies the space.

Public Comments

- Very modern architecture. On property next to Las Palmas.
- Unique post-mod architecture
- Very modern building next to Las Palmas
- Modern style. It was great having a library nearby.
- Need more art and culture
- Introduction of modern architecture into much older community
- Unique architecture must be preserved! I took many classes of kinder students to this Westside gem. A structure like no other in SA

Eligibility Criteria

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5] an example of a unique mid-20th century institutional design;

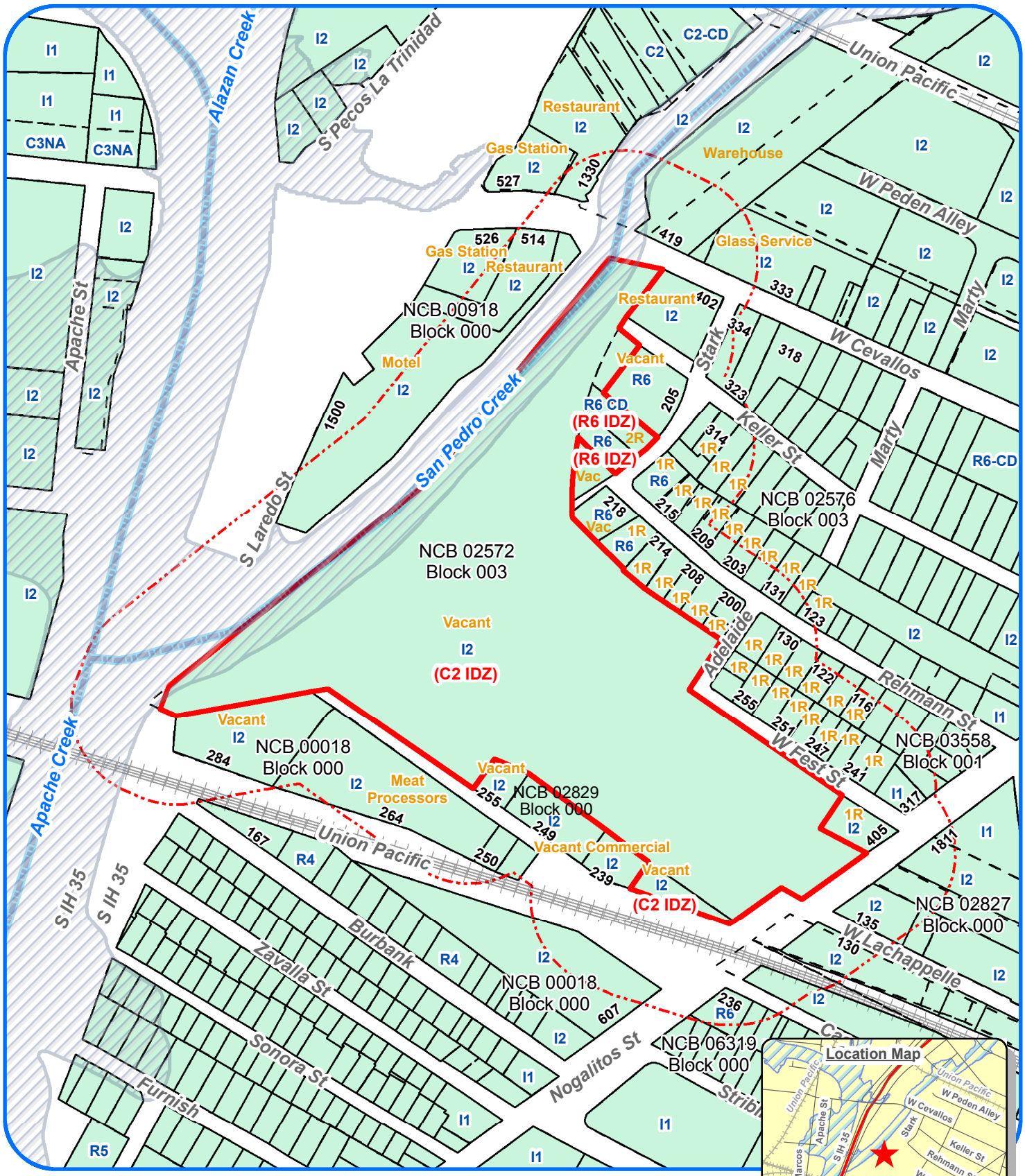
Its historical, architectural, or cultural character as a particularly fine or unique example of a utilitarian structure [35-607(b)6] a mid-20th century modern library

Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7] its unusual design and prominent corner location within the Las Palmas Shopping Center complex;

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

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; A unique mid-20th century facility serving the Westside community.

It is an important example of a particular architectural type or specimen [35-607(b)12] a very unique example of a mid-20th century library.



Zoning Case Notification Plan

Case Z-2013-073

Council District: 1 & 5

Scale: 1" approx. = 300 Feet

Legend

Subject Properties	(18.649 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
(02/19/2013 - R Martinez)

Subject Property Legal Description(s): NCB 02829 - BLK 000 - LOT N IRR PTS OF 13 THRU 16
NCB 02572 - BLK 003 - LOT P-100 & W IRR 188' OF 3 & W 155.34' OF E 163.3 FT OF 4

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013073
Hearing Date:	March 5, 2013
Property Owner:	KIPP Cevallos, Inc. (by Ryan Hudak, Chief Operating Officer)
Applicant:	Golden Steves Cohen & Gordon, L. P. (Trey Jacobson)
Representative:	Golden Steves Cohen & Gordon, L. P. (Trey Jacobson)
Location:	213 and 217 Stark, a portion of the 200 Block of West LaChappelle, and a portion of the 400 Block of West Cevallos Street
Legal Description:	0.3172 of an acre out of Lots 13, 14, 15 & 16, NCB 2829; Parcel 100, Block 3, NCB 2572; 0.1943 of an acre out of Lot 4, Block 3, NCB 2572; and Lot 3, Block 3, NCB 2572 save and except that portion conveyed to the City of San Antonio (Volume 4146, Page 949-951 of the Deed Records of Bexar County)
Total Acreage:	18.6495
City Council Districts:	1 & 5
Case Manager:	Brenda V. Martinez
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex, and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.3172 of an acre out of Lots 13, 14, 15 & 16, NCB 2829 and Parcel 100, Block 3, NCB 2572; and "R-6 IDZ AHOD" Residential Single-Family Infill Development Zone Airport Hazard Overlay District on 0.1943 of an acre out of Lot 4, Block 3, NCB 2572 and Lot 3, Block 3, NCB 2572 save and except that portion conveyed to the City of San Antonio (Volume 4146, Page 949-951 of the Deed Records of Bexar County)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 85

Neighborhood Associations: Collins Garden

Planning Team Members: 15 (South Central San Antonio Community Plan)

Applicable Agencies: None

Property Details

Property History: The properties are located within the City Limits as they were recognized in 1938, and were originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2006 case, two of the subject properties (213 and 217 Stark) were rezoned from "I-2" Heavy Industrial District to "R-6" Residential Single-Family District and "R-6 CD" Residential Single-Family District with a Conditional Use for a Duplex.

The subject property located at 213 Stark is currently developed with a residential structure measuring 756 square feet. The subject property located at 217 Stark is also developed with a residential structure measuring 1,012 square feet. According to the Bexar County Appraisal District, both residential structures were constructed in 1950. The remaining subject property area is undeveloped. None of the subject property is platted.

Topography: The property does not include any abnormal physical features such as significant slope. However, a portion of the site along the northwest property line appears to be in the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: North, South and West
Current Base Zoning: "I-2"
Current Land Uses: Motel, Gas Station, Restaurant, Vacant Land, Warehouses, Meat Processor, and Vacant Commercial Structures

Direction: East
Current Base Zoning: "R-6" and "I-1"
Current Land Uses: Single-Family Residences, Warehouses and 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: West Cevallos Street
Existing Character: Local Street; 2 lanes in each direction
Proposed Changes: None known

Thoroughfare: Stark, West Fest Street, and West La Chappelle
Existing Character: Local Streets; 1 lane in each direction
Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 51, 54 and 251 lines, which operate along Nogalitos Street, Keller Street, West Fest Street and Rehmann Street.

Traffic Impact: A Traffic Impact Analysis is not required. IDZ zoning is exempt from TIA requirements.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street parking requirements. Although "IDZ" waives minimum parking requirements, the requested use would normally be required to meet the following parking standards:

School – Public Pre-Kindergarten through 12th Grade - Minimum Parking Requirement: 1 per classroom. Maximum Parking Requirement: 2 per classroom.

<u>Staff Analysis and Recommendation:</u> 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 area, and is identified as Mixed Use and Low Density Residential in the Future Land Use component of the Plan. The "C-2" and "R-6" base zoning districts and their proposed locations are consistent with the adopted land use designations.

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

   Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Denial of the request could allow intense industrial uses on the subject property. The proposed commercial district is appropriate because it is situated on the edge of a single-family residential neighborhood and is adjacent to a railway line and expressway to the west.

3. **Suitability as Presently Zoned:**

   The existing "I-2" zoning is not appropriate for the subject property or the surrounding neighborhood. The heavy industrial zoning was established by the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code, which resulted in overly intense zoning located within a residential neighborhood. Current zoning practices would not place intense industrial zoning in or near established residential neighborhoods. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses.

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

   Staff has found no indication of likely adverse effects on the public health, safety or welfare. Should the property be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property's proximity to residential uses.

5. **Public Policy:**

   The requested zoning is consistent with the adopted land use plan. The existing "I-2" zoning is not consistent with the adopted mixed use land use designation.

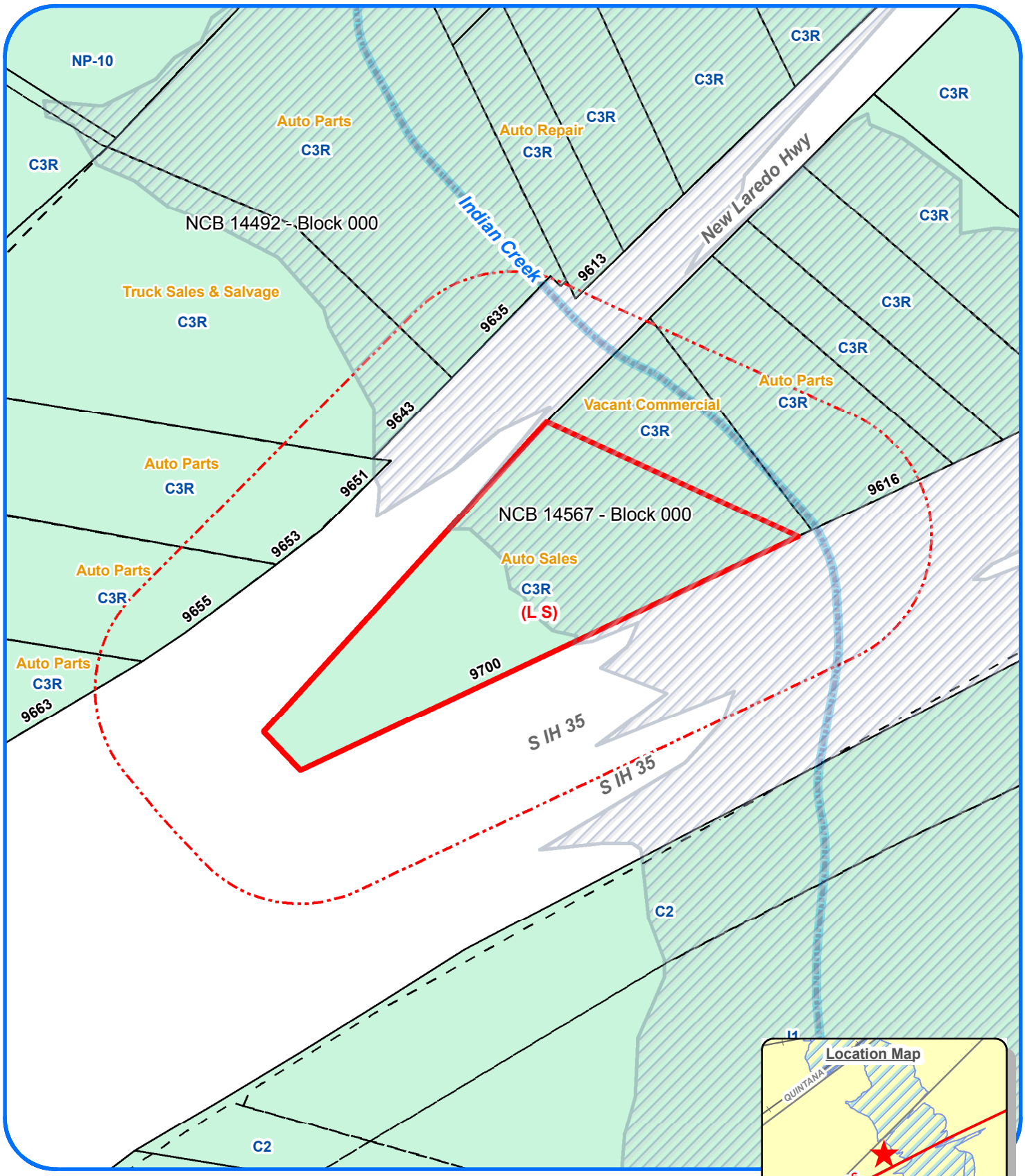
   The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate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

6. **Size of Tract:**

   The subject property is 18.6495 acres and appears to be of sufficient size to accommodate the proposed use with the flexibility offered by the "IDZ" district.

7. **Other Factors:**

   The Infill Development Zone is meant to encourage redevelopment of vacant or under utilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements.



Zoning Case Notification Plan

Case Z-2013-075

Council District: 4

Scale: 1" approx. = 200 Feet

Legend

Subject Properties	(2.910 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N W E S

Development Services Dept
City of San Antonio
(02/15/2013 - R Martinez)

Subject Property Legal Description(s): NCB 14567 - BLK 000 - LOT P-13B "QUINTANA RD" ANNEXATN

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013075 S
Hearing Date:	March 5, 2013
Property Owner:	Bret Walker
Applicant:	Bret Walker
Representative:	P.W. Christensen, P.C. (Patrick Christensen)
Location:	9700 South Interstate Highway 35
Legal Description:	Parcel 13B, NCB 14567
Total Acreage:	2.91
City Council District:	4
Case Manager:	Osniel Leon, Planner
Case History:	This is the first public hearing for this zoning case. The case has been expedited to City Council for consideration on Thursday, March 21st, 2013.

Proposed Zoning Change

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

Requested Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 35 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1988 and was originally zoned "R-1" Single Family Residence District. In a 1995 City-initiated case, the property was rezoned to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales District.

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

Adjacent Zoning and Land Uses

Direction: North, East and West
Current Base Zoning: "C-3R"
Current Land Uses: Auto part salvage, truck sales, undeveloped property

Direction: South
Current Base Zoning: None
Current Land Uses: South Interstate Highway 35

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: New Laredo Highway
Existing Character: Secondary Arterial Type A; 2 lanes in each direction with no sidewalks
Proposed Changes: None known

Thoroughfare: South Interstate Highway 35
Existing Character: Freeway 250' – 500'
Proposed Changes: None known

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

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

Parking Information: Parking requirements for Truck Repair and Maintenance are determined by the size of the structure, including service bays, wash tunnels and retail areas.

Truck Repair and Maintenance – Minimum Parking Requirement: 1 per 500 square feet of Gross Floor Area

Truck Repair and Maintenance – Maximum Parking Requirement: 1 per 375 square feet of Gross Floor Area

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

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

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

   The proposed zoning and development will not have any adverse impact on the neighboring properties. The subject property is surrounded by other properties of similar use.

3. **Suitability as Presently Zoned:**

   Both, the existing commercial designation and requested zoning district are suitable for the subject property due to the property's location at the intersection of an arterial thoroughfare and a freeway.

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

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

5. **Public Policy:**

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

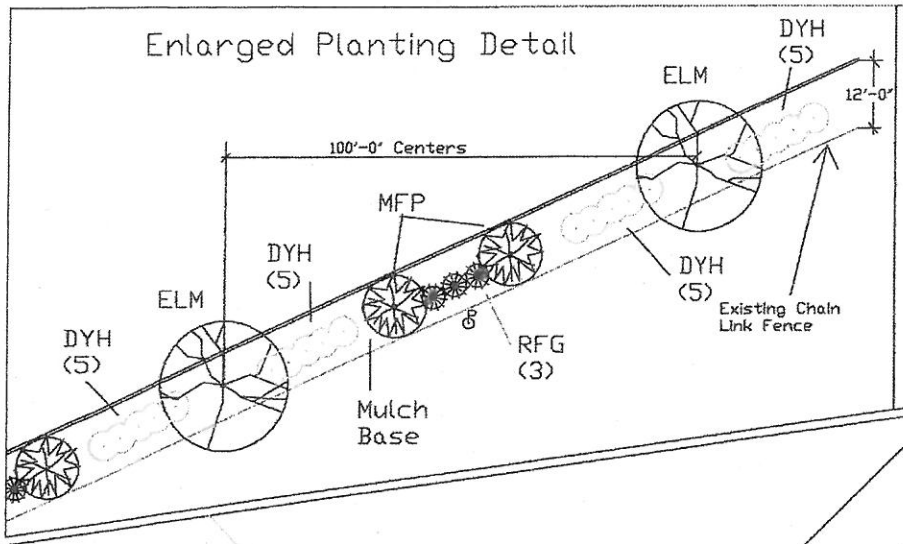
6. **Size of Tract:**

   The subject property is 2.91 acres, which should be able to reasonably accommodate the proposed use.

7. **Other Factors:**

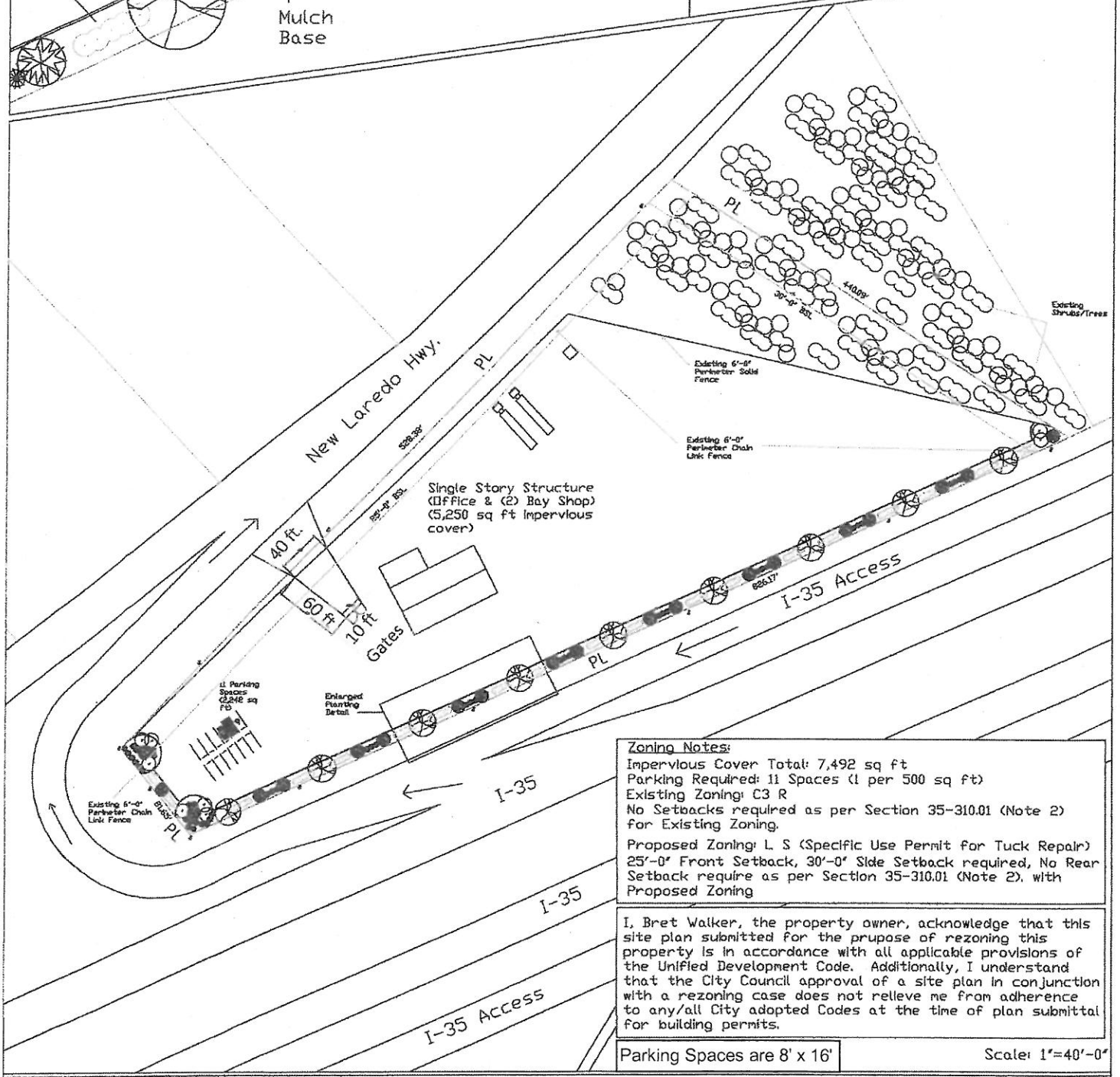
   The "L" district provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses that services the industrial uses with proper screening and buffering, all compatible with adjoining uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "L" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

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



Plant Schedule

Key	Common Name	Size
ELM	ELM (Mature Height 25'- 40') Medium Trees	1 1/2" cal. 9'-11' Tall
DYH	Dwarf Yaupon Holly (Mature Height 5')	5 gal.
MFP	Mediterranean Fan Palm (Mature Height 6'-12')	10 gal.
RFG	Silver Cloud Cenizo (Mature Height 3'-8')	5 gal.
MXS	Mexican Sage (Mature Height 3'-5')	5 gal.



Zoning Notes:
Impervious Cover Total: 7,492 sq ft
Parking Required: 11 Spaces (1 per 500 sq ft)
Existing Zoning: C3 R
No Setbacks required as per Section 35-310.01 (Note 2) for Existing Zoning.

Proposed Zoning: L S (Specific Use Permit for Tuck Repair) 25'-0" Front Setback, 30'-0" Side Setback required, No Rear Setback require as per Section 35-310.01 (Note 2), with Proposed Zoning

I, Bret Walker, the property owner, acknowledge that this site plan submitted for the prupose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

Parking Spaces are 8' x 16'

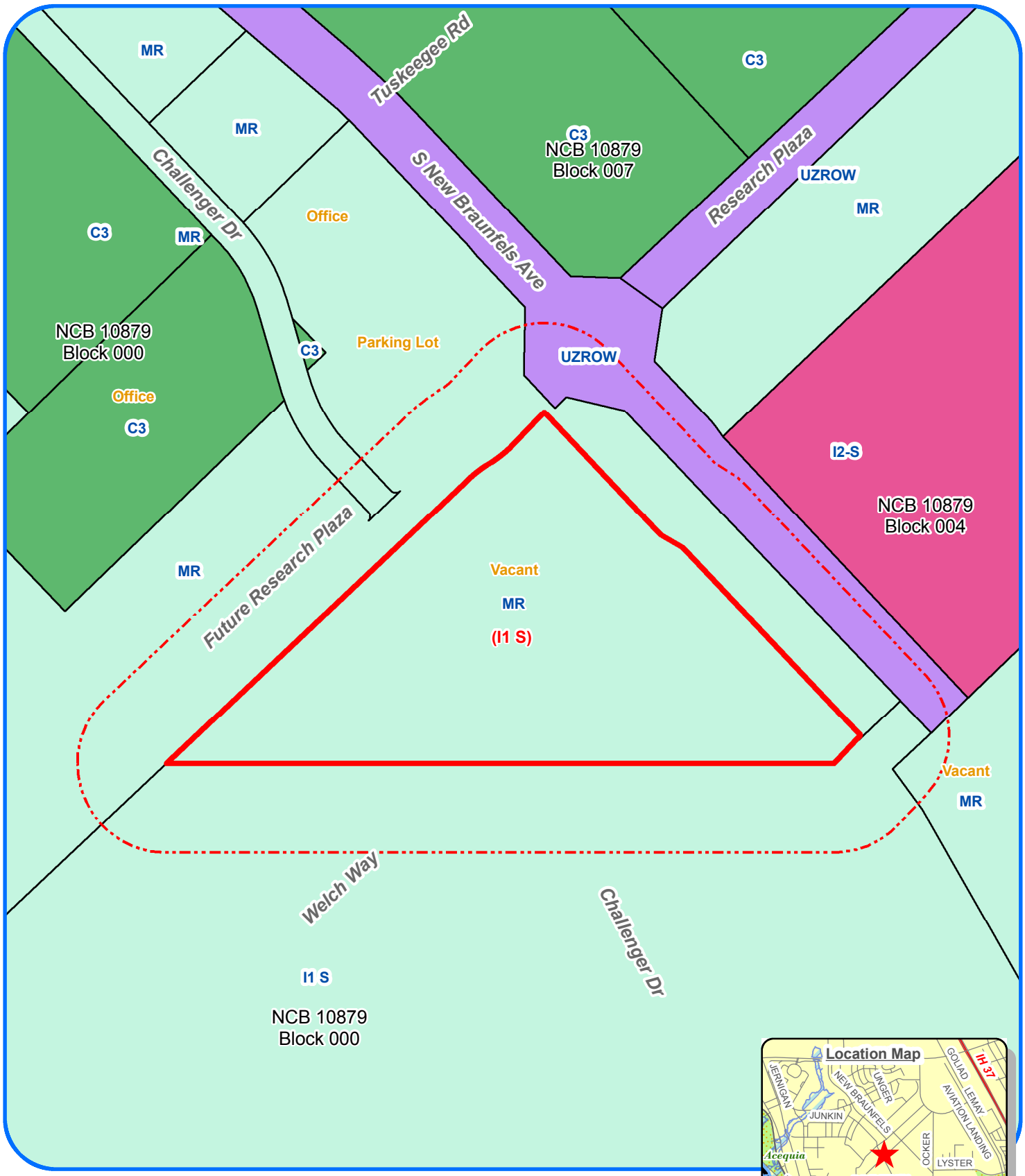
Scale: 1"=40'-0"

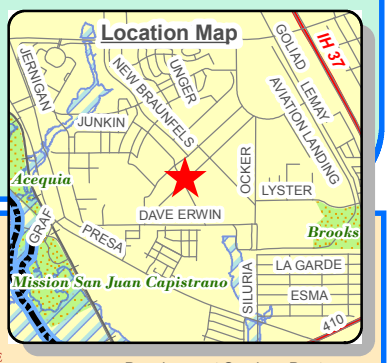
Idesign
RV02/21/13

9700 S. IH-35

NCB 14567 BLK LOT P-13B
(2.91 acres)

0 10 20





Development Services Dept
City of San Antonio
(02/21/2013 - R Martinez)

Zoning Case Notification Plan

Case Z-2013-077 S

Council District: 3

Scale: 1" approx. = 300 Feet

Legend

Subject Properties		(14.767 Acres)
200' Notification Area		
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year DFIRM Floodplain		
Single Family Residential	1R	

N W E S

Subject Property Legal Description(s): NCB 34449 - BLK 000 - LOT Portons of 19G, P-19E, P-60B, P-11

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013077 S
Hearing Date:	March 5, 2013
Property Owner:	Brooks Development Authority (by Roland Lozano, Interim President and CEO)
Applicant:	Brooks Development Authority (by Roland Lozano, Interim President and CEO)
Representative:	Pape Dawson Engineers, Inc. (Shauna Weaver)
Location:	Southern corner of South New Braunfels Avenue and Research Plaza
Legal Description:	14.747 acres out of NCB 10879
Total Acreage:	14.747
City Council District:	3
Case Manager:	Pedro Vega, Planner
Case History:	This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District

Requested Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Electronic Component Manufacturing

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 3

Neighborhood Associations: Hot Wells Neighborhood Association and Highland Hills Neighborhood Association are both located within 200 feet of contiguous land owned by the subject property owner.

Planning Team Members: 14 (Stinson Airport Vicinity Land Use Plan)

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 (Ordinance 18115), and was originally zoned "MR" Military Reservation District. The property is located within Brooks City Base, which was previously Brooks Air Force Base. The subject property is currently undeveloped and has not been platted.

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: Northeast across South New Braunfels Avenue
Current Base Zoning: "MR" Military Reservation District and "I-2 S" Heavy Industrial District
Current Land Uses: Undeveloped Land and Pharmaceutical Products

Direction: North across the intersection of South New Braunfels Avenue and Research Plaza
Current Base Zoning: "C-3" General Commercial District
Current Land Uses: Vacant Commercial Building and Parking.

Direction: Northwest across Future Research Plaza
Current Base Zoning: "MR" Military Reservation District and "C-3" General Commercial District
Current Land Uses: City Facilities and Parking

Direction: South
Current Base Zoning: "I-2 S" Heavy Industrial District with a Specific Use Authorization for Electronic Component Manufacturing
Current Land Uses: Undeveloped Land

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

Transportation

Thoroughfare: Research Plaza
Existing Character: Proposed collector thoroughfare
Proposed Changes: Extension to the southwest

Thoroughfare: South New Braunfels Avenue
Existing Character: Proposed Secondary Arterial Type A
Proposed Changes: Extension to the southeast

Public Transit: The nearest VIA busline operates within Brooks City Base, northeast of the subject property with a bus stop at Research Plaza and Inner Circle Drive.

Traffic Impact: A new Traffic Impact Analysis (TIA) is not required. The subject property has been included in #2004-TIA-1001. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Electronic Component Manufacturing – Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA); Maximum Parking Allowance: 1 space per 300 square feet of GFA.

<u>Staff Analysis and Recommendation:</u> 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 Stinson Airport Vicinity Land Use Plan, and is identified as "Regional Commercial" in the Future Land Use component of the plan. The requested zoning is not consistent with the adopted future land use designation. The applicant has submitted a plan amendment request to amend the future land use designation to "Light Industrial". Light Industrial land use category includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial uses. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands: Granting of the "I-1 S" General Industrial District with a Specific Use Authorization for Electronic Component Manufacturing is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from Military Reservation to Heavy Industrial.

The subject property is vacant. A larger tract, located immediately south or the subject property, was approved as a site for the construction of an Electronic Component Manufacturing Facility in 2012. The proposed manufacturing use requires intense industrial zoning that allows a range of industrial and manufacturing uses.

3. Suitability as Presently Zoned: The "MR" district is meant to accommodate a range of land uses on military installations under federal authority. When ownership of the former Brooks Air Force Base transferred away from the military, the "MR" zoning district became inappropriate and rezoning has been needed to allow redevelopment of the area. The "MR" district allowed uses permitted in "O-1"; however, the range of uses remains very limited and a 10,000 square-foot building size limit is imposed.

Approval of the requested "I-1 S" district would allow expansion of Electronic Component Manufacturing, while also supporting a pattern of development in the area.

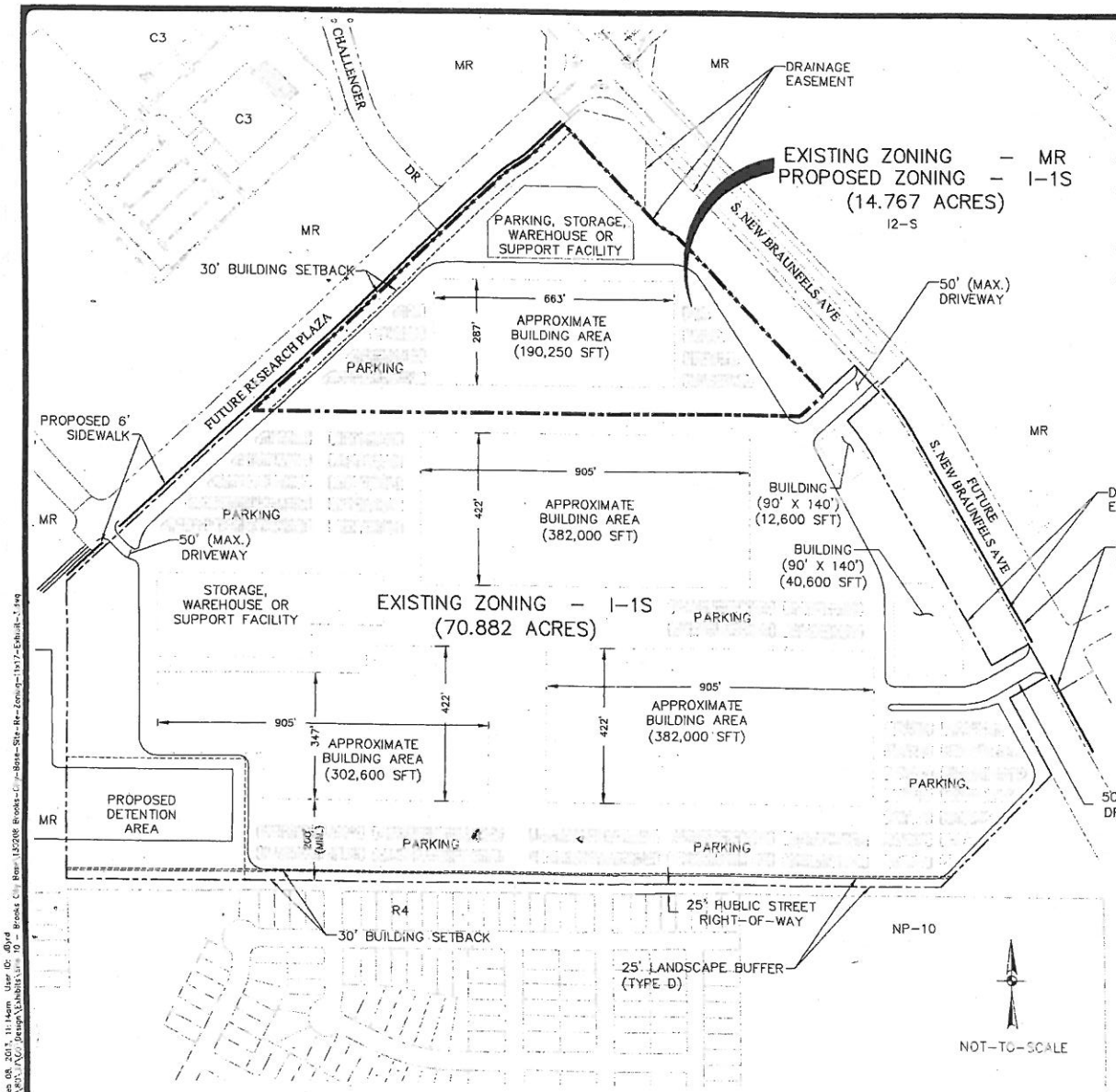
4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Specific Use Authorizations provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right; but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization permit by the city council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected.

5. Public Policy: The request does not appear to conflict with any public policy objective. The rezoning request is consistent with the following Economic Development Goals within the City's Master Plan: Goal 1: Encourage economic diversity and jobs creation which are compatible with San Antonio's natural and cultural resources. Goal 2: Promote a business-government relationship that addresses the needs of businesses to operate in a positive and mutually beneficial environment. Goal 3: Create an environment of entrepreneurship, productivity, and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.

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 measures 14.767 acres in size. If approved, the manufacturing campus will total approximately 85 acres, which should be able to reasonably accommodate the proposed use as shown on the Specific Use Authorization site plan.

7. Other Factors: Introduction of sustainable-energy systems manufacturing supports the ongoing transition of the Brooks City-Base campus to a bioscience, biomedical, academic, environmental, research and technology center.



NOTES:

1. ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL 9'x18', TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 95%.
3. THE DIMENSIONS SHOWN ARE SUBJECT A FINAL SITE PLAN.
4. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS. THE ACTUAL LOCATION MAY VARY.
5. THIS PROPERTY IS INTENDED TO BE USED FOR A SOLAR CELL MANUFACTURING PLANT.
6. SHARED PARKING AND DRIVEWAY ACCESS WILL BE PROVIDED ACROSS THE ENTIRE 85.649 ACRE SITE.

ZONING LEGEND:

R4:	RESIDENTIAL SINGLE-FAMILY DISTRICT
I2-S:	HEAVY INDUSTRIAL DISTRICT
I-1S:	GENERAL INDUSTRIAL DISTRICT
C3:	GENERAL COMMERCIAL DISTRICT
MR:	MILITARY RESERVE
NP-10:	NEIGHBORHOOD PRESERVATION DISTRICT

LAND USE TABLE (14.767 AC):

TOTAL BUILDING AREA	4.368 AC (190,281 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	7.102 AC
MINIMUM LANDSCAPE AREA	3.297 AC
TOTAL AREA	14.767 AC

PARKING TABLE (14.767 AC):

TOTAL BUILDING AREA	190,281 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	127
MINIMUM HANDICAP STALLS PROVIDED	5
PARKING STALLS PROVIDED	214

LAND USE TABLE (TOTAL 85.649 AC):

TOTAL BUILDING AREA	30.075 AC (1,310,050 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	40.355 AC
MINIMUM LANDSCAPE AREA	15.219 AC
TOTAL AREA	85.649 AC

PARKING TABLE (TOTAL 85.649 AC):

TOTAL BUILDING AREA	1,310,050 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	873
MINIMUM HANDICAP STALLS PROVIDED	27
PARKING STALLS PROVIDED	1628

I, ROLAND LOZANO, INTERIM PRESIDENT AND CEO, BROOKS DEVELOPMENT AUTHORITY, 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.

BROOKS CITY-BASE

PAPE-DAWSON ENGINEERS

BROOKS CITY BASE
SAN ANTONIO, TEXAS
RE-ZONING SITE PLAN EXHIBIT

JOB NO. 9037-05
DATE FEB 2013
DESIGNER JW
CHECKED JW
DRAWN WT/KS
SHEET 1 of 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Zoning Case Notification Plan

Case Z-2013-078

Council District: 6

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15586 - BLK 001 - LOT 016 & 017

Legend

Subject Properties	(0.476 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R

N S E W

Development Services Dept
City of San Antonio
(02/19/2013 - R.Martinez)

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

City of San Antonio
Development Services Department
Staff Report

To:	Zoning Commission
Zoning Case #:	Z2013078
Hearing Date:	March 5, 2013
Property Owner:	Reza Sehat
Applicant:	Reza Sehat
Representative:	Reza Sehat
Location:	2303 & 2307 Westward Drive
Legal Description:	Lots 16 & 17, Block 1, NCB 15586
Total Acreage:	0.4793
City Council District:	6
Case Manager:	Trenton Robertson, Planner
Case History:	This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "O-2" High-Rise Office 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 February 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 1, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: Lackland Terrace Neighborhood Association and Cable-Westwood Association

Planning Team Members: 35- West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject properties were annexed in 1972, and were originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1983 case, the property located at 2303 Westward Drive was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District and "O-2" High-Rise Office District. The properties were platted into their current configuration in 1960 (volume 4500, page 164 of the Deed and Plat Records of Bexar County, Texas). According to the Bexar County Appraisal District the existing residential structures were built in 1961.

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

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "C-3", "C-2" and "R-6"
Current Land Uses: Retail Center, Bar, Single-Family Residences and Utility Easement

Direction: South
Current Base Zoning: "C-3", "C-2 NA" and "R-6"
Current Land Uses: Single-Family Residences, Restaurant and Tire Shop

Direction: East
Current Base Zoning: "C-2" and "C-2 NA"
Current Land Uses: Restaurants

Direction: West
Current Base Zoning: "R-6"
Current Land Uses: Single-Family Residences and Utility Easement

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: Westward Drive and West Oak
Existing Character: Local; one lane in each direction with sidewalks
Proposed Changes: None known

Thoroughfare: West Military Drive
Existing Character: Secondary Arterial Type A 86'; two lanes in each direction with sidewalks
Proposed Changes: None known

Public Transit: VIA bus lines 613 and 615 operate along West Military Drive, with multiple stops adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis study is required, but may be deferred to the platting and permitting stage of the project. A traffic engineer will need to be present at zoning commission.

Parking Information: Off-street vehicle parking requirements are typically determined by building size and use.
Service: Food - restaurant or cafeteria
Minimum requirement: 1 space per 100 square feet of Gross Floor Area
Maximum allowance: 1 space per 40 square feet of Gross Floor Area

Staff Analysis and Recommendation: Approval

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

1. **Consistency:**

   The property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

   Approval of the zoning change request will likely result in the demolition of the existing residential structures on the subject properties. Although staff is concerned with the loss of housing stock and the potential for commercial encroachment into the residential neighborhood, the properties' location at the intersection of an arterial thoroughfare and at the periphery of a residential subdivision is appropriate for low to medium intensity commercial development. The vast majority of properties located along Military Drive are zoned for and developed as commercial uses. Any nonresidential construction on the subject properties will require compliance with building setbacks, landscape buffers, and other development standards meant to mitigate the impact on neighboring residential uses

3. **Suitability as Presently Zoned:**

   The existing "R-6" zoning at 2307 Westward Drive is appropriate for the existing use, location of the lot, and the surrounding neighborhood. However, the "O-2" district at 2303 Westward Drive is not appropriate. The "O-2" district is meant to accommodate large-scale office buildings with a wide range of accessory uses. The small size of the lot and the existing development standards severely limit the property's functionality for any use permitted in the "O-2" district. Rezoning both lots and platting the two into a single lot will allow commercial development in scale with the surrounding uses, while also allowing compliance with landscape buffer and building setback requirements to protect neighboring residences.

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

   Staff has found no indication of likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. **Public Policy:**

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

6. **Size of Tract:**

   The subject property is 0.4793 acres in size, which should be able to reasonably accommodate the uses permitted in the "C-2" district, along with required parking and landscaping.

7. **Other Factors:**

   The subject properties' location abutting residential uses may be appropriate for the "C-1" Light Commercial District. However, the "C-1" district requires parking be located behind the primary structure which could impede on the abutting residential uses. Although the properties are currently addressed on Westward Drive, development of nonresidential uses would make Military Drive the "front" of the property. Having parking located behind the primary structure could draw vehicle traffic further into the neighborhood than would be necessary if parking were located in front of the structure. Therefore, staff supports the request for "C-2" on both subject properties.